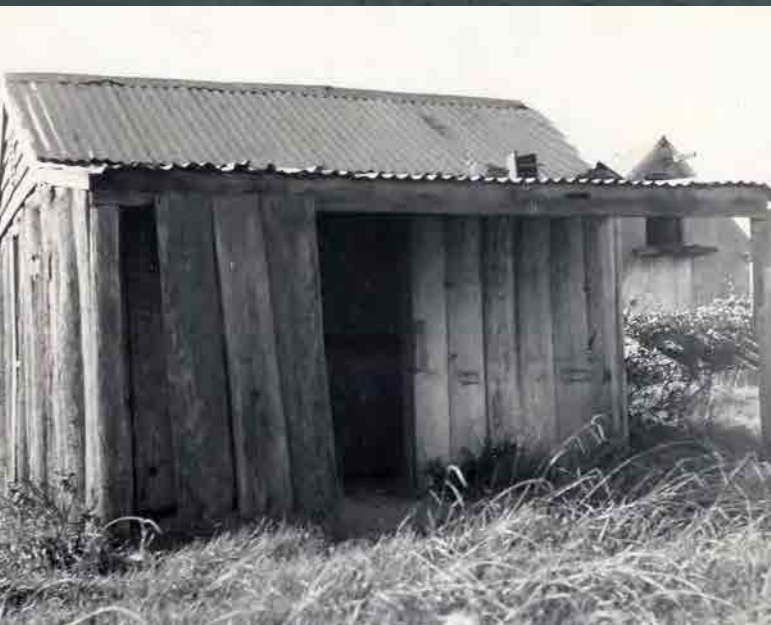


Conservation Management Plan

Varroville Estate: 166-176 St Andrews Road, Varroville



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TABLE OF CONTENTS

Executive Summary	i
1 Introduction	1
1.1 Brief	1
1.3 Site Location	1
1.4 Methodology	3
1.5 Author Identification and Acknowledgements	3
1.6 Limitations.....	4
2 Site Description	6
2.1 Site Location, Description and Access	6
2.2 Landscape	7
2.3 Cultural Landscape	11
2.5 Outbuildings.....	19
3 History	31
3.2 Historical Overview	31
3.4 Historical Themes	57
4 Comparative Analysis	60
4.1 Comparative Analysis	62
4.2 Summary Analysis	75
5 Significance.....	80
5.1 What is Heritage Significance?	80
5.2 Levels and Grading of Significance	80
5.3 Assessment of Significance.....	81
5.4 Statement of Significance	87
5.5 Statement of Significance – Varroville House Lot 21/DP564065	88
5.6 Schedule of Significant Elements	90
5.7 Significant Views and Vistas.....	97
5.8 Archaeology and Aboriginal Cultural Heritage	102
6 Heritage Listings and Statutory Obligations	107
6.1 Heritage Listings	107
6.2 Statutory Obligations	107
7 Obligations and Constraints	113
7.1 Introduction	113
7.2 Obligations Arising from Statutory and Non Statutory Requirements	113
7.3 Obligations Arising from Heritage Significance	115
7.4 Obligations Arising from the Condition and Integrity of Fabric and Physical Evidence.....	116
7.5 Owners Requirement's	117
7.6 Current and Future Uses	117
8 Conservation Policies	119
8.1 What is a Conservation Policy?	119
8.2 Principle Management.....	119
8.3 Conservation Processes.....	121
8.4 Protection of Curtilage, Settings and Views	124
8.5 Protection of Heritage Significance	125

8.6	Conservation and Maintenance	127
8.7	Use	129
8.8	Managing Change: Alterations, Adaptation and New Work	130
8.9	Managing the Archaeological Resource	133
8.10	Movable Heritage	136
8.11	Interpretation and Further Investigation	136
9	Conservation and Maintenance Schedules	138
9.1	Schedule of Conservation Works	138
9.2	Schedule of Maintenance Works	142
10	Bibliography and References	156
10.1	Bibliography	156
10.2	Newspaper Articles	158
10.3	Colonial Letters	159
10.4	References	159
Appendix A	Heritage Inventory Form	161
Appendix B	Site Survey Plans	162
Appendix C	Artefact Heritage - Historical Archaeological Assessment	163
Appendix D	Artefact Heritage – Aboriginal Archaeological Survey Report	164
Appendix E	Previous Condition Reports	165
	Abbreviations and Definitions	166
	Disclaimer	169
FIGURES:		
Figure 1	– Site location	2
Figure 2	– Site plan and analysis	6
Figure 3	– Site location showing the subject lot plans and former Varroville estate lots	7
Figure 4	– Topographic plan	9
Figure 5	– View of the densely treed northern property boundary and showing native vegetation	10
Figure 6	– Views of the driveway	12
Figure 7	– Late 20 th century tree plantings in the vicinity of the outbuildings group	13
Figure 8	– Views and aerial views of the dams and watercourses	14
Figure 9	– Aerial view showing the dams	15
Figure 10	– Aerial views of the site showing remnant vineyard terracing	16
Figure 11	– Views to Varroville house	18
Figure 12	– Aerial view of the outbuildings group with the location of the original driveway indicated	19
Figure 13	– Views of the former coach house/ machinery shed	20
Figure 14	– Interior views of the former coach house	21
Figure 15	– Floor and roof plan of the former coach house	22
Figure 16	– The timber slab hut	23
Figure 17	– The cottage	24
Figure 18	– Internal views	25
Figure 19	– Cottage floor and roof plans	26
Figure 20	– Views of the timber barn	27
Figure 21	– Views of the dairy	28

TABLE OF CONTENTS

Figure 22 – Remnant structures	29
Figure 23 – Panoramic views of the outbuildings	30
Figure 24 – Parish Map (undated) showing Townson's original grant	33
Figure 25 – Portrait of Robert Townson	35
Figure 26 – Portraits of Charles and Charlotte Sturt	36
Figure 27 – Portrait of James Raymond, Post Master General (c.1845-1850).....	38
Figure 28 – Portrait of one of Raymond's race horses (1846)	39
Figure 29 – 1850 survey of proposed new line of road from Campbelltown to the Cowpasture and showing Townson's grant	40
Figure 30 – Portrait of Alfred Cheeke (c.1870-76)	42
Figure 31 – c.1885 survey	43
Figure 32 – Historic views of the outbuildings	44
Figure 33 – 1947 aerial views of the estate.....	45
Figure 34 – c.1950s views of the outbuildings	46
Figure 35 – Late 20 th century aerial views.....	49
Figure 36 – Details of the 1961 site aerial showing the outbuildings and driveway	51
Figure 37 – 1973 subdivision plan showing lots 21 and 22 (22 being part of the subject site)	52
Figure 38 – Draft and approved PCO plans	53
Figure 39 – 2004 views of the interior of the slab hut	55
Figure 40 –Typographical sketch of the Cumberland Plain	60
Figure 41 – Example typology of an early settlers hut/home.	77
Figure 42 – Significance plans	93
Figure 43 – Illustration of landscape unit 1 comprising Varroville	97
Figure 44 – Significant views and vistas	101
Figure 45 – Zones of Aboriginal Archaeological sensitivity.....	103
Figure 46 – Archaeological potential of the study Area.....	105
Figure 47 – Archaeological significance (relics) of study area	106
Figure 48 – Draft LEP Heritage Item map showing the subject site	112
Figure 49 – The Burra Charter Process	114
Figure 50 – Minimum recommended curtilage (indicated in yellow)	123

PICTURES:

Picture 1 – View of the densely treed northern property boundary	10
Picture 2 – View west to the outbuildings on the subject property, with the c.1950s driveway plantings of African olive and coral trees lining the road (with the dairy building beyond).....	12
Picture 3 – View west to the outbuildings on the subject property, with the c.1950s driveway plantings of African olive and coral trees lining the road (with the former coach house beyond).....	12
Picture 4 – View southwest across the property towards St Andrews Road and showing the chain of dams along the western boundary (the western lakes, dams 5,4,3 and 2)	14
Picture 5 – View across the large dam east of the homestead group (dam 11)	14
Picture 6 – View west across dam 5, the dam shown in the foreground of picture 4 above	14
Picture 7 – Aerial view showing locations of the dams, with dams numbered as per the 2013 Watercourse Assessment report	15
Picture 8 – Aerial view north over Varroville House and showing terracing on slopes of the hill to the northeast. Varroville House is excluded from the subject site	16
Picture 9 – View west across the site towards the dams and St Andrews Road, and showing remnant terracing on the slopes of the hill	16
Picture 10 – View west towards St Andrews Road, showing remnant terracing in front of Varroville House and the coach house (at left)	17
Picture 11 – View of remnant terracing	17

Picture 12 – View north to the homestead from the outbuildings	18
Picture 13 – The principal eastern façade	20
Picture 14 – The rear of the former coach house has collapsed and the timber shingled roof is exposed	20
Picture 15 – The southern façade	20
Picture 16 – The northern façade	20
Picture 17 – Detail of the roof, structure and southern façade gable window (enclosed)	21
Picture 18 – View north within the main room	21
Picture 19 – View south within the main room	21
Picture 20 – View of the utility room (north side)	21
Picture 21 – Floor plan of the former coach house (not to scale)	22
Picture 22 – Roof plan of the former coach house (not to scale)	22
Picture 23 – View northwest towards the slab hut, obscured by regrowth vegetation	23
Picture 24 – The eastern elevation of the slab hut	23
Picture 25 – View towards the southern façade, showing the collapsed verandah roof	23
Picture 26 – Detail of the timber slabs (southern façade)	23
Picture 27 – The principal eastern façade	24
Picture 28 – View north west to the cottage and showing the 1950s addition	24
Picture 29 – The rear of the cottage and wing addition	24
Picture 30 – The northern masonry façade and chimney	24
Picture 31 – View south towards the living room fireplace. Note that the interior was fully refurbished in the 1950s (R1)	25
Picture 32 – View of the bedroom/ former living area (R2). It is noted that the fireplace has been covered with masonite sheeting	25
Picture 33 – View across the living room R1 to the front entry and R2 with the bathroom and R4 entries at left	25
Picture 34 – The bathroom and WC (R5)	25
Picture 35 – The kitchen (R6)	25
Picture 36 – The bathroom and WC (R5)	25
Picture 37 – Floor plan of the cottage	26
Picture 38 – Roof plan of the cottage	26
Picture 39 – View southwest to the timber barn	27
Picture 40 – View east to the timber barn	27
Picture 41 – Detail of the gabled roof and vent	27
Picture 42 – Detail of the remnant pointed timber valance	27
Picture 43 – View north to the dairy showing the principal eastern façade	28
Picture 44 – View east to the rear of the dairy	28
Picture 45 – View south to the dairy	28
Picture 46 – The interior of the dairy	28
Picture 47 – View of the stall doors	28
Picture 48 – View of the vaulted ceiling	28
Picture 49 – Ruin of a former shed building associated with the timber barn	29
Picture 50 – Galvanised shed to the south of the timber barn	29
Picture 51 – contemporary fencing and stalls between the timber barn and dairy buildings	29
Picture 52 – Chicken coop and tank	29
Picture 53 – Contemporary brick structure	29
Picture 54 – Later timber fencing	29
Picture 55 – Remnant post and rail fencing	30
Picture 56 – Concrete paved area at the rear of the dairy building	30
Picture 57 – View of the timber barn and dairy buildings	30
Picture 58 – View of the dairy building, cottage and former coach house (from left to right)	30

TABLE OF CONTENTS

Picture 59 – View of the cottage and former coach house and associated late 20 th century plantings	30
Picture 60 – Portrait of Dr. Robert Townson as painted by Augustus Earle (1825-1827)	35
Picture 61 – Captain Charles Sturt	36
Picture 62 – lady Charlotte Christiana Sturt (née Greene)	36
Picture 63 – "Nazeer Farrib" / A High Caste Arab, the property of James Raymond Esquire, of Varroville	39
Picture 64 – c.1935 view of the former coach house, with the cottage behind. Note that there is no verandah and the façade appears to be enclosed by pairs of timber double doors	44
Picture 65 – undated view of the coach house with the slab hut in the distance (right) (1935-1952)	44
Picture 66 – 1947 aerial of the house and estate (part view) with the house and outbuildings indicated and showing the original driveway and some dams	45
Picture 67 – 1947 aerial of the house and estate (part view) with the house and outbuildings indicated ..	45
Picture 68 – The 19 th century cottage	46
Picture 69 – The rear of the 19th century cottage, part view of the former coach house at left and the former stables building in the distance (right)	47
Picture 70 – The former coach house and 19 th century cottage beyond. Note the verandah to the coach house has been added since the 1935 image.	47
Picture 71 – The timber slab hut with the coach house visible at the rear right	48
Picture 72 – The timber slab hut	48
Picture 73 – The timber slab hut (rear view)	48
Picture 74 – 1955 view showing the approximate site area	49
Picture 75 – Detail of the 1955 aerial showing the main house, the outbuildings, remnants of the original drive, the new drive from St Andrews Road (with new avenue of tree plantings) and extensive evidence of contour terracing, extending to St Andrews Road, and around the hill north of the main house. the newly constructed dairy building is also shown	50
Picture 76 – Detail of the outbuildings showing the recently constructed dairy	51
Picture 77 – Detail of the driveway from St Andrews Road, with the avenue of trees laid out	51
Picture 78 – Detail of the western lakes, dams 2, 3 and 4 which are shown with a much more defined edge to the dam walls	51
Picture 79 – the draft PCO curtilage included part of lot 22 incorporating the outbuildings	53
Picture 80 – the gazetted PCO curtilage included only lot 21	54
Picture 81 – View of the slab hut	55
Picture 82 – View of the interior of the slab hut. the sheet wall lining appears to be early 20 th century. The roof of the building has since collapsed and is unable to be inspected	55
Picture 83 – Type picture caption here	93
Picture 84 – The coach house – floor plan	94
Picture 85 – Roof plans – cottage and former coach house	95
Picture 86 – Cottage floor plan	96
Picture 88 – Draft LEP Heritage Item map showing the subject site and associated heritage listed Varroville House	112

TABLES:

Table 1 – Property Owners	56
Table 2 – Property Owners—Varroville House (Post 1990)	56
Table 3 – Property Owners—Varroville estate (Post 1990)	57
Table 4 – Historical themes	57
Table 5 – Comparative Analysis	62
Table 6 – Gradings of significance definitions	80
Table 7 – Significance assessment	81
Table 8 – Gradings of heritage significance	90

Table 9 – Significant views and vistas.....	99
Table 10 – Heritage Listings.....	107
Table 11 – Implementation strategies for conservation policies	120
Table 12 – Schedule of Conservation Works	138
Table 13 – Emergency Maintenance and repairs.....	142
Table 14 – Schedule of Maintenance Works.....	145
Table 15 – Abbreviations	166
Table 16 – Terms.....	166

Executive Summary

Urbis has been engaged by Catholic Metropolitan Cemeteries Trust to prepare the following Conservation Management Plan for the subject site, known as 166-176 St Andrews Road, Varroville and comprising the former Varroville Estate. The CMP accompanies a planning proposal to permit the development of the site as a cemetery. The site is predominantly zoned **7(d1) (Environmental Protection (Scenic))** pursuant to Clause 8 of the Campbelltown Local Environment Plan (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 both the CLEP and the dCLEP2014 if adopted by adding 'cemetery' as an additional permitted use within both zones as they apply to the subject land.

The CMP was commissioned by CMCT to provide a definitive assessment of the heritage significance of the Varroville Estate and to provide a framework for the ongoing management of the place, including decisions about its conservation, future use and development. The report is also intended to provide a reference for current and future applications for works to the site in order to guide, and mitigate potential heritage impacts of, future development proposals and works to the site.

The subject site is known as 166-176 St Andrews Road, Varroville and has a 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 218016

The subject site surrounds and excludes 'Varroville House' however incorporates built and landscape elements from the former Varroville Estate. Varroville House, 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.

What is the heritage significance of the Varroville Estate?

The cultural landscape of the subject site is of heritage significance at the state level for its historic values and for its rarity.

The estate is of historic significance as a large remnant of the 'Varroville' estate established by Dr Robert Townson from 1812 and further developed by a succession of subsequent owners. The subject site includes substantial remnants of the 19th century farm complex and cultural landscape potentially associated with the phase of development of the first permanent Varroville homestead (1812- 1858) including outbuildings, as well as dams, remnant agricultural evidence including vineyard terracing and evidence of the 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 (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 former 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.

The estate has a continuity of pastoral and agricultural uses that is becoming rare in the area due to urban expansion. The cultural landscape around 'Varroville' also demonstrates rarity as a largely-intact setting for an important colonial homestead and 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, despite subdivision. Although 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 cultural landscape of the subject site is also of local heritage significance for its associative, aesthetic, social, and representative values and for its research potential.

Varroville and the estate have strong associations with several individuals and families important in the development of rural industries in the colony of NSW including agriculture, horticulture, viticulture and stock breeding. Other occupants were significant figures in exploration, postal services, horse racing and heritage conservation. This includes 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 cultural landscape collectively has high aesthetic significance as the setting of the historic colonial homestead 'Varroville' and a rural landscape of the Scenic Hills. The subject property complements and allows significant views to and from 'Varroville' and to the surrounding rural landscape. Significant views and visual connections are also retained to and from Bunbury Curran Hill and to other properties from the estate including Robin Hood farm and Macquarie Fields House, which is visible from the Varroville homestead.

The cottage and former stables have aesthetic significance as characteristic, albeit modest, 19th century farm buildings. The timber slab hut is of significance as a potentially early vernacular dwelling, reflecting the first phase of development of the farm, (1810-1827). 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.

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 and remnant ground modelling for vineyard terracing) and remnant forest. The outbuildings are representative of 19th century ancillary farm buildings, characteristic of the period and utilitarian functions.

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 and significance with archaeological sensitivity mapping for the study area identifying areas of high, moderate, low and nil archaeological sensitivity.

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.

How should the significance of Varroville be managed?

As noted above, the site is subject to a planning proposal and draft Master Plan to permit the development of the site as a cemetery. CMCT acknowledges that the site is a culturally significant and important part of Campbelltown and greater Sydney's heritage and the Masterplan seeks to provide for the new use in a sympathetic manner, while maintaining and enhancing the identified heritage values of the site. The cemetery use is regarded as appropriate where the cemetery can be demonstrated not to impact on the significant heritage or scenic values of the site.

The Statement of significance embodies the core heritage values of the place and all future decisions and works to the place must be guided by the statement of significance and with consideration for the

significant setting, spaces, views, built and landscape elements identified in this CMP as well as the identified archaeological potential and significance. Reference should be made to the significance assessment provided in section 5. Careful planning and design is essential if the significance of the cultural landscape is to be retained and protected.

The site should be managed in accordance with the principles and recognised conservation methodology of the ICOMOS Burra Charter 2013 and the relevant legislation as set out in section 6 and management principles in section 7. Reference should also be made to the policy in section 8, which is intended to provide a framework to make decisions that maintain and enhance the heritage characteristics of the place whilst providing for the new use.

The outbuildings group is in need of urgent conservation works and to assist the CMCT to manage the heritage significance of the place in perpetuity and to facilitate its continued use, the schedules of conservation and maintenance works provided in section 9 should be adopted and implemented.

1 Introduction

1.1 BRIEF

Urbis has been engaged by Catholic Metropolitan Cemeteries Trust to prepare the following Conservation Management Plan (CMP).

The purpose of the CMP is to provide a careful analysis of why the item is significant, policies on how to retain its significance, and conservation strategies to ensure its long term viability. A conservation management plan (the plan) details why an item is considered to be of heritage significance and outlines policies to retain this significance while allowing for re-use, possible future development and ongoing conservation, management and maintenance.

This report seeks to address the Estate by investigating the natural and cultural heritage significance of the place, incorporating setting, outbuildings and structures, significant landscape features and the important relationship between these elements.

1.2 BACKGROUND

Urbis has been engaged by Catholic Metropolitan Cemeteries Trust to prepare the following Conservation Management Plan for the subject site, known as 166-176 St Andrews Road, Varroville and comprising the former Varroville Estate. The CMP accompanies a planning proposal to permit the development of the site as a cemetery. The site is predominantly zoned **7(d1) (Environmental Protection (Scenic))** pursuant to Clause 8 of the Campbelltown Local Environment Plan (CLEP), and in part zoned **6 (c) Open Space (Regional)**. The zoning map also identifies an 'Escarpment Preservation Area' across the entire site. It is noted that the draft Campbelltown Local Environmental Plan 2014 (dCLEP) proposes to transition the sites zoning to E3 Environmental Management and RE1 Public Recreation. The Planning Proposal seeks to amend the both the CLEP and the dCLEP2014 if adopted by adding 'cemetery' as an additional permitted use within both zones as they apply to the subject land.

The subject site surrounds and excludes 'Varroville House' however incorporates built and landscape elements from the former Varroville Estate (refer Figure 1). Varroville House, 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.

1.3 SITE LOCATION

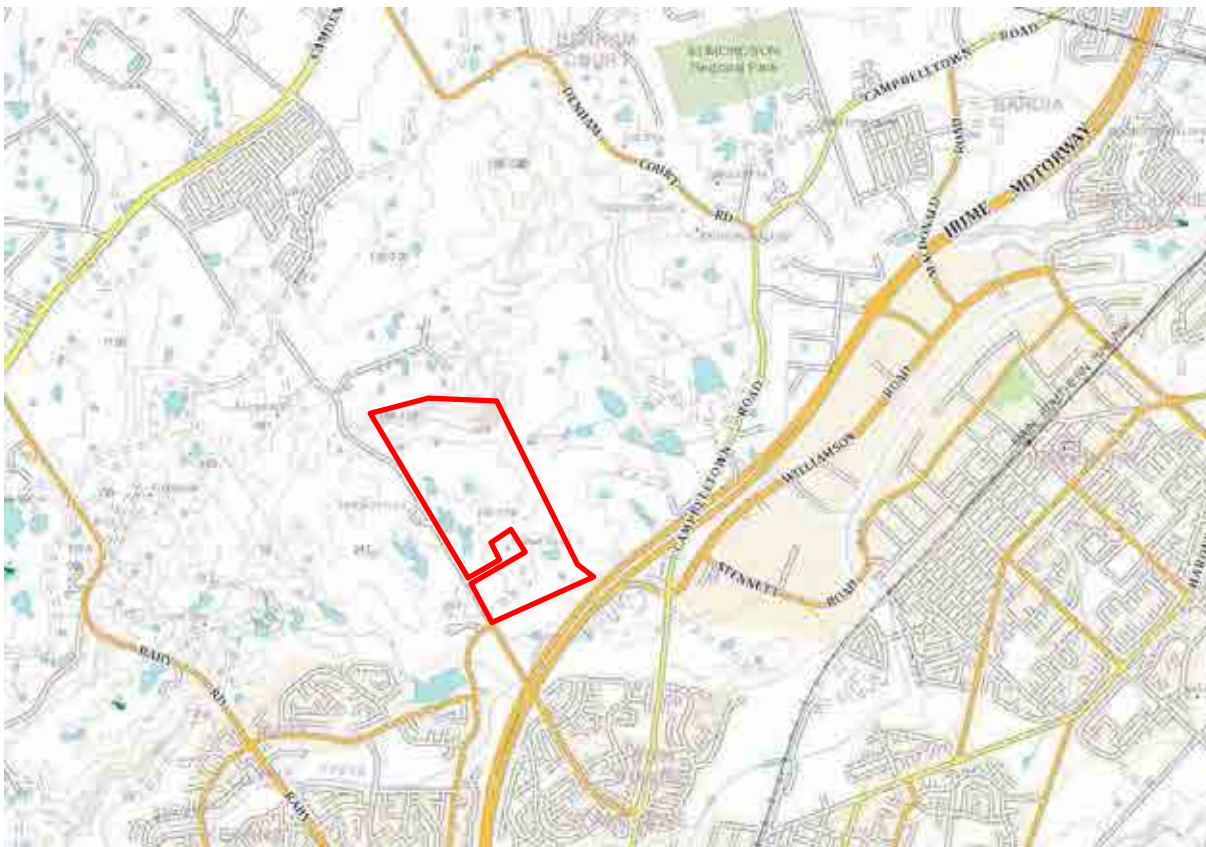
The study area (refer Figure 1 and Figure 3) is located within a rural setting at 166-176 St Andrews Road, Varroville. The Hume Highway lies to the south of the study area, rural and residential properties are located along the northern and eastern boundaries. St Andrews Road bounds the study area to the west. Access to the property is via St Andrews Road and to the immediate north of the Hume Highway. The former drive which accessed Campbelltown Road has been made redundant by the South Western Motorway/ Hume Highway, and there is no direct access to Campbelltown Road or the motorway. 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). The study area comprises approximately 113.37 hectares, is approximately 1.6km long by 800m wide.

It is part of an area known as the Scenic Hills (Landscape Unit 1) which offers complex topography, rich views with depth of field, contrasting vegetation in creeks and in ridge tops together with colonial cultural landscapes of Bunya Pines and other introduced species of large trees typical of the era.

FIGURE 1 – SITE LOCATION



SOURCE: SPATIAL INFORMATION EXCHANGE 2013



SOURCE: SPATIAL INFORMATION EXCHANGE 2013

1.4 METHODOLOGY

This Conservation Management Plan has been prepared in accordance with the *NSW Heritage Manual* (1996), the *Australia ICOMOS Burra Charter* (updated 2013) and *The Conservation Plan* by James Semple Kerr (2013).

The report is structured as follows:

- **Section 1 – Introduction:** incorporating an explanation of the project brief/ background, methodology, limitations, author identification, acknowledgements and identification of site location.
- **Section 2 – Site Description:** incorporating asset and site description, use and operation, curtilage and condition assessment.
- **Section 3 – History:** historical overview of the place (and associated Varroville House) and relevant historical themes.
- **Section 4 – Comparative Analysis:** considers the site in the context of like homesteads to inform the assessment/ understanding of significance.
- **Section 5 – Significance:** assessment and statement of heritage significance, identification of significant elements and archaeological potential
- **Section 6 – Heritage Listings and Statutory Obligations:** identifies statutory listings and obligations under various legislation
- **Section 7: Obligations and Constraints:** identifies factors governing the management of the significance of the place as well as and the process for management of Varroville Estate to aid in developing conservation policies.
- **Section 8: Conservation Policies:** policies to manage the items significance and implementation strategies for the policies.
- **Section 9: Conservation and Maintenance Schedules:** provides schedules to guide conservation and maintenance of the outbuildings group.
- **Section 10 – Bibliography and References.**
- **Appendix A - Heritage Inventory Form**
- **Appendix B – Site Survey Plans**
- **Appendix C and D - Archaeological Assessments:** Assessment of archaeological potential and significance (prepared by Artefact Heritage)
- **Appendix E – Previous Condition Reports:** includes previous reports on the condition of the outbuildings (prepared by Graham Brooks and Associates)

1.5 AUTHOR IDENTIFICATION AND ACKNOWLEDGEMENTS

The following report has been prepared by Fiona Binns (Senior Heritage Consultant). Conservation and Maintenance Schedules have been prepared by Kate Paterson (Associate Director/ Architect). Stephen Davies (Director) has reviewed and endorsed its content.

This report has been prepared in conjunction with:

- Chris Betteridge (Director) (Betteridge Consulting Pty Ltd t/a **MUSEcape**)

Archaeological Assessment has been prepared by Artefact Heritage:

- Josh Symons (Senior Heritage Consultant / Archaeologist)
- Anna Foroozani (Heritage Consultant)
- Jenny Winnett (Senior Heritage Consultant) and
- Abi Cryerhall (Principal, Historic Heritage).

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

Landscape plans have been prepared by Florence Jacquet, Landscape Architect (as referenced).

The authors would also like to acknowledge the following people/ groups for their assistance with the compilation of historical research for this report:

- Campbelltown Council, Local Studies Library,
- Campbelltown and Airds Historical Society (CAHS), and
- Nicholas Smolonogov (Manager Executive Services) Campbelltown City Council.

1.6 LIMITATIONS

This report has been informed by site inspections undertaken during 2013 and 2015 in conjunction with the Catholic Cemeteries Trust. Survey methodology included inspection of the main group of outbuildings on the southern side of the site, vehicle survey of the paddocks and inspection of views from Bunbury Curran Hill, among other sites. With regard to the outbuildings, access was limited as follows:

- The slab hut is in a ruinous condition. Regrowth scrub is present throughout the area and has completely enclosed the rear of the slab hut, the roof has collapsed inwards and the southern verandah has collapsed. The interior of the hut was not able to be accessed. Assessment of exterior fabric is limited.
- Inspection of the cottage was limited to general and non-invasive inspection. No access was provided to roof spaces or sub floors.
- The former coach house is in a dangerous condition and has been cordoned off. The building was therefore not able to be accessed internally and no measurements were undertaken.
- The interior of the collapsed galvanised shed building was not inspected.

Varroville House is under separate ownership and is excluded from the subject site. It was not accessed for the purposes of this study and no assessment of the house is provided herein. Significance and site history has however been considered in relation to Varroville House. The House is subject to a separate CMP (revised 1999) and policy within that document has been considered herein, where it relates to the subject property (e.g. in relation to views and setting).

Research of primary and secondary sources has not determined specific construction dates for the majority of the outbuildings. Assumptions have therefore been made on the basis of physical assessment and stylistic character, complemented by the historical record where available. Additional research is unlikely to further document the outbuildings; however physical investigation, either in the form of archaeological investigations or physical works to the buildings themselves will enable further understanding of the site.

In addition to numerous electronic resources, Urbis has undertaken research at a number of repositories for the purposes of this study including the following:

- The State Library of NSW
- Campbelltown City Council
- Campbelltown Local Studies Library
- Campbelltown and Airds Historical Society
- The Caroline Simpson Library
- Land and Property Information

2 Site Description

2.1 SITE LOCATION, DESCRIPTION AND ACCESS

The subject site is known as 166-176 St Andrews Road, Varroville and has a 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 218016

FIGURE 2 – SITE PLAN AND ANALYSIS



SOURCE: FLORENCE JAQUET LANDSCAPE ARCHITECT

The subject site forms part of what was originally the Varroville Estate (c.1810), which comprised 1,000 acres (approximately 404 hectares). The subject site **excludes** the remaining Varroville House lot (being Lot 21, DP 564065 and comprising approximately 8 acres) as well as the Sweeney's Scenic Riding Ranch (lot 1 of DP 541916 and comprising more than 200 hectares) to the east of the site, which are under separate respective ownership (refer to the plan at Figure 3 which shows the site area and relevant associated Lot/DPs from the former Estate).

Varroville is one of the few early estates remaining in the Campbelltown Area where the form of the original grant and the former agricultural use of the estate are still appreciable to any great extent.

The estate has been associated with various farming activities, viticulture, orcharding, stock breeding, a horse stud, pasture and dairying and contains a complex of outbuildings in the southwest.

[illegible]

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 former 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 is in the Campbelltown City local government area and has been designated part of the Scenic Hills. The hills as a landscape structure run south west from south of Liverpool to about Mt Annan. They visually and physically separate the Georges River catchment to the east from the South Creek catchment of the Hawkesbury Nepean system to the west. Relative to Campbelltown, the rural break was predominantly conceived as the view westward from urban toward rural land.¹

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CMP 166-176 ST ANDREWS RD VARROVILLE ESTATE OCTOBER 2015

2.2.1 TOPOGRAPHY

Topographically, the Scenic Hills are the side slopes of Wianamatta series sediments of the Cumberland Basin Land System eroded by the creeks of the Georges River in the past, such as Bunbury Curran and Bow Bowing Creeks. They appear to be hills when seen from the east in the Georges River catchment and relatively flat to undulating topography when seen from the west. Some residual hilltops occur along the range such as Badgalley Hill, Bunbury Curran Hill and the hill at Raby Reservoir (unnamed), to the north. Part of the Bunbury Curran Hill range is on the subject site and the Smiths trig at 154m AHD is the highest land in the vicinity and inside the site close to the north west corner of the subject site.²

The Varroville Estate is situated on a steady southeastern sloping landscape parallel to St Andrews Road with a steeper incline towards the vegetated northern boundary. The site forms part of the Bunbury Curran Creek Catchment, with small creeks and tributaries across the site draining south east, joining until they reach the Creek.

In common with other areas of the Scenic Hills, the subject site is predominantly of an open and largely cleared character, with a small number of buildings, stands of remnant vegetation and water bodies.

Where present, native vegetation has a riparian structure due to small creeks and tributaries running through the site. In most areas, trees are around 15-25m tall, with a limited mid-storey which is mostly made up of weeds such as African Olive, and a ground layer of grasses and herbs. The vegetation is highly modified throughout the study area due to previous clearing.³

² Ibid.

³ Travers Bushfire and Ecology, 2013, Ecological Constraints Assessment Lot 1 DP 218016, Lot B DP 370979 & Lot 22 DP 564065 166-176 St. Andrews Road Varroville, NSW: 4

FIGURE 4 – TOPOGRAPHIC PLAN



SOURCE: FLORENCE JAQUET LANDSCAPE ARCHITECT

2.2.2 ENDANGERED ECOLOGICAL COMMUNITIES (EEC)

The site incorporates remnant endangered ecological communities, specifically Cumberland Plain Woodland (CPW) and Moist Shale Woodland in varying conditions. Cumberland Plain Woodland occurs on the gentle topography in the mid and lower slopes of the study area. Moist Shale Woodland occurs on the steeper south-facing slopes in the northern most part of the study area. Swamp Sclerophyll Forest on Coastal occurs on the adjoining crown lands⁴. Aerial photography in 1947, 1955 and 1961 (Figure 33, Figure 35 and Figure 36) shows the subject property to be largely cleared for grazing, with only scattered trees, presumably remnants of the original vegetation community or regrowth thereof. Extant communities largely represent regrowth.

The CPW encompasses the remnant native terrestrial vegetation south of the escarpment. There is approximately 9.69ha of moderate-high and 2.76ha of low condition Cumberland Plain Woodland present within the study area. The canopy comprises mostly a mixture of *Eucalyptus tereticornis* and *Eucalyptus moluccana* to a height of between 15-25m. The mid-storey is largely dominated by the exotic African Olive trees. Where native midstorey was present, the diversity is very low and generally incorporates *Bursaria spinosa* var. *spinosa*. The ground layer was found to be sparse in the majority of remnants due to a lack of light and competition from African Olives. Present native species include *Microlaena stipoides*, *Oplismenus aemulus*, *Themeda australis*, *Glycine clandestina*, *Brunoniella pumilio*, *Dichondra repens*, *Cheilanthes sieberi* and *Solanum prinophyllum*.⁵

FIGURE 5 – VIEW OF THE DENSELY TREED NORTHERN PROPERTY BOUNDARY AND SHOWING NATIVE VEGETATION



PICTURE 1 – VIEW OF THE DENSELY TREED NORTHERN PROPERTY BOUNDARY

SOURCE CMCT VARROVILLE FLYOVER

There is approximately 9.53ha of Moist Shale Woodland on the site. This vegetation community encompasses the remnant vegetation on the escarpment. There is approximately 6.48ha of moderate-high and 3.05ha of low condition Moist Shale Woodland. The canopy comprises mostly a mixture of *Eucalyptus tereticornis* and *Eucalyptus moluccana* to a height of between 20-30m. The mid-storey is largely dominated by the exotic African Olive trees. Native midstorey demonstrates low diversity generally restricted to *Acacia implexa* and less frequently *Bursaria spinosa* var. *spinosa*. The ground layer was found to be sparse in the majority of remnants due to a lack of light and competition from African Olives.

⁴ Ibid i

⁵ Ibid 13

Ground layer vegetation includes *Oplismenus aemulus*, *Themeda australis*, *Dichondra repens* and *Cyperus gracilis*.⁶

African Olives are abundant on the escarpment, in particular, on the eastern side where it is the primary vegetation type. Severe African Olive infestations account for 7.3ha of vegetation coverage within the site.⁷

2.3 CULTURAL LANDSCAPE

The character of the landscape prior to coverage of the subject property by aerial photography post World War II can only be gleaned from documentary evidence in the form of primary and secondary sources such as press articles, advertisements, books and previous reports on the subject property or Varroville. Wine researcher Dr Philip Norrie states:

“Dr Townson had been living off his capital since arriving in Australia and fearing financial ruin he devoted himself to developing ‘Varroville’ to the exclusion of everything else. The property became a showpiece with orchards, gardens, sheep whose fine wool was in great demand, prime cattle and a vineyard that was ‘second only to that of Gregory Blaxland.’”⁸

In a newspaper article⁹ about the history of Parramatta’s Woolpack Inn in 1935 it was reported that at the second annual banquet of the newly-formed Australian Agricultural Society held at the inn on 30 January 1823, the entire dessert of eighteen fruits was supplied from the gardens of Dr Townson and Mr Piper. This was seen as concrete proof of the colony’s progress in horticulture during 1822. A follow-up letter to the editor of the *Sydney Morning Herald*¹⁰ also mentions that in 1935 “about Townson’s old home [Varroville] may be seen the relics of what was once the finest orchard in the colony.”

The present land use is rural/ grazing and the majority of the Study Area has been previously cleared for agricultural uses. Reference should be made to the site survey plans at Appendix B and the topographic plan at Figure 4.

2.3.1 EXOTIC VEGETATION

Aerial photography in 1947, 1955 and 1961 (Figure 33, Figure 35 and Figure 36) shows the subject property to be largely cleared for grazing, with only scattered trees, presumably remnants of the original vegetation community or regrowth thereof. Exotic plantings within the present estate are largely limited to the driveway from St Andrews Road to the group of farm outbuildings which was constructed c1950s presumably to serve the new dairy constructed by the Jackamans c1952. Trees planted along the new drive are just visible in the 1955 air photo and are most likely the extant mix of *Erythrina x sykesii* (coral tree) and *Olea europaea* ssp. *cuspidata* (African olive).

The original drive from Campbelltown Road to the homestead is still clearly visible in historical aerials, but today is less discernible, apparent as a depression in the landscape. It is apparent on the southern section of the site, however further east, has been impacted by the introduction of the motorway. There is no evidence of introduced avenue plantings along the original drive.

⁶ Ibid 13-14

⁷ Ibid 14

⁸ Gregory Blaxland, who crossed the Blue Mountains with Wentworth and Lawson in 1813, had carried out initial experiments with vine cuttings sometime after 1806, then had more success at ‘Brush Farm’ near present day Eastwood in 1816 and was the first to export Australian wine in 1822. (Norrie 1990, p.8)

⁹ *Sydney Morning Herald* 20 July 1935, accessed at <http://nla.gov.au/nla.news-article17188946> on 30 September 2015

¹⁰ *Sydney Morning Herald* 24 July 1935, p8, accessed at <http://nla.gov.au/nla.news-article17193948>

FIGURE 6 – VIEWS OF THE DRIVEWAY



PICTURE 2 – VIEW WEST TO THE OUTBUILDINGS ON THE SUBJECT PROPERTY, WITH THE C.1950S DRIVEWAY PLANTINGS OF AFRICAN OLIVE AND CORAL TREES LINING THE ROAD (WITH THE DAIRY BUILDING BEYOND)



PICTURE 3 – VIEW WEST TO THE OUTBUILDINGS ON THE SUBJECT PROPERTY, WITH THE C.1950S DRIVEWAY PLANTINGS OF AFRICAN OLIVE AND CORAL TREES LINING THE ROAD (WITH THE FORMER COACH HOUSE BEYOND)

The Varroville homestead and garden are on a separate title from the subject property and are not part of this CMP but the subject property is a large part of the original Varroville Estate and is an important element of its cultural landscape setting. The garden at 'Varroville' has been documented in the report *Colonial landscapes of the Cumberland Plain and Camden, NSW: A survey of selected pre-1860 cultural landscapes from Wollondilly to Hawkesbury LGAs*¹¹. The garden was altered by the Jackamans in the 1950s with the simple layout and mature plantings supplemented with a gazebo, pool and a small garden in the then popular 'Italian' style. When viewed from within the subject property, 'Varroville' sits in a mature landscape dominated by several large specimens of *Ficus macrophylla* (Moreton Bay fig) which define the northern and southern edges of the garden proper, as well as *Olea europaea* ssp. *cuspidata* (African olive), *Araucaria cunninghamii* (hoop pine), cypresses, *Lagunaria patersonia* (Norfolk Island hibiscus), *Tecomaria capensis* (Cape honeysuckle), *Melia azederach* var. *australasica* (White cedars), *Schinus molle* var. *areira* (Pepper Tree) and *Erythrina* sp., probably *E.indica* or *E.x sykesii* (Coral Trees), among others.

The kitchen garden, laid out in 1809 and described in Sturt's 1839 sale advertisement may have occupied sloping ground to the north west of the house. The oldest colonial plantings appear to be located in the

¹¹ Britton and Morris 2000

tennis court area east of the house, which suggests that this may be the site of the previous house on the property (built by Townson and lived in by Sturt and Raymond).¹²

The few trees and shrubs now growing in the vicinity of the outbuildings on the subject property include a rough-barked eucalypt, Norfolk Island pine and crepe myrtle and are relatively recent plantings from the second half of the 20th century.

FIGURE 7 – LATE 20TH CENTURY TREE PLANTINGS IN THE VICINITY OF THE OUTBUILDINGS GROUP



SOURCE: MUSECAPE 2015

2.3.2 DAMS AND MODIFIED WATERCOURSES

There are presently 10 dams on the subject site. Analysis of aerial views indicated that 5 of the 10 dams were present prior to 1947 (being dams 2, 4, 6, 10 and 11) (refer to Figure 9 for dam numbering). Captain Charles Sturt reportedly altered watercourses and put *water holes* (dams) in every paddock in the 1830s, thereafter citing Varroville as a *model of water conservation*.¹³ It is not known however, how many dams Sturt constructed at the property and it has not been determined that the pre-1940s dams indeed correspond to Sturt's phase of occupation. Analysis of historic aerals suggests dams 3 and 5 may have been constructed between 1956 and 1961 while dams 7-9 on the north side of the site appear to post-date 1955.

The subject site mostly drains in a south easterly direction into Bunbury Curran Creek, then into the greater Georges River Catchment. The watercourses of the site and its associated catchment are split by St Andrews Road and in part flow through Mount Carmel Catholic High School.¹⁴ An assessment of the watercourses undertaken by Travers Bushfire and Ecology divided the site into three catchments, being the western (catchment A), south eastern (catchment B) and north eastern watercourses. The report also credits Sturt with having established the western lakes¹⁵ (catchment A). An aerial view showing the dams is provided at Figure 9. The given dam numbering corresponds to the 2013 Travers Watercourse Assessment.

¹² Office of Environment and Heritage, State Heritage Inventory: Varroville:
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045252>

¹³ Sturt, N., *Life of Charles Sturt*, Elder & Co., London, 1899, & Sale notice in the Australian, 31st January 1839

¹⁴ Ibid 4

¹⁵ Travers Bushfire and Ecology, September 2013: *Watercourse Assessment* Lot 1 DP 218016, Lot B DP 370979 & Lot 22 DP 564065, 166-176 St. Andrews Road, Varroville, pg 3

Catchment A, (referring to dams 2-9) incorporates two large dams with functional spillways, with dams 2 and 3 interconnected by the spillway. Dams 2, 3, 6, 7 and 8 are noted as stable. Dam 9 is small and does not hold significant water.¹⁶ In relation to Catchment B (the south eastern watercourses) the report notes that dam 11 (presumably) has been artificially created. Dam 10 is noted as small and has been breached in the main wall but still holds water.¹⁷

FIGURE 8 – VIEWS AND AERIAL VIEWS OF THE DAMS AND WATERCOURSES



PICTURE 4 – VIEW SOUTHWEST ACROSS THE PROPERTY TOWARDS ST ANDREWS ROAD AND SHOWING THE CHAIN OF DAMS ALONG THE WESTERN BOUNDARY (THE WESTERN LAKES, DAMS 5,4,3 AND 2)

SOURCE CMCT VARROVILLE FLYOVER



PICTURE 5 – VIEW ACROSS THE LARGE DAM EAST OF THE HOMESTEAD GROUP (DAM 11)



PICTURE 6 – VIEW WEST ACROSS DAM 5, THE DAM SHOWN IN THE FOREGROUND OF PICTURE 4 ABOVE

¹⁶ Ibid 9

¹⁷ Ibid 23

FIGURE 9 – AERIAL VIEW SHOWING THE DAMS



PICTURE 7 – AERIAL VIEW SHOWING LOCATIONS OF THE DAMS, WITH DAMS NUMBERED AS PER THE 2013 WATERCOURSE ASSESSMENT REPORT

2.3.3 VINEYARD TERRACING

Parts of Varroville were terraced for viticulture from the early days of Townsone grant. Evidence of ground modelling for vineyard terracing is clearly visible in the landscape in the vicinity of the House and outbuildings, to the east and northeast, as shown in the aerials and views at Figure 10 below as well as in historical aerials at Figure 33, Figure 35 and Figure 36. Remnant terracing is extensive and comprises an approximate area of more than 7 hectares, in varying degrees of integrity, and primarily focussed around the hill to the northeast of Varroville House and slopes to the east in front of the house.

FIGURE 10 – AERIAL VIEWS OF THE SITE SHOWING REMNANT VINEYARD TERRACING



PICTURE 8 – AERIAL VIEW NORTH OVER VARROVILLE HOUSE AND SHOWING TERRACING ON SLOPES OF THE HILL TO THE NORTHEAST. VARROVILLE HOUSE IS EXCLUDED FROM THE SUBJECT SITE

SOURCE CMCT VARROVILLE FLYOVER



PICTURE 9 – VIEW WEST ACROSS THE SITE TOWARDS THE DAMS AND ST ANDREWS ROAD, AND SHOWING REMNANT TERRACING ON THE SLOPES OF THE HILL

SOURCE CMCT VARROVILLE FLYOVER



PICTURE 10 – VIEW WEST TOWARDS ST ANDREWS ROAD, SHOWING REMNANT TERRACING IN FRONT OF VARROVILLE HOUSE AND THE COACH HOUSE (AT LEFT)



PICTURE 11 – VIEW OF REMNANT TERRACING

2.4 VARROVILLE HOUSE

The subject site surrounds (but excludes) 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 2 and Figure 3). As detailed in section 2.1 above, the subject site and Varroville House were part of the same land holding until the house was excised from the remainder of the estate via subdivision in 1973, forming the current lot boundary. Views to Varroville house from the subject estate are shown at Figure 11.

Varroville House (lot 21/DP564065) is listed as a heritage item under the Campbelltown Local Environmental Plan District 8 (Central Hills Lands) (1995), and Varroville Homestead group, part lot 21 DP564065 is listed as a heritage item under the Draft CLEP2014. The House 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 HOUSE



PICTURE 12 – VIEW NORTH TO THE HOMESTEAD FROM THE OUTBUILDINGS.



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

Varroville House is a substantial single-storey symmetrical rendered brick house in a 'U' shape with two rear wings, designed by the architects, Weaver and Kemp in the Victorian Regency style and dating from 1858-9. The roof, originally shingled, is now covered with corrugated iron. The house appears to occupy the site of the previous house (Townson's house c.1813) and the kitchen of the northern wing incorporates the sandstone chimneypiece of a previous service wing. Its room uses are known from an 1876 sale advertisement and the interior is moderately intact.¹⁸

2.5 OUTBUILDINGS

The subject site incorporates a group of 19th and 20th century outbuildings on the southern side of the site, south of the main house. The buildings are generally oriented to the north east and comprise the former coach house/ machine shed, a cottage, dairy building, timber slab hut, and timber barn, as well as the ruins of a large shed and a chicken coop/ shed and other modest structures. These buildings are discussed below in detail. The original drive from Campbelltown Road to the homestead is still clearly visible in historical aerials, but today is less discernible, apparent as a depression in the landscape, running from Campbelltown road and in front of the outbuildings group to the east. The original driveway was made redundant by the motorway and the outbuildings are now accessed via a later 1950s driveway from St Andrews Road.

As detailed in section 2.2.1, the Varroville Estate is situated on a steady southeastern sloping landscape parallel to St Andrews Road with a steeper incline towards the vegetated northern boundary. The main house and outbuildings are located on the lower slopes of the hill, consistent with rural development in the scenic hills.

FIGURE 12 – AERIAL VIEW OF THE OUTBUILDINGS GROUP WITH THE LOCATION OF THE ORIGINAL DRIVEWAY INDICATED



SOURCE CMCT VARROVILLE FLYOVER

¹⁸ Office of Environment and Heritage, State Heritage Inventory: Varroville:
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045252>

2.5.1 THE FORMER COACH HOUSE/ MACHINE SHED

An exact date of construction for the coach house has not been determined; however the form and materiality, incorporating early wood fired brick and shingled roof suggest a late colonial/ early Victorian construction (c.1830-1860). Various sale records from the period make reference to a coach house; however specifics as to the location or form of the building are not available.

The original form of the building comprised a simple gabled structure with a broken back skillion roof wing at the rear. Views of the building c.1935 (Figure 32) illustrate that the principal eastern façade was enclosed with a wide bay of double timber doors, while the northernmost section of the façade was masonry, with a single door opening to a separate utility room. The northern façade features a double hung window at the ground floor, with a second matching window within the gabled roof and a vent on the rear skillion section of the façade. The southern façade retains remnants of a pulley and timber ledge within the gable end, for storage within the roof/ loft. The original roof was shingled and is retained beneath the galvanised sheeting on the eastern façade.

The building was modified in the early 1950s for use as a machinery shed, incorporating a new verandah to the eastern façade. This incorporated provision of steel and timber framing to facilitate access for trucks. The extended masonry sections are of breeze block construction, with a rendered finish. A new room addition was also constructed at the northern end of the verandah in the latter part of the 20th century.

FIGURE 13 – VIEWS OF THE FORMER COACH HOUSE/ MACHINERY SHED



PICTURE 13 – THE PRINCIPAL EASTERN FAÇADE
SOURCE: ARTEFACT HERITAGE



PICTURE 14 – THE REAR OF THE FORMER COACH HOUSE HAS COLLAPSED AND THE TIMBER SHINGLED ROOF IS EXPOSED



PICTURE 15 – THE SOUTHERN FAÇADE



PICTURE 16 – THE NORTHERN FAÇADE

The interior is largely open plan, divided into east (front) and west (rear) sections. The eastern section features a concrete floor, while the rear section is an earth floor. The timber roof truss is exposed, and the underside of the original timber shingles is able to be viewed. The masonry structure has a painted finish. Views of the interior are provided below at Figure 14

The building is currently in extremely poor and dangerous condition, with the rear portion of the western roof structure having collapsed, leaving the original shingle roof exposed. Ground settlement has caused major cracks in the northern, southern and western walls and sections of the brickwork in the northern wall of the main room are failing, with a large area of the inner skin of the double brick wall having collapsed. The wall is also affected by rising damp. The fin walls of the skillion section at the rear indicate movement and there is major cracking along the juncture with the gabled main section of the building. The hard wood roof framing has suffered from dry rot and pest activity.

The structure has presently been cordoned off and is not safe to access.

FIGURE 14 – INTERIOR VIEWS OF THE FORMER COACH HOUSE



PICTURE 17 – DETAIL OF THE ROOF, STRUCTURE AND SOUTHERN FAÇADE GABLE WINDOW (ENCLOSED)



PICTURE 18 – VIEW NORTH WITHIN THE MAIN ROOM

SOURCE: URBIS 2013



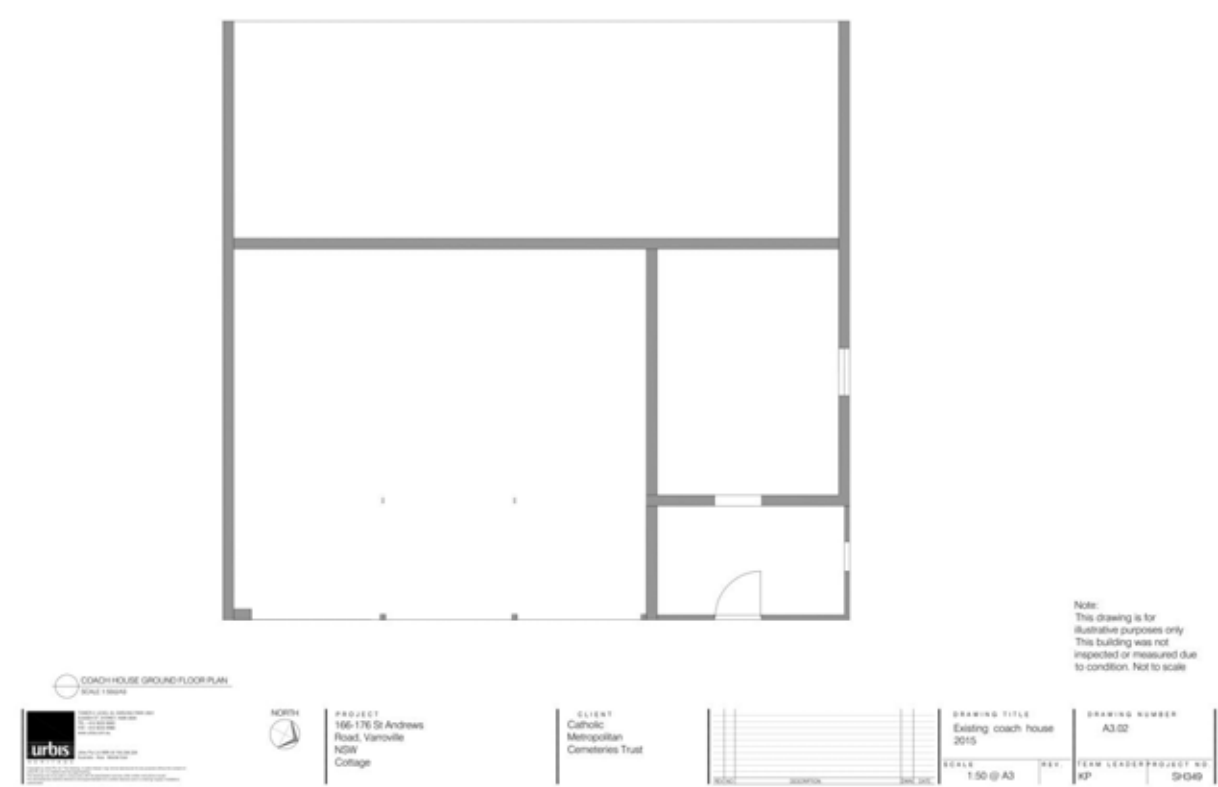
PICTURE 19 – VIEW SOUTH WITHIN THE MAIN ROOM

SOURCE: URBIS 2013



PICTURE 20 – VIEW OF THE UTILITY ROOM (NORTH SIDE)

FIGURE 15 – FLOOR AND ROOF PLAN OF THE FORMER COACH HOUSE



PICTURE 21 – FLOOR PLAN OF THE FORMER COACH HOUSE (NOT TO SCALE)



PICTURE 22 – ROOF PLAN OF THE FORMER COACH HOUSE (NOT TO SCALE)

2.5.2 THE TIMBER SLAB HUT

The slab hut is likely to date to the early 1800s. Townson is recorded to have lived *in a very uncomfortable manner* while on his grant in 1812 and it has been speculated (although not documented) that the slab hut may have been Townson's first residence at Varroville (refer section 3.2.1). Such buildings were typical of the colonial period and the slab hut may have served as a temporary residence until the farm turned a profit and a more substantial dwelling of brick or stone could be built.

The slab hut is in a ruinous condition. Regrowth scrub is present throughout the area and has completely enclosed the rear of the slab hut, the roof has collapsed inwards and the southern verandah has collapsed. The interior of the hut was not able to be accessed assessment of exterior fabric is limited. The building is constructed of vertical timber slabs and originally featured a low pitched gabled roof with gable vents. It was a residence in the 1950s but more recently was used as a laundry. Views of the slab hut in 2004 (Figure 39) illustrate that the hut had been modified with a concrete floor, and sheet lined interior.

FIGURE 16 – THE TIMBER SLAB HUT



PICTURE 23 – VIEW NORTHWEST TOWARDS THE SLAB HUT, OBSCURED BY REGROWTH VEGETATION



PICTURE 24 – THE EASTERN ELEVATION OF THE SLAB HUT



PICTURE 25 – VIEW TOWARDS THE SOUTHERN FAÇADE, SHOWING THE COLLAPSED VERANDAH ROOF



PICTURE 26 – DETAIL OF THE TIMBER SLABS (SOUTHERN FAÇADE)

2.5.3 THE COTTAGE

An exact date of construction for the cottage has not been determined; however the form and materiality, suggest a mid-late Victorian construction (c.1860-1880).

Constructed in timber, weatherboard and masonry; the principal eastern and rear western facades are weatherboard and the northern and southern gable ends are masonry with brick chimneys. The principal eastern façade features a central entry and three refurbished double hung timber windows. The roof is gabled, clad in corrugated iron (over the original timber shingle), with a verandah supported on timber posts. The verandah is concreted with stone sandstone flagged path leading to the entry. There is a

hipped roofed vent on the ridge line of the gable. At the rear, a small skillion roofed projection houses the WC (accessed internally).

The cottage originally served as two dwellings with the second doorway adjacent to the central entry (on the north side) infilled sometime after the 1950s. A low pitched skillion roofed extension wraps around the south western corner of the cottage, constructed in the early 1950s, reportedly from a prefabricated migrant hostel.¹⁹ It is understood that the Jackamans substantially reconstructed the cottage, noting that when they purchased Varroville, the cottage had no internal walls, a dirt floor and the southern wall is described as having “disappeared”²⁰ although it is assumed that this likely refers to the external weatherboard rather than the structure itself. Internal joinery, dropped ceilings, timber floors and lightweight walls date to the 1950s reconstruction and the eastern verandah was also reconstructed at this time.

FIGURE 17 – THE COTTAGE



PICTURE 27 – THE PRINCIPAL EASTERN FAÇADE



PICTURE 28 – VIEW NORTH WEST TO THE COTTAGE AND SHOWING THE 1950S ADDITION



PICTURE 29 – THE REAR OF THE COTTAGE AND WING ADDITION



PICTURE 30 – THE NORTHERN MASONRY FAÇADE AND CHIMNEY

Internally, the main cottage is divided into a main living area, with three bedrooms, bathroom and kitchen. There is one internal masonry wall, which is thought to be original, dividing the two formerly separate residences. The rear southern extension is accessed via the kitchen. The flooring is timber and appears to be salvaged as the profiles are consistent with the likely Victorian period of the cottage. There is a suspended ceiling (c.1950s) obscuring the original timber lined underside of the gabled roof. The bathroom and kitchen are modern (c.1950s).

¹⁹ Tanner, Howard, 22/02/2003 in correspondence from Cherry Jackaman to the General Manager Campbelltown Council 13/02/2003

²⁰ Ibid.

FIGURE 18 – INTERNAL VIEWS



PICTURE 31 – VIEW SOUTH TOWARDS THE LIVING ROOM FIREPLACE. NOTE THAT THE INTERIOR WAS FULLY REFURBISHED IN THE 1950S (R1)



PICTURE 32 – VIEW OF THE BEDROOM/ FORMER LIVING AREA (R2). IT IS NOTED THAT THE FIREPLACE HAS BEEN COVERED WITH MASONITE SHEETING



PICTURE 33 – VIEW ACROSS THE LIVING ROOM R1 TO THE FRONT ENTRY AND R2 WITH THE BATHROOM AND R4 ENTRIES AT LEFT



PICTURE 34 – THE BATHROOM AND WC (R5)



PICTURE 35 – THE KITCHEN (R6)

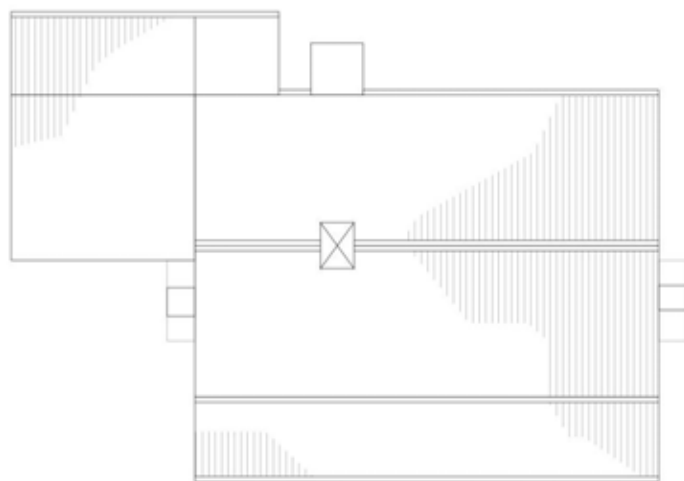


PICTURE 36 – THE BATHROOM AND WC (R5)

FIGURE 19 – COTTAGE FLOOR AND ROOF PLANS



PICTURE 37 – FLOOR PLAN OF THE COTTAGE



COTTAGE ROOF PLAN
SCALE 1:100@A3

PICTURE 38 – ROOF PLAN OF THE COTTAGE

2.5.4 TIMBER BARN

The barn appears to be of late 19th / early 20th century construction and is a simple rectangular form, of timber and weatherboard construction, with a gabled roof, clad in corrugated iron. The eastern façade is the most intact, presenting a simple weatherboard façade with plain bargeboards to the gable end and the only decoration being the gable vent. The structure incorporates a low level brick wall at the base (rebuilt) and supporting timbers have been propped on concrete piers. The northern and southern sides appear to have been open, with the north side retaining a decorated pointed timber valance. There is a partial concrete floor with an earthen floor at the eastern end.

The barn is in a derelict condition, having partially collapsed. The original extent of the building is indicated by the retention of the western timber post of the building frame. Historic aerials suggest that the building attached to a larger shed on its southern side, the ruins of which survive, to the south and southwest of the building.

FIGURE 20 – VIEWS OF THE TIMBER BARN



PICTURE 39 – VIEW SOUTHWEST TO THE TIMBER BARN



PICTURE 40 – VIEW EAST TO THE TIMBER BARN



PICTURE 41 – DETAIL OF THE GABLED ROOF AND VENT



PICTURE 42 – DETAIL OF THE REMNANT POINTED TIMBER VALANCE

The building houses a remnant 19th century wool press which is partially intact, however the provenance of the press is unknown and anecdotal information indicates that it is in separate ownership.

The timber barn is shown in historical photos and aerials from the 1940s.

2.5.5 THE DAIRY

The dairy building and associated concrete slab to the rear was constructed between 1952 and 1955 by the Jackamans. The building is a masonry structure of breeze block construction with a rendered finish, semi open to the eastern façade and with a gabled timber framed and corrugated asbestos cement sheet 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 building is reportedly built to a standard specification for dairy buildings of the period and was common across NSW.²¹

FIGURE 21 – VIEWS OF THE DAIRY



PICTURE 43 – VIEW NORTH TO THE DAIRY SHOWING THE PRINCIPAL EASTERN FAÇADE



PICTURE 44 – VIEW EAST TO THE REAR OF THE DAIRY



PICTURE 45 – VIEW SOUTH TO THE DAIRY



PICTURE 46 – THE INTERIOR OF THE DAIRY



PICTURE 47 – VIEW OF THE STALL DOORS



PICTURE 48 – VIEW OF THE VAULTED CEILING

²¹ Ibid

2.5.6 OTHER OUTBUILDINGS AND STRUCTURES

There are a number of ancillary corrugated iron sheds and remnant ruinous structures in the vicinity of the timber barn and dairy buildings as well as fences and yard structures including remnants of post and rail fencing. There is evidence of other former structures such as in ground footings, wells and cisterns. To the rear of the cottage there is a later 20th century chicken coop and water tank and the remains of a contemporary brick structure.

FIGURE 22 – REMNANT STRUCTURES



PICTURE 49 – RUIN OF A FORMER SHED BUILDING ASSOCIATED WITH THE TIMBER BARN



PICTURE 50 – GALVANISED SHED TO THE SOUTH OF THE TIMBER BARN



PICTURE 51 – CONTEMPORARY FENCING AND STALLS BETWEEN THE TIMBER BARN AND DAIRY BUILDINGS



PICTURE 52 –CHICKEN COOP AND TANK



PICTURE 53 – CONTEMPORARY BRICK STRUCTURE



PICTURE 54 – LATER TIMBER FENCING



PICTURE 55 – REMNANT POST AND RAIL FENCING



PICTURE 56 – CONCRETE PAVED AREA AT THE REAR OF THE DAIRY BUILDING

Panoramic views of the outbuildings group are provided below (Figure 23).

FIGURE 23 – PANORAMIC VIEWS OF THE OUTBUILDINGS



PICTURE 57 – VIEW OF THE TIMBER BARN AND DAIRY BUILDINGS



PICTURE 58 – VIEW OF THE DAIRY BUILDING, COTTAGE AND FORMER COACH HOUSE (FROM LEFT TO RIGHT)



PICTURE 59 – VIEW OF THE COTTAGE AND FORMER COACH HOUSE AND ASSOCIATED LATE 20TH CENTURY PLANTINGS

3 History

3.1 HISTORICAL SOURCES

The following historical overview primarily references the following sources, among other additional sources as referenced:

- Robert Townson's letters (NSW Colonial Secretary's Papers 1788-1856)
- 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.
- 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.
- Morris and Britton, 2000, *Colonial Landscapes of the Cumberland Plain and Camden, NSW*, for the National Trust of Australia
- Verlie Fowler, 2003, *Grist Mills*, Journal of Campbelltown and Airds Historical Society Inc., Volume 16, No.3 November 2003).

3.2 HISTORICAL OVERVIEW

The following historical analysis utilises the six key phases relating to primary periods of change or evolution at Varroville Estate as identified in the Thorp historical analysis. 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

A further phase has been added to accommodate more recent history as follows:

Phase 7: 1993 - Present : Disuse and Decline

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

Varroville and the estate form part of the original grant of 1000 acres (405) hectares by Governor Macquarie to Dr Robert Townson. Townson was born in England in 1762. He travelled widely, publishing various publications reflecting his interest in natural history, geology and mineralogy. Proficient in all branches of natural science and also in Latin, Greek, German, French, he was regarded as the most eminent scholar in the young colony²². He was granted 1000 acres in the parish of Minto in 1810, and

²² Goodin, VWE 1967, *Townson, Robert (1762-1827)*, Australian Dictionary of Biography, available at <<http://adb.anu.edu.au/biography/townson-robert-2743>>.

named his grant Varroville after Marcus Terentius Varro, a Roman scholar who had written a treatise on agriculture.²³ He also referred to the property as Bunbury Curran, when advertising in the Sydney press.

Dr. Townson emigrated to NSW as a free settler in 1807 aboard the *Young William*²⁴. His brother, Captain John Townson had previously served as a military officer in the colony and later returned as a settler. John had brought a letter stating that the secretary of state intended to direct Governor William Bligh to grant him 2000 acres (809 ha) and certain indulgences. Bligh however would not 'locate the grant' until he received specific instructions from London, but proposed that meanwhile Townson should select and occupy his land, buy livestock and have the use of four convicts for eighteen months. Dr. Robert was armed with a similar letter and received similar treatment.²⁵

Frustrated by the problems with the grant and in addition to other problems with Bligh, Townson became an opponent of his and in fact signed the requisition to Johnstone to depose Bligh in 1808. He also served on the insurrectionary committee, although he later fell out with the rebel administration. After Bligh was overthrown, Townson was granted land by Lieutenant Governor William Patterson in 1809. He immediately occupied the land, expending a considerable sum to build a horse yard, cultivate a large garden, clearing and fencing paddocks and making roads.²⁶ Townson had at least 6 convicts to clear land, grow wheat, and tend to stock as well as build the necessary infrastructure for the farm.²⁷

When the new Governor Lachlan Macquarie arrived at the end of 1809, he invalidated and recalled all grants made by the rebel government. On the 8th of November 1810, Macquarie visited Townson's farm, noting that the soil and pasturage was the best in the colony, along with the land at St Andrews. On the 21st of November, Macquarie again visited Townson. The Governor and Lady Macquarie are recorded as having viewed the estate from Bunbury Curran hill and Macquarie's journal records that he was "*highly gratified with the noble extensive view I had from the top of it of the surrounding country*". While having praise for the pasturage and the landscape, Macquarie does however refer to the location of the intended house and farm buildings as "ill chosen".²⁸

Locating the homestead on the lower slopes however provided protection from the environment and better access to the farming land and water as well as avoided the house being silhouetted against the sky. This approach was endorsed by the horticulturalist and landscape designer, Thomas Shepherd (1776-1836, probably citing the British landscape architect Humphry Repton) when describing the siting of Elizabeth Bay House, Sydney, and later espoused by British writer on estate planning, John Claudius Loudon (1773-1843) whose writings were influential in colonial New South Wales.²⁹

Townson still had not formally been granted the land in September 1811 when he wrote a letter of complaint to the Earl of Liverpool, however he was eventually re-granted the 1000 acres at Minto (Varroville), together with grants of 75 acres and 1605 acres at Botany Bay. The formal grant for Townson's property was back dated, like many others, to 1 January 1810³⁰. 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. Townson again felt aggrieved; as he had been living on his capital for nearly four years, he was afraid of penury. 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 property³¹. 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 and it appeared that the road would likely be in what he considered to be the better farming section of the estate, being "*the low*

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

²⁴ Australian Dictionary of Biography, op.cit.

²⁵ Fowler, Verlie, *Varroville, the estate of Dr Robert Townson*, in Grist Mills, Journal of Campbelltown and Airds Historical Society Inc., Volume 16, No.3 November 2003

²⁶ Ibid

²⁷ Harvard, Olive, 2015, *Townson of Varroville*, in the Royal Australia Historical Society Journal.

²⁸ Quoted in Liston, C. Campbelltown Bicentennial History, p. 9, in Thorp 1992, p. 10

²⁹ Office of Environment and Heritage: Varroville:
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045252>

³⁰ Grant to Robert Townson 1 January 1910, reproduced in Jackaman album, in Thorp 1992

³¹ (ibid).

obtained a permit to pasture cattle across the mountains.³⁶ The house, outbuildings and gardens were firmly established by 1820. Wool sales were held at the property in the 1820s, implying stockyards, barns etc. The overseer and the convict labour also lived on the site.

In 1820, 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..."*³⁷

However, the sale did not proceed and Townson did not return to England. He developed a psychopathic personality;³⁸ subordinating everything to the development of his farms, shutting himself off from society, and doing no scientific work in New South Wales. He became 'singular' and eccentric, and his rigid economy became a byword. He also nursed undue hostility towards all who had contributed to his critical situation; Macquarie described him as 'discontented' and one of his leading opponents, though there is no evidence that Townson took part in intrigues against him.³⁹

From evidence in advertising it is clear that a manager was hired to oversee the Bunbury Curran property and the property at Goulburn⁴⁰, and that a granary was added to the property at some stage⁴¹. In 1822, Townson had 20 acres under wheat, 5 of barely, 6 acres of garden/orchard and held a total of 2680 acres (total of all his holdings) with 3 horses, 400 head of cattle, 3350 sheep and 24 hogs⁴². Townson also planted experimental crops and established a thriving vineyard. Varroville became known for its beauty and abundance and for its variety of orchards and gardens. His vineyard was second only to that of Gregory Blaxland; his fine-woolled sheep and their clip were in great demand; his cattle were numerous and in the opinion of his contemporaries 'no single man had accomplished more in the rearing of stock'.⁴³

Townson is known to have employed assigned convicts at the estate. Fowler refers to Robert Hughes' *The Fatal Shore* which in turn refers to correspondence from Townson to the government in 1822, requesting 3 male convicts for his Varro Ville Estate. He had previously received one shepherd⁴⁴ and requested additional shepherds, gardeners and ploughmen, preferably of English and Scottish origin, having an already undue proportion of Irish.⁴⁵ The Colonial Secretary's Papers record that a convict named Miles Byrne was assigned to Townson at Bunbury Curran, in January of the following year, having previously arrived aboard the *Hadlow*.⁴⁶ Despite Townson's request, he too was an Irishman, from Wicklow, transported for 7 years⁴⁷ for theft. Later that year (August 1823) he was also assigned James Burton, who had arrived aboard the *Neptune* in 1820⁴⁸ transported for 7 years.⁴⁹ Colonial Secretary's papers record that Henry Smith was also reportedly assigned to Townson in 1824, recorded as being

³⁶ Artefact 2015, Macarthur Memorial Park Archaeological Assessment, pg 6 (refer Appendix)

³⁷ Sydney Gazette October 21 1820, p. 3, in Thorp 1992

³⁸ Australian Dictionary of Biography: <http://adb.anu.edu.au/biography/townson-robert-2743>

³⁹ Ibid

⁴⁰ Sydney Gazette September 25 1823, p. 5, in Thorp 1992

⁴¹ Sydney Gazette June 9 1825, p. 1, in Thorp 1992

⁴² 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.

⁴³ ADB op.cit: Dr Robert Townson.

⁴⁴ Colonial Secretary's Papers 12/02/1822, '*Request for Assigned Servants before going to new country*', p147

⁴⁵ Fowler op.cit. 2003

⁴⁶ Colonial Secretary's Papers 8/01/1823, '*Of Airds, on list of persons receiving an assigned convict*', p9.

⁴⁷ Convicts on the Transport Ship *Hadlow*: <http://www.historyaustralia.org.au/twconvic/Hadlow+1820>

⁴⁸ Colonial Secretary's Papers 22/08/1823 – '*Of Airds, on list of persons receiving an assigned convict*', p11

⁴⁹ Convict Records: <http://www.convictrecords.com.au/convicts/burton/james/85560>

assigned to Varroville⁵⁰. He had arrived aboard the Grenada in 1821. However Smith is also recorded as having been transported to Port Macquarie in 1822 and again in 1825.⁵¹ In 1825 he is also recorded as requesting a ticket of leave for his servant James Prime. Prime had arrived in 1820 aboard the Coromandel and was assigned in 1823 to take charge of Townson's grazing run.⁵²

FIGURE 25 – PORTRAIT OF ROBERT TOWNSON



PICTURE 60 – PORTRAIT OF DR. ROBERT TOWNSON AS PAINTED BY AUGUSTUS EARLE (1825-1827)

SOURCE: STATE LIBRARY OF NSW MITCHELL LIBRARY ML241

After Macquarie departed Townson began to take his rightful place in the community. In 1822 he became a foundation vice-president of the Agricultural Society and a member of its Horticultural and Stock Fund Committees. In 1826 he was appointed a magistrate. His name appeared regularly on subscription lists, and headed the list of donations towards establishing the Sydney Dispensary to give free medical attention to the poor.⁵³

Townson died at Varroville in 1827 at age 64, after a few days illness. He was buried at St Johns Anglican Church, Parramatta. As he was unmarried, his death created much speculation over the distribution of his estate and he left his fortune to his brother Captain John Townson of Van Diemen's Land, two nieces (residing in England) and his nephew Captain John Witts.⁵⁴

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 Wills⁵⁵. Wills was born in 1800 and was the brother of Mrs Sarah Redfern and the son of ex-convict ship builder Edward Wills and his wife Sarah.

Wills lived at Varroville with his second wife, Marie Ann, who was the sister of Dr Richard Barry, Professor of the Colonial College in Mauritius. The pair had a son, born in 1827 but who died at 11 months, and a

⁵⁰ Colonial Secretary's Papers 22/09/1824 – 'Of Varroville, on list of persons receiving assigned convict's,' p118.

⁵¹ State Records NSW: Colonial Secretary Index, 1788-1825
http://colsec.records.nsw.gov.au/indexes/colsec/s/F52c_sm-sn-04.htm

⁵² State Records NSW: Colonial Secretary Index, 1788-1825
http://colsec.records.nsw.gov.au/indexes/colsec/p/F45c_pl-py-11.htm

⁵³ ADB op.cit: Dr Robert Townson

⁵⁴ Sydney Gazette July 2 1827, p. 3, in Thorp 1992

⁵⁵ LTO Vendors Index Book 726, in Thorp 1992

daughter, Catherine Spencer, born in 1831. The 1828 census records that Wills owned 300 horned cattle and 1,150 sheep.⁵⁶

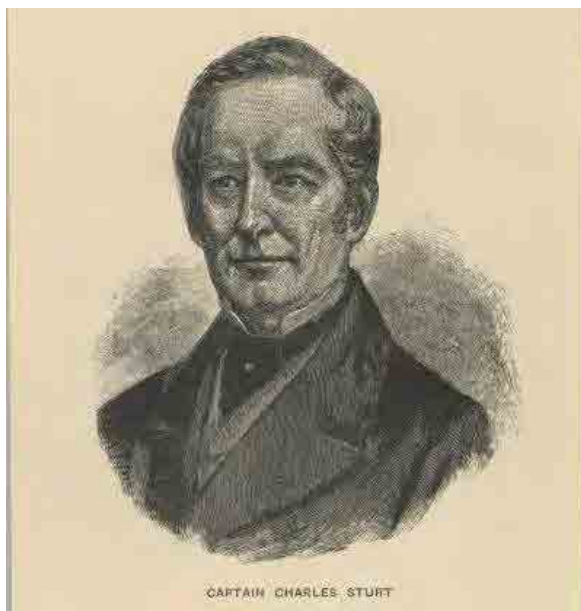
Around 1830, 2 acres of the Varroville site was sold. Liverpool Road had separated this portion of the site and the Robin Hood Inn was licensed on this site in 1830. The NSW calendar and General Post Office Directory of 1832 refers to: *28½ (miles) gate leading to the residence of the late Dr Townson, now the property of Thomas Wills Esq. This place is celebrated for a garden and vinery. 1½ (miles) to the left, a little farther on is a Public House called the Robin Hood recently erected near the Bridge over Bunbury Curran Creek.*⁵⁷

Wills initially studied medicine but found no future in it and instead entered the Bank of NSW as a principal accountant. He became the first Australian born Justice of the Peace in 1833. He vacated Varroville in 1836 and returned to England the following year. The property was sold in 1836 to explorer Charles Sturt⁵⁸ for £2,500⁵⁹.

Sturt; explorer, soldier and public servant, was born in India in 1795, one of thirteen children of Thomas Lenox Napier Sturt, a judge in Bengal under the East India Co⁶⁰. He procured a commission as ensign in the 39th Regiment of Foot, served in the Pyrenees in the Peninsular War, against the Americans in Canada and served in France after the Battle of Waterloo. On 7 April 1823 he was gazetted lieutenant and promoted captain on 15 December 1825. In December 1826 after a brief sojourn in England he embarked with a detachment of his regiment in the *Mariner* in charge of convicts for New South Wales and arrived at Sydney on 23 May 1827.

Sturt took part in a number of expeditions, exploring the Macquarie, Darling, Castlereagh, Murrumbidgee and Murray rivers. In 1830 Sturt was sent to Norfolk Island, before returning to England in 1832. He returned to the colony in 1834/1835, following his marriage to Charlotte Greene.

FIGURE 26 – PORTRAITS OF CHARLES AND CHARLOTTE STURT



PICTURE 61 – CAPTAIN CHARLES STURT
SOURCE: NLA.PIC-AN9941030/ 1895



PICTURE 62 – LADY CHARLOTTE CHRISTIANA STURT
(NÉE GREENE)
SOURCE: STATE LIBRARY OF SOUTH AUSTRALIA C.1850

⁵⁶ Fowler op.cit. 2003

⁵⁷ Ibid.

⁵⁸ LTO Vendors Index Book XYZ: 16/12/1825-5/1/1840 Book A, in Thorp 1992

⁵⁹ Primary Application 6462, in Thorp 1992

⁶⁰ Australian Dictionary of Biography <http://adb.anu.edu.au/biography/sturt-charles-2712>

Sturt described himself as “an enthusiastic horticulturalist”. In 1835, while planning to purchase a property he wrote to his brother William, in Calcutta, requesting fruit, plants, bulbs or seeds “the rarer the better”, along with jungle fowl, peacocks and ducks, partridge and pheasants, even a pair of antelopes. He sought pineapples, bananas, arrowroot, sugar cane, melon seeds, pumpkins, Bengal chillies, and “above all, indigo seed”.⁶¹

Sturt purchased lands at Queanbeyan and Mittagong, later selling his Mittagong lands when he purchased Varroville. At Varroville, Sturt gratified his passion for gardening as the gardens and orchards were thriving. Sturt was devoted to ornithology and in 1838, the celebrated bird artist John Gould visited Sturt at Varroville, seeking to purchase Sturt’s water colours, which Sturt refused. The water colours were later stolen and were never found.

During the great drought of 1838, Sturt reportedly made water holes in each of the paddocks. He recorded:

*On my farm at Varroville, until labour and skill were exerted, one only of many channels held water, and that was brackish. When I passed that farm, every paddock had its proper water-hole. In a season of severe drought, I not only fed 180 head of stock on 1000 acres, of which 350 were under cultivation, but I permitted 19 families to supply themselves from my tanks.*⁶²

Sturt was absent from Varroville from April of 1838 until the end of the year, in charge of a party overlanding cattle to Adelaide. His wife remained at Varroville with ‘some score of assigned labourers’. Sturt’s letters record his worry for his wife alone, and she led an apparently lonely life at Varroville. The system of ‘assigned servants’ was strange to the Sturts; these were gangs of convicts sent to fulfil the functions of manservants, grooms and estate workers. Sturt is on the record as having criticised the system, as it was open to misuse which became a common social evil.⁶³ Sturt was known to be strict but fair with an open minded attitude and an appreciation for their plight, and they in turn held him in high esteem.⁶⁴ Documented assigned labourers included a convict overseer known as Mullholland. He later resigned his post (having been found to be delinquent and abusing his position to steal bales of Lucerne hay) and a younger convict named Cole was appointed. Cole was ‘faithful but hideously ugly’ and was hated by his colleagues⁶⁵. Attempts were made on the man’s life and he fled to the protection of Charlotte, who contained the situation until the magistrates arrived. Sturt’s brother Evelyn then came up from Melbourne to look after the household until his brother returned.

