

#### 4.2.4 Entrance, Driveways and Access routes

Entry to the Orielson Homestead has been documented through early mapping and photographs including the original entry north east of the homestead and the southern entry created c1840 as a result of the change in ownership and the development of Campbelltown and Camden. The service road through the farm complex has remained in its early location however there is no access from The Northern road.

Many of the early access routes into and through the property are not clearly discernable because of the change of orientation and subsequent lack of use. Documentary evidence defines the original east entrance to the property and supported with physical investigation relating to the orientation of the homestead. Documentary evidence suggests that the original entrance was to the north east of the site off The Northern road (formerly Great North road). The tree lined driveway does not appear to be evident, physical intervention may reveal some remnants below the surface level.

The only remaining entrance into Orielson Homestead is the current southern entry which is off The Northern road. This entrance was created during the Victorian period when the orientation of the house was redirected to face south. The changed entrance and drive leading up to the homestead shows evidence of Victorian design and 18<sup>th</sup> Century landscape principles of approach. When approaching the house from the south along The Northern road the house nestles within the natural topography. The drive fords/crosses Narellan Creek and then rises towards the Homestead. Close to the entry the house is lost among the trees but the winding drive from The Northern road slowly brings the house into view revealing the house and its surrounding Victorian homestead and gardens. The approach is flanked by pastures to establish the rural setting of the property and to convey the sense of landed gentry. The Victorian landscape design is further enhanced by the Norfolk Island pines that line the drive and the carriage loop that is located in front of the entrance planted with Bunya Pine and other species.

The access road through the farm complex is the only other remaining drive. Early mapping shows the laneway was accessed from The Northern road and coupled to the southern entry. This entry is no longer accessible from The Northern road and subsequently fenced off, however the farm buildings that line the early road in a linear fashion still remain. Former direct access to the main road defines the important association of the farm complex to the homestead.

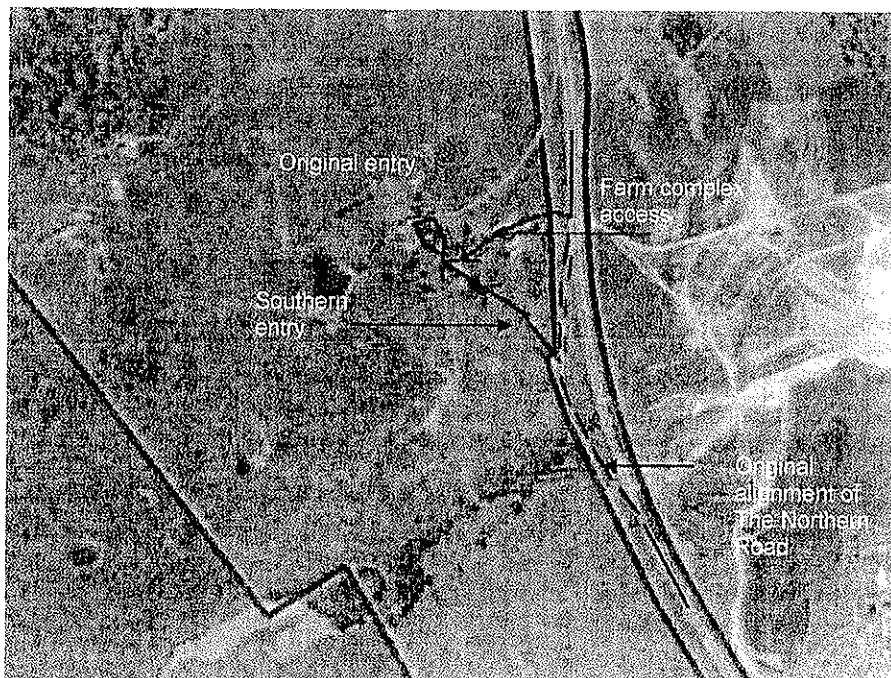


Figure No.127:  
Existing and  
historical access  
routes.

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#### 4.2.5 Evolution of the homestead

##### 4.2.5.1 *The Homestead*

Examination of the physical evidence supports the documentary evidence of the evolution of the homestead. The development of the homestead began with the original rectangular massed Georgian structure facing east and its associated barn, orchards, driveways and entry. Refer to Figure Nos.124-129, pp.94-96.

##### 4.2.5.2 *The Outbuildings*

As a group of buildings, these display an arrangement of the homestead planning dating from the 1820s, 1840s, c1930 through to the 1950s.

The shedding has evolved and developed with the adaptation of stock yards that were closely associated with The Northern road and Harrington Park.

Evidence of dairying is clear with the two milking sheds. The early milking shed is in poor condition but largely intact and no longer used. The later milking shed adapted to stud stock feeding has been converted to stables for the current use of horse agistment, however evidence of the previous milking shed is evident.

Currently the area is a reflection of the present use as horse agistment, however there is evidence of its previous uses of dairying and stud Hereford management. While there are no clear structures supporting the early wheat production of the site, there are remnants to suggest former uses. Further archaeological investigation will be required to identify and confirm structures that have been identified in the documentary evidence.

##### 4.2.5.3 *Garden*

Documentary evidence suggests early gardens however there is little physical evidence to suggest early garden arrangements. A rectangular clearing close to where the original eastern entry is recent 1980s infill. The current garden layout dates back to the Victorian period including shrubs, trees, tennis court and garden steps and elements.

There is no physical evidence to suggest the early layout of the garden and little of the Victorian garden remains. Pine trees line the current driveway that lead to the carriage loop in front of the homestead. The Bunya Pine that can be clearly seen on approach to the homestead indicates the entrance into the homestead. While there are no plantings or garden beds in front of the Italianate façade the stone steps and planter pots leading up to the entrance and the progressively cleared levels suggest formal garden arrangements dating back to the Victorian and Federation periods.

##### 4.2.5.4 *Archaeology*

Archaeology is found throughout the site and represents a layering of the occupants of the Orielson site (refer to Section 3.2). North of the site there is evidence of military (airforce) occupation dating back to WWII. Documentary evidence suggests cleared woodland and road networks onto the site from Cobbitty road. The air force was associated with Camden aerodrome however the revegetated woodland and clearing of the area does not allow a clear definition of past road works. There is physical evidence to suggest occupation with cleared vegetation, bitumen and gravel remnants, and yellow brick footings.

Camden aerodrome has portable structures and bunkers dating back to WWII. Air force training operations at Camden were conducted including a large transfer and staging camp at Greens Corner (Orielson). The brick footings at Orielson are the same colour, style and size to those at the Camden aerodrome suggesting a potential similarity between the portable structures at Camden and the probable structures at Orielson.

The boundary for Orielson has changed since the air force occupation therefore archaeology may be found in neighbouring properties, namely north and north east of the site.

There are also tips scattered throughout the site that have been used over the years. The main tip is located close to the homestead and within the former orchard. They include elements related to both the internal and the external layering of the homestead. These tips are a significant feature as a repository of past life styles and conditions.

Some buildings located within the farm complex no longer exist (such as the former barn and men's huts). There is physical evidence to suggest the location of the former barn. Remnants of the barn appear to be closely located where the current stables are. While little of the structure remains, part of the floor footprint is evident revealing its potential location and dimensions. Other structures within the area however do not appear. Further intervention to the sub surface may be required to reveal the former structures on site. Archaeology found on site is important in developing an understanding and appreciation of past lifestyles, conditions and practices and appropriately defines areas of significance.

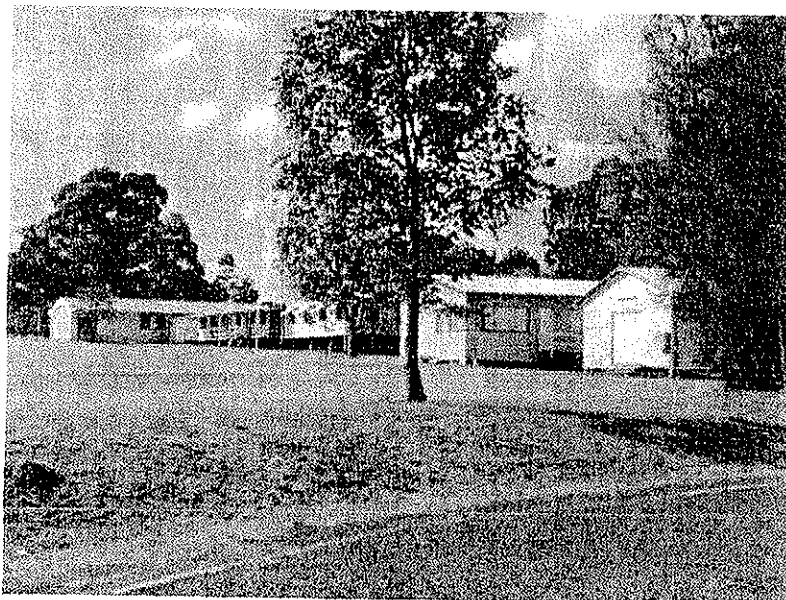


Figure No.128:  
Portable structures on  
brick footing at Orielson  
located at Camden  
aerodrome dating back  
to WWII.

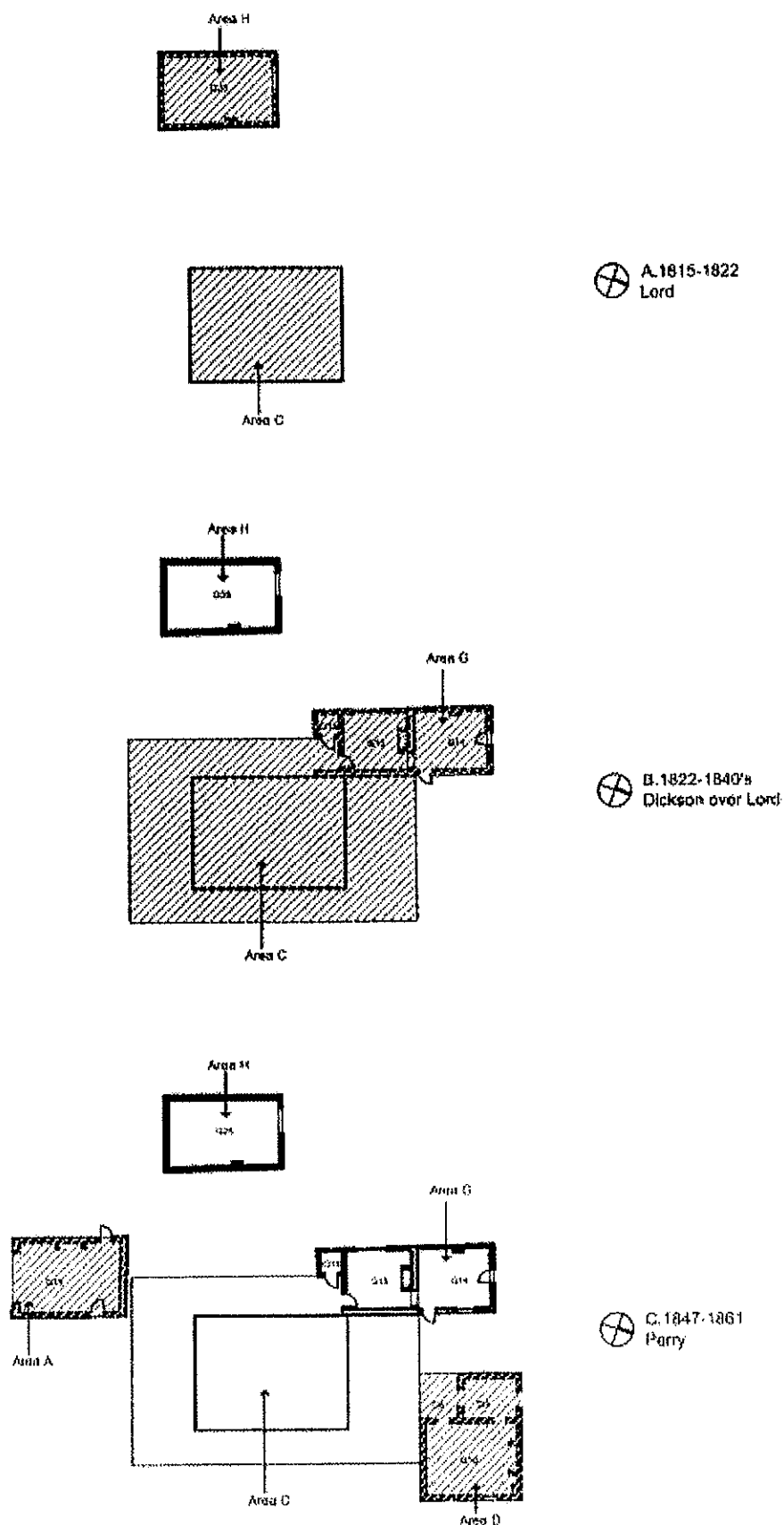


Figure No.129: Orielton Homestead – Probable stages of development 1815-1861.