Sturt is recorded as having two particularly trusted servants; a former soldier John Harris and the freedman John Davenport, known as ‘Ginger’. Ginger had been court martialled for cowardice following the Battle of Waterloo and was transported to NSW. Ginger had collapsed on the field and had been found unwounded. He was epileptic and Sturt, who had witnessed the man’s illness, viewed this as an injustice and sought to make amends⁶⁶. Davenport was thereafter devoted to Sturt. While davenport’s apparently unattractive countenance had not endeared him to Charlotte Sturt,⁶⁷ he was present for the birth of the Sturt’s first son Napier George (in the absence of a midwife and experienced staff to attend the birth) and was devoted to the child thereafter, having been the first to hold him in his arms⁶⁸. Sturt’s second son was born at Varroville in September of 1838 (Charles Sheppey), and their first (Napier George) was recorded as almost drowning in one of the water holes on the property. He was saved only due to the barking and whining of Sturt’s faithful retriever that drew attention to the boy.⁶⁹

The Sturts moved to Adelaide in 1839 and later returned to England in 1853. The sale notice for the property, advertised in 1839, mentions additional outbuildings and improvements to the water supply:

⁶¹ Fowler op.cit. 2003

⁶² Ibid

⁶³ Langley, Michael, Sturt of the Murray, 1969: 141

⁶⁴ Ibid

⁶⁵ Ibid 177

⁶⁶ Ibid 142

⁶⁷ Ibid

⁶⁸ Ibid 143

⁶⁹ Ibid 178

*"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, 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"*⁷⁰

The latter notations relating to the outhouses may refer to the subject buildings, in particular the reference to the coach house, although no specifics are provided. On the day of the auction other goods offered for sale included farm implements, working bullocks, pigs, horses, household goods, 9800 bricks, sawn stuff, seed oats and about 45 tonnes of hay.⁷¹

The estate was conveyed from Sturt to a partnership of three; Thomas Wills (former owner), John Gilchrist and John Manning⁷². 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 possible⁷³. Gilchrist and Chambers sold the property in November 1839 to James Raymond, the first Postmaster-General⁷⁴, for 2100 pounds⁷⁵. Three generations of the family lived on the property with their spouses and children.

FIGURE 27 – PORTRAIT OF JAMES RAYMOND, POST MASTER GENERAL (C.1845-1850)



SOURCE: NATIONAL PORTRAIT GALLERY, PAINTER UNKNOWN (C.1845-1850)

Raymond was responsible for the introduction of pre-paid postage in 1838, the world's first system of pre-paid postage. He suggested the use of stamped sheets as envelopes, an innovation that was adopted before the English brought in penny postage in 1840.⁷⁶ Raymond also recommended that postage

⁷⁰ The Australian January 31 1839, p. 3, in Thorp 1992

⁷¹ (ibid).

⁷² Primary Application 6462, in Thorp 1992

⁷³ (ibid).

⁷⁴ Colleen Morris & Geoffrey Britton 2000, *Colonial Landscapes of the Cumberland Plain and Camden, NSW*, prepared for the National Trust of Australia, Sydney.

⁷⁵ (ibid).

⁷⁶ National Portrait Gallery: <http://www.portrait.gov.au/portraits/2010.21/james-raymond>

carriers wear the same livery as those in England and the distinctive uniform was thus introduced to the colony.⁷⁷

The Raymond's arrived in the colony from Ireland in 1826, with 8 of their 9 children. A further 2 children were born in the colony. Raymond was a keen follower of horse racing and owned several race horses. Their daughter Aphra (Aphrasia) married Arthur Kemmis in 1831 and she and her 4 children moved to Varroville in 1839 shortly before the birth of Aphrasia Minna (Missy). Kemmis died in 1842. Aphra's father Raymond had social position and frequently entertained at Varroville, which was considered part of the famous social triangle which included the Cordeaux family of Leppington and the Brooks family of Denham court.

FIGURE 28 – PORTRAIT OF ONE OF RAYMOND'S RACE HORSES (1846)



PICTURE 63 – "NAZEER FARRIB" / A HIGH CASTE ARAB, THE PROPERTY OF JAMES RAYMOND ESQUIRE, OF VARROVILLE

SOURCE: STATE LIBRARY OF NSW: ML 282

Aphra's mother died in 1848 and her father 18 months later, when his will permitted his daughter to live rent free at Varroville. The 5 Raymond sons (James, Samuel, John, William and Robert) continued to run the estate as a farm until its sale in 1858 to new owner George T. Rowe. The 1850 survey shown at Figure 29 depicts a cluster of buildings in the vicinity of the present buildings and an avenue to Campbelltown Road. This road is clearly depicted in aerial views of the site in 1947, 1955 and 1961 (refer to Figure 33, Figure 35 and Figure 36) and remains partly discernible across the site, although it is no longer as defined. It became redundant with the construction of the south western freeway and is now grassed over.

⁷⁷ Fowler op.cit. 2003

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 £4,500⁷⁹. Attracted by prospects of advancement in the colony English born Judge Cheeke migrated to Sydney in 1837, with a strong letter of commendation from Lord Glenelg to Sir George Gipps.⁸⁰ On 10 November he was admitted to the Bar of New South Wales and made a magistrate in 1838. In 1865 Rowe was elevated as a Judge of the Supreme Court of NSW.

Cheeke, a keen racing enthusiast, established a successful stud at 'Varro Ville', and also used the estate to train race horses. He established a private race course on the flat below Varroville, although a specific location has not been established. His filly 'Clove' won the first Australian Derby in 1865 and by 1872 his stable on the estate was being managed by a John Chaffe⁸¹. 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."*⁸²

Alfred Cheeke died in 1876 and his executors put the house up for sale in the same year. It is believed that Cheeke completed Varroville house, started by Rowe. 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"*⁸³ located on the Campbelltown Road about 4 miles from Campbelltown Railway Station, and was larger than 1000 acres in size. The notice also describes the estate's numerous artificial dams *"which have never been known to fail"*⁸⁴ 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"*⁸⁵.

The property itself, 'Varro Ville' house, is described as a *"commodious family residence recently erected by the late proprietor"*⁸⁶, 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"*⁸⁷. 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."*⁸⁸

Thus, at this time there were three houses on the property. One of the houses (probably the first house) appears to have been demolished prior to the 1950s, although there is evidence that the extant house incorporates parts of the original⁸⁹. The reference to the gardeners house could refer to the extant cottage in the outbuildings group which is consistent with the latter 19th century stylistically, however this is speculation and is not able to be documented.

⁷⁹ Primary Application 6462, in Thorp 1992

⁸⁰ Australian Dictionary of Biography: <http://adb.anu.edu.au/biography/cheeke-alfred-3197>

⁸¹ Liston, C. Op Cit. p. 106-7, in Thorp 1992

⁸² Sydney Morning Herald 11 March 1876, in Thorp 1992

⁸³ Sydney Morning Herald 15 April 1876, in Thorp 1992

⁸⁴ (ibid).

⁸⁵ (ibid).

⁸⁶ (ibid).

⁸⁷ (ibid).

⁸⁸ (ibid).

⁸⁹ Fowler, Grist Mills RAHS 2003 p86

FIGURE 30 – PORTRAIT OF ALFRED CHEEKE (C.1870-76)



SOURCE: NATIONAL LIBRARY OF AUSTRALIA NLA.PIC-AN24152668

Between the 1880s and the first decade of the 20th century the property changed hands a number of times. The property was sold to M. Suttor, a grazier, for £8500⁹⁰ in 1876. Suttor mortgaged the property almost immediately for £5000 to W. F. Jones but remained in possession until 1885⁹¹. At that time the estate still encompassed the full 1000 acres, but it appears likely that soon after, subdivision commenced on the original grant⁹². Suttor sold the estate to a Sydney solicitor, Thomas Salter, in 1885⁹³, and the survey from 1885 is pictured below at Figure 31, showing the site comprising 1027 acres. By the 1890s the property appears to have been reduced in size⁹⁴. At this time, the property appears to have been leased to an H. R Pockley for dairying.

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.

⁹⁰ Primary Application 6462, in Thorp 1992

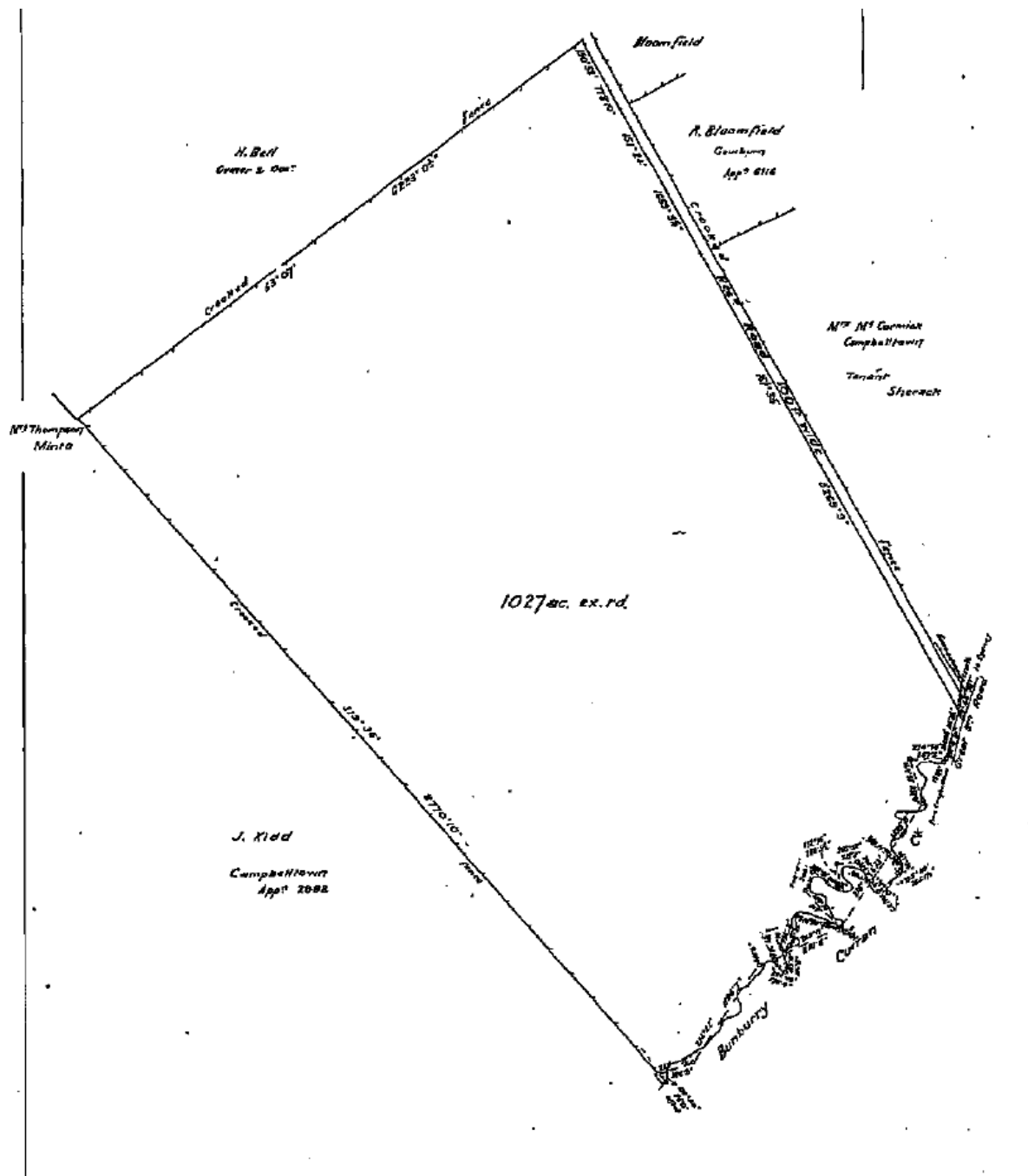
⁹¹ (ibid).

⁹² (ibid).

⁹³ (ibid).

⁹⁴ CT Volume 1079 Folio 61, in Thorp 1992

FIGURE 31 – C.1885 SURVEY



SOURCE: LPI PRIMARY APPLICATION 6462

3.2.4 PHASE 4 1912 – 1950: DAIRYING AND DECLINE

William Henry Staniforth purchased Varroville in 1912, having previously owned a number of properties in the Barmedman and Condobolin districts. While living at Minto, he won hundreds of blue ribbons showing horses at most of the principal country shows. He also purchased St Andrews where he bred thoroughbred horses. Staniforth used the property for dairying, and mortgaged it a number of times during the period to 1923⁹⁵. In that year, he leased the estate to three brothers, Percy, Austin and Arthur Smith

⁹⁵ (ibid).

of Concord. The brothers were all dairymen, and their lease lasted until 1929 at which time George Smith bought the property⁹⁶. As well as running their own cattle, they transported milk from other dairy farmers.

The Royal Australian Historical Society visited the estate in July of 1935 and photographed the house and outbuildings including the coach house and 19th century cottage (refer Figure 32 below).

FIGURE 32 – HISTORIC VIEWS OF THE OUTBUILDINGS



PICTURE 64 – C.1935 VIEW OF THE FORMER COACH HOUSE, WITH THE COTTAGE BEHIND. NOTE THAT THERE IS NO VERANDAH AND THE FAÇADE APPEARS TO BE ENCLOSED BY PAIRS OF TIMBER DOUBLE DOORS

SOURCE: CAMPBELLTOWN AND AIRDS HISTORICAL SOCIETY PHO5003B.



PICTURE 65 – UNDATED VIEW OF THE COACH HOUSE WITH THE SLAB HUT IN THE DISTANCE (RIGHT) (1935-1952)

SOURCE: CAMPBELLTOWN AND AIRDS HISTORICAL SOCIETY PHO 132B:

'Varro Ville' appears to have been sold again during the 1930s or 40s to a Robert Stanley Thompson⁹⁷. 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 1950⁹⁸.

⁹⁶ (ibid).

⁹⁷ CT Volume 6364 Folio 86, in Thorp 1992

⁹⁸ (ibid).

FIGURE 33 – 1947 AERIAL VIEWS OF THE ESTATE



PICTURE 66 – 1947 AERIAL OF THE HOUSE AND ESTATE (PART VIEW) WITH THE HOUSE AND OUTBUILDINGS INDICATED AND SHOWING THE ORIGINAL DRIVEWAY AND SOME DAMS

SOURCE: LPI



PICTURE 67 – 1947 AERIAL OF THE HOUSE AND ESTATE (PART VIEW) WITH THE HOUSE AND OUTBUILDINGS INDICATED

SOURCE: LPI

Varroville featured in a series of radio plays in 1942 produced by the Rural Bank of NSW, called “*These Old Homes*”. Varroville featured in episode 28 and the narrative included a recount of Sturt’s ‘hideously ugly convict’ and the incident with Charlotte Sturt defending Cole (refer section 3.2.2 above). The show also featured a fictitious and humorous dialogue between Macquarie and Townson, based on documented accounts; such as Macquarie’s criticism of the siting of the homestead and Townson’s reported naming of a bug identified on his property as “the Macquarie Bug”. The narrator also sets the scene with a brief discussion of the location and history of the house (noting that Townson built the house which was not correct) and following the play, he describes the house, including mention of what is likely to be the coach house; described as a white building of handmade bricks, of the card marked variety (referring to the frog markings).⁹⁹

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 year¹⁰⁰. The family commenced a series of alterations, renovations and additions to the main house including alterations to room configurations, changing the use of windows and doors, an extension of one room 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 garden¹⁰¹.

The founding president of the Campbelltown and Airs Historical Society visited the property in 1952 and photographed the house and outbuildings, as pictured below at Figure 34. The slab hut was being lived in at this time.

FIGURE 34 – C.1950S VIEWS OF THE OUTBUILDINGS



PICTURE 68 – THE 19TH CENTURY COTTAGE

SOURCE: CAMPBELLTOWN AND AIRS HISTORICAL SOCIETY PHO 0129B: PHOTOS BY IVOR G THOMAS C. 1952

⁹⁹ Rural Bank of NSW “These Old Homes” Episode 28

¹⁰⁰ Pers. Comm. C. Jackaman, in Thorp 1992

¹⁰¹ (ibid).



PICTURE 69 – THE REAR OF THE 19TH CENTURY COTTAGE, PART VIEW OF THE FORMER COACH HOUSE AT LEFT AND THE FORMER STABLES BUILDING IN THE DISTANCE (RIGHT)

SOURCE: CAMPBELLTOWN AND AIRDS HISTORICAL SOCIETY PHO 158B: PHOTOS BY K. HINDWOOD C. 1952



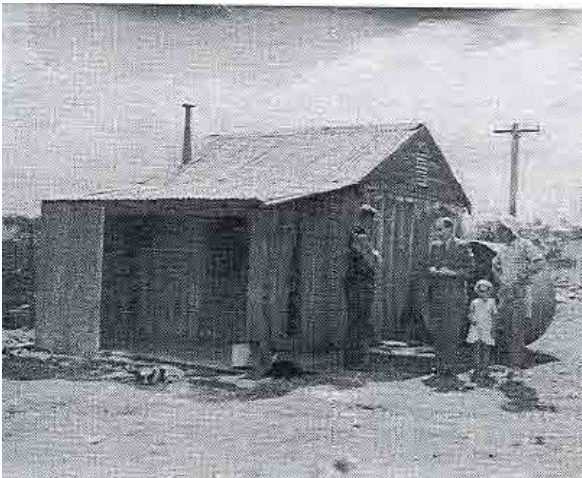
PICTURE 70 – THE FORMER COACH HOUSE AND 19TH CENTURY COTTAGE BEYOND. NOTE THE VERANDAH TO THE COACH HOUSE HAS BEEN ADDED SINCE THE 1935 IMAGE.

SOURCE: CAMPBELLTOWN AND AIRDS HISTORICAL SOCIETY PHO 158B: PHOTOS BY K. HINDWOOD C. 1952



PICTURE 71 – THE TIMBER SLAB HUT WITH THE COACH HOUSE VISIBLE AT THE REAR RIGHT

SOURCE: CAMPBELLTOWN AND AIRDS HISTORICAL SOCIETY PHO 131B - PHOTOS BY IVOR G THOMAS C. 1952



PICTURE 72 – THE TIMBER SLAB HUT

SOURCE: GRIST MILLS JOURNAL OF CAMPBELLTOWN AND AIRDS HISTORICAL SOCIETY VOLUME 16 NO. 3 NOVEMBER 2003: PHOTOS BY K HINDWOOD C. 1952



PICTURE 73 – THE TIMBER SLAB HUT (REAR VIEW)

SOURCE: GRIST MILLS JOURNAL OF CAMPBELLTOWN AND AIRDS HISTORICAL SOCIETY VOLUME 16 NO. 3 NOVEMBER 2003: PHOTOS BY K HINDWOOD C. 1952

By the time the Jackamans purchased the property, the outbuildings were in a state of disrepair, in particular the 19th century cottage, and extensive reconstruction works were undertaken. Mrs Jackaman recalled that the southern wall was missing and further that there were no internal walls and a dirt floor. They replaced all the internal joinery and were also responsible for the southern addition, reportedly constructed from a pre-fab migrant hostel¹⁰² sometime between 1952 and 1955.¹⁰³ Views of the cottage

¹⁰² Tanner, Howard, 22/02/2003 in correspondence from Cherry Jackaman to the General Manager Campbelltown Council 13/02/2003

¹⁰³ Varroville House Timeline 1810-2007, Campbelltown Local Studies Library Vertical File

at Figure 34 above illustrate that it formerly was used for two dwellings, the northern most entry having since been infilled. The southernmost window is also shown as infilled and the southern chimney appears to have been reconstructed.

The former coach house was also modified for use as a machinery shed, with works including the addition of the front verandah and removal of the former timber doors and valance shown in the 1935 view at Figure 32. The dairy building was also constructed under the Jackaman ownership, c.1952. It had not yet been constructed when the Campbelltown and Airds Historical society viewed the property in 1952 and is not shown in the historic views at Figure 34 however is apparent on the 1955 aerial along with the associated concrete slab.

A new driveway to the property from St Andrews Road was also established in 1950s. The 1955 aerial (Figure 35) shows the driveway and the beginnings of the avenue of trees lining the drive at the western end adjacent to St Andrews Road. St Andrews Road was established along what was originally a farm track between Townson and Andrew Thompsons original land grants. The original drive remains apparent in the aerial view.

The aerial illustrates the site as largely cleared land, and shows the remains of vineyard terracing around the main house and outbuildings and extending to St Andrews Road and up to the knoll northeast of the main house. The aerial also shows the dams on the western side of the site which have been attributed to Charles Sturt's occupation of the property in the late 1830s. Analysis of historic aerial views indicates that 5 of the 10 dams were present prior to 1947 (being dams 2, 4, 6, 10 and 11). Dams 3 and 5 may have been constructed between 1956 and 1961 while dams 7-9 on the north side of the site appear to post-date 1955. The 1961 aerial also suggests that works may have been undertaken to the dam wall of dams 2-6 as the edge is much more defined.

FIGURE 35 – LATE 20TH CENTURY AERIAL VIEWS



PICTURE 74 – 1955 VIEW SHOWING THE APPROXIMATE SITE AREA

SOURCE: LAND AND PROPERTY INFORMATION



PICTURE 75 – DETAIL OF THE 1955 AERIAL SHOWING THE MAIN HOUSE, THE OUTBUILDINGS, REMNANTS OF THE ORIGINAL DRIVE, THE NEW DRIVE FROM ST ANDREWS ROAD (WITH NEW AVENUE OF TREE PLANTINGS) AND EXTENSIVE EVIDENCE OF CONTOUR TERRACING, EXTENDING TO ST ANDREWS ROAD, AND AROUND THE HILL NORTH OF THE MAIN HOUSE. THE NEWLY CONSTRUCTED DAIRY BUILDING IS ALSO SHOWN

SOURCE: LAND AND PROPERTY INFORMATION

FIGURE 36 – DETAILS OF THE 1961 SITE AERIAL SHOWING THE OUTBUILDINGS AND DRIVEWAY



PICTURE 76 – DETAIL OF THE OUTBUILDINGS SHOWING THE RECENTLY CONSTRUCTED DAIRY
SOURCE: LAND AND PROPERTY INFORMATION



PICTURE 77 – DETAIL OF THE DRIVEWAY FROM ST ANDREWS ROAD, WITH THE AVENUE OF TREES LAID OUT
SOURCE: LAND AND PROPERTY INFORMATION



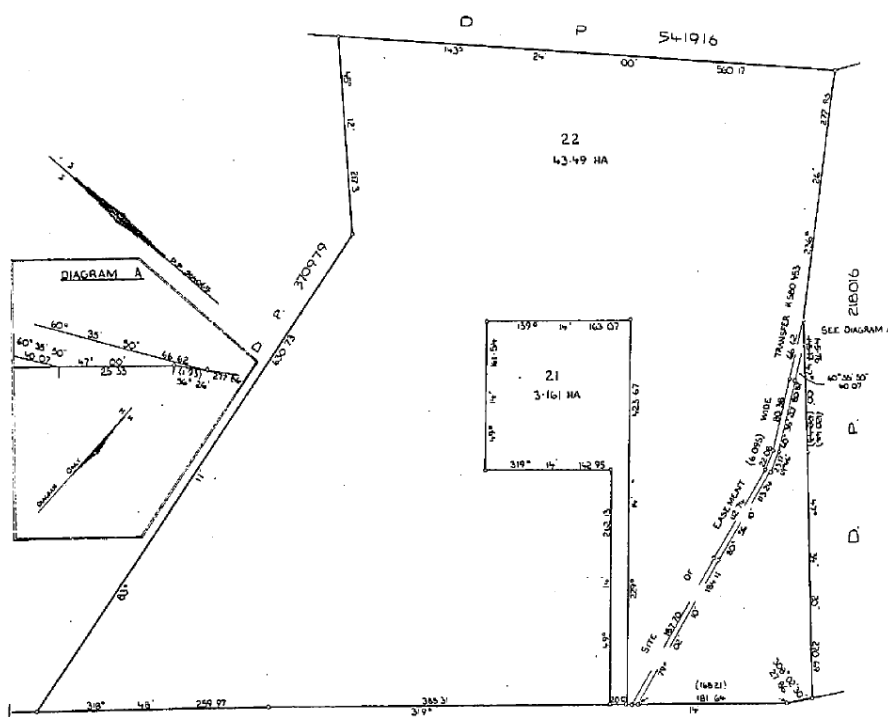
PICTURE 78 – DETAIL OF THE WESTERN LAKES, DAMS 2, 3 AND 4 WHICH ARE SHOWN WITH A MUCH MORE DEFINED EDGE TO THE DAM WALLS
SOURCE: LAND AND PROPERTY INFORMATION

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 the subdivision was granted to the family, 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.¹⁰⁴

Part of the plateau to the north west of the property was subdivided for large-lot (mostly 2ha) development prior to 1974.¹⁰⁵

The house was classified by the National Trust in 1976.¹⁰⁶ This included approximately 108 hectares (268 acres), the main house and the outbuildings on the subject site. In the same year, Lot 21 of DP564065 (3.161 hectares) which contained the main house was created out of the larger property. The intention of the subdivision was to enable the bequest of lot 21 to the National Trust (refer Figure 37). Title documentation records that the property was transferred to Belen Investments in 1974 however the company was owned by or affiliated with the Jackaman's who continued to occupy the site until 1980

FIGURE 37 – 1973 SUBDIVISION PLAN SHOWING LOTS 21 AND 22 (22 BEING PART OF THE SUBJECT SITE)



SOURCE: LPI VOLUME 12288 FOLIO 210

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 1988.¹⁰⁷

3.2.6 PHASE 6 1990 – 1993: CONSERVATION ISSUES

In 1990 'Varro Ville' was acquired by the National Trust (NSW). This was after a considerable period of discussion with Mrs Jackaman, herself a former board member and president of the National Trust. In the following year, a report was prepared by the Trust which recognised the importance of the property and

¹⁰⁴ (ibid).

¹⁰⁵ Scenic Hills 2011 p84

¹⁰⁶ Pers. Comm. C. Jackaman, in Thorp 1992

¹⁰⁷ (ibid).

recommended the sale of the main house into private hands.¹⁰⁸ It was withdrawn from sale, after protest from the Jackaman family. Council then resolved to write to the Trust requesting that they retain the house in public ownership, with a view to restoring the property. However a use was unable to be found and the Trust did not have the resources to conserve or use the property and therefore the Trust again resolved to sell the property into private ownership.¹⁰⁹ This time the sale was with the consent of the Jackamans.

The farm outbuildings (lot 22 DP564065) however remained in the ownership of the Jackaman's (Belen Investment) until 2007.

The increasing concern with the environmental heritage inherent in this property was embodied by the commissioning of a Conservation Plan for the main house by Orwell and Peter Phillips in 1992. The conservation plan formed part of the agreement of sale and outlined positive covenants for the property, which formed part of the contract for sale when the house was purchased by the new property owners. Ken and Virginia Pearson-Smith, carefully restored Varroville before again selling to new owners. Pearson Smith and Associates Pty Ltd also revised the CMP in 1999.

In the same year attempts were made to have a Permanent Conservation Order placed over the property. The original PCO boundary included lots 21 (the main house) and 22 (the outbuildings) however when the Minister for Planning granted Permanent Conservation Order No. 737 (August 1993), the boundary only included lot 21.¹¹⁰ This was based on an assessment of the outbuildings which did not consider the outbuildings to be of sufficient significance. The Trust however maintained that lot 22 should be included, as the subdivision had separated the house from associated component elements, which contributed collectively to the setting and context of the house.¹¹¹

FIGURE 38 – DRAFT AND APPROVED PCO PLANS



PICTURE 79 – THE DRAFT PCO CURTILAGE INCLUDED PART OF LOT 22 INCORPORATING THE OUTBUILDINGS

SOURCE: PB& EP COMMITTEE MEETING 23/11/1993, CAMPBELLTOWN LOCAL STUDIES VERTICAL FILE

¹⁰⁸ National Trust NSW Report of the Properties Task Force Volume 1, in Thorp 1992

¹⁰⁹ Campbelltown Council: Minutes of the ordinary Meeting of the Campbelltown City Council 9th February 1999: pg 17

¹¹⁰ Ibid: 18

¹¹¹ Ibid: 20



PICTURE 80 – THE GAZETTED PCO CURTILAGE INCLUDED ONLY LOT 21

SOURCE: PB& EP COMMITTEE MEETING 23/11/1993, CAMPBELLTOWN LOCAL STUDIES VERTICAL FILE

3.2.7 PHASE 7 1993- PRESENT: DISUSE AND DECLINE

In 1999 Council resolved that their Heritage Protection sub-committee would further investigate the outbuildings and the decision to only list Varroville House (lot 21). A brief heritage study was undertaken by the Council in 2000. The study found that the land had high significance for extant evidence of vineyard cultivation and for its historical values, demonstrated in its contribution to the development of Campbelltown and the colony. The study also noted that urgent repairs were required.

At its December 2000 meeting, the Council resolved to include the Varroville outbuildings in the curtilage of the Varroville local heritage items and further to write to the Heritage Office with a recommendation to extend the SHR boundary. The Heritage Council in turn opted to defer this pending completion of a separate study of colonial landscapes in the Cumberland Plain was being undertaken, and subsequent recommendations from that Study. The Heritage Council also requested a Conservation Management Plan however Council did not have the resources to provide this and as the buildings were in private ownership.¹¹²

In December 2002 Councillor Verlie Fowler requested Council investigate condition of the outbuildings to see if any works could be enforced. Council inspected the property with tenant's approval and the buildings were found to be in severe disrepair. As the buildings were not then heritage listed, the repair order was issued by Andrew Spooner (Manager Compliance Campbelltown City Council), under Section 121B of the EP&A Act 1979. Works were to be completed by 14 March 2003.¹¹³ In response, the Jackamans engaged Tanner Architects to undertake an assessment of the outbuildings. That assessment recommended demolition of the timber former stables building due to condition, and the dairy building, citing lack of significance (due to its comparatively recent construction c.1952). Tanner attributed construction of the cottage to 1880-1920 based on stylistic analysis and determined that it was not required to be retained, with consideration for the extent of reconstruction of the cottage by the Jackamans.¹¹⁴ Only the former coach house/ machinery shed was considered to be of significance and

¹¹² Varroville House Timeline 1810-2007, Campbelltown Local Studies Library Vertical File, pg 4

¹¹³ Ibid 5

¹¹⁴ Ibid

was attributed to the pre 1860s (as early as c.1830s) based on its construction, however its extremely poor condition meant that substantial funding was required for its restoration.¹¹⁵

Mrs Jackaman sought leeway on the Order and the deadline was delayed 60 days and was further suspended. Council then engaged Conybeare Morrison to review the report by Tanner Architects. They recommended the restoration of the former coach house/ machinery shed, conservation of the cottage and the demolition and archival recording of the dairy building and timber shed (former stables).¹¹⁶ The slab hut was recorded during a further site inspection (2004) and was considered to be highly significant as it potentially dates to the first phase of occupation of Varroville. The roof of the building has since collapsed and is unsafe. Following the subsequent inspection, Conybeare Morrison also revised their position on the timber shed building, which they deemed required further research to determine significance.¹¹⁷ The assessment also recorded the wool press in the former wool shed/ stables however this is understood to be in separate ownership and does not form part of the site.

FIGURE 39 – 2004 VIEWS OF THE INTERIOR OF THE SLAB HUT



PICTURE 81 – VIEW OF THE SLAB HUT
SOURCE: CONYBEARE AND MORRISON 2004



PICTURE 82 – VIEW OF THE INTERIOR OF THE SLAB HUT. THE SHEET WALL LINING APPEARS TO BE EARLY 20TH CENTURY. THE ROOF OF THE BUILDING HAS SINCE COLLAPSED AND IS UNABLE TO BE INSPECTED
SOURCE: CONYBEARE AND MORRISON 2004

The northern half of the subject site was used in conjunction with the adjoining scenic hills riding facility (hence the tracks over the northern half of the site), however the use was discontinued in 2010.

Ken and Virginia Pearson-Smith sold Varroville House in 2002 to solicitor John Metzopolous and his wife Vanessa Seary, who in turn sold the property to Jacqui Kirkby and Peter Gibb in 2005. The subject site remained in the ownership of Belen Investments (the Jackamans) until 2007. It is presently owned by Cornish Investments Pty Ltd. Campbelltown Council never proceeded with the proposed listing under the LEP and the site is not presently listed under the LEP or the draft instrument as set out in section 6.2.

¹¹⁵ Ibid.

¹¹⁶ Ibid. 6

¹¹⁷ Ibid 7

3.3 PROPERTY OWNERS

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

TABLE 1 – PROPERTY OWNERS

DATE	OWNER
1810 – 1827	Robert Townson by Crown Grant
1827 – 1829	Captain John Townson, a nephew and two nieces
1829 – 1836	Thomas Wills
1836 – 1839	Charles Sturt
1839	Thomas Wills, John Gilchrist and John Manning
1839 – 1851	James Raymond
1851 – 1858	James, Samuel, John, William and Robert Raymond
1858 – 1859	George T. Rowe
1859	H. H. Browne
1859 – 1876	Alfred Cheeke
1876 – 1885	M. Suttor
1885 – 1906	Thomas Salter
1906 – 1912	Reginald Thomas
1912 – 1929	William Henry Staniforth
1929 –	George Smith
1930s/40s	Robert Stanley Thompson
1950	William Forest Ross
1950 -1974	Jackaman family
1974 -1990	Belen Investments (It is assumed that the Jackamans retained ownership through the company and daughter Angela Mary Jackaman was a nominated company director)

TABLE 2 – PROPERTY OWNERS—VARROVILLE HOUSE (POST 1990)

DATE	OWNER
1990 – 1992	National Trust
1992 – 2002	Ken and Virginia Pearson-Smith
2002 – 2005	John Metzopolous and wife Vanessa Seary

2005 – present	Jacqui Kirkby
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TABLE 3 – PROPERTY OWNERS—VARROVILLE ESTATE (POST 1990)

DATE	OWNER
1990 -2007	Belen Investments (It is assumed that the Jackamans retained ownership through the company and daughter Angela Mary Jackaman was a nominated company director)
2007 – present	Cornish Investments Pty Ltd.

3.4 HISTORICAL THEMES

Historical themes can be used to understand the context of a place, such as what influences have shaped that place over time. The Heritage Council of NSW established 35 historical themes relevant to the State of New South Wales. These themes correlate with National and Local historical themes.

Historical themes at each level that are relevant to the Varroville Estate are provided in Table 1.

TABLE 4 – HISTORICAL THEMES

AUSTRALIAN THEME	NSW THEME	LOCAL THEME	EXAMPLE
2 Peopling Australia	Aboriginal cultures and interactions with other cultures	Activities associated with maintaining, developing, experiencing and remembering Aboriginal cultural identities and practises, past and present; with demonstrating distinctive ways of life; and with interactions demonstrating race relation	The language group spoken in the Campbelltown area is thought to have been Dharawal and their tribal area was known as Cubbitch-Barta after its white pipe clay. There are 11 registered sites and 17 newly recorded sites located within the study area, along with two Aboriginal site complexes.
2 Peopling Australia	Convict	Activities relating to incarceration, transport, reform, accommodation and working during the convict period in NSW (1788 - 1850) – does not include activities associated with the conviction of persons in NSW that are unrelated to the imperial 'convict system': use the theme of Law & Order for such activities	There are several accounts of assigned servants at Varroville – Townson has at least 6 convicts when he established Varroville and there are records of various other convicts assigned to him over his period of occupation at Varroville. There are also various accounts of Sturts assigned convicts and anecdotes about Varroville.
3 Developing local, regional and national	Agriculture	Activities relating to the cultivation and rearing of plant and animal species,	The site has been used for a variety of farming since 1810, including viticulture, orcharding,

AUSTRALIAN THEME	NSW THEME	LOCAL THEME	EXAMPLE
economies		usually for commercial purposes, can include aquaculture	stock breeding, a horse stud, pasture and dairying. The site retains evidence of ground modelling for vineyard terracing/ viticulture.
3 Developing local, regional and national economies	Commerce	Activities relating to buying, selling and exchanging goods and services	The use of the site for trade and selling goods, specifically associated with the various agricultural uses as listed above e.g. Varroville was known for its quality sheep and Townson's stock was in demand through the colony and abroad.
3 Developing local, regional and national economies	Environment - cultural landscape	Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	This is evident in the retained evidence of ground modelling for vineyard terracing/ viticulture as well as the dams, which have been attributed to Sturts occupation.
3 Developing local, regional and national economies	Pastoralism	Activities associated with the breeding, raising, processing and distribution of livestock for human use	Various pastoral uses including Townsons occupation of the site from 1810 and use of the site for raising livestock, in particular, sheep.
4 Building settlements, towns and cities	Land tenure	Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Varroville is of interest as one of the few remaining colonial landscapes where the extent of the original grant remains apparent, although the site no longer remains in single ownership. Site also includes a survey marker on Bunburry Curran Hill.
4 Building settlements, towns and cities	Accommodation	Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles	As evidenced by the late 19 th century cottage dwelling/ formerly two dwellings and the associated potential archaeological resource.
5 Working	Labour	Activities associated with work practises and organised and unorganised	The various labour functions associated with the site as an agricultural and pastoral land

AUSTRALIAN THEME	NSW THEME	LOCAL THEME	EXAMPLE
		labour	holding.
8 Developing Australia's cultural life	Domestic Life	Activities associated with creating, maintaining, living in and working around houses and institutions	As evidence by the subject outbuildings (in particular the late 19 th century cottage) and potential associated archaeological resource.
9 Marking the phases of life	Persons	Activities of, and associations with, identifiable individuals, families and communal groups	Varroville is associated with various and numerous significant individuals, particularly during the 19th century when it was home to noted scholar Dr Robert Townson, explorer Capt. Charles Sturt; James Raymond, the first Postmaster-General; and Judge Cheeke. Various births are also recorded at the site.

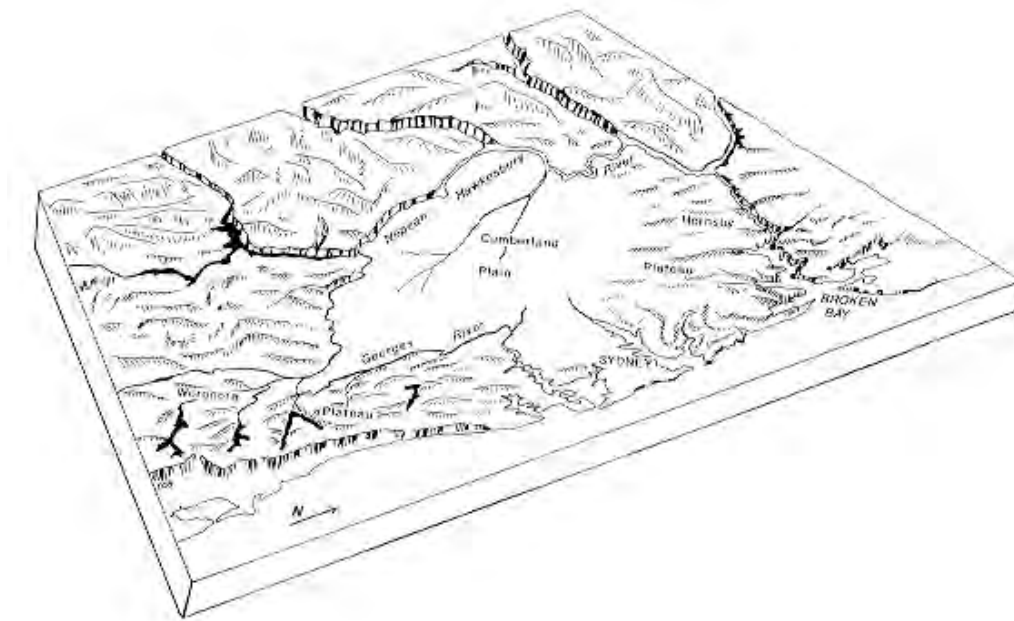
4 Comparative Analysis

The following comparative analysis principally considers colonial period (1788-1840) homesteads (although Varroville House is the second formal house on the site and postdates this period, being constructed in 1858) and their associated natural and cultural landscapes in the Campbelltown and Appin areas and more broadly within the Cumberland Plain, of which the subject Varroville homestead is part.

The Cumberland Plain lies to the west of Parramatta and stretches south to Camden and Campbelltown and north to Richmond and Windsor, with its western boundary being the Hawkesbury-Nepean River. The Cumberland Plain is the oldest settled district in Australia¹¹⁸, occupied shortly after the settlement of the colony for intensive agriculture, grazing and timber production. The sandstone soils of Sydney Cove were relatively poor and from 1788 surveys were being undertaken in search of better agricultural land and by the end of 1788 the colony had pushed west to Parramatta. By 1792 the earliest farms of 25-30 acres had been established at Parramatta, Prospect Hill, Kissing Point, The Northern Boundary and the Ponds, with farms in the Hawkesbury established in 1794, at Pitt Town Bottoms. In 1810, Governor Macquarie established farm lots around Castlereagh, Windsor and Richmond (although they were occupied prior to this) and in 1820 established Campbelltown.

The early Cumberland Plain settlers are considered the founders of the agricultural and pastoral industries in Australia, supplying the fledgling colony with, meat, grain, fruit and vegetables and also providing the majority of the labour for the convicts and free labourers¹¹⁹.

FIGURE 40 –TYPOGRAPHICAL SKETCH OF THE CUMBERLAND PLAIN



SOURCE: AUSTRALIAN GOVERNMENT DEPARTMENT OF ENVIRONMENT:
[HTTP://WWW.ENVIRONMENT.GOV.AU/NODE/15844](http://www.environment.gov.au/node/15844)

The present day Cumberland Plain retains many of these early rural farms, estates and landscape features of cultural value (as demonstrated below in Table 5), and collectively, these early colonial landscapes are of exceptional significance for their ability to demonstrate important aspects of early European occupation and the interaction of the early European settlers with the Australian landscape¹²⁰.

¹¹⁸ Australian Government Department of Environment, Land Use History:
<http://www.environment.gov.au/node/15844>

¹¹⁹ Karskens 2000:101

¹²⁰ Morris, Colleen and Geoffrey Britton, 2000: 4

There are a number of surviving homesteads of the period and the following comparison considers grand estates and pioneer working farms

- **Type 1: Grand Estates:** These are larger estates, typically with significant associations, either built for prominent families or individuals potentially by noted architects and builders; and typically of a larger scale; or with significant landscape design; or demonstrating rare or outstanding elements.
- **Type 2: Pioneer/ working farms:** These are more modestly scaled, generally single storey (or modified) homestead and complexes. (This typology includes 'bungalows' and includes the subject site)

It is noted that the following comparative analysis primarily includes Georgian and Regency typologies, which were the prevailing styles in the region. None of the sites in the survey were inspected and information is largely sourced from the State Heritage Inventory forms for the site respective sites (italicised sections in table 5 except where otherwise referenced).

This comparison is not intended as a holistic study of colonial homesteads on the Cumberland plain, rather it is intended to place the subject estate in a spectrum of properties of the early 19th century (i.e. of the same historical period), to enable an understanding of its comparative significance. The below properties have been included with consideration not only for their homesteads, but for their associated significant cultural, landscape and built heritage elements such as: out buildings, stables, remnant gardens and significant vegetation, fencing, archaeological resources etc.

4.1 COMPARATIVE ANALYSIS

TABLE 5 – COMPARATIVE ANALYSIS

SITE	DATE	DESIGNER/ BUILDER	STATUTORY AND OTHER LISTINGS	SITE DESCRIPTION	SIGNIFICANCE, INTEGRITY AND OTHER DETAILS	IMAGE
Orielton <i>179 Northern Road, Narellan, NSW 2567</i>	1815-1890	Unknown	Heritage Act - State Heritage Register Camden Local Environment Plan	Orielton comprises a homestead group, including an original c1840 homestead, remnants of outbuildings, entry drive (from the northern road), terracing, and remnant formalised gardens and hedges and mature plantings. It still retains some of its historic character based on the traditional juxtaposition of the main homestead area with its dominant garden and cleared pastureland beyond. Specifically, the site features the following outbuildings: • Silos (c.1950) • Former Miller's Cottage / Office (c1850, adapted c1950) • Large Stables (c1930, adapted c1950) • Hay Shed (c.1930, adapted c1950) • Early milking shed (c1880) • Stalls shed (c.1950-c1990) • Concrete bin (c1950, c1990) • Stock Yards (c1950) • Mill Building (3 storeys, no longer extant, c1830-1950).	Orielton Estate is of state heritage significance as a representative example of a gentleman's estate from the 1840s (possibly 1820s), although it has been adapted. It reflects local industry and housed the mill for wheat growing in the area. Remnants of the original driveway, original outbuildings and its landscape setting are significant. The site also has significance for the following features listed in the SHI inventory form for the heritage item below: • <i>Orielton in its stages of construction and the arrangement of its buildings and gardens, illustrates the evolution of an upper-class working farm from early colonial times to the present day, with the occupants appreciating the landscape setting;</i> • <i>The buildings and grounds, in their periods of construction, illustrate the sequence of design elements as the estate grew since 1815;</i> • <i>The buildings and layout of Orielton have the ability to demonstrate past estate development and farming practices particularly for wheat and flour production. Archaeological remains would provide insights into past occupation and use;</i> • <i>The gardens surrounding the homestead are significant for retaining plant specimens and garden layouts associated with their early arrangement. The gardens have been arranged to provide a formal garden setting for the homestead, with its signal plantings of Bunya and Norfolk Island pines, providing a distinctive presence of the homestead against the undulating topography.</i>	 FARM BUILDINGS (SOURCE: CAMPBELLTOWN LIBRARY)  FENCES, STABLES AT REAR, ORIELTON PARK (SOURCE: CAMPBELLTOWN LIBRARY).  ENTRANCE DRIVEWAY, ORIELTON PARK (SOURCE: CAMPBELLTOWN LIBRARY).

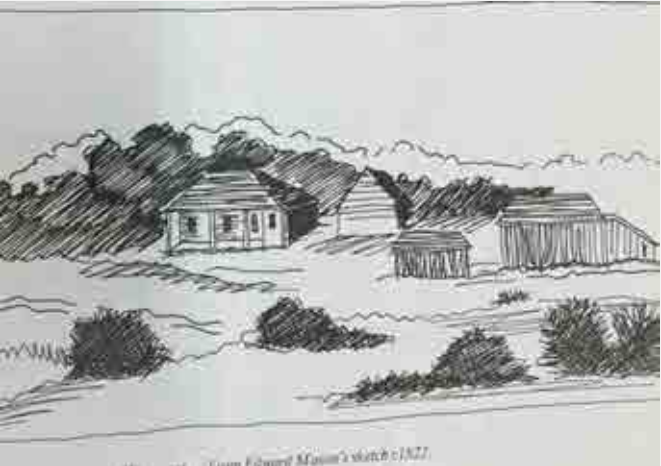
Bella Vista <i>Elizabeth Macarthur Drive, Bella Vista, NSW 2153</i>	1810-1960	Unknown	Heritage Act - State Heritage Register Baulkham Hills LEP National Trust Australia Register	Bella Vista farm group comprises of the homestead, collection of outbuildings and core of an historic farm including slab fencing, series of paddocks, remnant mature indigenous vegetation and cultural plantings (such as the Bunya pines down the southern entry drive). The farm buildings are mostly timber slab construction, situated in a rural park like setting. The overall farm complex is a typical 1800s farming community virtually untouched. Specifically, the site features the following outbuildings: Outbuildings include the Shop & Aviary/Cottage, Blacksmiths hut, thunderbox toilet, Fitzgerald's Cottage/Coach House (c.1810 and modified), barn, stables and feed shed, cow shed, packing and wool shed. The Blacksmiths hut and Fitzgerald's Cottage/coach house are described below: Blacksmiths Hut: <i>The blacksmith's shop is a small structure constructed of wooden slabs with the entrance on the east side and with a gabled corrugated iron roof.</i> Fitzgerald's Cottage/Coach House: <i>Materials and construction suggest this is one of the earliest buildings on the site. The original building was a single storey timber slab cottage, with bark roof extending to form a verandah on its southern elevation. This was a widely used building from c.1810 onwards. Probably occupied by shepherds or family members while a more permanent structure was being built.</i>	Bella Vista is of State significance as a rare example of an intact rural cultural landscape on the Cumberland Plain, continuously used for grazing since the 1790s. Evidence of patterns of agricultural use of the farm over the last 200 years survive including field patterns, post and rail fences, vernacular slab farm buildings and evidence of the alignment of its traditional transport route, Old Windsor Road, as well as cultural plantings and remnant woodland tree. The site also has significance for the following features listed in the SHI inventory form for the heritage item below: <i>For the survival of aspects of its rural setting with remnant indigenous vegetation on rolling hills, extensive pasture grasses;</i> <i>For its aesthetic values, the sense of place and the picturesque, serene quality which results from the deliberate and prominent siting, plantings, low scale farm buildings and homestead, their relationships to each other around yards, the ramshackle character of the place and the farm animals;</i> <i>For containing an increasingly rare surviving example of the endangered ecological community, open Cumberland Plain woodland, with indigenous eucalypt trees, providing evidence of the park-like character of the pre-European landscape between Parramatta and the Hawkesbury, achieved by periodic burning to improve access and visibility. As the site of often violent conflict between the local Aboriginal community and the stockmen over the alienation of land and the 'theft' of livestock and provisions.</i> <i>For exhibiting a wide range of vernacular and colonial building techniques, for which evidence survives in both the buildings and archaeological record, including: split timbers, the use of saplings and stumps, mud and clay and raw hide straps. Evidence also survives of the retention of indigenous hardwood trees (ironbarks) in the open woodland.</i>	 VIEW OF FARM BUILDINGS (SOURCE: HERITAGE OFFICE NSW-SHI LISTING FORM).  TIMBER SLAB FARM BUILDING (SOURCE: HERITAGE OFFICE NSW-SHI LISTING FORM).  VIEW OF FARM BUILDING (SOURCE: HERITAGE OFFICE NSW-SHI LISTING FORM).
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Camden Park Estate Belgenny Farm <i>Elizabeth Macarthur Avenue, Camden South, NSW 2568</i>	1819-1840	Henry Kitchen c1800	Heritage Act - State Heritage Register	Camden Park Estate comprises of a large mansion designed by architect John Verge in the Palladian style. The site also comprises the Belgenny Farm House (c.1821), an early timber 'cottage ornee' and related outbuildings, known as the 'Camden Park Home Farm'.	The Camden Park Estate is of social, historic, scientific and aesthetic significance to NSW and Australia. It shows a high degree of technical and creative excellence being a rare, and still relatively intact, example of a model rural estate of the early 19th century. It is the oldest pastoral sheep stud in Australia.	 VIEW OF FARM STRUCTURES (STABLES AND CEMETERY) (SOURCE: HERITAGE OFFICE NSW-SHI LISTING FORM).  WORKERS COTTAGE (SOURCE: HERITAGE OFFICE NSW-SHI LISTING FORM).  BELGENNY FARM COTTAGE (SOURCE: HERITAGE OFFICE NSW-SHI LISTING FORM).
	(Main house: 1832-1835)	John Verge (main house) c.1832-5 A.J. Onslow c1888	Camden Local Environment Plan	The gardens surrounding Camden Park are the largest and most intact Australian colonial garden in existence. Many trees date from the 19th century, including a bauhinia planted by Ludwig Leichardt, the oldest camellia in the country. The gardens and landscape are a combination of the colonial picturesque - and the gardenesque and a sizeable commercial nursery operated from the estate.	The site also has significance for the following features listed in the SHI inventory form for the heritage item below:	
		John Macarthur c.1800	Register of the National Estate (RNE)	Belgenny Cottage and outbuildings are described below:	<i>Its extensive grounds planted in the tradition of 19th century English landscape parks holds a major botanical collection and its large, exceptional collection of rural buildings is especially important because of both the quality and rarity of the group.</i> <i>Camden Park played a vital role in the fledgling Australian wine industry through its importation and distribution of vine cuttings throughout NSW and the Barossa Valley of SA.</i> <i>The Camden Park orchard site and cottages area contains the remnants of an early commercial and scientific horticultural collection which was established by William Macarthur and made a contribution to commercial horticulture in NSW and other colonies such as South Australia. The cottages are an integral part of the orchard complex which continued to function commercially until for 150 years and are important 19th century elements of the landscape.</i> <i>The Camden Park garden and nursery is historically important as part of the original Macarthur family Camden estate. The garden is significant for its demonstration of the early nineteenth century estate garden design, including the following: The use of a hill site to take advantage of the views; the use of plantings to frame views; and the planting of trees with ornamental form, demonstrating the influence of the early nineteenth century horticultural movement.</i>	
		James English and Sons c.1888 John Sulman c.1895	National Trust Australia Register	Belgenny Cottage and Outbuildings: <i>Belgenny Cottage was built in several stages, the earliest dating c. 1819. The original structure is located in the middle section of the current day cottage. The original section is the oldest surviving part and is made from brick nog, a very early form of construction. Original roof shingles remain beneath the iron. The cottage would originally have had packed earth floors, raised floorboards were a later addition.</i> <i>Timber is the main building material used for construction at Belgenny Farm cottage and outbuildings. The buildings are stabilised and well conserved with little replacement to the original structures. Originally a small hut was constructed on the ridge at Belgenny Farm and was occupied by the Macarthur family between 1801 and 1817. A small stone monument marks the site not far from the present Belgenny Cottage.</i>		

Brownlow Hill <i>Brownlow Hill Loop Road, Orangeville, NSW 2570</i>	From 1827	Homestead layout and farm established by Alexander Macleay, first Colonial Secretary of NSW	Heritage Act - State Heritage Register Local Environment Plan	Brownlow Hill estate comprises of a homestead, set in one of Australia's best surviving examples of a colonial garden which includes not only the house garden but also the surrounding landscape. The estate also comprises of numerous outstanding architectural features such as the fine brick-built stables (c.1830s), aviary and balustraded sandstone pond wall/causeway as well as the Round House. Some of the outbuildings are described below: Stables/Carriageway: <i>The stables/Carriage House is a fine brick building with 'Marulan' sandstone lintels; vaguely Palladian (i.e. tripartite facade with single storied sides, pedimented centre with loft). This is the first indication when approaching Brownlow Hill of the sophistication of its design. Date of construction unknown, probably late 1830's. The carriage house is in good condition.</i>	Brownlow Hill is a rare, substantially intact colonial farming estate with an outstanding scenic landscape setting with many rare surviving early colonial structures and features. Its significant features are listed in the NSW Heritage inventory form for the heritage item below: <i>It has one of the most prominent colonial gardens and estates in Australia with the extent of its considerable acreage and pattern of farming largely intact. Brownlow Hill contains a designed landscape of national importance and renown which includes ground modelling, layout and plantings from the pre-1860s.</i> <i>The site is considerably intact with a network of 19th century dwellings of a successful farm which are still in operation.</i>	 BROWNLOW HOUSE, BRICK STABLES (SOURCE: HISTORIC HOMESTEADS OF AUSTRALIA).  ENTRANCE DRIVE TO BROWNLOW HILL, COBBITTY (SOURCE: CAMDEN LIBRARY).
Maryland <i>773 The Northern Road, Bringelly, NSW 2556</i>	1820-1850	Unknown	Camden Local Environment Plan	The homestead group consists of the main Georgian cottage and its garden area, immediate outbuildings, stone cottage former winery and stone store, and gate keeper's cottage. These are all located on or near the landscaped hilltop. There is a second grouping down the slope, to the north, including a stone barn, stables, various sheds and a worker's cottage. Other sheds between these and the main homestead grouping are modern buildings of no particular interest. There is a second gate keeper's lodge at one of the two entrances on The Northern Road. All are set in a magnificent rural landscape, including a large dam between the hilltop and the road. The main homestead enjoys scenic views, east over Lowes and South Creek. Some of the outbuildings are described below: Cottage: <i>Iron hipped roof sandstone house with stone quoins and sills and a verandah. There are two brick chimneys. The verandah has timber posts. The stone has been painted white. There</i>	<i>Maryland is an outstanding complex of early homestead and farm buildings, especially significant for its completeness as a group, its excellent state of preservation, and the integration of the buildings, garden and magnificent setting. Includes many early buildings in good repair as well as buildings of special architectural interest. The winery and store may be the oldest winery buildings in Australia. Property has been in continuous occupation by only two families for over 130 years. Long associations with the surrounding district.</i> <i>The Main Building is an important historic grouping, set in magnificent garden and landscape and retaining most original fabric. The outbuildings form a substantial group which are of state significance because they are an important historic grouping and some of the earliest on the buildings on site. They illustrate the diversity of functions associated with early agricultural activity in this area. All are virtually intact.</i>	 THE WINERY PRECINCT (SOURCE: HERITAGE OFFICE NSW-SHI LISTING FORM).

				is a detached timber and brick structure behind the cottage with a hip end gable roof. • Winery: Double gable, random rubble stone building with stone quoins, lintels and sills. The front has a double opening door and two six paned windows. The rear of the building is two storeys high, to compensate for the slope of the hill. It has three square windows placed just beneath the eaves.		 THE WINERY PRECINCT (SOURCE: HERITAGE OFFICE NSW-SHI LISTING FORM).
Rouse Hill House <i>Windsor Road, Rouse Hill, NSW</i>	1813-1818	Richard Rouse (attributed), John Horbury Hunt (Stables)	Heritage Act - State Heritage Register Heritage Act - s.170 NSW State agency heritage register Regional Environmental Plan Local Environmental Plan Register of the National Estate	<i>The property is perhaps unique for its survival as a largely intact estate with an unbroken chain of occupancy, allowing the survival of major garden and interior elements of every period of its history to the present. This layering of artefacts and fashions is especially prevalent in the gardens where designs and physical details such as edging, fencing, planting containers, bed designs and paths provide a case history for the study of the development of garden practices in Australia.</i> <i>The garden is perhaps Australia's oldest surviving colonial garden in relatively intact form. The surviving physical evidence in the gardens includes borders in a variety of materials, fence and gate remnants, fragments of trellis and arbours, paving and numerous soil displacements that become evident with the location's annual dry spells. These physical remains, matched with pictorial evidence from photographs, drawings and engravings of the property, and writings, have resulted in the identification of four stages of the garden's development: c.1825, c.1865, c.1885 and c.1968.</i> Specifically, the site contains the following outbuildings: • slab built cow shed; • brick bath house; • a reconstructed timber summer house; and • brick stables.	<i>Rouse Hill House is one of the most significant and substantial houses of the Macquarie period which dates from 1810 to 1822. Rouse Hill House Estate is the largest and most complete publically owned physical record - in the form of buildings, furnishings, artefacts and landscape relationship - of the occupancy and culture of a European-Australian family, encompassing the tastes, fortunes, and endeavours of seven generations from the early 19th century to the late 20th century.</i> <i>The property is perhaps unique for its survival as a largely intact estate with an unbroken chain of occupancy, allowing the survival of major garden and interior elements of every period of its history to the present. This layering of artefacts and fashions is especially prevalent in the gardens where designs and physical details such as edging, fencing, planting containers, bed designs and paths provide a case history for the study of the development of garden practices.</i> The site also has significance for the following features listed in the SHI inventory form for the heritage item below: • Significant for its surviving slab outbuildings, as well as an architect-designed brick stables block. The post and rail fences and other agricultural buildings have been carefully conserved.	 SLAB HUT (SOURCE: SYDNEY LIVING MUSEUMS).  OVERSEERS COTTAGE AND BARN (SOURCE: SYDNEY LIVING MUSEUMS).

Beulah <i>767 Appin Road, Gilead</i>	c.1835	Unknown	Heritage Act - State Heritage Register (SHR). National Trust of Australia Register. Register of the National Estate.	Beulah is contained within four adjoining freehold parcels of land and comprises approximately 90 hectares or 220 acres. Approximately 59.5 hectares of the total site area of approximately 90 hectares comprises conservation forest. This forest includes both remnant Cumberland Plain Woodland (approximately 19.4 hectares) and Shale Sandstone Transition Forest (approximately 40.1 hectares). This forested area covers the majority (65.65%) of the subject property. The Beulah cultural landscape comprises the colonial homestead and convict built bridge, later 19th century timber outbuildings and the original access road as well as remnants of the 19th century plantings, remnants of the round yard (former carriageway), fencing and dams. The land is largely cleared and shows evidence of continued pastoral use, with the exception of the conservation forest. Specifically, the site contains the following 19th century outbuildings: • Cottage; • Former stables; • Former gazebo/summer house; and • Remnant structures.	Beulah is of state significance for its research potential, having the potential to provide rare evidence related to the nature, development and occupation of the farmstead that was occupied from c. 1824 to the 1960s and has remained intact to the present. The site is also has significance for the following features listed in the SHI inventory form for the heritage item below: • <i>Beulah is of historical significance as a cultural landscape comprising early colonial structures, remnant 19th century farm, cultural plantings and landscape elements.</i> • <i>The cultural landscape of Beulah and portions 77 and 78 in particular have considerable aesthetic significance incorporating the drive through the remnant forest and over the stone bridge, the homestead (including its siting) and outbuildings, cultural plantings and landscape elements, the natural ridgeline, marked by the gazebo overlooking the Menangle Valley.</i> • <i>60 hectares of the total site area comprises conservation forest and Beulah is also of natural heritage significance for this rare and intact surviving area of Cumberland Shale Sandstone Transition Forest (CSSTF), Cumberland Shale Hills Woodland (CSHW) and Cumberland Plain Woodland (CPW).</i> Specifically, significant landscape elements include the following: • Conservation forest; • Original access road; • Remnants of 19th century plantings (including a date palm, peppercorn trees and a clump of an old rose); as well as remnants of the: • Round yard (former carriageway (loop) east of the house); • Fencing; and • Two 19th century dams.	 BEULAH OUTBUILDING (SOURCE: HERITAGE OFFICE NSW-SHI LISTING FORM).  COTTAGE (BEULAH CMP, URBIS, 2015).  VIEW TO HOMESTEAD FROM THE DAM (SOURCE: HERITAGE OFFICE NSW-SHI LISTING FORM).
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 Glenfield Farm <i>88 Leacocks Lane, Casula, NSW 2170</i>	1810-1817	Convict built	State Heritage Register (SHR) Liverpool Local Environment Plan	Glenfield comprises a complex of 4 historic brick buildings (an 1810-17 house, former single storey dairy, two storey stables and small privy), surrounded by shrubs and trees, sited on the eastern side of a ridge that slopes steeply to the east down to Glenfield Creek and the Georges River. Panoramic views from the site are afforded to the north, south and east over the river valley. Significant landscape features of the site include the 19th century Moreton Bay fig and early 20th century pepper trees, an old water cistern and terracing of the northern garden area, including the tennis court. Specifically, the site contains the following outbuildings: - Barn (built between 1823-1828); - Dairy/Convicts Cottage (contemporary with the homestead); - Coach House; and - Privy. Some of the outbuildings are described below: Dairy/Convict’s Cottage: <i>This building was used as a dairy in the 1850s, but is more recently referred to as a convict’s cottage. It was not intended to be ‘beautiful’ in appearance, but has charm consistent with the complex of buildings on the site. Without stucco rendering or verandas, it has suffered from, the effects of weather to a greater degree than the main homestead. The design of the cottage is an unusual mixture of upstairs and downstairs.</i>¹²¹ Barn: <i>This is a two-storey building. The ground floor contained a place for the family carriage with a workroom adjoining. The upper floor provided dry storage for hay and other stock feed. Its features include half-glazed doors and ground floor windows arched over with keyed-brick arches that stand out against the white-washed wall.</i>¹²²	Glenfield Farm homestead and its outbuildings are of exceptional historical significance as one of the few surviving rural farm complexes in New South Wales dating from the original land grant of 1810. The homestead and outbuildings are highly intact. The farm is the oldest continuously worked farm in Australia, and its buildings rank among the earliest buildings in the country for their design and workmanship. The site also has significance for the following features listed on the SHR inventory form for the heritage item below: <i>Its buildings provide valuable evidence of the architectural style and nature of construction of rural buildings during the early days of European settlement, as well as the lifestyle of those who occupied it.</i> <i>Taken as a whole, the grounds of Glenfield Farm that remain have the capability to demonstrate both the core activities of the farm, and, to a modest degree, the planting tastes, garden layout, and functional requirements of successive occupants. Their approach was, for the most part, pragmatic and utilitarian - as is often the case with dairy farms - and cumulatively the grounds have high heritage significance.</i>	 COACH HOUSE (SOURCE: HERITAGE OFFICE NSW-SHI LISTING FORM).  DAIRY/CONVICTS COTTAGE (SOURCE: HERITAGE OFFICE NSW-SHI LISTING FORM).  HOMESTEAD AND OUTBUILDINGS (THE GLENFIELD STORY, 1984)
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¹²¹ Leah, B., *The Glenfield Story*, Glenfield Goodwill Cooperative Limited (Casual, NSW:1984) p28

¹²² Ibid, p32.

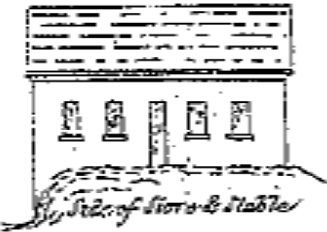
Sugarloaf Farm <i>Menangle Road, Gilead, NSW 2560</i>	1840	Unknown	State Heritage Register Heritage Act - s.170 NSW State agency heritage register Campbelltown LEP	Sugarloaf Farm is a largely intact farm complex dating from the 1840s through to the 1940s and demonstrating a range of uses throughout its life. The main homestead represents the first phase of use of the site for cereal cropping and the associated outbuildings represent various changes of use to dairying (1890s), horse and cattle studding (1940s) and riding school (1980s). Elements including its outbuildings and landscape features are described in the Conservation Management Plan prepared for the site and are outlined below: <i>The former dairy, stables and associated slip rails are located to the southwest of the former homestead. These structures are of mixed provenance, ranging from mid-nineteenth century through to late twentieth century. (The CMP describes the dairy as constructed of weatherboard, timber slabs with round pole members and stone flagged floor).</i> <i>The landscape is one of gently undulating hills rising from the floodplain of the Nepean basin, with Mount Sugarloaf being the main topographical feature. The landscape was extensively cleared for pastoral uses in the late nineteenth century; however, some native vegetation has survived.</i> <i>The Sydney water supply canal is a prominent feature of the landscape, dividing the property with its serpentine form that follows a contour line around the hillside. It is a dominant feature of the north west views from Mount Sugarloaf and is a well-constructed and significant example of early 20th century engineering.¹²³</i>	Sugarloaf Farm is of State Significance as a largely intact farm complex dating from the 1840s that demonstrates a high level of evidence from the many layers of occupation. It is also significant for retaining a high degree of integrity. Its retained original setting allows a high degree of interpretation of the historic landscape. The site also has significance for the following features listed on the SHR inventory form for the heritage item below: <i>The dairy and associated structures are good examples of late nineteenth century to early twentieth century farm buildings associated with the once successful dairying interests of the property.</i> <i>The farm is significant as a remnant of an earlier cultural landscape. The surviving rural landscape setting has cultural significance due to its ability to demonstrate important aspects of the early European occupation such as early plantings, paddocks, fences, early grant areas and some archaeological features and sites.</i> <i>A number of cultural plantings have survived, providing a connection to the early development of the farm and the Camden area generally. These include the Pepper trees and African Boxthorn hedges.</i> <i>The farm contains a section of the Sydney Water Supply Canal in its historic curtilage. The canal forms a significant part of the site and represents the political vision and planning of the time to overcome acute water supply problems faced by the city. Being part of the extensive dam building and irrigation works associated with the Nepean River Scheme, it represents an immense engineering achievement of the time. This construction redefined the cultural landscape of the property and is a prominent feature on the site.</i>	 FORMER 1880S DAIRY (SOURCE: HERITAGE OFFICE NSW-SHI LISTING FORM).  WESTERN FAÇADE OF THE DAIRY (CMP, 2001)  SUGARLOAF FARM (CMP, 2001)
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¹²³ Conservation Management Plan for Sugarloaf Farm, Menangle Road, Gilead, prepared by Graham Brooks & Associates (2001)

The Cottage, Mulgoa <i>2 St Thomas Road, Mulgoa NSW</i>	C1810	Unknown	State Heritage Register (SHR)	The cottage (also known a Cox's Cottage, is probably the oldest inhabited residence in Australia. It is an early colonial weatherboard bungalow which retains its rural setting and remnants of its original garden. Its original garden includes white cedar trees and succulent 'century plants', both documented as growing here in the mid-19th century. Two areas of former vineyard terraces are still evident over a wide area on a slope. The cottage does not have any remaining early outbuildings. Although, it formerly contained 'convenient out-offices'¹²⁴ the site also features two small dams located on a natural watercourse along the northern boundary.	Cox's Cottage or 'the Cottage', dating from 1810, is of State significance as one of the oldest weatherboard-clad dwellings in NSW and probably the oldest occupied residence in the country. The site also has significance for the following features listed on the SHR inventory form for the heritage item below: <i>It is historically significant and rare at a State level for retaining the original pastoral landscape of its immediate surrounds, providing evidence of colonial settlement patterns in the western part of the Cumberland Plain and of early attempts at farming and viticulture in the Sydney region.</i> <i>The house is of State aesthetic significance as a relatively intact early Georgian cottage and its surrounding fields are also of State significance for providing an intact pastoral landscape setting for the Cottage.</i> <i>Cox's Cottage has research potential at a State level for the tangible evidence of its early nineteenth century heritage fabric including the Cottage building itself and the former vineyard terracing dating from the first half of the 19th century.</i> <i>The property is considered likely to contain other archaeological evidence relating to the Cox family period of occupation of the area, including possible building sites and orchard locations.</i>	 REMNANT ORCHARD TERRACING (SOURCE: HERITAGE OFFICE NSW-SHI LISTING FORM).  PASTORAL LANDSCAPE AND DAM (SOURCE: HERITAGE OFFICE NSW-SHI LISTING FORM).
Harrington Park <i>1 Hickson Circuit, Harrington Park, NSW 2567</i>	1817-1827	Unconfirmed	Heritage Act - State Heritage Register (SHR) Camden LEP 48 National Trust of Australia register Register of the National Estate (RNE)	<i>The site incorporates the homestead, which was built in stages between 1817 and 1827, associated structures, gardens, landscape features, and remnant grazing paddocks.</i> <i>Retains significant views and vistas to and from the homestead and over the landscape and important access routes (including vistas to Orielton, Studley Park, and the spire of St. John's Church, Camden and the Razorback Range).</i> <i>Today the garden retains many mature coniferous and other trees most likely planted after 1853. The large circular / elliptical carriage loop south of the homestead is lined with mature trees, predominantly large conifers- these distinguish the homestead group and due to their height and colour, mark its site and can be seen from quite some distance away. These include Bunya and hoop pines, Canary Island pines. Later plantings of trees and shrubs</i>	Harrington Park is of State significance as one of the earliest 'Cow Pasture' homesteads on the Cumberland Plain. The homestead, built in stages between 1817 and 1827, associated structures, gardens, landscape features, and remnant grazing paddocks have historical, social, aesthetic and technical significance at the State level. The site also has significance for the following features listed on the SHR inventory form for the heritage item below: <i>Harrington Park demonstrates the layout of a gentleman's estate with views and vistas afforded to and from the homestead over the landscape and important access routes. The remnant cultural landscape has many features of individual significance such as the original cottage, early homestead, garden, entry drive from the old Cowpastures Road (Camden Valley Way), the</i>	 DRIVE TO HOMESTEAD SHOWING CULTURAL PLANTINGS (SOURCE: HERITAGE OFFICE NSW-SHI LISTING FORM).

¹²⁴ Office of Environment and Heritage 2015

				date from the early and mid-twentieth century and include plantings made by the Fairfax family. A series of farm dams to the house's south-east have been modified or lost with residential development although the small pond alongside the 1890s realigned driveway remains within open space. Specifically, the site contains the following outbuildings: • Farm Cottages 1 & 2; • Farm Storage Sheds; and • Other outbuildings/structures.	1957 garden studio and the remaining estate area. • Historically the quintessential landscape character based on the traditional juxtaposition of homestead area, with its dominant garden, and cleared pastureland beyond - represented one of the best examples of this intentional contrast as well as the siting of a homestead group on a landform summit in the Cumberland Plain/Camden area.	 NORTHERN ELEVATION OF ORIGINAL SECTION OF HOMESTEAD (SOURCE: HERITAGE OFFICE NSW-SHI LISTING FORM).
Denbigh 421 The Northern Road, Cobbitty, NSW 2570	1818-1828 Extended in the 1830s.	Builder: Charles Hook c1818. Thomas and Samual Hassall, Daniel Roberts c1828	Heritage Act - State Heritage Register Camden Local Environment Plan National Trust of Australia register	Denbigh is an early farm complex (c1817-1820s) with Georgian homestead, associated farm buildings and associated plantings. The main homestead is constructed of timber framing, filled with brick or rubble nogging and covered in weatherboard, with hipped roof extending over the brick paved verandahs and supported on square timber posts. The remainder of the group comprises slab built sheds and an old barn with thick rubblestone walls, and there are two additional cottages. Many of the cultural and historic plantings and landscape features remain on the property. Some of these features are listed below: • A curving driveway leads through a second set of gates and an unkempt wilderness area of predominantly olive trees, shrubs and vines where it terminates in front of the house which has a highly maintained and formal garden. • Denbigh retains its cottage garden, simple in design with plants fashionable in the 19th century complementing its colonial atmosphere. • Older plantings include roses, century plant and its variegated form 'Variegata', a Bunya Bunya pine. Between the homestead and outbuildings stands a candelabra/cactus—the only known example of its kind in the Camden Municipality. Many other species of trees remain on the property and are typical of 19th century plantings in the district. These include African and fruiting olives, sweet gum, Cocos Island/Queen palm and ash.	Denbigh is of state significance as an intact example of a continuously functioning and highly intact early farm complex (1817-1820s) on its original 1812 land grant. The site also has significance for the following features listed on the SHR inventory form for the heritage item below: • It contains a rare and remarkable group of homestead, early farm buildings and associated plantings with characteristics of the Loudon model of homestead siting within an intact rural landscape setting fundamental to its interpretation. The large collection of early farm buildings is perhaps the most extensive and intact within the Cumberland/Camden region. • The Denbigh farm estate retains a curtilage and setting of exceptional historic and aesthetic significance. Unlike most of its early colonial contemporaries in the Cumberland Plain, it retains this curtilage and setting in a largely uncompromised state, and thus its integrity, from the time of early European occupation. • The landscape and setting of the homestead and outbuildings and the views to and from these, provide a very rare and intact early colonial landscape of great beauty and integrity and of exceptional cultural significance to the state of NSW.	 OUTBUILDINGS (SOURCE: HERITAGE OFFICE NSW-SHI LISTING FORM).  OUTBUILDINGS (SOURCE: HERITAGE OFFICE NSW-SHI LISTING FORM).  SLAB OUTBUILDING (SOURCE: EARLY SLAB BUILDINGS OF THE SYDNEY REGION, DAPHNE KINGSTON, 1985, P104)

Mount Gilead 901 Appin Road, Gilead, NSW	From 1815-	Unknown	Campbelltown Local Environment Plan	Mt Gilead possesses a group of fine stone buildings. The site comprises the homestead (c.1820) and tower windmill (c.1836). The farm was improved in the 1860s and 70s. Landscape features include remnant plantings and vegetation and vegetable garden. Landscape features also include an artificial lake (c. 1824) and second dam of rammed earth. Specifically, the site contains the following outbuildings: - Two storey stone and stable building - Granary (store); and - Other minor stone service buildings.	The estate has high significance as an archetypal rural landscape with nationally rare surviving features. The site also has significance for the following features listed on the SHR inventory form for the heritage item below: <i>The homestead forms part of a group of early colonial estates along the Appin Road, including Beulah and Meadowvale.</i> <i>The tower windmill is a prominent local landmark with important vistas to and from the structure. Possibly the last remaining tower windmill in NSW.</i> <i>Water conservation methods were successfully pioneered at Mt Gilead. The dam, built in 1824 appears to be the first successful attempt at water conservation in New South Wales.</i>	 OUTBUILDINGS (MORRIS & BRITTON, 2000:69).  OUTBUILDINGS (MORRIS & BRITTON, 2000:69).
Hadley Park RMB 113 Castlereagh Road	c.1812	Unknown	Sydney REP No 11 - Penrith Lakes Scheme	Home of the family of Charles Hadley, Hadley Park house is a double-storeyed brick-nog building constructed in 1811-1812. The site forms part of the Penrith Lakes Scheme area and is no longer able to be appreciated in the context of its original land grant or its traditional (original) entry from Castlereagh Road. The homestead possesses a single storey outbuilding, which may date from c1806. The site also includes other outbuildings, stables, sheds, underground well, silos, windbreaks and a 19th century garden. A description of some of the outbuildings is provided below: Weatherboard Cottage: <i>It is a single storey, timber-framed cottage built of split timbers derived from bush pole, with hipped roof. It is rectangular in plan, comprising two rooms and the remains of an external brick fireplace (for cooking). It was originally walled with feather-edged weatherboards and finished internally with lime wash.¹²⁵</i>	Hadley Park complex, set in its original garden, is of State heritage significance. It is perhaps the earliest datable homestead with two full storeys now surviving in Australia. The main farmhouse is outstanding because of its integrity, rural setting and fabric intactness. The site also has significance for the following features listed on the SHR inventory form for the heritage item below: <i>Hadley Park is the oldest example amongst a notable group of surviving farmhouses and other dwellings in the Castlereagh area, an early centre of agricultural production. The property has the ability to demonstrate its relationship to the farming of its surrounding farmland and the continuing agricultural land use of the district which survives from the late 18th century.</i> <i>The outbuilding, possibly the initial timber cottage built on the site (ca.1806) is also maybe the oldest timber cottage known to survive in Australia.</i> <i>The single storey outbuilding and main farmhouse's relative intactness of form, interior spaces and detailing, dating from c1806 make the building precinct a rare survival of the earliest period of colonial architecture in Australia</i>	 WEATHERBOARD COTTAGE (CMP, 2013)  FORMER STABLES (CMP, 2013)

¹²⁵ Conservation Management Plan, Hadley Park, GML Heritage, 2013.

Gledswood/ Buckingham <i>900 Camden Valley Way, Catherine Field, NSW 2171</i>	1827-1855	Builder: James Chisholm	Heritage Act - State Heritage Register Local Environment Plan	Gledswood is set on 65 hectares (150 acres) of pastoral land. Located in the centre of the property are the main homestead and a selection of Georgian farm buildings (c.1830). Gledswood contains an outstanding “wilderness” garden, a large formal garden area and many typical 19th century ornamental plantings, including signature plantings of tall Bunya pines. Specifically, it contains the following outbuildings: • Kitchen (separated from main homestead) • Large cellars • Administration wing • Stable • Machinery Shed and • Wooden hen house; and • Other outbuildings	Gledswood is of state heritage significance for its historical values, as a representative early 19th century farm estate. Gledswood is associated with the early development of Australia's wine industry. The site also has significance for the following features listed on the SHR inventory form for the heritage item below: • <i>The estate features an outstanding colonial garden that was expanded in 1870 and remains a prominent contributor to the art of gardening within NSW.</i>	 OUTBUILDINGS (SOURCE: HERITAGE OFFICE NSW-SHI LISTING FORM).  OUTBUILDINGS (SOURCE: HERITAGE OFFICE NSW-SHI LISTING FORM).
Denfield <i>Appin Road, St. Helens Park, NSW 2560</i>	1837 Altered 1964. Subdivided c.1991.	Builder: John Farley Architect for 1960's renovations: S.C Palmer	Heritage Act - State Heritage Register Campbelltown Local Environment Plan National Trust of Australia register Register of the National Estate (RNE)	Denfield is located on a prominent knoll on the Appin Road. The main homestead is a Georgian colonial cottage. A number of other buildings and structures also feature including, external kitchen, slab hut (c.1840), timber structure, wool shed, workshop, carport, swimming pool, cricket pitch and water tanks. The site is well landscaped, including major trees and shrubs, with what remains of its original 'home' garden. It occupies a prominent position on level ground on the top of a raised section of land. There is a dam/swimming pool and a small orchard adjoining the house.	Denfield's homestead is assessed as having state and regional heritage significance for its architectural quality, social and historic values as one of the earliest surviving and intact collective of buildings of its kind in the Campbelltown and Appin areas. The garden and bush setting is intact. Its significance has been reduced by subdivision. The site also has significance for the following features listed on the SHR inventory form for the heritage item below: • <i>The surviving colonial farmhouse buildings are very fine and rare examples of the colonial farmhouse style of architecture, even though altered a number of times, and is of very high aesthetic value not only here but also in the broader context of NSW. The surviving early fabric demonstrates the basic principles of colonial design, detailing and finishes.</i> • <i>The buildings are significant for the use of early colonial materials and methods of construction and building forms and their adaptation over their life with a variety of materials. The buildings demonstrate colonial design principles in best practice.</i>	 SLAB HUT (CAMPBELLTOWN CITY LIBRARY).