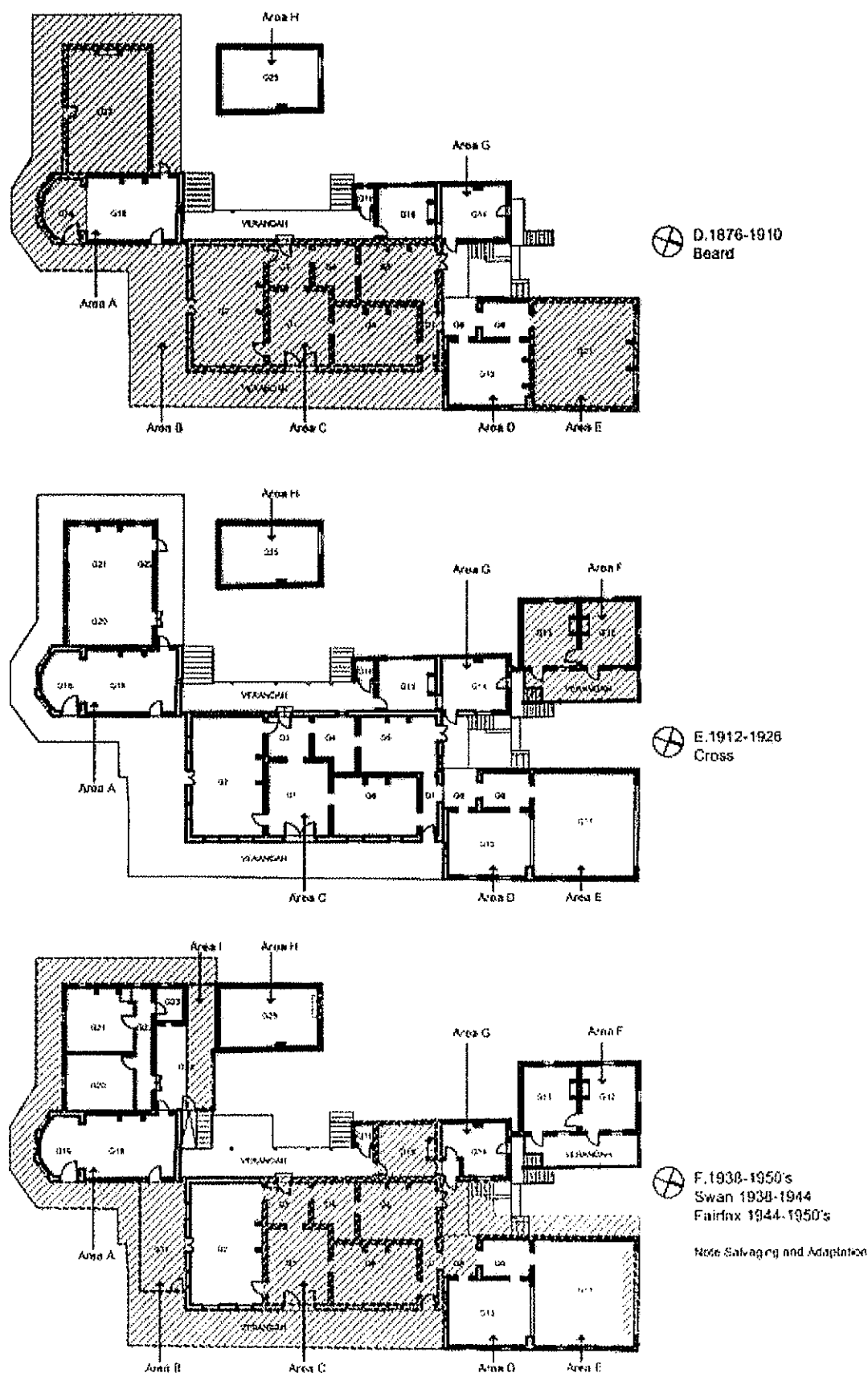


Figure No.130: Orielson Homestead – Probable stages of development 1876-1950s.

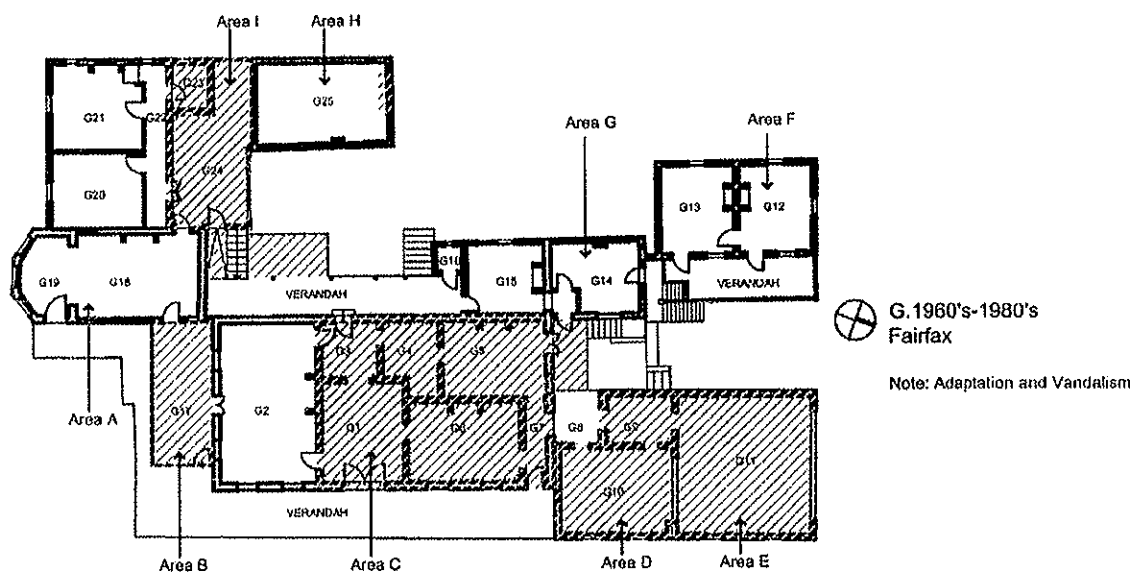


Figure No.131: Oriellon Homestead – Probable stages of development 1960s-1980s.

### 4.3 Comparative Analysis

#### 4.3.1 Rural homesteads

Orielson Homestead was one of several of the earliest land grants in the Cumberland Basin. The working farm, initially called Orielson Farm, was started on the land granted to Edward Lord, with later parcels sold to neighbouring owners. This homestead is thus one of the earliest homesteads in the Cumberland Basin.

Orielson was used as a working farm and was one of the largest in the area. Today Orielson is one of the few remaining homestead estates in the area. Other comparable homestead estates groups can be found at Gledswood, Harrington Park, Denbigh, Maryland, Raby, Belgenny Farm, Studley Park and Oran Park.

##### 4.3.1.1 *Gledswood – Camden Valley Way, Catherine Fields*

The Gledswood estate was an amalgamation of several of the earliest land grants in the Cumberland Basin. The working farm, initially called Buckingham, was started on the land granted to Count Huon de Kerilleau in 1810, with later parcels added by the Chisholms who renamed the estate Gledswood.

Gledswood, whilst a gentleman's estate, was used as a working farm and was one of the largest in the area.



Figure No.132: Gledswood Homestead

##### 4.3.1.2 *Harrington Park – Camden Valley Way, Narellan*

Harrington Park was granted to Captain William Campbell in 1815 and named after his former ship, the *Harrington*. The estate was initially developed by the Campbells' as a pastoral station, and then the house was built. From 1829 the estate contracted in geographical size as about half of the land was sold off or leased out before dynastic struggles resulted in its sale in 1852.

The estate was then used as a country house by a succession of city gentlemen before being bought in 1874 by William Rudd and managed as a pastoral property. The Rudds and Brittens (descendants of William Rudd through his daughter's family) further developed the estate, adding further land to the south and southwest and making major renovations to the house in the 1890s. In 1933, the estate was sold, and was again a country house.

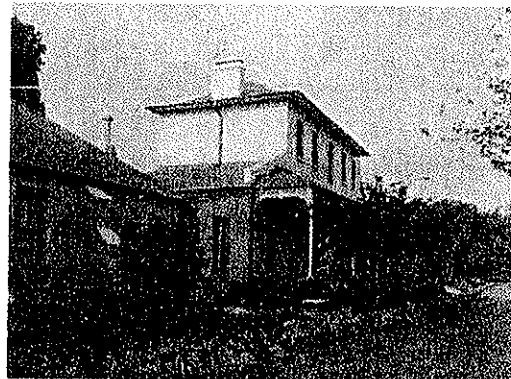


Figure No.133: Harrington Park Homestead

In 1944, a Fairfax company (John Fairfax & Sons Pty Ltd) bought the estate, and it increasingly became the home of Sir Warwick and Lady Mary Fairfax. Land in the southeast has been redeveloped for urban purposes.

#### 4.3.1.3 Denbigh –The Northern Road, Cobbitty

Denbigh was built in 1822 by Charles Hook, a business associate by Robert Campbell and was later purchased by the Reverend Thomas Hassell in 1826 (who also established the first Protestant church services in Kirkham stables that same year). Denbigh can be seen from the north ridge of Orielson. The working farm includes a colonial vernacular homestead and associated farm buildings.



Figure No.134: Denbigh Homestead

#### 4.3.1.4 Maryland – The Northern Road, Bringelly

Maryland, was built by Thomas Baker c1830. Baker was associated with steam mill engineer John Dickson who acquired the 3000 acre Nonorrah- the present Maryland forms a part of the site. The site was used for agricultural farming and included the main homestead with several outbuildings.



Figure No.135: Maryland Homestead

#### 4.3.1.5 Raby –Camden Valley Way, Leppington

Raby was granted to Alexander Riley in 1812 and was named after his mother's maiden name. Riley moved to England in 1822 and the property was managed by his brother Edward Riley. Of that land, wheat, barley, maize, oats, peas and potatoes was grown and the property held livestock including horses, cattle, sheep and hog. After Alexander and Edward gave up their direct management their sons developed and nurtured the prized Saxon Merino sheep on the land. The property was later purchased by the Moore family in 1866 and later transferred to the Mitchell's where agricultural farming and grazing of livestock continued.