Kelvin Park Group <i>30 The Retreat, Bringelly, NSW 2171</i>	1820-1826	Builder: Thomas Laycock	Local Environmental Plan	The Kelvin Group consists of an early 19th century homestead and various outbuildings and other works set on a smaller rise at the end of a long (former) carriageway from Kelvin Park Drive. The site of the complex is considerably reduced from its original land holding by subdivision and housing development. Specifically, the site contains the following outbuildings: • Former coach house; • Two slab sheds; and • Late 20th century farm buildings and structures, stabling, sheds and yards. Site landscaping includes gardens, driveways and fences and various relics/other works including a cistern, early tank stand and horse works.	The Kelvin Park Group is of State significance as an intact complex of early Colonial farm buildings within an attractive, mature garden in a rural hilltop setting. The earlier buildings include an excellent example of a 1820s homestead and associated outbuildings in the form of timber slab sheds. The complex also retains additional relics and structures illustrative of the original functioning of the property. There is the potential to gain more information on the site from further architectural, archaeological and documentary research. The site also has significance for the following features listed on the SHR inventory form for the heritage item below: • <i>The buildings at Kelvin Park belong to an important and rare group of colonial Georgian and early Victorian farm buildings that contribute to the historic rural landscape. They are evidence of continuity of land use for farming for 187 years (to 2005).</i> • <i>The brick coach house at Kelvin Park retains its picturesque, early Victorian form, planning and much of its original detailing. It is evidence of the development of the property in the 1850s by Alfred Kennerley, who later became Premier of Tasmania.</i> • <i>The two slab barns are evidence of Kelvin Park as a working farm from 1818 until, at least, the mid-20th century. The structures demonstrate 19th century building methods and farm practice.</i>	 OUTBUILDING (SOURCE: CAMPBELLTOWN LIBRARY).  OUTBUILDING (SOURCE: CAMPBELLTOWN LIBRARY).
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4.2 SUMMARY ANALYSIS

This comparative analysis has examined other historic homesteads of similar date and complexity in the Cumberland Plain area.

In summary, Varroville homestead, dating from the early 19th Century, provides a rare example of a large colonial farm in the Cumberland Plain area. Its surviving fabric provides evidence of the layout of an early farm complex, together with main homestead (albeit a later replacement of the original c.1813 homestead), various outbuildings, agricultural [vineyard] terracing, remnant plantings, hand-formed dams and an early access road.

Varroville is comparable to other surviving early farm complexes in the Cumberland Plain for its overall collection of remnant buildings and elements as a cultural landscape. It is also similar in terms of richness of cultural heritage values, period of European settlement and significant associations. However, it is considered that Varroville is a more modest example of a farm complex, representative of a pioneer/working farm, rather than that of an elaborate grand estate. Varroville as a whole is generally in keeping with other pioneer/working farms such as Kelvin Park (Bringelly), Denfield (Helens Park), Denbigh (Cobbity) and Beulah (Gilead). These properties exhibit similar characteristics, including showing evidence of utilitarian and pragmatic building methods and farm practices and comprise (in varying degrees) outbuildings, early landscaping, formal gardens, significant natural plantings, evidence of early layouts, evidence of agricultural uses and early homestead buildings. Examples such as Brownlow Hill (Orangeville), Orielton and Glenfield (Casula) are considered more elaborate grand estates.

Overall, Varroville is one of the few early farm complexes remaining in the Cumberland Plain area, where the form of the original grant and the former agricultural use of the estate is still appreciable to any great extent (although the exact extent of the original grant is not immediately apparent). Specific elements of Varroville's cultural landscape, which contribute to its significance as individual elements, as well as collectively, are discussed below.

4.2.1 SETTING, LANDSCAPING AND ACCESS DRIVE

The form of the original land grant has been reduced from the original 404 hectares/ 1000 acres, with the subject estate comprising 113 hectares. The Varroville homestead (excluded from the subject study area) sits on the lower slopes of the site, within an area of mature landscaping. Remnants of the original carriageway remain, and the original drive from Campbelltown Road approached the house from the south, via the outbuildings, conveniently located not far from the main homestead, on the lower slopes of the hill. Although the larger rural context remains apparent, the area has been impacted by subdivision. The main homestead and garden is located on a separate title (8 acres) from the subject property and has been excised from the estate. The extent of the original drive on the eastern side of the site has been impacted by the Hume Highway. There is no evidence remaining of introduced plantings along this and no significant early cultural plantings in the vicinity of the outbuildings.

A comparison with other farm complexes illustrates that the integrity of the setting of Varroville is somewhat compromised by subdivision and further that the site does not demonstrate the extent of significant landscaped contexts of other homesteads of the period. Many other examples of early farm complexes in the Cumberland Plain retain well-landscaped sites, which have not been affected by subdivision. For example, the wider landscape, curtilage and setting of Denbigh is rare and significant, for its high degree of integrity. It remains in a largely uncompromised state from the time of early European occupation. Harrington Park retains its significant original layout of a gentleman's estate, with important early access routes, including the original entry drive from Old Cowpastures Road (Camden Valley Way). Beulah too retains its original four freehold land parcels. Lack of development around the Varroville Estate has however contributed to an interpretation of its original rural setting although it has been subdivided.

While Varroville House retains some landmark plantings and a significant landscaped garden context (the latter of which was largely introduced in the Jackaman period) the subject estate is cultural plantings are limited to the driveway from St Andrews Road (which also dates to the Jackaman period) and some later 20th century plantings in the vicinity of the outbuildings group. By contrast, Brownlow Hill has one of the most prominent colonial gardens and estates in Australia with the extent of its considerable acreage and pattern of farming largely intact. Brownlow Hill contains a designed landscape

of national importance and renown which includes ground modelling, layout and plantings from the pre-1860s. Orielton is also noted for its 19th century gardens and the gardens surrounding Camden Park have been recognised as reputedly the largest and most intact Australian colonial garden in existence.

4.2.2 VINEYARD TERRACING

The remnant agricultural [vineyard] terracing wrapping around the hillside at Varroville is considered rare and significant, for its high degree of integrity and for its scale, with evidence of terracing comprising an approximate area of more than 7 hectares. Varroville has a strong association with the development of the Australian wine industry, with the vineyard once being described as second only to Gregory Blaxland's. The remnant vineyard terracing has a high degree of integrity, being that it is obvious and apparent in the landscape. This is despite there being no documented use of the vineyard following the occupation of the property by Raymond, who was awarded a prize for the wines made at Varroville.¹²⁶ This would suggest that the remnant terracing dates from this time and its high degree of integrity is also remarkable as later uses of the farm as a dairy and horse stud have had limited impact upon it, and other features of the original wider landscape from its early European occupation have not survived.

The comparison with other farm complexes demonstrates the rarity of the extant remnant vineyard terracing at Varroville. Its significance is comparable to The Cottage (Mulgoa), which is a farm complex dating from c1810 and is considered 'probably the oldest occupied residence in the country'. The Cottage features two areas of remnant vineyard terracing associated with the mid-19th century homestead on the site. The remnant vineyard terraces, similar to Varroville, are distinct and cover a wide area on the slope of the site. Camden Park has also been recognised as playing a vital role in the fledgling Australian wine industry through its importation and distribution of vine cuttings throughout NSW and the Barossa Valley of SA. Maryland is also noted as retaining what may be the oldest winery buildings in Australia, incorporating a winery and store.

Whilst a number of these comparative examples incorporated vineyards and contributed to the fledgling wine industry in the colony, comparison with other farm complexes also shows that there is limited to no remnant vineyard or other agricultural terracing in other early homesteads, and where evidence is retained, it is not to the extent and significance of Varroville.

4.2.3 TIMBER SLAB HUT

The remnant timber slab hut at Varroville is a highly significant structure of the Varroville farm complex, which contributes to its overall significance. It demonstrates a typical early vernacular structure utilising hardwood and vertical timber slabs. It is presently in a collapsed and ruinous state.

A comparison with other timber slab hut buildings of the farming complexes illustrates that the slab hut is not rare individually, in the context of the Cumberland Plain, but contributes to the collective rarity of the cultural landscape of Varroville Estate. The construction of timber slab huts (which are still in existence) are common to other early homesteads, being that it was typical for them to be constructed for early settlers first and temporary homes/huts or for other early utilitarian structures/outbuildings. These early structures were generally constructed of timber available on site. A typical typology of an early settlers hut is shown in Figure 41 below.

Whilst it is said that Townson lived in uncomfortable conditions on his grant while developing the farm and homestead, and it has been speculated that he may have lived in the slab hut, which would infer a construction date of c.1810, there is no conclusive historical evidence that confirms the date of construction for the slab hut at Varroville. A comparison with other slab hut buildings shows that it is stylistically likely to be an early 1800s development and is immediately comparable to other examples in its construction techniques, however the typology and method of construction does not change considerably.

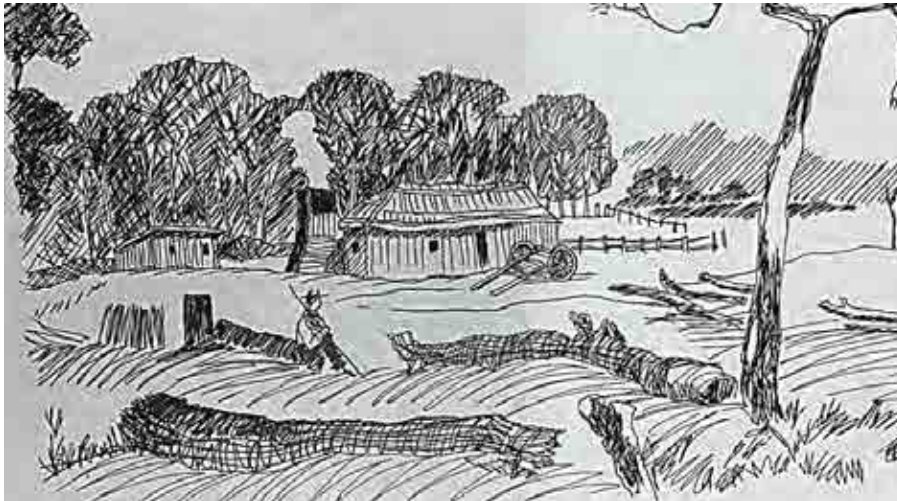
The Varroville example represents a basic version of a slab hut than other more substantial examples provided in the comparison. Despite historical research showing that someone was living in the slab hut at Varroville until the 1950s, it doesn't display the usual amenities of early hut buildings, being that it is

¹²⁶ *The Australian*, 8 March 1844, 2-3, 'Australian Floral and Horticultural Society Final Award of the First Class prize for Colonial Wine'

without characteristic features such as windows or a stone chimney. It is noted that these features may have been previously extant; however the structure is simplistic even in the 1950s views of the site (refer Figure 34). Its present ruinous condition prevents a detailed physical analysis. With consideration for the simplicity of the structure, the use of the property and examination of slab hut typologies, it is considered that this structure was constructed as more of a utilitarian structure, rather than being occupied as Townson's first hut.

The slab hut at Varroville is comparable to remnant utilitarian timber structures on other farm complexes, such as at Denbigh (Cobbitty), Rouse Hill Farm (Rouse Hill) and Bella Vista Farm (Bella Vista). However, these examples are larger, display more characteristics and a majority are believed to be more intact and better examples of timber slab huts remaining in the Cumberland Plain area, particularly with consideration for the ruinous state of the Varroville example.

FIGURE 41 – EXAMPLE TYPOLOGY OF AN EARLY SETTLERS HUT/HOME.



(SOURCE: THE GLENFIELD STORY, BILL LEAH, 1984).

4.2.4 COTTAGE

The remnant cottage at Varroville is a significant structure of the Varroville farm complex, which contributes to its overall significance. The extant cottage at Varroville is of simple construction and incorporates timber, weatherboard and masonry and features gable ends with masonry brick chimneys. It is presently in fair condition although derelict.

There is no conclusive evidence that confirms a date of construction for the cottage; however, stylistically it is likely to be a mid-late 1800s construction. Its extant materials are suggestive of this time period, however, the cottage has been substantially altered in the 1950s and much of the interior and some detailing date to this period. The principal eastern façade has also been modified, such that it now appears as a single residence, rather than the original two attached dwellings.

A comparison with other cottages of farming complexes shows that the cottage is not rare individually, but contributes to the collective rarity of the cultural landscape of the Varroville Estate. It is immediately comparable to other examples in its construction techniques, scale and typology. However, there are many examples of more intact and elaborate cottages in early farm complexes of the Cumberland Plain area. For example, at Hadley Park, there is a substantial single storey cottage built of split timbers with a hipped roof, and contains the remains of an external brick fireplace. Furthermore, there are two extant cottages at Denbigh and Harrington Park, as well as an extant cottage Glenfield Farm which are arguably more refined and intact examples. Glenfield Farm is a particularly elaborate example of a dairy/convict cottage, which has detailing and finishes consistent with the complex of Georgian buildings on its site and the cottage has an unusual mixture of upstairs and downstairs. The extant sandstone workers cottage at Maryland (Bringelly), has remarkably intact features including an iron hipped roof and stone quoins, sills and verandah and two brick chimneys. The simplicity of the Varroville example appears to be comparable to cottage dwellings at Sugarloaf.

4.2.5 COACH HOUSE

The remnant former coach house at Varroville is a significant extant structure of the Varroville farm complex, which contributes to its overall significance. The extant cottage at Varroville is of simple construction and incorporates early wood fired brick and a shingled roof.

There is no conclusive evidence that confirms the date of construction of the former coach house; however, stylistically it is likely to be a late colonial/early Victorian construction (c.1830-1860). Its extant materials are suggestive of this time period. However, the former coach house has been modified in the c1950s for use as machinery shed. This included works to the principal eastern façade and likely was also when the concrete floor was added. It is presently in poor condition.

A comparison with other coach houses of farming complexes shows that the coach house is not rare individually, but contributes to the collective rarity of the cultural landscape of the Varroville Estate. It is immediately comparable to other examples in construction techniques, scale and style. However, there are many examples of more intact and elaborate coach houses in other early farm complexes of the Cumberland Plain. For example, there is a remaining extant brick coach house at Kelvin Park (Bringelly), which retains its early Victorian form, planning and much of its original detailing.

4.2.6 DAMS

There are approximately five out of ten dams remaining on the subject Varroville Estate which date from the pre 1940s, and they may form part of Charles Sturt's c1830s hand-made dams. This is highly significant and rare as an early example of water conservation in the colonial period. The construction of dams at Varroville, being numerous and large-scale, was potentially a response to a specific drought in the c1830s and demonstrate a significant scale with Sturt being said to have sunk dams in each of his paddocks, and allowing no less than 19 families to use the dams during the drought. There was possibly some work done to the dams in the c.1950s, but they still retain a high integrity. They are subject to further investigation.

The numerous and large scale surviving dams at Varroville are rare amongst other farming complexes. Several other examples of early farm complexes feature dams; however, they are not as impressive in their number or scale as is suggested by the historical record for Varroville.

In comparison to other early farm complexes, the subject property can be compared to Mt Gilead (Gilead), where water conservation methods were successfully pioneered. Mt Gilead is highly significant for its remaining artificial lake (c. 1824) and second dam of rammed earth. The c1824 construction was considered to be the first successful attempt at water conservation in New South Wales. The rarity and significance of the Varroville dams can also be compared to Harrington Park, where here a series of farm dams on the property have been modified or lost with residential development.

4.2.7 ARCHAEOLOGICAL POTENTIAL

All of the above comparative examples are likely to have a fair to high potential for archaeological remains of varying degrees of significance. Varroville is of heritage significance for its research potential, having 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 from the earliest phases of development in the Cumberland Plain. Archaeological remains have the potential to be of state significance. Varroville also incorporates areas of high indigenous archaeological sensitivity which is common to other examples in the comparison.

4.2.8 SUMMARY

In summary, Varroville is significant as it exhibits the overall characteristics typical to Cumberland Plain colonial farm complexes, which are becoming increasingly rare due to modern urban development in this area. The above comparative analysis demonstrates that the cultural landscape of Varroville presents a rare and moderately intact example of a farm complex of the Cumberland Plain, demonstrating various phases of use and occupation.

In comparison with other early farm complexes, Varroville is particularly significant for its rare and highly intact remnant vineyard terracing and its large-scale and numerous dams, which have been attributed to the occupation of Charles Sturt in the latter 1830s.

The extant slab hut, cottage and coach house at Varroville contribute to the collective significance and rarity of the Varroville farm complex; however, there are among more numerous and substantial (or better) examples of their respective types in other early homesteads of the Cumberland Plain.

5 Significance

5.1 WHAT IS HERITAGE SIGNIFICANCE?

This section describes the principles and criteria for the assessment of cultural significance and applies them to the study area.

The concept of 'cultural significance' or 'heritage value' embraces the value of a place or item which cannot be expressed solely in financial terms. Assessment of cultural significance endeavours to establish why a place or item is considered important and is valued by the community. Cultural significance is embodied in the fabric of the place (including its setting and relationship to other items), the records associated with the place and the response that the place evokes in the contemporary community.

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. 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 LEVELS AND GRADING OF SIGNIFICANCE

The Heritage Council of NSW recognises four levels of heritage significance in NSW: Local, State, National and World. The level indicates the context in which a heritage place/item is important (e.g. local heritage means it is important to the local area or region). Heritage places that are rare, exceptional or outstanding beyond the local area or region may be of State significance.

In most cases, the level of heritage significance for a place/item has a corresponding statutory listing and responsible authority for conserving them. For instance, Varroville House is of state heritage significance, and correspondingly, is listed on the State Heritage Register.

Different components of a place may contribute in different ways to its heritage value. The gradings of significance developed by the Heritage Council of NSW have been modified as part of this report for the Varroville Estate as follows:

TABLE 6 – GRADINGS OF SIGNIFICANCE DEFINITIONS

GRADING	JUSTIFICATION	STATUS
Exceptional	Rare or outstanding elements that directly contribute to the place's overall heritage significance; they retain a high degree of integrity and intactness in fabric or use; any change should be minimal and retain significant values or fabric	Fulfil criteria for local or state listing
High	Element demonstrates a key aspect of the place's overall heritage significance; they have a high degree of original fabric or they retain their original use; alterations do not detract from significance	Fulfil criteria for local or state listing
Moderate	Element contributes to the place's overall heritage significance; they may have been altered but they still have the ability to demonstrate a function or use particular to the site; change is allowed so long as it does not adversely affect the place's overall heritage significance	Fulfil criteria for local listing
Little	Element may be difficult to interpret or may have been substantially modified which detracts from its heritage significance; change is allowed so long as it does not adversely affect the place's overall	Does not fulfil criteria for local or state listing

GRADING	JUSTIFICATION	STATUS
	heritage significance	
Neutral	Elements do not add or detract from the site's overall heritage significance; change allowed	Does not fulfil criteria for local or state listing
Intrusive	Elements are damaging to the place's overall heritage significance; can be considered for removal or alteration	Does not fulfil criteria for local or state listing

5.3 ASSESSMENT OF SIGNIFICANCE

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 the Varroville House allotment, although considers its shared values.

TABLE 7 – SIGNIFICANCE ASSESSMENT

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 cultural landscape of the subject property has historical significance at a State level as a large remnant of the 'Varroville' estate established by Dr Robert Townson from 1812 and further developed by a succession of subsequent owners. The subject site includes substantial remnants of the 19th century farm complex and cultural landscape including: ▪ Outbuildings (potentially associated with the earliest phases of development of the first and second houses and expansion of the homestead and agricultural uses (1810-1912) ▪ Dams potentially associated with the Sturt occupation (1836-1839); ▪ Remnant viticultural terraces associated with Townson and the first phase of development of the farm, (1810-1827) and Raymond (1839-1858) ▪ Evidence of the early (c.1810-1827) 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. Townson's 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

CRITERIA	SIGNIFICANCE ASSESSMENT
	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. 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 farmhouse set in a pastoral landscape. The former 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 property has strong associations with several individuals and families important in the development of rural industries in the colony of NSW including agriculture, horticulture, viticulture and stock breeding. Other occupants were significant figures in exploration, postal services, horse racing and heritage conservation. Varroville has associative significance at the local level for its various associations including, 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, and noted former occupants 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 ☐

CRITERIA	SIGNIFICANCE ASSESSMENT
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 at the local level for its aesthetic values. The cultural landscape collectively has high aesthetic significance as the setting of the historic colonial homestead 'Varroville' and a rural landscape of the Scenic Hills. The subject property complements and allows significant views to and from 'Varroville' and to the surrounding rural landscape. Significant views and visual connections are also retained to and from Bunbury Curran Hill and to other properties from the estate including Robin Hood farm and Macquarie Fields House, which is visible from the Varroville homestead. The cottage and former stables have aesthetic significance at the local level as characteristic, albeit modest, mid/ late 19th century farm buildings. The significance of the timber dairy building is diminished by its ruinous condition. The timber slab hut is of significance as a potentially early vernacular dwelling, reflecting the first phase of development of the farm, (1810-1827). 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 derived from remnant 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 <i>Threatened Species Conservation Act 1995</i> (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 demonstrates social significance at the local level. 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 <i>The Cowpasture Road</i> (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.

CRITERIA	SIGNIFICANCE ASSESSMENT
	There is historical evidence that 'Varroville' was a social hub at various times during its development, particularly during the Raymond period of occupation. The property also featured in a series of radio plays in 1942 produced by the Rural Bank of NSW, called "<i>These Old Homes</i>", demonstrating a collective interest and awareness of colonial heritage. In more recent years, as part of the long-recognised Scenic Hills in Campbelltown / Camden local government areas, the NSW government, local councils and recognisable community groups have strong associations for cultural reasons with the subject property as part of the Scenic Hills.
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 ☐
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 Varroville estate is of significance at the local level for its research potential associated primarily with its extensive potential archaeological resource. The historical documentation provides 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; however it is assumed that evidence of all these features could be located within the subject estate area or adjacent homestead allotment. This is supported by the ruin of the slab hut, which is likely to have been constructed in the early 1800s and suggests potential for other development of the same period in the vicinity. This is also evidenced by the original driveway, which dates to at least the 1850s. 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

CRITERIA	SIGNIFICANCE ASSESSMENT
	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. The subject property also has technical / research / educational potential derived from the surviving evidence of previous vineyard and orchard terraces, hand-formed dams constructed during the ownership of Charles Sturt and outbuildings that demonstrate the evolution of the property from the first half of the 19th century to the 1950s. The dams may be evidence of early attempts at water conservation in response to the disastrous drought of the 1830s that contributed to the economic depression of the early 1840s. 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. The Aboriginal Assessment prepared by Artefact identified 11 registered sites and 17 newly recorded sites located within the study area, along with two Aboriginal site complexes consisting which were assessed as demonstrating high archaeological significance. Archaeological sensitivity mapping for the study area has also identified areas of high, moderate, low and nil archaeological sensitivity.
Guidelines for Inclusion ▪ has the potential to yield new or further substantial scientific and/or archaeological information ☒ ▪ is an important benchmark or reference site or type ☐ ▪ provides evidence of past human cultures that is unavailable elsewhere ☐	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 ☐
F – Rarity <i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>	The cultural landscape around 'Varroville' has rarity value at a state level as a largely-intact setting for an important colonial homestead and its immediate garden. 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 extent

CRITERIA	SIGNIFICANCE ASSESSMENT
	and integrity of the vineyard terracing also likely to be rare. 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> <i>cultural or natural places; or</i> <i>cultural or natural environments.</i>	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 woodland. 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 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 ☐	Guidelines for Exclusion - is a poor example of its type ☐ - does not include or has lost the range of characteristics of a type ☐ - does not represent well the characteristics that make up a significant variation of a type ☐

5.4 STATEMENT OF SIGNIFICANCE

The cultural landscape of the subject site is of heritage significance at the state level for its historic values and for its rarity.

The estate is of historic significance as a large remnant of the 'Varroville' estate established by Dr Robert Townson from 1812 and further developed by a succession of subsequent owners. The subject site includes substantial remnants of the 19th century farm complex and cultural landscape potentially associated with the phase of development of the first permanent Varroville homestead (1812- 1858) including outbuildings, as well as dams, remnant agricultural evidence including vineyard terracing and evidence of the 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 (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 former 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.

The estate has a continuity of pastoral and agricultural uses that is becoming rare in the area due to urban expansion. The cultural landscape around 'Varroville' also demonstrates rarity as a largely-intact setting for an important colonial homestead and 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, despite subdivision. Although 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 cultural landscape of the subject site is also of local heritage significance for its associative, aesthetic, social, and representative values and for its research potential.

Varroville and the estate have strong associations with several individuals and families important in the development of rural industries in the colony of NSW including agriculture, horticulture, viticulture and stock breeding. Other occupants were significant figures in exploration, postal services, horse racing and heritage conservation. This includes 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 cultural landscape collectively has high aesthetic significance as the setting of the historic colonial homestead 'Varroville' and a rural landscape of the Scenic Hills. The subject property complements and allows significant views to and from 'Varroville' and to the surrounding rural landscape. Significant views and visual connections are also retained to and from Bunbury Curran Hill and to other properties from the estate including Robin Hood farm and Macquarie Fields House, which is visible from the Varroville homestead.

The cottage and former stables have aesthetic significance as characteristic, albeit modest, 19th century farm buildings. The timber slab hut is of significance as a potentially early vernacular dwelling, reflecting the first phase of development of the farm, (1810-1827). 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.

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 and remnant ground modelling for vineyard terracing) and remnant forest. The outbuildings are representative of 19th century ancillary farm buildings, characteristic of the period and utilitarian functions.

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 and significance with archaeological sensitivity mapping for the study area identifying areas of high, moderate, low and nil archaeological sensitivity.

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.

5.5 STATEMENT OF SIGNIFICANCE – VARROVILLE HOUSE LOT 21/DP564065¹²⁷

'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 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).

¹²⁷ 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>>

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).

5.6 SCHEDULE OF SIGNIFICANT ELEMENTS

Various elements of the Varroville Estate have been graded below in relation to their contribution to the site's overall heritage significance. Elements include buildings, structures and landscape elements that are located within the site's curtilage. The following table should be read in conjunction with significance mapping provided at Figure 42.

TABLE 8 – GRADINGS OF HERITAGE SIGNIFICANCE

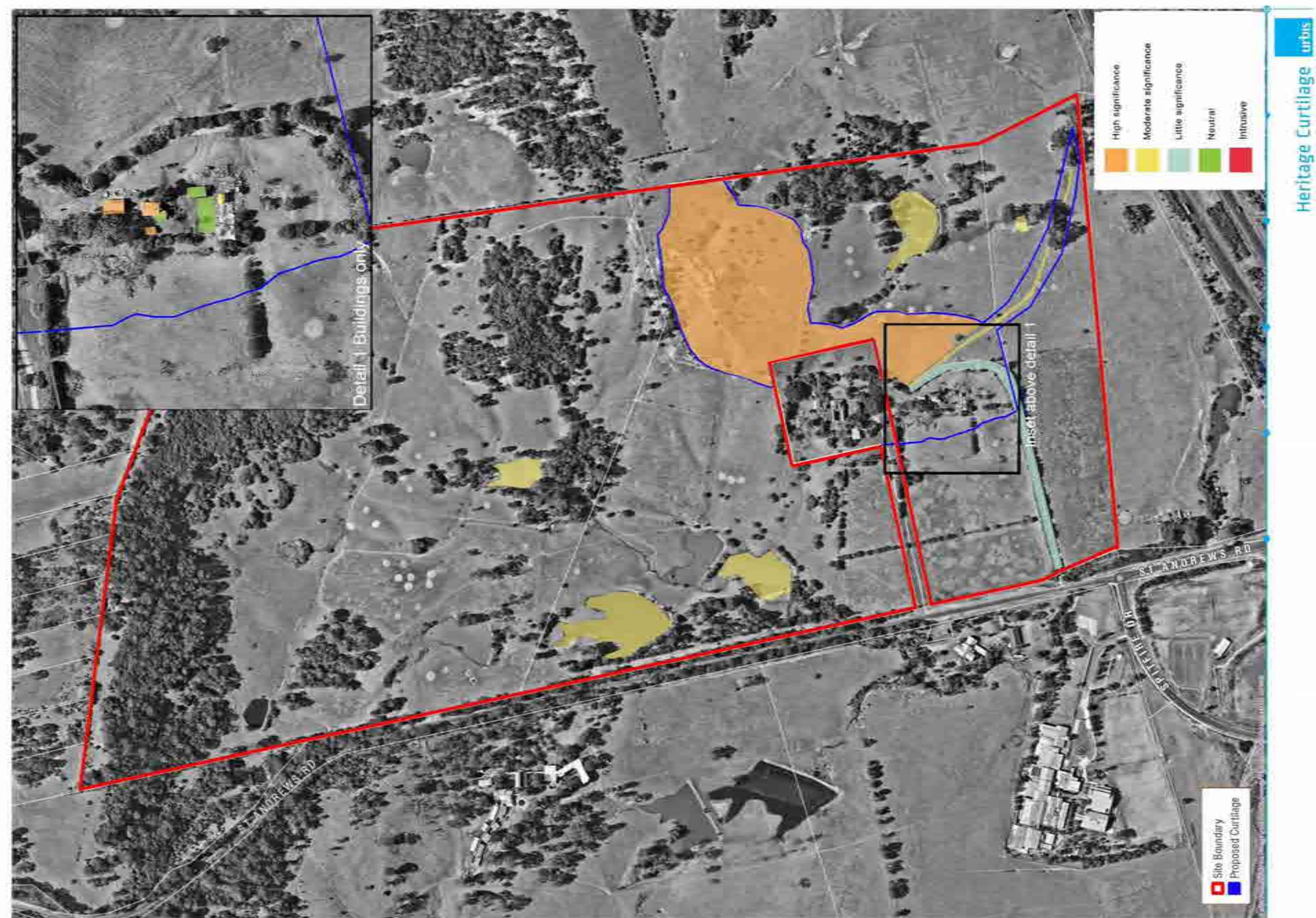
STRUCTURE, SPACE OR ELEMENT	LOCATION OR BUILDING	GRADING
Landscape Elements		
Remnant viticultural terracing	Lot 22 DP564065	High
Dams 2,4,6, 10 and 11	Lot 1 of DP 218016, Lot 22 DP564065 and Lot B DP37097	Moderate
Dams 3,5, 7, 8 and 9	Lot 1 of DP 218016, Lot 22 DP564065 and Lot B DP37097	Neutral
Remnant original drive/ carriageway	Lot 22 DP564065 and Lot 1 of DP 218016	Moderate
c.1950s driveway from St Andrews Road incorporating avenue of <i>Erythrina x sykesii</i> (coral tree) and <i>Olea europaea</i> ssp. <i>cuspidata</i> (African olive) plantings	Lot 22 DP564065	Little
Outbuildings		
The former Coach House/ machine shed (1830-1860)	Outbuildings group/ Lot 22 DP564065	High

STRUCTURE, SPACE OR ELEMENT	LOCATION OR BUILDING	GRADING
The 19 th century cottage (excluding c.1950s extension)	Outbuildings group/ Lot 22 DP564065	High
The timber slab hut	Outbuildings group/ Lot 22 DP564065	High
Timber barn	Outbuildings group/ Lot 22 DP564065	Moderate
Dairy (c.1952-1955)	Outbuildings group/ Lot 22 DP564065	Neutral
Former Coach House/ Machine shed (1830-1860) / Outbuildings group Lot 22 DP564065		
Overall form and facades	-	High
Masonry - baked brick masonry construction	North and south facades/ internal walls	High
Masonry – render (specific finish not identified – pre1935)	North and south façade (external)	High
Roofing – timber shingles	Roof	High
Roofing – timber structure	Roof	High
Roofing – corrugated iron sheeting (short sheets)	Roof	Moderate
Roofing – corrugated iron sheeting (contemporary)	Roof	Neutral
Verandah	Eastern façade	Neutral
Northern verandah infill room	R2	Intrusive
Window - Remnant timber window frame (W2)	North facade	Little
Window - Remnant timber window frame (W3 and W4) (excluding timber paling infill)	North and south façade gables	Moderate
Floor – concrete	R1, R3 and R2	Neutral
Remnant pulley and timber floor structure	South façade gable	Moderate
19th Century Cottage / Outbuildings group Lot 22 DP564065		
Overall form and facades	-	High
Masonry - brick masonry construction incorporating fireplaces	North and south facades and internal wall	High
Weatherboard façade (excluding infilled section)	East / Principal façade	High
Weatherboard façade	West/ rear façade	Moderate

STRUCTURE, SPACE OR ELEMENT	LOCATION OR BUILDING	GRADING
Roofing – timber shingles	Roof	High
Roofing – timber structure and lining	Roof	High
Roofing – corrugated iron sheeting (short sheets)	Roof	Moderate
Roofing – corrugated iron sheeting (contemporary)	Roof	Neutral
Verandah	Eastern façade	Little
Windows – GW01, GW02, GW06 and GW07 (highly modified or replaced)	East and west façades	Little
Windows – GW03, GW04 and GW05 (with GW03 likely being the most intact and earliest surviving although not the original glazing or glazing bars)	East and west facades	Moderate
Doors – GD01 and GD09	East and west facades	Neutral
Interiors		
Ceilings – suspended	R1 – R6 throughout	Neutral
Floors – timber (replaced)	R1 – R6 throughout	Neutral
Walls – masonite wall sheeting	R1 – R6 throughout	Neutral
Walls – remnant beaded weatherboard	R4	Moderate
Walls – lightweight internal walls	Between R2 and R3 and to R4, 5 and 6	Neutral
Fireplace mantle (replaced)	R1	Neutral
Doors	R1 – R6 throughout (GD02-08)	Neutral
Kitchen fixtures, fittings and joinery (contemporary)	R6	Neutral
Bathroom and WC fixtures and fittings (contemporary)	R5	Neutral
Concrete stairs	R7	Neutral
Joinery hardware	Throughout	Neutral
c.1950s weatherboard extension and interiors	Comprising R7, R8 and R9	Neutral

Significance plans for the site and significant outbuildings have been provided below.

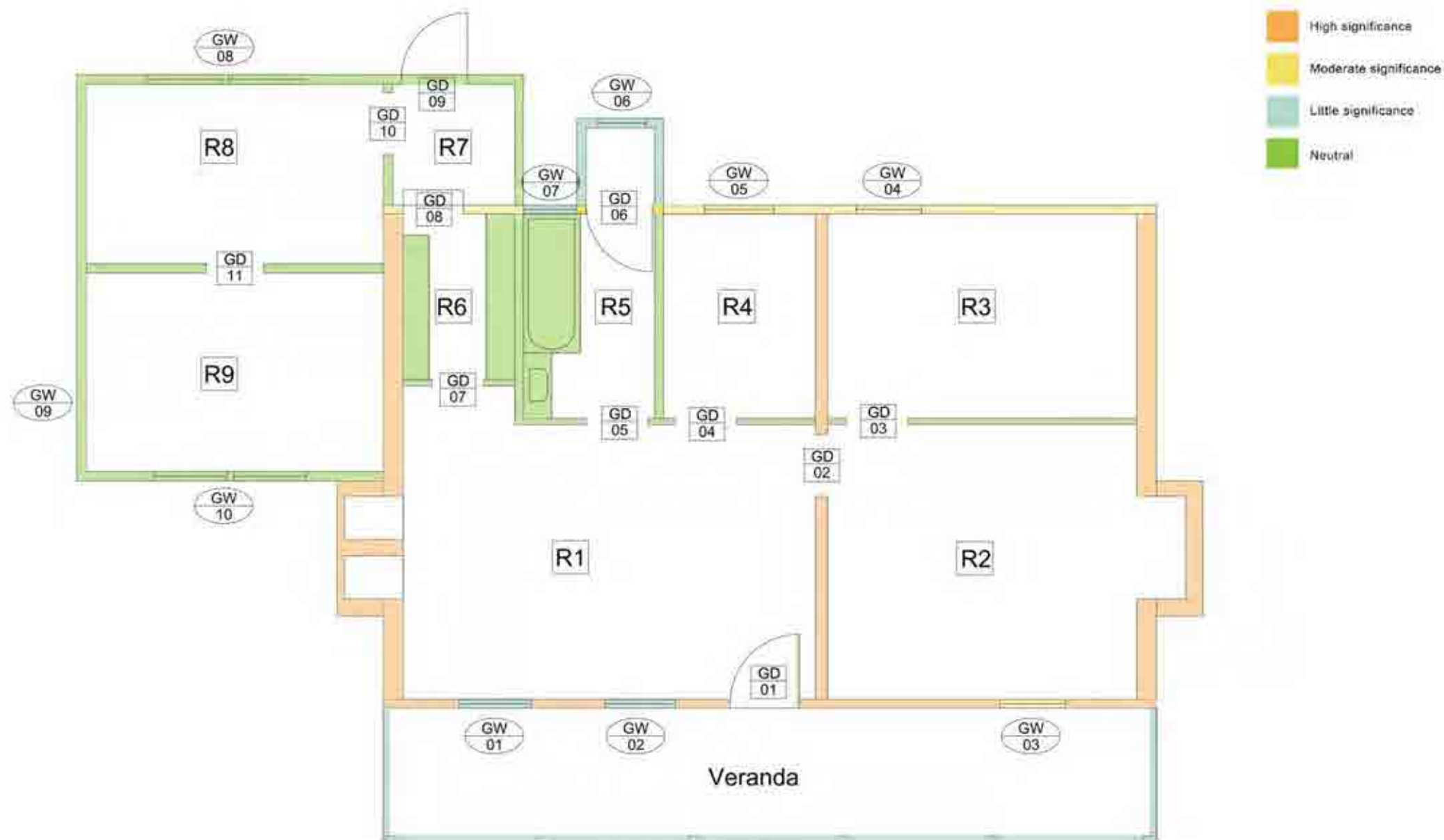
FIGURE 42 – SIGNIFICANCE PLANS



PICTURE 83 – SITE PLAN SHOWING SIGNIFICANT ELEMENTS



PICTURE 84 – THE COACH HOUSE – FLOOR PLAN



PROJECT
 166-176 St Andrews
 Road, Varroville
 NSW
 Cottage

CLIENT
 Catholic
 Metropolitan
 Cemeteries Trust



DRAWING TITLE Existing cottage 2015		DRAWING NUMBER A3.01	
SCALE 1:50 @ A3	REV	TEAM LEADER KP	PROJECT NO SH349

PICTURE 86 – COTTAGE FLOOR PLAN

5.7 SIGNIFICANT VIEWS AND VISTAS

Views and vistas can be significant elements within a cultural landscape, providing residents and visitors with panoramic views, restricted views, narrow vistas and glimpses of natural areas, geographic and historic landmarks and historic sites. There are existing and potential views and vistas from the public domain into the subject property, from public roads including St Andrews Road and the F5 Freeway and the public reserve on Bunbury Curran Hill. Some of these views are panoramic while others are restricted to varying degrees by vegetation and landscaping along roadsides and within properties.

The scenic values of the site have been assessed by Paul Davies and Geoffrey Britton in 2011 as part of the *Visual analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands*, October 2011. The visual qualities of the Scenic Hills in which the subject property is located have been assessed¹²⁸ and 'Varroville' and the subject property are included in Scenic Hills Landscape Unit 1 (SH LU 1), which is characterised by retained pastoral character on the lower slopes and foothills, patches of remnant indigenous woodland or regrowth thereof, extensive areas of land infested with *Olea europaea* ssp. *cuspidata* (African olive), with a small scattering of modestly scaled buildings along St Andrews Road and St Davids Road.

FIGURE 43 – ILLUSTRATION OF LANDSCAPE UNIT 1 COMPRISING VARROVILLE



SOURCE: VISUAL ANALYSIS OF CAMPBELLTOWN'S SCENIC HILLS AND EAST EDGE SCENIC PROTECTION LANDS
PAUL DAVIES PTY LTD IN ASSOCIATION WITH GEOFFREY BRITTON OCTOBER 2011 FIGURE 4.1.6

¹²⁸ Paul Davies Pty Ltd in association with Geoffrey Britton (Environmental Design Consultant), Visual analysis of Campbelltown's Scenic Hills and East Edge Scenic Protection Lands, October 2011

Along with Varroville, Landscape Unit 1 incorporates part of what was originally Andrew Thompson's grant (St Andrews), most of Robert Cordeaux's grant of 700 acres which was situated to the north-west of Townson's, as well as part of the land granted to Simeon Lord and several smaller settlers. The original configuration and landscapes of the Colonial landscape continue to be expressed clearly through the roads, subdivisions and land uses seen in the unit today.

In the above study Davies and Britton state:

*"The focal point of the [Scenic Hills Landscape] Unit [1] is the historic Varroville Estate, with its early Victorian house set on a low ridge against the imposing backdrop of Bunbury Curran Hill to the west and the rolling topography of Andrew Thompson's former St Andrews estate to the south. It is interesting to note that Governor Macquarie thought the siting of the house ill-advised – his journal does not record his preferred location, but after his trip to the top of Bunbury Curran Hill he may have thought that the house should have been located higher on the slope to capture more of the scenic views of the surrounding area. The landscape of the Varroville Estate includes significant plantings, outbuildings and evidence of early infrastructure such as Charles Sturt's chain of hand-formed dams. Other evidence is more subtle, such as the traces of the alignment of the route of the original carriage drive from the original entrance from Campbelltown Road that are still visible as a depression in the paddock facing the freeway when viewed in the early morning or after a period of rain."*¹²⁹

Their report continues:

*"The original grant has been subdivided into the areas around the house and its immediate garden; the bulk of the original Varroville grant including Charles Sturt's dams and the farm outbuildings; Bunbury Curran Hill and the bushland subdivision of St James Road; and the low-lying area near the creek which was the original eastern boundary of 'Varroville' but is now alienated by the [F5] freeway. Although in multiple ownership today, Varroville's historic and visual curtilages have survived substantially intact for 200 years and can still be readily understood and appreciated as a Colonial cultural landscape. It is critically important for Campbelltown, the Cumberland Plain (as the site of the earliest Colonial settlement) and the State of NSW that this rare historic complex remains intact and able to be interpreted as a cultural landscape."*¹³⁰

Varroville is characterised by undulating rural landscape. In August 1809, James Meehan surveyed land that was to become Robert Townson's grant of "Varro Ville". In doing so Meehan mentioned the hill of Bunbury Curran, a range, flats and hollows, hills and dales, ponds and iron bark trees, and the [Bunbury Curran] creek. These intrinsic landscape features are typical of the Campbelltown area and have been recognised and admired. A year after Meehan undertook his survey at Varroville, Lachlan and Elizabeth Macquarie - as part of their 1810 tour of the Liverpool, Campbelltown and Camden areas - also visited Townson's grant. The Governor's poignant response mentioning the "*highly gratifying view ... of the surrounding country*" is noted in section 3.2.1 above and highlights the significance of the site.

Locally, the site is slightly more prominent as a result of the height, slope and vegetation of the north western ridge. Although the lot of Varroville House is isolated inside the site, there is no visual evidence that it is not simply an early rural residence with outbuildings, evidence of past land use practices and garden planting.

Whilst Varroville House is not part of the site, it is visually integral to it, as the centrepiece of the estate. Varroville House has local landmark significance because of the visibility of its garden vegetation, in particular Moreton Bay Figs, Hoop Pines and Funeral Cypress and visual contact along view lines that remain between it and significant properties such as Denham Court and Macquarie Field House and the site of Robin Hood Farm and their respective marker plantings, as well as traditional routes such as Campbelltown Road. Views both toward and from the setting are considered to be of heritage significance as set out in Table 9 below.

¹²⁹ Ibid 84

¹³⁰ Ibid

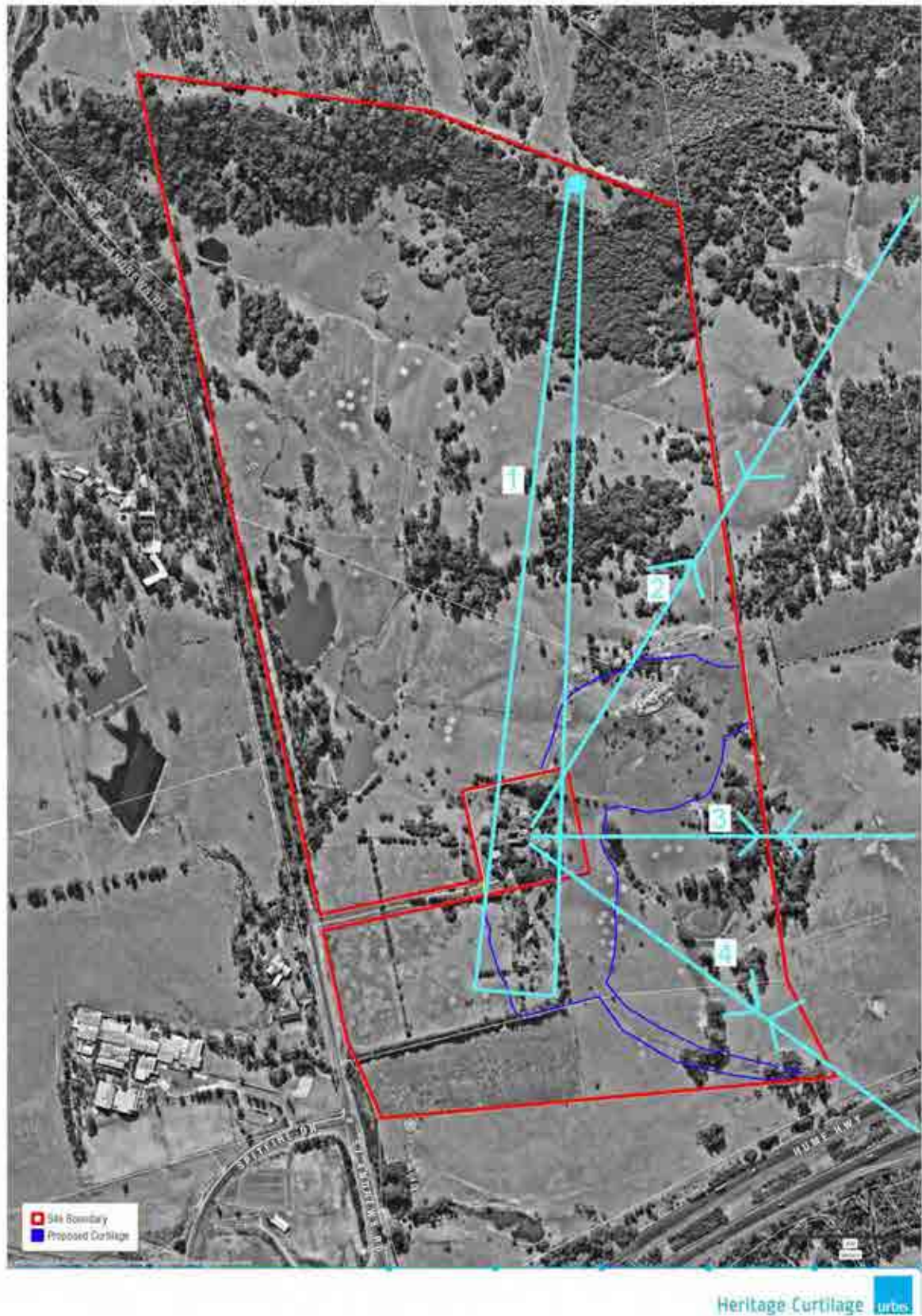
The following views are identified as being of heritage significance. Whilst a general pastoral character and significance has been noted within the scenic hills area, the views identified herein demonstrate significant historic associations and preserve significant heritage vistas. Nominated views correspond to mapped views at Figure 44. It is noted that Varroville House was not available for access for this report as it is in separate private ownership and attributed views from the House are based on previous assessments such as the Britton and Morris study (2000). Future works should therefore seek to clarify the extent and significance of these views and vistas.

TABLE 9 – SIGNIFICANT VIEWS AND VISTAS

VIEW	SIGNIFICANCE
(1) Bunbury Curran Hill Panorama	The vistas from Bunbury Curran Hill were noted by surveyor James Meehan in 1809 and the following year, Lachlan and Elizabeth Macquarie - as part of their 1810 tour of the Liverpool, Campbelltown and Camden areas - also visited Townson’s grant. The Governor’s poignant response mentioning the <i>“highly gratifying view ... of the surrounding country”</i> is noted in section 3.2.1 above and reflects the significance of the site and Bunbury Curran Hill as one of the most scenically and historically significant natural landscape features in the area. Significant panoramic views from Bunbury Curran hill should be retained and conserved, in particular the vista to Varroville House. 

VIEW	SIGNIFICANCE
(2) View from the main homestead to the landmark trees of Denham Court	Early homesteads of the Cumberland Plain typically featured marker trees which made the homesteads apparent in long range views. Historical associations have been demonstrated between Denham Court and Varroville; particularly during the period of ownership of James Raymond, the first Postmaster-General (1839 – 1858). Raymond had social position and frequently entertained at Varroville, which was considered part of the famous social triangle which included the Cordeaux family of Leppington and the Brooks family of Denham court. Denham Court is marked by Araucarias and vistas to the marker trees were noted in Britton and Morris' 2000 study of colonial properties of the Cumberland Plain. The Davies and Britton Scenic Hills landscape study acknowledges that the vista is now partly obscured. Views to and from the marker plantings of Denham Court and Varroville should be retained and conserved, subject to further assessment as detailed above.
(3) View from the main homestead to and from Macquarie Fields House	Early homesteads of the Cumberland Plain typically featured marker trees which made the locations of the homesteads apparent in long range views. Macquarie Fields House is marked by Bunya Pines. Morris and Britton have suggested that Varroville was deliberately aligned to Macquarie Fields House however no specific historical associations have been noted. Views to and from the marker plantings of Macquarie Fields House and Varroville should be retained and conserved, subject to further assessment as detailed above.
(4) View from the main homestead to and from Robin Hood Farm	Early homesteads of the Cumberland Plain typically featured marker trees which made the homesteads apparent in long range views. Historical associations have been demonstrated with Robin Hood farm; with the original site of the Robin Hood Inn forming a 2 acre lot excised from Townson's original grant around 1830, when Liverpool Road separated this portion of the site. The Robin Hood Inn was licensed on this site in 1830, with the first license issued to Thomas Humphreys, who was also overseer of Varroville. The house and farm developed later on an adjoining lot (c.1860). Views to and from Robin Hood Farm and Varroville should be retained and conserved, subject to further assessment as detailed above.

FIGURE 44 – SIGNIFICANT VIEWS AND VISTAS



5.8 ARCHAEOLOGY AND ABORIGINAL CULTURAL HERITAGE

The site may have historical archaeological potential or it may be a place of Aboriginal cultural heritage. Artefact Heritage was commissioned by Urbis, on behalf of CMCT, to undertake an assessment of Aboriginal and historical archaeological potential for the site. The respective assessments have been summarised below, and are appended to the document at Appendix C and Appendix D. Reference should be made to the appendices for the full assessment and recommendation's.

5.8.1 ABORIGINAL CULTURAL HERITAGE

Aboriginal cultural heritage consists of places and items that are of significance to Aboriginal people because of their traditions, observances, lore, customs, beliefs and history. It provides evidence of the lives and existence of Aboriginal people before European settlement through to the present. Aboriginal cultural heritage is dynamic and may comprise physical (tangible) or non-physical (intangible) elements. It includes things made and used in traditional societies, such as stone tools, art sites and ceremonial or burial grounds. It also includes more contemporary and/or historical elements such as old mission buildings, massacre sites and cemeteries.¹³¹

Aboriginal cultural heritage also relates to the connection and sense of belonging that people have with the landscape and each other. It recognises that Aboriginal people understand cultural heritage and cultural practices as being part of both the past and the present and that cultural heritage is kept alive and strong by being part of everyday life.

Cultural heritage is not confined to sites; it also includes peoples' memories, storylines, ceremonies, language and 'ways of doing things' that continue to enrich local knowledge about the cultural landscape. It involves teaching and educating younger generations. It is also about learning and looking after cultural traditions and places, and passing on knowledge. It is enduring but also changing. It is ancient but also new. Aboriginal cultural knowledge provides crucial links between the past and present and therefore represents an essential part of the identities of Aboriginal people and all Australians.

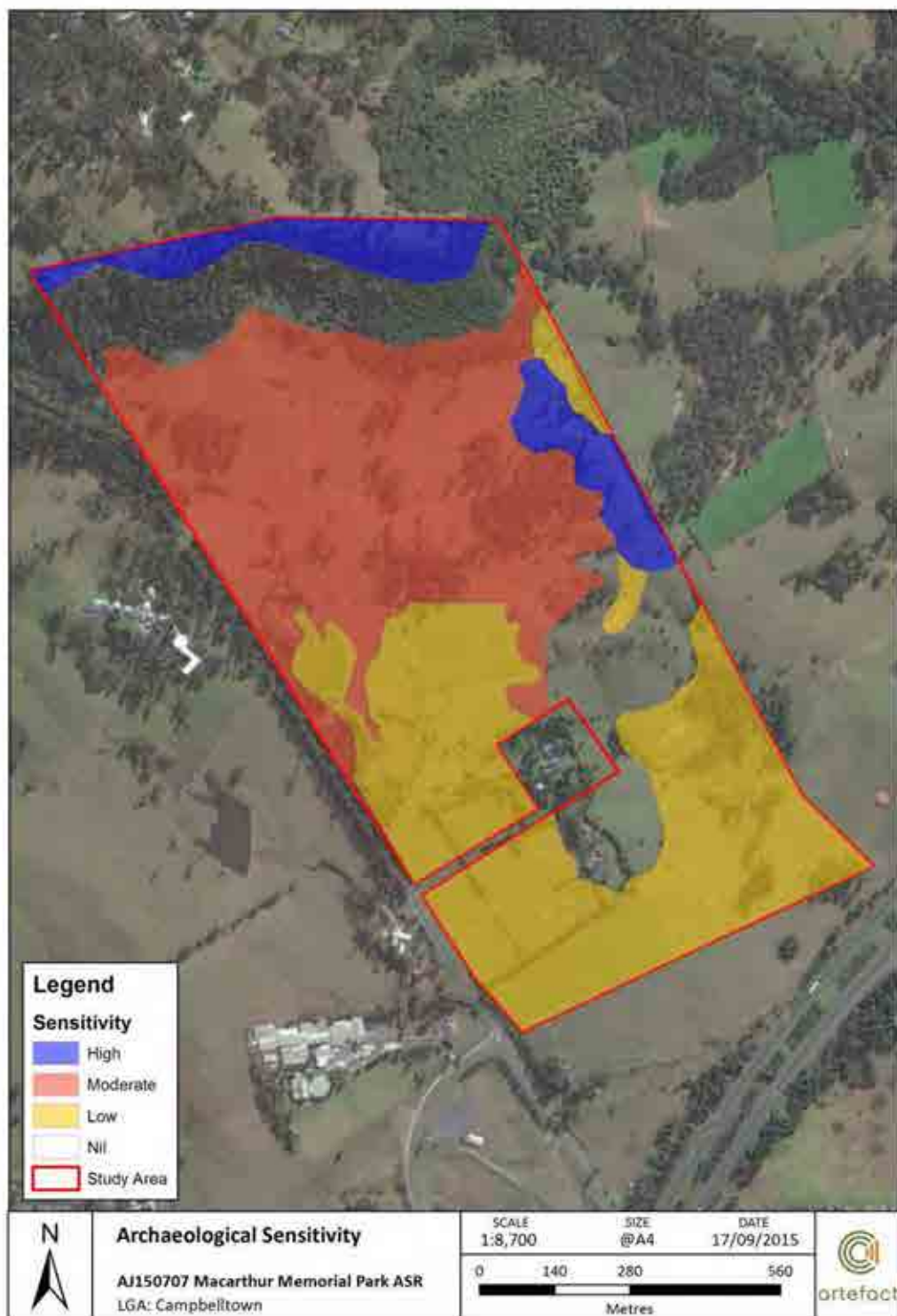
Artefact Heritage was been engaged by Urbis on behalf of the proponent to prepare an Aboriginal Survey Reports (ASR) for the entire study area in conjunction with this CMP and site master planning. The ASR aimed to provide a detailed archaeological assessment of the study area, and provide recommendations for further archaeological investigation and Aboriginal stakeholder consultation.

The ASR found that:

- There are 11 registered sites located within the study area. There are 17 newly recorded sites located within the study area.
- Two Aboriginal site complexes consisting of 16 individual sites are currently known to be located within the current study area (VSC1 and VSC2). These site complexes have been assessed as demonstrating high archaeological significance.
- Five of the recorded sites in the study area have been assessed as demonstrating low archaeological significance and two have been assessed as demonstrating unknown archaeological significance.
- Archaeological sensitivity mapping for the study area has identified areas of high, moderate, low and nil archaeological sensitivity.

¹³¹ Office of Environment and Heritage 2011a

FIGURE 45 – ZONES OF ABORIGINAL ARCHAEOLOGICAL SENSITIVITY



SOURCE: ARTEFACT 2015:

5.8.2 HISTORICAL ARCHAEOLOGICAL POTENTIAL

Historical archaeology is the study of the past using physical evidence in conjunction with historical sources. It focuses on the objects used by people in the past and the places where they lived and worked. It can tell us about the way things were made and used and how people lived their daily lives. Archaeology is not just about objects and remains; it is also about landscapes and links between sites.

Historical archaeological potential is defined as:¹³²

The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research. Common units for describing archaeological potential are:

- known archaeological features/sites (high archaeological potential);
- potential archaeological features/sites (medium archaeological potential);
- no archaeological features/sites (low archaeological potential).

Artefact Heritage was engaged by Urbis to prepare a historical archaeological assessment of the study area. Like the ASR (discussed above), the historical archaeological assessment was intended to inform this CMP, and site master planning. This report was prepared in accordance with NSW Heritage Division guidelines for archaeological assessments and provides a detailed analysis of the site's archaeological potential and management recommendations for the proposed development.

The historical archaeological assessment found that:

- The study area was once part of the Varroville estate dating from the early 19th century and it contains a complex of outbuildings in the southwest. The estate has been associated with various farming activities, viticulture, orcharding, stock breeding, a horse stud, pasture and dairying.
- The southwest of the study area (Area 1) has moderate potential for local and state significant archaeological relics in the vicinity of the outbuilding complex. The archaeological resources in this area include evidence associated with previous phases of domestic occupation and farming activities.
- In the southeast of the study area (Area 2) there is high potential for archaeological remains of terracing and other landscape features associated with viticultural activities. Whilst not 'relics', these features have historical and aesthetic heritage significance.
- The remaining study area (Area 3) has low potential for archaeological remains associated with land clearance, water storage (dams) and former paddock divisions. These remains have little research potential or archaeological significance.
- The archaeological resources would require appropriate management as part of the planning, design and use the Macarthur Memorial Park.

¹³² Department of Urban Affairs and Planning 1996

FIGURE 46 – ARCHAEOLOGICAL POTENTIAL OF THE STUDY AREA



SOURCE: ARTEFACT 2015: FIGURE 26

FIGURE 47 – ARCHAEOLOGICAL SIGNIFICANCE (RELICS) OF STUDY AREA



SOURCE: ARTEFACT 2015: FIGURE 27

6 Heritage Listings and Statutory Obligations

6.1 HERITAGE LISTINGS

The following heritage listings apply to Varroville House. The subject estate is not subject to any statutory listings.

TABLE 10 – HERITAGE LISTINGS

TYPE OF LISTING	NAME OF ITEM	ASSESSED LEVEL OF SIGNIFICANCE
STATUTORY LISTINGS		
State Heritage Register under the <i>Heritage Act 1977</i> (items of state significance)	Varroville, Lot 21 DP 564065/ 196 St Andrews Road (Item #00737)	State
Campbelltown Local Environmental Plan 1995 District 8 (Central Hills Lands) Schedule 1 – Items of Environmental Heritage (items of local significance)	Varro Ville (Varro Ville House) - Lot 21 DP564065	State
Draft Campbelltown Local Environmental Plan (CLEP) 2014 - Schedule 5-Environmental Heritage– is listed as a State heritage item – Part Lot 21 DP564065).	Varro Ville Homestead Group, 196 St Andrews Road/ Part Lot 21 DP 564065 (Item #00737)	State
NON-STATUTORY LISTINGS		
Register of the National Estate under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (items of local, state or national significance)	Varro Ville, St Andrews Road, Varroville. Place ID 3268, Registered (21/03/1978), Place file no: 1/15/010/0010 (no boundary given)	
National Trust of Australia (items of local, state or national significance)	Varroville (extent of the classification is unknown however is thought to include Lot 22).	

6.2 STATUTORY OBLIGATIONS

Works to the Varroville Estate may require particular approvals depending on the nature of proposed works. Key commonwealth, state and local legislation, plans, policies and programs and committees affecting the management of the place are described below.

This Section should be referred to in addition to other management plans for the site.

6.2.1 COMMONWEALTH LEGISLATION

Environmental Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the Australian Government's environment and heritage legislation. The *EPBC Act* requires that Commonwealth approval be obtained for certain actions. This act is triggered by developments or actions that will have a significant impact on matters of National environmental significance, including world heritage areas, Commonwealth marine areas, nationally threatened species and communities and migratory birds. The EPBC Act includes a process for assessment of proposed actions that have, or are likely to have, a significant

impact on matters of national environmental significance. These actions require approval from the Commonwealth Minister, Environment and Heritage. Actions are projects, developments, undertakings, activities, and series of activities or alteration of any of these. An action that needs Commonwealth approval is known as a controlled action. A controlled action needs approval where the Commonwealth decides the action would have a significant effect on an NES matter.

Where a proposed activity is located in an area identified to be of NES, or such that it is likely to significantly affect threatened species, ecological communities, migratory species or their habitats, then the matter needs to be referred to the Department of Sustainability, Environment, Water, Population and Communities (SEWPAC) for assessment. In the case where no listed federal species are located on site then no referral is required. The onus is on the proponent to make the application and not on the Council to make any referral.

A significant impact is regarded as being:

*important, notable, or of consequence, having regard to its context or intensity and depends upon the sensitivity, value, and quality of the environment which is impacted and upon the duration, magnitude, and geographical extent of the impacts. A significant impact is likely when it is a real or not a remote chance or possibility.*¹³³

Guidelines on the correct interpretation of the actions and assessment of significance are located on the department's web site <http://www.environment.gov.au/epbc/publications>

The Register of the National Estate (RNE) is a non-statutory heritage register under the EPBC Act. The RNE is a list of natural, Indigenous and historic heritage places throughout Australia. It was established under the *Australian Heritage Commission Act 1975* and in 2004 the responsibility for maintaining the Register shifted to the Australian Heritage Council under the *Australian Heritage Council Act 2003* (AHC Act).

Following amendments to the AHC Act the RNE was frozen in February 2007. From February 2012 all references to the Register were removed from the EPBC Act and the AHC Act. The RNE has since been maintained as a non-statutory basis as a publicly available archive.¹³⁴ Varroville is listed under the RNE however as the listing is not statutory, there are no legislative requirements associated with this.

A new national heritage system was established in January 2004 under the EPBC Act. This led to the introduction of the National Heritage List, which recognises and protects places of outstanding heritage to the Nation, and the Commonwealth Heritage List, which includes Commonwealth owned or leased places of significant heritage value. Varroville is not listed on the National and/or Commonwealth Heritage Lists.

Works to Varroville must comply with the EPBC Act, such as where works may impact on one or more places of national environmental significance (e.g. works to EEC). Heritage impacts should be considered in the preparation of an REF or other assessment under this Act and other state government legislation and policies.

6.2.2 NSW LEGISLATION

Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EPA Act) governs strategic planning and development assessment processes undertaken by State and Local Government in NSW. The EP&A Act is administered by the Department of Planning and Infrastructure, and provides planning controls and requirements for environmental assessment in the development approval process.

The EP&A Act requires that environmental impacts are considered prior to land development; this includes impacts on cultural heritage items and places as well as archaeological sites and deposits. The EP&A Act also requires that Local Governments prepare planning instruments (such as Local Environmental Plans [LEPs] and Development Control Plans [DCPs]) in accordance with the Act to

¹³³ EPBC Policy Statement

¹³⁴ <http://www.environment.gov.au/heritage/places/rne/index.html>

provide guidance on the level of environmental assessment required. The current study area falls within the boundaries of the Campbelltown Local Government Area LGA, and is subject to the Campbelltown LEP 1995 and the draft Campbelltown LEP 2014 (refer to section 6.2.4 below).

It is necessary in most cases to submit a development application to the relevant Local Council for permission to erect or alter a building, demolish a building; or change the use of an existing building except where this is deemed to be 'exempt development.' Six categories of development are defined by the new legislation: Exempt Development, Complying Development, Local Development, Integrated Development, Designated Development or State Significant Development.

Approval may be required under this Act for alterations and additions to the buildings or landscape at Varroville. Independent heritage advice or assessment may be required if works are likely to impact on the overall heritage significance of the place or elements identified in this report as being of exceptional or high significance. As the subject site is presently not subject to any statutory listings, approvals may only be required in relation to potential impacts to Varroville House or in the vicinity thereof. Should the subject estate be listed under the SHR or LEP as has been recommended, additional approvals would apply.

This Act also has three main parts of direct relevance to Aboriginal cultural heritage. Namely, Part 3 which governs the preparation of planning instruments, Part 4 which relates to development assessment processes for local government (consent) authorities and Part 5 which relates to activity approvals by governing (determining) authorities.

Heritage Act 1977

The NSW *Heritage Act 1977* (Heritage Act) is the primary piece of State legislation affording protection to items of environmental heritage (natural and cultural) in NSW. Under the Heritage Act, 'items of environmental heritage' include places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values. The Heritage Act is administered by the Office of Environment and Heritage. The purpose of the Heritage Act 1977 is to ensure cultural heritage in NSW is adequately identified and conserved. Items of significance to the State of NSW are listed on the NSW State Heritage Register (SHR) under Section 60 of the Act and are given automatic protection under the Heritage Act against any activities that may damage an item or affect its heritage significance.

State Heritage Register (SHR)

The SHR is a list of places and objects of particular importance to the people of NSW and is administered by the Heritage Branch of the Office of Environment and Heritage. The register lists a diverse range of over 1,500 items, in both private and public ownership. To be listed, an item must be deemed to be of heritage significance for the whole of NSW.

Varroville House/ Lot 21 DP 564065/ 196 St Andrews Road, Varroville (Listing number 00737) is listed on the SHR. The subject Varroville Estate is not listed under the SHR however extension of the curtilage for the Varroville House listing has been recommended, which should incorporate at least part of the subject site and the relevant approvals would then be applicable.

Historical Archaeology

The Heritage Act also protects 'relics', which can include archaeological material, features and deposits. Section 4(1) of the Heritage Act (as amended 2009) defines 'relic' as follows:

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

(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

(b) is of State or local heritage significance."

Section 139 to 145 of the Heritage Act prevents the excavation or disturbance of land known or likely to contain relics, unless under an excavation permit. Section 139 (1) states:

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

Excavation permits are issued by the NSW Heritage Council or a Delegate of the NSW Heritage Council under Section 140 of the Heritage Act for relics not listed on the SHR or under Section 60 for relics listed on the SHR. An application for an excavation permit must be supported by an Archaeological Research Design and Archaeological Assessment prepared in accordance with the NSW Heritage Division archaeological guidelines. Minor works that will have a minimal impact on archaeological relics may be granted an exception under Section 139 (4) or an exemption under Section 57 (2) of the Heritage Act.

National Parks and Wildlife Act 1974

The *National Parks and Wildlife Act 1974* is administered by the Office of Environment and Heritage. Under the Act, the Director-General of the National Parks and Wildlife Service is responsible for the care, control and management of all national parks, historic sites, nature reserves, reserves, Aboriginal areas and state game reserves. State conservation areas, karst conservation reserves and regional parks are also administered under the Act. The Director-General is also responsible for the protection and care of native fauna and flora, and Aboriginal places and objects throughout NSW.

If Aboriginal objects and places are found, the National Parks and Wildlife Service must be informed under Section 91 of the Act and permits may apply under Section 90. A licence may also be required under the Act to damage or destroy threatened fauna species. Penalties apply for the destruction of Aboriginal objects and places, and the harm of any protected species. There are Interim Guidelines for Consultation associated with applications for permits under Section 90 of the Act.

Dam Safety Act 1978

All dams in NSW have to meet the requirements of the Dams Safety Committee (DSC) under the NSW Dams Safety Act, 1978. The Dams Safety Committee (DSC) is the State's regulator for dam safety and therefore responsible to develop and implement policies and procedures for effective dam safety management to protect life, property and the environment from dam failures.

Dams are defined as man-made structures that store liquids (usually water). They come in many forms and sizes, including water supply dams, tailings & industrial dams, and stormwater detention & retarding dams.

"Prescribed" dams are those listed in Schedule 1 of the Dams Safety Act 1978. The Dams Safety Committee (DSC) can require owners of prescribed dams to do things to ensure the safety of their dams.

None of the site dams are currently prescribed on Schedule 1 of the Dams Safety Act 1978.

Aboriginal Land Rights Act (1983)

The *Aboriginal Land Rights Act 1983* is administered by the NSW Department of Human Services - Aboriginal Affairs. This Act established Aboriginal Land Councils (at State and Local levels). These bodies have a statutory obligation under the Act to; (a) take action to protect the culture and heritage of Aboriginal persons in the council's area, subject to any other law, and (b) promote awareness in the community of the culture and heritage of Aboriginal persons in the council's area.

Native Title Act (1994)

The *Native Title Act 1994* was introduced to work in conjunction with the Commonwealth Native Title Act. Native Title claims, registers and Indigenous Land Use Agreements are administered under the Act.

Threatened Species Conservation Act (1995)

The *Threatened Species Conservation Act 1995* identifies and protects native plants and animals in danger of becoming extinct. The Act also provides for species recovery and threat abatement programs.

The specific requirements of the *TSC Act* must be addressed in the assessment of impacts on threatened flora and fauna, populations and ecological communities. The factors to be taken into account in deciding whether there is a significant effect are set out in Section 5A of the *EP&A Act* and are based on a 7 part test of significance. Where a proposed activity is located in an area identified as critical habitat, or such

that it is likely to significantly affect threatened species, populations, ecological communities, or their habitats, a species impact statement (SIS) is required to be prepared. This may be applicable to EEC communities within the Varroville Estate.

6.2.3 COMMONWEALTH POLICIES

Building Code of Australia 1996

The Building Code of Australia guides all construction work in Australia. Under the *Local Government (Approvals) Regulation 1993* the consent authority has the discretionary power to require that existing buildings comply with current building standards, as a condition of approval for proposed works to the building. The BCA provisions relate to fire safety, access and egress, and services and equipment.

Any strategies or solutions to ensure that components of the Varroville Estate comply with the BCA should be driven by the cultural significance of the place. Where necessary, alternative solutions and performance based outcomes should be pursued to ensure the intent of the code is met without adversely impacting on significant fabric. Professional advice should always be obtained. Should conflicts arise between compliance and cultural significance the Heritage Council of NSW is able to provide advice and assistance in seeking appropriate compliance solutions through its Fire and Services Advisory Panel.

6.2.4 LOCAL GOVERNMENT POLICIES

Campbelltown Local Environmental Plan (CLEP) 1995 District 8 (Central Hills Lands)

The land is in the Campbelltown Municipality and has been designated part of the Scenic Hills and zoned 7(d1) Environmental Protection (Scenic) in the Campbelltown Local Environmental Plan (the LEP) District 8 (LEP D-8)(Central Hills Lands). It is also partly zoned 6(c) Open Space (Scenic) and the entire site is covered by a hatching indicating an Escarpment Preservation Area in the LEP zoning map.

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 CLEP 1995 District 8 (Central Hills Lands) includes a list of items/sites of heritage significance within the Campbelltown area. The study area is not presently listed as a heritage item under the LEP however is adjacent to the following item listed in Schedule 1 – Items of Environmental Heritage:

- Varro Ville (Varro Ville House) - Lot 21 DP564065

Heritage provisions are incorporated under Part 3 Special Provisions, primarily under sections 18 Items of Environmental Heritage and 19 Conservative incentive relating to items of the environmental heritage. Reference should be made to the LEP for specific provisions.

Draft Campbelltown Local Environmental Plan (CLEP) 2014

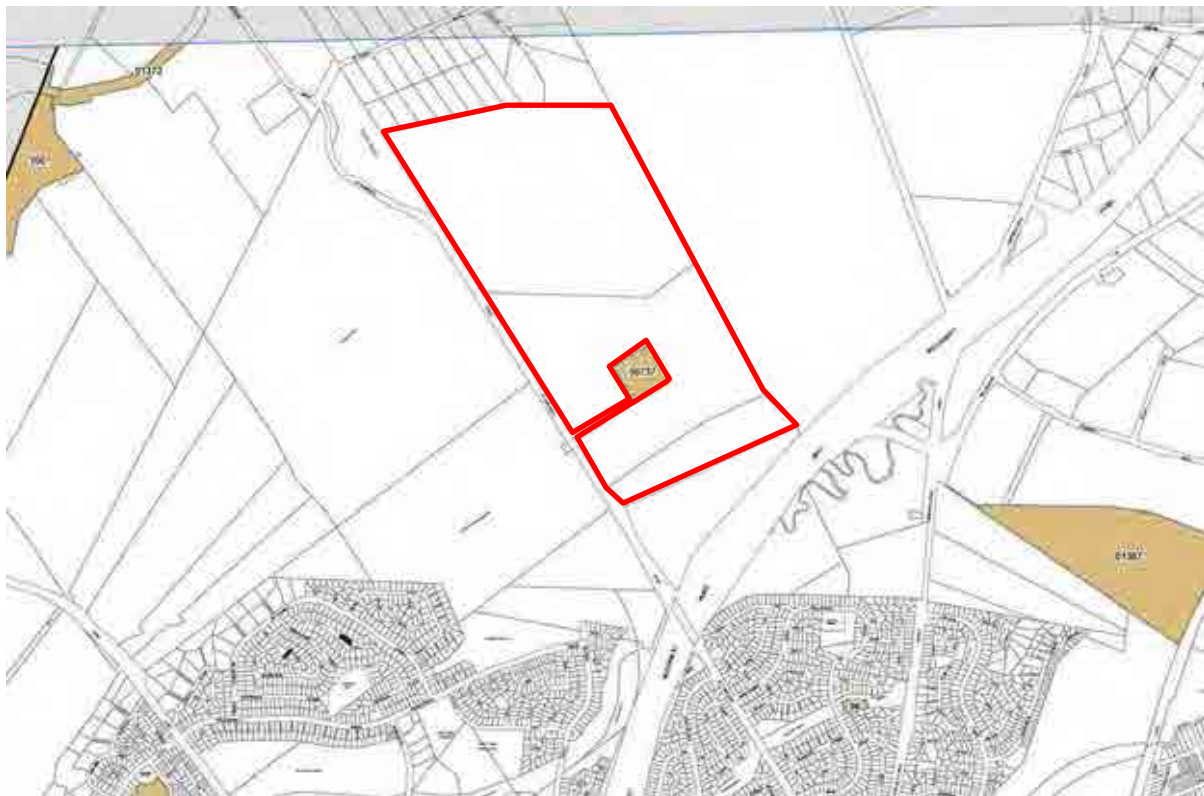
The draft LEP has been exhibited in accordance with the Environmental Planning and Assessment Act 1979 however has not yet commenced.

The plan aims to conserve the environmental heritage of the land to which it is subject. Under the Draft Campbelltown LEP 2014, provisions 5.10 refer to heritage conservation.

Varroville Estate is not presently listed as a heritage item under Schedule 5 of the LEP however this CMP recommends the LEP be amended to incorporate the subject estate, in whole or part. The subject site is adjacent to the following item, which is listed on Schedule 5-Environmental Heritage:

- Varroville – Varro Ville Homestead Group, 196 St Andrews Road – is listed as a State heritage item – Part Lot 21 DP564065 (Item #00737).

FIGURE 48 – DRAFT LEP HERITAGE ITEM MAP SHOWING THE SUBJECT SITE



PICTURE 87 – DRAFT LEP HERITAGE ITEM MAP SHOWING THE SUBJECT SITE AND ASSOCIATED HERITAGE LISTED VARROVILLE HOUSE

SOURCE: CAMPBELLTOWN COUNCIL DRAFT LEP 2014, HERITAGE MAP 006

Campbelltown DCP No. 83 (Heritage Policy)

A development control plan is a non-legal document that supports the LEP (or IDO) with more detailed planning and design guidelines. For development where Campbelltown Council are the consent authority, various DCP's may apply. The Campbelltown DCP No. 83 (Heritage Policy) applies to the subject site.

Council adopted a list of the heritage items of Campbelltown on 1 August 1995 after carrying out a heritage study in 1994, and this policy applies to those items (including Varroville and would also include the subject site should the LEP be amended to incorporate the subject estate lots in whole or part).

Where new works or uses are proposed to the site, specific provisions within the DCP should be considered including (but not limited to):

- Part 2 Development Consent requirements
- Part 3 Conservation Guidelines;
- Part 4 Incentives

7 Obligations and Constraints

7.1 INTRODUCTION

The conservation planning process established by the *Burra Charter* of Australia ICOMOS guidelines (refer Article 6 which defines the Burra Charter Process) requires that relevant constraints be identified as part of the process for developing conservation policies for places of significance. These constraints include:

- Obligations arising from the cultural significance of the place;
- Physical constraints of the place, including environmental factors and the physical condition of the fabric;
- Relevant statutory and non-statutory controls;
- Owners needs, resources and other external constraints;
- Obligations involved in undertaking research, maintaining records and communicating the heritage values of the place.

The assessment of the following specific constraints and opportunities will result in appropriate policies for the subject Varroville Estate.

7.2 OBLIGATIONS ARISING FROM STATUTORY AND NON STATUTORY REQUIREMENTS

Approvals for works to the site may be required under the EP&A Act, the Heritage Act, the National Parks and Wildlife (NP&W) Act and other legislation as outlined above in section 6 of this report. This section should be referred to prior to undertaking any works.

Should the site be listed in whole or part under the State Heritage Register (SHR); the site will be subject to maintenance in accordance with the *Minimum Standards of Maintenance and Repair* under section 118 of the *Heritage Act 1977* and the Heritage Regulation 2012.

Where new works are proposed to the outbuildings group, compliance with the Building Code of Australia / National Construction Code and Australian Standard AS1428 (Universal Access) may also be required as outlined in Section 6.2.3. Any strategies or solutions to ensure that components of the significant buildings comply with the BCA/ NCC or AS1428 should be driven by the cultural significance of the place. Where necessary, alternative solutions and performance based outcomes should be pursued to ensure the intent of the code is met without adversely impacting on significant fabric.

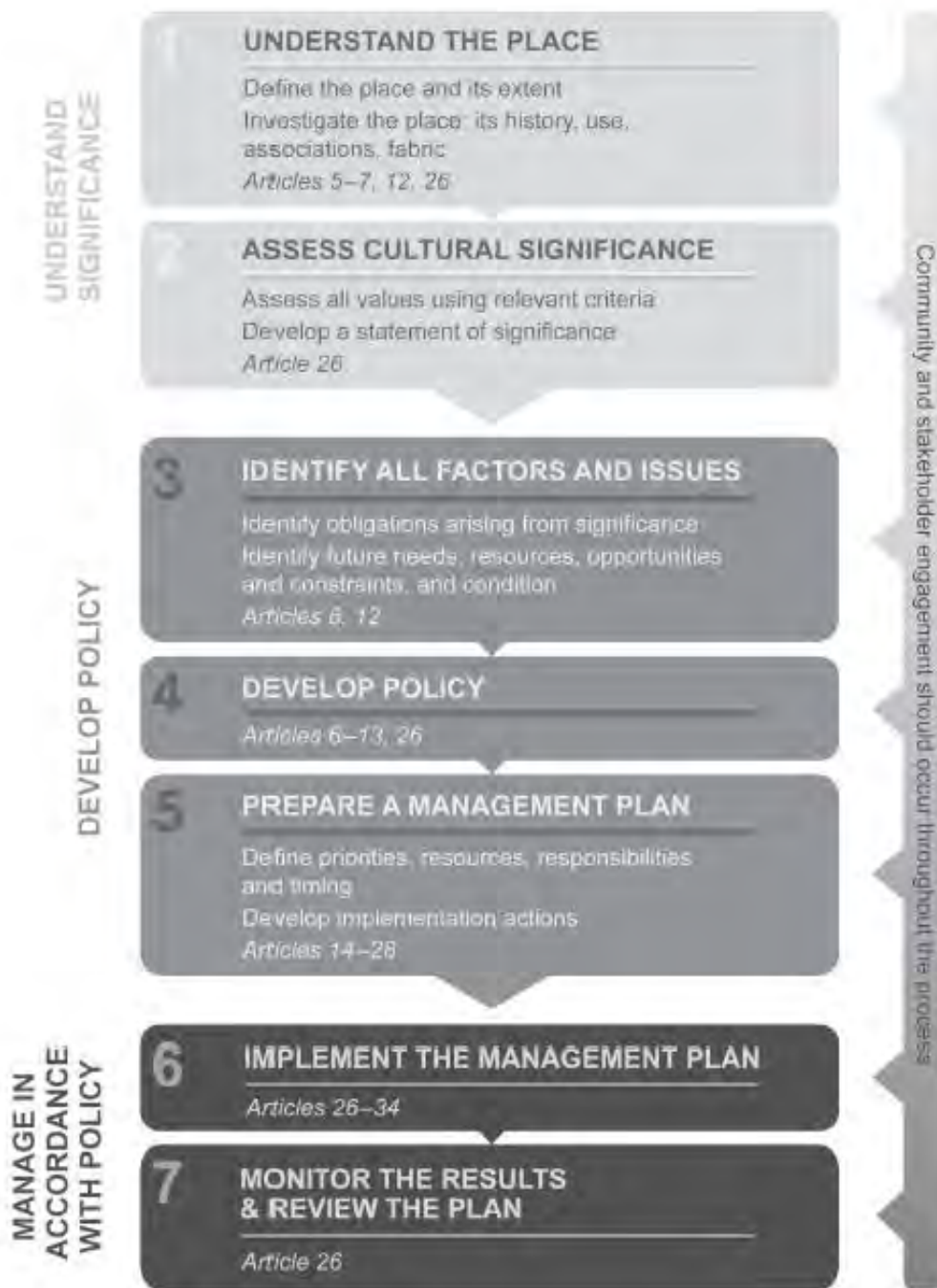
To minimise adverse interventions and to assist in maximising the exposure of significant heritage fabric, alternate solutions to the deemed to satisfy provisions of the BCA should be derived from performance based assessments particularly in relation to structural provisions, fire resistance and stability, fire separation, provisions for access and egress, sound transmission and isolation, and energy efficiency. Professional advice should always be obtained. Should conflicts arise between compliance and cultural significance the Heritage Council of NSW is able to provide advice and assistance in seeking appropriate compliance solutions through its Fire and Services Advisory Panel.