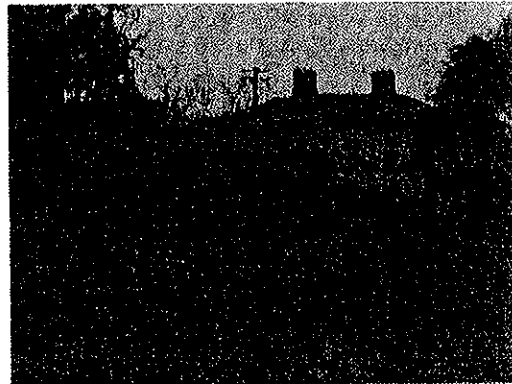


Figure No.136: Raby Homestead



4.3.1.6 *Belgenny Farm, Camden Park Estate*

Part of the 1910 grant to Macarthur the Belgenny Farm Group is located to the north of the main drive linking Camden and Camden Park mansion. Its setting is a north south ridge, with an outlook eastwards to the Nepean River and south-westwards to the Ridgeback Range. The stables, community hall, creamery and Belgenny Cottage are grouped around a large courtyard centred on a plane tree and an historical bell. This courtyard and its northern and western buildings formed part of the original 1920s layout. Belgenny Farm Group is thought to be the oldest surviving group of farm buildings in Australia. Belgenny Cottage is a low set weatherboard cottage featuring corrugated iron roof and incorporating some brick hog walls, it was built in several stages, the earliest attributed to Henry Kitchen in 1820.

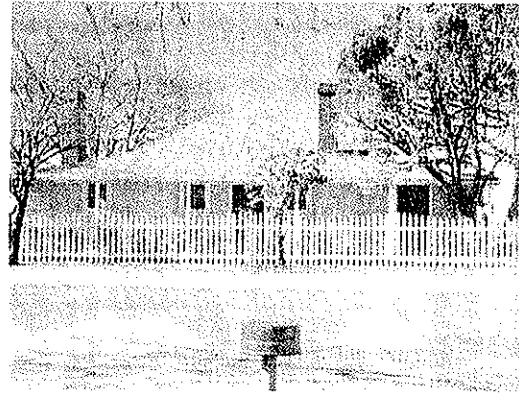


Figure No.137: Belgenny Farm

4.3.1.7 *Studley Park House, Camden Valley Way, Narellan*

Studley Park was built in 1888 for William Charles Payne and designed in the Victorian Italianate style. Payne named the property after a property near where his father-in-law lived in England. It was designed by AL and G McCredie. The site was initially developed as a country estate for W. Payne and since experience a number of uses including: private school, defence force, commercial/recreational use (country retreat) and golf course

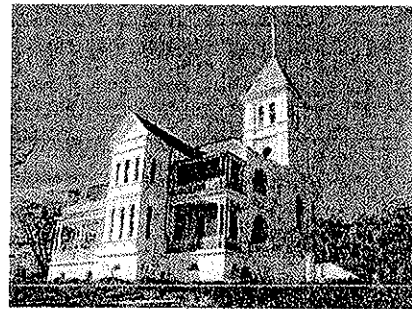


Figure No.138: Studley Park Estate

**School Period**

While only a small school operated in the two storey front of Oriellon during the Beard occupation, Studley Park was established as a school in 1902. The Campbelltown-Camden Grammar School and Commercial College located at Campbelltown was moved to Narellan. The main building provided dormitory style accommodation and accommodation for the headmaster, a single storey weatherboard room and three smaller rooms were added to the back of the main building to be used as a dining room and toilet/storage facilities. The stables building at Studley Park was converted to classrooms on the ground floor with concert room and staff accommodation on the upper floor. The original building form was unchanged but the arched openings (horse/coach entry) were infilled with double hung windows and weatherboard walls.

**Army Occupation**

Studley Park was one of the sites used by the Department of Defence and was first leased by the department in 1939 and later purchased in 1940. A camp was constructed in 1941 to accommodate the army personnel that included a number of alterations and additions to the site. The main house was altered to include sleeping accommodation. Weatherboard buildings were erected between 1940 and 1945. (refer to appendix E for details)

## 5.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

### 5.1 Assessment of Heritage Significance

This assessment of heritage significance for the Orielton Park Estate, Narellan, has been based on the criteria and guidelines contained in the NSW Heritage Manual Update *Assessing Heritage Significance* produced by the NSW Heritage Office.

**State** significance means significance to the people of NSW. **Local** significance means significance within the local government area of Camden.

#### Key

✓	Guideline applicable
—	Not applicable

#### 5.1.1 Criterion (a)

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

Guidelines for inclusion		Guidelines for exclusion	
✓	• shows evidence of a significant human activity	—	• has incidental or unsubstantiated connections with historically important activities or processes
✓	• is associated with a significant activity or historical phase	—	• provides evidence of activities or processes that are of dubious historical importance
✓	• maintains or shows the continuity of a historical process or activity	—	• has been so altered that it can no longer provide evidence of a particular association

#### Comment

Orielton Homestead represents one of the few active working gentry estates established from the earliest land grants in the Cumberland Basin and the Camden area. The homestead was rather predominantly used as a working farm or outstation with some owner/occupiers esteemed as landed gentry. Mrs Harriet Beard owner/occupier 1876-1910 had grand plans for Orielton. She developed the house and gardens in the Victorian period Italianate style.

Orielton exhibits the principles of estate management required for a working farm or outstation, which had been used mainly for grazing and grain (wheat & barley) production. The Beards purchased the property in 1876 and used it for grazing, dairy, orchards & horses. During the 20<sup>th</sup> Century, the estate has been used for dairying, grazing, stud farming and horse agistment.

The homestead is demonstrative of different phases of development – sections of the homestead were developed to suit the prevailing interests or needs of the owners or occupiers at a particular time. The buildings and grounds, in their periods of construction and design styles, illustrate the sequence of the estate's development since 1815.

The WWII Military occupation of the homestead led to significant damage and alterations to the original building, however the working farm remained. The homestead estate continues its working nature presently used for horse agistment and cattle grazing.

Dickson, in 1820-c1840 owner of Maryland and other estates in between established a fully fledged outstation with quarters, stabling and 2-storey barn with grain production machinery.

A steam mill was established in c1850 on the property by its first resident owner, Perry. The mill was used for milling locally grown wheat, an important industry in the local area (until rust invaded the district).

The subject site is a working estate from the 1800s possessing an idyllic setting often used as a selling point in the past. Orielton exhibits the principles of estate management required for a working estate which has been used for dairy, wheat production and grazing and represents the practices of 18<sup>th</sup> Century Landscape School principles through the occupant's appreciation of the sublime setting and the need to have a commanding view over the productive paddocks for labour management.

### 5.1.2 Criterion (b)

**An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).**

	Guidelines for inclusion		Guidelines for exclusion
✓	<ul style="list-style-type: none"> <li>shows evidence of a significant human occupation</li> </ul>	—	<ul style="list-style-type: none"> <li>has incidental or unsubstantiated connections with historically important people or events</li> </ul>
✓	<ul style="list-style-type: none"> <li>is associated with a significant event, person, or group of persons</li> </ul>	—	<ul style="list-style-type: none"> <li>provides evidence of people or events that are of dubious historical importance</li> </ul>
		—	<ul style="list-style-type: none"> <li>has been so altered that it can no longer provide evidence of a particular association</li> </ul>

#### Comment

Orielton has strong associations with prominent land owners and local gentry since its 1840s occupation to the present Fairfax ownership. It has an association with the WWII air force occupation.

Orielton is significant for its association with a number of important families in the Camden area including the Lord, Dickson, Perry, Peisley, Beard, Cross and Fairfax families, and, by association through Lord, to the Oxleys of Kirkham. Lord allowed Oxley to use part of Orielton for grazing.

Dickson was considered to be a skilful migrant and was given land by Macquarie in both town and country. The establishment of wheat production was an important development for both Camden and the state of New South Wales.

The Beard family was involved in district affairs and the Cross family were Camden brick makers who had made the bricks for both Studley Park and Camelot.

### 5.1.3 Criterion (c)

**An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).**

	Guidelines for inclusion		Guidelines for exclusion
—	<ul style="list-style-type: none"> <li>shows or is associated with, creative or technical innovation or achievement</li> </ul>	—	<ul style="list-style-type: none"> <li>is not a major work by an important designer or artist</li> </ul>
—	<ul style="list-style-type: none"> <li>is the inspiration for a creative or technical innovation or achievement</li> </ul>	—	<ul style="list-style-type: none"> <li>has lost its design or technical integrity</li> </ul>
✓	<ul style="list-style-type: none"> <li>is aesthetically distinctive</li> </ul>	—	<ul style="list-style-type: none"> <li>its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded</li> </ul>
✓	<ul style="list-style-type: none"> <li>has landmark qualities</li> </ul>	—	<ul style="list-style-type: none"> <li>has only a loose association with a creative or technical achievement</li> </ul>

✓	<ul style="list-style-type: none"> <li>exemplifies a particular taste, style or technology</li> </ul>		
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**Comment**

The Orielton homestead, outbuildings and gardens are prominently located on a knoll on the southern side of steeply rising topography of the scenic Central Hills. The homestead complex, with its signal plantings of Bunya and Norfolk Island pines, has a commanding presence in the landscape and is visible from The Northern Road and sections of Camden Valley Way.

Orielton Homestead represents 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 positioning of Orielton in the landscape, especially its homestead and gardens, has been associated with:

- (1) the social position as a feudal arrangement of "squireocracy" and later gentrification
- (2) the designed position in the landscape relating to the sublime qualities of the Camden Narellan district and
- (3) Farm management of productive paddocks and labour.

These values are important to understanding and appreciating Orielton's development.

Orielton homestead's setting takes advantage of a commanding position in the landscape context of the Camden Valley. This selected position of the homestead shows an understanding of 17<sup>th</sup> and 18<sup>th</sup> Century Arcadian and Picturesque European landscape ideals. The homestead's siting was skilfully selected – located on a knoll with topographical features of hills, alluvial flats, creek lines and distant views to Mount Prudhoe and Razorback Range and views to surrounding properties such as Studley Park and Harrington Park. As an outstation to Dickson's large land holdings, it provides commanding views and connections with Narellan, Campbelltown (1820s) and, from 1840, Camden villages. Earlier access to the site was from the north-east linking to Penrith, Liverpool and Windsor.

The gardens surrounding the homestead retain plant specimens and garden layouts associated with their early arrangement planting scheme c1880. The gardens have been arranged to provide a formal garden setting for the homestead, with its signal plantings of Bunya and Norfolk Island pines giving the homestead a distinctive presence against the undulating topography.

**5.1.4 Criterion (d)**

**An item has strong or special association with a particular community or cultural group in NSW (or the local area) for a social, cultural or spiritual reasons.**

	Guidelines for inclusion		Guidelines for exclusion
✓	<ul style="list-style-type: none"> <li>is important for its associations with an identifiable group</li> </ul>	—	<ul style="list-style-type: none"> <li>is only important to the community for amenity reasons</li> </ul>
✓	<ul style="list-style-type: none"> <li>is important to a community's sense of place</li> </ul>	—	<ul style="list-style-type: none"> <li>is retained only in preference to a proposed alternative</li> </ul>

**Comment**

Aboriginal people representing the Cubbitch Barta Title Claimants and the Tharawal LALC have links to ancestors who occupied the area.

Orielton Homestead and a section of the property are significant for their association with the defence force during World War II. Sections of a number of neighbouring properties were used for this purpose during the war, including Harrington Park, Denbigh and Oran Park, and some homesteads, such as Studley Park, as well as the Camden Airport.

The Orielson Estate and Orielson Homestead are held in high esteem by community groups who value the historic aesthetic values of the Cowpastures area and those who have interest in the early settlement of New South Wales, especially the Cowpasture frontier, and World War II.

The Orielson Homestead Complex and Estate is held in high esteem by the local community and groups such as the Camden Historical Society. The place is also held in high esteem by Camden Council. The place has been included in Camden Council heritage studies, especially in its setting (however, its importance has been somewhat overshadowed by Camden Park).

The site has social significance for the descendants of the familial dynasties that owned the estate, including the Fairfaxs.