7.2.1 THE BURRA CHARTER

The ICOMOS Burra Charter 2013 adopted by Australia ICOMOS, establishes the nationally accepted principles for the conservation of places of cultural significance. Although the *Burra Charter* is not cited formally in an Act, it is nationally recognised as a document that shapes the policies of the Heritage Council of NSW. The document provides the underlying methodology by which works to heritage items of all levels of significance are undertaken and provides the guidelines for the management of heritage items. The Varroville Estate is of demonstrated cultural significance and therefore, procedures for managing

changes and activities at the site should be in accordance with the recognised conservation methodology of The Burra Charter.

FIGURE 49 – THE BURRA CHARTER PROCESS



FLOW CHART SHOWING THE STEPS IN PLANNING FOR AND MANAGING A PLACE OF CULTURAL SIGNIFICANCE, WITH KEY ARTICLES RELEVANT TO EACH STEP SHOWN IN THE BOXES.

SOURCE: *THE BURRA CHARTER: THE AUSTRALIA ICOMOS CHARTER FOR PLACES OF CULTURAL SIGNIFICANCE*, 2013.

7.3 OBLIGATIONS ARISING FROM HERITAGE SIGNIFICANCE

This CMP provides an analysis of the significance of the Varroville Estate in its present form. It has been determined that the site is of state heritage significance for its historic values and for its rarity and further that it satisfies all criteria for local significance (Historic, Associative, Aesthetic, Social, Research potential, Rarity and Representativeness). This places an obligation for owners, occupants, operators and users of the site and any other stakeholders responsible for or involved in the maintenance and management of the place to conserve this identified significance. This applies to built and landscape elements, and natural heritage features as well as the collective cultural heritage values of the site as set out in section 5 of this report.

The site is also in the vicinity of and inextricably linked to Varroville House which is in separate ownership on an excised lot within the subject site. Varroville House is listed on the State Heritage Register (SHR) and as a heritage item under the Campbelltown Council LEP. The identified significance of Varroville House and the associated values of the estate must be retained and conserved. This includes identified significant views and vistas.

Any future proposed changes to the Varroville Estate must be undertaken in accordance with the relevant legislation, the Burra Charter and with reference to the identified significance and policy recommendations within this CMP. The significance of the site and component elements is assessed above in section 5: Significance.

General constraints in relation to the site, specific elements, fabric and spaces of heritage significance and setting include:

- All future decisions and works to the place must be guided by the statement of significance and the identified significant spaces, views, fabric, and building elements identified in this CMP together with any additional detailed research and assessment. Significance is defined in section 5 of this Plan with a statement of significance provided at section 5.4 and schedule of significant elements provided in section 5.6. Significant views and vistas should be retained and conserved as identified in section 5.7.
- Elements of moderate or high significance should be retained and conserved. Nominated intrusive elements should be considered for removal.
- The significant landform and natural values of the site should be retained, and the landform should remain the dominant aspect of the site.
- The significant rural and pastoral character of the estate should be retained and conserved.
- Development in the vicinity of Varroville House and the outbuildings should consider the setting and significance of the buildings.
- New work and the introduction of new uses should be managed in accordance with the policy outlined in Section 8: Conservation Policies.
- Future proposed works to the outbuildings should aim to regain and interpret “lost” elements of the site which were once important contributors to its design, amenity and significance.
- Conservation and maintenance of the site should be managed in accordance with the policies herein and the schedules provided in section 9.
- The potential archaeological resource should be managed in accordance with the policies outlined in 8.9 and the Aboriginal and historical archaeological assessments at Appendix C and Appendix D.

7.4 OBLIGATIONS ARISING FROM THE CONDITION AND INTEGRITY OF FABRIC AND PHYSICAL EVIDENCE

This CMP has considered the condition of the outbuildings group which is generally derelict and in poor condition. The building group as described in section 2 of this report includes some ruins of shed buildings and structures (of no significance), the c.1950s dairy which is in good condition but of neutral heritage significance and remnant significant 19th century farm buildings.

The timber barn is in extremely poor condition, having largely collapsed, the highly significant timber slab hut is in a ruinous condition, with the roof having collapsed and the former coach house is also noted as being in an unsafe condition. The rear portion of the western roof structure of the coach house has collapsed, and ground settlement has caused major cracks in the northern, southern and western walls and sections of the brickwork in the northern wall of the main room are failing, with a large area of the inner skin of the double brick wall having collapsed. The fin walls of the skillion section at the rear indicate movement and there is major cracking along the juncture with the gabled main section of the building. Only the cottage is accessible and is in fair but derelict condition. Substantial works are required to conserve and where appropriate, reconstruct the significant outbuildings group.

General constraints in relation to condition of the fabric include:

- Conservation works are required to be undertaken as an urgent priority to stabilise the coach house and the collapsed timber slab hut. This should include structural engineers advice. Works should also be undertaken to the cottage to ensure it does not further deteriorate.
- Conservation of the building fabric should be managed in accordance with the Conservation Policies in Section 8.6 and the conservation and cyclical maintenance schedules provided in Section 9.
- Where the SHR curtilage of Varroville is extended to include the outbuildings group as recommended by this CMP, the outbuildings will be required to be maintained in accordance with the *Minimum Standards of Maintenance and Repair* found under section 118 of the *Heritage Act 1977* and the Heritage Regulation 2012.
- Fabric identified as highly significant should have works undertaken as a priority when required. Impact on significant fabric should be considered and the appropriate approvals sought.
- Any repair, conservation or reconstruction works to significant elements or facades should be undertaken with appropriate supervision by a suitably qualified heritage consultant /architect and/ or relevant materials specialist/s or conservator;
- Owners, occupiers and stakeholders responsible for and involved in the maintenance and management of the outbuildings group should be aware of the identified significance of the site and the component elements and aim to conserve and enhance this significance as well as identified significant internal and external fabric and spaces.
- Identified intrusive elements should be removed; concurrent with any major conservation works programme, major alterations and additions or adaptive reuse proposal
- “Lost” elements of the building which were once important contributors to its architectural design, amenity and significance should be reinstated or interpreted as part of any major conservation works programme, adaptive reuse or as part of alterations and additions to the buildings.
- The process for conservation should be informed by the relative condition of the fabric, the level of documentary and historical evidence associated with the fabric and significance gradings.

7.5 OWNERS REQUIREMENT'S

The Catholic Metropolitan Cemeteries Trust (CMCT) which 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. As set out in the Master plan, the vision for the site is to provide¹³⁵:

- 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 safe keeps the important colonial and non-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

CMCT acknowledges that the site is a culturally significant and important part of Campbelltown and greater Sydney's heritage and the Masterplan seeks to provide for the new use in a sympathetic manner, while maintaining and enhancing the identified heritage values of the site. The staged development of the site will be subject to further detailed design development, informed by significance assessment and policies as set out in this plan and in conjunction with heritage advice. Comprehensive investigation and scheduling of conservation works to the outbuildings is proposed in conjunction with the future detailed design proposals in addition to the schedules provided in Section 9 of this Plan.

The development of the cemetery will happen over many years. Typically each stage would represent 5-10 years of burial demand, slowly extending the footprint of the cemetery, one section at a time. It is expected that the northern half of the site will reach capacity in approximately 105 years and full capacity in approximately 150 years, except where double internments are proposed, which would extend capacity.

7.6 CURRENT AND FUTURE USES

The Varroville Estate forms part of the Scenic Hills and is presently used for farming/ grazing.

The site is presently subject to a draft Masterplan for development of a Memorial Park on the subject property. This CMP accompanies a planning proposal to amend the present zoning for the site to enable the cemetery use. 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 objectives of the scenic protection zoning as set out in the LEP are as follows¹³⁶:

- (a) to set aside certain land as a protected scenic environment,
- (b) to ensure that that land will remain a rural environment providing visual contrast to the urban areas of Campbelltown, Camden and Liverpool,

¹³⁵ Jacquet September 2015: *Macarthur and Memorial Park Masterplan*, Varroville NSW: 3

¹³⁶ Campbelltown Local Environmental Plan—District 8 (Central Hills Lands) Part 9 Zone objectives and development control table, Zone No 7 (d1) (Environmental Protection (Scenic))

(c) to ensure that the inhabitants of Campbelltown will continue to have views of, and access to, a rural environment,

(d) to maintain a stock of land that is capable of being developed for the purpose of providing recreation establishments of the kind that require large areas of open space, and

(e) to preserve existing farming and agricultural research activities.

The consideration of any future uses therefore must be mindful of the identified significance as well as considering the objectives of the zoning and the intent of the LEP. The cemetery use would be permissible and is considered consistent with the intent of the LEP zoning use, where the cemetery can be demonstrated not to impact on the significant heritage or scenic values of the site.

In principle, future uses for this significant building may be considered compatible if the following criteria are met:

- The new use should actively enhance the appreciation of the site's values and significance.
- Ensure the conservation of the identified significant cultural and natural landscape.
- Retain significant elements, fabric and spaces (this does not preclude sympathetic alterations and additions).

8 Conservation Policies

8.1 WHAT IS A CONSERVATION POLICY?

A conservation policy explains the principles to be followed to retain or reveal a place's heritage significance, and how the significance can be enhanced and maintained. This relies on a full understanding of the item's significance and a review of the constraints and opportunities arising out of that significance.

8.2 PRINCIPLE MANAGEMENT

8.2.1 ADOPTION AND IMPLEMENTATION OF THIS MANAGEMENT PLAN

Background

Any works to the property should comply with appropriate legislation, policies and guidelines, as amended from time to time, including but not limited to the Heritage Act 1977 (NSW), the Building Code of Australia, the Australia ICOMOS Burra Charter 2013 and relevant Campbelltown Council LEP and DCP documentation.

Guidelines

- This CMP should be adopted by present and future owners and used as a guide for the management, conservation and maintenance of the place.
- If ownership of the property is transferred, a copy of the CMP should be provided to the new owner. Copies of the completed CMP should also be provided to any operators of the site.
- All persons responsible for the management and maintenance of Varroville should be familiar with the significance of the place and the conservation policies in this report.
- Conservation works undertaken in accordance with the CMP should involve experienced heritage and conservation professionals at appropriate points.

- Policy 1. This conservation management plan should be adopted by present and future owners and operators of the site and used as a guide for management and conservation of the place. A copy of this conservation management plan should be provided with the sale of the site (or part of the site) and retained by the property on site at all times for use by those responsible for the management and conservation of the place.
- Policy 2. A copy of the plan should be submitted to Campbelltown Council and to the Office of Environment and Heritage (Heritage Division) for research purposes.
- Policy 3. This conservation management plan should be submitted to Campbelltown Council and OEH as part of any application for new works. Where appropriate or requested, it should be accompanied by a heritage impact statement that assesses the specific impacts of the proposal against relevant legislation and policies in this CMP.

The following table lists actions for implementing the conservation policies for Varroville Estate. These actions have been cross-referenced to conservation policies as follows:

TABLE 11 – IMPLEMENTATION STRATEGIES FOR CONSERVATION POLICIES

STRATEGY	CONSERVATION POLICY	PRIORITY
Submission of the CMP to OEH and Campbelltown Council for research purposes	Policy 2	Following submission of draft and following endorsement
Submission of CMP to OEH for endorsement	Policy 4	Following JRPP lodgement
Undertake CMP review	Policy 5	As required/ within 5-10 years
Implement schedule of conservation works	Policy 37	In accordance with the timing in the schedule
Implement the schedule of cyclical maintenance	Policy 38	In accordance with the timing in the schedule and following required conservation works
Adoption of the archaeological management strategy	Policy 88	In conjunction with detailed development of stage 1 development proposal
Undertake Heritage Interpretation Plan	Policy 95	In conjunction with development of the stage 1 plan and development application
Undertake further investigation	Policy 104	In conjunction with development of the stage 1 plan and in accordance with the recommendations of the Archaeological Assessment.

8.2.2 CMP ENDORSEMENT AND REVIEW

Background

This CMP is to be submitted to the Office of Environment and Heritage for endorsement. The CMP should be subject to periodic review to ensure that the document remains relevant to ongoing change and use of the place, and statutory compliance and to incorporate updated information.

Guidelines

- This CMP should be reviewed and updated within 10 years or following any major works to remain relevant to ongoing change and use of the place, and statutory compliance. Prior to the review, if substantial change in the management or use of the place is proposed that are not covered by policies in this report then the policy section should be reviewed.
- Reviews of the CMP should be based on The Burra Charter and other guidelines by the NSW Heritage Division. Reviews should also take into account any other relevant legislation, planning frameworks and widely recognised conservation practices and procedures.
- Reviews should be undertaken by experienced conservation practitioners in conjunction with relevant ownership and management representatives.

- Policy 4. This CMP should be submitted to the NSW Heritage Council for endorsement. The current SHR inventory listing should be updated to take into account the historical analysis and statement of significance in this document.
- Policy 5. This conservation management plan should be reviewed and updated within 10 years to remain relevant to ongoing change and use of the place, and statutory compliance. Irrespective of the requirement to review the document every 10 years, the CMP should continue to be used for on-going heritage management until such reviews are completed.
- Policy 6. Where the opportunity arises, Varroville House and the subject estate should be returned to single ownership for management and conservation purposes.
- Policy 7. Should Varroville House and the Estate be returned to single ownership, this CMP and the CMP for Varroville House should be reviewed and consolidated as a single document.

8.3 CONSERVATION PROCESSES

8.3.1 BEST PRACTICE HERITAGE MANAGEMENT

Article 3 of *The Burra Charter* indicates that conservation is based on a respect for the existing fabric of a place and should therefore involve the least possible physical intervention in order not to distort the evidence provided by the fabric. One of the key objectives therefore, of contemporary conservation practice is to retain as much of the **significant** original fabric as possible, in order to preserve the essential integrity of the heritage resource.

Guidelines

- Management of the Varroville Estate should generally follow the principles and conservation methodology of the ICOMOS Burra Charter 2013. The document provides the methodology for which works to heritage items should be undertaken and provides the guidelines for the management of heritage items.
 - Any works to the place should be carried out in accordance with the Heritage Act and EP&A Act.
 - Any works to the place for BCA/ NCC compliance purposes may be subject to undertaking a formal Heritage Impact Statement in accordance with the Office of Environment and Heritage Guidelines and deemed to comply solutions may be appropriate. Works should be cognisant of the significance of the place
 - All personnel engaged in works with the potential to have an impact on the site's heritage values should have proven experience and qualifications in the relevant field of heritage conservation. This includes both professionals and tradespeople.
- Policy 8. The future conservation and management of the place should be carried out in accordance with the principles of the Burra Charter. The Burra Charter advocates a cautious approach to change: *do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.*
- Policy 9. All future decisions and works to the place must be guided by the statement of significance and the identified significant spaces, views, fabric, and building elements identified in this CMP (section 5.4) together with any additional detailed research and assessment.
- Policy 10. All contractors, consultants and project managers engaged to work on the site should have appropriate conservation skills, experience and techniques appropriate to the trade, fabric or services.

8.3.2 STATUTORY COMPLIANCE

Background

The site is not presently listed under any statutory listings however an extension of the existing Varroville House listing on the SHR has been recommended, along with a corresponding listing under the Campbelltown LEP. Where amendment to the listing proceeds, approvals will be required for development works to the Varroville Estate, except where exemptions apply or for maintenance or minor works or where site specific exemptions apply. Where the listing is not amended, approvals are required under the LEP for works in the vicinity of heritage items, and works in the vicinity of Varroville House may therefore require consent under the LEP.

Guidelines

- Management of the site under legislation should be guided by the site's significance, this CMP and the policies herein.
- Should the SHR curtilage be amended to include the Varroville Estate in whole or part, approval will be required under Section 60 of the Heritage Act for all works within the SHR curtilage except for routine maintenance and cleaning or repairs or other works covered under the standard or site specific exemptions. Minor works may require an exemption application (S57.2).
- Should the SHR curtilage be amended to include the Varroville Estate in whole or part, modifications to the Varroville Estate within the SHR curtilage may be subject to undertaking a formal heritage impact statement in accordance with Office of Environment and Heritage Guidelines.
- Should the Campbelltown Council LEP be amended to include the Varroville Estate in whole or part, consent will be required under the EP&A Act for works within the listed curtilage (excluding minor works). Where state heritage listing also applies, consolidated approvals may be sought through an Integrated Development Application (IDA).
- Consent is required for works in the vicinity of heritage items, and approval may be required for works within the estate, which are in the vicinity of the heritage listed Varroville House.
- Additional approvals may be required by Campbelltown Council for works under the EP&A Act, and reference should be made to section 6.2.2 and the respective legislation.
- Future proposed changes to the site need to be undertaken in accordance with the relevant LEP and DCP and OEH guidelines. A heritage impact statement or archaeological assessment may be required to assess any works to the place.
- The Office of Environment and Heritage and Campbelltown Council should refer to the CMP when considering development applications for the place.

Policy 11. The current SHR curtilage is considered inadequate and should be enlarged to enable further protection of the outbuildings and significant landscape elements. Options for extension of the curtilage are depicted in the plan at Figure 50. This includes extension of the curtilage to either incorporate an area around Varroville House comprising the outbuildings, former drive and remnant vineyard terraces (curtilage 1), or alternatively, extension of the listing to include lot 1 in Deposited Plan 218016A and Lot 22 in Deposited Plan 564065 to also include the majority of the potential Sturt dams (curtilage 2).

Policy 12. It is considered that the extended listing would not preclude development. Development within the proposed conservation zone/ curtilage 1 (refer Figure 50) would be permissible but should be carefully considered. The extended listing should be gazetted with applicable site specific exemptions to facilitate future works in accordance with the master plan.

FIGURE 50 – MINIMUM RECOMMENDED CURTILAGE (INDICATED IN YELLOW)



- Policy 13. The Varroville Estate should be included as an item of environmental heritage under Schedule 5 of the amended Campbelltown LEP with listed boundary as per Policy 11.
- Policy 14. Proposals for new development or change within the SHR curtilage which is not permitted under Standard Exemptions will need to be done with advice from heritage practitioners with relevant experience and will need the approval of the NSW Heritage Division and Campbelltown Council prior to works commencing. Proposals for new development or

change which is not permitted under Standard Exemptions should be accompanied by a Heritage Impact Statement (HIS).

- Policy 15. A Heritage Impact Statement (HIS) should be prepared for all proposals for new development within the Varroville Estate. Where relevant, the HIS should assess impacts on landscape, setting and views, built elements and the potential archaeological resource.

8.4 PROTECTION OF CURTILAGE, SETTINGS AND VIEWS

Curtilage may be simply defined as the area necessary to retain and protect the significance of the place being assessed. The subject property is an integral part of the historic Varroville Estate even though it is now in different ownership from the Varroville homestead and its immediate garden setting. The current statutory curtilage for 'Varroville' is considered to be inadequate to retain and protect the heritage values of the place and the curtilage for LEP listing should be expanded as set out in Policy 11 and Policy 13.

The subject site comprises three adjoining parcels of land, comprising lot 22 in Deposited Plan 564065, lot B in Deposited Plan 370979, lot 1 in Deposited Plan 218016A and lot 1 in Deposited Plan 218016B. Although the site is a remnant of the original grant comprising approximately 113 hectares of the original 404 hectares (1000 acres) the original grant and larger rural/ pastoral curtilage remains apparent (although in separate ownership) and has remained largely unchanged. Lack of development has allowed Varroville House to retain its original visual and functional curtilage as a farmhouse set in a pastoral landscape, although the homestead has been excised from the remainder of the estate. It is characteristic of rural homesteads that the natural topography dominates and the pastoral setting and open character of Varroville must be retained and conserved.

Expansive views over the property from Bunbury Curran Hill and the ridgeline remain unencumbered and significant views have been identified in section 5.7. It is noted that identified significant views to the homesteads of Robin Hood Farm, Macquarie Fields House and Denham Court have relied on previous studies due to lack of access to Varroville House and should be subject to further assessment.

- Policy 16. The Scenic Protection zoning should be retained to maintain the scenic landscape values of the site and the setting of the homestead. The zoning and land uses of the subject property should retain the rural landscaped setting, with any new development designed to minimise adverse visual impacts on the landscape setting of 'Varroville'.
- Policy 17. The original topography and open landscape character of the site must be retained and conserved and must remain the dominant feature of the site.
- Policy 18. Significant views to, from and within Varroville should be retained and conserved. This includes views between the house and Bunbury Curran Hill and long distance views between the house and other significant homesteads as identified in section 5.7. Identified distant views to other homesteads should be subject to further assessment.
- Policy 19. The dense stand of African olive below the summit of Bunbury Curran Hill should be controlled to open up the main views to the east and south.
- Policy 20. Development in the immediate vicinity of Varroville house and significant outbuildings should have regard to the heritage significance of the place and/or individual elements and should enhance the setting of the site.
- Policy 21. Development and the placement and selection of larger specimen trees should be carefully planned to avoid impacting or obscuring identified significant views and should not impact on the pastoral character or cultural landscape.
- Policy 22. There should be no further subdivision of the estate, to maintain the rural character.
- Policy 23. Any development should be below the main ridgeline from Bunbury Curran Hill and should not impact significant views or the overall appreciation of the rural setting. The 'main ridgeline' refers to the ridge on the eastern side of the property running south from Bunbury Curran towards Varroville House.

8.5 PROTECTION OF HERITAGE SIGNIFICANCE

Background

The Varroville Estate has been identified as being of state heritage significance for its historic values and for its rarity. In addition it is considered to satisfy all criteria for listing at the local level. The site also complements and forms an integral part of the significance of the associated Varroville House, which is listed on the State Heritage Register. Varroville has been celebrated as an early farm estate dating from 1810, comprising early structures, the 1850s homestead, early agricultural evidence (vineyard terracing), evidence of the early access road, and associated archaeological resource. It is rare as one of the few estates in the Cumberland Plain where the form of the original grant, the former agricultural uses and rural landscape character can be appreciated.

The significance of the estate has been assessed in section 5 of this report. A statement of significance provided in section 5.4. Significant elements have been identified in the schedule in section 5.6. Decisions regarding conservation, new works, maintenance and general management of Varroville Estate should be informed by the identified significance herein. Various components contribute in different ways to the overall significance of the estate and the degree of change considered appropriate is dependent on its assessed level and grading of significance. Elements with a higher grade of significance will have greater constraints on change.

8.5.1 GENERAL POLICY

Guidelines

- The Statement of significance embodies the core heritage values of the place and all future decisions and works to the place must be guided by the statement of significance and the identified significant spaces, views, fabric and building elements identified in this CMP together with any additional detailed research and assessment. The significance is defined in section 5.4 of this report incorporating a schedule of significant elements.
- Owners, operators and stakeholders responsible for and involved in the maintenance and management of the place should be aware of the identified significance and aim to conserve and enhance this significance.

Policy 24. The relative grading of significance of individual elements should determine the appropriate conservation process as per the following policies:

Elements of **high significance** have a high degree of original fabric; they demonstrate a key aspect of the place's overall heritage significance and should be retained and conserved; retention should be considered in-situ; minor change is allowed so long as significant values and fabric are retained and conserved. Removal is appropriate only where it can be demonstrated that it is essential for the ongoing function of the element or place. Elements of high significance should not be obstructed by new works, structures or services, and they should be clearly visible and interpreted as part of any new works.

Elements of **moderate significance** may have been altered or modified or do not demonstrate a key aspect of the significance of the place. They contribute to the place's overall heritage significance however change is allowed so long as it does not adversely affect values and fabric of exceptional or high significance or the significance of the place as a whole.

Elements of **little significance** do not substantially add to the significance of the place in a positive way, though neither do they detract from its overall significance. Elements of little significance may refer to historical fabric that may have been substantially altered or modified or may reflect non-significant phases of development or new elements. Changes are allowed so long as it does not adversely affect values and fabric of exceptional or high significance or the significance of the place as a whole.

Elements identified as **neutral** do not contribute or detract from significance. The attribution of 'neutral' typically applies to introduced new or utilitarian fabric that does not relate to a significant historical period or use. Changes are allowed so long as they do not impact on associated fabric of higher significance.

Intrusive elements are damaging to the place's overall heritage significance; they should be considered for removal or alteration to reduce adverse heritage impact.

- Policy 25. All future planning, management, works and impact assessment must be guided by the statement of significance and the significant spaces, landscape, fabric and building elements identified in this CMP together with any additional detailed research and assessment. The significance assessment should be used to identify the contribution that individual elements make to the significance of the site collectively. Individual elements should not be assessed in isolation.

8.5.2 MANAGING THE CULTURAL LANDSCAPE

Background

Cultural heritage management has, until recently, conceptualised heritage mainly as isolated sites or objects however, this site-based approach has the unfortunate effect of reinforcing the notion of culture and nature as spatially separate and thus able to be managed independently. A cultural landscape approach offers an opportunity to integrate natural and cultural heritage conservation by seeing culture and nature as interconnected dimensions of the same space.

The entire study area is an historic cultural landscape, including relict areas that demonstrate historic agricultural, viticultural and horticultural practices. Cultural landscapes by their name imply human intervention but they may also include substantial natural elements such as remnants of indigenous vegetation communities. "They can present a cumulative record of human activity and land use in the landscape, and as such can offer insights into the values, ideals and philosophies of the communities forming them, and of their relationship to the place. Cultural landscapes have a strong role in providing the distinguishing character of a locale, a character that might have varying degrees of aesthetic quality, but, regardless, is considered important in establishing the communities' sense of place."¹³⁷

The subject property displays a rich diversity of cultural landscape demonstrating a wide range of historical themes including but not limited to environment – naturally evolved; Aboriginal cultures and interactions with other cultures; agriculture; commerce; environment – cultural landscape; events; exploration; industry; technology; transport; land tenure; accommodation; labour; creative endeavour; events; and persons. Thus a holistic approach needs to be undertaken in management of the site's values.

- Policy 26. Significant aspects of the natural topography and landforms should be retained, this includes the primary ridges and valleys and undulating slopes. Development is to respond to the topography.
- Policy 27. The significant rural and pastoral character of the estate should be retained and conserved.
- Policy 28. The remnant significant endangered ecological communities, specifically Cumberland Plain Woodland (CPW) and Moist Shale Woodland should be retained and conserved in the majority and subject to ecological advice.
- Policy 29. Those dams identified and assessed by archaeological or other detailed physical investigation to have been formed in the Sturt period are regarded as being of heritage significance and should be retained and conserved where possible, and used for ongoing water management of the subject property. Dams should be managed in accordance with dam safety guidelines, geotechnical advice, ecological and riparian requirements. Geotechnical advice should be sought in regard to any dam failure, seepage or landslide event. Where dams are to be retained, the profile of said dams should be maintained where possible.
- Policy 30. Remnant timber post and rail fencing should be retained and conserved where possible. Repairs and replacement should be sympathetic in material and style whilst being able to

¹³⁷ Pearson, Michael and Sullivan, Sharon 1995, *Looking After Heritage Places*, Melbourne University Press, Melbourne.

be identified as new work. There is little early fencing remaining, generally located in proximity to the outbuildings group.

- Policy 31. The plantings along the c1950s driveway to the outbuildings from St Andrews Road are of little significance and are dominated by two species which are invasive (African olive) or have structural problems as they age (coral tree). Where the driveway is proposed to be retained, consideration should be given to replanting this driveway with more suitable species (preferably native species that are part of the original vegetation community or non-invasive exotic species that are sympathetic to the historic landscape). Where the plantings are proposed for removal, the driveway would not be required to be retained.

8.5.3 OUTBUILDINGS

The subject site incorporates a group of 19th and 20th century outbuildings on the southern side of the site, south of the main house. The group comprises the former coach house/ machine shed, a cottage, dairy building, timber slab hut, and timber barn, as well as the ruins of a large shed and some modern structures. Collectively the outbuildings contribute to the significance of Varroville House and the site as representative 19th century vernacular farm buildings, reflecting the pastoral character and agricultural uses of the site.

- Policy 32. Buildings identified as being of high significance, specifically the former coach house, the cottage and the remnant slab hut should be retained and conserved or reconstructed, with reconstruction being appropriate only where required by a detailed condition assessment, incorporating structural engineers advice. This should include salvage of fabric where possible. Reconstruction is appropriate only where there is sufficient evidence to reproduce an earlier state of the fabric. Reconstruction should be identifiable on close inspection or through additional interpretation. (Burra Charter Article 20).
- Policy 33. Extant significant building elements, spaces and fabric, both internally and externally should be retained and conserved, in accordance with the levels of significance identified in this CMP and in accordance with particular actions specified in specific policies of this CMP.
- Policy 34. Fabric or elements of high significance uncovered in new works or investigations (such as original weatherboard wall linings within the cottage) should be exposed and restored where condition permits (subject to fabric assessment and heritage advice).
- Policy 35. Where it is clear that original or significant fabric has been removed it is considered appropriate if proposed to adaptively reconstruct based on documentary evidence.
- Policy 36. The timber barn is identified as being of moderate heritage significance however is in extremely poor condition and would likely require a full reconstruction should it be proposed to be retained. Demolition is considered appropriate, subject to a detailed archival recording, incorporating detailed measured drawings including plans, elevations and scaled drawings of any significant detailing.

8.6 CONSERVATION AND MAINTENANCE

The outbuildings group are in need of urgent conservation works to stabilise and preserve built elements and following conservation will require regular maintenance and upgrade works to conserve their heritage significance and identified significant fabric. Ongoing sustainable and viable uses would encourage and facilitate the conservation and maintenance of the outbuildings and new uses should be considered with a goal to conserve and enhance the identified heritage values of the asset whilst providing for those uses.

Guidelines

- Fabric identified as highly significant should have priority works undertaken when required. Impact on significant fabric should be considered and the appropriate approvals sought.

- Maintenance work should be prioritised according to the heritage significance and vulnerability to deterioration of individual elements and fabric
- Maintenance of the asset should aim to conserve heritage significance and fabric to the greatest extent feasible and repairs should be undertaken over replacement, where possible, and with consideration for condition of the fabric.
- A schedule of conservation works has been prepared (refer to section 9) to guide the conservation of fabric at the site. The schedule should be adopted as the minimum requirement for conservation works.
- Maintenance works to the outbuildings group and the estate should be undertaken on a regular basis to avoid substantive conservation works.
- Any repair, conservation or reconstruction works to significant elements should be undertaken with appropriate supervision by a suitably qualified heritage consultant /architect and/ or relevant materials specialist/s or conservator.
- All personnel engaged in works with the potential to have an impact on the site's heritage values should have proven experience and qualifications in the relevant field of heritage conservation. This includes both professionals and tradespeople.
- Works to remove hazardous materials (e.g. removal of asbestos) should be preceded by appropriate research, documentation and assessment. Remediate or replace hazardous materials with suitable alternatives and adopt a methodology that minimises heritage impacts.
- The conservation of particular materials requires due consideration and the expertise of appropriately experienced personnel. The NSW Heritage Division 'Maintenance Series' provides general advice as to the cause, treatment and remediation of various traditional building materials. These publications can be sourced from the Office of Environment and Heritage and are available online: <http://www.environment.nsw.gov.au/Heritage/publications/>

- Policy 37. The schedule of Conservation works (Table 12) should be undertaken as a priority as part of long term management and maintenance of the property and to stabilise the outbuildings.
- Policy 38. Following conservation works, the significant fabric of the outbuildings should be maintained by the implementation of a cyclical maintenance program. As a necessary minimum, the ongoing maintenance should include works that will ensure that each element retains its current level of significance and not allow the loss of significance due to the deterioration of fabric. The schedule of maintenance works (Table 14) should be adopted as part of the ongoing management and maintenance of the property.
- Policy 39. The future conservation and maintenance of the place should be carried out with a cautious approach to change; i.e. to do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.
- Policy 40. Any reconstruction or restoration works (e.g. restoration of the collapsed slab hut) should be based on historical documentation rather than speculation and should be undertaken in conjunction with heritage advice.
- Policy 41. Materials used for repair and reconstruction of significant outbuildings should preferably be traditional materials used in the construction of the building. Missing or damaged fabric will be replaced observing the 'like for like' principle. For example, replace with similar fabric (e.g. timber with timber) or replace with new fabric of similar appearance or replace with different fabric of similar profile and dimensions.
- Policy 42. Where elements of high significance have been damaged they should be repaired with sympathetic materials in preference to replacement. Significant elements should be repaired in-situ where-ever possible.

- Policy 43. A program of regular monitoring of significant dams should be undertaken in conjunction with appropriate dam safety guidelines, and incorporated where relevant into management decisions.
- Policy 44. Water must be maintained in the dams and monitored to ensure that the dams are never emptied (except where undergoing maintenance works or in conjunction with approved construction, for either adaptation, modification or perimeter civil works) to protect the dam banks from dry cracking.

8.7 USE

Background

Every significant heritage place should have an up-to-date heritage management document to guide its conservation and sound management. In practice, such documents are often not prepared unless there is a current development proposal for the place, necessitating the identification, assessment, management and interpretation of the place to inform master planning and development.

At the time of preparation of this CMP, there is a draft Masterplan for development of a Memorial park on the subject property. The site forms part of the Scenic Hills and is presently used for farming/ grazing.

It is considered that the proposed cemetery appears to be one of the least intensive potential uses within the zone, other than retaining the site for its present farming/ agricultural use. Whilst it is acknowledged that the proposed cemetery use represents a form of development, use of the site as a cemetery would be compatible with providing an open, landscaped setting. The proposed adaptation can be undertaken in such a way that it will not impact on the rural character of the site. Provided that the natural topography dominates, and appropriate consideration is given to identified significant built and landscape elements (as demonstrated in the concept master plan), there are many possible locations on the site for the few required buildings to be sympathetically located in a manner that will not impact on the pastoral character or significant view corridors. The conceptual Master Plan shows a group of small buildings in an appropriate location that is consistent with traditional siting of buildings and is consistent with the rural character of the Scenic Hills and the objectives of the zoning of the relevant part of the land. The form of development proposed would in most views appear no different from an area of landscaped rural parkland consistent with its existing rural character.

Whatever the new use, careful planning and design is essential if the significance of the cultural landscape is to be retained and protected.

The ongoing use of the outbuildings is vital to retention of heritage significance and the conservation and maintenance of the items. The outbuildings are presently leased in conjunction with the farm/ grazing use but have fallen into disrepair and neglect. It is preferable that the rural residential function is retained in the short term to facilitate maintenance of the items. The consideration of any future uses of the place must be mindful of its original historic use and significance. Other and associated uses may be permissible, providing that the use does not negatively affect its identified significance.

Guidelines

- Preserving the natural landscape and significant cultural landscape features including buildings, structures and views would be a requirement of any future development in conjunction with the new use.
- Policy 45. Any proposed new use of the Varroville Estate should be compatible with the nature and identified significance of the place. A cemetery use is considered appropriate, where the required associated development and landscaping works are able to maintain the natural character of the Scenic Hills and the significant character of the cultural landscape.
- Policy 46. The use of the property as a cemetery should not require any significant changes to landform (including primary ridges, valleys and undulating slopes), which would be seen as inappropriate to the relatively natural overall topography of the site and its rural character.

- Policy 47. The use should not necessitate substantial built form development and in fact should minimise development to maintain the open and scenic rural character. Furthermore, development should be sympathetically located, to minimise impacts on significant views and vistas.
- Policy 48. The outbuildings should maintain similar rural residential uses in the short term however adaptive reuse in association with the cemetery function may be considered in the long term. New and future uses for the outbuildings should not require excessive adaptation or intervention for upgrading to ordinance compliance and should not obscure significant fabric.

8.8 MANAGING CHANGE: ALTERATIONS, ADAPTATION AND NEW WORK

Background

It is acknowledged that a cemetery use will require alterations and additions to the Varroville Estate however as discussed in section 8.7, it is considered that the proposed works are able to be undertaken in such a way that the new use will not detract from the rural character of the landscape, or the significant heritage character of the place. It is imperative that new works and site landscaping be designed with the intent that the original topography and open landscape character of the site remain the prevailing feature of the site. To this end; new landscaping should not lead to a perception of a significant change to the existing rural character and required new built form development should be minimised and sympathetically located. New works should also recognise and not compete with the landmark values associated with cultural vegetation within the formal garden of Varroville House, or significant landscape elements such as remnant vineyard terracing and significant dams.

Whilst the site is presently privately owned land, the proposed cemetery use has the benefit of enabling public access to the site. Proposed site landscaping and new works should capitalise on this opportunity, providing for public access to identified views and vistas, such as the panoramic views available from Bunbury Curran Hill and providing for public open space.

Guidelines

- The design of a future cemetery would be subject to close assessment of specific areas to be used in different ways, for example burial areas, commemorative gardens, sculpture park and public recreation area, consistent with their appearance, visibility, potential for effects on heritage values and intended landscape character.
- Removal of intrusive fabric (as identified in the CMP) is encouraged.
- New works to the outbuildings should comply with the BCA/ NCC and Australian Standards unless the heritage significance determines that the matter will be professionally determined under performance standards. Where necessary, alternative solutions and performance based outcomes should be pursued to ensure the intent of the code is met without adversely impacting on significant fabric. Professional advice should always be obtained. Due to the complex nature of heritage buildings, 'deemed to comply' design solutions approved by BCA or access consultants may be used to satisfy the intent of the Standard.

8.8.1 GENERAL POLICY

- Policy 49. Whilst the conceptual Memorial Park is consistent with the retention of a grassy and open character for the landscape; detailed design of the cemetery and further staged development should consider nominated significant view lines, vistas, landmarks and cultural landscape features. Reference should be made to the site description in section 2 and significance assessment in section 5, in particular sections 5.6, 5.7 and 5.8
- Policy 50. New development associated with the cemetery use should be controlled to minimise the required built form development to mitigate impacts to views from the public domain, and

ensure the retention of the overall rural character. As a guide to the potential location of buildings, the concept Master Plan is consistent with visual impact assessment and traditional siting of buildings.

- Policy 51. New development should be responsive to the rural nature and scale and be of materials and colours that are recessive. Location, form, design, siting and materials for buildings should be subject to further detailed design in conjunction with heritage advice and subject to heritage assessment.
- Policy 52. Detailed design of the future cemetery should be subject to close assessment of the specific areas to be used in different ways, for example burial areas, commemorative gardens, sculpture park and public recreation areas, are to be located in a manner which considers their appearance, visibility, potential for effects on heritage values and the intended landscape character.
- Policy 53. The master plan and future development should provide for public access to the main eastern ridge of Bunbury Curran Hill so that the significant view over the main Campbelltown valley to the East Edge Scenic Protection Lands and beyond; and to the south over the distant hills of Mount Sugarloaf, Mount Annan, Badgally Hill, Kenny Hill and the intermediate landscape can be appreciated.
- Policy 54. Planting schedules, location, density and identity of plant species should be subject to detailed design development as part of future development applications, to ensure that the prevailing natural and rural character of the site is retained. Preference should be given to locally indigenous plant species and those non-invasive exotic species traditionally grown on the property.

8.8.2 THE LANDSCAPE

- Policy 55. Burial markers and conventional headstones are to be located in areas where their visibility does not lead to a perception of a significant change to the existing rural character. Specific controls regarding height, colour, materials etc. must be applicable, to mitigate visual impacts on the rural character.
- Policy 56. No structure that may break or compromise the skyline, in either close or distant views formed by the main ridgeline should be permitted. The 'main ridgeline' refers to the ridge on the eastern side of the property running south from Bunbury Curran towards Varroville House.
- Policy 57. New works would need to recognise the need to maintain the landmark character of the garden vegetation of Varroville House and the distinctiveness of any significant informal vegetation in choice of species, locations, densities and distribution of areas of any new vegetation. Any new vegetation needs to be of appropriate scale and species and distributed in space and at densities and future heights that do not conflict with the Varroville House or with significant views. Preference should be given to locally indigenous plant species and those non-invasive exotic species traditionally grown on the property.
- Policy 58. The alignment of the original drive/ carriageway should be reinstated or interpreted.
- Policy 59. Modifications to identified significant dams are permissible for safety and compliance or for minor adaptation in conjunction with use of the area as public open space.
- Policy 60. Remnant vineyard terracing to the east and north east of Varroville House and the outbuildings group, has been identified as being of high significance, with as much of the terracing as possible to be retained and conserved. This would not preclude development in this area; however development should be more restricted and should be subject to detailed design development as well as heritage and potential archaeological assessment.
- Policy 61. New works within the terraced area should provide for the interpretation of the current extent of the terraced areas.
- Policy 62. New roads and tracks should be minimal, maintain a rural character and incorporate appropriate surfaces with low reflectivity and visually recessive finishes.

8.8.3 OUTBUILDINGS AND STRUCTURES

General

- Policy 63. The timber barn should ideally be stabilised and conserved but may be considered for removal subject to structural assessment and archival recording.
- Policy 64. Fabric identified as being of neutral significance or fabric which has been excluded from the schedule of significant elements (i.e. modern structures as set out in the site description) is not required to be retained. This includes recent dairying infrastructure, stockyards, later fencing and infrastructure as well as non-significant shed buildings.
- Policy 65. Remains of former structures, e.g. the collapsed shed buildings should be documented and recorded prior to removal.
- Policy 66. The c.1950s dairy building is not required to be retained. Removal is permissible subject to archival recording.
- Policy 67. Future proposed works should consider removal of nominated intrusive elements as identified in the schedule of significant elements, and/ or removal of neutral elements that obscure highly significant fabric.
- Policy 68. Siting of additional ancillary buildings within the curtilage of the outbuildings group is permissible, subject to heritage assessment. New development in the vicinity of the outbuildings should consider the context and setting of the group, the relationship to Varroville House and the original driveway. Any new buildings should maintain a consistent rural character; be subservient in scale, form and materiality; while remaining apparent as contemporary.

The Timber Slab Hut

- Policy 69. The slab hut should be reconstructed using salvaged materials and based on physical and documentary evidence or further detailed assessment.
- Policy 70. No further additions should be made to the slab hut and the building should retain its modest scale and character.

The Cottage

- Policy 71. The cottage should be retained and conserved and is able to be sympathetically adapted and extended subject to heritage assessment. Any proposed additions should be subservient to the principal form of the structure. The extant 1950s addition is not required to be retained.
- Policy 72. Additions to the cottage should be sited to the rear, subservient in form and should retain and interpret the principal form of the cottage. Linked pavilion additions are preferred. Lean to or contiguous extensions should enable interpretation of the original form of the cottage. Vertical additions are not permitted.
- Policy 73. Original/ early timber windows of moderate or greater significance should be retained and conserved.
- Policy 74. Original/ early windows and doors in the principal facade should not be enlarged or filled in. Missing or damaged fenestration should be restored to match window W03 and should consider reinstatement of the six panes per sash arrangement, to match the original.
- Policy 75. The cottage previously functioned as two dwellings and the second doorway to the principal eastern façade should be reinstated where possible. Other than this, there should be no new openings to the principal eastern façade.
- Policy 76. The extant eastern verandah is a later reconstruction (c.1950s) and is not required to be retained, however should be retained in preference to removing the element altogether. Any works to the verandah should maintain a traditional form, profile and materiality, in keeping with the 19th century vernacular tradition.

- Policy 77. Significant internal features presently obscured by the fit out of the cottage (such as the northern fireplace and the original exposed raked ceiling) should preferably be exposed in future works.
- Policy 78. The internal joinery, ceilings, floors and wall linings have been replaced and the room configuration is not of heritage significance (excluding the masonry walling). Internal refurbishment is permissible subject to heritage assessment. New works should aim to maximise exposure of original fabric and features.
- Policy 79. New services and amenities required should not cause damage, destroy or compromise the building or any interior spaces, elements and fabric of significance. Preference should be given to inserting new services in existing runs.

The Former Coach House and Cottage

- Policy 80. Original roof shingles should be retained in future reroofing proposals (these are currently retained under the corrugated sheeting). The extant galvanised roof sheeting is a comparatively early addition (pre 1930s) and has some significance and should be retained where possible. Any replacement roofing should match the existing galvanised sheeting in traditional profile and traditional short sheet lengths and fixings.

The Former Coach House

- Policy 81. The former coach house should be retained and conserved and is able to be sympathetically adapted subject to heritage assessment. The form and utilitarian character of the coach house should remain able to be interpreted.
- Policy 82. Where reconstruction is required (subject to structural assessment), reconstruction should match the existing, based on documentary evidence, and using salvaged materials.
- Policy 83. Additions to the former coach house should be minimal and sited to the rear, subservient in form and should retain and interpret the principal form of the building. Vertical additions are not permitted.
- Policy 84. Elements that reflect the utilitarian function of the coach house, such as the remnant pulley, should be retained, conserved and interpreted.
- Policy 85. Future proposals should consider reinstatement of missing elements, such as the loft, and reinstatement of the eastern façade, based on documentary evidence (refer Figure 32).
- Policy 86. Missing or damaged fenestration should be restored based on extant original elements and documentation.
- Policy 87. Rendered and painted finishes should be maintained. Painted external surfaces should continue to be painted in a traditional colour scheme. Prior to any proposed stripping of paintwork or modifications to finishes, investigation and study of early paint schemes and finishes should be undertaken by a suitably qualified heritage consultant.

8.9 MANAGING THE ARCHAEOLOGICAL RESOURCE

Background

Varroville incorporates a significant Aboriginal and Historical archaeological resource, as set out in section 5.8 and the appended reports at Appendix C and Appendix D. Management of the site's archaeological values should be undertaken in accordance with the recommendations of the respective assessments and the below policies.

8.9.1 HISTORICAL ARCHAEOLOGICAL SIGNIFICANCE

The study area has potential for archaeological relics of both local and state significance. Archaeological relics associated with the early to mid-19th century occupation and use of the Varroville estate would be

of state significance. Similar archaeological remains dating to the later 19th and early 20th century would be of local significance.

The Archaeological assessment divided the site into three distinct zones; Area 1, the southwest of the study area has moderate potential for local and state significant archaeological relics, likely including evidence associated with previous phases of domestic occupation and farming activities. Area 2, the southeast of the study area has high potential for archaeological remains of terracing and other landscape features associated with viticultural and orcharding activities, which have been identified as being of high historical and aesthetic heritage significance. Area 3 comprises the remainder of the study area and has low potential for archaeological remains associated with land clearance, water storage (dams) and former paddock divisions. These remains have little research potential or archaeological significance.

Guidelines

- The archaeological resource requires appropriate management as part of the planning, design and use of the cemetery and under the respective legislation.
- The results of this report should be used to inform development planning for the proposal. The archaeological management strategy presented in Section 6.0 of the Historical Archaeological Assessment should be adopted.
- Approval from the NSW Heritage Division would be required in Area 1 for activities that disturb or impact archaeological relics, or have the potential to do so.
- Section 139(4) exception – is required for activities where there would be minor impacts to archaeological relics, including archaeological test excavation to verify the presence of relics without removing or impacting them.
- Section 140 excavation permit – is required for archaeological excavation and activities which disturb and impact archaeological relics.

Archaeological investigation

- Archaeological investigation can include testing, monitoring and recording, and salvage excavation. All archaeological investigation should be guided by an Archaeological Research Design.
- Archaeological investigation in Area 1 can be undertaken with either a Section 139(4) exception or Section 140 excavation permit.
- Archaeological investigation in Area 2 can be undertaken without an approval or permit. However, if relics were unexpectedly identified, approval to impact them would be required.

Unexpected finds policy

- An unexpected finds policy should be adopted for ground disturbances associated with the preparation and use of the study area as a cemetery. An unexpected finds policy follows:
 - 1) Stop work in the affected area and protect item.
 - 2) Contact a suitably qualified archaeological or heritage consultant to provide advice and assess the item if required.
 - 3) Notify the appropriate regulatory authority (such as the Heritage Division) and obtain statutory approvals (if required).
 - 4) Implement archaeological or heritage management plan.
 - 5) Resume work.

- Policy 88. Future development of the site should be informed by the archaeological assessment and the management strategy presented in section 6.0 of the assessment should be adopted (Appendix C). This includes undertaking an archaeological impact assessment for proposed works and archaeological test excavation within Area 1 to refine the understanding of significance and archaeological potential.
- Policy 89. An archaeological impact assessment should be prepared for future development applications within the study area, particularly for Study Areas 1 and 2, as identified in the assessment
- Policy 90. State significant archaeological relics should be retained in situ (noting that the vineyard terraces are not defined as relics)

8.9.2 ABORIGINAL ARCHAEOLOGICAL SIGNIFICANCE

Archaeological sensitivity mapping for the study area has identified areas of high, moderate, low and nil archaeological sensitivity and reference should be made to Appendix D for the full report and recommendations. The Archaeological Survey Report found 11 registered sites and a further 17 newly recorded sites located within the study area. Two Aboriginal site complexes are currently known to be located within the study area and these site complexes have been assessed as demonstrating high archaeological significance. Five of the recorded sites in the study area have been assessed as demonstrating low archaeological significance and two have been assessed as demonstrating unknown archaeological significance.

Guidelines

- The archaeological resource requires appropriate management as part of the planning, design and use of the Macarthur Memorial Park and under the respective legislation.
- The areas of high and moderate archaeological sensitivity require further archaeological investigation in the form of excavation prior to any ground disturbance works commencing in those areas. Efforts to avoid impacts to areas of high archaeological sensitivity should be a priority.
- Areas of low archaeological sensitivity do not require subsurface archaeological investigations prior to works commencing. However, should artefacts be identified works should stop immediately and the unexpected finds procedure should be followed.
- There are no archaeological heritage constraints for areas that have been assessed as demonstrating no archaeological sensitivity.
- If unforeseen Aboriginal objects are uncovered during construction, work should cease, and an archaeologist, OEH, and Tharawal Local Aboriginal Land Council (TLALC) should be informed. If human remains are found, work should cease, the site should be secured and the NSW Police and OEH should be notified

- Policy 91. Future development of the site should be informed by the ASR and the management strategy presented therein should be adopted (refer to Appendix D). This may include undertaking test excavation of the various landforms located in the area of sensitivity under the OEH Code of Practice. Efforts to conserve these areas should be made where possible
- Policy 92. Efforts should be made during the design process to avoid impacts to Aboriginal objects and to conserve areas of high archaeological sensitivity. However, if Aboriginal sites are to be impacted by the proposal an area based AHIP would be required prior to impacts.
- Policy 93. If Aboriginal sites are to be impacted by the proposal an area based Aboriginal Heritage Impact Permit (AHIP) would be required prior to impacts.

8.10 MOVABLE HERITAGE

Background

There is only one significant movable heritage item associated with the subject site; that is the wool press currently located within the timber barn, within the outbuildings group. It is understood that the press is under separate ownership and its provenance to the subject estate has not been established.

- Policy 94. Should the press be acquired by the CMCT, further research should be undertaken into its provenance and the press retained and interpreted at the site.

8.11 INTERPRETATION AND FURTHER INVESTIGATION

Background

As outlined in section 5, the Varroville Estate has been identified as being of state heritage significance for its historic values and for its rarity. In addition it is considered to satisfy all criteria for listing at the local level. The site also complements and forms an integral part of the significance of the associated Varroville House. Presently, the site is privately owned and there is no heritage interpretation; however the proposed new use would facilitate and should encourage interpretation of the site's significant values. Interpretation is an essential part of the heritage conservation process. The active interpretation of heritage places supports the recognition and understanding of a site's significance.

There remain opportunities for further investigation beyond the scope and limitations of this report, namely in the form of physical investigation of fabric (e.g. works to the outbuildings) and archaeological investigation (e.g. excavation to determine location of earlier buildings) to enhance understanding of the historical development of the site and the identified significance of the site.

Guidelines

- Interpretation should be consistent with the NSW Heritage Manual, the NSW Heritage Office Interpreting Heritage Places and Items: Guidelines (August 2005) and the NSW Heritage Council's Heritage Interpretation Policy (endorsed August 2005).

Heritage Interpretation

- Policy 95. An interpretation strategy should be prepared for the site that interprets the significant use and historical values of the site in sympathetic and culturally appropriate ways. Interpretive themes and devices should take into account all periods of development and also consider the early agricultural history and uses of the site as part of the Townson's original grant and place the site in its broader context of colonial and 19th century farming and agricultural development in the Cumberland Plain.
- Policy 96. Heritage interpretation should also consider the historical archaeological resource and interpret any remains or findings from test excavation and further site assessment.
- Policy 97. A Heritage Interpretation Plan (HIP) should be prepared for the study area in consultation with Aboriginal stakeholders. This plan would include methods of incorporating identified Aboriginal heritage values into the design process, such as use of native vegetation in replanting, use of local Aboriginal place names and interpretive signage providing information on Aboriginal land-use within the study area and surrounding area.
- Policy 98. The highest form of interpretation is the retention and conservation of significant fabric, spaces and relationships and accordingly significant elements should be retained, exposed and interpreted.
- Policy 99. Any Interpretation should be considered strategically, with consideration for future uses, ongoing maintenance of interpretive media, public access and amenity issues and ordinance compliance.

Additional Research and Assessment

- Policy 100. Any newly discovered physical evidence, such as early building fabric, should be assessed prior to making decisions about its future management. Where this has implications for the heritage values of the place, the implementation of the CMP may need to be reviewed or re-assessed.
- Policy 101. Archaeological investigations should be carried out on the dams on the property to identify and protect those formed by Sturt.

Records of Maintenance and Change

- Policy 102. Any significant elements (of moderate or higher significance) proposed for demolition or removal should be subject to archival photographic recording, prior to works being undertaken. Copies of the archival recording should be retained on site and provided to the Office of Environment and Heritage and Campbelltown Council. This should include photography and/ or measured drawings. Archival recording should be undertaken in accordance with the Heritage Council of NSW Guidelines for Photographic Recording (Photographic Recording of Heritage Items using Film or Digital Capture (2006))
- Policy 103. The site should be photographically recorded to archival standards prior to any new development taking place.
- Policy 104. There is an opportunity to investigate lost elements such as the original garden layout, locations of paddocks and fence lines, previous orchards, previous development etc. to inform understanding of the site's history and significance. The results of further analysis and all new evidence uncovered during works to the place should be recorded to provide an on-going resource and added to the existing archive on the place or incorporated into a report or addendum to this Conservation Management Plan, as appropriate.

9 Conservation and Maintenance Schedules

9.1 SCHEDULE OF CONSERVATION WORKS

A number of condition issues were noted in conjunction with the site description in section 2 of this report. To assist the property owners to manage the heritage significance of the outbuildings group as well as its functional requirements, the following schedules of conservation and maintenance works and guidelines have been prepared.

9.1.1 PREVIOUS STABILISATION WORKS

A schedule of temporary protective works have has been previously prepared by Graham Brooks and Associates for two buildings on the Varroville site the main cottage and shingled roof shed in December 2014. This document is included as reference material to this report at Appendix E. Urbis completed a site inspection in August 2015 and confirm the schedule of works in the report have been completed. The only item of work that could not be verified as completed at the inspection is item 3.5 of the report, salvaging of the shingles as access was not available to inspect internally and they could not be seen externally.

9.1.2 FURTHER CONSERVATION WORKS

No future use is currently identified for either the cottage or coach house at this stage. As such the preparation of a detailed conservation schedule of work that also addresses any alterations and additions would need to be prepared in conjunction with any future proposed plans. The below conservation works are based on the buildings in their current configuration and condition continuing the existing use of residential for the cottage and a storage/ utility building for the coach house. This conservation schedule should be referred to as a guide and updated as part of the future plans for the buildings.

Refer to significance plans at Figure 42 for key plans and door and window numbering.

- **urgent** priority works should be undertaken as soon as possible
- **high** priority works should be undertaken within the next 12 months
- **medium** priority works should be undertaken within the next two years
- **low** priority works should be undertaken within the next four years.
- **optional** works are desirable to remove intrusive element and or increase heritage significance but are not required to preserve the current heritage significance

Note that only buildings of identified significance have been addressed herein.

TABLE 12 – SCHEDULE OF CONSERVATION WORKS

ELEMENT	CONSERVATION WORKS	TIMING
Coach House (Shingle roof shed)		
Salvage shingles	Collect any shingles that are currently laying on the ground and salvage. Collect any shingles that are loose from their battens and salvage. Install pallets elevated on to temporary brickwork or similar masonry blocks. Stack shingles on pallets and cover with metal roofing, suitable fixed down to pallet for weather protection (tarpaulins are not acceptable).	Urgent

ELEMENT	CONSERVATION WORKS	TIMING
Footings and sub floor.	Investigate all footings and repair, underpin or replace as per structural engineers specification below ground. Where repairs are visible above ground refer to heritage consultant in addition to structural engineer. Repairs should be masonry to match existing, with rendered finish to match existing.	High
Walls	To be conducted post repairs to footing and sub floor. Repair masonry to match existing including mortar (pending approval from structural engineer) Render to match existing finish and texture, paint in approved colours	High
Roof	Repair or reconstruct roof (to rear) to match existing exactly. Including all timber member sizes and structural configuration. Detailing to timber members to approved by heritage consultant. Brass engraved plaque to be installed internally outlining date of reconstruction of roof, heritage consultant or architect and contractor. Timber members to be stained suitable colour as advised by heritage consultant. Timber shingles to be assessed by heritage consultant and direction given on reinstatement under corrugated roof. Reinstate existing timber shingles to former location. Replace missing timber shingles with new to match existing, to be approved by heritage consultant. Install corrugated galvanised roof over shingles in traditional profile and short length with traditional fixings. Install galvanised ridge capping and galvanised flashing to wall. Install new gutters in ogee profile in galvanised finish. Install new round down pipes in galvanised finish.	High
Timber joinery, windows and doors	All joinery requires detailed close inspection that was not available at time of inspection. Generally repair and put into working order to match existing or replace where missing to heritage consultant detail.	Medium
Interiors, internal timber structure, internal floors.	All joinery requires detailed close inspection that was not available at time of inspection. Generally repair and put into working order to match existing or replace where missing to heritage consultant detail.	Medium
Cottage		
Inspection and opening up	Inspection and opening up works are required prior to a full schedule of conservation works being prepared this includes - Removal of recent dropped ceiling exposing full extent of timber lining to raked ceiling - Once ceiling is removed assess extent of infill walls and map. Identified recent walls may be removed in conjunction with new proposal. - Removal of all recent floor coverings - Remove recent sheeting to end walls to R2	Medium / low

ELEMENT	CONSERVATION WORKS	TIMING
	- Remove all internal fibre cement sheeting to walls to assess and confirm original wall layout and configuration Note: all timber ceiling lining above current ceiling must be retained	
Removal of recent services	Remove recent bathroom fixtures, fittings and redundant services and leave as remnant shell for future repair and fit out to R5, and R6. Remove recent kitchen, appliances and redundant services and leave as remnant shell for future repair and fit out Remove meter box to front façade and repair to match existing. Relocate meter box to rear façade in a discreet location Remove GPO to front façade and patch to match existing	Low
Window and door joinery	GW3 window is generally original and any repairs should reference this window profile however the glazing bars and glazing are not original. Conservation works should consider reinstating the original 6 pane per sash break up as per Figure 34. GW4 appears to have original sashes, excluding glazing bars (to be inspected and confirmed) GW1 and GW2 should be replaced in their entirety with new to closely match GW3 with slightly altered joinery profiles so as to be clearly identifiable as new on close inspection GW3, GW4, GW5, GW7 repair and conserve to match existing profiles as per GW3. GW6 repair to match existing slatted glass window GW8,9,10 repair to match existing (this is non original fabric) GD1Front door: should be replaced with new in traditional design to be approved by heritage consultant. Security door should be removed and if replacement required designed in conjunction with the heritage consultant in a sympathetic style. Replace all broken glazing with new Remove recent door to fireplace	Medium
Exterior Timber weatherboards	Rear façade: Remove loose weather boards to rear and inspect timber frame below. Repair timber framing as required to match existing. Install insulation to all cavities where accessible. Repair all existing timber weatherboards as required to match existing. Where possible retain existing and repair with splice on or similar method rather than replacement. Where replacement required replace to match existing species. Replace with profile that is similar but distinguishable as new upon close inspection. Group together existing and new boards. New boards should be located in a group to the bottom where possible.	High

ELEMENT	CONSERVATION WORKS	TIMING
	Do not scatter old and new boards. Front and rear: Repair all existing timber weatherboards as required to match existing. Where possible retain existing and repair with splice on or similar method rather than replacement. Where replacement required replace to match existing species. Replace with profile that is similar but distinguishable as new upon close inspection Prepare and paint in approved colour.	
Exterior Timber veranda structure	Repair all existing timber framing as required to match existing. Where possible retain existing and repair with splice on or similar method rather than replacement. Where replacement required or where missing replace to match existing species. Replace with profile that is similar but distinguishable as new upon close inspection.	Medium
Exterior and interior Masonry walls and chimneys	Structural engineer to review masonry end walls internally and externally and footings to cottage. Repair as per structural engineer's specification that has been approved by heritage consultant. Repair render to match existing finish and material composition. Prepare and paint in approved colour.	Medium
Exterior Roof and rainwater goods	Retain existing traditional profiled short sheet corrugated metal roof and fixings Check over roof and repair locally to ensure waterproofing Check over ridge flashing and edge flashings and repair locally or replace if required as approved by heritage consultant Replace existing or missing gutters with ogee profile gutters in galvanised finish (this potentially can be painted if desired) Replace or install round downpipes If no stormwater lines present install new to drain water away from the buildings	Medium

Slab Hut

The slab hut is in very poor condition, and works may result in collapse. The overgrown vines are currently assisting in holding it together. Due to this it is recommended it be left as is until reconstruction and conservation works are proposed as part of the future works on the site.

The slab hut will require an experienced builder and heritage consultant on site for the works from the first day to carefully remove the vines and assess the existing conditions as well as taking detailed measurements and details for reconstruction.

In the interim the following protection works should be undertaken.

- Any slabs that have fallen on the ground should be stacked on a pallet or similar to prevent damp and rot
- A timber frame should be built with minimum 400 mm clearance around the slab gut with corrugated iron sheets installed to the roof and to the walls 1000mm from the roof to provide some weather protection to prevent further decay.

ELEMENT	CONSERVATION WORKS	TIMING
Poison the vine at the roots to prevent further intrusive damage due to more growth.		
Timber Barn		
The timber barn is in extremely poor condition and would require complete reconstruction if it is to be conserved. It is recommended that the building be subject to a detailed archival recording, incorporating detailed measured drawings including plans, elevations and scaled drawings of any significant detailing.		

9.2 SCHEDULE OF MAINTENANCE WORKS

9.2.1 STATUTORY OBLIGATIONS SECTION 170 HERITAGE ACT 1977

If Varroville is listed as being on the State Heritage Register in the future it would then be subject to the statutory requirement under the Heritage Act which is outlined below.

Whilst the property is not listed on the State Heritage Register the below does not apply.

Minimum Standards of Maintenance and Repair

Under section 118 of the *NSW Heritage Act* the agency has the power to impose minimum standards with respect to the maintenance and repair of buildings, works and relics that are listed on the State Heritage Register or within a precinct that is listed on that Register. The minimum standards include:

- weatherproofing;
- fire protection;
- security; and
- essential maintenance.

These are minimum standards to ensure that heritage significance is maintained. They do not require owners to undertake restoration works, but where works are needed owners may be eligible to apply for financial assistance through the Heritage Incentives Program.

Source: Heritage Council of NSW, <http://www.environment.nsw.gov.au/resources/heritagebranch>

9.2.2 FUTURE EMERGENCY MAINTENANCE AND REPAIRS

Emergency maintenance and repairs due to accidental, unforeseen or storm damage should be repaired as soon as possible to prevent further damage or degradation to the item. Any short term emergency, temporary or short term repairs should be reversible and not damage or remove significant fabric

TABLE 13 – EMERGENCY MAINTENANCE AND REPAIRS

ITEM	FREQUENCY
Blocked or broken stormwater or sewer lines	Repair as they occur as soon as possible
Clearing of blocked gutters or downpipes	Repair as they occur as soon as possible
Broken water supply lines	Repair as they occur as soon as possible

Damaged or defective light fittings	Repair as they occur as soon as possible
Vandalism that allows access or water ingress to the building Repair immediately with temporary measure E.G. screw fixed ply sheeting to broken window. Repair to match existing as soon as possible	Repair as they occur as soon as possible
Deterioration that allows water and weather ingress	Repair as they occur as soon as possible
Storm damage to external fabric	Repair as they occur as soon as possible
Breaking of defective security including locks latches and alarms	Repair as they occur as soon as possible

9.2.3 CYCLICAL MAINTENANCE PLAN

Frequency of inspection may need to be adjusted if the rate of decay is accelerated due to adverse weather conditions.

Maintenance guidelines:

Avoid the following

Roofing

- Walking on brittle timber shingles
- Combing dissimilar metals (eg. Copper surfaces draining onto galvanised roof sheeting , gutters or downpipes)
- Replacing original roof coverings , unless approved by Heritage Architect
- Cement mortar repairs to masonry
- Hosing leaves into downpipes
- Replacing roofing in part with roofing of alternate material, design or colour
- If replacing 100% of roof, advice must be sought from heritage consultant on suitable replacement, as existing may be detracting.

Masonry (brickwork and stone)

- Covering wall vents and damp proof courses with garden beds, soil or structure
- Building up garden beds adjoin masonry
- Applying anti-graffiti or protective coatings to stonework unless specifically tested and approved for stone and approved by a heritage architect or consultant
- Inappropriate cleaning including, water jets or pressure washers, wire brushes or chemical detergents that may damage masonry or mortar.

Joinery

- Replacing original hardware unless absolutely necessary and preferably approved by heritage architect or consultant
- Removing original hardware, keep in place and install new adjacent
- Installing or replacing hardware with new not in keeping with the building.
- Installing one way or different coloured glass when replacing glazing.
- Replacing original joinery, patch repair where required
- Using difference timber species to repair joinery where possible

Paint

- Painting surfaces not previously painted such as face brick and stonework
- Using inappropriate colours.

Stripping painted surfaces back to substrate without heritage advice. (Evidence of existing colour schemes must be retained)

TABLE 14 – SCHEDULE OF MAINTENANCE WORKS

ITEM	FREQUENCY				FURTHER COMMENTS
	12 MONTHS	2 YEARS	5 YEARS	10 YEARS	
	External				
General: Cleaning		Clean external painted surfaces. Clean down with water to remove built up dust and pollutants.			
Generally Pest control		Termite inspection and report by suitably qualified pest inspector. Complete any recommendations in report.			
Paint Generally External	Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; flaking or chalking that may indicate damp. Repairs as required in report.		Previously painted surfaces. Prepare and paint in approved colours	Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report.	
Timber linings (external) Weatherboards, shingles etc.	Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; rotting, loose fixings, damage,		Previously painted surfaces. Prepare and paint in approved colours	Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and	

ITEM	FREQUENCY				FURTHER COMMENTS
	12 MONTHS	2 YEARS	5 YEARS	10 YEARS	
	unapproved fixings or alterations, water egress and shedding. Repairs as required in report.			maintenance report. Complete unscheduled maintenance and conservation repairs as required in report.	
Timber joinery. External Windows, doors, facias, columns, balustrades etc.	Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; rotting, damage, loose or damaged mouldings, parting beads and stop beads, binding sashes, weather tight door fit, cracked or broken glass, weathered sills, decay, broken sash cords, hardware and locks are in working order. Repairs as required in report.		Previously painted surfaces. Prepare and paint in approved colours	Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report.	
Fibre cement External	Inspection, condition & repair/maintenance report by appropriate personnel. Inspect for broken or damaged sheets, loose or missing trim and cover strips.		Previously painted surfaces. Prepare and paint in approved colours	Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation	

ITEM	FREQUENCY				
	12 MONTHS	2 YEARS	5 YEARS	10 YEARS	FURTHER COMMENTS
				repairs as required in report.	
Masonry (brickwork and stone) Walls, sills, chimneys, parapets, footings	Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; vegetation growth, cracking, delamination, crumbling, missing or flaking pointing, evidence of surface salt, damp proof courses and water egress and shedding. Repairs as required in report.		If previously painted: Prepare and paint in approved colours	Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report.	
Rainwater goods Gutters, rainwater heads, downpipes, support bracket etc.	Inspection, condition & repair/maintenance report by appropriate personnel. Gutter and downpipes: Inspect gutters and downpipes clear any debris and ensure they are free flowing. Check brackets are all secure, and are draining effectively. Repairs as required in report.	Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; damage, weathering, deterioration, corrosion, blockages, water ingress, fall of gutters, brackets, downpipes, sumps and rainwater heads.	If previously painted: Prepare and paint in approved colours	Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report.	
Roofing Corrugated iron and metal,		Inspection, condition & repair/maintenance report by appropriate personnel.		Detailed inspection by Heritage Consultant / Architect with appropriate personnel and	

ITEM	FREQUENCY				FURTHER COMMENTS
	12 MONTHS	2 YEARS	5 YEARS	10 YEARS	
Roof sheeting, ridge capping, roof lanterns, vents, fixings etc.		Inspection including; Damage, weathering, rust stains around fixings, deterioration, corrosion, dissimilar metals, capping Repairs as required in report.		prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report.	
Roofing Timber shingles. Roof sheeting, over, & under flashings, ridge capping, roof lanterns, vents, fixings etc.		Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; Terracotta tiles that have slipped, cracked, broken or become porous. Inspect for timber shingles that have slipped, cracked, decayed or badly formed. Repairs as required in report.		Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report.	
Roofing Flashings and cappings. Over, & under flashings,			Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; Loose, raised, lifted, slipped	Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.	

ITEM	FREQUENCY				FURTHER COMMENTS
	12 MONTHS	2 YEARS	5 YEARS	10 YEARS	
			deteriorated lifting and missing flashings. Also check bedding is secure/ Check for dissimilar metals. Repairs as required in report.	Complete unscheduled maintenance and conservation repairs as required in report.	
Roof drainage Cast iron			Inspect for cracked or broken pipes and defective joints	Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report	
Eaves		Inspection, condition & repair/maintenance report by appropriate personnel. Inspect for holes from old service pipes where birds can nest, and for surface stains to fascia and soffit that indicate roof or valley and gutter failure. Check for ventilation holes. Identify any wasp or hornet nests		Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report.	

ITEM	FREQUENCY				FURTHER COMMENTS
	12 MONTHS	2 YEARS	5 YEARS	10 YEARS	
		for removal. Repairs as required in report.			
Security	Inspect walls, roof and other building elements, doors, windows and other closures, glazing, locking and latching mechanisms. Inspect electronic surveillance and alarm systems and any other security components Repair and secure as required.				
	Internal				
Paint Generally		Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; flaking or chalking that may indicate damp. Repairs as required in report.		Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Previously painted surfaces. Prepare and paint in approved colours	

ITEM	FREQUENCY				FURTHER COMMENTS
	12 MONTHS	2 YEARS	5 YEARS	10 YEARS	
Walls		Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; checking for cracks indicating structural movement (if substantial structural engineer to inspect) Repair to match existing as required.	Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including ; plaster and tiled surfaces and finishes for cracking, drummy and failing plaster, evidence of rising or falling damp Repair to match existing as required.	Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report. Previously painted surfaces. Prepare and paint in approved colours	
Timber joinery. Internal Windows, doors,, balustrades, handrails etc.		Inspection, condition & repair/maintenance report by appropriate personnel. Repairs as required in report. Inspection including; rotting, damage, loose or damaged mouldings, parting beads and stop beads, binding sashes, weather tight door fit, cracked or broken glass, weathered sills, decay, broken sash cords, hardware and locks are in	Inspect condition of surface finish for defective or failing finish. If repainting or refinishing is required within the next five years schedule.	Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report. If previously painted, prepare and paint in approved colours. Alternate finishes: Inspect for condition and refinish if required.	

ITEM	FREQUENCY				
	12 MONTHS	2 YEARS	5 YEARS	10 YEARS	FURTHER COMMENTS
		working order.			
Ceilings Note: varying materials		Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; checking for cracks indicating structural roof movement , sagging ceilings and water damage (if substantial structural engineer to inspect) Repair to match existing as required.		Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report. Prepare and paint in approved colours	
Timber Structure			. Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; Sub-floor, walls and roof structure for termites, dry rot, wet rot, ant caps, unapproved penetrations, sagging and subsidence. Termite & Pest Inspection and Report by Specialist	Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. . Complete unscheduled maintenance and conservation repairs as required in report.	

ITEM	FREQUENCY				
	12 MONTHS	2 YEARS	5 YEARS	10 YEARS	FURTHER COMMENTS
Ventilation					
Sub Floor		Check sub floor ventilation is clear of obstructions and debris and functioning correctly. Check sub floor for signs of damp and sub floor walls for signs of rising damp.		Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report.	
Walls Internal and external		Check wall vents are functioning free from obstructions paint build up and operating correctly if mechanical.		Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report.	
Roof space and eaves		Check vents are functioning free from obstructions paint build up and operating correctly if mechanical.		Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report.	

ITEM	FREQUENCY				
	12 MONTHS	2 YEARS	5 YEARS	10 YEARS	FURTHER COMMENTS
				Complete unscheduled maintenance and conservation repairs as required in report.	
Services					
Services Fire services	Inspection, condition & repair/maintenance report by appropriate personnel. Inspection includes; in accordance with Australian Standards and regulations. Repair or upgrade as required in report.			Detailed inspection by Heritage Consultant / Architect with appropriate personnel and fire consultant and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report.	
Services Stormwater, water and sewage	Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; dish drains and sumps for blockages, internal and external taps for leaks and drips. Repairs as required in report.			Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report.	

ITEM	FREQUENCY				
	12 MONTHS	2 YEARS	5 YEARS	10 YEARS	FURTHER COMMENTS
Services Electricity	Inspection, condition & repair/maintenance report by appropriate personnel. Inspection including; all electrical appliances and systems are in safe working order approved by a qualified electrician. Repairs as required in report.			Detailed inspection by Heritage Consultant / Architect with appropriate personnel and prepare repair and maintenance report. Complete unscheduled maintenance and conservation repairs as required in report.	

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10.3 COLONIAL LETTERS

Robert Townson's letters (NSW Colonial Secretary's Papers 1788-1856), including the following:

Colonial Secretary's Papers, 21/01/1813, '*Pleading for continuance of his men on the Government Store & reconsideration of Macquarie's refusal to build a road through his estate & to grant him additional land*'.

Colonial Secretary's Papers, 12/02/1822, '*Request for Assigned Servants before going to new country*'.

Colonial Secretary's Papers, 8/01/1823, '*Of Airds, on list of persons receiving an assigned convict*'.

Colonial Secretary's Papers, 22/08/1823, '*Of Airds, on list of persons receiving an assigned convict*'.

Colonial Secretary's Papers 22/09/1824 – '*Of Varroville, on list of persons receiving assigned convict's*'.

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

Appendix A

Heritage Inventory Form

Heritage Data Form

ITEM DETAILS					
Name of Item	Varroville House & Estate				
Other Name/s Former Name/s	Varro Ville, Varra Ville				
Item type (if known)	Complex/Group and Landscape				
Item group (if known)	Farming and Grazing and Landscape (Cultural)				
Item category (if known)	Homestead Complex and Historic Landscape				
Area, Group, or Collection Name	Farming and Grazing				
Street number	166-176 & 196				
Street name	St Andrews Road				
Suburb/town	Varroville	Postcode	2566		
Local Government Area/s	Campbelltown				
Property description	Varroville House and Estate was formerly part of the parish of Minto. They were originally part of the same land holding until Varroville House was excised from the remainder of the estate via subdivision in 1973, forming the current lot boundary. Both Varroville House and Estate are under separate ownership. Varroville House (196 St Andrews Road, Varroville) has a land area of approximately 3.24 hectares. It comprises of Part Lot 21 in Deposited Plan 564065. The homestead is accessed via private drive from St Andrews Road. It comprises of Varroville house (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. Varroville Estate (166 & 176 St Andrews Road, Varroville) has a land area of approximately 113.37 hectares and forms an irregular shaped parcel of land. It comprises of Lot 22 in Deposited Plan 564065, Lot B in Deposited Plan 370979, Lot 1 in Deposited Plan 218016A and Lot 1 in Deposited Plan 218016B. The estate comprises of a group of outbuildings and other early structures, remnant vineyard terracing, hand-made dams and evidence of an early access road.				
Location - Lat/long	Latitude	-34.0039542356		Longitude	150.8260065260
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Jacqui Kirkby & Peter Gibbs (196 St Andrews Road, Varroville) Catholic Metropolitan Cemeteries (166-176 St Andrews Road, Varroville)				
Current use	Residential (House) Grazing (Estate)				
Former Use	Rural residential property/ grazing				
Statement of significance	Varroville is a celebrated early farm complex dating from 1810. Collectively, it is of heritage significance at a State level for its historic and aesthetic values, and for its rarity as one of the few larger estate landscapes remaining in the Cumberland Plain area, for which the former agricultural use of the estate and its rural landscape character can be appreciated.				

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	Varroville house is sited as 'a house in landscape' according to early estate planning principles put forward by British landscape designers in the 1790s-180s, and echoed by Sydney based horticulturalist and landscape designers in the 1820s-1840s. 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 is also significant 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 and remnant ground modelling for vineyard terracing). The outbuildings are representative of 19th century ancillary farm buildings, characteristic of the period and utilitarian functions. <u>Varroville House</u> Varroville House and garden is of State significance for its aesthetic values. 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 (c1870), remains of a glasshouse and a trellis. Perimeter fence lines and gates have been relocated post 1950 but the original locations have been well documented in photographs of c1935. Hardy Wilson described 'Varraville' as 'an Early-Victorian homestead encompassed by many oleanders'. The pink oleander at the north-east corner of the house (extant in 1950) 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 (<i>Tecomaria capensis</i>) and common olive. The Queensland rain forest tree, <i>Barclaya syringifolia</i>, may survive from the c. 1890s - 1910 period. The house is also 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. <u>Varroville Estate</u> Varroville Estate is of State significance for its historic values and for its rarity. The estate is of historic significance as a large remnant of the 'Varroville' estate established by Dr Robert Townson from 1812 and further developed by a succession of subsequent owners. The subject site includes substantial remnants of the 19th century farm complex and cultural landscape potentially associated with the phase of development of the first permanent Varroville homestead (1812- 1858) including outbuildings, as well as dams, remnant agricultural evidence including vineyard terracing and evidence of the 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 (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 former cottage and stables buildings are a good example of 19th century farm buildings and reflect the 19th century development of the farmstead.
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	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. The estate has a continuity of pastoral and agricultural uses that is becoming rare in the area due to urban expansion. The cultural landscape around 'Varroville' also demonstrates rarity as a largely-intact setting for an important colonial homestead and 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, despite subdivision. Although 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 cultural landscape of the subject site is also of local heritage significance for its associative, aesthetic, social, and representative values and for its research potential. Varroville and the estate have strong associations with several individuals and families important in the development of rural industries in the colony of NSW including agriculture, horticulture, viticulture and stock breeding. Other occupants were significant figures in exploration, postal services, horse racing and heritage conservation. This includes 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 cultural landscape collectively has high aesthetic significance as the setting of the historic colonial homestead 'Varroville' and a rural landscape of the Scenic Hills. The subject property complements and allows significant views to and from 'Varroville' and to the surrounding rural landscape. Significant views and visual connections are also retained to and from Bunbury Curran Hill and to other properties from the estate including Robin Hood farm and Macquarie Fields House, which is visible from the Varroville homestead. The cottage and former stables have aesthetic significance as characteristic, albeit modest, 19th century farm buildings. The timber slab hut is of significance as a potentially early vernacular dwelling, reflecting the first phase of development of the farm, (1810-1827). 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. There is 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 and significance with archaeological sensitivity mapping for the study area identifying areas of high, moderate, low and nil archaeological sensitivity. 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
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	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.	
Level of Significance	State ☒	Local ☒

DESCRIPTION	
Designer	Weaver and Kemp
Builder/ maker	Unknown
Physical Description	Estate and Setting Varroville is situated on a steady southeastern sloping landscape parallel to St Andrews Road with a steeper incline towards the vegetated northern boundary. The main house and outbuildings are located on the lower slopes of the hill, consistent with rural development in the scenic hills. Varroville is oriented east-west, taking advantage of vistas to other Cumberland Plain homesteads, Denham Court and Macquarie Field House. The locally named Scenic Hills describe the picturesque rolling country selected as the location of the Varroville grant. Varroville, reportedly occupying the site of a previous c. 1810s house has important relationships with features associated with the Townson, Wills and Sturt periods of ownership and occupancy of the estate (1810-1839) - the original driveway from Campbelltown Road, outbuildings grouped in relation to the entrance drive on the ridge to the southern side of the house, the remnant vineyard terracing that wraps around the hillside in view of the house, post and rail fences and dams and modified watercourses. Varroville House The house occupies a narrow ridge (or saddle) on the south side of Bunbury Curran Hill, providing a dramatic backdrop to the house when approached from the south. Varroville House is a substantial single-storey symmetrical rendered brick house in a 'U' shape with two rear wings on a stone foundation by the architects, Weaver and Kemp and dating from 1858-9. Its room uses are known from an 1876 sale advertisement. 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 (one of the uprights of the chimneypiece has a void for the hinging of an iron kitchen crane). A large underground water tank extends westwards from the ends of the wings of the house (Carlin, 2007, amended Read, Stuart, 22/12/08). Homestead Garden In the immediate surrounds of the house, the gravelled carriage drive, lawn tennis court site, remains of a glasshouse and plantings are elements of a substantially intact mid-19th century garden plan. The carriage loop (with concrete edgings remaining from the Jackaman period: (1950-1990)) appears to relate to the 1858 house. It does not connect with the drive that passes in front of it to the east, but this 'disconnection' may relate to Jackaman period changes. Perimeter fence lines and gates have been relocated during the Jackaman period. Hardy Wilson described 'Varraville' [sic] as 'an Early-Victorian homestead encompassed by many oleanders'. The garden contains staples of Cumberland Plain gardening - Moreton Bay figs (<i>Ficus</i>

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	macrophylla), hoop pines (<i>Araucaria cunninghamii</i>) funeral cypresses (<i>Chamaecyparis funebris</i>)(particularly along the back drive), white cedars (<i>Melia azederach</i> var.<i>australasica</i>), pepper trees (<i>Schinus molle</i> var.<i>areira</i>), coral trees (<i>Erythrina</i> sp., probably <i>E.indica</i> or <i>E.x sykesii</i>)(Read, S., pers.comm.), a Norfolk Island hibiscus /white oak (<i>Lagunaria patersonae</i>), orchid tree (<i>Bauhinia variegata</i>), century plants/agaves (<i>A.americana</i>) (the stretch of original drive in front of the house is a forest of these), Spanish bayonets/Adam's needles (<i>Yucca</i> sp.), aloes (<i>A.sp.</i>) and hedges of Cape honeysuckle/tecoma (<i>Tecomaria capensis</i>) and common African olive (<i>Olea europaea</i> var.<i>africana</i>). The kitchen garden laid out in 1809 and described in Sturt's 1839 sale advertisement may have occupied sloping ground to the north - west of the house (Carlin, 2007 with botanic names added by Stuart Read, 22/12/08). The oldest colonial plantings appear to be located in the tennis court area east of the house, which is supports the current owners' view that this is the most likely site of the second house on the property (built by Townson and lived in by Sturt and Raymond). Landscape architect Geoffrey Britton advises that Varroville's Indian shot/ Canna lily is the species plant (<i>C.indica</i>) and that was located en masse on the far slope of what is now a herbaceous border on the southern bank above the tennis court. Geoffrey also considers that the Cypress located on the entrance there is very old. Aside from the figs and hoop pines and re-seeded white cedars, the rest of the garden is largely of the Jackaman era planted out in the 1950s and early 1960s. <i>C.japonica</i> on site is likely also to be remnant progeny of an early colonial planting as there are many in the tennis court area, along with cotoneasters. Cotoneasters could have been put there by the Jackamans, as Cherry Jackaman apparently had cotoneasters espaliered down the northern side of the house (removed by later owners)(Kirkby, J., pers.comm., 22/12/08 edited by Stuart Read). There are two arbors in the garden - an old arbour with an enormous Banksia rose (<i>Rosa banksia</i> 'Lutea') which was replaced by the previous owners and a second arbour (with an old jasmine (<i>Jasminum</i> sp.) and wisteria (<i>W.sinensis</i>) is now propped up with iron bars (Kirkby, J., edited by Stuart Read, 14/1/2009). <u>Outbuildings</u> Varroville incorporates a group of 19th and 20th century outbuildings on the southern side of the site, south of the main homestead. The buildings are generally oriented to the north east and comprise the former coach house/ machine shed, a cottage, dairy building, timber slab hut, and timber barn, as well as the ruins of a large shed and a chicken coop/ shed and other modest structures. The original drive from Campbelltown Road to the homestead is still clearly visible in historical aerials, but today is less discernible, apparent as a depression in the landscape, running from Campbelltown road and in front of the outbuildings group to the east. The original driveway was made redundant by the motorway and the outbuildings are now accessed via a later 1950s driveway from St Andrews Road. <u>Former Coach House/Machine Shed</u> An exact date of construction for the coach house has not been determined; however the form and materiality, incorporating early wood fired brick and shingled roof suggest a late colonial/ early Victorian construction (c.1830-1860). Various sale records from the period make reference to a coach house, however specifics as to the location or form of the building are not available. The original form of the building comprised a simple gabled structure with a broken back skillion roof wing at the rear. Views of the building c.1935 illustrate that the principal eastern façade was enclosed with a wide bay of double timber doors, while the northernmost section of the façade was masonry, with a single door opening to a separate utility room. The northern façade features a double hung window at the ground floor, with a second matching window within the gabled roof and a vent on the rear skillion section of the façade. The southern façade retains remnants of a pulley and timber ledge
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	within the gable end, for storage within the roof/ loft. The original roof was shingled and is retained beneath the galvanised sheeting on the eastern façade. The building was modified in the early 1950s for use as a machinery shed, incorporating a new verandah to the eastern façade. This incorporated provision of steel and timber framing to facilitate access for trucks. The extended masonry sections are of breeze block construction, with a rendered finish. A new room addition was also constructed at the northern end of the verandah in the latter part of the 20th century. <u>The Timber Slab Hut</u> The timber slab hut is likely to date to the early 1800s. Townson is recorded to have lived in a very uncomfortable manner while on his grant in 1812 and it has been speculated (although not documented) that the slab hut may have been Townson's first residence at Varroville. Such buildings were typical of the colonial period and the slab hut may have served as a temporary residence until the farm turned a profit and a more substantial dwelling of brick or stone could be built. It is constructed of vertical timber slabs and originally featured a low pitched gabled roof with gable vents. It was a residence in the 1950s but more recently was used as a laundry. Views of the slab hut in 2004 illustrate that the hut had been modified with a concrete floor, and sheet lined interior. <u>The Cottage</u> An exact date of construction for the cottage has not been determined; however the form and materiality, suggest a late Victorian construction (c.1860-1880). It is constructed of timber, weatherboard and masonry; the principal eastern and rear western facades are weatherboard and the northern and southern gable ends are masonry with brick chimneys. The principal eastern façade features a central entry and three refurbished double hung timber windows. The roof is gabled, clad in corrugated iron (over the original timber shingle), with a verandah supported on timber posts. The verandah is concreted with stone sandstone flagged path leading to the entry. There is a hipped roofed vent on the ridge line of the gable. At the rear, a small skillion roofed projection houses the WC (accessed internally). The cottage originally served as two dwellings, with the second doorway adjacent to the central entry (on the north side) infilled sometime after the 1950s. A low pitched skillion roofed extension wraps around the south western corner of the cottage, constructed in the early 1950s, reportedly from a prefabricated migrant hostel (Howard Tanner). It is understood that the Jackamans substantially reconstructed the cottage, noting that when they purchased Varroville, the cottage had no internal walls, a dirt floor and the southern wall is described as having "disappeared", although it is assumed that this likely refers to the external weatherboard rather than the structure itself. Internal joinery, dropped ceilings, timber floors and lightweight walls date to the 1950s reconstruction and the eastern verandah was also reconstructed at this time. <u>Timber Barn</u> The barn appears to be of late 19th / early 20th century construction and is a simple rectangular form, of timber and weatherboard construction, with a gabled roof, clad in corrugated iron. The eastern façade is the most intact, presenting a simple weatherboard façade with plain bargeboards to the gable end and the only decoration being the gable vent. The structure incorporates a low level brick wall at the base (rebuilt) and supporting timbers have been propped on concrete piers. The northern and southern sides appear to have been open, with the north side retaining a decorated pointed timber valance. There is a partial concrete floor with an earthen floor at the eastern end. <u>The Dairy</u> The dairy building and associated concrete slab to the rear was constructed between 1952 and 1955 by the Jackamans. The building is a masonry structure of breeze block construction with a rendered
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	finish, semi open to the eastern façade and with a gabled timber framed and corrugated asbestos cement sheet 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 building is reportedly built to a standard specification for dairy buildings of the period and was common across NSW. <u>Other Outbuildings and Structures</u> There are a number of ancillary corrugated iron sheds and remnant ruinous structures in the vicinity of the timber barn and dairy buildings as well as fences and yard structures, including remnants of post and rail fencing. There is evidence of other former structures such as in ground footings, wells and cisterns. To the rear of the cottage there is a later 20th century chicken coop and water tank and the remains of a contemporary brick structure. <u>Vineyard Terracing</u> Parts of Varroville were terraced for viticulture from the early days of European settlement, with Townson establishing a vineyard at the property which was in use at least until Raymond's occupation. Remnant vineyard terracing is extensive and comprises an approximate area of more than 7 hectares, in varying degrees of condition, and is primarily focussed around the hill to the northeast of Varroville House and slopes to the east in front of the house. <u>Dams</u> There are presently 10 dams on the subject site, five being present prior to 1947. Captain Charles Sturt reportedly altered watercourses and put water holes (dams) in every paddock in the 1830s, thereafter citing Varroville as a model of water conservation. It is not known however, how many dams Sturt constructed at the property nor how many remain extant.
Physical condition and Archaeological potential	<u>Condition</u> 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. Other outbuildings and structures vary in condition and integrity. Only the cottage is noted as being in fair condition, (albeit derelict) while the remaining highly significant slab hut and coach house are in an unsafe and ruinous condition. The former timber barn is also partially collapsed. The cottage and coach house have also been modified. <u>Archaeological Potential</u> <u>Aboriginal Archaeological Potential</u> The Artefact Aboriginal Survey Reports (ASR) (prepared 2015) found that: • There are 11 registered sites located within the Varroville Estate with a further 17 newly recorded sites identified. • Two Aboriginal site complexes consisting of 16 individual sites are currently known to be located within the estate (VSC1 and VSC2). These site complexes have been assessed as demonstrating high archaeological significance. • Five of the recorded sites have been assessed as demonstrating low archaeological significance and two have been assessed as demonstrating unknown archaeological significance. • Archaeological sensitivity mapping for the site has identified areas of high, moderate, low and nil archaeological sensitivity. <u>Historical Archaeological Potential</u> The Artefact historical archaeological assessment report (prepared 2015) found that: • The site was once part of the Varroville estate dating from the early 19th century and it contains a complex of outbuildings in the southwest. The estate has been associated with various farming activities, viticulture, orcharding, stock breeding, a horse stud, pasture and

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	dairying. - The archaeological assessment for the site identifies three study areas: - The southwest of the study area (Area 1) has moderate potential for local and state significant archaeological relics in the vicinity of the outbuilding complex. The archaeological resources in this area include evidence associated with previous phases of domestic occupation and farming activities. - In the southeast of the study area (Area 2) there is high potential for archaeological remains of terracing and other landscape features associated with viticultural activities. Whilst not 'relics', these features have historical and aesthetic heritage significance. - The remaining study area (Area 3) has low potential for archaeological remains associated with land clearance, water storage (dams) and former paddock divisions. These remains have little research potential or archaeological significance.				
Construction years	Start year	1810	Finish year	1960	Circa ☒
Modifications and dates	<u>Varroville House and Garden</u> 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 (one of the uprights of the chimneypiece has a void for the hinging of an iron kitchen crane). The oldest colonial plantings appear to be located in the tennis court area east of the house, which supports the current owners' view that this is the most likely site of the second house on the property (built by Townson and lived in by Sturt and Raymond). Aside from the figs and hoop pines and re-seeded white cedars, the rest of the garden is largely of the Jackaman era planted out in the 1950s and early 1960s. C.japonica on site is likely also to be remnant progeny of an early colonial planting as there are many in the tennis court area. 1950-90—The Jackamans made many changes, including enlarging the drawing room (to the former footprint of the northern veranda and extending the terrace on this side), relocating the access to the cellar, building the colonnade at the western end of the courtyard (on the site of a picket fence), installing the fountain against the northern range wall, building the swimming pool, change rooms, gazebo and 'crazy paving' the surrounds of these. The old back drive from St Andrew's Road became the principal entry. The verandah surface was paved in concrete. Perimeter fence lines and gates were relocated. The carriage loop (with concrete edgings remaining from the Jackaman period (1950-1990)) appears to relate to the 1858 house. It does not connect with the drive that passes in front of it to the east, but this 'disconnection' may relate to Jackaman period changes. Perimeter fence lines and gates were relocated. The majority of the garden is largely of this era, planted out in the 1950s and early 1960s. In the tennis court area are many cotoneasters - which could have been planted by the Jackamans, as Cherry Jackaman had cotoneasters espaliered down the northern side of the house (removed by later owners)(Kirkby, J., pers.comm., 22/12/08 edited by Stuart Read). Date unknown—Roof, originally shingled, is now covered with corrugated iron. c1990-c2000—Pearson-Smith ownership period. Various conservation, reinstatement/repair works done. c.2000—The older of the two arbors in the garden was replaced by the then owners, the Pearson-Smiths. It has an enormous Banksia rose (Rosa banksiae 'Lutea') and in late 2008 fell down under the weight of the bush (Kirkby, J., edited by Stuart Read, 14/1/2009). 2002-2005—SHR-listed land was fenced off from the surrounding land (rural fencing); security system installed and new brass locks to windows and doors; floors of main rooms sanded and polished; wall-				

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	to-wall carpets removed from all bedrooms revealing poor state of floors in wings; sandstone removed from Jackaman era walled garden - possibly used in new sandstone steps along rear of courtyard; front verandah re-laid (not in original form); new modern sandstone verandah installed on north-western side of house outside drawing room extension; extensive removal of overgrowth in garden; removal of old garden plantings adjacent to house and pool - possibly to allow cleaning and relaying of stonework and pool works; Jackaman era pond to front of house and the courtyard's 'crazy paving' partially removed (incomplete resolution). 2006-2007—minor garden changes, removing a lot of overgrown lantana (<i>L.camara</i>) to reveal former layout and form. New perennial and shrub plantings around house, former tennis court and western garden. Removal of Jackaman-era trees against house that were dying, including large Chinese elm from courtyard, the roots of which had penetrated the cellar. Old Morton Bay Fig at rear of house is in process of falling down after lightning strike. Numerous new plantings of araucarias (<i>bidwillii</i>, <i>araucana</i>, <i>columnaris</i>), English elms and other deciduous trees. Remains of Jackaman era pond works to front of house removed to resolve half-way status. c2007-2012—range of works done after discussion with then consultant Clive Lucas, Stapleton & Partners: stripping all drawing room joinery back to (and re-treating) original cedar (was painted, likely c.1900, rather than Jackaman era); found and re-erected old house window shutters, now need painting; replaced 1950's asbestos shed with work shed and garage in corrugated Colourbond (approved by Clive Lucas, Stapleton & Partners and NSW Heritage Division); corrugated iron roof repainted in dark grey (approved by CLS & Ptnrs, funded by NSW heritage grant); joinery conservation (works by Peter Gibbs, owner); all doors re-hung (replaced worn brass hinges); removal of obtrusive material from main fire places - including bricks from Jackaman era, wood surrounds from Pearson Smith era (revealed no frame around hearthstone in replacement floor in bedroom - not yet corrected); hearthstones and floors jacked back into place: new hearthstone for drawing room (original was missing and had been previously replaced by obtrusive modern marble tiles); column screen inserted along original external wall of drawing room to define Jackaman era extension over verandah; extension's cornice replaced (on advice of Clive Lucas); internal cedar shutters added to windows either side of front door and half shutters to north facing library to increase security/reduce sun damage (works by Peter Gibbs, owner); repainting of main rooms; hall painted to imitate marble as tribute to Robert Campion, 19thc Campbelltown painter & decorator who similarly painted the halls of nearby Glenlee, Glenalvon and Denham Court in the 1870s - 1880s (Liston, C. Campbelltown: the Bicentennial History, North Sydney, NSW: Allen & Unwin, 1988). All internal house works carried out by Peter Gibbs, owner and bespoke (colonial) cedar furniture maker. Courtyard has yet to be restored - as advised by Clive Lucas, prior restoration work unsuitable and deteriorating. <u>Varroville Estate / Outbuildings Group</u> The historical record identifies that the site use has varied over time and there is evidence of previous site buildings which have since been demolished. Of the extant buildings, the cottage and former coach house are noted as having been altered in the Jackaman period of ownership (c.1950s). They were also responsible for the construction of the dairy building in the same period. Aerial views suggest that landscaping works may also have been undertaken by the Jacakamans including earthworks to provide new dams. The driveway from St Andrews Road also dates to this period.
Further comments	

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HISTORY	
Historical notes	The Cowpastures When the first fleet arrived in Sydney Cove in 1788 they found the soil unsuitable for farming and soon looked towards the heavy clay and loam soils of the Cumberland Plain (to the west) to sustain the colony. Early agricultural settlements were located on the rich alluvial soils of the Nepean, Hawkesbury and Georges River areas, as well as South Creek near St.Marys and at the head of the Parramatta River where the settlement of Rose Hill (later Parramatta) was established about six months after the fleet landed. A settlement at the Hawkesbury was established in 1794. By 1804 much of the Cumberland Plain had been settled and Governor King began to look for other regions in the colony for favourable arable land. The only suitable land within the Cumberland Plain was the area known as the Cowpastures, located in the southwestern corner. This area was named after the discovery in 1795 of cows from the first fleet which had wandered off into the bush. The Cowpastures had remained unoccupied due to the official decree that reserved the land for the wild cattle (to encourage their increase). In December 1803 Governor and Mrs King visited the Cowpastures for themselves and the Sydney Gazette reported that Mrs King was the first 'white lady' to have crossed the Nepean River. The track to the Cowpastures led from Prospect and on 17/9/1805 James Meehan, under instructions from Governor King, commenced a survey of the track from Prospect to the Nepean Crossing and a rough road followed the marked line. This became known as Cowpasture Road, later the Hume Highway, most of which is today part of the Camden Valley Way. Several visits to the area by the colonial gentry took place at this time, which resulted in their desire to acquire some of this rich land for themselves. They saw the area as containing very good grazing land. Captain Henry Waterhouse described the area in a letter to John Macarthur in 1804 as follows: "I am at a loss to describe the face of the country other than as a beautiful park, totally divested of underwood, interspersed with plains, with rich luxuriant grass". Earlier Europeans had described 'large ponds covered with ducks and the black swan, the margins of which were fringed with shrubs of the most delightful tints'. The Europeans thought the flats were perfect for cattle and the hills would carry sheep. They admired the absence of underbush - probably achieved through Aboriginal burning off - and felt comfortable with a landscape that reminded them of an English gentleman's park. John Macarthur received the first land grant in the Cowpastures region in 1805 for his role in the early wool industry in the colony. Lord Camden rewarded him with 10,000 acres and Macarthur chose the highly coveted Cowpastures for his grant, though Governor King tried to prevent him taking it. Macarthur also organised a 2000 grant for his friend Walter Davidson, who allowed Macarthur to use his land freely after Davidson returned to England. In this manner Macarthur controlled 12 miles of riverbank on the site where the wild cattle had first discovered the best pasture near Sydney. Later purchases and exchanges increased the Macarthur land there to over 27,000 acres, an endowment that Governor Macquarie greatly resented. Other early grants were in the Parishes of Minto and in adjoining Evan, Bringelly, Narellan and Cook. These all lay west of Parramatta (Godden Mackay Logan, 2012, 20-21). Governor Macquarie drew up plans in 1820 for establishment of a town in the area, to be named Campbelltown after his wife Elizabeth's maiden name. With their forced return to England in 1822 these plans never came to fruition and it was not until the arrival of Governor Darling in 1827 that plans were again reinstated and the first settlers were allowed to take possession of their town land in 1831. In the early 1850s the railway line from Sydney to Goulburn was completed, with a station opening at Campbelltown in 1858. When Leppington House was offered for lease in 1865, one of its

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	selling points was that it was near a railway. Campbelltown now provided easy access to Sydney and its markets and grew as the centre of the district. Although Camden was established in 1836, with no railway line it remained a small town. The large estates that flanked Cowpasture Road (later Camden Valley Way) and the Northern Road were run largely as sheep and cattle farms, with wheat and other grain crops being grown as well until the 1850s. The houses were often built on surrounding ridges or hills, providing sweeping views of the countryside and ensuring that any passing traveller could appreciate the owner's status by viewing their impressive country mansions from the road. This land use pattern of large farm estates and small towns, established in the nineteenth century, remained largely the pattern of development of the area up until the late 1990s. Aerial photographs of the area in 1947 show a rural landscape with some limited urban development on either side of (then) Camden Valley Way (ibid, 22-23). <u>Varroville House and Estate</u> The following historical analysis utilises the six key phases relating to primary periods of change or evolution at Varroville Estate. Phase 1: Alienation and establishment of the first house (c1810-1827) <u>1810</u> Varroville and the estate form part of the original grant of 1000 acres (405) hectares by Governor Macquarie to Dr Robert Townson. Townson was born in England in 1762. He travelled widely, publishing various publications reflecting his interest in natural history, geology and mineralogy. Proficient in all branches of natural science and also in Latin, Greek, German, French, he was regarded as the most eminent scholar in the young colony. 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. He also referred to the property as Bunbury Curran, when advertising in the Sydney press. Dr. Townson emigrated to NSW as a free settler in 1807 aboard the Young William. His brother, Captain John Townson had previously served as a military officer in the colony and later returned as a settler. John had brought a letter stating that the secretary of state intended to direct Governor William Bligh to grant him 2000 acres (809 ha) and certain indulgences. Bligh however would not 'locate the grant' until he received specific instructions from London, but proposed that meanwhile Townson should select and occupy his land, buy livestock and have the use of four convicts for eighteen months. Dr. Robert Townson was armed with a similar letter and received similar treatment. Frustrated by the problems with the grant and in addition to other problems with Bligh, Townson became an opponent of his and in fact signed the requisition to Johnstone to depose Bligh in 1808. After Bligh was overthrown, Dr. Robert Townson was granted land by Lieutenant Governor William Patterson in 1809. He immediately occupied the land, expending a considerable sum to build a horse yard, cultivate a large garden, clearing and fencing paddocks and making roads. Townson had at least 6 convicts to clear land, grow wheat, and tend to stock as well as build the necessary infrastructure for the farm. When the new Governor Lachlan Macquarie arrived at the end of 1809, he invalidated and recalled all grants made by the rebel government. On the 8th of November 1810, Macquarie visited Townson's farm, noting that the soil and pasturage was the best in the colony, along with the land at St Andrews. On the 21st of November, Macquarie again visited Townson. The Governor and Lady Macquarie are recorded as having viewed the estate from Bunbury Curran Hill and Macquarie's journal records that he was "highly gratified with the noble extensive view I had from the top of it of the surrounding country". While having praise for the pasturage and the landscape, Macquarie does however refer to the location of the intended house and farm buildings as "ill chosen".
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	Although he did not receive the formal grant until some time in 1811, the grant for Townson's property was back dated, like many others, to 1 January 1810. 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 property. 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 and it appeared that the road would likely be in what he considered to be the better farming section of the estate, being "the low land lying between the hill and the creek.". This corresponds with the present placement of the house and outbuildings. <u>1812</u> By 1812 Townson had still not built his house, due to the debate about the location of a proposed public road. He was noted as "living in a very uncomfortable manner" at Bunbury Curran in the meantime. It is suggested that Townson originally occupied a hut or some other shelter during his first years on the property, which may refer to the extant slab hut, although this has not been documented. He moved to the first permanent house at Varroville in 1813 close to the site of the current house. <u>1817</u> By 1817, Townson appears to have developed his farm, and was granted a licence to establish a slaughterhouse on the estate in the same year. In the 1818 muster of stock, Townson had 214 head of horned cattle and 1961 sheep. He had twenty-two acres in wheat, eight in maize, four in barley, two in potatoes and two in garden and orchard. Following drought (and the caterpillar plague of 1819) Townson obtained a permit to pasture cattle across the mountains. The house, outbuildings and gardens were firmly established by 1820. Wool sales were held at the property in the 1820s, implying stockyards, barns etc. The overseer and the convict labour also lived on the site. <u>1820</u> In 1820, Townson advertised the estate for sale 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: <i>"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..."</i> <i>"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..."</i> However, the sale did not proceed and Townson did not return to England. He developed a psychopathic personality; subordinating everything to the development of his farms, shutting himself off from society, and doing no scientific work in New South Wales. He became 'singular' and eccentric, and his rigid economy became a byword. <u>1822</u> In 1822, Townson had 20 acres under wheat, 5 of barely, 6 acres of garden/orchard and held a total of 2680 acres (total of all his holdings) with 3 horses, 400 head of cattle, 3350 sheep and 24 hogs. Townson also planted experimental crops and established a thriving vineyard. Varroville became known for its beauty and abundance and for its variety of orchards and gardens. His vineyard was second only to that of Gregory Blaxland; his fine-woolled sheep and their clip were in great demand; his cattle were numerous and in the opinion of his contemporaries 'no single man had accomplished more in the rearing of stock'. <u>1827</u> Townson died at Varroville in 1827 at age 64, after a few days illness. He was buried at St Johns
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	Anglican Church, Parramatta. As he was unmarried, his death created much speculation over the distribution of his estate and he left his fortune to his brother Captain John Townson of Van Diemen 's Land, two nieces (residing in England) and his nephew Captain John Witts. Phase 2: 1827-1858: Extension of the first house <u>1829</u> 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 Wills. Wills was born in 1800 and was the brother of Mrs Sarah Redfern and the son of ex-convict ship builder Edward Wills and his wife Sarah. <u>1830</u> Around 1830, 2 acres of the Varroville site was sold. Liverpool Road had separated this portion of the site and the Robin Hood Inn was licensed on this site in 1830. The NSW calendar and General Post Office Directory of 1832 refers to: <i>28½ (miles) gate leading to the residence of the late Dr Townson, now the property of Thomas Wills Esq. This place is celebrated for a garden and vinery. 1½ (miles) to the left, a little farther on is a Public House called the Robin Hood recently erected near the Bridge over Bunbury Curran Creek.</i> Wills initially studied medicine but found no future in it and instead entered the Bank of NSW as a principal accountant. He became the first Australian born Justice of the Peace in 1833. He vacated Varroville in 1836 and returned to England the following year. <u>1836</u> The property was sold in 1836 to Charles Sturt. Sturt, an explorer, soldier and public servant, he was born in India in 1795, one of thirteen children of Thomas Lenox Napier Sturt, a judge in Bengal under the East India Co. In December 1826 he embarked for NSW with a detachment of his regiment in the Mariner, arrived at Sydney on 23 May 1827. At Varroville, Sturt gratified his passion for gardening as the gardens and orchards were thriving. Sturt was devoted to ornithology and in 1838, the celebrated bird artist John Gould visited Sturt at Varroville, seeking to purchase Sturt's water colours, which Sturt refused. The water colours were later stolen and were never found. <u>1838</u> Sturt reportedly made water holes in each of the paddocks. He recorded: <i>On my farm at Varroville, until labour and skill were exerted, one only of many channels held water, and that was brackish. When I passed that farm, every paddock had its proper water-hole. In a season of severe drought, I not only fed 180 head of stock on 1000 acres, of which 350 were under cultivation, but I permitted 19 families to supply themselves from my tanks.</i> Sturt's second son was born at Varroville in September of 1838 (Charles Sheppey), and their first (Napier George) was recorded as almost drowning in one of the water holes on the property. <u>1839</u> The Sturts moved to Adelaide in 1839 and later returned to England in 1853. The sale notice for the property, advertised in 1839, mentions additional outbuildings and improvements to the water supply: <i>"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, 600 of which are cleared and 25 under cultivation ... The farm has an abundant</i>
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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"

The latter notations relating to the outhouses may refer to the subject buildings, in particular the reference to the coach house, although no specifics are provided.

The estate was conveyed from Sturt to a partnership of three; Thomas Wills (former owner), John Gilchrist and John Manning. 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 possible. Gilchrist and Chambers sold the property in November 1839 to James Raymond, the first Postmaster-General. He was responsible for the introduction of pre-paid postage in 1838, the world's first system of pre-paid postage.

The Raymond's arrived in the colony from Ireland in 1826, with 8 of their 9 children. A further 2 children were born in the colony. Raymond was a keen follower of horse racing and owned several race horses. Three generations of the family lived on the property with their spouses and children. Raymond had a social position and frequently entertained at Varroville, which was considered part of the famous social triangle which included the Cordeaux family of Leppington and the Brooks family of Denham court.

Raymond's daughter Aphra (Aphrasia) eventually inherited the property after her mother died in 1848 and her father 18 months later, when his will permitted his daughter and her family to live rent free at Varroville. The 5 Raymond sons (James, Samuel, John, William and Robert) continued to run the estate as a farm until it was sold to its new owner.

Phase 3: Construction of the Second House (c1858-1912)

1858

In 1858, Raymond's sons sold the property to George T Rowe. 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 Weaver and Kemp of Pitt Street Sydney. 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.

1859-1876

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. English born Judge Cheeke was attracted by prospects of advancement in the colony. He migrated to Sydney in 1837, with a strong letter of commendation from Lord Glenelg to Sir George Gipps.

Cheeke, a keen racing enthusiast, established a successful stud at 'Varro Ville', and also used the estate to train race horses. He established a private race course on the flat below Varroville, although a specific location has not been established. His filly 'Clove' won the first Australian Derby in 1865 and by 1872 his stable on the estate was being managed by a John Chaffe. In 1876 it was stated that the property had:

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"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."

1876

Alfred Cheeke died in 1876 and his executors put the house up for sale in the same year. It is believed that Cheeke completed Varroville house, started by Rowe. 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" located on the Campbelltown Road about 4 miles from Campbelltown Railway Station, and was larger than 1000 acres in size. The notice also describes the estate's numerous artificial dams "which have never been known to fail" 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".

The property itself, 'Varro Ville' house, is described as a "commodious family residence recently erected by the late proprietor", 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." 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."

Thus, at this time there were three houses on the property. One of the houses (probably the first house) appears to have been demolished prior to the 1950s, although there is evidence that the extant house incorporates parts of the original. The reference to the gardeners house could refer to the extant cottage in the outbuildings group which is consistent with the latter 19th century stylistically, however this is speculation and is not able to be documented.

1880s-1912

Between the 1880s and the first decade of the 20th century the property changed hands a number of times. The property was sold to M. Suttor, a grazier in 1876. Suttor mortgaged the property almost immediately to W. F. Jones but remained in possession until 1885. At that time the estate still encompassed the full 1000 acres, but it appears likely that soon after, subdivision commenced on the original grant. Suttor sold the estate to a Sydney solicitor, Thomas Salter, in 1885, and a survey from 1885 shows the site comprising 1027 acres.

By the 1890s the property appears to have been reduced in size. At this time, the property appears to have been leased to an H. R Pockley for dairying.

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.

Phase 4: Dairying and Decline (1912-1950)

1912-1923

William Henry Staniforth purchased Varroville in 1912, having previously owned a number of properties in the Barmedman and Condobolin districts. While living at Minto, he won hundreds of blue ribbons showing horses at most of the principal country shows. He also purchased St Andrews where he bred thoroughbred horses. Staniforth used the property for dairying, and mortgaged it a number of

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	times during the period to 1923. 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 property. As well as running their own cattle, they transported milk from other dairy farmers. <u>1930/40</u> 'Varro Ville' appears to have been sold again during the 1930s or 40s to a Robert Stanley Thompson. By this stage local reminiscences suggest that chickens inhabited the house; at the very least it appears to have become very run-down. Phase 5: The Jackaman Period (1950-1990) <u>1950</u> In 1950, Thompson sold the property to William Forest Ross, a grazier, and Ross quickly sold the estate to the Jackaman family in 1950, and they moved in the following year. The family commenced a series of alterations, renovations and additions to the main house including alterations to room configurations, changing the use of windows and doors, an extension of one room 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 garden. By the time the Jackamans purchased the property, the outbuildings were in a state of disrepair, in particular the 19th century cottage, and extensive reconstruction works were undertaken. Mrs Jackaman recalled that the southern wall was missing and further that there were no internal walls and a dirt floor. They replaced all the internal joinery and were also responsible for the southern addition, reportedly constructed from a pre-fab migrant hostel sometime between 1952 and 1955. Views of the cottage at this time above illustrate that it formerly was used for two dwellings, the northern most entry having since been infilled. The southernmost window is also shown as infilled and the southern chimney appears to have been partially reconstructed. The former coach house was also modified for use as a machinery shed, with works including the addition of the front verandah and removal of the former timber doors and valance. The dairy building was also constructed under the Jackaman ownership, c.1952. A new driveway to the property from St Andrews Road was also established in 1950s. New dams appear to have been constructed at this time. <u>1973-1988</u> 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 the subdivision was granted to the family, 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. Part of the plateau to the north west of the property was subdivided for large-lot (mostly 2ha) development prior to 1974. The house was classified by the National Trust in 1976. This included approximately 108 hectares (268 acres), the main house and (potentially) the outbuildings on the subject site. In the same year, Lot 21 of DP564065 (3.161 hectares) which contained the main house was created out of the larger property. The intention of the subdivision was to enable the bequest of lot 21 to the National Trust Title documentation records that the property was transferred to Belen Investments in 1974 however the company was owned by or affiliated with the Jackaman's who continued to occupy the site until 1980. 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 1988.
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	Phase 6: Conservation Issues (1990-1993) 1990 In 1990, 'Varro Ville' (House) was acquired by the National Trust (NSW) who later sold the house into private ownership, while the farm buildings and wider estate remained in the ownership of the Jackamans (Belen Investments) until 2007.
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THEMES		
<i>National historical theme</i>	<i>State historical theme</i>	<i>Local</i>
2. Peopling-Peopling the continent	Aboriginal cultures and interactions with other cultures-Activities associated with maintaining, developing, experiencing and remembering Aboriginal cultural identities and practises, past and present; with demonstrating distinctive ways of life; and with interactions demonstrating race relation	The language group spoken in the Campbelltown area is thought to have been Dharawal and their tribal area was known as Cubbitch-Barta after its white pipe clay. There are 11 registered sites and 17 newly recorded sites located within the study area, along with two Aboriginal site complexes.
2. Peopling-Peopling the continent	Convict-Activities relating to incarceration, transport, reform, accommodation and working during the convict period in NSW (1788-1850) - does not include activities associated with the conviction of persons in NSW that are unrelated to the imperial 'convict system': use the theme of Law & Order for such activities	There are several accounts of assigned servants at Varroville – Townson has at least 6 convicts when he established Varroville and there are records of various other convicts assigned to him over his period of occupation at Varroville. There are also various accounts of Sturts assigned convicts and anecdotes about Varroville.
3. Economy-Developing local, regional and national economies	Agriculture-Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	The site has been used for a variety of farming since 1810, including viticulture, orcharding, stock breeding, a horse stud, pasture and dairying. The site retains evidence of ground modelling for vineyard terracing/ viticulture.
3. Economy-Developing local, regional and national economies	Commerce- Activities relating to buying, selling and exchanging goods and services.	The use of the site for trade and selling goods, specifically associated with the various agricultural uses as listed above e.g. Varroville was known for its quality sheep and Townson's stock was in demand through the colony and abroad.
3. Economy-Developing local, regional and national economies	Environment - cultural landscape-Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	This is evident in the retained evidence of ground modelling for vineyard terracing/ viticulture as well as the dams, which have been attributed to Sturts occupation. Landscape development for food production.
3. Economy-Developing local, regional and national economies	Science-Activities associated with systematic observations, experiments and processes for the explanation of observable phenomena	Horticultural experimentation, hybridising and acclimatisation (e.g. Sturt).
3. Economy-Developing local, regional and national economies	Pastoralism- Activities associated with the breeding, raising, processing and distribution of livestock for human use	Various pastoral uses including Townsons occupation of the site from 1810 and use of the site for raising livestock, in particular, sheep.
4. Settlement-Building settlements, towns and cities	Land tenure- Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-	Varroville is of interest as one of the few remaining colonial landscapes where the larger rural setting of the site remains apparent,

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	Aboriginal	although the site no longer remains in single ownership. Site also includes a survey marker on Bunburry Curran Hill.
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Naming places (toponymy).
4. Settlement-Building settlements, towns and cities	Accommodation- Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles.	As evidenced by the extant c.1858 house and previous c.1810 house and the 19th century cottage dwelling/ formerly two dwellings as well as the associated potential archaeological resource.
5. Working-Working	Labour-Activities associated with work practises and organised and unorganised labour	The various labour functions associated with the site as an agricultural and pastoral land holding.
8 Developing Australia's cultural life	Domestic Life- Activities associated with creating, maintaining, living in and working around houses and institutions	As evidence by the subject outbuildings (in particular the late 19th century cottage) and potential associated archaeological resource.
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Varroville is associated with various and numerous significant individuals, particularly during the 19th century when it was home to noted scholar Dr Robert Townson, explorer Capt. Charles Sturt; James Raymond, the first Postmaster-General; and Judge Cheeke. Various births are also recorded at the site.

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	Varroville has historical significance at a State level as a large remnant of the 'Varroville' estate established by Dr Robert Townson from 1812 and further developed by a succession of subsequent owners. The subject site includes substantial remnants of the 19th century farm complex and cultural landscape including: • Outbuildings (potentially associated with the earliest phases of development of the first and second houses and expansion of the homestead and agricultural uses (1810-1912) • Dams potentially associated with the Sturt occupation (1836-1839); • Remnant viticultural terraces associated with Townson and the first phase of development of the farm, (1810-1827) • Evidence of the early (c.1810-1827) access road. Varroville has 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. It 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. Townson's 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.
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	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 farmhouse set in a pastoral landscape. The former 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.
Historical association significance SHR criteria (b)	The property has strong associations with several individuals and families important in the development of rural industries in the colony of NSW including agriculture, horticulture, viticulture and stock breeding. Other occupants were significant figures in exploration, postal services, horse racing and heritage conservation. Varroville has associative significance at the local level for its various associations including, 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, and noted former occupants 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.
Aesthetic significance SHR criteria (c)	Varroville House has heritage significance at the State level for its aesthetic values. It 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 (c1870), remains of a glasshouse and a trellis. Perimeter fence lines and gates have been relocated post 1950 but the original locations have been well documented in photographs of c1935. Varroville Estate has considerable cultural landscape significance and is of heritage significance at the local level for its aesthetic values. The cultural landscape collectively has high aesthetic significance as the setting of the historic colonial homestead 'Varroville' and a rural landscape of the Scenic Hills. The subject property complements and allows significant views to and from 'Varroville' and to the surrounding rural landscape. Significant views and visual connections are also retained to and from Bunbury Curran Hill and to other properties from the estate including Robin Hood farm and Macquarie Fields House, which is visible from the Varroville homestead.

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	The cottage and former stables have aesthetic significance at the local level as characteristic, albeit modest, mid/ late 19th century farm buildings. The significance of the timber dairy building is diminished by its ruinous condition. The timber slab hut is of significance as a potentially early vernacular dwelling, reflecting the first phase of development of the farm, (1810-1827). 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 derived from remnant 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.
Social significance SHR criteria (d)	Varroville demonstrates social significance at the local level. It 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. There is historical evidence that 'Varroville' was a social hub at various times during its development, particularly during the Raymond period of occupation. The property also featured in a series of radio plays in 1942 produced by the Rural Bank of NSW, called "These Old Homes", demonstrating a collective interest and awareness of colonial heritage. In more recent years, as part of the long-recognised Scenic Hills in Campbelltown / Camden local government areas, the NSW government, local councils and recognisable community groups have strong associations for cultural reasons with the subject property as part of the Scenic Hills.
Technical/Research significance SHR criteria (e)	Varroville is of significance at the local level for its research potential associated primarily with its extensive potential archaeological resource. The historical documentation provides 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; however it is assumed that evidence of all these features could be located within the subject estate area or adjacent homestead allotment. This is supported by the ruin of the slab hut, which is likely to have been constructed in the early 1800s and suggests potential for other development of the same period in the vicinity. This is also evidenced by the original driveway, which dates to at least the 1850s. 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

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	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. The subject property also has technical / research / educational potential derived from the surviving evidence of previous vineyard and orchard terraces, hand-formed dams constructed during the ownership of Charles Sturt and outbuildings that demonstrate the evolution of the property from the first half of the 19th century to the 1950s. The dams may be evidence of early attempts at water conservation in response to the disastrous drought of the 1830s that contributed to the economic depression of the early 1840s. 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. The Aboriginal Assessment prepared by Artefact identified 11 registered sites and 17 newly recorded sites located within the study area, along with two Aboriginal site complexes consisting which were assessed as demonstrating high archaeological significance. Archaeological sensitivity mapping for the study area has also identified areas of high, moderate, low and nil archaeological sensitivity.
Rarity SHR criteria (f)	The cultural landscape around 'Varroville' has rarity value at a state level as a largely-intact setting for an important colonial homestead and its immediate garden. 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 extent and integrity of the vineyard terracing also likely to be rare. 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.
Representativeness SHR criteria (g)	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. Varroville House is a representative example of the Victorian Georgian style. The outbuildings are representative of 19th century ancillary farm buildings, characteristic of the period and utilitarian functions albeit in very poor condition.

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Integrity	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. Other outbuildings and structures vary in condition and integrity. Only the cottage is noted as being in fair condition, (albeit derelict) while the remaining highly significant slab hut and coach house are in an unsafe and ruinous condition. The former timber barn is also partially collapsed. The cottage and coach house have also been modified.
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HERITAGE LISTINGS	
Heritage listing/s	State Heritage Register under the <i>Heritage Act 1977</i> (Varroville, Lot 21 DP 564065/ 196 St Andrews Road)
	Campbelltown Local Environmental Plan 1995 (Varro Ville (Varro Ville House), Lot 21 DP564065)
	Draft Campbelltown Local Environmental Plan 2014 (Varro Ville Homestead Group, 196 St Andrews Road/ Part Lot 21 DP 564065)

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Urbis	Conservation Management Plan, Varroville Estate, 166-176 St Andrews Road, Varroville.	2015	
Written	Artefact Heritage	Macarthur Memorial Park, St Andrews Road, Varroville	2015	
Written	Colonial Landscapes of the Cumberland Plain and Camden, NSW	Morris, C., & Britton, G./NSW National Trust (for the Heritage Council of NSW)	2000	
Written	Pearson-Smith & Associates Pty Ltd Architects, (originally prepared by Orwell & Peter Phillips Architects in 1992, Sydney).	<i>Revised Conservation Policy 'Plan' for 'Varro Ville', St Andrews Road, 'Varroville'</i>	1999	

RECOMMENDATIONS	
Recommendations	Manage Varroville and the identified significance in accordance with the recommendations of the respective CMPs (1999) and Urbis 2015.
	Management of the site's archaeological values should be undertaken in accordance with the recommendations of the Archaeological assessments for the estate prepared by Artefact Heritage and recommendations and policies contained in the CMPs for Varroville House and Estate (refer appendices C and D in the Urbis CMP).

SOURCE OF THIS INFORMATION			
Name of study or report	Conservation Management Plan Varroville Estate, 166-176 St Andrews Road, Varroville.	Year of study or report	2015
Item number in study or report			
Author of study or report	Urbis: Stephen Davies (Director); Fiona Binns (Senior Heritage Consultant) in consultation with: Betteridge Consulting Pty Ltd/Musecape: Chris Betteridge (Director)		

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	Artefact: Josh Symons (Senior Heritage Consultant/Archaeologist), Anna Foroozani (Heritage Consultant), Jenny Winnett (Senior Heritage Consultant) and Abi Cryerhall (Principal, Historic Heritage).		
Inspected by	Urbis: Stephen Davies (Director) Fiona Binns (Senior Heritage Consultant) and Kate Paterson (Associate Director)		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	Urbis - Fiona Binns (Senior Heritage Consultant)	Date	October 2015

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IMAGES - 1 per page

Image caption	View of the densely treed northern property boundary.				
Image year	2015	Image by	John Richardson	Image copyright holder	CMCT



Heritage Data Form

IMAGES - 1 per page

Image caption	View west to the outbuildings on the subject property, with the c.1950s driveway plantings of African olive and coral trees lining the road (with the dairy building beyond).				
Image year	2015	Image by	Fiona Binns	Image copyright holder	Urbis Pty Ltd



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IMAGES - 1 per page

Image caption	Late 20th century tree plantings in the vicinity of the outbuildings group.				
Image year	2015	Image by	Chris Betteridge	Image copyright holder	Musecape



Heritage Data Form

IMAGES - 1 per page

Image caption	View southwest across the property towards St Andrews Road and showing the chain of dams along the western boundary.				
Image year	2015	Image by	John Richardson	Image copyright holder	CMCT



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IMAGES - 1 per page

Image caption	View west across the site towards the dams and St Andrews Road, and showing remnant terracing on the slopes of the hill.				
Image year	2015	Image by	John Richardson	Image copyright holder	CMCT



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IMAGES - 1 per page

Image caption	View west towards St Andrews Road, showing remnant terracing in front of Varroville House and the coach house (at left).				
Image year	2015	Image by	John Richardson	Image copyright holder	CMCT



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IMAGES - 1 per page

Image caption	Former Coach House (principal eastern façade)				
Image year	2015	Image by	Fiona Binns	Image copyright holder	Urbis Pty Ltd



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IMAGES - 1 per page

Image caption	Timber Slab Hut				
Image year	2015	Image by	Fiona Binns	Image copyright holder	Urbis Pty Ltd



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IMAGES - 1 per page

Image caption	The Cottage (principal eastern façade)				
Image year	2015	Image by	Fiona Binns	Image copyright holder	Urbis Pty Ltd



Appendix B

Site Survey Plans



LEGEND :-

- * 86.0I - DENOTES SPOT LEVEL.
- - DENOTES BOLLARD.
- ※ ELP - DENOTES ELECTRIC LIGHT POLE.
- ※ LP - DENOTES LIGHT POLE.
- PO - DENOTES POWER POLE.
- HP - DENOTES HYDRANT POST.
- HY - DENOTES HYDRANT.
- SIGN - DENOTES SIGN.
- SMH - DENOTES SEWER MANHOLE.
- SMH - DENOTES STOP VALVE.
- x SV - DENOTES STOP VALVE.
-  - DENOTES SCRUB.
-  - DENOTES DAM.

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MARKS ADOPTED:

T.S. 4115	S.S.M. 15737
299 013.333	299 247.027
6 236 247.273	6 234 596.557

VERTICAL DATUM:

DATUM:	A.H.D.
B.M. ADOPTED:	S.S.M. 15737
R.L.	44.454
SOURCE:	S.C.I.M.S.

[illegible]

A	FINAL	10/7/2013
REV.	AMENDMENTS	DATE

CLIENT:
CATHOLIC CEMETERIES BOARD
PO BOX 10
LIDCOMBE NSW 2141

PLAN
SHOWING DETAIL AND LEVELS
OVER LOT B D.P.370979,
LOT 22 D.P.564065, LOT 1
D.P.218016 AND LOT 4 D.P.239557
ST ANDREWS ROAD, VAROVILLE

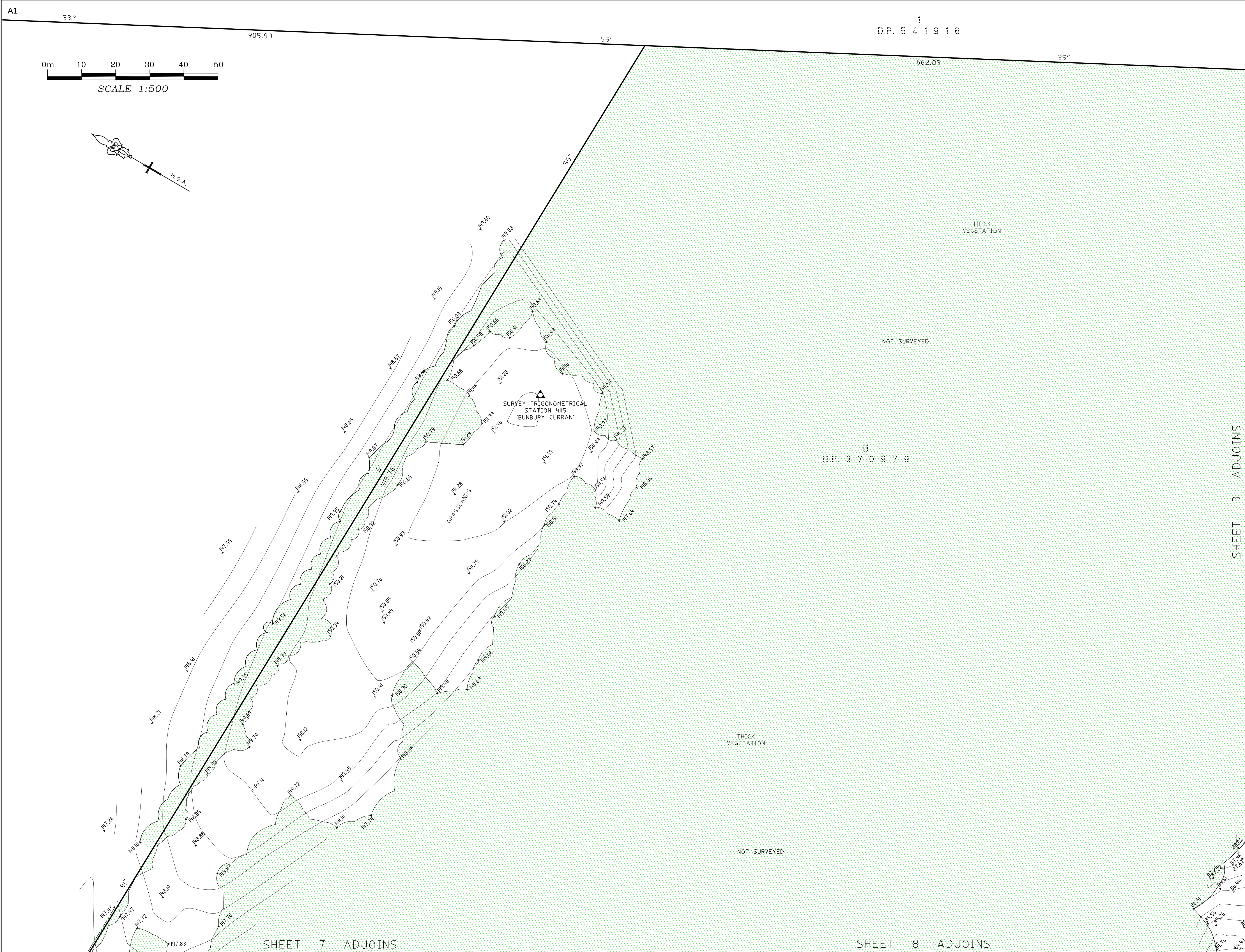


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L.G.A. CAMPBELLTOWN		SHEET 1 OF 18	
SURVEYED	DRAWN T.F.	CHECKED G.S.	APPROVED G.S.
SURVEY REFERENCE 33618		SCALE	DATE 10/7/2013
DRAWING NUMBER 33618A02			REV. A



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CO-ORDINATE SYSTEM: M.G.A.

MARKS ADOPTED:

T.S. 4115	S.S.M. 15737
299 013.333	299 247.027
6 236 247.273	6 234 596.557

VERTICAL DATUM:

DATUM:	A.H.D.
B.M. ADOPTED:	S.S.M. 15737
R.L.	44.454
SOURCE:	S.C.I.M.S.

SHEET 3 ADJOINS

A	FINAL	10/7/2013
REV.	AMENDMENTS	DATE

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PLAN

SHOWING DETAIL AND LEVELS
OVER LOT B D.P. 370979,
LOT 22 D.P. 564065, LOT 1
D.P. 218016 AND LOT 4 D.P. 239557
ST ANDREWS ROAD, VARROVILLE



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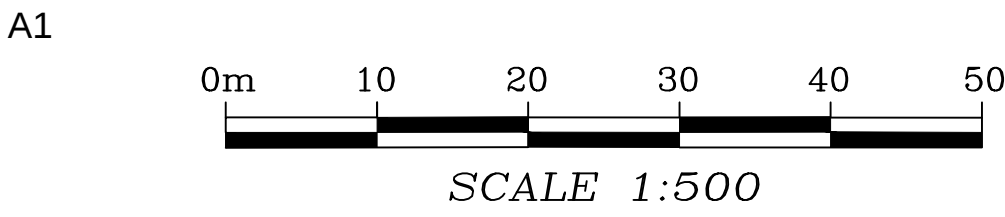
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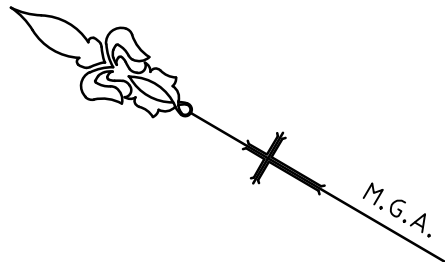
L.G.A. CAMPBELLTOWN

SHEET 2 OF 18

SURVEYED	DRAWN	T.F.	CHECKED	G.S.	APPROVED	G.S.
SURVEY REFERENCE		33618	SCALE		1:500	DATE
DRAWING NUMBER		33618A02	REV.		A	



1
D.P. 5 4 1 9 1 6



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- THIS NOTICE MUST NOT BE ERASED.

HORIZONTAL DATUM:

CO-ORDINATE SYSTEM: M.G.A.

MARKS ADOPTED:

T.S. 4115 S.S.M. 15737
299 013 333 299 247 027
6 236 247 273 6 234 596 557

VERTICAL DATUM:

DATUM: A.H.D.
B.M. ADOPTED: S.S.M. 15737
R.L. 44.454
SOURCE: S.C.I.M.S.

A	FINAL	10/7/2013
REV.	AMENDMENTS	DATE

CLIENT:

CATHOLIC CEMETERIES BOARD
PO BOX 10
LIDCOMBE NSW 2141

PLAN

SHOWING DETAIL AND LEVELS
OVER LOT B D.P. 370979,
LOT 22 D.P. 564065, LOT 1
D.P. 218016 AND LOT 4 D.P. 239557
ST ANDREWS ROAD, VARROVILLE



Degotardi Smith & Partners
CONSULTING SURVEYORS ESTABLISHED 1957

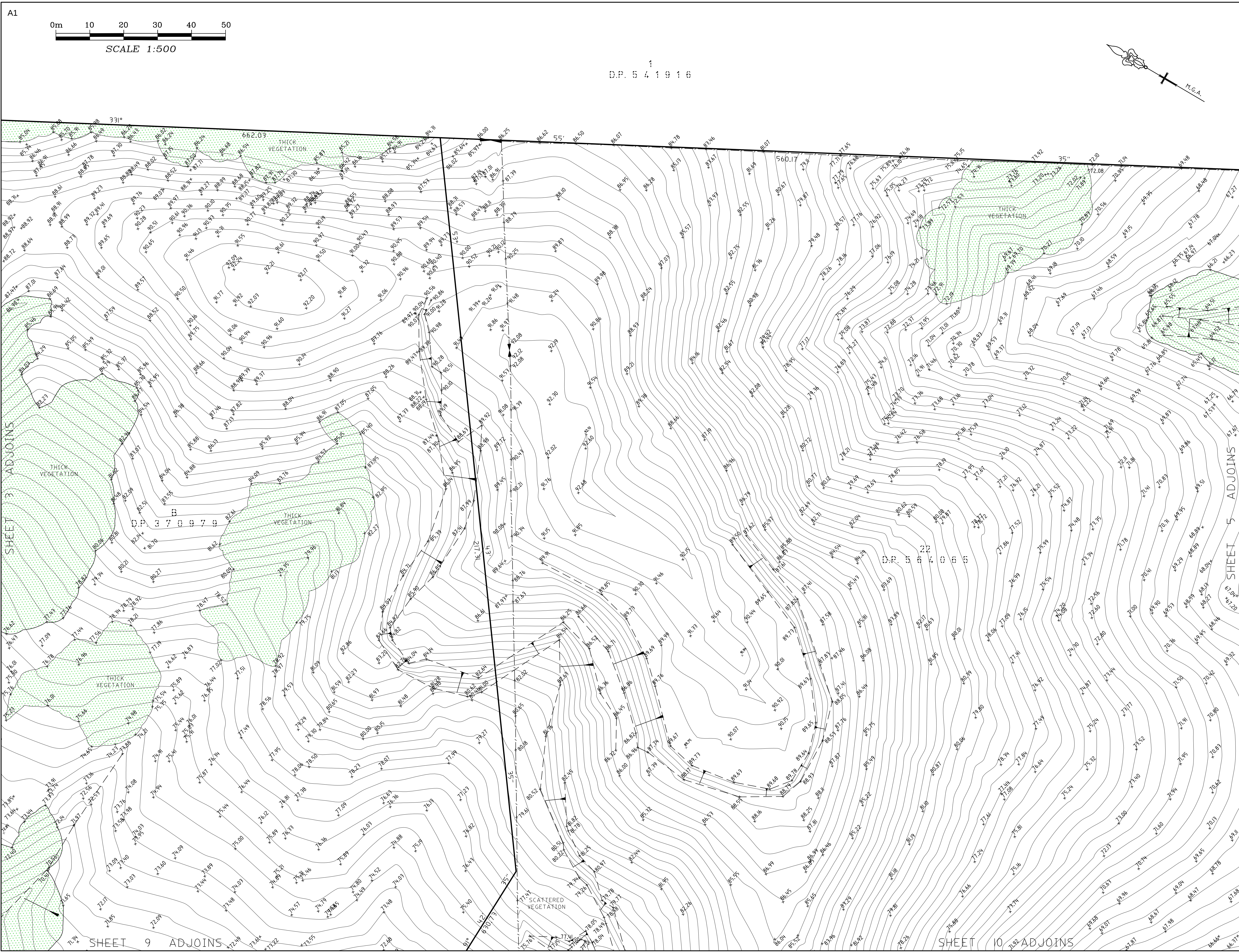
11/19-23 Bridge Street | Pymble
NSW 2073 | Australia
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f. (+61) 2 9440 1055
e. surveys@degotardi.com.au
w. www.degotardi.com.au



L.G.A. CAMPBELLTOWN

SHEET 3 OF 18

SURVEYED	DRAWN	CHECKED	APPROVED
	T.F.	G.S.	G.S.
SURVEY REFERENCE 33618	SCALE 1:500	DATE 10/7/2013	REV.
DRAWING NUMBER 33618A02			A



NOTES

- TREE SIZES ARE ESTIMATES ONLY
- CONTOURS ARE INDICATIVE ONLY. CONTOUR INTERVAL 0.5m.
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- AS PART OF YOUR DUTY OF CARE PLEASE CONTACT THE FOLLOWING:

JEMENA GAS Ph: 132909
ENERGY AUSTRALIA Ph: 131525
INTEGRAL ENERGY Ph: 131002
SYDNEY WATER Ph: 132092
OPTUS-VISION Ph: 1800 505777

- ALL DIMENSIONS MUST BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION.
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- THE POSITION OF SURVEYED DATA HAS BEEN LOCATED AND IS SHOWN TO TOPOGRAPHIC ACCURACIES. IF CLEARANCES TO BOUNDARIES OR OTHER FEATURES ARE CRITICAL, DIMENSIONS ARE NOT SHOWN. FURTHER SURVEY MAY BE REQUIRED.
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HORIZONTAL DATUM:

CO-ORDINATE SYSTEM: M.G.A.

MARKS ADOPTED:

T.S. 4115 S.S.M. 15737
299 013 333 299 247 027
6 236 247 273 6 234 596 557

VERTICAL DATUM:

DATUM: A.H.D.
B.M. ADOPTED: S.S.M. 15737
R.L. 44.454
SOURCE: S.C.I.M.S.

A	FINAL	10/7/2013
REV.	AMENDMENTS	DATE

CLIENT:

CATHOLIC CEMETERIES BOARD
PO BOX 10
LIDCOMBE NSW 2141

PLAN

SHOWING DETAIL AND LEVELS
OVER LOT B D.P. 370979,
LOT 22 D.P. 564065, LOT 1
D.P. 218016 AND LOT 4 D.P. 239557
ST ANDREWS ROAD, VARROVILLE



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w: www.degotardi.com.au



L.G.A. CAMPBELLTOWN		SHEET 4 OF 18	
SURVEYED	DRAWN	CHECKED	APPROVED
	T.F.	G.S.	G.S.
SURVEY REFERENCE 33618		SCALE 1:500	DATE 10/7/2013
DRAWING NUMBER 33618A02			REV. A

HORIZONTAL DATUM:

CO-ORDINATE SYSTEM: M.G.A.

MARKS ADOPTED:

T.S. 4115	S.S.M. 15737
299 013.333	299 247.027
6 236 247.273	6 234 596.557

VERTICAL DATUM:

DATUM:	A.H.D.
B.M. ADOPTED:	S.S.M. 15737
R.L.	44.454
SOURCE:	S.C.I.M.S.

[illegible]

A	FINAL	10/7/20
REV.	AMENDMENTS	DATE

CLIENT:

CATHOLIC CEMETERIES BOARD
PO BOX 10
LIDCOMBE NSW 2141

PLAN

SHOWING DETAIL AND LEVELS
OVER LOT B D.P. 370979,
LOT 22 D.P. 564065, LOT 1
D.P. 218016 AND LOT 4 D.P. 239557
ST ANDREWS ROAD, VARROVILLE



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w. www.degotardi.com.au

L.G.A. CAMPBELLTOWN		SHEET 5 OF 1	
SURVEYED	DRAWN T.F.	CHECKED G.S.	APPROVED G.S.
SURVEY REFERENCE 33618		SCALE 1:500	DATE 10/7/2013
DRAWING NUMBER 33618A02			REV. A

~~SHEET 5 ADJOINS~~

D.P. 2 1 8 0 1 6

D.P.	2	3	9	5	5
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SHEET II ADJOINS

SHEET 12 ADJOINS

- TRENZES ARE ESTIMATES ONLY
- CONTOURS ARE INDICATIVE ONLY. CONTOUR INTERVAL 0.5m.
- ONLY VISIBLE FEATURES HAVE BEEN LOCATED IN THIS SURVEY.
- USERS OF THIS DRAWING HAVE A DUTY OF CARE TO CONTACT "DIAL" FOR ANY OF THE FOLLOWING FREE CALL 1100 OR FOR SPEED OF RESPONSE VISIT www.dialbeforeyoudig.com.au
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- TELSTRA ADVISES THAT THIS SITE IS WITHIN THE PROXIMITY OF SOME OF THE CABLES OF YOUR CITY OF YOUR CITY OF GREEK PLEASER CONTACT THE NETWORKING INTEGRITY AND COMPLIANCE GROUP (1800 653935) PRIOR TO PROCEEDING WITH ANY WORK.
- AS PART OF YOUR DUTY OF CARE PLEASE CONTACT THE FOLLOWING:

JEMENA GAS	Ph. 132989
ENERGY AUSTRALIA	Ph. 132952
INDUSTRIAL ENERGY	Ph. 132952
SYDNEY WATER	Ph. 132952
OPTUS-VISION	Ph. 132952 65777
- ALL DIMENSIONS MUST BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION.
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HORIZONTAL DATUM:

CO-ORDINATE SYSTEM: M.G.A.

MARKS ADOPTED:

T.S. 4115	S.S.M. 15737
299 013.333	299 247.027
6 236 247.273	6 234 596.557

VERTICAL DATUM:

DATUM:	A.H.D.
B.M. ADOPTED:	S.S.M. 15737
R.L.	44.454
SOURCE:	S.C.I.M.S.

A	FINAL	10/7/2013
REV.	AMENDMENTS	DATE

CLIENT:

CATHOLIC CEMETERIES BOARD
PO BOX 10
LIDCOMBE NSW 2141

PLAN

SHOWING DETAIL AND LEVELS
OVER LOT B D.P. 370979,
LOT 22 D.P. 564065, LOT 1
D.P. 218016 AND LOT 4 D.P. 239557
ST ANDREWS ROAD, VARROVILLE



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w. www.degotardi.com.au



SCALE 1:500

L.G.A. CAMPBELLTOWN		SHEET 6 OF 18	
SURVEYED	DRAWN T.F.	CHECKED G.S.	APPROVED G.S.
SURVEY REFERENCE 33618		SCALE 1:500	DATE 10/7/2013
DRAWING NUMBER 33618A02			REV. A



NOTES

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 - AS PART OF YOUR DUTY OF CARE PLEASE CONTACT THE FOLLOWING:
 - JEMENA GAS Ph: 132909
 - ENERGY AUSTRALIA Ph: 131525
 - INTEGRAL ENERGY Ph: 131002
 - SYDNEY WATER Ph: 132092
 - OPTUS-VISION Ph: 1800 505777
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HORIZONTAL DATUM:

CO-ORDINATE SYSTEM: M.G.A.

MARKS ADOPTED:

T.S. 4115	S.S.M. 15737
299 013 333	299 247 027
6 236 247.273	6 234 596.557

VERTICAL DATUM:

DATUM:	A.H.D.
B.M. ADOPTED:	S.S.M. 15737
R.L.	44.454
SOURCE:	S.C.I.M.S.

A	FINAL	10/7/2013
REV.	AMENDMENTS	DATE

CLIENT:

CATHOLIC CEMETERIES BOARD
PO BOX 10
LIDCOMBE NSW 2141

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SHOWING DETAIL AND LEVELS
OVER LOT B D.P. 370979,
LOT 22 D.P. 564065, LOT 1
D.P. 218016 AND LOT 4 D.P. 239557
ST ANDREWS ROAD, VAROVILLE

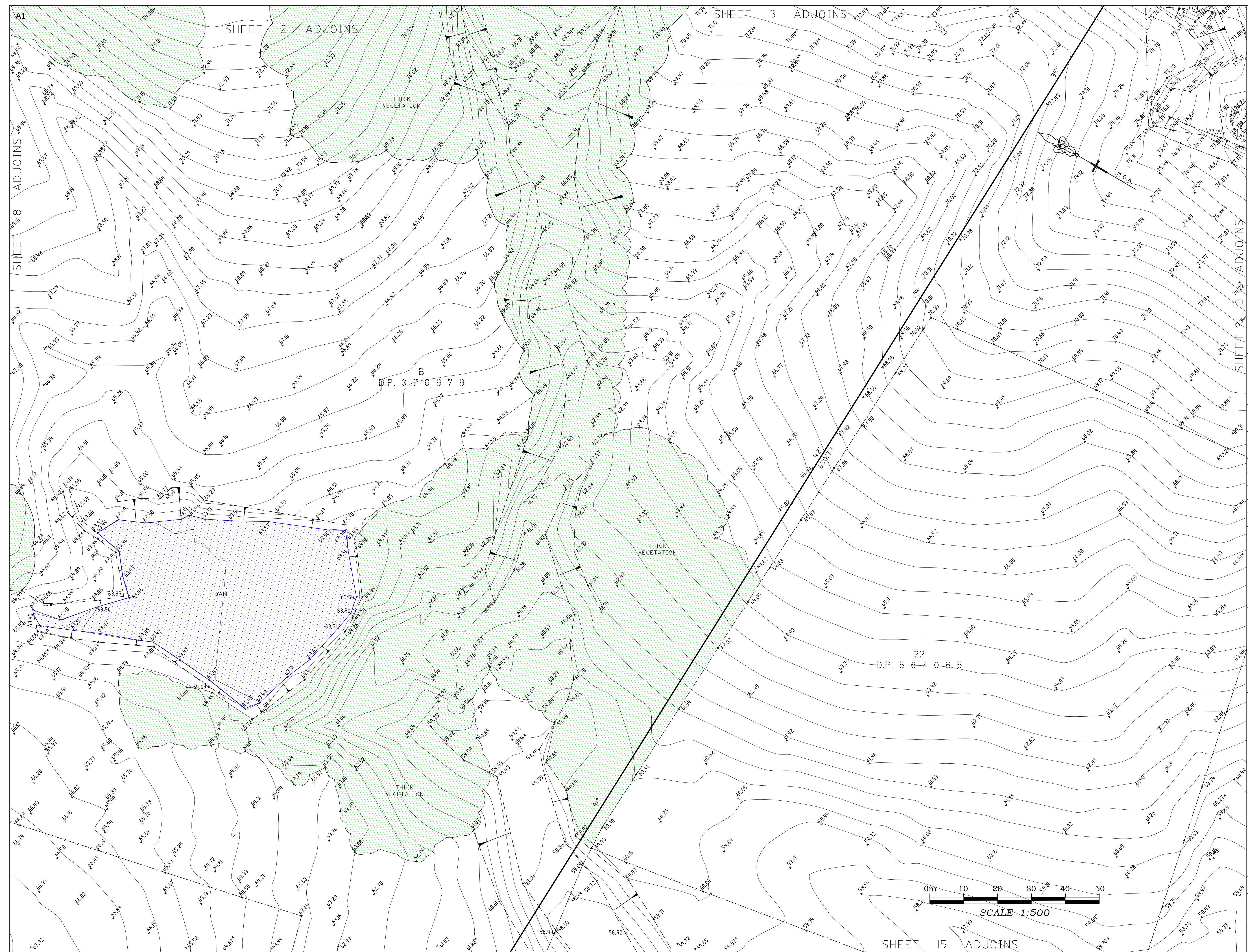


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L.G.A. CAMPBELLTOWN		SHEET 7 OF 18	
SURVEYED	DRAWN	CHECKED	APPROVED
	T.F.	G.S.	G.S.
SURVEY REFERENCE 33618		SCALE 1:500	DATE 10/7/2013
DRAWING NUMBER 33618A02			REV. A



NOTES

- * THREE SIZES ARE ESTIMATES ONLY.
- * CONTOURS ARE INDICATIVE ONLY. CONTOUR INTERVAL, 0.5m.
- * ONLY VISIBLE SERVICES HAVE BEEN LOCATED IN THIS SURVEY.
- * USERS OF THIS DRAWING HAVE A DUTY OF CARE TO CONTACT TDAI BEFORE YOU DUG! CALL 100 OR FOR SPEED OF RESPONSE VISIT www.dialeteleregistry.com.au
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- * AS PART OF YOUR DUTY OF CARE CONTACT THE FOLLOWING:

JEMENA GAS Ph. 132909
ENERGY AUSTRALIA Ph. 131525
INTEGRAL ENERGY Ph. 131002
SYDNEY WATER Ph. 132092
OPTUS-VISION Ph. 1800 505777

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• THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF CATHOLIC CEMETERIES BOARD.

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HORIZONTAL DATUM:

CO-ORDINATE SYSTEM: M.G.A.

MARKS ADOPTED:

T.S. 4115	S.S.M. 15737
299 013.333	299 247.027
6 236 247.273	6 234 596.557

VERTICAL DATUM:

DATUM: A.H.D.
B.M. ADOPTED: S.S.M. 15737
R.L. 44.454
SOURCE: S.C.I.M.S.

A	FINAL	10/7/2013
REV.	AMENDMENTS	DATE

CLIENT:

CATHOLIC CEMETERIES BOARD
PO BOX 10
LIDCOMBE NSW 2141

PLAN

SHOWING DETAIL AND LEVELS
OVER LOT B D.P. 370979,
LOT 22 D.P. 564065, LOT 1
D.P. 218016 AND LOT 4 D.P. 239557
ST ANDREWS ROAD, VARROVILLE

D S & P

Degotardi Smith & Partners
CONSULTING SURVEYORS ESTABLISHED 1957

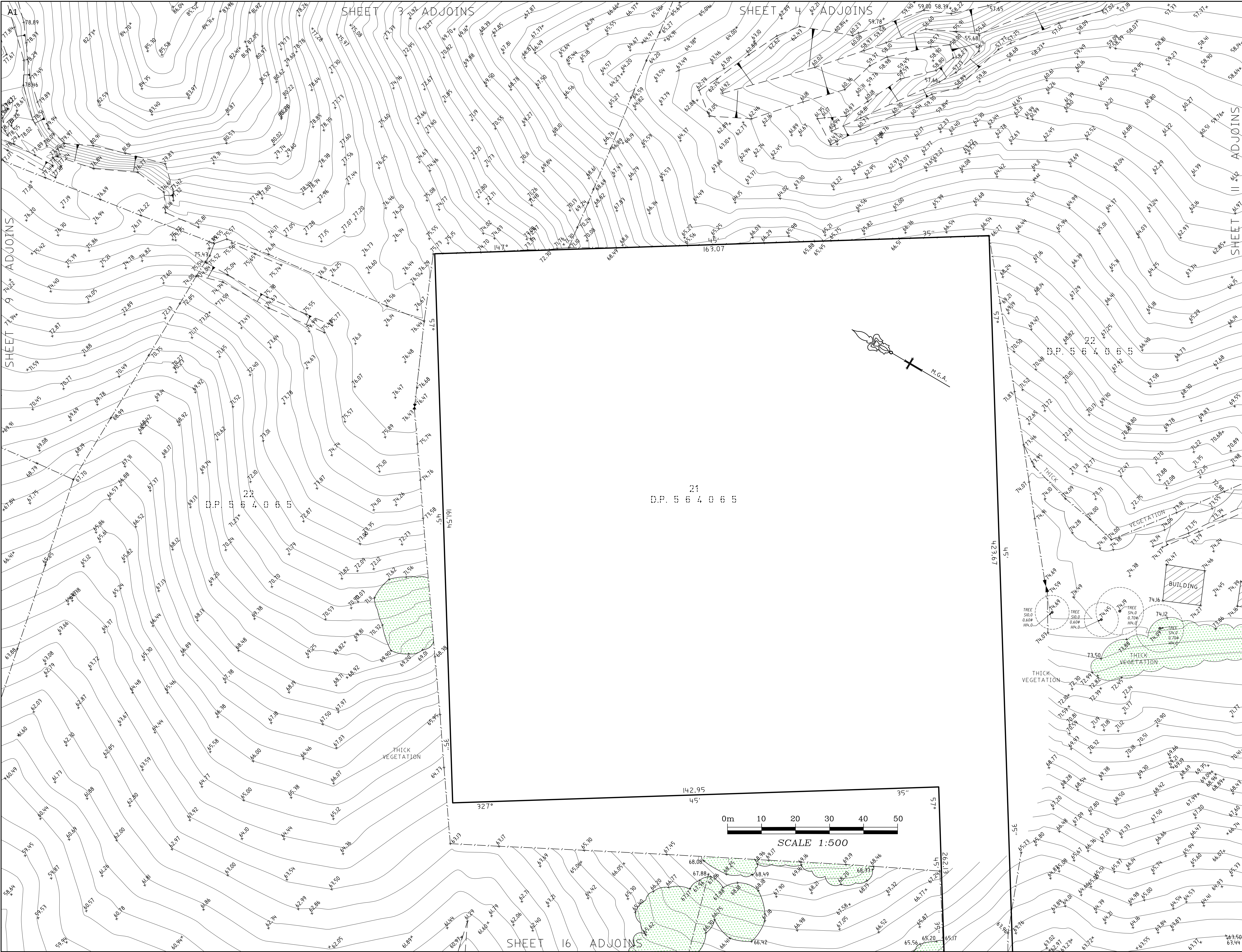
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w. www.degotardi.com.au



L.G.A. CAMPBELLTOWN

SHEET 9 OF 18

SURVEYED	DRAWN T.F.	CHECKED G.S.	APPROVED G.S.
SURVEY REFERENCE 33618		SCALE 1:500	DATE 10/7/2013
DRAWING NUMBER 33618A02			REV. A



NOTES

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 - ENERGY AUSTRALIA Ph: 131525
 - INTEGRAL ENERGY Ph: 131002
 - SYDNEY WATER Ph: 132092
 - OPTUS-VISION Ph: 1800 505777
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HORIZONTAL DATUM:

CO-ORDINATE SYSTEM: M.G.A.

MARKS ADOPTED:

T.S. 4115
299 013 333
6 236 247.273

S.S.M. 15737
299 247.027
6 234 596.557

VERTICAL DATUM:

DATUM:

B.M. ADOPTED:

R.L.

SOURCE:

A.H.D.

S.S.M. 15737

44.454

S.C.I.M.S.

A

FINAL

10/7/2013

REV.

AMENDMENTS

DATE

CLIENT:

CATHOLIC CEMETERIES BOARD
PO BOX 10
LIDCOMBE NSW 2141

PLAN

SHOWING DETAIL AND LEVELS
OVER LOT B D.P. 370979,
LOT 22 D.P. 564065, LOT 1
D.P. 218016 AND LOT 4 D.P. 239557
ST ANDREWS ROAD, VARROVILLE

DS&P

Degotardi Smith & Partners

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w. www.degotardi.com.au

L.G.A. CAMPBELLTOWN

SHEET 100F 18

SURVEYED

DRAWN

T.F.

G.S.

CHECKED

APPROVED

G.S.

G.S.

SURVEY REFERENCE

33618

SCALE

1:500

DATE

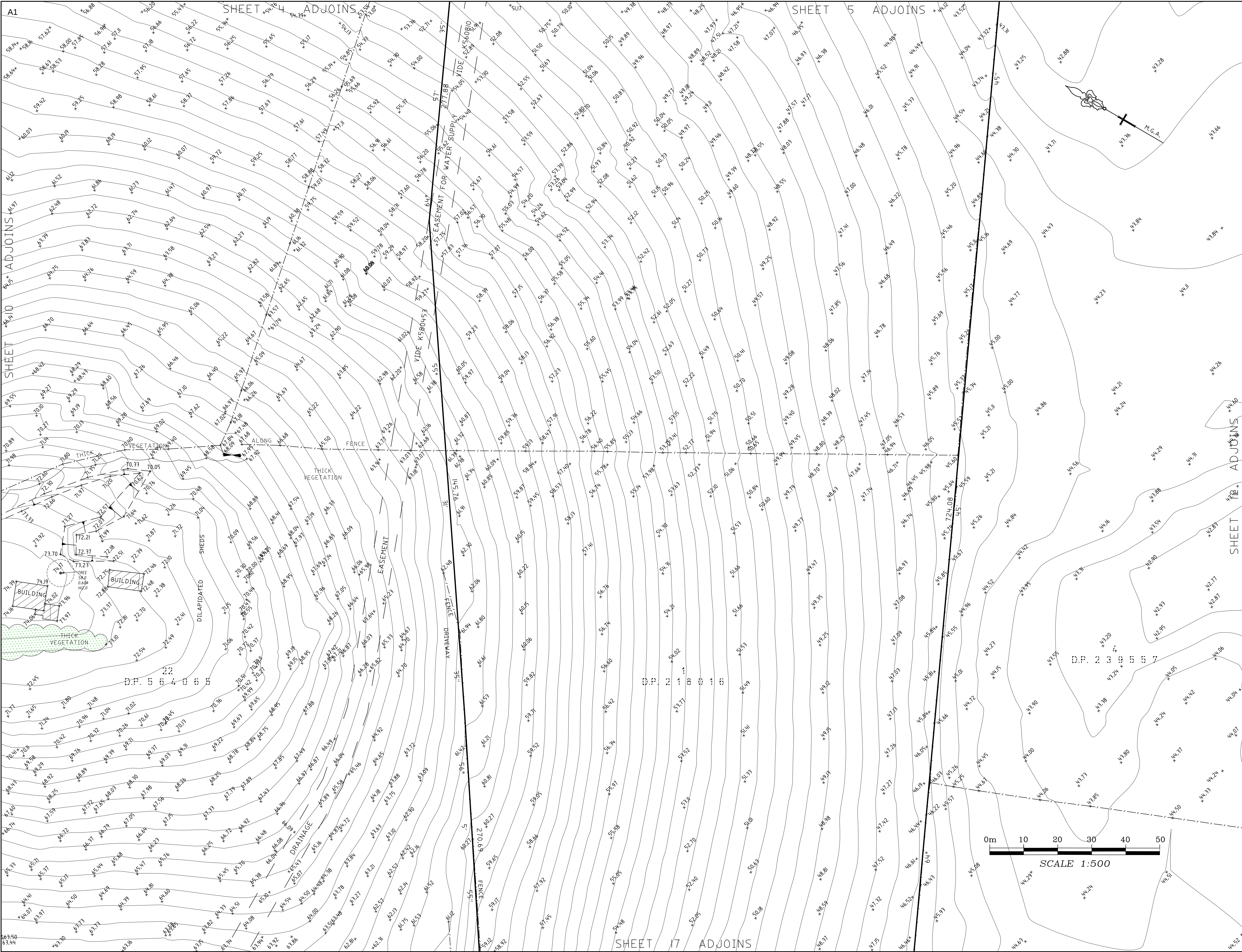
10/7/2013

DRAWING NUMBER

33618A02

REV.