#### 5.1.5 Criterion (e)

**An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).**

	Guidelines for inclusion		Guidelines for exclusion
✓	<ul style="list-style-type: none"> <li>has the potential to yield new or further substantial scientific and/or archaeological information</li> </ul>	—	<ul style="list-style-type: none"> <li>the knowledge gained would be irrelevant to research on science, human history or culture</li> </ul>
✓	<ul style="list-style-type: none"> <li>is an important benchmark or reference site or type</li> </ul>	—	<ul style="list-style-type: none"> <li>has little archaeological or research potential</li> </ul>
—	<ul style="list-style-type: none"> <li>provides evidence of past human cultures that is unavailable elsewhere</li> </ul>	—	<ul style="list-style-type: none"> <li>only contains information that is readily available from other resources or archaeological sites</li> </ul>

#### Comment

Orielson Estate has areas of regenerating Cumberland Plain woodland and scrub. This contributes to the wildlife corridor and habitat.

The Orielson Homestead Complex and Estate, in its stages of construction and the arrangement of its buildings and gardens, illustrates the evolution of an upper-class working estate from early colonial times to the 21<sup>st</sup> Century. The buildings and grounds, in their periods of construction, illustrate the sequence of design elements as the estate and homestead grew since c1820.

The buildings and layout of the Orielson Homestead Complex and Estate have the ability to demonstrate past development and farming practices, particularly for wheat and flour production. Archaeological remains would provide insights into past occupation and use of the Estate.

The homestead gardens and approaches, and vistas from the homestead with managed incident elements in the vistas, are representative of Australian Colonial garden philosophies from the early and mid-nineteenth century onwards.

#### 5.1.6 Criterion (f)

**An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).**

	Guidelines for inclusion		Guidelines for exclusion
✓	<ul style="list-style-type: none"> <li>provides evidence of a defunct custom, way of life or process</li> </ul>	—	<ul style="list-style-type: none"> <li>is not rare</li> </ul>
—	<ul style="list-style-type: none"> <li>demonstrates a process, custom or other human activity that is in danger of being lost</li> </ul>	—	<ul style="list-style-type: none"> <li>is numerous but under threat</li> </ul>

—	• 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		

**Comment**

The Orielson Homestead Complex has significance as a rare example of one of the earliest outstations (c1820) and later Gentleman's residences in the Cowpasture frontier on the Cumberland Plain. The homestead itself also displays Italianate design rare to the area and to rural properties. The continued adaptive reuse of the residence and the outbuildings is an important part of Orielson's history.

The place has the potential to provide extensive evidence of the rural estate's value and contribution to the Cowpastures of Camden.

**5.1.7 Criterion (g)**

An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's):

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

Guidelines for inclusion		Guidelines for exclusion	
—	• is a fine example of its type	—	• is a poor example of its type
✓	• has the principal characteristics of an important class or group of items	—	• does not include or has lost the range of characteristics of a type
—	• has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	—	• does not represent well the characteristics that make up a significant variation of a type
—	• 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		

**Comment**

Orielson is a good representative example of a working farm and outstation (c1820s) and later a gentleman's estate and homestead from the 1840s.

**5.1.8 Conclusions on Heritage Significance**

The Orielson Estate meets all of the seven heritage assessment criteria.

## 5.2 Statement of Heritage Significance

The Orielson Homestead Complex has State significance as one of the earliest Cowpasture Homesteads on the Cumberland Plain that was used as an outstation and a Gentleman's residence. The Orielson Complex continues to be a landmark and a focus in the Narellan Creek/Nepean and Camden Valley as part of the cultural landscape of scenic setting, remnant pastureland, residential development and open space.

The Homestead, associated structures, gardens, landscape features, grazing paddocks and contextual setting have historical, social, aesthetic and technical significance to the State of New South Wales.

Orielson Estate has significance for being important to indigenous ancestors, having remnants of Cumberland Plain woodland and being run as an outstation in conjunction with some of the neighbouring large properties including Kirkham, Nonorrah and, from 1938, Harrington Park.

Orielson Homestead, despite its loss of intactness, is an important example of an early two storey country residence which evidences the evolutionary phases of its development to suit the changing needs of its owners from an outstation to a stately gentleman's residence. Its connection with Dickson who developed the place as an outstation to his large land holdings; the Perrys who built the steam flour mill at the place; the Beard family who improved the homestead and returned it to a gentleman's residence; and the Fairfaxes who used the property as an outstation in conjunction with Harrington Park for stud Hereford grazing and breeding, make it a property of great importance.

## 5.3 Items of Significance

5.3.1 Individual elements located on the subject site which are considered to be of heritage significance include, but are not limited to, the following:

- Areas with links to Aboriginal ancestors, indigenous
- Cumberland Plain woodlands
- Orielson homestead complex
- Orielson farm buildings and yards complex: silos, stables, milking sheds, early outbuilding, stockyards
- Equestrian use of buildings, paddocks and riding trails
- Gardens – arrival and presentation including Bunya Pines (*Araucaria bidwillii*), Norfolk Island Pine (*Araucaria excelsa*), Hoop Pines (*Araucaria cunninghamii*), She oak (*Casuarina*), Privet (*Ligustrum*), Mulberry (*Morus*), Peppercorn Trees (*Schinus ariera*), Jacaranda (*Jacaranda mimosifolia*), Moreton Bay Fig (*Ficus macrophylla*)
- Orchard and picking garden
- Military archaeology
- Arrival/access routes
- Early fence lines – little remains as Fairfax reconstructed most of it in c1955
- Chain of ponds, dams and reservoirs
- North Ridge
- Views and vistas
- Spatial arrangements – the spaces between components or places

5.3.2 Individual elements of the subject buildings which are considered to be of heritage significance include, but are not limited to, the following:

### 5.3.2.1 Orielson Homestead (B1)

- Roof
- Ceilings
- Walls
- Floors
- Doors and door hardware

- Windows
- Fireplaces
- Timber joinery
- Remnant verandah archway (west side)
- Stone flagging to verandah
- Servants bell

5.3.2.2 *Silos (B2)*

- Structure (especially early section barn footings)
- Timber board floors

5.3.2.3 *Early Outbuilding (B3)*

- Structure
- Doors and door hardware
- Windows
- Internal wall lining

5.3.2.4 *Large Stables (B4)*

- Structure

5.3.2.5 *Small Stables (B5)*

- Structure

5.3.2.6 *Old Barn (B6)*

- Structure

5.3.2.7 *Early Milking Shed (B7)*

- Structure

5.3.2.8 *Concrete Bin (B8)*

- Structure

5.3.2.9 *Yards, work areas and spatial links*

5.3.2.10 *Collections – Apart from photographs in personal albums no collections have been identified.*



#### 5.4 Grading of Significance

Considering the physical and documentary evidence gathered, the Statement of Significance and various constraints, requirements and opportunities, the grading of significance is possible.

This grading of significance has been based on the NSW Heritage Manual provided by the NSW Heritage Office and NSW Department of Urban Affairs and Planning.

**Exceptional significance** (Fulfil criteria for local or State listing)

Rare or outstanding item of local or State significance.

High degree of intactness.

Item can be interpreted relatively easily.

**High significance** (Fulfil criteria for local or State listing)

High degree of original fabric.

Demonstrates a key element of the item's significance.

Alterations do not detract from significance.

**Moderate significance** (Fulfil criteria for local or State listing)

Altered or modified elements.

Elements with little heritage value, but which contribute to the overall significance of the item.

**Little significance** (Does not fulfil criteria for local or State listing)

Alterations detract from significance.

Difficult to interpret.

**Intrusive** (Does not fulfil criteria for local or State listing)

Damaging to the item's heritage significance.

##### 5.4.1 Subject Site

The zones of significance are indicated on the site plan and are rated according to integrity from the highest level, one (1), down to the lowest, five (5).

- Exceptional Significance (Category 1)
- High Significance (Category 2)
- Moderate Significance (Category 3)
- Little Significance (Category 4)
- Intrusive (Category 5)

Refer Figure Nos.139-140, pp.108-109.