A



NOTES

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D.P. 218016 AND LOT 4 D.P. 239557
ST ANDREWS ROAD, VARROVILLE

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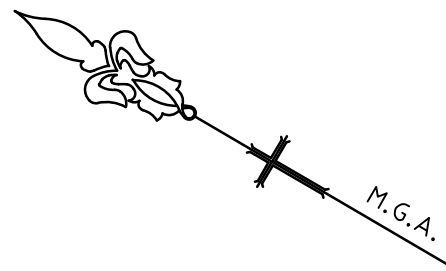
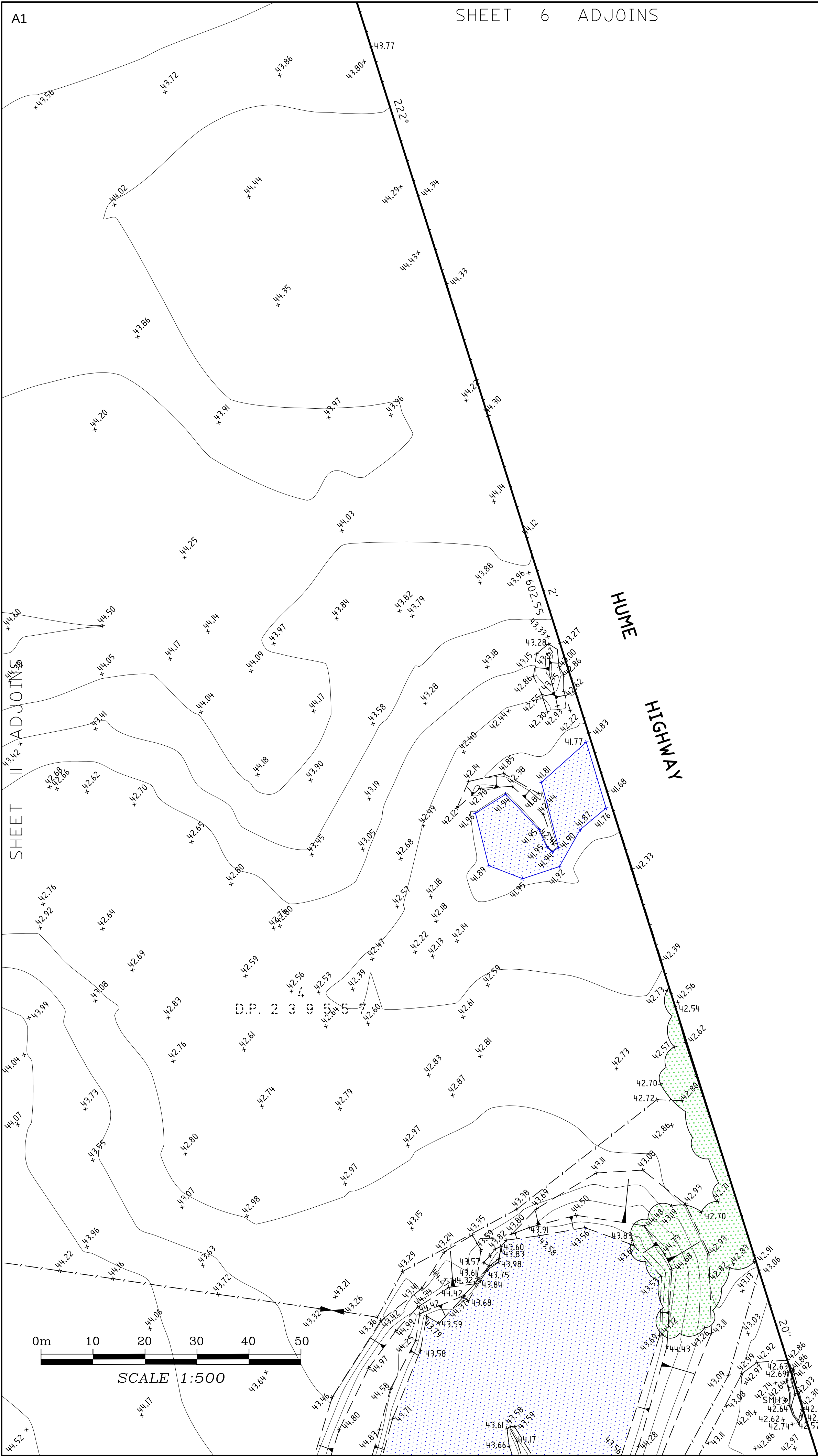
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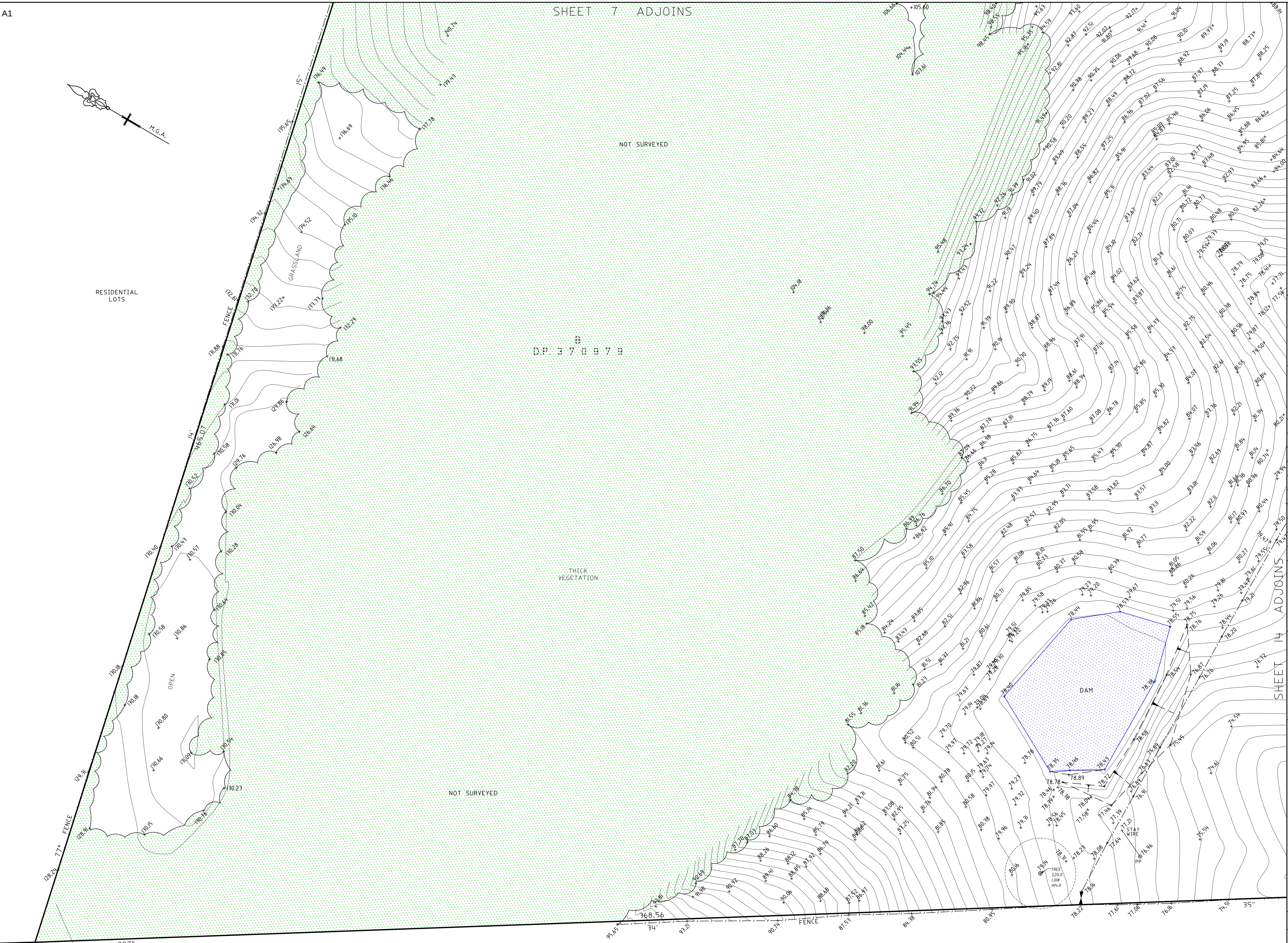


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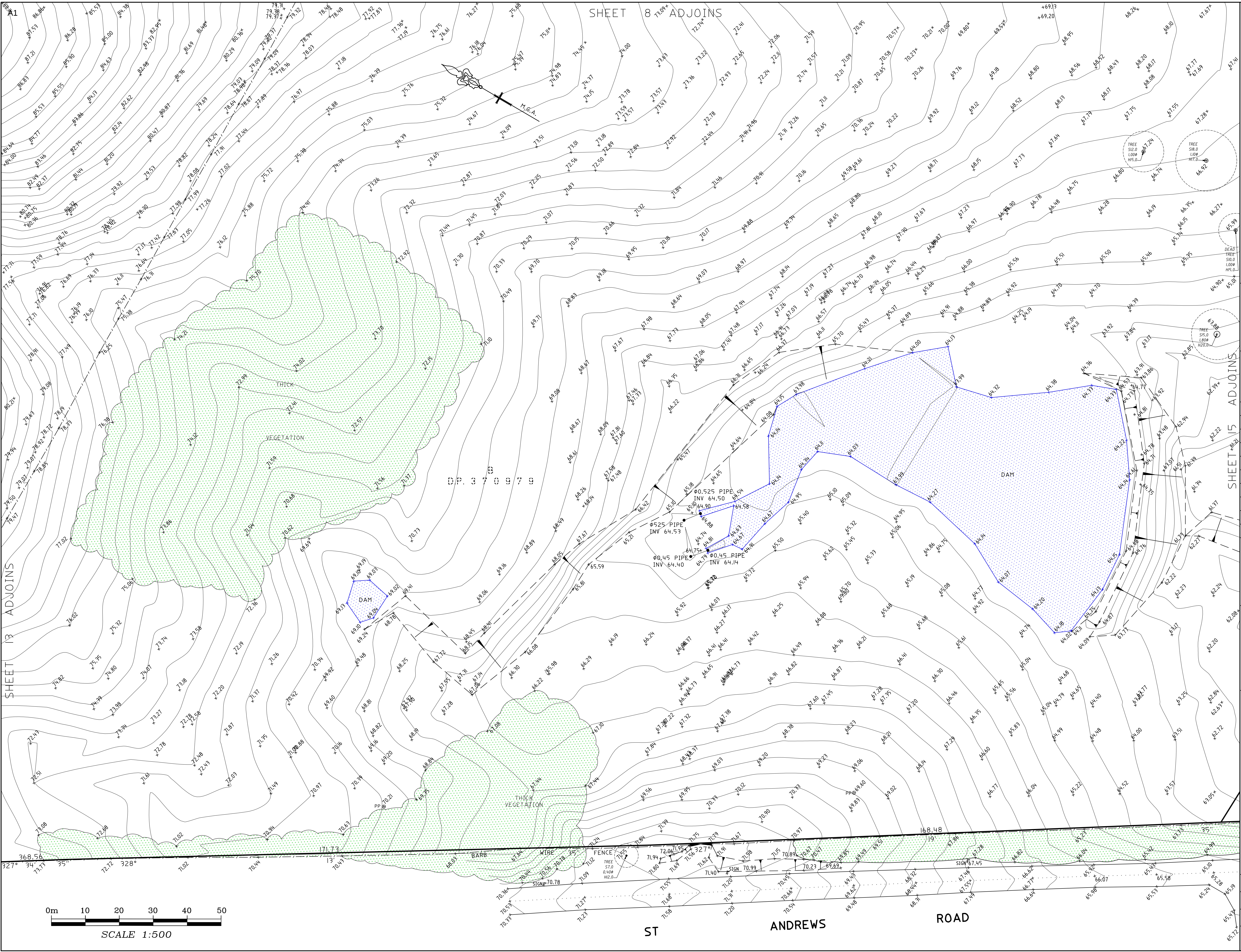


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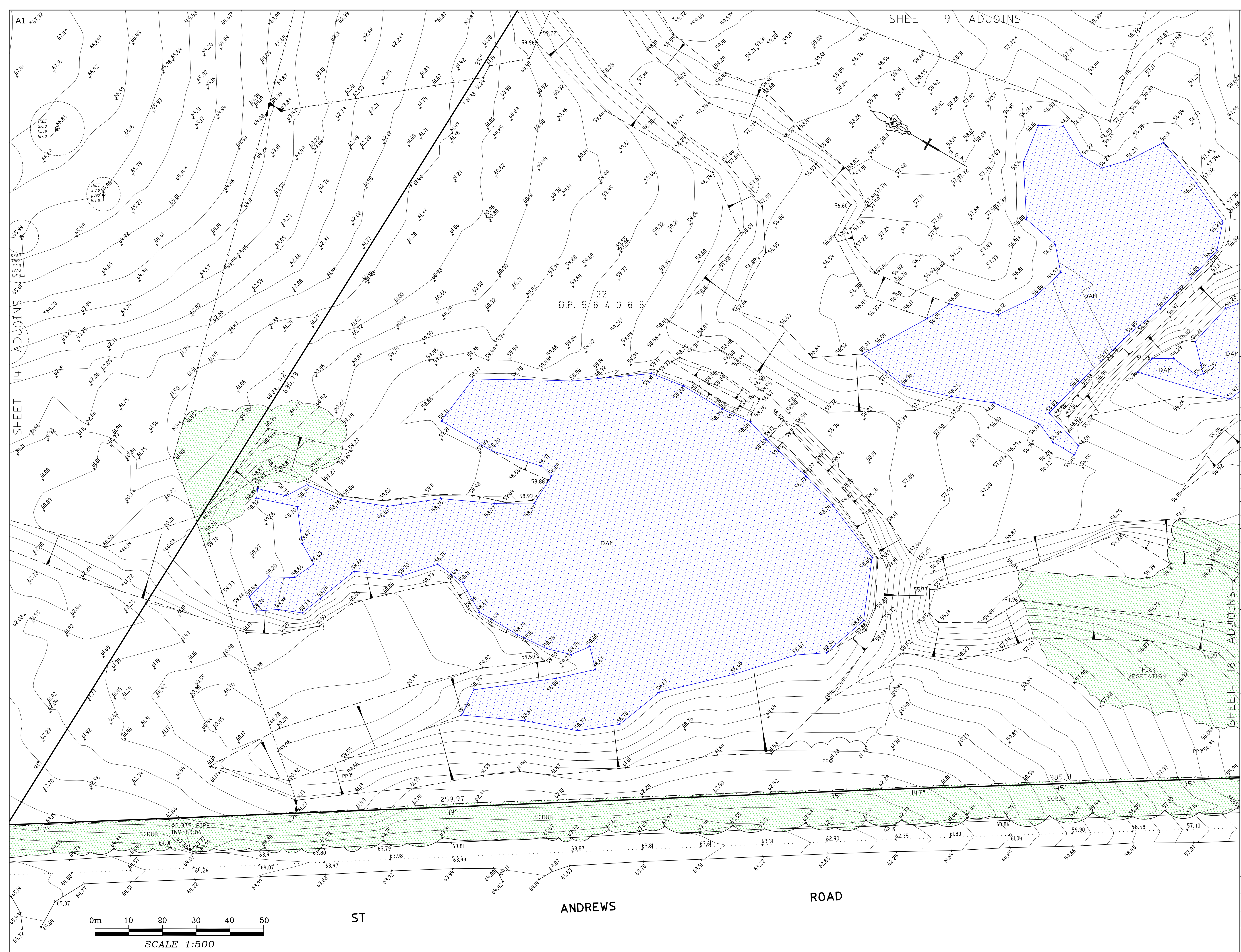
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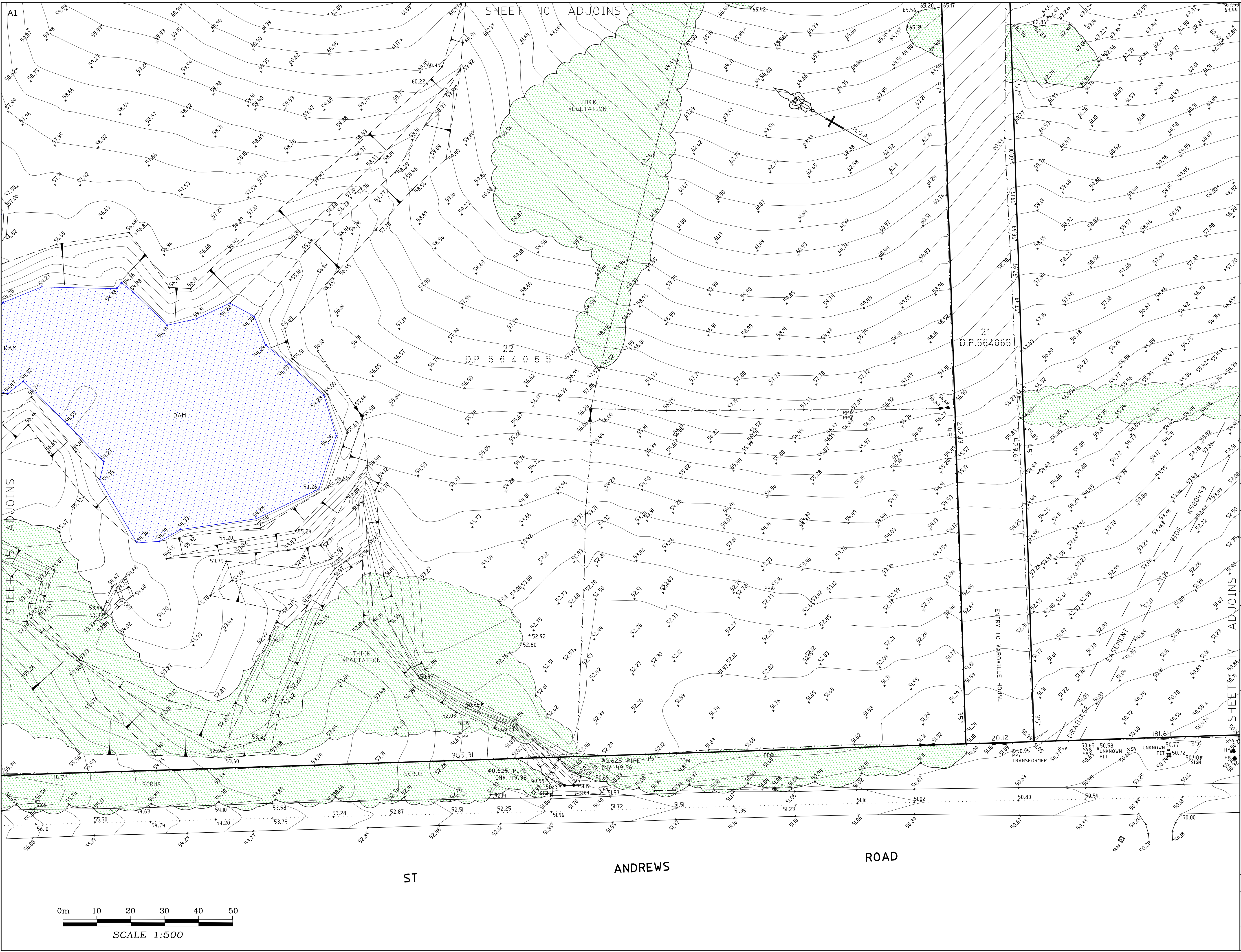


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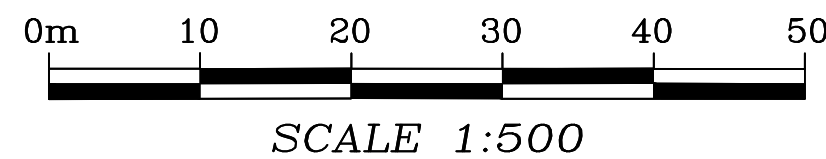
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Appendix C

Artefact Heritage - Historical Archaeological Assessment

Macarthur Memorial Park, St Andrews Road, Varroville

Historical Archaeological Assessment

Report to Urbis

October 2015



Artefact Heritage
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EXECUTIVE SUMMARY

The Catholic Metropolitan Cemeteries Trust (the proponent) is proposing a cemetery, known as Macarthur Memorial Park, at land located at 166-176 St Andrews Road, Varroville. Artefact Heritage has been engaged by Urbis on behalf of the proponent to prepare an historical archaeological assessment as part of the planning process for the proposal.

Main findings

- The study area was once part of the Varroville estate dating from the early 19th century and it contains a complex of outbuildings in the southwest. The estate has been associated with various farming activities, viticulture, orcharding, stock breeding, a horse stud, pasture and dairying.
- The southwest of the study area (Area 1) has moderate potential for local and state significant archaeological relics in the vicinity of the outbuilding complex. The archaeological resources in this area include evidence associated with previous phases of domestic occupation and farming activities.
- In the southeast of the study area (Area 2) there is high potential for archaeological remains of terracing and other landscape features associated with viticultural activities. Whilst not 'relics', these features have local historical and aesthetic heritage significance.
- The remaining study area (Area 3) has low potential for archaeological remains associated with land clearance, water storage (dams) and former paddock divisions. These remains have little research potential or archaeological significance.
- The archaeological resources would require appropriate management as part of the planning, design and use the Macarthur Memorial Park.

Recommendations

- The results of this report should be used to inform development planning for the proposal. The archaeological management strategy presented in Section 6.0 should be adopted.
- An archaeological impact assessment should be prepared for future development applications within Areas 1 and 2. Area 3 does not require approvals and therefore an archaeological impact assessment is not necessary.

CONTENTS

1.0	Introduction and background	1
1.1	Background.....	1
1.2	Study area	1
1.3	Statutory context.....	3
1.3.1	Heritage Act 1977	3
1.3.2	Environmental Planning and Assessment Act 1979.....	4
1.4	Limitations.....	4
1.5	Report authorship	4
2.0	Historical context.....	5
2.1	First grants and establishment of Varroville cottage and first house (1810 – 1827)	5
2.2	Extension of the first house (1827 – 1858).....	8
2.3	Construction of the second house (1858 – 1912)	10
2.4	Dairying and decline (1912 – present)	12
3.0	Site Inspection	14
3.1	Background.....	14
3.2	Site description	14
4.0	Archaeological potential	18
4.1	Background.....	18
4.2	Land use summary	18
4.3	Previous impacts	18
4.4	Discussion of archaeological potential	19
4.4.1	Phase 1 (1810-1827): First grants, construction of the first cottage, orcharding, farming and viticultural activities.....	19
4.4.2	Phase 2 (1827-1858): Extension of Varroville house, pastoral, orcharding and farming activities.....	20
4.4.3	Phase 3 (1858-1912): Construction of the second house at Varroville, farming activities, blood stock breeding, and establishment of a stud.	20
4.4.4	Phase 4 (1912-Present): Commercial dairying activities.....	21
4.5	Overview of archaeological potential.....	21
5.0	Archaeological significance assessment	24
5.1	Introduction	24
5.2	Archaeological research potential	24
5.3	NSW heritage assessment guidelines.....	25
5.4	Fulfilment of the NSW heritage assessment criteria	26
5.5	Statement of archaeological significance	28
6.0	Archaeological management	31
6.1	Introduction	31

6.2	Archaeological management strategy	31
6.2.1	General	31
6.2.2	Area 1 – Outbuildings	31
6.2.3	Area 2 – Viticulture and terracing	32
6.2.4	Area 3 – Estate paddocks and dams	32
6.2.5	Archaeological approvals and methodologies	32
7.0	Conclusions and recommendations	35
7.1	Conclusions	35
7.2	Recommendations	35
8.0	References	36

FIGURES

Figure 1: Macarthur Memorial Park masterplan.	1
Figure 2: Study area outlined in red.	2
Figure 3: Undated parish plan of Minto showing the modern day estate of Varroville outlined in red. Original grant issued to Robert Townson outlined in blue.	7
Figure 4: Portrait of Doctor Robert Townson, painted by Augustus Earle (1825-1827).	8
Figure 5: Extract from the Sydney Gazette and New South Wales Advertiser, 25 September 1823, calling for an Overseer who will would live at Varroville and care for the farming accounts.	8
Figure 6: "Nazeer Farrib", A High Castle Arab, the property of Jas. Raymond Esqr. Of Varroville. Created by Edward Winstanley 1820-1849.	9
Figure 7: 1850 Survey of proposed new line of road from Campbelltown to the Cowpasture (St Andrews Road) with study area indicated in red.	10
Figure 8: Portrait of Just Alfred Cheeke. Undated.	11
Figure 9: 1947 aerial photograph overlayed with study area boundary as indicated by red line.	12
Figure 10: Study area overlayed on to 1967 aerial photo of Varroville estate.	13
Figure 11: Easterly view of outbuildings.	14
Figure 12: Front view of the Cottage.	14
Figure 13: Front view of coach house.	15
Figure 14: Rear perspective of coach house.	15
Figure 15: Front view of slab hut.	15
Figure 16: Rear view of 19th century slab hut.	15
Figure 17: Rear view of the dairy.	15
Figure 18: Front view of chicken coop.	15
Figure 19: Westerly view of wool shed.	15
Figure 20: Easterly view of cottage.	15
Figure 21: North-west perspective of terracing on hillside.	16
Figure 22: Southerly perspective of Varroville estate.	16
Figure 23: View of dam in southern section of the study area.	16
Figure 24: View of dam on the western side of Varroville estate.	16
Figure 25: Well located adjacent to the slab hut.	17
Figure 26: Cistern located at the rear of the dairy.	17
Figure 27: Archaeological potential of the study area.	23
Figure 28: Archaeological significance of study area.	30
Figure 29: Archaeological management areas based on potential for relics and significance of the resource.	34

TABLES

Table 1: Summary of historical archaeological potential of the study area.	22
Table 2: NSW heritage assessment criteria	26
Table 3: Consideration against NSW heritage assessment criteria	26

1.0 INTRODUCTION AND BACKGROUND

1.1 Background

The Catholic Metropolitan Cemeteries Trust (the proponent) has engaged Urbis to prepare a Planning Proposal to allow the use of 'cemeteries' on land located at 166-176 St Andrews Road, Varroville. The Planning Proposal will be lodged with Campbelltown City Council as part of an application for an amendment to the existing Local Environment Plan (LEP) to use land located within the study area for a cemetery. The proposal is referred to as the Macarthur Memorial Park (Figure 1).

Artefact Heritage has been engaged by Urbis to prepare a historical archaeological assessment for the proposal. The archaeological assessment is intended to inform the Conservation Management Plan (CMP) which is being prepared as part of the Concept Plan Development Application (DA). This report has been prepared in accordance with NSW Heritage Division guidelines for archaeological assessments and provides a detailed analysis of the site's archaeological potential and management recommendations for the proposed development.

Figure 1: Macarthur Memorial Park masterplan.



1.2 Study area

The study area (Figure 2) is located within a rural setting at 166-176 St Andrews Road, Varroville. The Hume Highway lies to the south of the study area, rural and residential properties are located along the northern and eastern boundaries. St Andrews Road bounds the study area to the west.

The study area is located within the Local Government Area (LGA) of Campbelltown, within the south western suburbs of the Sydney Metropolitan area. The property is approximately 7.5 kilometres north east of the Campbelltown City Centres and approximately 38 kilometres south west of the Sydney Central Business District. The study area is approximately 113.37 hectares.

Figure 2: Study area outlined in red.¹



¹ Spatial Information Exchange (SIX) Maps, Lands & Property Information.

1.3 Statutory context

There are several items of State legislation that are relevant to the current study area. A summary of these Acts and the potential legislative implications for the proposed development follow.

1.3.1 Heritage Act 1977

The NSW *Heritage Act 1977* (Heritage Act) is the primary piece of State legislation affording protection to items of environmental heritage (natural and cultural) in NSW. Under the Heritage Act, 'items of environmental heritage' include places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values. State significant items are listed on the NSW State Heritage Register (SHR) and are given automatic protection under the Heritage Act against any activities that may damage an item or affect its heritage significance.

Relics

The Heritage Act also protects 'relics', which can include archaeological material, features and deposits. Section 4(1) of the Heritage Act (as amended 2009) defines 'relic' as follows:

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

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

Section 139 to 145 of the Heritage Act prevents the excavation or disturbance of land known or likely to contain relics, unless under an excavation permit. Section 139 (1) states:

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

Excavation permits are issued by the NSW Heritage Council or a Delegate of the NSW Heritage Council under Section 140 of the Heritage Act for relics not listed on the SHR or under Section 60 for relics listed on the SHR. An application for an excavation permit must be supported by an Archaeological Research Design and Archaeological Assessment prepared in accordance with the NSW Heritage Division archaeological guidelines. Minor works that will have a minimal impact on archaeological relics may be granted an exception under Section 139 (4) or an exemption under Section 57 (2) of the Heritage Act.

State Heritage Register (SHR)

The SHR is a list of places and objects of particular importance to the people of NSW and is administered by the Heritage Branch of the Office of Environment and Heritage. The register lists a diverse range of over 1,500 items, in both private and public ownership. To be listed, an item must be deemed to be of heritage significance for the whole of NSW.

There is **one item** listed on the State Heritage Register near the study area.

- Varroville – 196 St Andrews Road, Varroville – Part Lot 21, DP 564065. Listing number 00737.

1.3.2 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) establishes the framework for cultural heritage values to be formally assessed in the land use planning and development consent process. The EP&A Act requires that environmental impacts are considered prior to land development; this includes impacts on cultural heritage items and places as well as archaeological sites and deposits. The EP&A Act also requires that Local Governments prepare planning instruments (such as Local Environmental Plans [LEPs] and Development Control Plans [DCPs]) in accordance with the Act to provide guidance on the level of environmental assessment required. The current study area falls within the boundaries of the Campbelltown Local Government Area LGA, and is subject to the Campbelltown LEP 1995 and the draft Campbelltown LEP 2014.

Campbelltown Local Environmental Plan (CLEP) 1995

The CLEP 1995 District 8 (Central Hills Lands) includes a list of items/sites of heritage significance within the Campbelltown area. The study area is adjacent to the following item is listed in Schedule 1 – Items of Environmental Heritage:

- Varro Ville (Varro Ville House) - Lot 21 DP564065

Draft Campbelltown Local Environmental Plan (CLEP) 2014

Adjacent to the study area the following item is listed on Schedule 5-Environmental Heritage:

- Varroville – Varro Ville Homestead Group, 196 St Andrews Road – is listed as a State heritage item – Part Lot 21 DP564065.

1.4 Limitations

This report assesses historical archaeological potential only. Separate reports have been prepared for built heritage and Aboriginal archaeology.

The Varroville homestead and SHR curtilage is excluded from this report as it is not within the study area.

1.5 Report authorship

This report was prepared by Anna Foroozani (Heritage Consultant) with input from Jenny Winnett (Senior Heritage Consultant) and Abi Cryerhall (Principal, Historic Heritage). The map overlays were prepared by Claire Rayner (Heritage Consultant). The report was reviewed by Dr Sandra Wallace (Principal).

The assistance of the following people from Urbis is acknowledged: Fiona Binns (Senior Heritage Consultant) and Alicia Vickers (Consultant).

2.0 HISTORICAL CONTEXT

This section provides an overview of the historical development of the study area.

2.1 First grants and establishment of Varroville cottage and first house (1810 – 1827)

The old Varroville estate is located in picturesque rolling country known locally as the Scenic Hills near Minto between the old Cowpasture Road (Camden Valley Way) and Campbelltown Road in the County of Cumberland (Figure 3).

The first land grant at Varroville was to Dr Robert Townson who arrived in Sydney in 1807 as a settler intending to establish himself as a pastoralist and trader (Figure 4). Townson was a doctor of civil laws and natural scientist as well as a Fellow of the Royal Society of Edinburgh. He was proficient in five languages and was an eminent scholar.

Townson's brother, Captain John Townson who had previously served as a military officer in the colony and later returned as a settler, brought a letter for Townson informing him that the secretary of state had intentions to direct Governor William Bligh to grant Townson 2000 acres as well as other indulgences. Bligh would not 'locate the grant' until specific instruction was received from London. In the meantime, Bligh proposed that Townson should select and occupy land, buy livestock and have the use of four convicts for eighteen months.²

Tensions grew between Townson and Governor Bligh, who had not yet formalised Townson's grant. Townson became an opponent of Bligh's and signed the requisition to Johnstone to depose Bligh in 1808. Following the demise and overthrow of Bligh, Lieutenant Governor William Patterson formalised Townson's land grant. Townson immediately occupied the land, *employed a great deal of labour, and expended a great deal of money in building a horse yard, cultivating a large garden, clearing and fencing paddock and making roads.*³

James Meehan surveyed Varroville in August 1809, mentioning the hill of Bunbury Curran, a range, flats and hollows, hills and dales, ponds and ironbark trees, and the creek. A road was to be reserved on the south-east side. Townson named his property *Varro Ville* after Marcus Terentius Varro (116-37 BC), who wrote extensively on techniques of Roman agriculture.

After a proclamation by Governor Lachlan Macquarie in 1809, annulling the revocation of land, stock, and leases made by the rebel Government, Townson was required to hand in his grant. Townson's grant at Varroville was formalised in September 1811 by the Earl of Liverpool, and was backdated to 1 January 1810.⁴ Townson's grant stipulated certain conditions, including that he had to maintain the property for five years before it could be sold and in which time he had to cultivate at least five acres on the property. Additionally, the government included the condition that all timber would be used for naval purposes, with a caveat which included the government's right to make a public road across the property.⁵

Governor Macquarie and Lady Macquarie visited the estate in 1810 and recorded as having viewed the estate from Bunbury Curran hill. Macquarie's journal records that he was *highly gratified with the noble extensive view I had from the top of it of the surrounding country*. Whilst Macquarie praised the

² Fowler, Verlie, *Varroville, the estate of Dr Robert Townson, in Grist Mills*, Journal of Campbelltown and Airds Historical Society Inc., Volume 16, No. 3 November 2003

³ Fowler, p.68

⁴ Grant to Robert Townson 1 January 1810, reproduced in Jackaman album, in Thorp 1992

⁵ Ibid

quality of the pasturage and landscape, he refers to the intended house and farm buildings as “ill chosen”.⁶

Historical sources indicate that by c.1812 Townson had not yet built his house at Varroville and was most likely residing in a hut during his first few years living on the property. The uncertainty over the route of the public road [*St Andrews road, linking the Liverpool -Campbelltown road with the Cowpasture Road*]) posed an issue as it has prevented me from going on with my plans and I am still living, when at Bunbury Curran, in a very uncomfortable manner, as on this road depends where I shall place my house and make my inclosures.⁷ Townson is recorded as moving into his first permanent house in 1813 which was in close proximity to his current house.

By 1817 Townson was granted licence to establish a slaughterhouse on the estate.⁸ In the 1818 muster of stock, *Townson had 214 head of horned cattle and 1961 sheep. He had twenty-two acres in wheat, eight in maize, four in barley, two in potatoes and two in garden and orchard.* Following drought (and the caterpillar plague of 1819) Townson obtained a permit to pasture cattle across the mountains.⁹

In October 1820 Townson offered the Varro Ville property for sale. He advertised the estate for sale as, *1,000 acres 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.*¹⁰ Unable to sell the estate, Townson advertised for a Bailiff or Superintendent, *Robert Townson, Esq., of Bunbury Curran, wants a person to manage the whole of his farming concerns.*¹¹ Townson would later advertise for an overseer to manage his estate (see Figure 5).¹² In 1822, an advertisement indicated that Townson had made a request for additional workers, including, *shepherds gardeners and ploughman*, and had assigned convicts to work on his estate.¹³

In 1822, Townson became a foundation vice-president of the Agricultural Society and a member of its Horticultural and Stock Fund Committees. Varroville became a show place for its beauty, abundance and variety in orchard and garden. Next to Gregory Blaxland, Townson was regarded as having *most successfully and most extensively given his attention to the vine.*¹⁴ Townson received commendation in a newspaper article dated 1823, *When the members of the Agricultural Society [of New South Wales] dined after the general Quarterly Meeting in Nash's Inn, Parramatta, at the beginning of 1823 the dessert was contributed from the gardens of Dr Townson and Captain Piper. It consisted of no fewer than 18 kinds of fresh fruit, and 4 of dried; among which were the banana, the Orlean plum, the green gage, the real peach, the cat-head apple, and a peculiarly fine sort of musk melon.*

Townson prospered at Varroville, as sources indicate that his fine-wooled sheep and their clip were in great demand; and his livestock was numerous. A notice dated 1825 mentions the theft of grain from Townson's farm and indicates the existence of a granary.¹⁵

⁶ Quoted in Liston, C. Campbelltown Bicentennial History, p. 9, in Thorp 1992, p. 10.

⁷ Colonial Secretary's correspondence, 3rd March 1812.

⁸ Wendy, 1992 p. 6

⁹ Office of Environment and Heritage, Varroville. Accessed online at <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045252>

¹⁰ See JRAHS vol 91 pt 2 p. 190 for list of stock.

¹¹ Mills, p.71

¹² Ibid, p 72

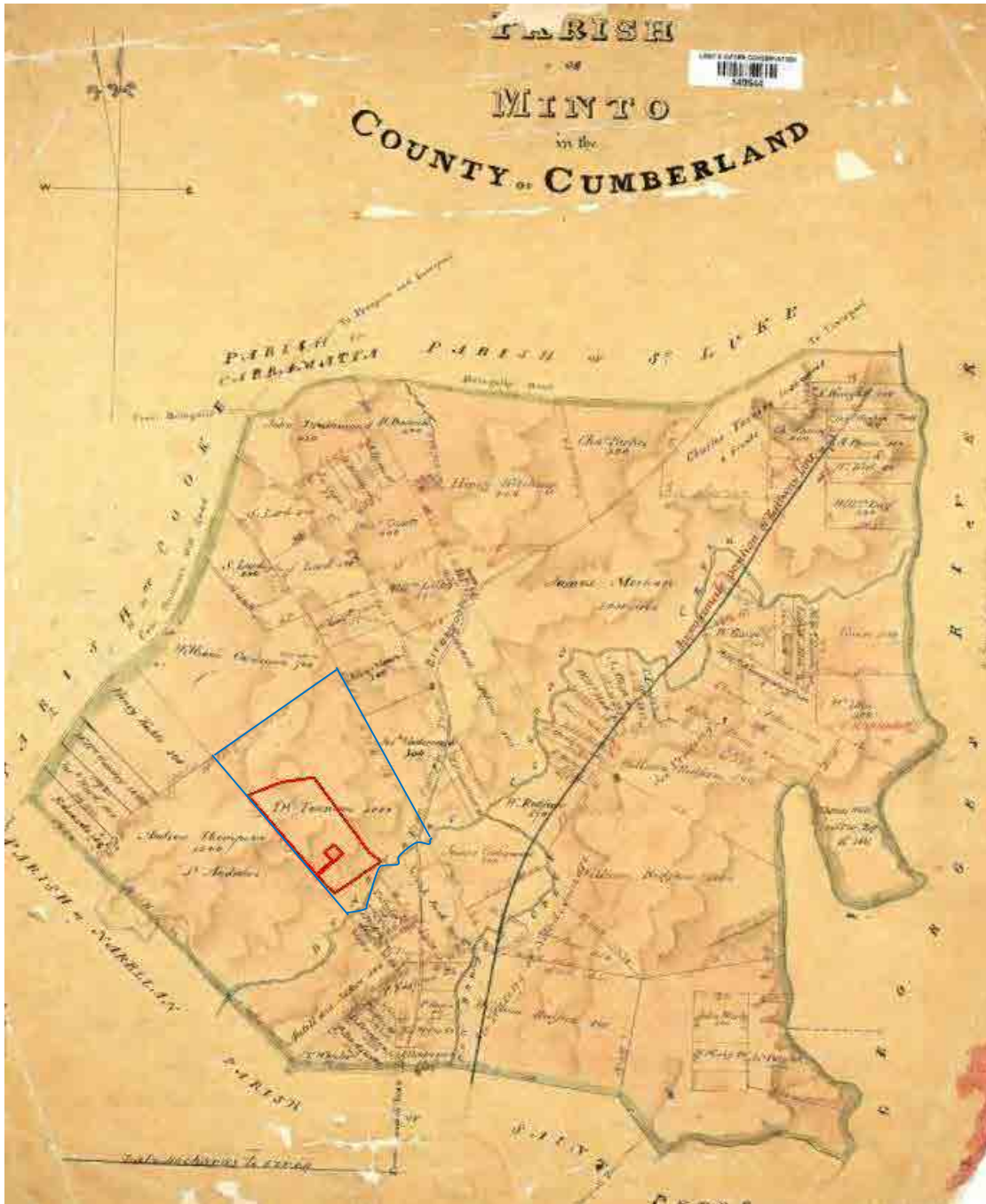
¹³ Ibid. Townson is recorded as keeping six convicts for five years on the Government stores with extension from Macquarie in 1810 and 1811.

¹⁴ Ibid p. 198

¹⁵ Fowler p.72

Townson died at Varroville in 1827 at age 64 following several days of illness. He was unmarried and without children, leaving much speculation over his estate. His brother Captain John Townson, two nieces (residing in England) and nephew, Captain John Witts would inherit his fortune.¹⁶

Figure 3: Undated parish plan of Minto showing the modern day estate of Varroville outlined in red. Original grant issued to Robert Townson outlined in blue.¹⁷



¹⁶ Urbis 2015, CMP 166-178 St Andrews Rd, Varroville Estate, p. 18

¹⁷ Land & Property Information Historical Land Records Viewer, Parish of Minto, County of Cumberland.

Figure 4: Portrait of Doctor Robert Townson, painted by Augustus Earle (1825-1827).¹⁸



Figure 5: Extract from the Sydney Gazette and New South Wales Advertiser, 25 September 1823, calling for an Overseer who will live at Varroville and care for the farming accounts.

Discovery, as to cause any of the Villians concerned, to be brought to Justice.

OVERSEER WANTED, by R. TOWNSON, Esquire, Varro-Vill, Bumbury Curran.—My Farming and Grazing Concerns having become very considerable; I find it necessary to have an Overseer to whose Care I may entrust them. He must be a strictly honest and sober Man, acquainted with Stock, capable of keeping Farming Accounts; and willing to live at Bumbury Curran, or Goulburn Plains.—Enquire of Mr. E. S. HALL, Sydney; or. Dr. TOWNSON, Varro-Vill.

ANDREW ALLAN can accommodate Enquirers.

2.2 Extension of the first house (1827 – 1858)

By the time of his death in 1827 Townson had elevated the estate of Varroville to a flourishing agricultural and pastoral property.¹⁹ The estate was subsequently owned by a number of other important colonial figures. Varroville was purchased by Thomas Wills in c.1829 followed by explorer Captain Charles Sturt. Around 1830, 2 acres of the Varroville estate was sold. Liverpool Road had separated this portion of the site and the Robin Hood Inn was licensed on the site in 1830.²⁰

¹⁸ State Library of NSW, Mitchell Library. Accessed online at <http://trove.nla.gov.au/work/38831055?q=robert+townson&c=picture&versionId=51576391> <http://acms.sl.nsw.gov.au/item/itemDetailPage.aspx?itemID=441970>.

¹⁹ Obituaries in *Sydney Gazette*, June 29 1827 and July 13, 1827

²⁰ Urbis 2015, CMP 166-178 St Andrews Rd, Varroville Estate, p. 19

During the great drought of 1838, Stuart is recorded as having altered watercourses and put water holes (dams) in every paddock, *when I passed that farm, every paddock had its proper water-hole. In a season of severe drought, I not only fed 180 head of stock on 1000 acres, of which 350 were under cultivation, but I permitted 19 families to supply themselves from my tanks.*²¹ Stuart would later cite the additional dams as a *model of water conservation* in his public speeches.²²

The estate passed on to a partnership of three; Thomas Wills (former owner), John Gilchrist and John Manning.²³ Wills quickly transferred his share in the estate to John Gilchrist and new partner David Chambers. In November 1839, the estate was sold to James Raymond, the first Postmaster-General and introduced the world's first system of pre-paid postage²⁴, who used Varroville as his country retreat between 1839 and 1851.

Raymond was a follower of horse racing, owning several horses (Figure 6). Historical sources indicate that as a result of his social position, Raymond would regularly entertain at Varroville, which was part of the famous social triangle of the Cordaux family of Leppington and the Brooks family of Denham Court.²⁵

Raymond's five sons ran the estate as a farm until its sale to George T. Rowe in 1858.²⁶

Figure 6: "Nazeer Farrib", A High Castle Arab, the property of Jas. Raymond Esqr. Of Varroville. Created by Edward Winstanley 1820-1849.²⁷



²¹ Fowler op.cit 2003

²² Sturt, N., *Life of Charles Sturt*, Elder & Co., London, 1899, & Sale notice in the Australian, 31st January 1839.

²³ Primary Application 6462, in Thorp 1992

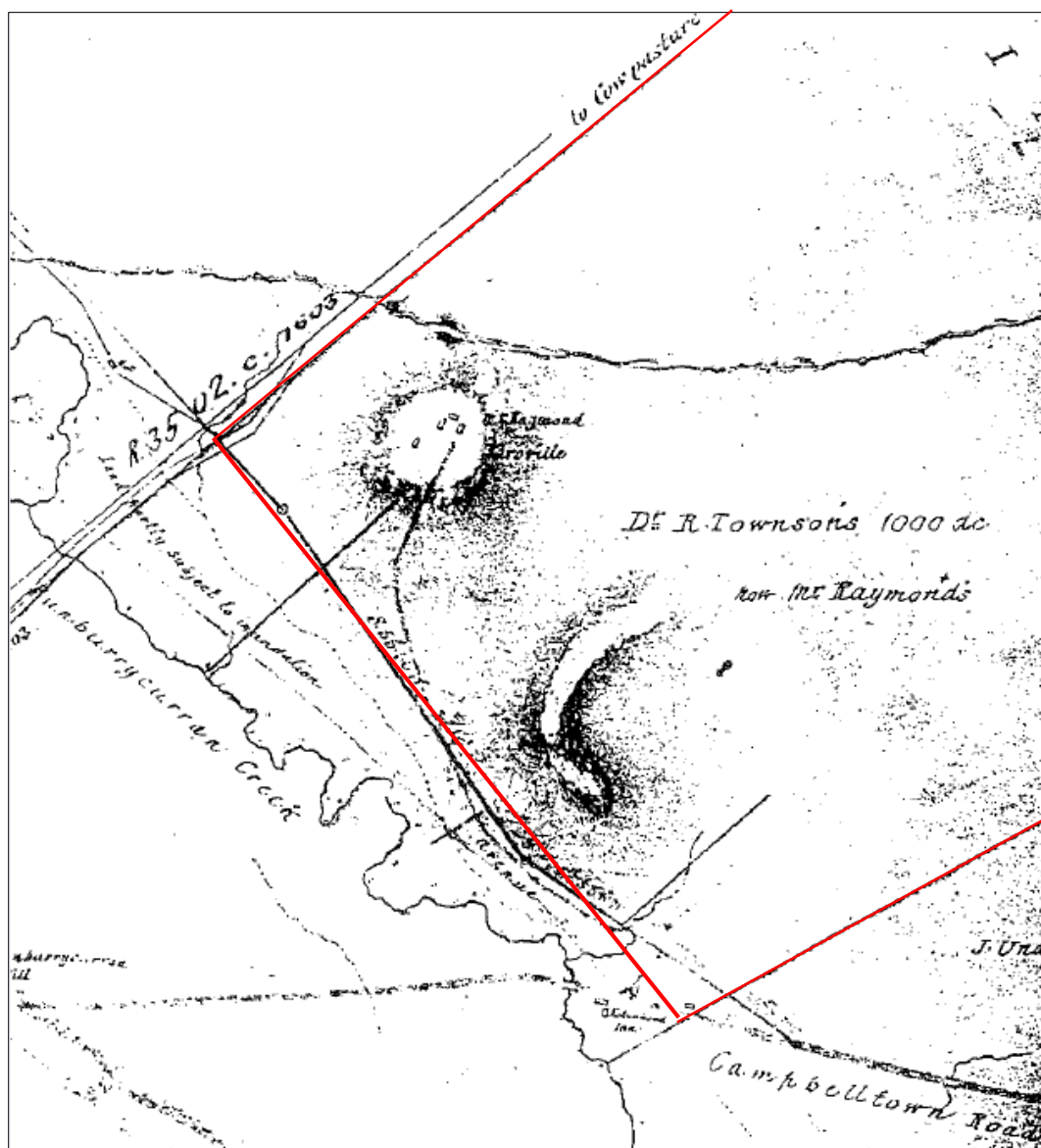
²⁴ Morris, C and Britton, G 2000, *Colonial Landscapes of the Cumberland Plain and Camden, NSW*, prepared for the National Trust of Australia, Sydney.

²⁵ Ibid, p.85

²⁶ Urbis 2015, CMP 166-178 St Andrews Rd, Varroville Estate, p. 22

²⁷ Mitchell Library, State Library of New South Wales. Accessed at <http://trove.nla.gov.au/picture/result?q=Nazeer+Farrib>

Figure 7: 1850 Survey of proposed new line of road from Campbelltown to the Cowpasture (St Andrews Road) with study area indicated in red.²⁸



2.3 Construction of the second house (1858 – 1912)

Justice Alfred Cheeke (Figure 8), a Judge of the Supreme Court of NSW, purchased Varroville in c.1859 from George T. Rowe who had defaulted on his mortgage of the estate. It was during Cheeke's occupation of the estate that construction of the second Varroville house commenced, and is attributed to the former Colonial Architect (c.1854-56) William Weaver in partnership with William Kemp. Both Weaver and Kemp had worked under Edmund Blacket when he was the Colonial Architect between 1849 to 1854. Weaver took over as Colonial Architect when Blacket left to work on Sydney University.²⁹ Sources indicate that whilst Rowe was responsible for initiating the construction of the second house 'Varro Ville', a sale notice in 1876 indicates that additions were made to the house by Cheeke.³⁰

²⁸ Briton and Morris, 2000

²⁹ http://www.scenic hills.org.au/history_6.html

³⁰ Urbis 2015, CMP 166-178 St Andrews Rd, Varroville Estate, p. 23

Cheeke established a private horse stud on the flats below the house.³¹ There he bred and trained the horse *Clove* which won the first recorded AJC Derby in 1865. Sources indicate that Cheeke completed Varroville house, started by Rowe.³² Following Cheeke's death in 1876, an auction notice published by Richardson & Wrench, indicated that the house was built of brick and stone, surrounded by verandahs, and included a hall, drawing and dining rooms, six bedrooms, a dressing room, patent closet, stove, kitchen and oven, servant's hall, wine cellar, laundry with copper, larder, pantry, china closet etc., ...*there was an additional residence of six apartments a few yards from the above...and approached by a fine carriage drive from the main road...The outbuildings are very numerous and comprise gardener's house, barn, cow-pastures, 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.*³³

The siting of Varroville house, was endorsed by the horticulturalist and landscape designer, Thomas Shepherd (c.1776-1836). Confirming its integration with the landscape, a recent study discovered the existence of a deliberate 'landscape park' intention in the land surrounding Varroville house. There is some conjecture as to whether the park was of Townson's or Sturt's time as both men were enthusiastic horticulturalists educated in the landscape trends of the time. However, it could also be the work of Weaver who appears to have given the property a major make-over when the current house, including the adjoining cottage, was built.³⁴

Figure 8: Portrait of Just Alfred Cheeke. Undated.³⁵



³¹ Mills, p. 85

³² Ibid, p. 86

³³ Mills, p.86

³⁴ Ibid

³⁵ Mitchell Library, State Library of New South Wales. Accessed on 21.09.15 at <http://nla.gov.au/nla.obj-136770399/view;jsessionid=1mg4htb4cfecu19pxgc8u0emd9>

2.4 Dairying and decline (1912 – present)

Williams Henry Staniforth purchased Varroville in 1912. While residing there he won numerous blue ribbons showing horses at various exhibitions.³⁶ Varroville was later purchased by Robert Stanley Thompson, followed by William Forest Ross.³⁷

In 1950, grazier William Forest Ross purchased Varroville and quickly sold it to Morris and Cherry Jackaman that same year. The Jackaman's occupied the house and subdivided the property into eight acres.

In 1974 Campbelltown City Council re-zoned the Scenic Hills from Denham Court Road to Menangle creating an Environmental Protection area that has ensured the intact survival of 800 acres of the original Varroville estate and its remaining colonial rural heritage.

Figure 9: 1947 aerial photograph overlayed with study area boundary as indicated by red line.



³⁶ Ibid, p.87

³⁷ Ibid, p. 88

Figure 10: Study area overlayed on to 1967 aerial photo of Varroville estate.



3.0 SITE INSPECTION

3.1 Background

A site inspection was undertaken on Tuesday, 28 July 2015. The aims of the site inspection were to locate any visible archaeological remains, understand the site topography, assess the condition of the study area and identify areas of previous disturbance. The survey area was covered on foot and the survey was undertaken in accordance with best practice standards.

3.2 Site description

A majority of the study area is currently unoccupied with residents remaining on the State heritage listed homestead of Varroville which is excluded from the study area. The landscape surrounding the area is typical of the Cumberland Plain with rolling hills and small creeks. A recent aerial view of the study area (Figure 2) indicates a vegetation regrowth which has occurred to the northern side of the study area (when compared to a 1947 aerial photo of the study area at Figure 9). In contrast, the southern side of the study area is more pastoral in nature and has minimal scattered regrowth.

Varroville homestead is situated at the southern end of the study area. There is no clear sight into the property as there is a dense brush trees surrounding the homestead.

Outbuildings

A number of mid-19th and 20th century outbuildings with an associated gravel driveway are located in the southern portion of the study area, situated between the Hume Highway and Varroville homestead. The outbuildings are situated on the hill top facing a northerly direction toward Varroville homestead.

There are concrete foundations present as part of a garden path to the residential cottages and concrete foundations have been added to the coach house. The outbuildings include, a cottage (Figure 12), a coach house (Figure 13), a slab hut (Figure 15), a dairy (Figure 17), a chicken coop (Figure 18), and a wool press area with remnants of the wool manufacturing equipment present on site (Figure 19). The area around the outbuildings appears to have been impacted to a higher extent than the rest of the study area. Regrowth scrub is present throughout the area and has completely enclosed the rear of the slab hut (Figure 16).

Figure 11: Easterly view of outbuildings.



Figure 12: Front view of the Cottage.



Figure 13: Front view of coach house.



Figure 14: Rear perspective of coach house.



Figure 15: Front view of slab hut.



Figure 16: Rear view of 19th century slab hut.



Figure 17: Rear view of the dairy.



Figure 18: Front view of chicken coop.



Figure 19: Westerly view of wool shed.



Figure 20: Easterly view of cottage.



Terracing and paddocks

The southern portion of the study area consists of a terraced landscape including furrows down the hill slope to the east of the estate (Figure 21). The paddocks adjacent to the outbuildings (Figure 22) have not been subject to a significant degree of disturbance, as evidenced by the historical aerial photographs (Figures 9 and 10).

Figure 21: North-west perspective of terracing on hillside.



Figure 22: Southerly perspective of Varroville estate.



Dams

Several dams were identified on the property (Figure 23 and Figure 24). The dimensions of the dams vary widely. Presence of dams in the study area indicate that such water sources would have been part of a water management system used for livestock and agriculture.

Captain Charles Sturt placed great importance on water conservation practices and his tenure saw a number of dams and water sources established as a conservation measure on the property.

Figure 23: View of dam in southern section of the study area.



Figure 24: View of dam on the western side of Varroville estate.



Cisterns/Wells

Two cistern/wells were identified in the study area around the outbuildings. One cistern/well is situated at the northern end of the slab hut (Figure 25) and one is located to the rear of the dairy (Figure 26).

Figure 25: Well located adjacent to the slab hut.



Figure 26: Cistern located at the rear of the dairy.



4.0 ARCHAEOLOGICAL POTENTIAL

4.1 Background

Historical archaeological potential is assessed by identifying former land uses and associated features through historical research, and evaluating whether subsequent actions (either natural or human) may have impacted on evidence for these former land uses.

The following discussion of the historical archaeological potential of the study area is not intended to be exhaustive. Based on the history of the site and the likely lack of disturbance that has occurred throughout the study area, there is always some probability that unexpected historical archaeological remains may be encountered. The following discussion is, therefore, indicative only.

4.2 Land use summary

- Phase 1 (1810-1827): This period is associated with the first grants, construction of the first Varroville house, orcharding, farming and viticultural activities.
- Phase 2 (1827-1858): This period is associated with extension of Varroville house, as well as pastoral, orcharding and farming activities.
- Phase 3 (1858-1912): This period is associated with the construction of the second Varroville house as well as activities such as farming, blood stock breeding and establishment of a stud.
- Phase 4 (1912-Present): This period is associated with commercial dairying activities.

4.3 Previous impacts

The study area has undergone development since the earliest phase of non-Indigenous occupation commenced in 1810. From the 1810 to present, the study area has been associated with rural and agricultural related activities. It has however undergone several changes of use, initially being utilised for agriculture and viticulture, then cattle grazing and dairying, and a horse stud. The various land use phases would have resulted in some ground disturbance.

Previous impacts identified within the study area include:

- Vegetation clearance throughout the majority of the study area from 1810 onwards.
- Construction of 19th to mid-20th century dwellings.
- Additions to earlier dwellings such as verandas.
- Landscape gardens, tree plantings, ground modification and machining.
- Disturbance to the ground through viticultural practices.
- Continual disturbance of the hill slopes and low lying portions of the study area by horses and other livestock.
- Recent impacts such as construction of new pens and yards for livestock, vehicle movement, and localised ground modification.

4.4 Discussion of archaeological potential

Analysis of parish maps, aerial photographs, archival documents, and photographs suggests that the study area has potential to contain archaeological deposits and features associated with the early habitation and subsequent development of the Varroville estate. Generally, the study area has been subject to low intensity agricultural uses which have not resulted in a high level of ground disturbance.

The archaeological potential of the study area will be presented using the following grades:

Low Potential: land use history suggests limited development or use, or there is likely to be quite high impacts in these areas, however deeper sub-surface features such as wells, cesspits and their artefact-bearing deposits may survive.

Moderate Potential: land use history suggests limited phases of low-moderate development intensity, or that there are impacts in this area. A range of archaeological remains are likely to survive, including building footings and shallower remains as well as deeper sub-surface features.

High Potential: substantially intact archaeological remains could survive in these areas.

4.4.1 Phase 1 (1810-1827): First grants, construction of the first cottage, orcharding, farming and viticultural activities

This phase is associated with Dr Robert Townson's occupation of Varroville estate from 1810 until his death in 1827. The following activities appear to have occurred on the estate during this period: land clearance, the erection of paddock fencing, vine cultivation and the implementation of a water management system incorporating existing water courses, dams, wells and cisterns.

Archaeological remains of these activities may be evidenced through the presence of post holes indicating the location of former fence lines, plough marks in subsoils, backfilled tree boles and evidence of burning, as well as evidence of terracing and irrigation for vine cultivation.

Historical sources indicate that the following structures were located on the estate during this period: Townson's first cottage or "hut", housing for convict labourers, outbuildings including a kitchen and outhouses, a slaughterhouse, stables, Townson's permanent cottage (1812-1817), farm buildings and shelters for cattle and livestock, a granary, offices (1812-1817), landscaped gardens and the original carriageway and entrance. There is little historical evidence for the precise location of these structures, although it is likely that they were located in the approximate position of the existing outbuildings and Varroville house (excluded from the study area).

Archaeological evidence of these types of remains may include in situ brick or stone footings or structures (such as wells, cisterns or cesspits), postholes associated with verandahs, sheds or huts, areas of compacted earth or paving indicating the location of flooring, rubbish pits, occupation or underfloor deposits, yard scatters and evidence of landscaping (such as stone retaining walls, garden soils and areas of terracing).

The 1850s survey at Figure 7, provides an outline of the carriage drive in proximity to the Varroville homestead and outhouses, supported by the more recent aerial photographs (Figures 9 and 10) which indicate the probable gravel carriage drive established by Townson. The gravel path appears to stretch from the south-eastern portion of the study area, passing along the front of the outhouses. Archaeological evidence of this carriage way is likely to consist of compacted layers of introduced gravel or stone.

There is a low to moderate potential that archaeological remains associated with this phase of use remain in the study area.

4.4.2 Phase 2 (1827-1858): Extension of Varroville house, pastoral, orcharding and farming activities.

This phase is distinguished by the occupation of Captain Charles Sturt who implemented additional water sources and dams throughout the study area, as well as George T. Rowe, who made additional modifications to Stuart's water sources. Historical sources indicate that the property changed ownership numerous times throughout this period. It is likely that the estate was largely unaltered during this period and pastoral and agricultural activities continued.

Potential features from this phase include, fencing, cottages, outbuildings for labourers, a kitchen and outhouse, grape cultivation involving terracing, a slaughterhouse, stables, water management sources including wells or cisterns, additional farm buildings for cattle and livestock, offices, gardens, early road and carriage way construction. Historical sources are not clear as to the precise location of the dams established by Stuart however the present dams have the potential to provide evidence of this period.

The archaeological evidence of this phase is likely to resemble that of Phase 1.

There is low to moderate potential that archaeological remains associated with this phase of use remain in the study area.

4.4.3 Phase 3 (1858-1912): Construction of the second house at Varroville, farming activities, blood stock breeding, and establishment of a stud.

This phase is distinguished by the occupation of Rowe's construction of the present Varroville house and potential demolition of earlier buildings. Historical evidence indicates that this house was constructed on or near the site of Townson's house, additionally physical investigation of Varroville house suggests that it incorporates the original structure³⁸. It is possible that these structures were located within close proximity to the existing Varroville house (excluded from the study area).

Historical sources indicate that the following structures were located on the estate during this period: the second Varroville house, additional brick buildings, Townson's original house (incorporated into the second Varroville house), stables associated with the horse stud, barn, couch house, dairy and a piggery with coppers. In 1876, "immense underground reservoirs" were located within the study area. It is possible that some of these structures have been adapted from earlier phases.

Archaeological remains would potentially include post holes associated with ephemeral structures such as coops, stalls, stables, stock yard fencing, wells, water cisterns, privies, garden paths, and reservoirs, rubbish pits, hard stands/working surfaces and drainage within the boundaries of the study area, although there is no evidence to suggest where these may be located. Cheeke is attributed with establishing a stud and private race course at Varroville. Historical sources suggest that the private race course was established on the flat below Varroville, however no specific location has been indicated. The study area has potential to contain archaeological remains associated with these activities, such as stables and fencing.

There is low to moderate potential that archaeological remains associated with this phase of use remain in the study area.

³⁸ Fowler 2003 p.86

4.4.4 Phase 4 (1912-Present): Commercial dairying activities

This phase is distinguished by commercial dairying activities. It has been suggested that earlier outbuildings present within the study area were likely modified and readapted for the use of commercial dairying during this phase.

Potential archaeological remains for this phase would include, concrete, brick or stone footings, earthenware drains and service lines. It is considered that there is a moderate probability for intact archaeological resources to remain for this final phase of the study area.

There is moderate potential that archaeological remains associated with this phase of use remain in the study area.

4.5 Overview of archaeological potential

While the history of the study area could have produced a range of archaeological evidence related to former activities and phases, the likelihood of such evidence surviving to the present is influenced by a range of factors. These factors include the durability of the material evidence and subsequent impacts such as demolition and construction. The available historical sources provide evidence for an extensive domestic establishment and associated agricultural landholding that evolved through time to support a variety of agricultural activities including viticulture, horse breeding and dairying.

The documentary evidence is not specific as to the precise location of the main residence that preceded present-day Varroville house and associated structures. It is possible that the earlier phases of Varroville house may have been located within close proximity to the existing residence, which has been excluded from this assessment. Site inspection indicates that the substantial complex of outbuildings located to the south of the main residence contains structures dating from the early/mid-nineteenth to twentieth centuries. It is therefore probable that this location contains archaeological evidence of earlier phases of the estate.

This archaeological potential of the study area is summarised in Table 1 and illustrated in Figure 27.

Table 1: Summary of historical archaeological potential of the study area.

Location	Phase	Possible Archaeological remains	Potential
Southwest of study area (Area 1)	1-4	Outbuildings • tree boles and evidence of burning from land clearance; • post holes associated with paddocks and stockyard fencing; • structural elements such as post holes associated with former structures such as coops, stalls, stockyard and stables; • structural elements such as post holes, brick or stone footings, hearths associated with the former cottage, outbuildings or similar structures; • wells/cisterns; • underfloor deposits with artefacts; • yard surfaces and deposits with artefacts; • rubbish pits containing artefacts and other archaeological material; • deposits and backfill containing artefacts within cisterns/wells; • evidence of small scale farm industry such as smithying and coopering; • drainage channels, brick, stone, ceramic or terracotta; • surfacing of former garden paths; • road base, drainage and artefacts associated with the carriage way; and • soils containing palynological evidence.	Moderate
Southeast of study area (Area 2)	1-3	Vineyard and terracing • post and stake holes; • furrows and terracing; and • terracotta pipes and irrigation lines.	High
Rest of Study area (Area 3)	1-4	Estate paddocks and dams • evidence of land clearance such as tree boles and areas of burning; • post holes associated with paddocks and boundary fencing; • soil deposits containing plough marks and agricultural furrows; and • archaeological remains associated with water management and dams such as artefacts, clay banks, other structural evidence.	Low

Figure 27: Archaeological potential of the study area.



5.0 ARCHAEOLOGICAL SIGNIFICANCE ASSESSMENT

5.1 Introduction

The Heritage Division of the Office of Environment and Heritage (OEH) issued a new set of guidelines in 2009: *Assessing Significance for Historical Archaeological Sites and 'Relics'*. These guidelines call for broader consideration of multiple values of archaeological sites beyond their research potential. The following section presents a discussion of the potential archaeological resource's research potential and an assessment against the NSW heritage significance criteria.

5.2 Archaeological research potential

Consideration of archaeological research potential is required when undertaking a significance assessment of an historical archaeological site. Bickford and Sullivan espoused the principles and developed a framework in order to assess archaeological research potential. These principles have been incorporated into three questions and should be used as a guide for assessing the significance of an archaeological site³⁹:

- Can the site contribute knowledge that no other site can?

The archaeological resource has the potential to contribute knowledge about the development and occupation of the Varroville estate from the 1810s, in particular its viticultural activity. It also has potential to contribute information regarding early pastoral and agricultural activities as well as viticultural practices associated with early Colonial settlers in western Sydney. The potential archaeological remains within this study area, such as post holes, water cisterns, privies, wells, garden paths, gravel carriage way and underfloor deposits, could contribute to our knowledge of rural domestic and agricultural farm working life in the 19th and 20th century. Archaeological remains within the SHR listed Varroville house property (excluded from this study) would also have potential to provide knowledge about the development and occupation of Varroville estate. In a regional context there are likely to be other archaeological sites of this type elsewhere, such Denham Court, also within Campbelltown LGA.

- Can the site contribute knowledge that no other resource can?

The archaeological resource has the potential to enhance knowledge about the early history of Varroville that is not available from the documentary sources. In particular, the archaeological resource could confirm the location of the earlier phases of the main Varroville homestead, as this has not been identified in the historical resources. The study area could also yield artefacts and other evidence relating to the lives of the occupiers and workers at Varroville that would not be available in other historical sources. The archaeological remains associated with items such as the coach house, carriage way, cisterns, dams and viticultural terracing could provide information about the early use of the outbuildings in relation to the function of Varroville estate. Additionally, the potential archaeological resource could provide information regarding the specific layout, form and function of the early 19th and 20th century agricultural and commercial dairying activities. These resources are also likely to contribute information about the historical development of Varroville estate.

³⁹ Bickford, A and S Sullivan, pp. 23-24

- Is this knowledge relevant to general questions about human history or other substantive questions relating to Australian history, or does it contribute to other major research questions?

The study area at Varroville has the potential to contribute to knowledge on a number of questions relating to the NSW and Local Australian history.⁴⁰ These include:

1. Peopling Australia – Convict – Activities relating to incarceration, transport, reform, accommodation and working during the convict period in NSW (1788-1850);
2. Building settlements, towns and cities – and tenure – Activities and processes for identifying forms of ownership and occupancy of land and water;
3. Developing local, regional and national economies – Agriculture – Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes;
4. Developing local, regional and national economies – Environment; cultural landscape – Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings;
5. Developing local, regional and national economies – Pastoralism – Activities associated with the breeding, raising, processing and distribution of livestock for human use; and
6. Working – Labour – Activities associated with work practices and organised and unorganised labour.

5.3 NSW heritage assessment guidelines

Determining the significance of heritage items is undertaken by utilising a system of assessment centred on the *Burra Charter* of Australia ICOMOS. The principles of the charter are relevant to the assessment, conservation and management of sites and relics. The assessment of heritage significance is outlined through legislation in the Heritage Act and implemented through the *NSW Heritage Manual* and the *Archaeological Assessment Guidelines*.⁴¹ If an item meets one of the seven heritage criteria, and retains the integrity of its key attributes, it can be considered to have heritage significance.

The significance of an item or potential archaeological site can then be assessed as being of Local or State significance. If a potential relic is not considered to reach the local or State significance threshold, then it is not a relic under the Heritage Act. ‘*State heritage significance*’, in relation to a place, building, work, relic, moveable object or precinct, means significance to NSW in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item. ‘*Local heritage significance*’, in relation to a place, building, work, relic, moveable object or precinct, means significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.⁴²

The heritage significance assessment criteria are as follows:

⁴⁰ NSW Heritage Council, *New South Wales Historical Themes*, pp.1-9

⁴¹ NSW Heritage Office 1996; 25-27

⁴² This section is an extract based on the Heritage Office Assessing Significance for Historical Archaeological Sites and Relics 2009, p.6.

Table 2: NSW heritage assessment criteria

Criteria	Description
A – Historical Significance	An item is important in the course or pattern of the local area's cultural or natural history.
B – Associative Significance	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.
C – Aesthetic Significance	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.
D – Social Significance	An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.
E – Research Potential	An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.
F – Rarity	An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.
G – Representativeness	An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places of cultural or natural environments (or the cultural or natural history of the local area).

5.4 Fulfilment of the NSW heritage assessment criteria

The assessment of the significance of the potential archaeological resource contained within the study area against the NSW heritage assessment criteria is outlined in Table 3 and illustrated in Figure 28.

Table 3: Consideration against NSW heritage assessment criteria

Criteria	Discussion
A – Historical Significance	The potential archaeological resource within the study area would have historical significance for its ability to provide information relating to the development of the Varroville estate and early nineteenth-century agricultural activities. The potential archaeological resource would contribute to our knowledge of the development of early agricultural settlement in western Sydney. The process by which Varroville developed from an early agricultural estate focused on viticulture and stock grazing into a horse stud and commercial dairy may be reflected in archaeological remains on the site. If a substantial archaeological resource associated with phases 1 and 2 survives within the study area, with the ability to answer research questions and contribute to historical knowledge, the potential archaeological resource would have historical significance at a state level. Archaeological evidence of structures, buildings and agricultural activities dating from the mid to late nineteenth century (phase 3) would have significance at a local level. Archaeological remains associated with phase 4 are unlikely to meet the local significance threshold.

Criteria	Discussion
B – Associative Significance	The study area has been found to be linked with people of significance which could be represented within the archaeological record. The outbuilding complex associated with Varroville house has strong associations with Dr Robert Townson who arrived in the colony in 1807 and established himself as a pastoralist and trader. From 1807 to 1827, Varroville estate was known <i>as a show place for its beauty, abundance and variety in orchard and garden</i>.⁴³ The estate was occupied by explorer, soldier and public servant, Captain Charles Sturt in 1836. He established numerous dams throughout the property and he was known for his water conservation measures. James Raymond, the first Postmaster General of the Colony of New South Wales purchased the property in 1839. Followed by Judge Alfred Cheeke who established a private racecourse in Varroville. The potential archaeological resource would have local significance under this criterion.
C – Aesthetic Significance	Although it is recognised that exposed <i>in situ</i> archaeological remains may have distinctive/attractive visual qualities, only rarely are these considered 'important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW'. However, extant evidence of terracing from vine cultivation is evident within the south-eastern portion of the estate. This terracing demonstrates an aesthetic and technical achievement. The extant terracing associated with phase 1 would reach the local significance threshold under this criterion.
D – Social Significance	The social significance of the potential archaeological remains of earlier phases of Varroville estate has not been researched, however, it is likely that the place has the potential to contribute to the local community's sense of place and provide a connection to local history. Special interest groups within the area, such as local historical societies, may have an interest in potential archaeological remains. It is possible that descendants of Townson's, or other previous owners of the estate, may have an interest in the potential archaeological resource. Potential archaeological remains within the study area, if substantially intact and legible, would have local significance under this criterion.

⁴³ Notes prepared for an excursion at Varroville by the Royal Australian Historical Society in July 1935.

Criteria	Discussion
E – Research Potential	The study area has the potential to yield significant information regarding the evolving agricultural and pastoral activities of an early homestead in western Sydney. Evidence of early agricultural farming activities may include plough marks in subsoils, terracing from vine cultivation, post holes from farming structures and deposits associated with people who worked on the land. The archaeological resource has potential to yield information relating to the early 19th century construction techniques, and the individuals that occupied that homestead, outhouses and servants quarters. In particular, intact artefact-bearing structures or deposits, such as wells, rubbish pits and underfloor deposits, may provide an archive of information that may not be able to be ascertained via traditional sources (i.e. through written histories that tend to focus on wealthy landowners). As the locations of Townson's cottage and house are unknown, it is possible that archaeological remains may provide some insight into the early layout of the estate. Potential archaeological remains dating to early settlement of the study area, Phases 1 and 2, if found to be substantially intact and extensive, would have significance at a state level. Archaeological evidence of structures, buildings and agricultural activities dating from the mid to late nineteenth century (phase 3) would have significance at a local level. Archaeological remains associated with phase 4 are unlikely to meet the local significance threshold.
F – Rarity	Archaeological remains associated with phase 1 and 2, if found to be substantially intact, would be considered rare and of state significance. Few examples of intact and early agricultural estates are known in the archaeological record. Archaeological remains associated with phases 3 and 4 would not be considered rare, and would not meet the local significance threshold under this criterion.
G – Representative	The potential archaeological remains within the study area is likely to be representative of utilitarian structures found on rural estates throughout the nineteenth and into the mid twentieth centuries. Any remains are likely to demonstrate the principal characteristics of these types of structures, but not be considered to be particularly representative. The potential archaeological resource does not meet the local significance threshold under this criterion.

5.5 Statement of archaeological significance

The study area has the potential to contain an archaeological resource associated with the historic development of Varroville estate from the early 19th century to the present day. Archaeological remains would have strong associations with Dr Robert Townson who established Varroville and was a pastoralist and viticulturist. Archaeological evidence associated with early to mid-19th century Varroville domestic occupation and various farming activities would have high research potential and be considered rare in the area. The archaeological resource has the potential to provide material evidence of pastoral activities, farming practices, rural lifeways and living conditions of owners and farm workers during early colonial and later 19th century settlement and occupation.

Archaeological relics which meet the state significance threshold include:

- Archaeological remains associated with Townson's occupation and the early 19th century development of the Varroville estate (Phase 1/Phase 2), such as extensive/intact remains of the early estate layout, cottage, farm buildings and structures such as wells and cesspits, drainage systems, intact occupation and underfloor deposits containing artefacts, rubbish pits and well/cesspit backfills containing artefacts.

Archaeological relics which meet the local significance threshold include:

- Archaeological remains of mid-19th to early 20th century development and use (Phase 3), such as relatively intact remains of former farm buildings and structures, drainage systems, intact occupation and underfloor deposits containing artefacts, rubbish pits and well/cesspit backfills containing artefacts.

The site investigation identified evidence of viticultural terracing (Figure 27) with the potential to reveal additional archaeological remains associated with the development of the viticultural terraces. These landform modifications would not be considered archaeological relics, although they have historic and aesthetic significance.

Remains associated with land clearance and post holes of former paddock boundaries or fence lines would have little research potential or archaeological significance. Archaeological remains dating from the early-mid 20th century (Phase 4) would also have little research potential or archaeological significance. These archaeological features would not meet the threshold for local significance.

Figure 28: Archaeological significance of study area



6.0 ARCHAEOLOGICAL MANAGEMENT

6.1 Introduction

The study area was part of the early 19th century Varroville land grant. The estate has been associated with agriculture, viticulture, stock grazing and breeding, a horse stud and dairying. The study area has potential to contain archaeological remains of the Varroville estate and its various phases of development and use from the early 19th to the 20th century.

Impacts to this potential archaeological resource would need to be assessed as part of future development applications and appropriately managed within the proposed new use as a cemetery.

6.2 Archaeological management strategy

The study area has potential for archaeological relics of both local and state significance. Depending on their nature and extent, archaeological relics of early to mid-19th century occupation and use of the Varroville estate would be of state significance. Similar archaeological remains dating to the later 19th and early 20th century would be of local significance. The study area also has some limited potential for archaeological remains which would not be considered relics, such as postholes from former paddock divisions. Whilst terracing associated with early 19th century viticultural activity has historical and aesthetic significance, these remains would not be relics.

These different areas of archaeological potential and significance within the study area are illustrated in Figure 29. The following sections outline the archaeological management for each of these areas.

6.2.1 General

- Manage archaeological resources in accordance with the relics provisions of the Heritage Act and appropriate approval from the NSW Heritage Division.
- Assess archaeological impacts of future development applications associated with the study area.
- Investigate and record archaeological resources in accordance with best practice and NSW Heritage Division guidelines.
- Conserve state significant archaeological relics in situ.
- Interpret archaeology within new development.

6.2.2 Area 1 – Outbuildings

This area has moderate potential for both local and state significant archaeological relics. Development in this area, including adaptive re-use of existing outbuildings, should be undertaken in conjunction with a program of archaeological investigation and conservation.

To manage the potential archaeological resource in this area the following should be undertaken:

- Assessment – prepare an Archaeological Impact Assessment for proposed works within this area.
- Approval – any ground disturbance with potential to impact archaeological relics within this area would require approval from the NSW Heritage Division.
- Archaeological investigation – undertake a program of archaeological test excavation to refine the archaeological potential and significance of this area. Archaeological testing would be guided by

an Archaeological Research Design and undertaken in accordance with an appropriate approval or excavation permit from the NSW Heritage Division. Results of the test excavation should inform planning and design for new work and adaptive re-use of the outbuildings to avoid impact to archaeological relics.

- Conservation – state significant archaeological relics should be conserved in situ.
- Interpretation – results of any archaeological investigations and archaeological remains should be interpreted within the new development.

6.2.3 Area 2 – Viticulture and terracing

There is high potential for archaeological remains of terracing and other landscape features associated viticulture in this area. Such remains are not archaeological 'relics' as defined in the Heritage Act and approval under the relics provisions is not required. However, these features have both historic and aesthetic significance.

To manage the potential archaeological resource in this area the following should be undertaken:

- Assessment – prepare an Archaeological Impact Assessment for proposed works in this area.
- Archival recording – a record of the terracing and viticultural evidence should be made. The recording should include archaeological survey and test excavation to provide a sample of the physical remains.
- Interpretation – opportunities to interpret this landscape feature and archaeological evidence should be explored.
- Unexpected finds policy – an unexpected finds policy should be adopted for ground disturbances associated with the preparation and ongoing use of this part of the study area as a cemetery.

6.2.4 Area 3 – Estate paddocks and dams

There is low potential for archaeological remains within this area, the majority of the study area. Ground disturbances within this area would not require approval under the relics provisions of the Heritage Act.

To manage the potential archaeological resource in this area the following should be undertaken:

- Unexpected finds – an unexpected finds policy should be adopted for ground disturbances associated with the preparation and ongoing use of this part of the study area as a cemetery.

6.2.5 Archaeological approvals and methodologies

Approvals

Approval from the NSW Heritage Division would be required in Area 1 for activities that disturb or impact archaeological relics, or have the potential to do so.

- Section 139(4) exception – is required for activities where there would be minor impacts to archaeological relics, including archaeological test excavation to verify the presence of relics without removing or impacting them.

- Section 140 excavation permit – is required for archaeological excavation and activities which disturb and impact archaeological relics.

Archaeological investigation

Archaeological investigation can include testing, monitoring and recording, and salvage excavation. All archaeological investigation should be guided by an Archaeological Research Design.

- Archaeological investigation in Area 1 can be undertaken with either a Section 139(4) exception or Section 140 excavation permit.
- Archaeological investigation in Area 2 can be undertaken without an approval or permit. However, if relics were unexpectedly identified, approval to impact them would be required.
- Area 3 does not require archaeological investigation.

Archival recording

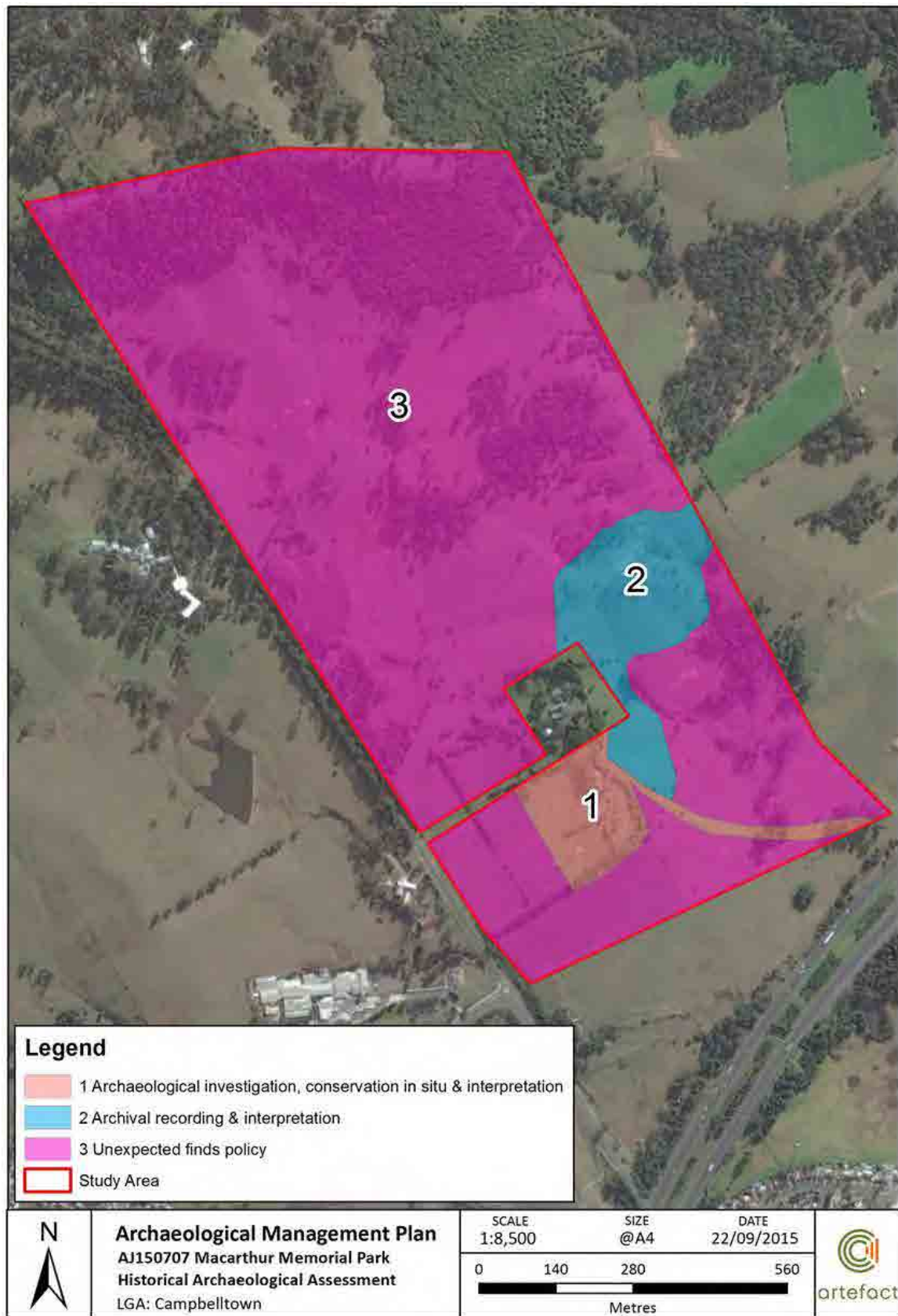
Archival recording in Area 2 should be undertaken in accordance with NSW Heritage Division guidelines and best practice. It should also include an archaeological survey and test excavation, which is guided by a research design.