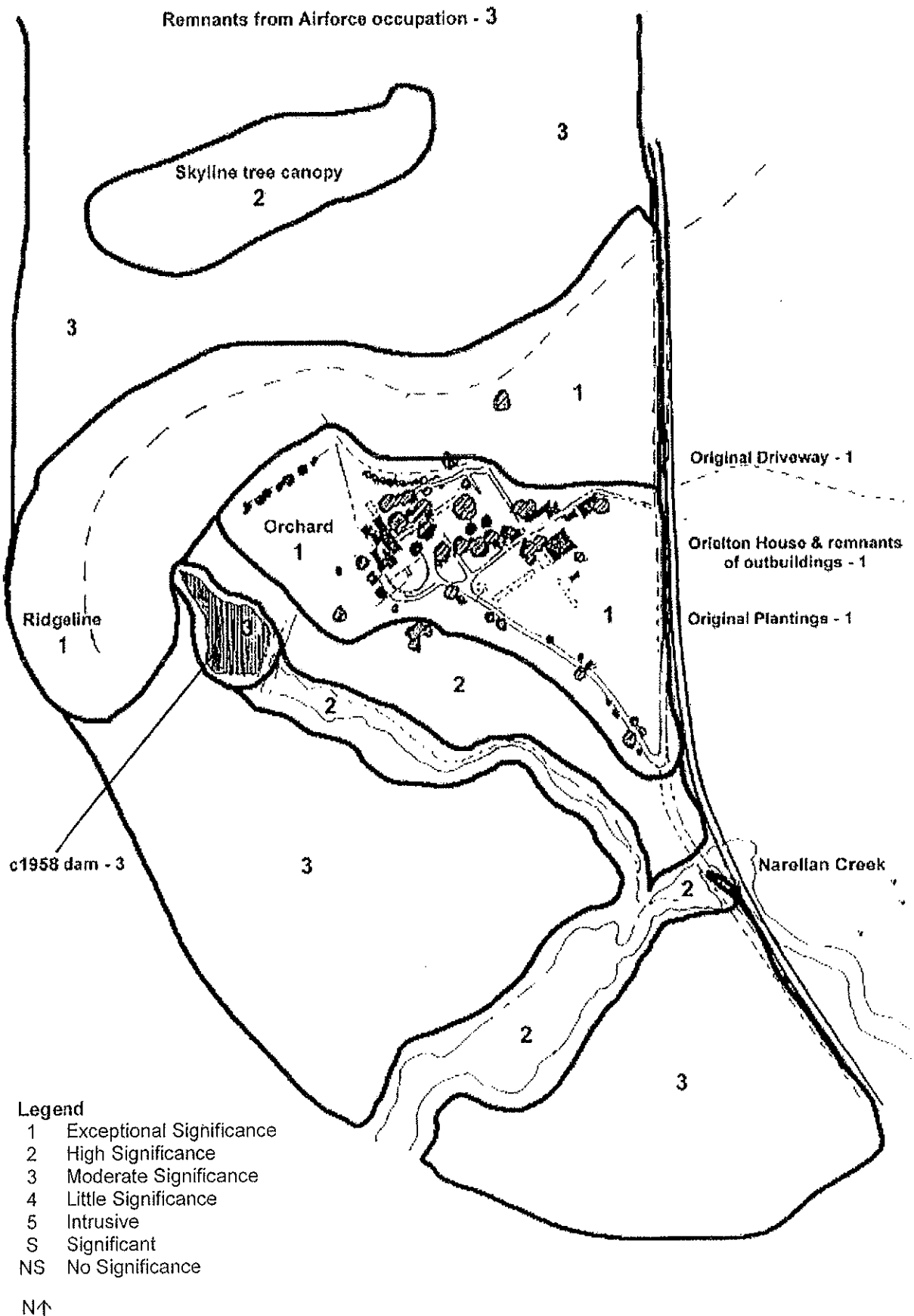
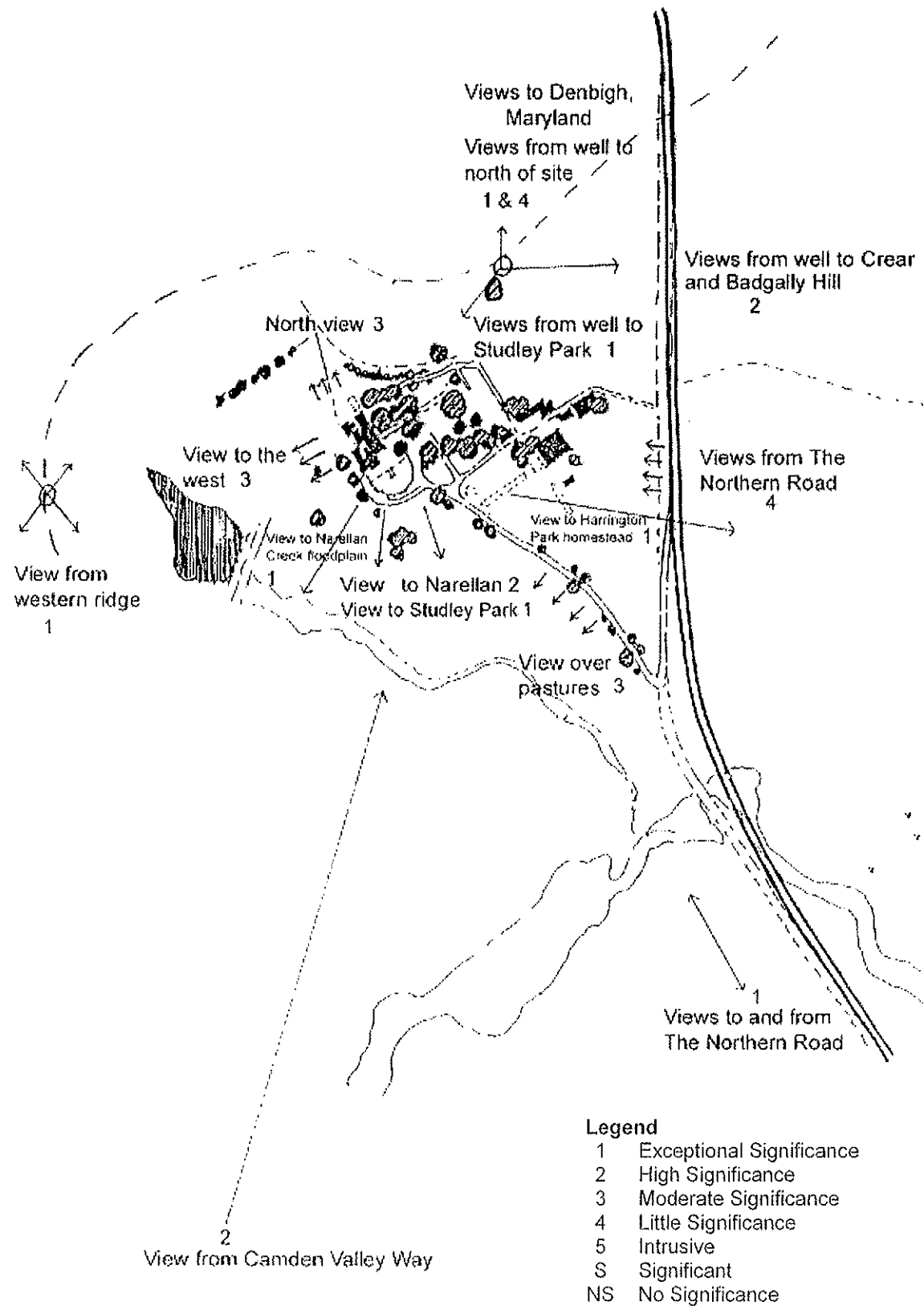


Figure No.139: Subject Site – Levels of Significance.



N↑

Figure No.140: Subject Site – Significant Views.

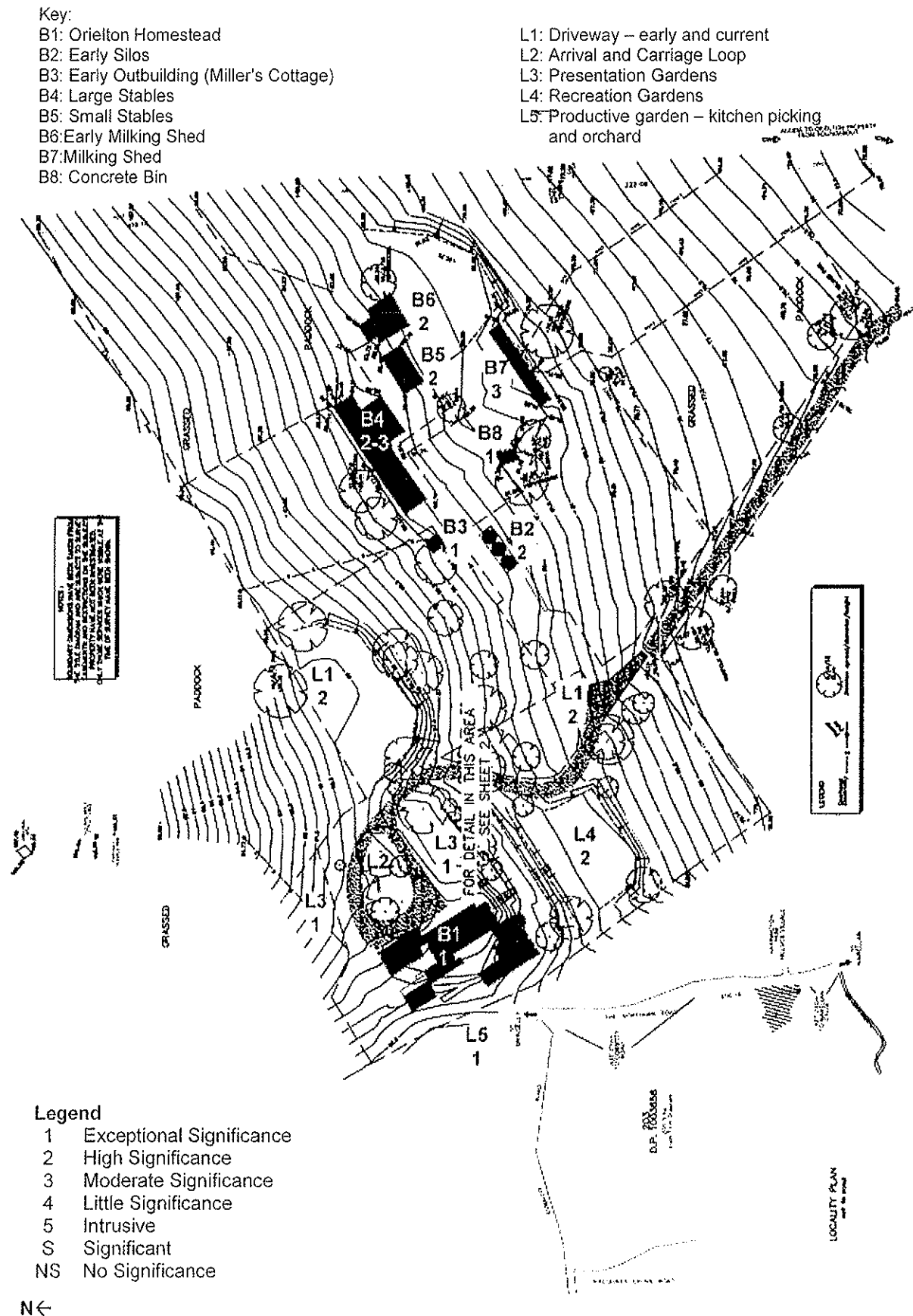
#### 5.4.2 Subject Buildings & Landscape Elements

The zones of significance are indicated on the site plan and are rated according to integrity from the highest level, one (1) down to the lowest, five (5).

Because of the limited nature of this assessment, this grading of significance is only an approximate based on the following considerations.

- (i) Period of Construction
  - (ii) Architectural and historical quality
  - (iii) Architectural integrity
- Exceptional Significance (Category 1)
  - High Significance (Category 2)
  - Moderate Significance (Category 3)
  - Little Significance (Category 4 )
  - Intrusive (Category 5)

Refer Figure No.141, pg.111.



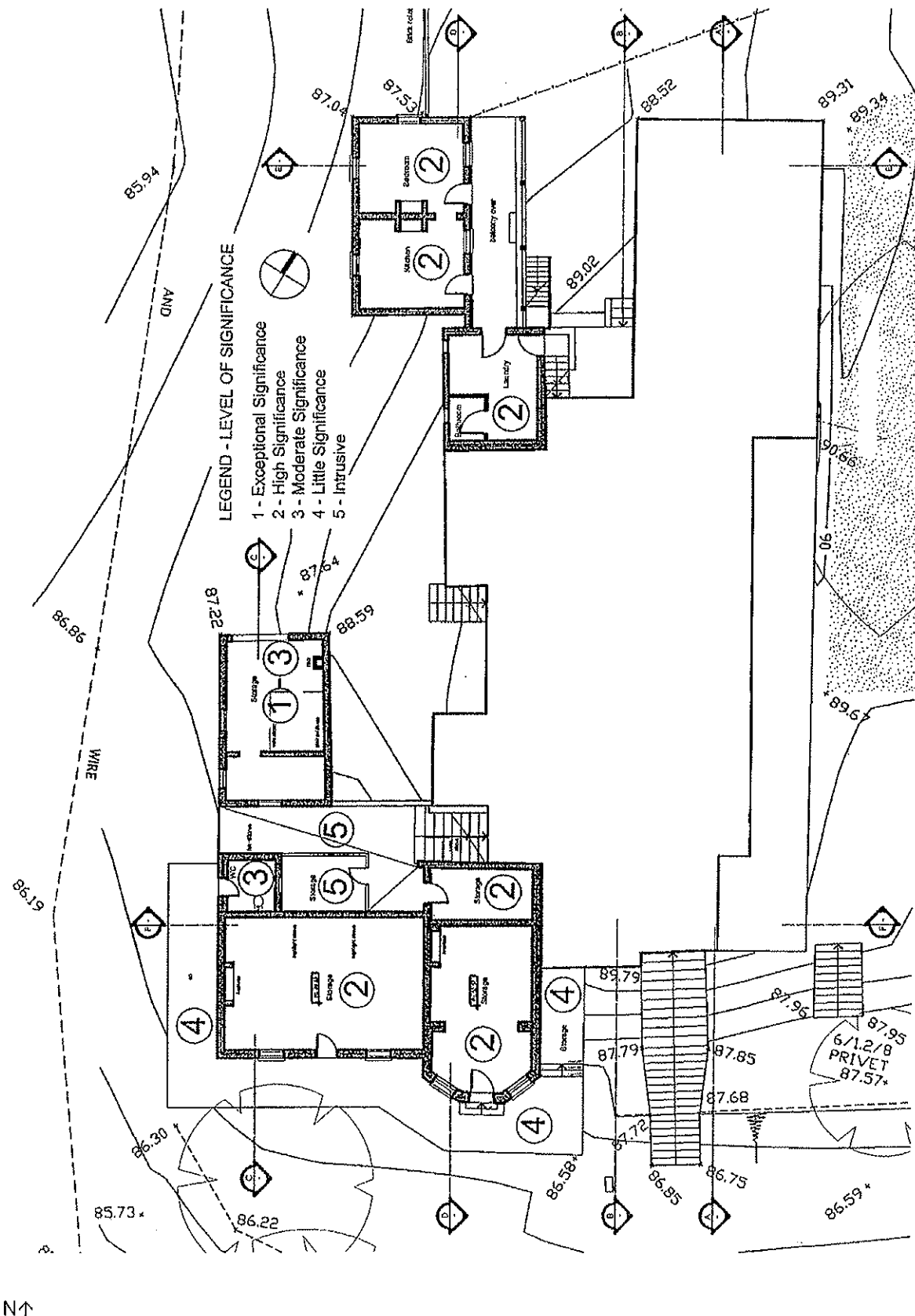


Figure No.142: Levels of significance – Homestead, Lower Ground Floor.



Figure No.143: Levels of significance – Homestead, Ground Floor.

## 5.5 Curtilage Establishment

### 5.5.1 Definition of Curtilage

Retaining an appropriate curtilage around Orielson is integral and essential in retaining and interpreting its significance.

Heritage Curtilage is defined by the NSW Heritage Manual as:

*The area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. It can apply to either:*

- *Land which is integral to the heritage significance of items of the built heritage; or*
- *A precinct which includes buildings, works, relics, trees or places and their setting.*

While The Australian ICOMOS Burra Charter, does not use the word 'curtilage' Article 8 states that '*conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place.*' And '*new construction, demolition, intrusions or other changes which would adversely affect the setting or relationship are not appropriate.*'

### 5.5.2 Establishing a Curtilage

When establishing a heritage curtilage the following should be taken into consideration:

#### 5.5.2.1 *Historical Allotment*

It is considered important to link a heritage item with its historical allotment because there is a functional relationship and visual setting that is created from the original and/or early site boundaries.

#### 5.5.2.2 *Design, style and taste*

The architectural design and style of a place assists in establishing a significant and subsequent curtilage. There is a close association with the layout and approach to the property that helps define the curtilage. Orielson is based on 18<sup>th</sup> Century Landscape principles within a sublime Arcadian rural setting and a functional need to provide management surveillance of paddocks and labourers.

#### 5.5.2.3 *Functional uses and interrelationships*

The relationship established within the setting of Orielson provides evidence of historical, social and cultural associations and uses of the site which helps form the necessary curtilage for the links to be maintained, understood and interpreted appropriately. These relationships are described in section 3.3 and 3.4.

#### 5.5.2.4 *Visual links*

Visual links associated with the site are described in section 3.5.2 and are best interpreted and appreciated when historic physical links are maintained or interpreted appropriately. Planning controls are an essential part in maintaining these visual links successfully.

#### 5.5.2.5 *Scale*

Care must be taken to ensure there is an appropriate proportional relationship between the heritage item and the curtilage so that the historic association of the rural homestead is maintained. It is therefore necessary to have grazing paddocks and the entry drive leading up to the house so the site is recognised as being a former rural homestead with development on an original single allotment.



#### 5.5.2.6 *Significant features*

Significant features are a necessary component in the setting of Orielson which help to create the necessary effect of a rural setting within a picturesque landscape. Features such as entry drive, tennis courts, wells etc must be maintained so at least the immediate setting that was historically achieved is expressed.

#### 5.5.2.7 *Vegetation*

Vegetation such as formal gardens and landmark plantings (i.e.; Bunya Pine) form a part in the historical, scientific and aesthetic value of Orielson. Significant features are detailed in section 5 and should be maintained within a proposed curtilage.

#### 5.5.2.8 *Archaeological features*

Archaeological potential is identified in section 3.2 and should be included in the proposed curtilage as it provides research potential and an understanding of the development and layering of the property. While the WWII archaeology is considered inappropriate to be included in the curtilage, excavation must be carried out before development activities commence.

#### 5.5.3 Proposed Immediate/Minimum Curtilage

A proposed minimum curtilage and its boundaries are those necessary to retain the cultural significance of Orielson Homestead and its associated setting in the landscape of Narellan.

The proposed immediate curtilage of the homestead and farm complex extends from the current boundary along The Northern Road along the driveway avenue, along the former entrance from The Northern Road, and fans out around the homestead and farm complex, and to the prominent ridge lines.

In addition to this Orielson homestead curtilage, there are curtilages involving views and vistas that are important because they provide the rural setting for Orielson. These include associated ridgelines and views to and from Orielson homestead including skyline.

Appropriate controls for the protection of the landscape setting in the visual catchment of the Orielson homestead should be instituted in the adjacent properties affected by this expanded visual curtilage.

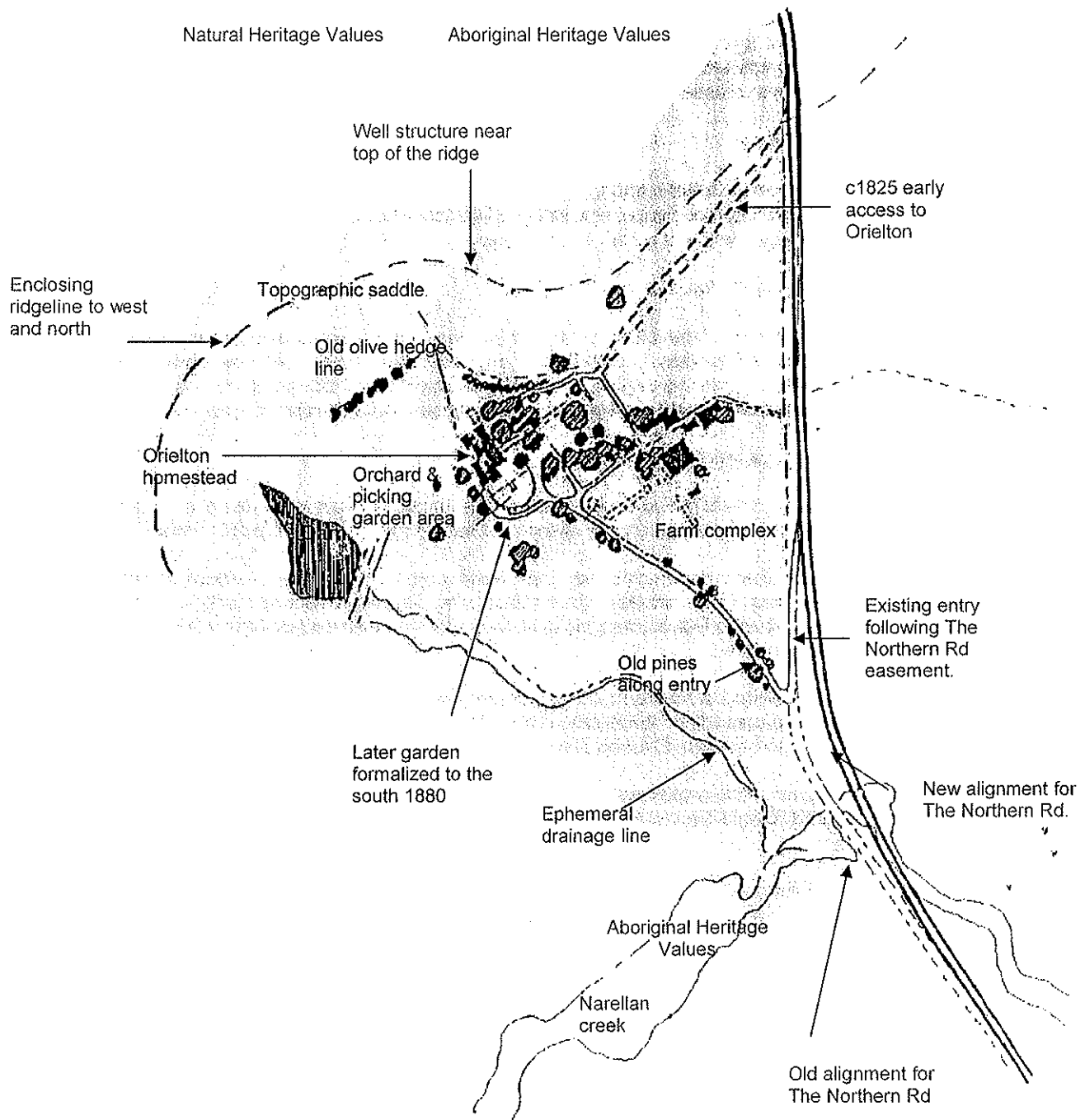
The immediate curtilage is defined in Figure No.144, pg.116 which details the components used to establish the curtilage.

#### 5.5.4 Proposed Broad Curtilage

The homestead of Orielson is part of an agricultural setting. The undulating landscape has wide (part steep) long ridges, shallow saddles, small knolls, gentle slopes, creeks, distance vistas to knolls and skyline ridges and vegetation of scattered and clumped regenerating and mature open eucalypt forests, creek lining she oaks and extensive cultivated and managed pastures with fence lines. These areas of sensitivity are considered to be critical in defining a broader curtilage for the property and are identified in Figure No.145, pg.117.

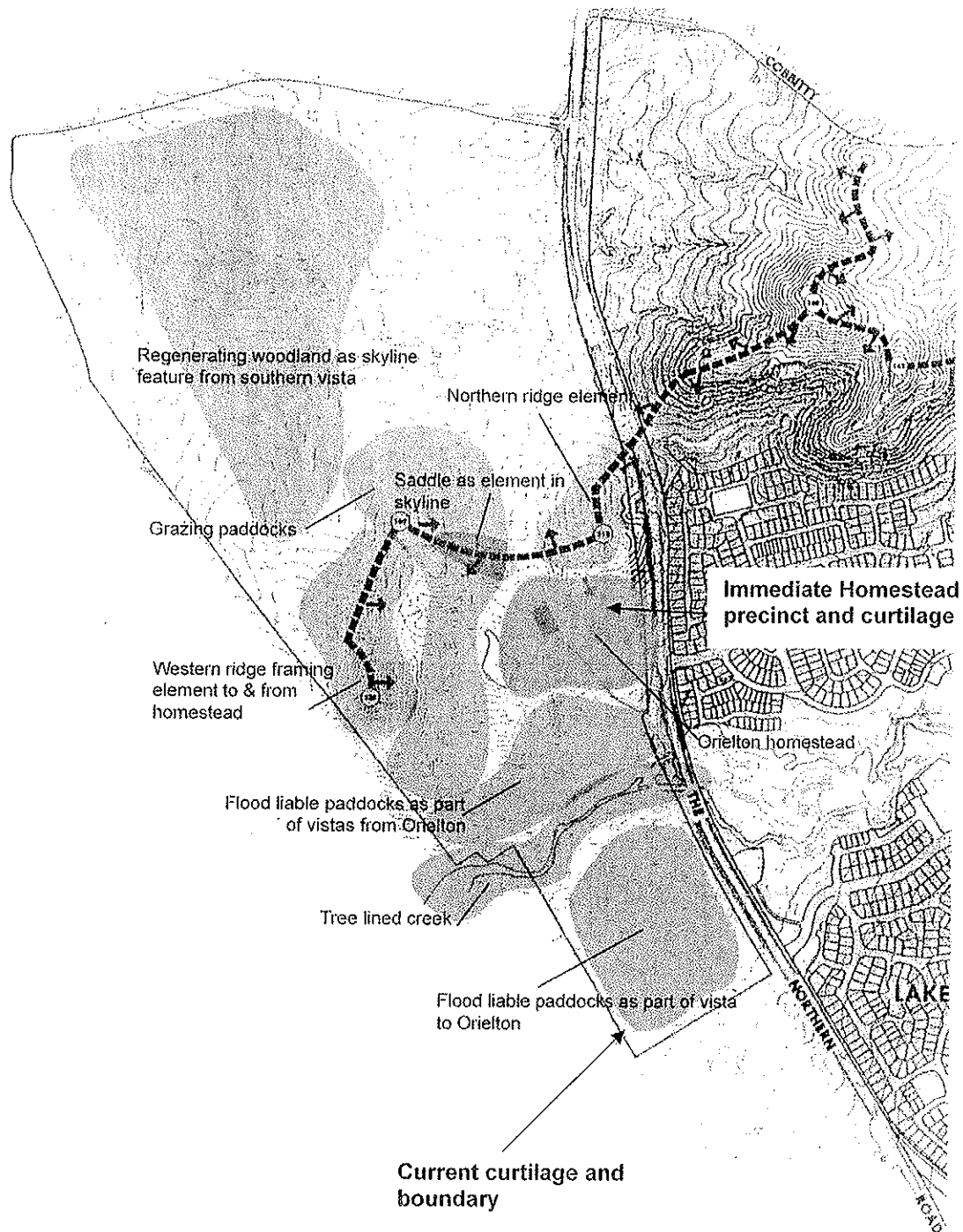
#### 5.5.5 Agreed Curtilage

During the course of this study, the owners and the Heritage Council agreed on an appropriate heritage curtilage for the Orielson Estate. This is detailed in Figure No.146, pg.118.