Unexpected finds policy

An unexpected finds policy should be adopted for ground disturbances associated with the preparation and use of the study area as a cemetery. An unexpected finds policy follows:

- 1) Stop work in the affected area and protect item.
- 2) Contact a suitably qualified archaeological or heritage consultant to provide advice and assess the item if required.
- 3) Notify the appropriate regulatory authority (such as the Heritage Division) and obtain statutory approvals (if required).
- 4) Implement archaeological or heritage management plan.
- 5) Resume work.

Figure 29: Archaeological management areas based on potential for relics and significance of the resource.



7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 Conclusions

- The study area was once part of the Varroville estate dating from the early 19th century and it contains a complex of outbuildings in the southwest. The estate has been associated with various farming activities, viticulture, orcharding, stock breeding, a horse stud, pasture and dairying.
- The southwest of the study area has moderate potential for local and state significant archaeological relics in the vicinity of the outbuilding complex. The archaeological resources in this area include evidence associated with previous phases of domestic occupation and farming activities.
- In the southeast of the study area there is high potential for archaeological remains of terracing and other landscape features associated with viticultural activities. Whilst not 'relics', these features have historical and aesthetic heritage significance.
- The remaining study area (majority of) has low potential for archaeological remains associated with land clearance, water storage (dams) and former paddock divisions. These remains have little research potential or archaeological significance.
- The archaeological resources would require appropriate management as part of the planning, design and use the Macarthur Memorial Park.

7.2 Recommendations

- The results of this report should be used to inform development planning for the proposal. The archaeological management strategy presented in Section 6.0 should be adopted.
- An archaeological impact assessment should be prepared for future development applications within Areas 1 and 2. Area 3 does not require approvals and therefore an archaeological impact assessment is not necessary.

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Appendix D

Artefact Heritage – Aboriginal Archaeological Survey Report

Macarthur Memorial Park, St Andrews Road, Varroville

Archaeological Survey Report

PUBLIC VERSION

October 2015



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EXECUTIVE SUMMARY

The Catholic Metropolitan Cemeteries Trust (the proponent) has engaged Urbis to prepare a Planning Proposal to allow the use of 'cemeteries' on land located at 166-176 St Andrews Road, Varroville, hereafter referred to as the study area. The proposal is referred to as the Macarthur Memorial Park.

Artefact Heritage (2013) was engaged by Urbis on behalf of the proponent to conduct an Aboriginal heritage due diligence investigation of the study area. That investigation recorded eight Aboriginal sites and large areas of archaeological sensitivity where Aboriginal objects were likely to be located beneath the ground surface. In accordance with the Office of Environment and Heritage (OEH) *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (2010), Artefact recommended that further archaeological investigation would be required within the property.

Urbis, on behalf of the proponent, subsequently engaged Artefact Heritage (2014) to prepare an Archaeological Survey Report (ASR) for Stage 1 of the proposal in accordance with the OEH *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (2010) (the OEH Code of Practice). The ASR identified three Aboriginal sites and two areas of Potential Archaeological Deposit (PAD).

Artefact Heritage has been engaged by Urbis on behalf of the proponent to prepare an ASR for the entire study area. This ASR is intended to inform the Conservation Management Plan (CMP) which is being prepared as part of the Concept Plan Development Application (DA). This report has been prepared in accordance with the OEH Code of Practice and provides a detailed archaeological assessment of the study area and recommendations for further archaeological investigation and Aboriginal stakeholder consultation.

It was found that:

- There are 11 previously registered sites located within the study area. There are 17 newly recorded sites located within the study area.
- Two Aboriginal site complexes consisting of 16 individual sites are currently known to be located within the current study area (VSC1 and VSC2). These site complexes have been assessed as demonstrating high archaeological significance.
- Five of the recorded sites in the study area have been assessed as demonstrating low archaeological significance (VAS7, VAS9, VAS8, VIF3, VIF4 and VIF13).
- Two of the recorded sites in the study area have been assessed as demonstrating unknown archaeological significance (VAS5 and VAS6).
- Archaeological sensitivity mapping for the study area has identified areas of high, moderate, low and nil archaeological sensitivity.

It is therefore recommended that:

- Efforts should be made during the design process to avoid impacts to Aboriginal objects and to conserve areas of high archaeological sensitivity.
- If Aboriginal sites are to be impacted by the proposal an area based Aboriginal Heritage Impact Permit (AHIP) would be required prior to impacts.

- The areas of high archaeological sensitivity require further archaeological investigation in the form of excavation prior to any ground disturbance works commencing in those areas. Efforts to avoid impacts to areas of high archaeological sensitivity should be a priority.
- Areas of moderate archaeological sensitivity would require further archaeological investigation prior to ground disturbance works occurring in this area. This investigation would include test excavation of the various landforms located in the area of sensitivity under the OEH Code of Practice. Efforts to conserve these areas should be made where possible.
- Areas of low archaeological sensitivity do not require subsurface archaeological investigations prior to works commencing. However, should artefacts be identified works should stop immediately and the unexpected finds procedure should be followed.
- The mature trees located in the south eastern portion of the study area should be inspected by an archaeologist for cultural scarring or carving after the box thorns have been removed and prior to the trees being disturbed.
- There are no archaeological heritage constraints for areas that have been assessed as demonstrating no archaeological sensitivity.
- If unforeseen Aboriginal objects are uncovered during construction, work should cease, and an archaeologist, OEH, and Tharawal Local Aboriginal Land Council (TLALC) should be informed. If human remains are found, work should cease, the site should be secured and the NSW Police and OEH should be notified.
- A Heritage Interpretation Plan (HIP) should be prepared for the study area in consultation with Aboriginal stakeholders. This plan would include methods of incorporating identified Aboriginal heritage values into the design process, such as use of native vegetation in replanting, use of local Aboriginal place names and interpretative signage providing information on Aboriginal land-use within the study area and surrounding area.

Note:

For confidentiality reasons, some detail regarding the location of Aboriginal sites, including maps, site coordinates and location descriptions, have been removed from the public version of this report.

CONTENTS

1.0	Introduction and Background.....	1
1.1	Introduction	1
1.2	The Study Area.....	1
1.3	Objectives of Assessment	1
1.4	Investigators and Contributions	2
1.5	Aboriginal Community Involvement.....	2
2.0	Environmental Context.....	4
2.1	Geology	4
2.2	Soils	4
2.3	Hydrology.....	4
2.4	Natural Resources	4
2.5	Land Use History	5
2.5.1	Aerial Photography Analysis.....	6
3.0	Aboriginal Historical and Archaeological Context	8
3.1	Aboriginal Material Culture	8
3.2	Aboriginal Ethno-historic Context	8
3.3	Extensive Aboriginal Heritage Information System Search.....	10
3.4	Overview of Previous Archaeological Studies	13
3.4.1	Previous archaeological investigations within the study area	16
4.0	Predictive Model	18
4.1	Previous Predictive Models	18
4.2	Predictive Model for the Study Area	19
5.0	Field Methods.....	21
5.1	Site Definition.....	21
5.2	Survey Methodology and Limitations	21
6.0	Survey Results	22
6.1	Effective Survey Coverage	22
6.2	Survey Observations	24
6.2.1	Survey Unit 1	24
6.2.2	Survey Unit 2	25
6.2.3	Survey Unit 3	26
6.2.4	Survey Unit 4	27
6.2.5	Survey Unit 5	28
6.2.6	Survey Unit 6	29
6.2.7	Survey Unit 7	30
6.3	Summary of Results	31

6.3.1	Previously recorded Aboriginal sites	33
6.3.2	Newly recorded Aboriginal sites	42
6.3.3	Site Complexes.....	51
7.0	Analysis and Discussion.....	55
7.1	Disturbance Levels	55
7.2	Analysis of Archaeological Potential	55
7.2.1	Contact archaeology.....	55
8.0	Statutory Requirements	57
9.0	Significance Assessment.....	59
9.1	Assessment Criteria	59
9.2	Archaeological Significance Assessment.....	59
9.3	Cultural Significance.....	61
10.0	Key Constraints and Opportunities Analysis	62
10.1	Aboriginal Sites and Objects	62
10.2	Archaeological Sensitivity.....	62
10.2.1	Areas of high archaeological sensitivity	62
10.2.2	Areas of moderate archaeological sensitivity	62
10.2.3	Areas of low archaeological sensitivity	62
10.2.4	Areas deemed not to be archaeologically sensitive	63
10.3	The Aboriginal Heritage Impact Permit (AHIP) Process	63
10.4	Conservation.....	64
10.5	Heritage Interpretation.....	64
10.6	Ongoing Aboriginal stakeholder consultation	64
11.0	Recommendations.....	65
12.0	References	67
13.0	Appendices	69

FIGURES

Figure 1: Location of the study area	3
Figure 2: 1947 Aerial with study area outlined in red, green circle indicating remnant vegetation also evident in later aerals (Source: LPI)	7
Figure 3: 1961 Aerial with study area outlined in red, orange oval and arrows indicating ground surface modification, green circle indicating remnant vegetation (Source: LPI)	7
Figure 4: Extensive AHIMS search results	12
Figure 5: Survey Units	23
Figure 6: Survey Results	32
Figure 7: Varroville Site Complex 1	52
Figure 8: Varroville Site Complex 2	54
Figure 9: Archaeological sensitivity	56

TABLES

Table 1: AHIMS extensive search results	10
Table 2: Effective survey coverage	22
Table 3: Landform survey coverage	22
Table 4: Summary of significance values	60

PLATES

Plate 1: Steep slope to the south covered by impenetrable vegetation, survey unit 1	24
Plate 2: Vehicle access track, survey unit 1	24
Plate 3: Undulating top of escarpment, survey unit 1	24
Plate 4: Visibility impaired by leaf litter in some areas, survey unit 1	24
Plate 5: geotechnical pit, survey unit 1	25
Plate 6: Basalt ground fragment, survey unit 1	25
Plate 7: Dense grass impeding visibility, survey unit 2	25
Plate 8: High visibility on access tracks, survey unit 2	25
Plate 9: view south west along drainage line towards dam, survey unit 2	26
Plate 10: Introduced fill located on ridge line access track, survey unit 2	26
Plate 11: Varroville Artefact Scatter 2, view east orange flags indicate artefact locations, survey unit 226	
Plate 12: View north towards escarpment, survey unit 3	27
Plate 13: View south towards dam dense grasses impeding visibility, survey unit 3	27
Plate 14: Silcrete artefact, survey unit 3	27
Plate 15: View west crest, slope and flat landforms, survey unit 4	28
Plate 16: Access track along transmission line, survey unit 4	28
Plate 17: South western paddocks, survey unit 4	28
Plate 18: Intact crest landform, survey unit 4	28
Plate 19: View south west towards dams, survey unit 5	28
Plate 20: area of exposure caused by cattle trampling, survey unit 5	28
Plate 21: View south west across slope and crest land forms, survey unit 6	29
Plate 22: View south of dense vegetation along drainage line	29
Plate 23: Detail of potential scarred tree, survey unit 6	30
Plate 24: Location of potential scarred tree, survey unit 6	30
Plate 25: wet conditions impeding visibility, survey unit 6	30
Plate 26: Silcrete artefact, survey unit 6	30
Plate 27: Flat and slope landforms, survey unit 7	31
Plate 28: Mature vegetation surrounded by thickets of weeds, survey unit 7	31
Plate 29: Ground disturbances associated with agricultural activities, survey unit 7	31
Plate 30: silcrete artefact, survey unit 7	31
Plate 31: View east across VAS1, scale: 1 m	33
Plate 32: Visibility impeded by leaf litter in some areas of the site	33
Plate 33: Quartz angular fragment, scale: 10 cm	34
Plate 34: Pink silcrete blade, scale: 10 cm	34
Plate 35: Introduced grey gravels along the eastern extent of VAS 2	35

Plate 36: Flags indicate artefact locations, area of PAD visible in the background	35
Plate 37: Flat grassed area extending west from the main concentration of artefacts, scale: 1 m.....	35
Plate 38: Red and pink silcrete artefacts, VAS 2, scale: 10 cm	35
Plate 39: Exposure containing artefacts, note area of introduced gravels	36
Plate 40: Red silcrete artefacts, VAS3, scale: 10 cm	36
Plate 41: Exposure in which artefact was identified, VAS4	37
Plate 42: Quartz artefact, VAS4, scale: 10 cm	37
Plate 43: View south across VAS5, scale 1 m	38
Plate 44: Yellow silcrete core, scale: 10 cm	38
Plate 45: Area of exposure at recorded coordinates for VAS6, scale: 1 m.....	38
Plate 46: Area of potential associated with VAS5 and VAS 6.....	38
Plate 47: Vehicle track in which artefacts at VAS7 are located, scale: 1 m	39
Plate 48: silcrete flake, scale: 10 cm	39
Plate 49: Location of VIF1, scale: 1 m.....	40
Plate 50: Location of coordinates for VIF2, scale: 1 m.....	40
Plate 51: Eroded track where VIF3 was originally recorded. Scale: 1 m	41
Plate 52: Recorded location of VIF4, very waterlogged and trampled at time of assessment, scale: 1 m.....	41
Plate 53: View west across VAS8	42
Plate 54: Silcrete complete flake with evidence of retouch recorded at VAS8, scale: 10 cm	42
Plate 55: View of VAS9 to the North	43
Plate 56: Quartz angular fragment, VAS9	43
Plate 57: View east across VAS10.....	43
Plate 58: Silcrete multi directional core recorded at VAS10, scale: 10 cm	43
Plate 59: Clearing in which VAS11 is located	44
Plate 60: Basalt hammer stone fragment recorded at VAS11, scale: 10cm	44
Plate 61: View south across VAS12, scale: 1 m	44
Plate 62: Silcrete complete flake recorded at VAS12, scale: 10 cm	44
Plate 63: View south across VAS13, steep slopes to the south west of the site	45
Plate 64: View east across VAS13, evidence of ground disturbance visible across the site	45
Plate 65: Silcrete complete flake recorded at VAS13, scale: 10 cm	45
Plate 66: Silcrete complete flake recorded at VAS 13, scale: 10 cm	45
Plate 67: Location of VIF5 view to the east.....	46
Plate 68: VIF5, scale: 10 cm.....	46
Plate 69: VIF6, scale 10 cm.....	46
Plate 70: Location of VIF6, view east towards VAS1	46
Plate 71: VIF7, scale: 10 cm.....	47

Plate 72: Location of VIF7 view east, scale: 1 m.....	47
Plate 73: VIF8, scale: 10 cm.....	47
Plate 74: View towards VIF8 located near edge of ridge line.....	47
Plate 75: View east across VIF9	48
Plate 76: VIF9, scale: 10 cm.....	48
Plate 77: VIF10, scale: 10 cm.....	48
Plate 78: VIF11, scale 10 cm.....	49
Plate 79: Location of VIF 11, view to the west	49
Plate 80: VIF12, scale: 10 cm.....	49
Plate 81: Location of VIF12, view to the west	49
Plate 82: Location of VIF13, view to the north.....	50
Plate 83: VIF13, scale: 10 cm.....	50
Plate 84: VIF14, scale: 10 cm.....	50
Plate 85: Location of VIF14, view to the west	50
Plate 86: VIF15, scale: 10 cm.....	51

1.0 INTRODUCTION AND BACKGROUND

1.1 Introduction

The Catholic Metropolitan Cemeteries Trust (the proponent) has engaged Urbis to prepare a Planning Proposal to allow the use of 'cemeteries' on land located at 166-176 St Andrews Road, Varroville, hereafter referred to as the study area (see Figure 1). The proposal is referred to as the Macarthur Memorial Park.

Artefact Heritage (2013) was engaged by Urbis on behalf of the proponent to conduct an Aboriginal heritage due diligence investigation of the study area. That investigation recorded eight Aboriginal sites and large areas of archaeological sensitivity where Aboriginal objects were likely to be located beneath the ground surface. In accordance with the Office of Environment and Heritage (OEH) *Due Diligence Code of practice for the Protection of Aboriginal Objects in New South Wales* (2010), Artefact recommended that further archaeological investigation would be required within the property.

Urbis, on behalf of the proponent, subsequently engaged Artefact Heritage (2014) to prepare an Archaeological Survey Report (ASR) for Stage 1 of the proposal in accordance with the OEH *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (2010) (the OEH Code of Practice). The ASR identified three Aboriginal sites and two areas of Potential Archaeological Deposit (PAD).

Artefact Heritage has been engaged by Urbis on behalf of the proponent to prepare an ASR for the entirety of the study area. This ASR is intended to inform the Conservation Management Plan (CMP) which is being prepared as part of the Concept Plan Development Application (DA). This report has been prepared in accordance with the OEH Code of Practice and provides a detailed archaeological assessment of the study area and recommendations for further archaeological investigation and Aboriginal stakeholder consultation.

Consultation with the Tharawal Local Aboriginal Land Council (TLALC) and the Cubbitch Barta Native Title Claimants Aboriginal Corporation (CBNTCAC) has been conducted throughout the preparation of this ASR.

1.2 The Study Area

The study area is located within a rural setting north of the suburb of St Andrews. The Hume Highway lies to the south of the study area, rural and residential properties are located along the northern and eastern boundaries. St Andrews Road bounds the study area to the west. The study area is located to the south east of land earmarked for future urban development under the NSW Department of Planning and Environment's *South West Subregional Strategy*.

The study area is located within the Local Government Area (LGA) of Campbelltown, within the south western suburbs of the Sydney Metropolitan area. The property is approximately 7.5 kilometres north east of the Campbelltown City Centres and approximately 38 kilometres south west of the Sydney Central Business District. The study area is approximately 113.37 hectares.

1.3 Objectives of Assessment

The objective of this study is to prepare an ASR in accordance with the OEH Code of Practice. This report includes the following:

- A description of the proposal and the extent of the study area.

- Discussion of the environmental context of the study area.
- Discussion of the Aboriginal and historical context of the study area.
- A summary of the archaeological context of the study area including a discussion of previous archaeological work in the area.
- Development of an archaeological predictive model.
- Results of the archaeological survey.
- Description and analysis of the identified Aboriginal sites within the study area.
- Development of a significance and impact assessment of the identified Aboriginal site, addressing archaeological values.
- Development of management and mitigation measures.
- Recommendations relating to the further mitigation of potential impacts to the identified site.

1.4 Investigators and Contributions

Archaeologist Claire Rayner prepared this report and Principal Archaeologist Dr Sandra Wallace provided management input and reviewed the report.

1.5 Aboriginal Community Involvement

Aboriginal community consultation throughout the preparation of this ASR was conducted with the TLALC and CBNTCAC. Representatives from both TLALC and CBNTCAC were invited to participate in the archaeological survey of the Stage 1 study area. Glenda Chalker, representative of CBNTCAC, and Abi Whillock, representative of TLALC took part in both days of the survey.

Aboriginal cultural heritage values and recommendations for further archaeological investigations were discussed with both representatives during the survey. A draft copy of this report has been forwarded to both TLALC and CBNTCAC for review and comment.

Figure 1: Location of the study area



2.0 ENVIRONMENTAL CONTEXT

2.1 Geology

The underlying geology of the study area consists of late Triassic period Bringelly shale deposits belonging to the Wianamatta Group (Clark and Jones 1991). These deposits consist predominantly of claystone and siltstone with thin laminate horizons. Areas of sandstone are minor and sporadic within the Bringelly formation. The majority of the study area is underlain by an unnamed sandstone member consisting of fine to medium grained quartz-lithic sandstone.

2.2 Soils

The study area is located on three soil landscapes. The Blacktown soil landscape characterises the western edge of the study area. The northern escarpment is characterised by the Picton soil landscape. The majority of the study area is located on the Luddenham soil landscape (Bannerman and Hazelton 1990).

The Luddenham soils are shallow (<100cm) dark podzolic or earthy clays on crests and are associated with undulating to low rolling hills. The upper slopes are comprised of moderately deep red podzolic soils (70-150cm) with the lower slopes and drainage lines consisting of moderately deep (<150cm) yellow podzolic soils. The Luddenham soil group is highly erodible.

The Blacktown soils are shallow (<100cm) hard setting mottled red and brown podzolic soils on crests and yellow podzolic soils on lower slopes and along drainage lines. The Blacktown soil landscape is generally associated with gently undulating rises. The soils are primarily poorly drained with very little erosional activity with minor sheet and gully erosion in zones stripped of vegetation.

The Picton soils are generally associated with south facing ridgelines and steep sideslopes. The soils are shallow to deep (50-200cm) red and brown podzolic on upper slopes, yellow podzolic on lower slopes and drainage lines and brown and yellow podzolic soils on colluvial material. The Picton soils is characterised by mass movement with localised mass movement of material hazard.

2.3 Hydrology

The study area is located approximately 700 metres west of Cottage Creek, a second order tributary of Bunbury Curan Creek. Bunbury Curan Creek is located 300 metres to the south of the study area. This water course has been highly modified due to the construction of the Hume Highway. The 1961 aerial imagery for the study area shows that prior to the highway construction Bunbury Curan Creek was approximately 160 metres south of the study area. Unnamed low order tributaries of this creek flow through the study area and feed the dams located along the western boundary of the study area. Bow Bowing Creek is located approximately 1.5 kilometres south east of the study area. The Georges River is located approximately five kilometres to the east. The study area is also approximately 800 metres south east of the Sydney Water Supply Channel. Drainage channels are associated with steep slopes across the study area. Drainage channels across the study area run generally south and south east toward larger drainage channels and toward major permanent water courses.

2.4 Natural Resources

Prior to the settlement of the area by Europeans, the study area and the surrounds would have been covered by Cumberland Plain Woodland, typical in areas underlain by the Wianamatta Group geological unit. Cumberland Plain Woodland was dominated by eucalypt species such as Forest Red

Gum (*Eucalyptus tereticornis*) and Grey Box (*Eucalyptus moluccana*) with ground cover consisting primarily of Kangaroo Grass (*Themeda australis*) (Benson and Howell 1990).

Aboriginal people were highly mobile hunter-gatherers utilising different landform units and resource zones. Varying resources are likely to have only been available seasonally, this limitation of the resources utilised may have necessitated the need for movement and trade of resources across the landscape (Attenbrow 2010: 78). Aboriginal people hunted kangaroo and wallaby and snared possums for food and skins (Bradley 1788).

Plants were an important source of nutrition and were also used in the manufacture of tools. Gum and sap were used for binding or for hafting, such as in the manufacture of stone hatchets and plant fibres were used to make baskets, nets, ropes and hammocks (Saunders 2003). Plant products were also used in the manufacture of shelters, shields and other weapons, coolamons, used to carry food and water, and digging sticks.

Materials used for stone tool production would vary depending on the location of raw material sources. Stone types recorded on the Cumberland Plain in associated with the Wiannamatta group include silcrete, chert, indurated mudstone/tuff, quartz, quartzite and basalt (Smith 1989). A silcrete raw material source occurs at Luddenham approximately 17 kilometres north west of the study area. Cobbles from The Georges River could also have been transported to the study area.

2.5 Land Use History

The study area is situated within the southern portion of the Cumberland Plain, a broad and gently undulating feature across the central portion of the Sydney Basin. Exploration to the west of Sydney Cove began soon after initial colonisation, as it was found that the sandstone soils of coastal Sydney were unsuited for cultivation (Austral 2011). The Cumberland Plain, with its rich alluvial soils, offered better conditions for farming and land was cleared in the Cumberland Plain as early as the 1790s (Austral 2011). Settlement at first focused on the well-watered areas around the Hawkesbury and Georges Rivers, but soon began to spread further west and south.

Early incentive for European exploration in the Camden and Campbelltown districts was the presence of a herd of wild cattle descended from two bulls and four cows that had escaped the first settlement in Sydney in 1788 (Wrigley 2001). Thirteen years later, Governor Hunter explored the region personally after learning of the cattle from other colonists, and named the district the Cowpastures (Mylrea 2002:6). The southern limit of the Cowpastures was Stonequarry Creek at Picton extending beyond Narellan to the north, though its northern boundary was never formally defined (Atkinson 1988:8-9).

The first land grants in the area were appointed in 1805 when John Macarthur was granted 5000 acres on which to breed fine-wool sheep. The region soon became a flourishing farming community with Campbell Town established in 1820 and the hallmarks of a successful settlement such as the first post office, church, resident doctor and permanent local police established by 1828.

The study area is located within a land grant of 1000 acres originally granted to Dr Robert Townson in 1810 (McGill *et al* 1995). Townson raised sheep and cattle and developed a vineyard on his “Varro Ville” estate or Varroville as it became known (Dictionary of Sydney 2008). The homestead which still stands on the property was built in 1858. Varroville became renowned for its aesthetic beauty, abundance and variety in orchard and vineyard and high quality wool and cattle (Goodin 1967).

Following Townson’s death in 1827 the property passed through a number of prominent owners including Charles Sturt (McGill *et al* 1995). Portions of the property were eventually leased for dairy farming which by the 1890s had become the main rural industry of the Campbelltown area (Dictionary of Sydney 2008). Dairying continued on the property until the 1950s (Dictionary of Sydney 2005).

The zoning of the area prevented the subdivision of the property during the postwar development of the Campbelltown district (Dictionary of Sydney 2005). In 1972 the study area was included in the Central Hills Scenic Protection Lands which has preserved its semi-rural nature.

2.5.1 Aerial Photography Analysis

The analysis of aerial photography from 1947 to the present reveals the varying levels of disturbance that have occurred throughout the study area related to agricultural uses.

The 1947 aerial shows much of the property as cleared of natural vegetation with small pockets remaining in the south eastern corner (Figure 2). The main dams located along the western boundary today had not yet been established to the extent they appear today with only three substantial dams visible within the study area. Smaller dams appear in paddocks to the west and north of Varroville House. These have since been filled in and were not observed during the site visit. The northern escarpment shows very little evidence of disturbance other than vegetation clearance in the 1947 aerial. Incised drainage channels can be seen flowing southwest into the area that would eventually become dammed. The eastern ridgeline also appears to be relatively intact with little evidence of ploughing or furrows. The original alignment of Bunbury Curan Creek is approximately 200 metres south of the study area.

The 1961 aerial indicates that by this time the dams along the western boundary had been established (Figure 3). The majority of the study area still consists of cleared pastoral land however the remnant patches of vegetation identified in the 1947 aerial are still visible in the south eastern corner. The better quality of the 1961 aerial reveals details such as terracing along the southern slopes of the eastern ridge line and the eastern slopes below Varroville House that were not visible on the 1947 aerial. Distinct ground modification works are clear on the top of the southern portion of the eastern ridgeline. Furrows are evident within the western paddocks along St Andrews Road with two small dams also evident in these areas. The 1961 aerial does not cover the northern escarpment of the study area.

Aerial imagery captured over the last 10 years demonstrates the continued use of the land within the study area for agricultural activities. The ground modification works identified in 1961 aerial are still clear on the southern portion of the eastern ridgeline in recent aerials. Other than these works and the construction of the dams there doesn't appear to have been any major landform modifications undertaken within the study area consistent with its status in the Central Hills Scenic Protection Lands.

Figure 2: 1947 Aerial with study area outlined in red, green circle indicating remnant vegetation also evident in later aerals (Source: LPI)



Figure 3: 1961 Aerial with study area outlined in red, orange oval and arrows indicating ground surface modification, green circle indicating remnant vegetation (Source: LPI)



3.0 ABORIGINAL HISTORICAL AND ARCHAEOLOGICAL CONTEXT

3.1 Aboriginal Material Culture

The archaeological understanding of the early Aboriginal settlement of the Sydney Basin and surrounds is constantly expanding and developing. At present, the earliest occupation known is associated with deposits on the Parramatta and Nepean Rivers, which have been dated to c.25-30ka and 36ka (JMCHM Oct 2005; AHMS Feb 2013). Two coastal sites south of Wollongong at Bass Point and Burrill Lake in the Shoalhaven have both been dated to around 20,000 yBP (Lampert 1971 and Nanson et al 1987). Evidence of Aboriginal occupation at Lake Mungo has been dated to 50-60,000 yBP (Bowler et al 2003).

The existing archaeological record is limited to certain materials and objects that were able to withstand degradation and decay. As a result the most common type of Aboriginal objects remaining in the archaeological record are stone artefacts. Archaeological analyses of these artefacts in their contexts have provided the basis for the interpretation of change in material culture over time. Technologies used for making tools changed, along with preference of raw material. Different types of tools appeared at certain times, for example ground stone hatchets are first observed in the archaeological record around 4000 yBP in the Sydney region (Attenbrow 2010: 102). It is argued that these changes in material culture were an indication of changes in social organisation and behaviour.

The Eastern Regional Sequence was first developed by McCarthy in 1948 to explain the typological differences he was seeing in stone tool technology in different stratigraphic levels during excavations such as Lapstone Creek near the foot of the Blue Mountains (McCarthy 1948). The sequence had three phases that corresponded to different technologies and tool types (the Capertian, Bondaian and Eloueran). The categories have been refined through the interpretation of further excavation data and radiocarbon dates (Hiscock & Attenbrow 2005; JMCHM 2005). It is now thought that prior to 8500 yBP tool technology remained fairly static with a preference for silicified tuff, quartz and some unheated silcrete. Bipolar flaking was rare with unifacial flaking predominant. No backed artefacts have been found of this antiquity. After 8500 yBP silcrete was more dominant as a raw material, and bifacial flaking became the most common technique for tool manufacture. From about 4000 yBP to 1000 yBP backed artefacts appear more frequently. Tool manufacture techniques become more complex and bipolar flaking increases (JMCHM 2006). It has been argued that from 1400 to 1000 years before contact there is evidence of a decline in tool manufacture. This reduction may be the result of decreased tool making, an increase in the use of organic materials, changes in the way tools were made, or changes in what types of tools were preferred (Attenbrow 2010: 102). The reduction in evidence coincides with the reduction in frequency of backed blades as a percentage of the assemblage.

After European colonisation Aboriginal people of the Cumberland Plain often continued to manufacture tools, sometimes with new materials such as bottle glass or ceramics. There are a number of sites in the Sydney basin where flaked glass has been recorded, for example at Prospect (Ngara Consulting 2003) and Oran Park (JMCDCHM 2007).

3.2 Aboriginal Ethno-historic Context

Aboriginal people traditionally lived in small family or clan groups that were associated with particular territories or places. The language group spoken in the Campbelltown area is thought to have been Dharawal (Tindale 1974). The Dharawal language group is thought to have extended from the Shoalhaven River, north to Botany Bay and then inland to Camden. The Darug language is thought to

have extended from the western side of the Georges River to Appin and Picton and as far west as the Blue Mountains (KARI 2015). Gandangara is said to be the language of the “mountain people”, from the Blue Mountains to the Nattai and Burragorang Valleys and as far south as Goulburn (KARI 2015).

There is some evidence that Aboriginal people around the Camden/Campbelltown area spoke a distinctly separate language and their tribal area was known as Cubbitch-Barta after its white pipe clay (Russell 1914). Government records from the 1830s and 1840s identify an Aboriginal group known as the Cobbiti Barta as associated with the Camden area (JMcDCHM 2007:21).

Historical records show that Gandangara people visited the Campbelltown area. It is not known whether these visitations represented recent displacement patterns as a result of European colonisation or were part of a longer term interaction with the Dharawal (Karskens 2010:496).

Laila Haglund has suggested that at contact the area would have been near the border of the Dharawal, Darug and Gandangara territories and that the current study area may have been part of a ‘travel corridor’ facilitating movement between the northern Cumberland Plain and the Illawarra (JMcDCHM 2007:21 after Haglund 1989).

British colonisation had a profound effect on the Aboriginal population of the Sydney region. In the early days of the colony Aboriginal people were disenfranchised from their land as the British claimed areas for settlement and agriculture. The colonists, often at the expense of the local Aboriginal groups, also claimed resources such as pasture, timber, fishing grounds and water sources.

It is thought that during the 1789 smallpox epidemic over half of the Aboriginal people of the Sydney region died. The disease would have spread southwest to the Cumberland Plain. This loss of life meant that some of the Aboriginal groups who lived away from the coastal settlement of Sydney may have disappeared entirely before Europeans could observe them, or record their clan names (Karskens 2010: 452). This may have been the precursor to Tench’s observation that he did not encounter Aboriginal people during his exploration of the Camden region during the first years of the colony (Tench 1793).

Some Aboriginal people of southwestern Sydney may have seen cattle before being first confronted by the colonists. Two bulls and four cows escaped from the Sydney colony in 1788 and were not recovered. In 1790 a group of cows were observed grazing near Camden in what became known as the ‘Cowpastures’. The herd expanded and by 1801 were thought to number in the hundreds and efforts were made to recapture them (Turbet 2011: 88; Kayandel 2010: 23).

In the early 1800s relationships between the Aboriginal people of the area and the European settlers were in general amicable. Grace Karskens notes several examples of close relationships between land owners and local Aboriginal people, including John Kennedy who gave the Dharawal protection on Teston Farm at Appin in later, not so peaceful, times (Karskens 2010).

Relations between Aboriginal people and colonists did not remain amicable. A sustained drought during 1814 and 1815, and continued disenfranchisement lead to tensions between farmers and Aboriginal people who remained to the southwest of Sydney. Aboriginal people were accused of stealing corn and potatoes and spearing cattle. A number of farmers were killed on their properties. In a dispatch Governor Macquarie wrote that ‘The Native Blacks of this country...have lately broken out in open hostility against the British Settlers residing on the banks of the River Nepean near the Cow Pastures’. Aboriginal people were targeted and it was ordered that Aboriginal men be strung from trees when they were killed as an example (Turbet 2011: 234).

In 1816 the tensions culminated in the Appin massacre when Aboriginal people were pursued by a detachment led by Captain James Wallis. Fourteen Aboriginal people of the Dharawal nation were shot or driven over a cliff to their deaths by the soldiers. The bodies of two of the Aboriginal men were strung up at the site (Turbet 2011).

Following these events, the Dharawal stayed in the Cowpastures south of the Nepean River, which was not as heavily settled as the Minto area north of the river (Liston 1988: 24). Friendly contact between the Dharawal and a number of local landholders, the Macarthurs in particular, was maintained. One landholder, Throsby (on land to the northeast of the subject site), defended some Dharawal during episodes of harassment of the local Aboriginal people that intensified from 1814 to 1816 (Liston 1988: 21).

Traditional activities such as corroborees continued in the years following first settlement. As documented by the Macarthurs, corroborees took place on their property. Corroborees also took place at Denham Court, located to the northeast of the subject site (Liston 1988: 24). As noted by Liston (1988: 24) '...in March 1818 James Meehan marked out some land on the Macarthur estate for Aborigines who wanted to live there under the protection of the Macarthurs.'

3.3 Extensive Aboriginal Heritage Information System Search

The locations and details of Aboriginal sites are considered culturally sensitive information. It is recommended that this information and associated maps are removed from the report if it is to be made publically available.

An extensive search of the Aboriginal Heritage Information System (AHIMS) database was conducted on 28 August for sites registered within the following parameters:

GDA 1994 MGA 56	296239mE – 301808mE 6232768mN – 6238280mN
Buffer	50 m
Number of sites	114
AHIMS Search ID	187784

The AHIMS search area encompasses the wider region around the study area, in order to give context. The search originally returned 115 sites however one of these was found to be a duplicate site and was therefore removed reducing the number of registered AHIMS sites in the search area to 114. The distribution of recorded sites within the AHIMS search area is shown in Figure 4. The frequency of site feature types is summarised in the table below.

Table 1: AHIMS extensive search results

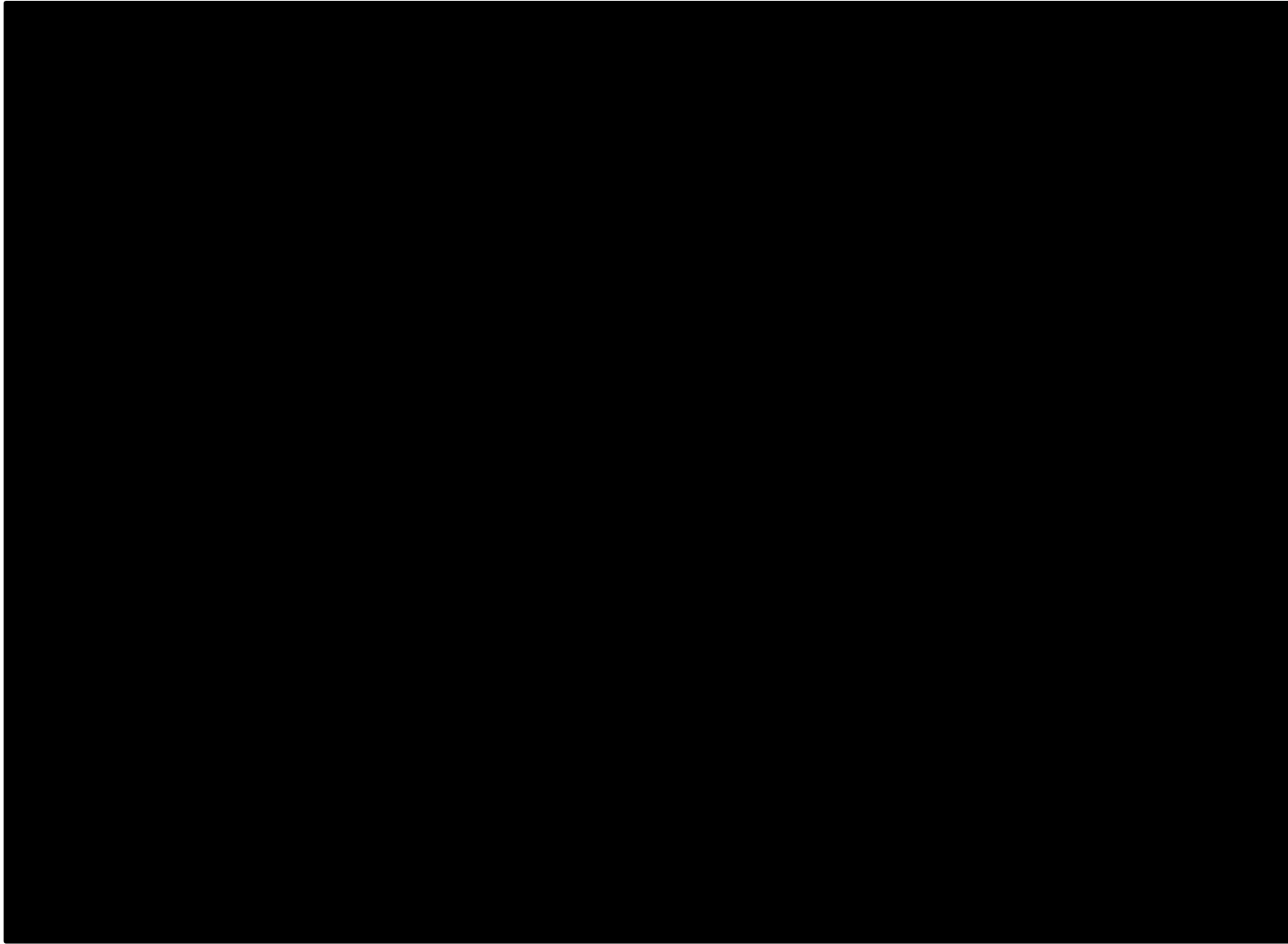
Site Feature	Frequency	Percentage
Artefact	97	85%
Artefact Scatter	15	13%
Art (Pigment or Engraved)	1	1%
Aboriginal Resource and Gathering	1	1%

The most common site feature in the search area is Artefact accounting for 98% of the total sites (n=112). Of the sites recorded as artefact 13% are recorded as artefact scatters. There is one art site recorded within the search area and one site recorded as Aboriginal resource and gathering.

The majority of the sites are located to the north of the study area and appear to have been recorded in association with the Stockland Willowdale land releases.

There are 11 AHIMS registered sites located within the study area. These consist of four isolated artefacts and seven artefact scatters. The majority of the sites are associated with the northern escarpment and eastern north-south trending ridge line. The predominant raw material is silcrete with mudstone and one glass artefact also recorded. The assemblages from the different sites consisted of broken flake fragments, cores and complete flakes.

Figure 4: Extensive AHIMS search results



3.4 Overview of Previous Archaeological Studies

The Cumberland Plain has been subject to a number of archaeological investigations over recent decades. Through the information gathered by these studies predictive models have been developed and tested. Given the large number of reports available only those within the southern Cumberland Plain are discussed here.

Smith 1989, Liverpool Release Areas: archaeological site survey and planning study

Smith found that generally the location of sites and site densities in the Liverpool area appeared to reflect the distribution and abundance of water. The absence of known stone sources within the Liverpool region suggests that stone was being transported over some distance to reach that area. This was reflected in the relatively small size of the artefacts and the low frequency of cortex. Using the results of the Liverpool assessment and building on previous predictive models the following predictive statements were proposed:

- Artefact scatters and isolated artefacts will be the most common site types recorded.
- Scarred trees are likely to occur where mature native vegetation has not been cleared.
- Sites will be concentrated primarily around creek lines followed by crests of hills with less sites located along hill slopes.
- Sites are likely to occur in higher frequencies at the confluence of two creek lines.
- Sites will generally be identified within 50 metres to 100 metres of water sources.
- The densities of artefact scatters will be related to the distance of the site from water sources.
- Silcrete will be the dominant raw material present.

Given the poor visibility of the assessment area Smith considered it likely that many more sites than those identified would occur within the study area.

Mary Dallas 1999 Preliminary Archaeological Assessment of the Department of Defence Land at Ingleburn, NSW

Mary Dallas conducted an Aboriginal archaeological assessment of the Department of Defence Land at Ingleburn three kilometres north east of the study area. The assessment identified ten new Aboriginal sites consisting of artefact scatters and isolated sites. Half of the artefact scatters were found in disturbed contexts on dirt tracks with no associated archaeological deposits whilst the other half were found to have associated potential archaeological deposits (PAD). Sites were found to generally occur on well-drained level or low gradient ground adjacent to main drainage lines.

AMBS 2003, Edmondson Park Composite Site Master Plan Aboriginal Heritage Management Plan.

AMBS developed a Heritage Management Plan (HMP) following the outcomes of a preliminary Aboriginal heritage assessment of the Edmondson Park Composite Site (EPCS) to guide the future planning policies of the Liverpool and Campbelltown City Councils. The EPCS incorporated the area originally assessed by Mary Dallas in 1999 located approximately three kilometres north east of the study area.

A predictive model was proposed that identified areas of potential archaeological deposit (PAD) based on associated topography, access to permanent water, distance from water and degree of previous land disturbance. AMBS predicted;

- That sites were more likely to be located on alluvial flats and low slopes than crest and ridgelines. PADs are likely to occur along valley floors and low slopes in well-drained and aggrading landforms.
- The majority of recorded sites are likely to be open artefact scatters and isolated finds.
- Sites are likely to occur at major creekline confluences.
- Aboriginal scarred trees, whilst rare, may be present in areas where remnant old growth vegetation exists.
- The survival of subsurface archaeological material is likely to depend on a combination of natural erosion and sedimentation processes and historical and more recent land use patterns.

The assessment identified 15 newly recorded sites consisting of five isolated artefacts, seven artefacts and three scatters of heat shattered material. The majority of the new sites were low density artefact scatters located either on creek flats or surrounding low gentle slopes adjacent to the creek lines. AMBS found the recorded surface artefact sites to be typical of much of the archaeology of the Cumberland Plain.

Biosis 2003, Archaeological assessment of a proposed school site, Horningsea Park, NSW

Biosis prepared an Aboriginal archaeological assessment of the proposed John Edmondson High School site approximately 5.5 kilometres north east of the study area. The assessment built on previous predictive models for the Cumberland Plain and predicted that stone artefacts would be the most common site type either in isolation or as a scatter, and these would generally consist of silcrete artefacts whilst quartz may also be identified. The relationship between site frequency and distance to water was acknowledged however it was suggested that not enough is known about visibility bias and other resources to restrict areas of high potential to creek lines. The area may have been attractive as a local vantage point still in easy access of water.

The assessment did not identify any Aboriginal sites or objects within the investigation area. The area had been significantly impacted by market gardening and visibility was generally nil to five per cent. The investigation area was considered to have the potential to contain archaeological deposits however, given the location of the investigation area near watercourses and on a ridgeline.

Navin Officer 2007, Locality LB, Edmondson Park Archaeological Subsurface Testing Program

Navin Office conducted test excavations within Locality LB of the Edmondson Park release area approximately 5 kilometres north east of the study area. The testing program involved the excavation of 68 test pits recovering 31 stone artefacts. The dominant lithology present was silcrete and the assemblage consisted of complete flakes, debitage, cores and points.

The artefactual remains were interpreted as representative of low intensity occupation and background scatter. The highest concentration of subsurface artefacts were excavated from lower slopes in areas closest to creek lines. No artefacts were located on the crest or upper slopes of the tested area.

KNC 2010, Edmondson Park South Part 3A Concept Plan Application: Aboriginal Cultural Heritage Assessment

KNC prepared an Aboriginal Cultural Heritage Assessment Report (ACHAR) for Edmondson Park South Part 3A approximately three kilometres north east of the study area. The assessment area included areas previously investigated by Mary Dallas and Biosis. There were 30 sites recorded within the assessment area. Most of the recorded sites revealed a direct spatial relationship to

Cabramatta Creek or Maxwells Creek which both run north to south through the investigation area. Sites along Maxwells Creek illustrate a corridor of cultural activity these sites extend along the watercourse and it was suggested further studies would give insights into how Aboriginal people perceived their landscape as opposed to reacting to the environment.

AECOM 2010, Oran Park West Sewer Infrastructure Aboriginal Heritage Impact Assessment

AECOM was commissioned by Landcom to conduct an assessment for the construction of sewerage infrastructure on land west of The Northern Road in Cobbitty approximately 10 kilometers west of the study area. The investigation identified 39 registered AHIMS sites within a 3 kilometre radius of the assessment area. Areas of PAD were outlined based on the distribution of AHIMS sites and the “model of archaeological deposit” developed during the Oran Park and Turner Road Precincts Phase 2 excavations.

AECOM predicted that:

- Sites are likely to consist of flaked stone artefact scatters and isolated finds.
- Silcrete from local and region sources is the most commonly used raw material.
- Stone artefacts will occur within topsoil up to 300 metres from fourth order creeks, 200 metres from third order creeks and 100 metres from second order creeks – these areas may be designated as a continual deposit and are associated with surface expressions of artefacts.
- Archaeological deposit will occur in elevated areas within 300 metres of major creeks where the surrounding areas can be easily observed.
- Aboriginal stone artefact scatter sites with very few artefacts visible on the surface occur widely over the landscape and are not strongly associated with a particular landform.
- Aboriginal stone artefact scatter sites (outside the modelled area) may not be associated with archaeological deposit.
- Scarred trees are rare, but may be present where mature native trees remain in the study area.

Areas surrounding the creek lines were identified as areas of PAD. However given the high levels of disturbance associated with residential and industrial developments the PAD were considered to be of low scientific and research potential.

KNC 2011, Bringelly Road Upgrade Camden Valley Way to The Northern Road Aboriginal Cultural Heritage Assessment Report

KNC prepared a Cultural Heritage Assessment Report (CHAR) on behalf of Roads and Maritime Services as part of the Bringelly Road Upgrade between Camden Valley Way and The Northern Road five kilometres north of the study area. There were 44 sites located within the study area. The sites were generally found to be recorded in areas of high visibility and exposure, in close proximity to water sources and sources of stone raw materials. Artefact sites were generally found to occur in gently sloping to flat topographic contexts in proximity to sources of water. PADs were generally recorded in close proximity to creek lines on gentle slopes and raised terraces above the creek channel.

GML 2012, East Leppington Precinct Indigenous Heritage Assessment

GML prepared an Indigenous heritage assessment for the East Leppington Precinct in 2012. The results of this assessment were not available at the time of reporting. It is understood that GML has since conducted archaeological test excavations and salvage excavations within the East Leppington

Precinct. It is understood that these results had not been made publically available at the time this report was prepared. These reports should be obtained to inform any future investigations within the study area.

3.4.1 Previous archaeological investigations within the study area

Kayandel 2008, Opportunities and Constraints Aboriginal Heritage South-West Business Park, Varroville

Kayandel were commissioned to conduct an opportunities and constraints assessment of the proposed south west business park which included the current study area. The assessment was a desktop study and developed a predictive model and map of areas of potential in relation to the study area. The study predicted that the following sites would occur in the assessment area:

- Stone artefact scatters visible on the surface particularly in disturbed and eroded areas where there is soil exposure.
- Stone artefacts deposits within sub-surface soil layers.
- Scarred or carved trees within areas containing remnant trees greater than 100 years of age.
- Isolated finds across the landscape.

Based on previous investigations within the Cumberland Plain it was predicted that these sites would generally occur in the following landform contexts:

- High densities of sites along high order water courses.
- High densities of sites on high ground and specifically ridgelines.
- There is a lower potential for aboriginal sites to be located on gradient slopes greater than 15 degrees.

Oliver Brown 2010, Varroville Reserve Aboriginal Heritage Assessment

Oliver Brown conducted an Aboriginal cultural heritage assessment of the area immediately north of the study area. The survey covered the ridgeline that extends into the current study area. Artefacts were recorded in association with AHIMS site #45-5-2403 which had been recorded previously. The site is located along the northern ridge line of the current study area. An area of archaeological potential was also mapped in association with the site.

A predictive model was proposed that incorporated the importance placed on distance from water sources as well as the association of artefacts and ridgelines and hilltops. In particular it was predicted that:

- Artefacts in the general area around the reserve, being mostly sloping and away from significant water, will be sparse and comprise what is generally referred to as an almost ubiquitous 'background scatter' across all of western Sydney.
- On the level areas of the ridgeline in the reserve and particularly on crest with a view, concentrations of artefacts are likely to occur. In general it would not be predicted that these would be in high densities and if they were it would be strongly indicative that the site held high significance to Aboriginal people.

Brown also raised the concept of a site's amenity for use by people. It was proposed that a site is more likely to have deposits relating to more frequent and prolonged use based on the following

- Levelness of the ground.
- Aspect to sunlight.
- Protection from winds.
- Drainage.
- View.

The Bunbury Curan Hill which forms the northern ridgeline of the current study area was found to rate highly in terms of the excellent vantage point it affords overlooking the surrounding lowlands. This factor was given greater precedence than the location of the site to water in terms of the archaeological potential assessment.

Artefact Heritage 2013, Macarthur Memorial Park, St Andrews Road, Varroville Aboriginal Heritage Due Diligence Assessment

Artefact Heritage prepared a Due Diligence assessment for the study area identifying eight previously unrecorded sites. The sites consisted of four artefact scatters and four isolated finds. The majority of the sites were recorded within exposures along the eastern ridgeline and northern escarpment. Two sites were recorded in exposures located on hill slopes and one site was recorded in an exposure near an incised drainage line. Silcrete was the predominant raw material recorded within the study area with some quartz artefacts and one mudstone artefact also recorded. The assemblages consisted of broken flakes, complete flakes, and core fragments. Reduction techniques identified included bipolar flaking, unifacial cores and some evidence of backing.

Artefact Heritage 2014, Macarthur Memorial Park, St Andrews Road, Varroville: Stage 1 Archaeological Survey Report.

Artefact Heritage conducted an Aboriginal Archaeological survey of the Stage 1 area of the Macarthur Memorial Park. The survey identified three previously unrecorded artefact scatters within the study area as well as two areas of PAD. The artefact scatters were all located within exposures on low lying crest landforms towards the western boundary of the study area. Silcrete was the dominant raw material recorded with some quartz artefacts also identified. Artefacts consisted of complete flakes, broken flakes and cores.

The two PADS identified within the Stage 1 area were located on raised landforms overlooking a series of converging drainage lines. Disturbance within these areas was minimal and exposures were limited. Areas of moderate potential were identified in areas where disturbance levels appeared to be higher than those within the PAD areas. Areas of moderate potential included spur crest landforms bordered by steep gradients.

4.0 PREDICTIVE MODEL

4.1 Previous Predictive Models

During the last twenty years, Cumberland Plain predictive modelling has been developed and refined as new data becomes available. White and McDonald have developed a model for occupation on the Cumberland plain based on the analysis of subsurface deposits within the Rouse Hill Development Area (RHDA), located to the north of the study area (White & McDonald 2010). This model examines the distribution and density of Aboriginal sites in relation to water sources and landforms to analyse how Aboriginal people were using the landscape in the past. The findings of this study highlighted the relationship between proximity to freshwater and landscape with Aboriginal occupation. The following predictive statements were asserted (White & McDonald 2010: 36):

- Archaeological evidence of past Aboriginal peoples will comprise a limited representative of background scatter within proximity to first order creek lines.
- Within the reaches of second order creek lines, archaeological evidence will be representative of background scatter and will likely consist of one-off camp locations and / or isolated events.
- Within the reaches of third order creeks, archaeological evidence will consist of repeated occupation by small groups of people. Archaeological expressions will likely consist of knapping floors and evidence of repeated use over time.
- Along major fourth order creek lines — which include Second Ponds Creek — archaeological expressions will consist of continued and repeated use by past Aboriginal peoples and may include stratified deposits.

The major findings of the study were that artefact densities were most likely to be greatest on terraces and lower slopes within 100m of water. The stream order model was used to differentiate between artefact densities associated with intermittent streams as opposed to permanent water. It was found that artefacts were most likely within 50-100m of higher (4th) order streams, within 50m of second order streams, and that artefact distribution around first order streams was not significantly affected by distance from the watercourse (White and McDonald 2010: 33). Overall landscapes associated with higher order streams (2nd order or greater) were found to have higher artefact densities, higher maximum densities, and more continuous distribution than lower order intermittent streams. The analysis also concluded that while there were statistically viable correlations that demonstrated a relationship between stream order, land form unit and artefact distribution across the RHDA, the entire area should be recognised as a cultural landscape with varied levels of artefact distribution (White and McDonald 2010: 37). This predictive model can be transferred to other areas of the Cumberland Plain, especially those on shale soil geology, as landscape, soils and artefacts patterning are similar throughout the region.

Studies within the southern Cumberland Plain have found that whilst aspects of White and McDonalds Stream Order model do hold for this area other factors also contribute to site location and density. AECOM's 2009 excavations at the Oran Park and Turner Road precincts indicated a low density spread of archaeological material across the area. This was argued to reflect a *'pre-contact landscape of extensive but low intensity Aboriginal activity with evidence of strategic defensive positioning of campsites within a cultural interaction zone between different language groups'* (AECOM 2009: ES1). Excavations conducted by Artefact Heritage south of the study area confirm these observations (Artefact Heritage 2013). Based on their excavation results AECOM proposed that for the southern Cumberland Plain:

- Stone artefacts will occur within topsoil up to 300 metres from fourth order creeks, 200 metres from third order creeks and 100 metres from second order creeks – these areas may be designated as a continual deposit and are associated with surface expressions of artefacts.
- Archaeological deposit will occur in elevated areas within 300 metres of major creeks where the surrounding areas can be easily observed.
- Aboriginal stone artefact scatter sites with very few artefacts visible on the surface occur widely over the landscape and are not strongly associated with a particular landform.

In addition to these statements by AECOM (2009), Oliver Brown (2010) highlighted the importance of crest landforms with extensive views over the surrounding lowlands within the study area. Smith (1989) also highlighted the high potential associated with crest landforms away from watercourses in her regional study of the Liverpool area.

4.2 Predictive Model for the Study Area

Archaeological data gathered in the locality has demonstrated the widespread and varying use of the area by Aboriginal people. This predictive model comprises a series of statements about the nature and distribution of evidence of Aboriginal land use that is expected in the study area. These statements are based on the information gathered regarding:

- Landscape context and landform units.
- Ethno-historical evidence of Aboriginal land use.
- Distribution of natural resources.
- Results of previous archaeological work in area.
- Predictive modelling proposed in previous archaeological investigations.

Predictive statements are as follows:

- Stone artefact scatters and isolated stone artefacts are the most likely Aboriginal site type to be identified within the study area.
- Aboriginal scarred trees, whilst rare, may be present in areas where remnant old growth vegetation exists.
- Stone artefacts will occur within topsoil up to 300 metres from fourth order creeks, 200 metres from third order creeks and 100 metres from second order creeks – these areas may be designated as a continual deposit and are associated with surface expressions of artefacts.
- Based on the results of previous investigations of the study area surface artefact scatters and areas of potential archaeological deposit are likely to occur on the level areas of the ridgeline and particularly on crest landforms with a view of the surrounding lowlands.
- Silcrete is most likely to be the dominant raw material identified.
- The survival of subsurface archaeological material is likely to depend on a combination of natural erosion and sedimentation processes and historical and more recent land use patterns.
- Visibility is likely to be low, obstructed by dense grass cover. Sites on the ground surface will be most obvious in exposed areas where vegetation has recently been cleared, vehicle tracks and eroded banks of waterlines. It is likely that sites will occur within areas obstructed by vegetation.

It is probable that the only material traces of Aboriginal occupation remaining will be stone artefacts and/or modified trees. The potential for shelter sites, middens, quarries, rock engravings and axe grinding grooves is limited by the landscape context and historical land use.

Areas of PAD would be dependent on landform and levels of disturbance. Areas of PAD would not be identified across steep slopes, swampy deposit, in areas of flooding, or in areas of high disturbance.

5.0 FIELD METHODS

5.1 Site Definition

An Aboriginal site is generally defined as an Aboriginal object or place. An Aboriginal object is the material evidence of Aboriginal land use, such as stone tools, scarred trees or rock art. Some sites, or Aboriginal places can also be intangible and although they might not be visible, these places have cultural significance to Aboriginal people.

OEH guidelines state in regard to site definition that one or more of the following criteria must be used when recording material traces of Aboriginal land use:

- The spatial extent of the visible objects, or direct evidence of their location.
- Obvious physical boundaries where present, e.g. mound site and middens (if visibility is good), a ceremonial ground.
- Identification by the Aboriginal community on the basis of cultural information.

For the purposes of this study an Aboriginal site was defined by recording the spatial extent of visible traces or the direct evidence of their location.

5.2 Survey Methodology and Limitations

A survey of the study area was conducted by Claire Rayner (Artefact Heritage), Duncan Jones (Artefact Heritage), Glenda Chalker (CBNTCAC) and Abi Whillock (TLALC) on 21 and 24 August 2015. The survey was undertaken in accordance with OEH code of practice.

The study area was divided into seven survey units based on property boundaries. All survey units were covered on foot. All exposed areas within survey units were targeted for stone artefacts or other traces of Aboriginal occupation. Where accessible, mature trees were inspected for evidence of cultural scarring or carving. Previously recorded sites within the study area were revisited. Given the large amounts of rain during day two of the survey, thick mud within the vicinity of sites made their relocation difficult.

A handheld Global Positioning System (GPS) was used to track the path of the surveyor, relocate previously recorded sites and to record the geographical coordinates of features within the study area. Aerial photographs and topographic maps were carried by survey team members.

A photographic record was kept of all sections of the study area. Photographs were taken to represent the landform units, vegetation communities, objects of interest and levels of disturbance. Scales were used for photographs where appropriate.

6.0 SURVEY RESULTS

6.1 Effective Survey Coverage

The survey covered all seven survey units. Each survey unit consisted of one to three different landforms (see Table 2). Areas of high exposure were targeted. The coordinates of all previously recorded sites within the study area were visited. The area covered by the survey is illustrated in Figure 5. The effective survey coverage is summarised in Table 2 and the landform survey coverage is summarised in Table 3.

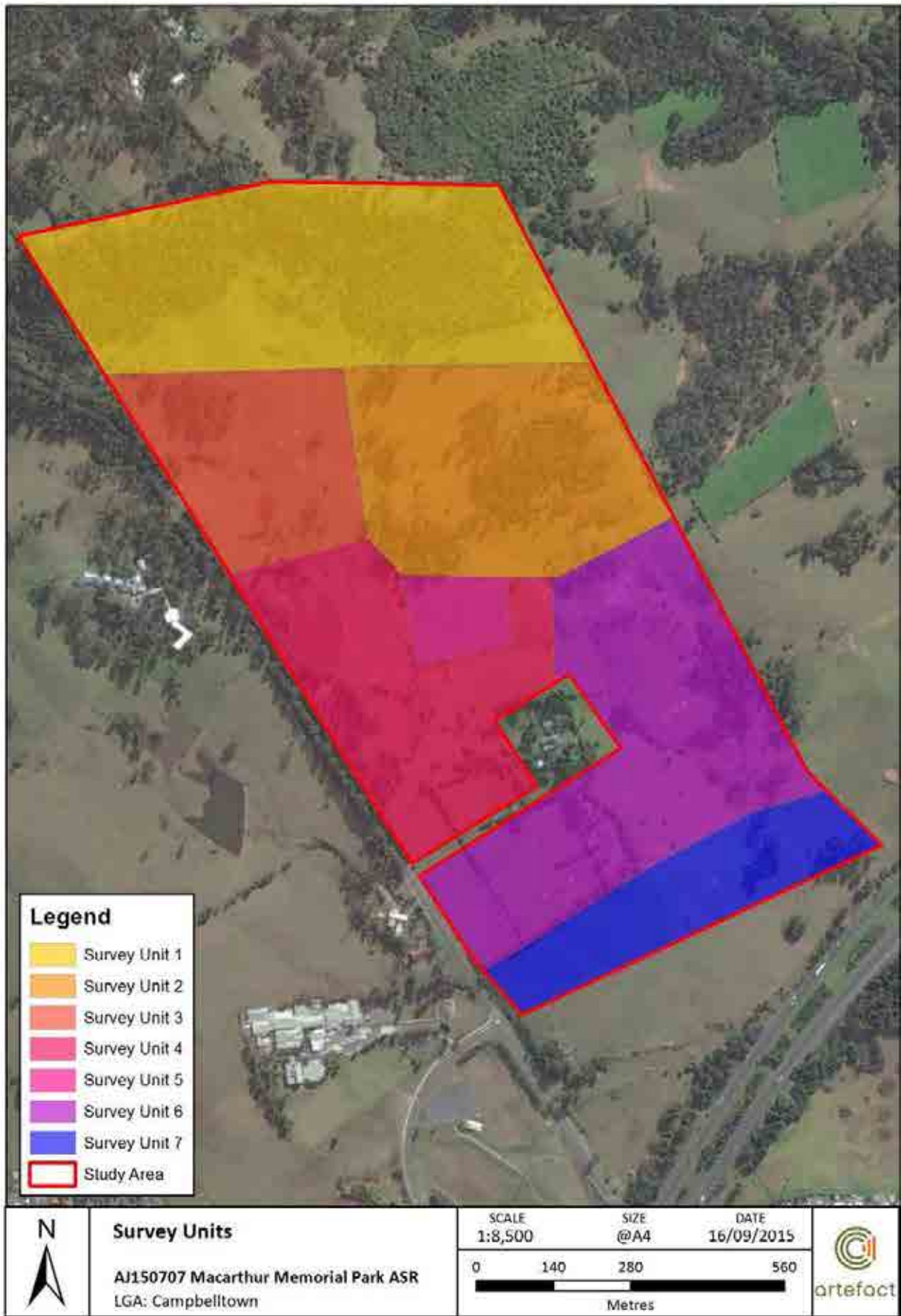
Table 2: Effective survey coverage

Survey Unit	Landform	Survey unit area (m ²)	Visibility (%)	Exposure (%)	Effective Survey Coverage (m ²)	Effective Coverage (%)
1	Ridge, slope	283,600	10%	10%	2836	1
2	Crest, slope	188,267	5%	10%	941.335	0.5
3	Crest, slope	120,467	5%	5%	301.1675	0.25
4	Crest, slope, flat	173,405	10%	5%	867.025	0.5
5	Slope	25,872	5%	5%	64.68	0.25
6	Crest, slope, flat	246,637	10%	10%	2466.37	1
7	Slope, flat	96,041	5%	5%	240.1025	0.25

Table 3: Landform survey coverage

Landform	Landform area (m ²)	Area effectively surveyed	% of landform surveyed	Number of sites	Number of artefacts or features
Flat	220,689	2206.89	1	1	1
Slope	498,635	2493.175	0.5	4	10
Crest	349,878	874.695	0.25	14	48
Ridge	65,087	325.435	0.5	9	19

Figure 5: Survey Units



6.2 Survey Observations

6.2.1 Survey Unit 1

Survey unit 1 includes the northern escarpment and part of the slope descending to the south. The slope is extremely steep and covered by an impenetrable olive grove and introduced weeds such as lantana (*Lantana camara*) (Plate 1). A vehicle access track runs east to west across the northern boundary of the study area (Plate 2). The top of the escarpment is gently undulating and vegetated by sparse to thick grass and some native trees (Plate 3). All mature trees suitable for cultural scarring and carving were inspected however no cultural markings were identified. The lower slopes of the escarpment are covered by dense grasses and exhibit more evidence of disturbance than the top of the escarpment. This disturbance is related to agricultural and maintenance activities. This included some ground disturbance associated with track maintenance. A geotechnical pit was noted in the south east corner of the survey unit (Plate 5).

Exposures were common along the access track with excellent visibility. All artefacts were located within these exposures. Visibility was generally impaired by vegetation and leaf litter in some places (Plate 4). There were nine Aboriginal sites all consisting of stone artefacts located along the access track (Plate 6). These sites have been interpreted as a site complex encompassing the entirety of the ridge top. These sites are discussed in detail in Section 6.3.

Plate 1: Steep slope to the south covered by impenetrable vegetation, survey unit 1



Plate 2: Vehicle access track, survey unit 1



Plate 3: Undulating top of escarpment, survey unit 1



Plate 4: Visibility impaired by leaf litter in some areas, survey unit 1



Plate 5: geotechnical pit, survey unit 1



Plate 6: Basalt ground fragment, survey unit 1



6.2.2 Survey Unit 2

Survey unit 2 is located to the south east of survey unit 1. This survey unit includes the lower slopes of the escarpment as well as the north to south trending ridgeline along the eastern boundary of the study area. Landforms in this survey unit are characterised as slope and crest. The majority of the survey unit is covered by dense grasses which limited visibility (Plate 7). Visibility is limited to exposures created by vehicle access tracks which run along the northern boundary of the survey unit and the eastern ridge line (Plate 8). A drainage line runs north east to south west through the central portion of the survey unit (Plate 9). Disturbance was noted by the construction of a dam along the western boundary of the survey unit. The access track along the eastern ridge line has been stabilised in some places with introduced fill materials (Plate 10).

There were four previously recorded sites and four newly recorded sites located in survey unit 2. These all consisted of stone artefacts and were located within areas of exposure on vehicle tracks. Artefacts identified at Varroville Artefact Scatter 2 were found to be eroding out of a vehicle track (Plate 11). These sites will be discussed in more detail in Section 6.3.

Plate 7: Dense grass impeding visibility, survey unit 2



Plate 8: High visibility on access tracks, survey unit 2



Plate 9: view south west along drainage line towards dam, survey unit 2



Plate 10: Introduced fill located on ridge line access track, survey unit 2



Plate 11: Varroville Artefact Scatter 2, view east orange flags indicate artefact locations, survey unit 2



6.2.3 Survey Unit 3

Survey unit 3 is located to the south west of survey unit 1. It encompasses the lower slopes of the northern escarpment as well as low lying crests incised by drainage lines. The majority of the survey unit is covered in dense grasses with some stands of new growth Eucalypts. Exposures occur in areas of erosion on the low lying crests although visibility across the survey unit was generally low. Large amounts of rain during the second day of survey further impeded visibility due to mud. Two dams have been constructed within survey unit 3. Landforms within the survey unit generally appeared to be intact and in good condition.

There are two previously recorded sites located within survey unit 3. These all consist of stone artefacts generally located within exposures on the low lying crest landforms.

Plate 12: View north towards escarpment, survey unit 3



Plate 13: View south towards dam dense grasses impeding visibility, survey unit 3



Plate 14: Silcrete artefact, survey unit 3



6.2.4 Survey Unit 4

Survey unit 4 lies to the south of survey unit 3. It includes flat, slope and crest landforms (Plate 15). Exposures and visibility were very low within this survey unit. Exposures occur along the western boundary of the study area along a transmission line access track, along dam walls and in areas of erosion (Plate 16). The survey unit demonstrated high levels of disturbance associated with agricultural activities. The south western paddocks show evidence of ploughing while furrows were identified along the southern slopes of the survey unit (Plate 17). A geotechnical pit was identified along the western boundary of the study area in survey unit 4. Parts of the survey unit such as the area to the north of the dams and the crest landform along the eastern boundary demonstrated lower levels of disturbance and appeared to be in good condition (Plate 18).

There are three previously recorded sites and four newly recorded sites located within survey unit 4. Varroville Artefact Scatter 5 is located along a transmission line access track running along the western boundary of the survey unit. The current assessment recorded an additional four artefacts at this site. These sites are discussed in detail in Section 6.3.

Plate 15: View west crest, slope and flat landforms, survey unit 4



Plate 16: Access track along transmission line, survey unit 4



Plate 17: South western paddocks, survey unit 4



Plate 18: Intact crest landform, survey unit 4



6.2.5 Survey Unit 5

Survey unit is located in the central portion of the study area. The survey unit is characterised by a slope landform and consists of a cleared paddock. Dense grass covers the survey unit impeding visibility which is limited to infrequent exposures. Exposures occur in eroded areas heavily disturbed by cattle movements. There were no Aboriginal sites or objects located within survey unit 5. The area was generally highly disturbed with bioturbation of the soil horizons from cattle apparent over the majority of the area.

Plate 19: View south west towards dams, survey unit 5



Plate 20: area of exposure caused by cattle trampling, survey unit 5



6.2.6 Survey Unit 6

Survey unit 6 encompasses the southern extent of the eastern ridgeline as well as slope and flat landforms. The survey unit consists of cleared fields. Dense grass covers the majority of the area with some stands of mature and new growth eucalypts. A drainage channels runs south through the eastern portion of the survey unit which has been dammed in several places. Thick vegetation surrounds the drainage line and dams. It was not possible to inspect all of the mature native trees as they were surrounded by impenetrable weeds. A possible scarred tree was identified by Glenda Chalker during survey. On further inspection the scar did not appear to demonstrate any cultural features such as cutting marks and was found to be irregular in shape suggesting that it is a natural occurrence rather than cultural (Long 2015).

Visibility was generally low throughout the survey unit. Visibility was impeded by dense vegetation and heavy rains on the second day of survey that resulted in mud obscuring exposures. Exposures occurred on vehicle tracks and in areas of erosion on the crest of the ridgeline and slopes. Disturbance was noted along the southern slope of the eastern ridgeline where terracing associated with vineyards has occurred. Furrows were apparent across the study area and the drainage line appears to have been highly modified with the construction of various dams.

There was one previously recorded site and two newly recorded sites located within survey unit 6. All of the sites consist of stone artefacts and are located within exposures. These sites will be discussed in more detail in Section 6.3.

Plate 21: View south west across slope and crest land forms, survey unit 6



Plate 22: View south of dense vegetation along drainage line



Plate 23: Detail of scar assessed as natural, survey unit 6



Plate 24: Location of tree, survey unit 6



Plate 25: Wet conditions impeding visibility, survey unit 6



Plate 26: Silcrete artefact, survey unit 6



6.2.7 Survey Unit 7

Survey unit 7 extends along the southern most paddock within the study area. Landforms within the survey unit are slope and flat. The drainage line in survey unit 6 extends to the south east corner of survey unit 7. Visibility is impeded by dense vegetation and exposures are minimal. Disturbances are evident related to the construction of the dam and furrows related to ploughing activities throughout the survey unit. As with survey unit 6, stands of mature vegetation are located around the drainage

line and dams however dense thickets of weeds prevented their inspection for cultural scarring or marking.

There was one isolated artefact identified in survey unit 7.

Plate 27: Flat and slope landforms, survey unit 7



Plate 28: Mature vegetation surrounded by thickets of weeds, survey unit 7



Plate 29: Ground disturbances associated with agricultural activities, survey unit 7



Plate 30: Silcrete artefact, survey unit 7



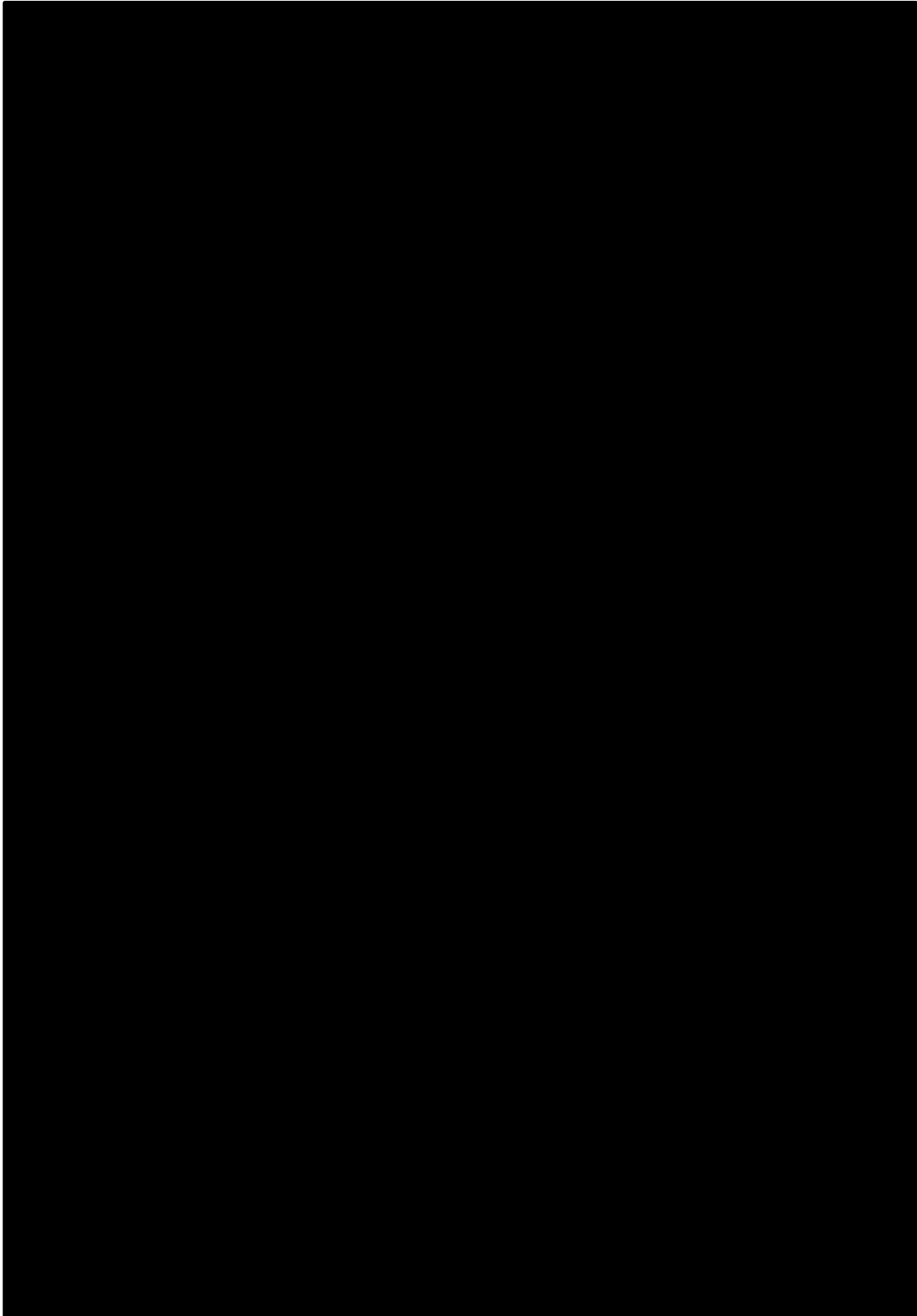
6.3 Summary of Results

The current survey identified six new artefact scatters and 11 new isolated artefacts (see Figure 6). The survey also revisited the coordinates of the five previously recorded artefact scatters and four isolated artefacts.

Two site complexes were identified. The site complexes are shaded in pink in Figure 6. The first of these, Varroville Site Complex 1 (VAC1) is located along the northern escarpment and the second, Varroville Site Complex 2 (VAC2) is located along the eastern ridgeline. The site complexes consist of a series of artefact scatters and isolated finds. The extent of the artefact scatters recorded within the study area are shaded in light blue in Figure 6. These encompass the physical extent of the artefacts observed on the surface as well as the crest landforms on which they are located. These extents have been adopted from the original recording by Artefact Heritage (2014).

The results of the site visit are presented in the following sections. Artefact tables are located in Appendix 1.

Figure 6: Survey Results



6.3.1 Previously recorded Aboriginal sites

6.3.1.1 Varroville Artefact Scatter 1 (VAS1 #45-5-4321)

Site Type: Artefact Scatter

Centroid: [REDACTED]

Site Length: Ten metres

Site Width: Four metres

Varroville Artefact Scatter 1 was originally recorded by Artefact Heritage (2013) during a Due Diligence assessment of the current study area. It was recorded as a scatter of four artefacts located along the escarpment ridgeline across an unformed vehicle track. Soils across the unformed vehicle track appeared to be eroded by water run-off and vehicle use and as such appeared slightly deflated and compact. Views from the site are clear northwest toward the Blue Mountains with some views overlooking the Cumberland Plain in the direction of Campbelltown in the southeast. Raw material included red and grey silcrete, with artefacts including one core fragment.

Results of current assessment

Updated Site Length: 28 metres

Updated Site Width: Four metres

The current assessment identified the original artefacts recorded as well as an additional six artefacts (n=10). The site generally appeared to be relatively undisturbed and intact (Plate 31). Visibility was high within the exposure except for areas of dense leaf litter (Plate 32). It is possible that more artefacts could be located in these areas.

All of the artefacts were identified within an unformed vehicle track with some artefacts eroding from out of the ground surface. Silcrete was the dominant raw material identified (n= 9, 90%) with one quartz artefact also recorded (10%, see Plate 33). The assemblage consists of broken flake fragments (n=4, 40%), two cores (20%), two complete flakes (20%), one angular fragment (10%) and one pink silcrete blade (10%, see Plate 34).

Plate 31: View east across VAS1, scale: 1 m



Plate 32: Visibility impeded by leaf litter in some areas of the site



Plate 33: Quartz angular fragment, scale: 10 cm



Plate 34: Pink silcrete blade, scale: 10 cm



6.3.1.2 Varroville Artefact Scatter 2 (VAS2, #52-2-4021)

Site Type: Artefact Scatter

Centroid: [REDACTED]

Site Length: Eleven metres

Site Width: Ten metres

Varroville Artefact Scatter 2 was originally recorded by Artefact Heritage (2013) within the northern portion of the ridgeline that extends south along the eastern boundary of the study area. The site was recorded across a crest landform context in a surface exposure associated with an unformed vehicle track. The site comprises an artefact scatter of eleven artefacts and is approximately eleven metres long and ten metres wide.

The western margin of the site is delineated by steep slopes and drainage channels. Eleven artefacts were originally recorded consisting of ten silcrete artefacts and one quartz artefact. Artefact types included one bipolar silcrete flake, one backed silcrete medial flake fragment and one retouched silcrete proximal flake fragment.

Results of current assessment

Updated Site Length: 40 metres

Updated Site Width: 35 metres

The current assessment relocated the original artefacts recorded at VAS2 as well as an additional 39 artefacts (n=50). The site was found to be in a similar condition to when it was first recorded. Visibility was generally high throughout the exposure. Visibility was lower along the eastern extent where a layer of foreign gravels has been deposited along the track (Plate 35). Aside from the introduced gravels disturbance was generally very low across the site. The western portion of the site consists of a level grassed area of PAD (Plate 36). Artefacts were found to be eroding out of the surface of the vehicle track therefore it is likely that this undisturbed area could contain subsurface archaeological deposits (Plate 37).