N↑

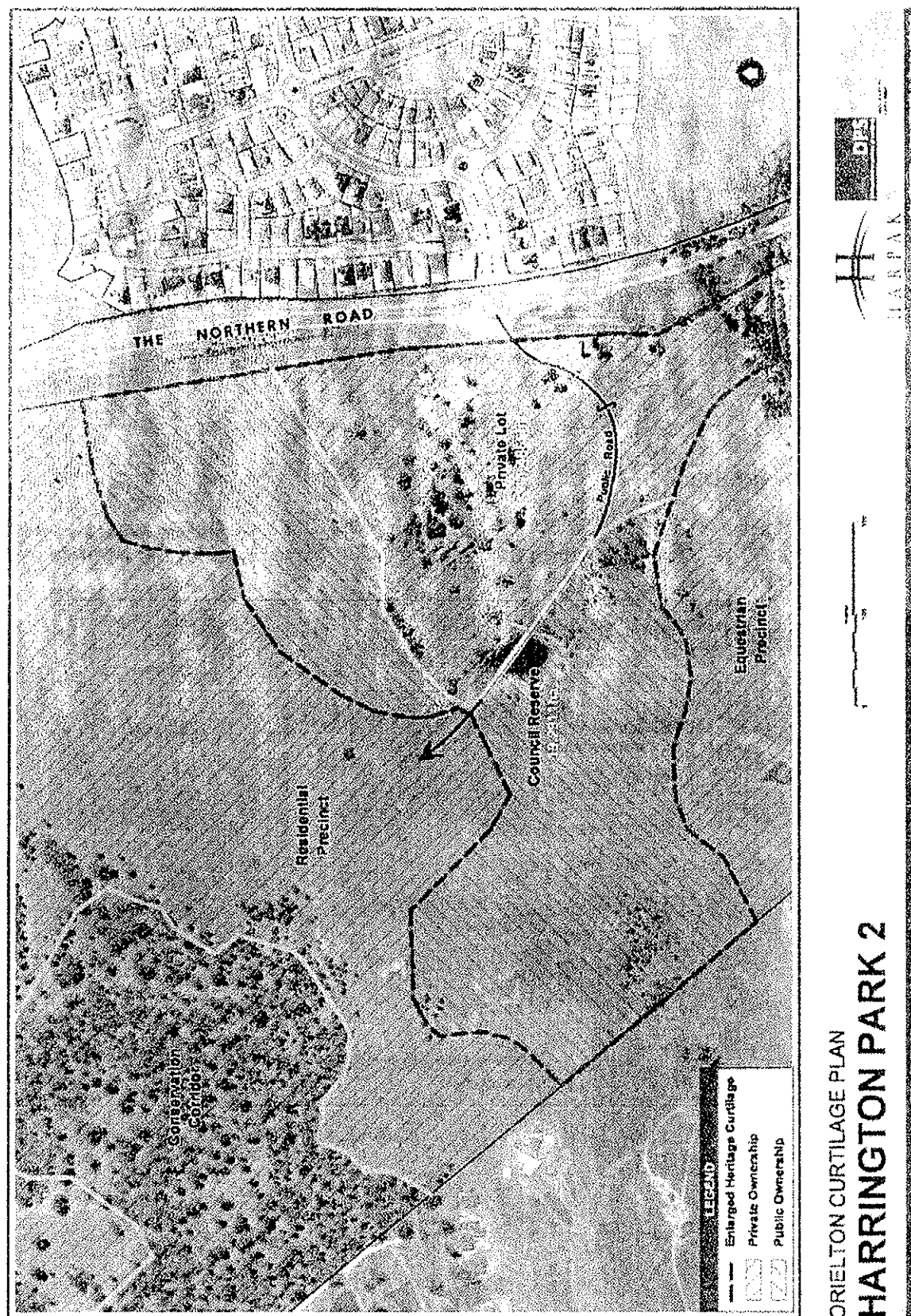
Figure No.144: Proposed Immediate Curtilage is shown shaded.



Areas of sensitivity

Homestead precinct  
and curtilage

Figure No.145: Broad and immediate curtilage of Orielton homestead.



N←

Figure No.146: Agreed Heritage Curtilage of the Orielton Estate.

## 6.0 CONSTRAINTS AND OPPORTUNITIES

### 6.1 Physical Constraints and Requirements Arising from the Statement of Significance

- 6.1.1 No activity should be allowed that will confuse the fact the Orielton property is an important component of the cultural development of the Camden Local Government Area and the State of New South Wales and includes Aboriginal links with former ancestors and important ecosystems.
- 6.1.2 No activity should be allowed that will confuse the fact the Orielton topography is a major component of the landscape hierarchy of Camden Valley/Cowpasture Area.
- 6.1.3 The homestead setting and arrival design philosophy should be maintained in any new development.
- 6.1.4 The configuration, setting and design philosophy of Orielton Homestead and gardens should be maintained and appropriately conserved.
- 6.1.5 No activity should be allowed that will confuse the historical uses of the Orielton property as an outstation, residence and rural property.
- 6.1.6 No activity should be allowed that will confuse the fact the Orielton site has been associated with prominent persons including the Lord, Dickson, Perry, Beard and Fairfax families.
- 6.1.7 The existing significant fabric and features should be retained in-situ and conserved. Conservation includes adaptation and demolition of intrusive fabric. (Refer Section 5.0).
- 6.1.8 No activity should take place which could destroy a potential archaeological resource. This applies to the area in the immediate vicinity of the Orielton Homestead and north of the site bounding Cobbitty road, creeks and dams.
- 6.1.9 Any new building, services, landscaping or activities in the vicinity of the Orielton site should have regard to the setting, design and character of the site, including the homestead, gardens and associated items, and the farm complex.
- 6.1.10 There is limited opportunity for additional buildings or the removal of buildings within exceptionally significant areas. The western side of the homestead adjacent to the former orchard paddock is capable of development.
- 6.1.11 The planning and detailing features of Orielton Homestead and gardens and entrance driveways should be appropriately maintained and conserved.
- 6.1.12 A detailed plan for the conservation of the homestead complex, gardens and significant outbuildings etc should be prepared.
- 6.1.13 The views and vistas to and from Orielton Homestead, the gardens and the entrance driveway should be maintained and conserved.
- 6.1.14 Any new building, services, landscaping or activities on the site should have regard to the setting, design and character of the significant buildings and features.
- 6.1.15 Any new activities on the Orielton site should continue to allow the estate to be interpreted as a former rural homestead.
- 6.1.16 To date no collections associated with the homestead or estate have been identified.

## 6.2 Procedural Constraints and Requirements

Since the subject site is of cultural significance, any work at the site or in the vicinity of the site should be done in accordance with the principles of the Australia ICOMOS Burra Charter. In particular the following procedural requirements (conservation methodology) should be noted.

### Burra Charter

- Article 3-** *Conservation work should be based on a respect for existing fabric. It should not distort the evidence provided by the fabric.*
- Article 13-** *Restoration is appropriate only if there is sufficient evidence of an earlier state of the fabric and only if returning the fabric reveals the cultural significance of the place.*
- Article 15-** *Restoration is limited to the reassembling of displaced components or removal of accretions in accordance with Article 16.*
- Article 16-** *Contributions of all periods must be respected.*
- Article 20-** *Adaptation is acceptable where the conservation of the site cannot otherwise be achieved, and where adaptation does not substantially detract from its cultural significance.*
- Article 23-** *Existing fabric should be recorded before any disturbance.*
- Article 24-** *Study of the site by any disturbance of the fabric or by archaeological excavation should be undertaken where necessary to provide data essential for decisions on the conservation of the place.*

## 6.3 Constraints arising out of the Documentary Evidence

It is reasonable to assume that more evidence, both physical and documentary may come to light as a result of further research or during the implementation of major conservation works at the site. This may include information on early decorative schemes, archaeological information, or further evidence revealed, for example, by intervention to the fabric or from other resources. This new information should be taken into account when making any decisions regarding the future of the item.

## 6.4 Constraints arising out of the Physical Condition

### 6.4.1 General

The grazing and horse agistment paddocks of the estate are managed to provide pasture, riding trails, shelter and enclosure. The estate has Aboriginal links to ancestors and ecosystems supportive of Cumberland Plain flora and fauna (modified).

The existing homestead and farm buildings are in poor condition. They have greatly deteriorated since c1960 and are in urgent need of major conservation works. The buildings retain sufficient of their fabric to allow interpretation of their early configuration, however many early design features and decoration do not remain in place. This is mainly due to the 20<sup>th</sup> Century relatively unsympathetic uses and poor level of maintenance. A detailed fabric survey and plan is needed for the conservation of the homestead and significant outbuildings on the property.

#### 6.4.2 Structural Stability

Generally the conditions of the buildings located on the subject site appear to be reasonably structurally sound. It should be noted that a detailed structural engineers study has not been prepared in conjunction with this study. Regular monitoring and repair of damaged structures as necessary is essential. It is noted some particular walls will require underpinning.

#### 6.4.3 Water Damage

Water damage is evident in the subject buildings. It should be noted that a specific expert examination has not been carried out in conjunction with this study. The current tenant maintains the roofs, as best as possible, in reasonable condition.

#### 6.4.4 Pest Infestation

A general pest inspection and treatment for Orielson was carried out in conjunction with this study, dated 3<sup>rd</sup> March 2004 and the place is continuing to be monitored. Details of the report are provided in appendix F.

#### 6.4.5 Car Parking & Deliveries

Vehicular access is available to the site from The Northern road. The existing vehicular access route to the site is the Victorian period access that changed from the original north east entry. The farm complex access route that had direct access to The Northern road no longer exists. Car parking is available on the site where the carriage loop is located to the east of the site.

#### 6.4.6 Pedestrian Access

There is no specific pedestrian access to the site.

#### 6.4.7 Landscape

The majority of the landscape on site is open rural pasture with development concentrated north east of Narellan Creek. The extensive use of the areas around the homestead for grazing reveals the topographic features of the place through the simple grass pasture and occasional shrubs. The north-western areas of the estate have regenerated extensively with woodland and blackthorn scrub. Occasional trails and open pasture occurs.

The original gardens flanking the early eastern formal entrance off The Northern Road have been largely lost. The Victorian gardens that were associated with the redirected southern driveway (current) have also been largely lost, with the exception of the pines that line the driveway. Remnants of the Victorian garden to the south side of the house are partially intact including the stone steps and planter pots. Vegetation of the creek communities and the shrubbery of the formal gardens have become weedy in locations. This issue requires addressing.

#### 6.4.8 Archaeology

The estate has both Aboriginal and European archaeology. Any work that involves looking for archaeology or potentially disturbing a site requires:

1. For Aboriginal archaeology, attendance with representatives of the local Aboriginal Land Council
  - Permit for investigating and excavating from the appropriate authority (DEC)
  - An experienced approved archaeologist

2. For European archaeology
  - Permit for investigating, excavating and recording
  - An experienced approved archaeologist

For Aboriginal heritage values the archaeologist is required to be aware of cultural confidentiality, community protocols, site access and other relevant matters.