The assemblage consists predominantly of silcrete artefacts (n=41, 82%, see Plate 38). Other raw materials identified include quartz (n= 8, 16%) and one chert piece (2%). Artefact types identified include complete flakes (n= 20, 40%), flake fragments (n=11, 20%), angular fragments (n= 17, 34%), a core (2%) and one blade (2%).

Plate 35: Introduced grey gravels along the eastern extent of VAS 2



Plate 36: Flags indicate artefact locations, area of PAD visible in the background



Plate 37: Flat grassed area extending west from the main concentration of artefacts, scale: 1 m



Plate 38: Red and pink silcrete artefacts, VAS 2, scale: 10 cm



6.3.1.3 Varroville Artefact Scatter 3 (VAS3, #52-2-4022)

Site Type: Artefact Scatter

Centroid: [REDACTED]

Site Length: Eight metres

Site Width: Seven metres

Site VAS3 was originally recorded across a crest landform context approximately sixty metres southeast of site VAS2. The artefacts were recorded within an area of exposure associated with an unformed vehicle track that runs across the top of the ridgeline.

The site has extensive views west of local landforms including hills, ridgelines and viewpoints. The western margin of the site is delineated by steep slopes. The site comprised an artefact scatter of five artefacts and measured approximately eight metres long and seven metres wide. All artefacts identified were silcrete. Two of the artefacts identified were recorded as unifacially flaked cores.

Results of current assessment

Updated Site Length: Eight metres

Updated Site Width: Seven metres

The current assessment did not relocate the artefacts originally recorded by Artefact Heritage however an additional five artefacts were identified within the vicinity of the recorded coordinates for the site (n=10). The site appeared to be in a similar condition to when it was first recorded. Visibility

was generally high except for areas covered with introduced gravels (Plate 39). Disturbance levels were generally low aside from the area covered by gravel.

The assemblage consists of silcrete flaked artefacts (Plate 40). Artefact types identified include complete flakes (n= 5, 50%), cores (n= 3, 30%), and broken flakes (n= 2, 20%).

Plate 39: Exposure containing artefacts, note area of introduced gravels



Plate 40: Red silcrete artefacts, VAS3, scale: 10 cm



6.3.1.4 Varroville Artefact Scatter 4 (VAS4, #52-2-4023)

Site Type: Artefact Scatter

Centroid: [REDACTED]

Site Length: Eleven metres

Site Width: Seven metres

Varroville Artefact Scatter 4 was recorded located across a crest landform context approximately fifty metres south east of site VAS3. The artefacts were located within an area of exposure associated with the vehicle track that runs across the top of the ridgeline.

The site has extensive views approximately 280 degrees from the north east clockwise to the north west including views of local hills and ridgelines, Campbelltown, the Woronora Special Area and Heathcote National Park to the south. The site comprised an artefact scatter of five artefacts and measured approximately eleven metres long and seven metres wide. Three quartz flakes, all with negative flake scars evident, one silcrete flake and one indurated mudstone/tuff (IMT) medial flake were identified during the recording of the site.

Results of current assessment

Updated Site Length: Eleven metres

Updated Site Width: Seven metres

The current assessment did not relocate the original artefacts identified at VAS4 however one additional artefact was identified (n=6). Visibility was high across the exposure and the site appeared to be in a similar condition to the original recording. Minimal disturbance caused by erosion was noted across the exposure. It is likely that the artefacts have eroded from subsurface deposits.

Of the artefacts recorded quartz was the predominant raw material (n=4, 67%), two silcrete artefacts were also recorded (33%). The assemblage consists of complete flakes (n= 3, 50%) and flake fragments (n= 3, 50%).

Plate 41: Exposure in which artefact was identified, VAS4**Plate 42: Quartz artefact, VAS4, scale: 10 cm****6.3.1.5 Varroville Artefact Scatter 5, (VAS5 #52-2-4108)****Site Type:** Artefact Scatter**Centroid:** [REDACTED]**Site Length:** 140 metres (combined with VAS6)**Site Width:** 180 metres (combined with VAS6)

Site VAS5 was originally recorded as an artefact scatter identified across a narrow crest that runs west to east off the escarpment located directly west of the current study area. Views from the site are restricted but are primarily to the northeast. The artefact scatter is approximately 50 metres long and 10 metres wide. The artefact scatter was identified along a vehicle access track directly beneath overhead electrical cables. The majority of the artefacts were located along areas of exposure along the edge of an unformed vehicle access track.

The site was identified within a landform complex consisting of three well-defined gently sloping crest landforms and two small drainage depressions. Areas of PAD were identified within this context associated with VAS5 and VAS6.

Results of current assessment**Updated Site Length:** 140 metres (combined with VAS6)**Updated Site Width:** 180 metres (combined with VAS6)

The current assessment found VAS5 to be in an intact and good condition (Plate 43). Visibility was affected by the wet weather conditions at the time of survey. This resulted in lower visibility across the exposure than when the site was originally recorded. The site is located within an access track associated with a power line that runs along the western boundary of the study area. The exposure in which the artefacts are located appears to have been affected by erosion with artefacts identified embedded in the ground.

The assemblage at VAS5 consists of 13 artefacts. Raw materials present include silcrete (n= 11, 86%, see Plate 44), quartz (n= 1, 7%) and IMT (n= 1, 7%). The assemblage consists predominantly of flake fragments (n= 8, 62%), with two complete flakes (15%) and one unifacial core (8%) also identified. Of the artefacts identified two silcrete artefacts were found to be embedded in the ground surface and so the reduction type was not identified. Retouch was noted on one of the complete flakes which appeared to have been backed.

Plate 43: View south across VAS5, scale 1 m



Plate 44: Yellow silcrete core, scale: 10 cm



6.3.1.6 Varroville Artefact Scatter 6 (VAS6, #52-2-4109)

Site Type: Artefact Scatter

Location: [REDACTED]

Site Length: 140 metres (combined with VAS5)

Site Width: 180 metres (combined with VAS5)

Site VAS6 was originally recorded as an artefact scatter identified across a narrow crest. Views from the site are restricted. The artefact scatter was identified along the edge of new growth Cumberland Plain Woodland with some introduced species. The grass cover was dry and sparse with the A1 soil horizon evident across much of the site. The soil profile was evident in areas of exposure and rivets and cracks were evident. The majority of the artefacts were located within small areas of exposure. The site was noted to be located within the same crest context as VAS5 and areas of PAD associated with this landform.

Results of current assessment

Updated Site Length: 140 metres (combined with VAS6)

Updated Site Width: 180 metres (combined with VAS6)

The current assessment did not identify the previously recorded artefacts at VAS6. Grass has overgrown much of the exposures in which the artefacts were recorded reducing visibility and exposure across the site (Plate 45). There were no obvious disturbances noted and the site appeared to be relatively intact and in good condition. The crest landform on which VAS6 and VAS5 are located appears to also be in a good condition with very little disturbances noted. It is likely that the crest would contain subsurface archaeological deposits (Plate 46). For this reason these sites have been included within the same extent mapped in Figure 6.

Plate 45: Area of exposure at recorded coordinates for VAS6, scale: 1 m



Plate 46: Area of potential associated with VAS5 and VAS 6



6.3.1.7 Varroville Artefact Scatter 7 (VAS7, 52-2-4110)**Site Type:** Artefact Scatter**Location:** [REDACTED]**Site Length:** 320 metres**Site Width:** 50 metres

Site VAS7 was recorded as an artefact scatter consisting of seven stone artefacts and one glass artefact. The site was recorded along a bisected narrow crest that runs west to east along the western boundary fence line that borders St Andrews Road. The artefact scatter was identified along a vehicle access track directly beneath overhead power lines. The majority of the artefacts were located along areas of exposure that appeared to be eroding out of the edge of the access track.

Results of current assessment**Updated Site Length:** 320 metres**Recorded Site Width:** 50 metres

The current assessment did not relocate the artefacts originally recorded at VAS7 however an additional five artefacts were identified within the vicinity of the recorded coordinates (n= 13). The artefacts were all recorded within an exposure caused by a vehicle access track (Plate 47). Given the wet conditions during the assessment visibility was reduced. Dense leaf litter in some areas also reduced the visibility within the exposures.

The assemblage consists of predominantly silcrete artefacts (n= 10, 77%). Quartz (n=1, 7%), IMT (n=1, 7%) and glass (n= 1, 7%) were also noted. Reduction types identified included broken flake fragments (n= 10, 77%), complete flakes (n= 2, 15%, see Plate 48) and one core (7%).

Plate 47: Vehicle track in which artefacts at VAS7 are located, scale: 1 m



Plate 48: silcrete flake, scale: 10 cm

**6.3.1.8 Varroville Isolated Find 1 (VIF1, #45-5-4322)****Site Type:** Isolated Find**Centroid:** [REDACTED]

Site VIF1 was originally recorded on the escarpment ridgeline towards the northwest corner of the study area within a deflated exposure. The isolated artefact was recorded as a red silcrete medial flake fragment located within a zone of heavy disturbance with no A1 horizon evident.

Results of current assessment

VIF1 was not relocated during the current survey. Upon inspection the slope in which the recorded coordinates place the find was heavily eroded (Plate 49). It is likely that the artefact has since been

washed away from its recorded location. Another artefact (VIF7) was recorded within 10 metres of VIF1.

Plate 49: Location of VIF1, scale: 1 m



6.3.1.9 Varroville Isolated Find 2 (VIF2 #45-5-4323)

Site Type: Isolated Find

Centroid: [REDACTED]

VIF2 was originally recorded as a red silcrete proximal flake fragment located along a natural water run-off channel mid-slope on the northern escarpment face.

Results of current assessment

The artefact at VIF2 was not relocated. The location of the recorded coordinates appeared to be heavily eroded with deep channels evidencing the erosive nature of the slope (Plate 50).

Plate 50: Location of coordinates for VIF2, scale: 1 m



6.3.1.10 Varroville Isolated Find 3 (VIF3 #52-2-4024)

Site Type: Isolated Find

Centroid: [REDACTED]

Site VIF3 was recorded as a single artefact identified in a slope landform context on a surface exposure associated with an unformed vehicle track / livestock activity. The red silcrete split flake with a faceted platform was located amongst an area of regrowth and old growth trees.

Results of current assessment

The isolated find was not relocated during the current assessment. The slope on which VIF3 was originally recorded appeared to be highly eroded and it is likely that the artefact has since been washed further down the slope (Plate 51). Newly recorded artefact scatter VAS8 was recorded down slope from VIF3. However it does not appear that VIF3 was recorded with the scatter.

Plate 51: Eroded track where VIF3 was originally recorded. Scale: 1 m



6.3.1.11 Varroville Isolated Find 4 (VIF4 #52-2-4025)

Site Type: Isolated Find

Centroid:

Site VIF4 was originally recorded on a slope within a stand of regrowth eucalypts. The identified artefact consisted of a red silcrete distal flake fragment.

Results of current assessment

The artefact at VIF4 was not relocated during the current assessment. The area in which the recorded coordinates were located has been heavily trampled by cattle (Plate 52). The area was also waterlogged due to the wet weather conditions at the time of survey.

Plate 52: Recorded location of VIF4, very waterlogged and trampled at time of assessment, scale: 1 m



6.3.2 Newly recorded Aboriginal sites

6.3.2.1 Varroville Artefact Scatter 8 (VAS8)

Site Type: Artefact Scatter

Centroid: [REDACTED]

Site Length: 25 metres

Site Width: 25 metres

VAS8 is located within an exposure associated with an unsealed vehicle access track. The site is located on a lower slope 50 metres west of VIF3 and 190 metres south west of VAS2. An incised drainage line is located 50 metres south of the site. VAS8 featured excellent visibility at the time of recording. The exposure in which the artefacts are located appears to be highly eroded and artefacts were noted eroding out of the ground surface (Plate 53). Other than erosion the site appeared to be relatively undisturbed. Stands of new growth Cumberland Woodland are located to the north and south of the site.

The assemblage consists of six stone artefacts. Silcrete is the predominant raw material (n= 5, 84%) with chert also recorded (n=1, 16%). Reduction types present included complete flakes (n =2, 33%), and flake fragments (n= 4, 67%). Of the artefacts recorded two showed evidence of retouch (see Plate 54).

Plate 53: View west across VAS8



Plate 54: Silcrete complete flake with evidence of retouch recorded at VAS8, scale: 10 cm



6.3.2.2 Varroville Artefact Scatter 9 (VAS9)

Site Type: Artefact Scatter

Centroid: [REDACTED]

Site Length: 25 metres

Site Width: 17 metres

VAS9 was recorded within an area of exposure located on a sloping crest landform. The exposed area appears to be associated with an unsealed vehicle access track (Plate 55). The scatter consists of a silcrete complete flake and a quartz angular fragment (Plate 56). The exposure featured high visibility and very little evidence of disturbance. The area surrounding the exposure was covered by dense short grass.

Plate 55: View of VAS9 to the North



Plate 56: Quartz angular fragment, VAS9



6.3.2.3 Varroville Artefact Scatter 10 (VAS10)

Site Type: Artefact Scatter

Centroid: [REDACTED]

Site Length: 10 metres

Site Width: 10 metres

VAS10 is located on the northern escarpment approximately 50 metres east of VAS1. The site was recorded within a similar context as VAS1 and is likely associated with the other artefact scatters located along this ridgeline. The artefacts were identified within an unsealed narrow access track (Plate 57). Visibility and exposure was high within the access track however vegetation and leaf litter inhibited visibility in the areas surrounding the track. The site is bounded by the property fence and dense bushes to the north and the steep slope of the escarpment to the south. The artefacts recorded consisted of a silcrete complete flake and a silcrete multi-directional core (Plate 58).

Plate 57: View east across VAS10



Plate 58: Silcrete multi directional core recorded at VAS10, scale: 10 cm



6.3.2.4 Varroville Artefact Scatter 11 (VAS11)

Site Type: Artefact Scatter

Centroid: [REDACTED]

Site Length: 30 metres

Site Width: 40 metres

VAS11 consists of three artefacts located within a large clearing approximately 75 metres west of VAS1 (Plate 59). The exposure in which the artefacts were identified featured excellent visibility impeded in some areas by dense leaf litter. The clearing is surrounded by native remnant Cumberland Woodland vegetation as well as introduced olive trees and weeds. The assemblage

consists of a basalt hammer stone fragment, a chert complete flake and a silcrete angular fragment. The hammer stone fragment featured a ground surface and evidence of pitting (Plate 60).

Plate 59: Clearing in which VAS11 is located



Plate 60: Basalt hammer stone fragment recorded at VAS11, scale: 10cm



6.3.2.5 Varroville Artefact Scatter 12 (VAS12)

Site Type: Artefact Scatter
Centroid: [REDACTED]
Site Length: 20 metres
Site Width: 10 metres

VAS12 is located in the north western corner of the study area on the ridgeline of the northern escarpment. The artefacts were recorded in an exposure next to an ants nest. The area in which the artefacts are located is generally flat with a steep slope located to the south (Plate 61). The assemblage consists of a chert proximal flake fragment, a chert complete flake and a silcrete complete flake (Plate 62). The site is located approximately 300 metres west of VAS11 and approximately 80 metres west of VIF9.

Plate 61: View south across VAS12, scale: 1 m **Plate 62: Silcrete complete flake recorded at VAS12, scale: 10 cm**



6.3.2.6 Varroville Artefact Scatter 13 (VAS13)

Site Type: Artefact Scatter
Centroid: [REDACTED]
Site Length: 100 metres
Site Width: 40 metres

VAS13 consists of 10 artefacts recorded within an exposure on the southern crest of the eastern ridgeline. The ridge line slopes steeply to the south east and north west of the exposure (Plate 63). The exposure appears to have been heavily disturbed (Plate 64). Basal clay is visible on the ground

surface and much of the A horizon appears to have been stripped. Mounding is apparent throughout much of the site and evidence of trampling by cattle was noted. Due to the wet weather conditions at the time of survey the site was very waterlogged and this impeded visibility to a large extent. In dry conditions the visibility would generally be excellent throughout the site.

The artefacts recorded predominantly consisted of silcrete (n=7, 7%) with some quartz also present (n=3, 30%). The most frequent reduction type recorded was angular fragment (n= 6, 60%) with four complete flakes also recorded (40% see Plate 65 and Plate 66).

Plate 63: View south across VAS13, steep slopes to the south west of the site



Plate 64: View east across VAS13, evidence of ground disturbance visible across the site



Plate 65: Silcrete complete flake recorded at VAS13, scale: 10 cm



Plate 66: Silcrete complete flake recorded at VAS 13, scale: 10 cm



6.3.2.7 Varroville Isolated Find 5 (VIF5)

Site Type: Isolated artefact

Centroid: [REDACTED]

VIF5 is a quartz angular fragment recorded near the northern boundary of the study area within an access track (Plate 67 to Plate 68).

Plate 67: Location of VIF5 view to the east



Plate 68: VIF5, scale: 10 cm



6.3.2.8 Varroville Isolated Find 6 (VIF6)

Site Type: Isolated artefact

Centroid: [REDACTED]

Site VIF6 consists of a red silcrete blade (Plate 69). The artefact is located in between VAS1 and VAS12 within the same ridgeline access track exposure (Plate 70). The artefact shows evidence of backing.

Plate 69: VIF6, scale 10 cm



Plate 70: Location of VIF6, view east towards VAS1



6.3.2.9 Varroville Isolated Find 7 (VIF7)

Site Type: Isolated artefact

Centroid: [REDACTED]

Site VIF7 is located approximately 60 metres west of VAS11 and 10 metres east of VIF1. The site consists of a single silcrete complete flake (Plate 71). The artefact is located within the same ridgeline landform context and vehicle access track exposure as VAS1, VAS10, VAS11, VAS12, VIF1 and VIF6 (Plate 72).

Plate 71: VIF7, scale: 10 cm



Plate 72: Location of VIF7 view east, scale: 1 m



6.3.2.10 Varroville Isolated Find 8 (VIF8)

Site Type: Isolated artefact

Centroid: [REDACTED]

VIF8 consists of a single silcrete proximal flake fragment (Plate 73). The artefact was recorded within an exposure on the northern escarpment towards the edge of the ridge line before it descends steeply to the south (Plate 74).

Plate 73: VIF8, scale: 10 cm



Plate 74: View towards VIF8 located near edge of ridge line



6.3.2.11 Varroville Isolated Find 9 (VIF9)

Site Type: Isolated artefact

Centroid: [REDACTED]

VIF9 is located approximately 20 metres west of VIF 8 (Plate 75 to Plate 76). The site consists of a single quartz complete flake. Like VIF8, VIF9 is located towards the southern edge of the escarpment.

Plate 75: View east across VIF9



Plate 76: VIF9, scale: 10 cm



6.3.2.12 Varroville Isolated Find 10 (VIF10)

Site Type: Isolated artefact

Centroid: [REDACTED]

Site VIF10 consists of single red silcrete angular fragment (Plate 77). The artefact was recorded within a vehicle access track along the eastern ridgeline. The site is located approximately 40 metres south of VAS3.

Plate 77: VIF10, scale: 10 cm



6.3.2.13 Varroville Isolated Find 11 (VIF11)

Site Type: Isolated artefact

Centroid: [REDACTED]

Site VIF11 consists of a single yellow indurated mudstone tuff complete flake (Plate 78). The site is located within an exposure on the eastern ridgeline approximately 45 metres south of VAS4 (Plate 79).

Plate 78: VIF11, scale 10 cm



Plate 79: Location of VIF 11, view to the west



6.3.2.14 Varroville Isolated Find 12 (VIF12)

Site Type: Isolated artefact

Centroid: [REDACTED]

Site VIF 12 consists of a grey silcrete proximal flake fragment (Plate 80). The artefact was located within an exposure associated with a cattle feeding trough (Plate 81). The area was very disturbed due to animal activity.

Plate 80: VIF12, scale: 10 cm



Plate 81: Location of VIF12, view to the west



6.3.2.15 Varroville Isolated Find 13 (VIF13)

Site Type: Isolated artefact

Centroid: [REDACTED]

VIF13 was identified within a cattle track along the eastern boundary of the study area (Plate 82). The site is located down slope from the eastern ridge line. The site consists of a single quartz complete flake (Plate 83).

Plate 82: Location of VIF13, view to the north



Plate 83: VIF13, scale: 10 cm



6.3.2.16 Varroville Isolated Find 14 (VIF14)

Site Type: Isolated artefact

Centroid: [REDACTED]

VIF14 consists of a single banded chert complete flake (Plate 84). The site is located on a crest near the Varroville House outbuildings. The artefact was identified within a disturbed area of exposure (Plate 85).

Plate 84: VIF14, scale: 10 cm



Plate 85: Location of VIF14, view to the west



6.3.2.17 Varroville Isolated Find 15 (VIF15)

Site Type: Isolated artefact

Centroid: [REDACTED]

VIF15 consists of single silcrete angular fragment (Plate 86). The artefact was identified within an exposure associated with a dam located near the western boundary of the study area.

Plate 86: VIF15, scale: 10 cm



6.3.3 Site Complexes

The current survey identified two concentrations of sites along the northern escarpment and the eastern ridgeline. These concentrations have been categorised as site complexes due to the proximity of the sites to each other and their location within two distinct landforms.

6.3.3.1 Varroville Site Complex 1 (VSC1)

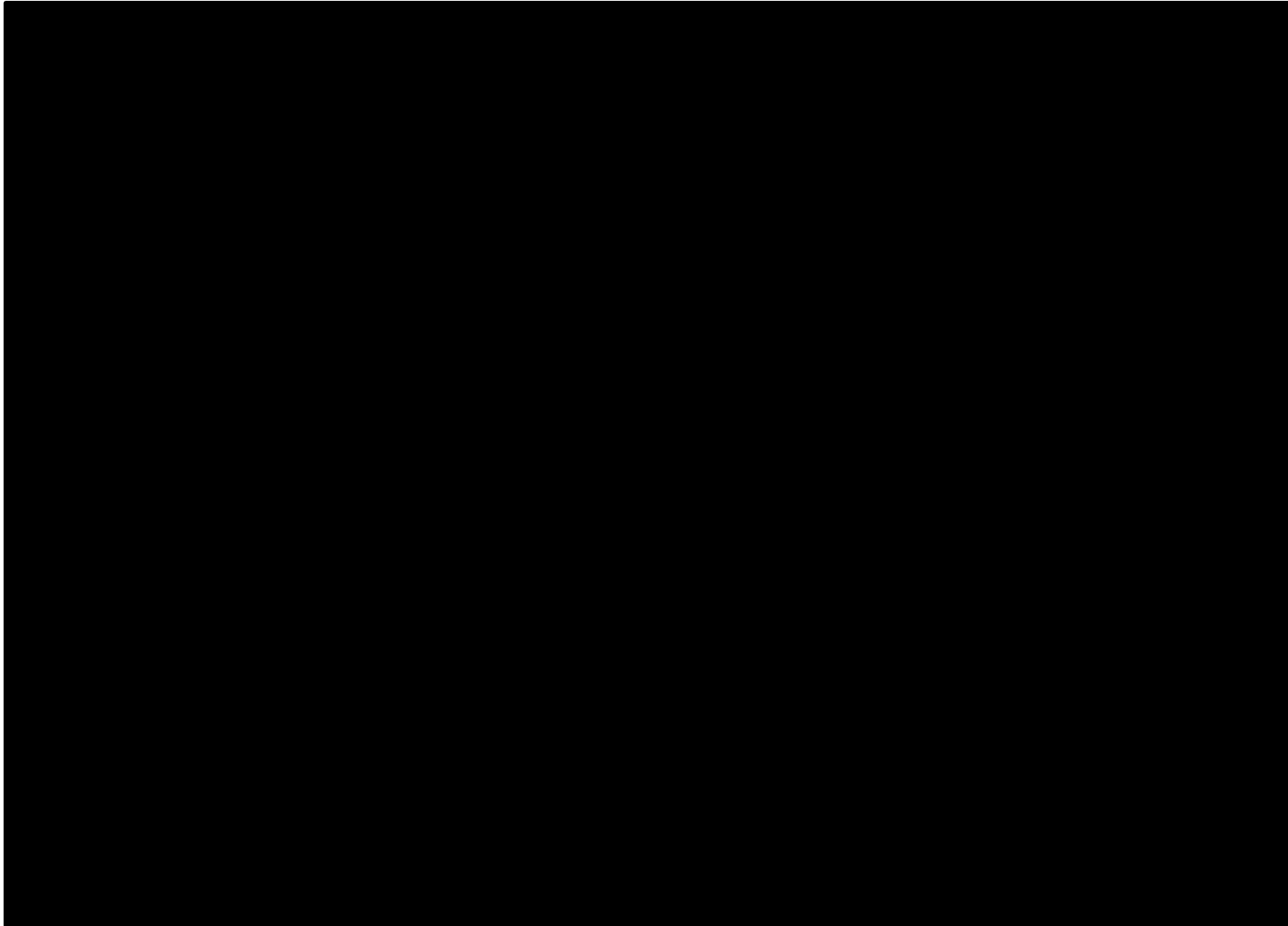
Varroville Site Complex 1 incorporates all of the artefact scatters and isolated artefacts within the northern escarpment (see Figure 7). These sites are:

- VAS1
- VAS10
- VAS11
- VAS12
- VIF1
- VIF5
- VIF6
- VIF7
- VIF8
- VIF9

The complex consists of 20 stone artefacts in total identified along an unformed vehicle track extending approximately 585 metres along the northern escarpment. The artefacts were identified eroding out of the track. Visibility was generally high although it was lower in areas of dense leaf litter and grass cover. It is likely that more artefacts could be identified in association with VSC1.

Disturbance was low across the escarpment. Areas of erosion along the steep southern slope were identified as the main source of any ground disturbance. This was generally outside the vicinity of the artefact concentration. Areas of medium and high archaeological potential have previously been identified on the escarpment (Brown 2010, Kayandel 2008). The concentration of artefacts and low disturbance levels indicates that there is the potential for intact subsurface deposits to be located within VSC1.

Figure 7: Varroville Site Complex 1



6.3.3.2 Varroville Site Complex 2 (VSC2)

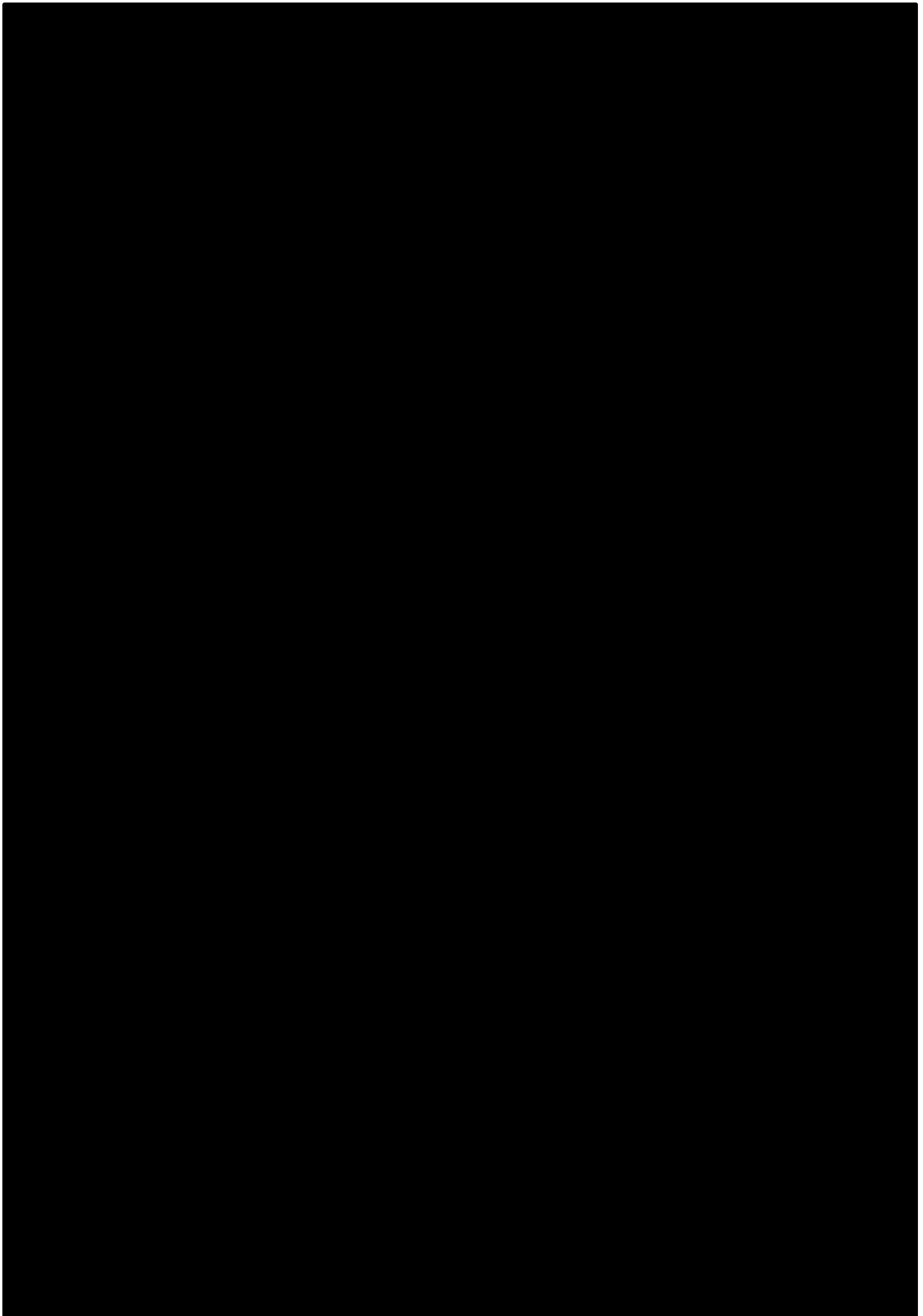
Varroville site complex 2 is located along the eastern ridgeline of the study area and incorporates the following sites:

- VAS2
- VAS3
- VAS4
- VAS13
- VIF10
- VIF11

The complex consists of 78 stone artefacts in total located along an unsealed vehicle track extending approximately 470 metres along the ridgeline (see Figure 8). Visibility was generally high within the track however dense grass impeded visibility to nil on either side of the track. Artefacts were generally found to be eroding out of the track indicating that in less disturbed areas there may be the potential for intact subsurface archaeological deposits to be located within VSC2.

The southern portion of the ridgeline is heavily disturbed. This area of the landform has been heavily modified with cutting and mounding evident throughout the area of VAS13. Whilst artefacts were located within this area given that the majority of the A horizon has been removed it is unlikely that intact archaeological deposits will be located within this area. The analysis of aerial photography for the study area indicates that this disturbance had occurred at least by 1961.

Figure 8: Varroville Site Complex 2



7.0 ANALYSIS AND DISCUSSION

7.1 Disturbance Levels

Disturbance was evident throughout the study area to varying degrees. Vegetation clearance has occurred across the majority of the study area with some stands of old growth native vegetation remaining in areas of survey units 6 and 7. Ground disturbance and landform modification was identified in relation to the numerous dams located across the property and along the southern face of the eastern ridgeline and eastern slope below Varroville House. This landform modification appears to be terracing of the slope face relating to viticulture. The southern portion of the eastern ridgeline was also heavily disturbed with most of the A horizon removed from this area. The paddocks lining St Andrew's road along the south eastern portion of the study area in survey units 3, 6 and 7 show some evidence of disturbance caused by ploughing and crop cultivation.

Areas within survey unit 1, 2, 3 and along the eastern ridgeline demonstrated very low levels of disturbance. Vehicle access tracks meander through these areas however do not appear to have had substantial impacts to the top soil in these areas. The majority of the sites identified within the study area were located within these access tracks.

7.2 Analysis of Archaeological Potential

Archaeological potential is closely related to the levels of ground disturbance in the area. Other factors are also taken into account when assessing archaeological potential, such as whether artefacts were located on the surface, and whether the area is within a sensitive land form unit according to the predictive statements for the area.

Previous archaeological investigation within the local area indicate that there is potential for intact cultural material to be located within surface and subsurface contexts along level areas of ridgelines and on crest landforms with a view of the surrounding lowlands. Areas in which considerable ground disturbance has occurred will have a lower potential for intact cultural material to be located within surface and subsurface contexts. Within the study area this includes the areas of terracing along the southern face of the eastern ridge line and the cultivated paddocks along St Andrews Road.

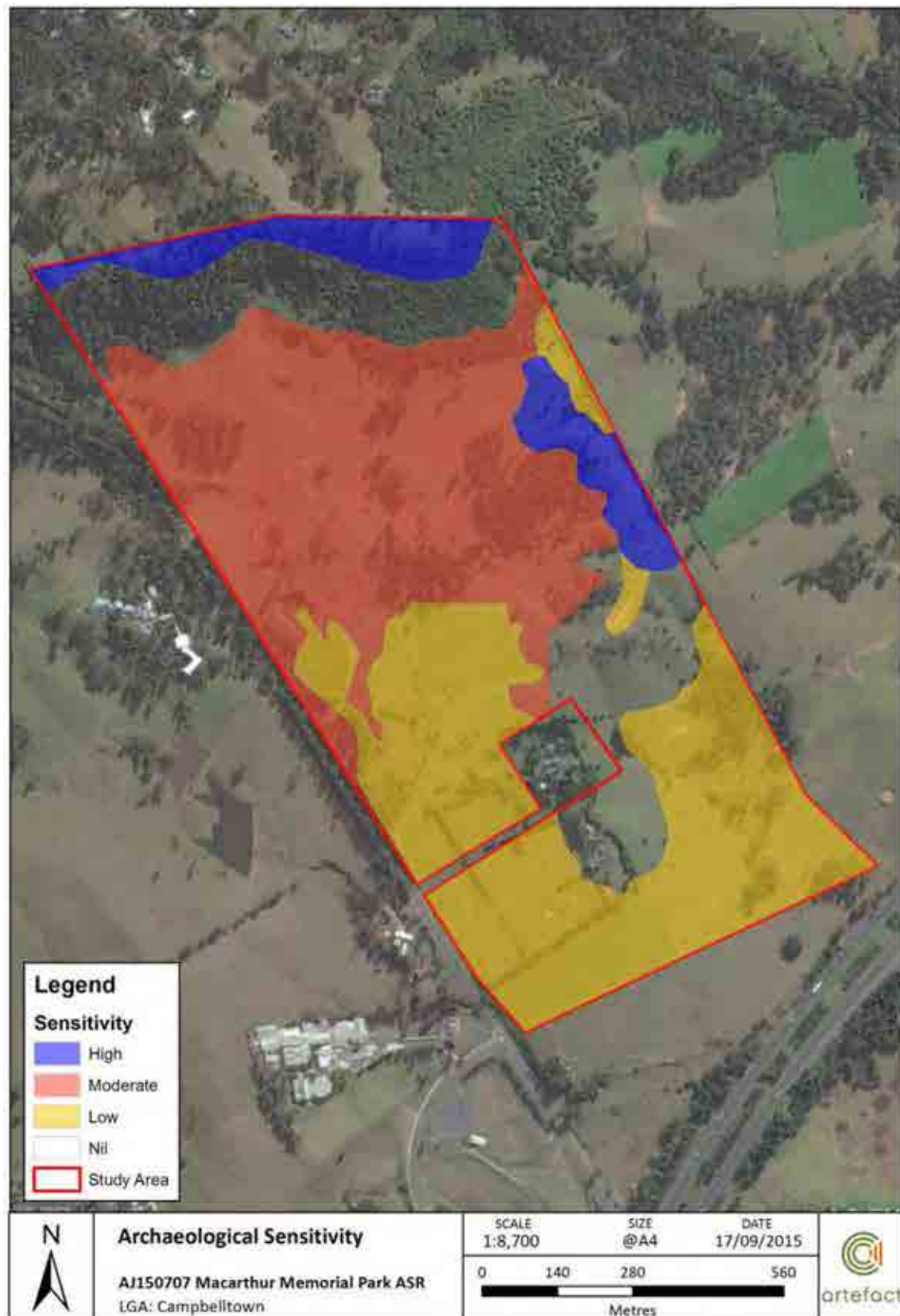
Utilising the conclusions of previous studies in the local area as well the results of the current study an archaeological sensitivity model has been proposed for the study area (Figure 9). Areas with little to no disturbance have been identified as having high archaeological sensitivity as marked in blue in Figure 9. This includes the northern escarpment, eastern ridgeline and central low lying crests. Areas of moderate sensitivity have been identified in areas where minimal disturbance has been noted but sensitive landforms such as crests are still intact. This area is shaded in orange in Figure 9. Areas of low sensitivity are those in which evidence of disturbance is widespread but the surface expression of artefacts indicates a low possibility of further subsurface materials to be located within the study area. These areas are shaded in yellow in Figure 9. Areas which are not archaeologically sensitive are those which have been significantly disturbed. This includes the terracing along the southern hillslope of the eastern escarpment and those hill slopes that would have been too steep to have been used as a camping area below the northern escarpment.

7.2.1 Contact archaeology

As noted in Section 3.2, there was friendly contact between some local British landholders and the local Aboriginal community. This includes reported corroborees occurring further to the south near Camden and approximately three kilometres to the north at Denham Court. Although no direct evidence during preparation of this report has been identified of Aboriginal activities taking place on

the Varro Ville property, it is possible that evidence of contact between local landholders and the local Aboriginal community, including glass and ceramic artefacts, may be identified within the study area during further archaeological investigations.

Figure 9: Archaeological sensitivity



8.0 STATUTORY REQUIREMENTS

This study has been undertaken in the context of several pieces of legislation that relate to Aboriginal heritage and its protection in New South Wales.

National Parks and Wildlife Act (1974) (NPW Act)

The NPW Act, administered by the OEH provides statutory protection for all Aboriginal 'objects' (consisting of any material evidence of the Aboriginal occupation of NSW) under Section 90 of the Act, and for 'Aboriginal Places' (areas of cultural significance to the Aboriginal community) under Section 84.

The protection provided to Aboriginal objects applies irrespective of the level of their significance or issues of land tenure. However, areas are only gazetted as Aboriginal Places if the Minister is satisfied that sufficient evidence exists to demonstrate that the location was and/or is, of special significance to Aboriginal culture.

The NPW Act was amended in 2010 and as a result the legislative structure for seeking permission to impact on heritage items has changed. A Section 90 permit is now the only Aboriginal Heritage Impact Permit (AHIP) available and is granted by the OEH. Various factors are considered by OEH in the AHIP application process, such as site significance, Aboriginal consultation requirements, ESD principles, project justification and consideration of alternatives. The penalties and fines for damaging or defacing an Aboriginal object have also increased.

As part of the administration of Part 6 of the NPW Act OEH has developed regulatory guidelines on Aboriginal consultation, which are outlined in *Aboriginal Cultural Heritage Consultation Requirements for Proponents* (2010). Guidelines have also been developed for the processes of due diligence - *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* (2010), and for investigation of Aboriginal objects - *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (2010) in accordance with the 2010 amendment to the NPW Act.

Aboriginal sites are located within the study area. An AHIP would be required prior to impacts to these sites occurring.

Environmental Planning & Assessment Act (1979)

The EP&A Act is administered by the Department of Planning and Infrastructure, and provides planning controls and requirements for environmental assessment in the development approval process. This Act has three main parts of direct relevance to Aboriginal cultural heritage. Namely, Part 3 which governs the preparation of planning instruments, Part 4 which relates to development assessment processes for local government (consent) authorities and Part 5 which relates to activity approvals by governing (determining) authorities.

Aboriginal Land Rights Act (1983)

The Aboriginal Land Rights Act 1983 is administered by the NSW Department of Human Services - Aboriginal Affairs. This Act established Aboriginal Land Councils (at State and Local levels). These bodies have a statutory obligation under the Act to; (a) take action to protect the culture and heritage of Aboriginal persons in the council's area, subject to any other law, and (b) promote awareness in the community of the culture and heritage of Aboriginal persons in the council's area.

Native Title Act (1994)

The Native Title Act 1994 was introduced to work in conjunction with the Commonwealth Native Title Act. Native Title claims, registers and Indigenous Land Use Agreements are administered under the Act.

9.0 SIGNIFICANCE ASSESSMENT

9.1 Assessment Criteria

Archaeological significance refers to the archaeological or scientific importance of a landscape or area. This is characterised by using archaeological criteria such as archaeological research potential, representativeness and rarity of the archaeological resource and potential for educational values. These are outlined below:

- Research potential: does the evidence suggest any potential to contribute to an understanding of the area and/or region and/or state's natural and cultural history?
- Representativeness: how much variability (outside and/or inside the study area) exists, what is already conserved, how much connectivity is there?
- Rarity: is the subject area important in demonstrating a distinctive way of life, custom, process, landuse, function or design no longer practised? Is it in danger of being lost or of exceptional interest?
- Education potential: does the subject area contain teaching sites or sites that might have teaching potential?

The archaeological potential of each recorded Aboriginal site and the study area as a whole is closely related to significance values. Areas of moderate archaeological potential have research potential and the potential for Aboriginal objects that are representative of Cumberland Plain archaeology. Areas of moderate archaeological potential are less likely to contain Aboriginal objects with rarity values.

Areas of low archaeological potential have limited research potential and rarity values, and are likely to be in disturbed contexts not representative of intact areas on the Cumberland Plain. All recorded Aboriginal sites and areas of archaeological potential within the Precinct have education potential.

The distribution and nature of Aboriginal sites and associated heritage values provide important educational values for Aboriginal land-use on the Cumberland Plain. Higher educational values are associated with more intact areas on the Cumberland Plain such as Varroville, considering the dense residential and commercial development in parts of the region.

9.2 Archaeological Significance Assessment

The archaeological significance of the sites recorded within the study area have been assessed based on observations made during the site survey, previous investigations in the region as well as the landscape and archaeological context of the study area. The significance values are summarised in Table 4 below. The sites composing Varroville Site Complex 1 and 2 have not been assessed individually as their significance values are associated with their location within the site complexes.

Table 4: Summary of significance values

Site name	Research Potential	Scientific Value	Representative Value	Rarity Value	Overall archaeological Significance
Varroville Site Complex 1	High	High	Moderate	Moderate	High
Varroville Site Complex 2	High	High	Moderate	Moderate	High
VAS5	Moderate	Unknown	Low	Low	Unknown
VAS6	Moderate	Unknown	Low	Low	Unknown
VAS7	Moderate	Low	Low	Low	Low
VAS9	Low	Low	Low	Low	Low
VAS8	Low	Low	Low	Low	Low
VIF2	Low	Low	Low	Low	Low
VIF3	Low	Low	Low	Low	Low
VIF4	Low	Low	Low	Low	Low
VIF12	Low	Low	Low	Low	Low
VIF13	Low	Low	Low	Low	Low
VIF14	Low	Low	Low	Low	Low
VIF15	Low	Low	Low	Low	Low

Sites of low archaeological significance

Sites considered to be of low archaeological significance were generally those located within disturbed contexts and not associated with areas of PAD. This assessment is based on previous research within the local area. Artefact scatters and isolated finds are well represented within the archaeological record of the Cumberland Plain. Therefore these site types are not rare and do not contribute significantly to research questions within the region.

Sites of high archaeological significance

Varroville site complexes 1 and 2 (VSC1 and VSC2) have been assessed as demonstrating high archaeological significance. These site complexes consist of a high density of sites. VSC1 is located on the northern escarpment and consists of 10 individual sites comprising of 20 artefacts in total. VSC 2 is located on the eastern ridgeline and consists of 6 individual sites comprising of 78 artefacts in total. These complexes are rare given the high number of artefacts recorded and the low level of disturbance evident. The artefacts were noted to be eroding out of the ground surface indicating the potential for intact archaeological deposits. This highlights the potential for these sites to contribute to research questions relating to Cumberland Plain archaeology.

Sites of unknown archaeological significance

VAS5, and VAS6 have been assessed as demonstrating unknown archaeological significance. This is due to the fact that these sites are located in areas of limited surface visibility and the surface artefacts identified in these areas do not necessarily demonstrate the full nature and extent of each site area. The sites were identified within an area of archaeological sensitivity associated with ridgeline and crest landforms and undisturbed areas; therefore there may be subsurface cultural material at these locations. The archaeological significance of these sites cannot be accurately assessed until further archaeological investigations have been conducted.

9.3 Cultural Significance

The Aboriginal cultural heritage values associated with the Precinct will be discussed by Aboriginal stakeholders in their written responses to this report.

10.0 KEY CONSTRAINTS AND OPPORTUNITIES ANALYSIS

The proposed works within the study area have the potential to impact on Aboriginal heritage values. As there is potential for Aboriginal sites to be impacted, further archaeological investigations would be conducted, an impact assessment made and mitigation and management measures considered prior to any works commencing. The potential Aboriginal archaeological constraints are outlined below.

10.1 Aboriginal Sites and Objects

There are 11 registered sites located within the study area. There are 17 newly recorded sites located within the study area. There are two site complexes located within the study area comprised of these sites. The site complexes have been assessed to be of high archaeological significance. This is related to the high density of surface artefacts which is rare within Cumberland Plain archaeology and their potential to contribute to overarching research questions concerning the Cumberland Plain archaeology. Further investigation is required within these site complexes to understand the extent and nature of archaeological material including subsurface deposits. This investigation would take place before any ground disturbance works would occur within the vicinity of the site complexes.

10.2 Archaeological Sensitivity

The current study has proposed a model of archaeological sensitivity for the study area. This is based on the findings of the current survey as well as previous research within the local area.

10.2.1 Areas of high archaeological sensitivity

The areas within the northern escarpment and eastern ridgeline have been assessed as demonstrating high archaeological sensitivity. This is given the high density of sites located on these landforms. Many of the artefacts were recorded as eroding out of the ground surface therefore it is likely that intact archaeological deposits may be located within these landforms. The areas of high archaeological sensitivity require further archaeological investigation in the form of excavation prior to any ground disturbance works commencing in those areas. Conservation of these areas should be a priority where possible. Only if all practicable alternatives have been exhausted would impacts be considered justified. Comprehensive salvage excavations may be necessary.

10.2.2 Areas of moderate archaeological sensitivity

The areas of moderate archaeological sensitivity include low lying crest landforms. The predictive model indicates that these landforms have the potential to contain intact archaeological deposits. The sites located within this area were generally of a lower density than those along the higher lying crests. This region demonstrated some disturbance throughout although the crest landforms appeared to generally be in good condition. Conservation of these areas should occur where possible. If conservation is not practicable, salvage excavations or similar mitigation determined in consultation with the Aboriginal community would be necessary.

10.2.3 Areas of low archaeological sensitivity

Areas of low potential include those areas that have been disturbed through ground surface modification such as dam construction. Some sites are located within this area although they generally consist of isolated finds and scatters located in disturbed contexts. The vegetation located in the south eastern corner of the study area has the potential to contain culturally modified trees given the relative age of the vegetation. It was not possible to investigate these trees further due to

dense box thorns located within the vicinity. No subsurface archaeological investigations are required within the area of low archaeological potential. The trees would be inspected before any vegetation removal takes place.

10.2.4 Areas deemed not to be archaeologically sensitive

Areas which have no archaeological potential include the steep slopes below the northern escarpment and the southern slopes of the eastern ridge line and eastern slopes below Varroville house. The archaeological predictive model indicates that intact archaeological deposits are unlikely to occur on steep slopes. The remainder of the area of no archaeological potential has been heavily disturbed due to agricultural activities such as terracing and therefore is unlikely to contain intact archaeological deposits.

10.3 The Aboriginal Heritage Impact Permit (AHIP) Process

Part 6 of the NPW Act administered by OEH provides specific protection for Aboriginal objects and declared Aboriginal places by establishing offences of harm. Harm is defined to mean destroying, defacing or damaging an Aboriginal object or declared Aboriginal place, or moving an object from the land.

Anyone proposing to carry out an activity that may harm an Aboriginal object must investigate, assess and report on the harm that may be caused by the activity they propose. OEH have developed a series of guidelines and codes of practice for assessing and investigating Aboriginal cultural heritage in NSW.

As Aboriginal objects and areas of sensitivity have been found within the study area it will be necessary to apply for an Aboriginal Heritage Impact Permit (AHIP) to impact. This permit allows the proponent to disturb or destroy Aboriginal objects in the area to which the permit applies. Prior to a permit being granted for an area the proponent must satisfy a number of requirements these include

- Initial Due Diligence survey to identify if Aboriginal objects exist in an area.
- Review of background information.
- Initiation of consultation with Aboriginal stakeholders.
- Identification and assessment of cultural heritage values.
 - This may require test excavation under The Code of Practice.
- Assessment of harm of proposed activity.
- Avoidance of harm.

If harm to an area can be avoided an Aboriginal Cultural Heritage Assessment Report will be prepared and submitted to OEH to accompany the application for the AHIP. The AHIP would allow harm provided the outlined management and mitigation were undertaken.

- Minimise the impacts – work out how harm will be minimised.
 - Where unavoidable impacts occur then measures to mitigate and manage impacts are proposed. Mitigation measures primarily concern preserving the heritage values of sites beyond the physical existence of the site. The most common methods of this involve detailed recording of Aboriginal objects, archaeological test and salvage excavations, artefact analysis and, where appropriate, reburial of Aboriginal objects in a location determined by the registered Aboriginal stakeholders.

10.4 Conservation

Conservation of areas of identified Aboriginal heritage values within the study area should be considered as part of the ongoing design process. Areas of high archaeological sensitivity should be conserved as a priority where possible unless all practicable alternatives have been exhausted. Areas of moderate archaeological sensitivity should also be conserved where practicable.

10.5 Heritage Interpretation

It is recommended that a Heritage Interpretation Plan (HIP) is prepared in consultation with Aboriginal stakeholders. The HIP should address methods of incorporating identified Aboriginal heritage values into the design process, such as use of native vegetation in replanting, use of local Aboriginal place names and interpretative signage providing information on Aboriginal land-use within the study area and surrounding area.

10.6 Ongoing Aboriginal stakeholder consultation

Ongoing Aboriginal stakeholder consultation should occur throughout the project. This includes ongoing consultation in accordance with OEH guidelines throughout the archaeological excavation process, preparation of an ACHAR and when submitting AHIP application(s) to OEH.

Aboriginal stakeholder consultation should also take place during preparation of any Aboriginal heritage interpretation strategies for the study area (see Section 10.5).

11.0 RECOMMENDATIONS

The following recommendations were based on consideration of:

- Statutory requirements under the *National Parks and Wildlife Act 1974* as amended.
- The results of the background research, site survey and assessment.
- The interests of the Aboriginal stakeholder groups.

It was found that:

- There are 11 previously registered sites located within the study area. There are 17 newly recorded sites located within the study area.
- Two Aboriginal site complexes consisting of 16 individual sites are currently known to be located within the current study area (VSC1 and VSC2). These site complexes have been assessed as demonstrating high archaeological significance.
- Five of the recorded sites in the study area have been assessed as demonstrating low archaeological significance (VAS7, VAS9, VAS8, VIF3, VIF4 and VIF13).
- Two of the recorded sites in the study area have been assessed as demonstrating unknown archaeological significance (VAS5 and VAS6).
- Archaeological sensitivity mapping for the study area has identified areas of high, moderate, low and nil archaeological sensitivity.

It is therefore recommended that:

- Efforts should be made during the design process to avoid impacts to Aboriginal objects and to conserve areas of high archaeological sensitivity.
- If Aboriginal sites are to be impacted by the proposal an area based Aboriginal Heritage Impact Permit (AHIP) would be required prior to impacts.
- The areas of high archaeological sensitivity require further archaeological investigation in the form of excavation prior to any ground disturbance works commencing in those areas. Efforts to avoid impacts to areas of high archaeological sensitivity should be a priority.
- Areas of moderate archaeological sensitivity would require further archaeological investigation prior to ground disturbance works occurring in this area. This investigation would include test excavation of the various landforms located in the area of sensitivity under the OEH Code of Practice. Efforts to conserve these areas should be made where possible.
- Areas of low archaeological sensitivity do not require subsurface archaeological investigations prior to works commencing. However, should artefacts be identified works should stop immediately and the unexpected finds procedure should be followed.
- The mature trees located in the south eastern portion of the study area should be inspected by an archaeologist for cultural scarring or carving after the box thorns have been removed and prior to the trees being disturbed.

- There are no archaeological heritage constraints for areas that have been assessed as demonstrating no archaeological sensitivity.
- If unforeseen Aboriginal objects are uncovered during construction, work should cease, and an archaeologist, OEH, and Tharawal Local Aboriginal Land Council (TLALC) should be informed. If human remains are found, work should cease, the site should be secured and the NSW Police and OEH should be notified.
- A Heritage Interpretation Plan (HIP) should be prepared for the study area in consultation with Aboriginal stakeholders. This plan would include methods of incorporating identified Aboriginal heritage values into the design process, such as use of native vegetation in replanting, use of local Aboriginal place names and interpretative signage providing information on Aboriginal land-use within the study area and surrounding area.

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13.0 APPENDICES

Appendix 1: Summary of Artefacts

Site	Lithology	Type	Dimensions (mm)			Comments
			Length	Width	Thickness	
VAS1	Silcrete	Blade	45	10	10	Backed
VAS1	Silcrete	Complete flake	15	10	20	
VAS1	Silcrete	Complete flake	20	10	10	
VAS1	Quartz	Angular fragment	10	10	10	
VAS1	Silcrete	Longitudinally broken flake				
VAS1	Silcrete	Multi-platform core	30	20	10	
VAS1	Silcrete	Proximal flake fragment	33	22	7	
VAS1	Silcrete	Single-platform core	28	28	17	
VAS1	Silcrete	Proximal flake fragment	20	12	4	
VAS1	Silcrete	Proximal flake fragment	20	15	4	
VAS2	Silcrete	Complete flake	20	6	1	bipolar
VAS2	Silcrete	Proximal flake fragment	8	7	1	
VAS2	Silcrete	Proximal flake fragment	15	15	8	
VAS2	Silcrete	Blade	12	9	3	backed
VAS2	Silcrete	Complete flake	11	10	4	
VAS2	Silcrete	Proximal flake fragment	8	9	2	
VAS2	Silcrete	Proximal flake fragment	18	8	3	
VAS2	Silcrete	Angular fragment	11	4	4	
VAS2	Silcrete	Complete flake	16	11	4	
VAS2	Silcrete	Complete flake	13	8	2	

VAS2	Quartz	Medial flake fragment	14	7	5	
VAS2	Silcrete	Complete flake	20	10	10	
VAS2	Silcrete	Cortical flake	30	20	10	
VAS2	Silcrete	Angular fragment	15	10	5	
VAS2	Silcrete	Angular fragment	10	10	5	
VAS2	Quartz	Angular fragment	5	5	5	
VAS2	Silcrete	Complete flake	30	20	10	
VAS2	Silcrete	Angular fragment	20	10	10	
VAS2	Silcrete	Angular fragment	5	5	5	
VAS2	Silcrete	Complete flake	15	10	5	
VAS2	Quartz	Complete flake	10	10	5	
VAS2	Quartz	Complete flake	10	10	5	
VAS2	Silcrete	Complete flake	15	15	5	
VAS2	Silcrete	Angular fragment	10	5	5	
VAS2	Quartz	Angular fragment	10	5	5	
VAS2	Silcrete	Distal flake fragment	15	15	10	
VAS2	Silcrete	Angular fragment	10	5	5	
VAS2	Chert	Complete flake	20	15	5	Fine-grained banded chert.
VAS2	Silcrete	Angular fragment	15	10	5	
VAS2	Silcrete	Complete flake	15	12	5	
VAS2	Silcrete	Complete flake	30	18	10	60% cortex
VAS2	Silcrete	Angular fragment	15	6	6	
VAS2	Silcrete	Angular fragment	8	5	2	
VAS2	Silcrete	Complete flake	10	12	5	
VAS2	Silcrete	Complete flake	13	10	5	20% cortex
VAS2	Silcrete	Complete flake	10	7	5	

VAS2	Silcrete	Complete flake	17	12	5	
VAS2	Silcrete	Complete flake	13	7	5	
VAS2	Silcrete	Angular fragment	17	14	10	
VAS2	Quartz	Single-platform core	25	20	9	
VAS2	Quartz	Angular fragment	7	5	5	
VAS2	Quartz	Angular fragment	10	9	8	
VAS2	Silcrete	Complete flake	20	11	9	
VAS2	Silcrete	Angular fragment	9	6	1	
VAS2	Silcrete	Medial flake fragment	17	15	4	
VAS2	Silcrete	Proximal flake fragment	9	5	1	
VAS2	Silcrete	Proximal flake fragment	9	9	3	
VAS2	Silcrete	Angular fragment	16	8	7	
VAS2	Silcrete	Distal flake fragment	18	9	10	
VAS2	Silcrete	Proximal flake fragment	5	8	3	
VAS3	Silcrete	Complete flake	30	20	10	
VAS3	Silcrete	Flaked core	30	20	10	
VAS3	Silcrete	Complete flake	20	20	10	
VAS3	Silcrete	Complete flake	20	20	10	
VAS3	Silcrete	Angular Fragment	15	10	10	
VAS3	Silcrete	Single-platform core	19	19	10	
VAS3	Silcrete	Single-platform core	26	22	11	
VAS3	Silcrete	Complete flake	12	7	2	faceted platform step termination
VAS3	Silcrete	Complete flake	13	8	3	
VAS3	Silcrete	Proximal flake fragment	11	10	2	

VAS4	Silcrete	Complete flake	6	3	2	step termination
VAS4	Silcrete	Angular fragment	13	10	5	
VAS4	Quartz	Proximal flake fragment	10	7	2	
VAS4	Quartz	Angular fragment	12	9	2	
VAS4	Quartz	Complete flake	14	12	4	
VAS4	Quartz	Complete flake	20	10	10	
VAS5	Silcrete	Single-platform core	44	33	21	pink
VAS5	Quartz	Complete flake	13	8	1	feather
VAS5	Silcrete	Distal flake fragment	5	2	2	feather, pink
VAS5	Silcrete	Complete flake	20	9	3	backed
VAS5	Silcrete	-	-	-	-	embedded in ground
VAS5	Silcrete	Proximal flake fragment	25	23	12	focal, yellow
VAS5	Silcrete	Angular fragment	25	16	13	grey
VAS5	Indurated Mudstone/Tuff	Medial flake fragment	12	10	3	yellow
VAS5	Silcrete	Angular fragment	21	15	7	pink
VAS5	Silcrete	Proximal flake fragment	24	20	4	focal , pink
VAS5	Silcrete	Medial flake fragment	18	7	3	pink
VAS5	Silcrete	Medial flake fragment	12	9	4	red
VAS5	Silcrete	-	-	-	-	embedded in ground, pink
VAS6	Silcrete	Distal flake fragment	11	8	2	feather, pink
VAS6	Silcrete	Distal flake fragment	8	8	3	feather, red
VAS6	Indurated Mudstone/Tuff	Complete flake	11	4	1	focal , feather, yellow
VAS6	Silcrete	Single-platform core	18	18	12	red

VAS6	Silcrete	Complete flake	11	14	2	plain, step, pink
VAS7	Quartz	Angular fragment	15	10	5	
VAS7	Silcrete	Angular fragment	10	10	5	
VAS7	Silcrete	Complete flake	20	10	5	
VAS7	Silcrete	Angular fragment	15	10	5	
VAS7	Silcrete	Angular fragment	10	5	5	
VAS7	Silcrete	Proximal flake fragment	20	17	9	flaked, brown
VAS7	Silcrete	Medial flake fragment	8	5	1	pink
VAS7	Glass	Complete flake	24	17	6	retouched, green
VAS7	Silcrete	Single-platform core	23	22	14	retouched, grey
VAS7	Silcrete	Distal flake fragment	13	6	3	feather
VAS7	Silcrete	Proximal flake fragment	19	15	8	focal, pink
VAS7	Silcrete	Angular fragment	16	10	4	red
VAS7	Indurated Mudstone/Tuff	Angular fragment	29	26	11	grey
VAS8	Silcrete	Complete flake	40	30	20	Retouch
VAS8	Silcrete	Medial flake fragment	20	15	5	backed
VAS8	Silcrete	Angular fragment	20	20	5	
VAS8	Chert	Complete flake	20	10	5	
VAS8	Silcrete	Angular fragment	10	10	10	
VAS8	Silcrete	Angular fragment	10	10	5	
VAS9	Silcrete	Complete flake	20	15	10	
VAS9	Quartz	Angular fragment	20	15	10	
VAS10	Silcrete	Complete flake	30	20	30	
VAS10	Silcrete	Multi-platform core	25	20	10	

VAS12	Basalt	Hammerstone Fragment	80	50	30	
VAS12	Chert	Complete flake	25	15	10	
VAS12	Silcrete	Angular fragment	15	10	5	
VAS13	Chert	Proximal flake fragment	20	10	10	
VAS13	Chert	Complete flake	20	10	5	
VAS13	Silcrete	Complete flake	20	10	10	
VAS14	Silcrete	Complete flake	20	10	5	
VAS14	Quartz	Angular fragment	10	10	5	
VAS14	Quartz	Complete flake	25	15	10	
VAS14	Quartz	Angular fragment	20	10	5	
VAS14	Silcrete	Complete flake	20	10	10	
VAS14	Silcrete	Angular fragment	25	15	10	
VAS14	Silcrete	Angular fragment	20	15	10	
VAS14	Silcrete	Angular fragment	20	5	5	
VAS14	Silcrete	Complete flake	25	20	10	
VAS14	Silcrete	Angular fragment	5	5	5	
VIF1	Silcrete	Angular fragment	9	7	3	
VIF2	Silcrete	Proximal flake fragment	21	17	4	
VIF3	Silcrete	Complete flake	24	18	6	faceted platform step termination
VIF4	Silcrete	Distal flake fragment	18	10	6	feather
VIF5	Quartz	Angular fragment	20	20	10	
VIF6	Silcrete	Blade	25	10	10	Backed, red
VIF7	Silcrete	Complete flake	20	20	10	
VIF8	Silcrete	Proximal flake fragment	25	15	10	

VIF9	Quartz	Complete flake	10	10	10
VIF10	Silcrete	Angular fragment	25	20	10
VIF11	Indurated Mudstone/Tuff	Complete flake	30	20	20
VIF12	Silcrete	Proximal flake fragment	35	25	10
VIF13	Quartz	Complete flake	20	10	5
VIF14	Chert	Complete flake	25	20	5
VIF15	Silcrete	Angular fragment	15	10	5



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Appendix E

Previous Condition Reports



166 St Andrews Road, Varrowville

Repair & Temporary Protective Works Methodology for the Shingle Roofed Shed & Cottage Roof



December 2014

Issue	Description	Date	Issued By
A	Draft Issue	2/12/14	SP
B	Final Issue	3/12/14	SP

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Introduction

1.0

1.1 Background

This report has been prepared for John Richardson of the Catholic Cemeteries Board to guide temporary protective works to the Cottage and Shingle Roofed Shed at 166 St Andrews Road, Varroville.

The wider property is regarded as one of the most important early estates in the Campbelltown Region, having been first settled in the early 1800s. The c1850 historic house and series of outbuildings have been retained; however the historic house and driveway from St Andrews Road were subdivided from the wider property in the 1990s.

This report has been prepared in response to a Notice of Proposed Order under Section 124 of the Local Government Act. The terms of the proposed order are as follows:

Order 21 - Requirement/s

1. Reinstate and secure the dislodged roof sheets on the historic cottage building and the stables building that adjoin No. 196 St Andrews Road, varroville.

Order 21 - the reasons for giving this order are:

- 1. The dislodged sheets are potentially lifting off and are at risk of being airborne in the event of a storm event.**
- 2. The dislodged roof sheets pose a risk to persons and property in the neighbourhood.**
- 3. To ensure the buildings are kept in a safe condition.**

This Temporary Protective Works Methodology sets out a series of recommendations to guide the temporary works required to protect these two buildings until such time as more permanent works can be implemented.

The Catholic Cemeteries Board is in negotiations to purchase the subject land, a process which may not be completed until mid 2015, as a consequence ull scale conservation and adaptation may not commence until 2016. As a public agency, the Catholic Cemeteries Board is not permitted to expend significant funds on properties which are not under their control. However small sums for temporary protection works may be mobilised.

On Monday the 1st of December 2014 Graham Brooks and Associates, along with representatives of the NSW Heritage Division, attended site to review the condition of the Cottage roof referred to in the Council Order.



Figure 1.1

Aerial photograph showing the location of the subject site circled in red. The historic house lies to the north of the subject buildings. Access off St Andrews Road is marked with a blue arrow.



Figure 1.2

The group of historic outbuildings.

Source: Nearmaps 2014

Following this visit an approach was agreed for works to the Cottage roof, these are set out below. It was further agreed that additional temporary stabilisation works to the adjacent Shingle Roofed Shed be carried out, these works are described in Section 3 of this report.

1.2 Site Identification

The subject site is located on the north western side of St Andrews Road, Varroville. It is described by NSW Land and Property Information (LPI) as Lot 22, DP 564 065.

1.3 Authorship

This report has been prepared by Samantha Polkinghorne, Senior Heritage Consultant, of Graham Brooks and Associates Pty Ltd and has been reviewed by the Director, Graham Brooks. Unless otherwise noted all of the photographs and drawings in this report are by Graham Brooks and Associates Pty Ltd.

1.4 Report Limitations

This Report is limited to addressing temporary repairs to the Cottage and stabilisation of the masonry walls of the Shingle Roofed Shed.

Cottage

2.0

2.1 Temporary Roof Repairs

Issue:

During a recent storm event two to three sheets of corrugated roofing iron were dislodged from the southern end of the Cottage roof, with one having fallen to the ground. Early timber shingles can be seen below this later roofing material.

The two issues arising from this event are,

1. The building is no longer as weatherproof
2. There is the potential to loose original shingle roofing fabric.

Protective Methodology:

- Salvage the loose sheet of iron for reinstatement.
- A roofing contractor, with experience working with heritage buildings, is to repair the loose and dislodged sheets of iron so that they resume weatheproofing the building.
- The roofer is to inspect the rest of the roof, including the verandah, and tighten any loose fixings, provide new fixings where they have been lost and generally repair any weathered or damaged flashings that have the potential to allow water ingress.

2.3 Temporary Stabilisation of the Verandah

Issue:

The structural timbers of the Cottage verandah are in poor and weathered condition, in some cases portions of the posts are completely missing. The timber verandah structure is currently unsafe.

The intent of the works is to render the verandah safe, and to prevent additional loss of original fabric or the verandah roof collapses.

Protective Methodology:

- Securely prop the timber verandah structure and make it safe.
- Do not remove existing fabric, unless it is unsafe to retain. If fabric does require removal, salvage and store securely inside the Cottage building for future reference and possible reinstatement at a later stage. Take care to store the shingles dry.



Figure 2.1

View of the northern elevation of the Cottage, the portion of roof sheeting that has become dislodged can be seen off the ridge.



Figure 2.2

Looking towards the western roof of the Cottage. Timber shingles have been revealed below the peeled back corrugated iron.



Figure 2.3

Eastern elevation of the Cottage showing condition of verandah structure.

Shingle Roofed Shed

3.0

3.1 Background

The Shingle Roofed Shed is in a dilapidated condition, with the rear portion of the western roof structure having collapsed. The intent of these works is to protect the fabric until such time as a permanent use for the site can be established, and repair and conservation works can be carried out in the context of a known use.

3.2 Temporary Stabilisation Works

Issue:

The northern and southern masonry walls have extensive cracking due to what appears to be rotation of the brickwork wall caused by collapse of the timber roof structure that had been supporting the walls.

The eastern timber structure over the opening into the shed is also in poor, deteriorated condition. This structure requires temporary supports to be in place for it to continue to support the roof, and in turn the side walls, until a future use can be determined.

Protective Methodology:

- Engage an experienced structural engineer familiar with heritage buildings to assess the building and prepare a shoring design to support the brickwork in place and for the temporary support works to the timber structure to the eastern facade.
- Implement the recommendations of the structural engineer.
- Any timber members which are required to be removed for the temporary support works are to be stored within the Shingle Roofed Shed, in a dry location and off the ground. These elements are to be clearly marked so as to avoid their inadvertant loss.

3.3 Salvage of Original Shingles

Issue:

With the collapse of the rear roof a large number of original timber shingles have been lost. The remaining lower roof shingles are to be carefully collected for future reinstatement and or restoration works.

Protective Methodology:

- Carefully collect original timber shingles that are loose and in danger of being lost.
- Store the timber shingles off the ground in a secure, dry place in the Shingle Roofed Shed. These stored items should be clearly marked to avoid inadvertant loss.



Figure 3.1

View of the rear portion of the western roof which has collapsed. The deteriorated battens and shingles can be seen on the upper portion of the collapsed roof rafters.



Figure 3.2

Southern elevation of the Shingle Roofed Shed showing the extensive cracking around the tie plate.



Figure 3.3

Eastern elevation of the Shingle Roofed Shed with the dilapidated condition of the posts and beams supporting the edge of the roof.

Abbreviations and Definitions

Common abbreviations and definitions used throughout the report are provided in the table below:

TABLE 15 – ABBREVIATIONS

ABBREVIATION	DEFINITION
BCA	Building Code of Australia
CMP	Conservation Management Plan
EMP	Environmental Management Plan
LEP	Local Environmental Plan
HAMS	Heritage Asset Management Strategy
HMF	Heritage Management Framework
REF	Review of Environmental Factors
RNE	Register of the National Estate
S170R	Section 170 Heritage and Conservation Register (under the <i>Heritage Act 1977</i>)
SEPP	State Environmental Planning Policy
SHR	State Heritage Register of New South Wales (under the <i>Heritage Act 1977</i>)
TAMP	Total Asset Management Plan

TABLE 16 – TERMS

TERM	DEFINITION
Aboriginal object	A statutory term meaning any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non- Aboriginal extraction, and includes Aboriginal remains
Aboriginal place	A statutory term meaning any place declared to be an Aboriginal place (under s.84 of the <i>National Parks and Wildlife Act 1974</i>) by the Minister administering the NPW Act, because the Minister is of the opinion that the place is or was of special significance with respect to Aboriginal culture; it may or may not contain Aboriginal objects
Archaeological assessment	A study undertaken to establish the archaeological significance (research potential) of a particular site and to identify appropriate management actions
Archaeological potential	The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research
Archaeology	The study of past human cultures, behaviours and activities through the recording and excavation of archaeological sites and the analysis of physical evidence
Australia ICOMOS	The national committee of the International Council on Monuments and Sites
Burra Charter	Charter adopted by Australia ICOMOS, which establishes the nationally accepted principles for the conservation of places of cultural significance; Although the <i>Burra Charter</i> is not cited formally in an Act, it is nationally recognised as a document that shapes the policies of the Heritage Council of NSW
Conservation	All the processes of looking after an item so as to retain its cultural significance; it includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation, and will be commonly a combination of more than one of these

TERM	DEFINITION
Conservation Management Plan	A document explaining the significance of a heritage item, including a heritage conservation area, and proposing policies to retain that significance; it can include guidelines for additional development or maintenance of the place
Conservation policy	A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations
Context	The specific character, quality, physical, historical and social characteristics of a building's setting; depending on the nature of the proposal, the context could be as small as a road or entire suburb
Curtilage	The geographical area that provides the physical context for an item, and which contributes to its heritage significance; land title boundaries do not necessarily coincide
Heritage and Conservation Registers	A register of heritage assets owned, occupied or controlled by a State agency, prepared in accordance with section 170 of the Heritage Act
Heritage assets	Items of heritage significance identified in a State Government Agency's Heritage and Conservation Register, including items of cultural and natural significance
Heritage Asset Management Strategy	A strategy prepared by a State Government Agency to document how the principles and guidelines outlined in the <i>Management of Heritage Assets by NSW Government Agencies</i> will be implemented in the management of heritage assets
Heritage item	A landscape, place, building, structure, relic or other work of heritage significance
Heritage significance	Of aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations
Heritage value	Often used interchangeably with the term 'heritage significance'; there are four nature of significance values used in heritage assessments (historical, aesthetic, social and technical/research) and two comparative significance values (representative and rarity)
Integrity	A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage and still largely intact
Interpretation	Interpretation explains the heritage significance of a place to the users and the community; the need to interpret heritage significance is likely to drive the design of new elements and the layout or planning of the place
Maintenance	Continuous protective care of the fabric and setting of a place; to be distinguished from repair; repair involves restoration or reconstruction
Relics	Relic is defined under the Heritage Act 1977 (NSW) as any deposit, object or material evidence which relates to the settlement of the area that comprises NSW, not being Aboriginal settlement, and is of state or local heritage significance
Scar trees	Scarred trees have scars where a section of bark was removed by Aboriginal people in order to make canoes, shields or baskets; footsteps were also cut into the tree trunk to gain access to possums or honey in tree tops; scar trees are different to carved trees
Setting	The area around a heritage place or item that contributes to its heritage significance, which may include views to and from the heritage item; the listing boundary or curtilage of a heritage place does not always include the whole of its setting
Shell middens	Term is referred to in Australia as an archaeological deposit in which shells are the predominant visible cultural items; shells are principally the remains of past meals; some middens also consist of bones, stone and other artefacts
Total Asset Management Policy	Total Asset Management is a NSW Government policy introduced to achieve better planning and management of the State's assets. Total Asset Management is the strategic management of physical assets to best support the delivery of agency services. It is part of a planning framework in which the Government's social, ecological and financial service outcomes are achieved by the most efficient means and within the resource limits of the community. It provides a structured and systematic resource allocation approach to infrastructure and physical asset management so that resources are aligned with the

TERM	DEFINITION
	service objectives of State agencies. This approach achieves reduced costs and best value for money.
Use	Means the functions of a place, as well, as the activities and the practices that may occur at the place; a compatible use respects the cultural significance of a place



166 St Andrews Road, Varrowville

Fire Safety Methodology



November 2014

Issue	Description	Date	Issued By
A	Draft Issue	22/10/14	SP
B	Amended Draft Issue	11/11/14	SP
C	Final Issue	11/11/14	SP

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Introduction

1.0

1.1 Background

This report has been prepared for John Richardson of the Catholic Cemeteries Board to guide protective works, comprising removal of vegetation growth to remove potential fire hazard to the historic outbuildings at 166 St Andrews Road, Varroville.

The wider property is regarded as one of the most important early estates in the Campbelltown Region, having been first settled in the early 1800s. The c1850 historic house and series of outbuildings have been retained; however the historic house and driveway from St Andrews Road were subdivided from the wider property in the 1990s.

This report only addresses the group of historic outbuildings; the historic house to the north is not the subject of this report.

The greatest current danger to the historic outbuildings is the risk of fire should the surrounding overgrown scrub catch alight. This Fire Safety Methodology set out a series of guidelines that can be implemented to substantially reduce and manage the potential fire risk to the historic outbuildings.



Figure 1.1
Aerial photograph showing the subject group of historic outbuildings circled in red. The historic house lies to the north of the subject buildings. Access off St Andrews Road is marked with a blue arrow.

Source: Nearmaps 2014

1.2 Site Identification

The subject site is located on the north western side of St Andrews Road, Varroville. It is described by NSW Land and Property Information (LPI) as Lot 22, DP 564 065.

1.3 Authorship

This report has been prepared by Samantha Polkinghorne, Senior Heritage Consultant, of Graham Brooks and Associates Pty Ltd and has been reviewed by the Director, Graham Brooks. Unless otherwise noted all of the photographs and drawings in this report are by Graham Brooks and Associates Pty Ltd.

1.4 Report Limitations

This Report is limited to addressing the potential dangers to the historic outbuildings from fire.

Identification of Historic Outbuildings

2.0

Figure 2.1 below identifies the subject structures and the proximity of the surrounding vegetation. The condition of the primarily buildings range from poor to dilapidated and with some in an advanced state of collapse.



Figure 2.1
Overlay image identifying the historic outbuilding structures.

1. Shingle Roofed Shed
2. Cottage
3. Slab shed and well
4. Machinery Shed
5. Fencing
6. Collapsed sheds and fencing
7. Fibro shed and Watertank
8. Fire hydrant location

Source: Nearmaps 2014



Figure 2.2
Eastern elevation of the Shingle roofed shed (1).



Figure 2.3
Eastern elevation of the Cottage (2). Mature pine species partially visible to the right of the image.



Figure 2.4
Slab shed (3).



Figure 2.5
Machinery shed (4).

166 St Andrews Road, Varroville
Fire Safety Methodology
November 2014
Graham Brooks & Associates Pty Ltd



Figure 2.6
Rear of the Machinery Shed (4) with the collapsed timbers shed in area (6) to the right. Areas of concrete hardstand in the foreground may suggest an earlier shed that has now been removed.



Figure 2.7
Fencing to area (5) to the south of the Machine Shed.



Figure 2.9
Typical view of the character and condition of the unpaved, winding access road to the historic outbuildings from St Andrews Road



Figure 2.8
Collapsed sheds and fencing to the west of area (6).



Figure 2.10
Fibro shed and Water tank (7). The water tank is partially obscured in the undergrowth.

Fire Safety Methodology

3.0

2.1 Supervision

Issue:

A representative from the Catholic Cemeteries and Crematoria Trust should be responsible for ensuring that the initial works, as well as ongoing monitoring, is properly carried out and managed.

Close direction and supervision is required during the initial works to ensure that the measures outlined below are carried out in line with this Fire Safety Methodology.

Direction is also required to identify those elements in and around the buildings that are important and contribute to the significance of the site. This includes items of moveable heritage and original elements of the building fit outs. Original elements should not be removed from site.

Protective Methodology:

- Nominate an individual from the Catholic Cemeteries and Crematoria Trust who will be responsible for implementing the guidelines set out in this report.
- Prior to the clearing works commencing the nominated individual should make themselves familiar with the site, including the contents of the buildings.
- Nominate an individual from the Catholic Cemeteries and Crematoria Trust, this may be the same person as above, who will be responsible for regularly inspecting the site to assess vegetation regrowth, checking that any fire safety equipment is in working order and any other tasks that are required to reduce the risk of fire damage or loss to the historic outbuildings.



Figure 3.1
Aerial view of the site showing the pattern of vegetation around the historic outbuildings.

2.2 Materials

Issue:

The structure of the majority of the buildings and a high proportion of the fencing is timber, a highly flammable material.

The buildings are used to park vehicles and store a range of farm implements and materials. The buildings also contain original fixtures and fittings alongside redundant fixtures and fittings.

The inside of the Cottage was not inspected for the preparation of this report.

Protective Methodology:

- Remove or secure all loose fire sources from inside the buildings, this could include, but not be limited to, stored materials and non original fixtures and fittings.

2.3 Surrounding Vegetation

Issue:

Overgrown vegetation currently surrounds the historic outbuildings, with some buildings, such as the Slab shed (3) being completely overgrown.

This situation increases the fuel available for a fire, and also facilitates the spread of fire.

Excessive vegetation also reduces access to a fire source making it more difficult to extinguish a fire quickly.

Protective Methodology:

- Mature trees should not be removed. Where they may be located near the historic outbuildings then any low hanging branches that are in contact with the historic outbuildings should be cut away. The mature pine variety on the eastern side of the cottage should not be affected.
- Carefully clear away surrounding low level vegetation to each building to create adequate fire breaks to reduce the opportunity for fire to spread between the buildings.
- Liaise with the Rural Fire Brigade to confirm what distance around and between the buildings is required to achieve an effective fire break.
- Keep grass cut, including clearing away cuttings, to reduce opportunities for grass fires. It is not acceptable to build up a cuttings pile in the vicinity of the historic outbuildings, they are to be removed beyond the surrounding fence lines.
- Where buildings are heavily overgrown allow to sever the main stems of the encompassing overgrowth and allow it to dry out. Once dried out carefully cut away excess overgrowth without damaging the supporting structure. This work should be carried out carefully by hand.

2.4 Access

Issue:

Access is required to enable fire fighting appliances to arrive at site in a timely manner.

Safe access is also required for firefighters to identify the location of the fire, and for them to then act quickly to extinguish the fire at its source.

Protective Methodology:

- The main access gate on St. Andrews Road should be clearly marked with the address so that there is no confusion.
- The access road should be patched and consideration be given to filling potholes and ruts with an appropriate gravel so that any vehicles are able to reach the outbuildings as quickly and safely as possible. It is not acceptable to hard pave the road.
- Trees along the driveway should be trimmed back so that fire fighting appliances do not tear off branches on the way to the fire and damage the trees.
- Where buildings have fully or partially collapsed ensure sufficient cleared areas of ground are provided around the structures so that fire fighters do not need to enter an unstable structure.

2.5 Provision of Fire Fighting Resources

Issue:

That sufficient and appropriate fire fighting equipment is available on site in the event of a fire.

Protective Methodology:

- Existing fire hydrant stand pipe to be fitted to hydrant. (See Figure 2.1 for location). Clearly mark and signpost the location of the hydrant.
- Provide a minimum of one hand held fire extinguisher (external grade) mounted clearly in the vicinity for a quick response to a fire outbreak.

2.6 Monitoring

Issue:

The site of the historic outbuildings, including the condition of the access gate and driveway up from St. Andrews Road, should be regularly monitored.

Protective Methodology:

- The site should be regularly checked for access, both access at the St. Andrews Road entry and around the outbuildings on the site. This access is to ensure that fire fighting equipment can reach the source of fire.
- The site should be monitored for use of the site by vagrants or vandals. These forms of occupation increase the fire risk to the site.

- The levels of vegetation should be regularly monitored so that once plants and grasses begin to grow back or create an unacceptable level of undergrowth they may be mowed or pruned back.

GRAHAM BROOKS AND ASSOCIATES



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Disclaimer

This report is dated October 2015 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of 's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Urbis Pty Ltd (**Instructing Party**) for the purpose of Conservation Management Plan (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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