It should be noted that in regard to Aboriginal community organisations one should be aware of the following:

"Relevant Aboriginal Group" and "community organisation" in relation to Aboriginal heritage includes but is not restricted to Regional or Local Aboriginal Land Councils, family ownership groups, custodians, Native Title holders and Native Title Claimants, and may also include appropriate individual knowledge holders.

## **6.5 External Constraints and Requirements**

### **6.5.1 Statutory Heritage Constraints**

Approval from the following authorities is required before major changes are made to the items included in their heritage registers.

#### **6.5.1.1 *NSW Heritage Council***

The subject site is listed on the State Heritage Inventory as a draft item. However, procedures have been instituted to upgrade the significance of the property to the State Heritage Register.

#### **6.5.1.2 *Camden Council***

The subject site is listed in the Camden Council draft Camden Local Plan as an item of significance.

### **6.5.2 Non-Statutory Heritage Constraints**

The following are non-statutory lists with no legally binding requirements. However, a listing on these registers is generally regarded as being an authoritative statement about the heritage significance of an item.

#### **6.5.2.1 *Department of Planning***

The subject site is listed in the Macarthur and South Creek Heritage Studies.

#### **6.5.2.2 *Australian Heritage Commission***

The subject site is not listed on the Register of the National Estate.

#### **6.5.2.3 *National Trust of Australia (NSW)***

The subject site is not listed on the National Trust Heritage Register.



## 6.6 Constraints Arising From Current Use and Client Requirements

Orielson Estate is owned by the Fairfax family who have leased the homestead and farm buildings and some paddocks to a tenant. It is used for horse agistment and cattle grazing. Some parts of the homestead are used for habitation, vehicular storage and workshops and some parts are vacant. The farm buildings have been adapted for equestrian uses.

Camden Council and the owners of the site require the development of a Conservation Management Plan which provides for the long term conservation work and maintenance of Orielson over time. This will require detailed plans for the estate, gardens and complexes.

The owners of the property wish to ensure its economic viability whilst still maintaining its heritage significance. They believe this can be achieved by upgrading its value as a homestead or place for accommodation, conservation of the homestead and gardens, and limited development of the estate to include housing. They wish to use a percentage of the monies from these ventures to fund the conservation and ongoing maintenance costs of the significant buildings on the site, specifically the homestead and gardens, paddocks and stables.

## 6.7 Opportunities for Future Use

### 6.7.1 General

Please refer to Figure No.28, pg.43 for areas.

Figure No.147 (pg.125) shows areas for potential development.

#### 6.7.1.1 *Area 1 – North paddocks – woodland, scrub, pasture*

The opportunity exists for more intensive use of land in this area beyond the current scope as grazing pasture and regenerating woodland scrub. This could possibly involve encouraging non-traditional activity/development (eg. housing – refer section 6.7.3 and 6.7.5 below) provided it does not have an unacceptable negative impact on areas 2 or 3. The opportunity also exists to increase the density of development in this area provided it does not unacceptably impact on areas 6 or 7.

#### 6.7.1.2 *Area 2 – West paddock*

The opportunity exists for more intensive use of land in this area beyond the current scope as grazing pasture. This could possibly involve encouraging non-traditional activity/development (eg. road access and recreational facilities) provided it does not negatively impact on the setting of the homestead.

#### 6.7.1.3 *Areas 3 – South east paddock*

The opportunity exists for more intensive use of land in this area beyond the current scope as grazing pasture. This could possibly involve encouraging recreational activity/development provided it does not have an unacceptable negative impact on areas 4, 5, 6 or 7. This area is subject to flooding from Narellan Creek.

#### 6.7.1.4 *Area 4 – South west paddock*

This paddock should be considered as a buffer zone between potential development and the setting of the homestead. The opportunity exists to use this paddock as a recreational area, non-traditional activity/development and large lot housing similar to the adjacent Kirkham Estate that is not densely developed. Limited development can be encouraged west of the drainage line with no development east of the creek and towards the homestead.

#### 6.7.1.5 *Areas 5 – East paddock*

It may be appropriate to use this paddock as part of the farm complex so that the open character when entering or exiting from The Northern Road is maintained and so the present use of the horse agistment or other potential farming activity is maintained.

#### 6.7.1.6 *Area 6 – Homestead Complex*

In c1880 Harriet Beard was redeveloping the Homestead to establish a place for her family. The Beard family had considerable success in beginning the redevelopment. Unfortunately since c1938 scrap metal merchants and vandals have impacted on their work by removing extensive components of the place that can be seen in the historic photographs.

The Beards' work had reinforced the east entry and vistas from the house over the Narellan Creek flood plain. These values should be reinstated. What is lacking is a linkage of verandahs, courtyards or buildings to the central western side of the homestead. Development here could maintain the remnant c1830 structures and provide areas for family, living, kitchen, storage and garaging.

Orielson homestead's 1880s development included some grand rooms and spaces that could function as assembly or lecture rooms. The earlier Georgian buildings and later Federation period structures are smaller rooms.

The use of the place is best suited to presentation functions that make use of the larger formal rooms and accommodation.

Any use of the building complex must relate to the domestic scale and links with the surrounding landscape areas of arrival, carriage loop, formal gardens, recreational areas and production picking garden orchard and the farm building complex.

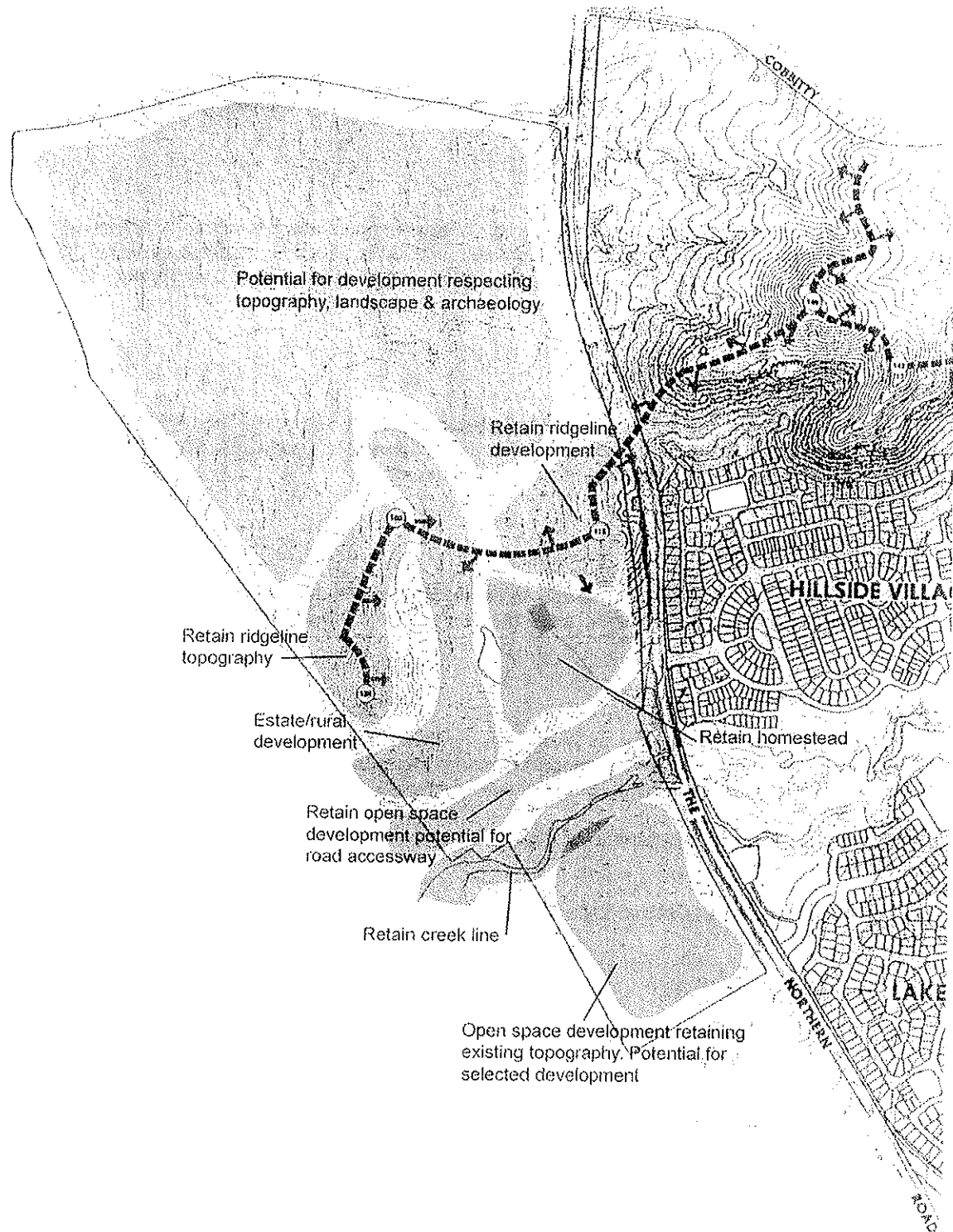
Should a use require extensive carparking facilities, the location shall be screened from the homestead's principal vistas and views.

The opportunity exists to extend the gardens surrounding the homestead and other landscape treatments to enhance the character of this area. It may be appropriate to re-establish and/or interpret the location of the early approach to the homestead from the existing driveway through the south paddocks to the existing boundary of The Northern road. It may also be appropriate to have an interpretation strategy for the original eastern approach and farm complex axis to the homestead.

#### 6.7.1.7 *Area 7 – Farm Complex*

The opportunity exists to maintain and repair the buildings in this area so that the present use of the horse agistment or livestock management or other use requiring shedding is maintained. Alternatively, it could be possible to establish a more intense farm complex activity. It is possible to establish additional buildings to support and rationalise the existing farm complex.

The estate has remnant parts of heritage technology, tips and dumps associated with the estate as a rural productive property.



Areas of development potential

Homestead precinct and curtilage

N↑

Figure No. 147: Development capability of the Orielton Estate.

#### 6.7.2 Workers Cottage

It may be appropriate to establish a small cottage (ref fig.8) off The Northern Road to re-establish an entry to Orielson. The cottage could further reinforce the prominence of the homestead if there is to be development closely associated with the property.

#### 6.7.3 Housing development

There is the potential to develop the north, south east and west paddocks for housing. This would aid in financially supporting the property in the future and in providing funding for the conservation and ongoing maintenance of the significant buildings and gardens on the property.

#### 6.7.4 Productive garden

The former orchard located within the homestead precinct (west of the house) has the potential to be re-established as a productive garden with vegetables, fruits and nuts. Alternatively the area could potentially be developed as a plant nursery.

#### 6.7.5 Private residence

The homestead has the potential to be used as a private residence with the potential for adaptive reuse of some spaces to meet the living requirements of the occupiers.

#### 6.7.6 The Estate

The estate has rural areas of pastures, modified woodland, remnant Cumberland Plain woodland, Aboriginal links to ancestors and archaeological evidence of the estate's past management and occupations eg. WWII defence forces and their activities.

These areas are to be carefully mapped to ensure proposed developments have minimal impact.

Interpretation shall be used to inform the public in open space areas of the place's past history.

#### 6.7.7 Recommendations

- 6.7.7.1 A detailed plan for the conservation of the homestead complex and gardens should be prepared.
- 6.7.7.2 A detailed plan for the conservation of the homestead outbuildings, farm complex and farm buildings should be prepared.
- 6.7.7.3 A detailed Landscape Conservation Management Plan for the gardens surrounding the homestead should be undertaken to facilitate and guide the conservation and continued maintenance of these significant gardens.
- 6.7.7.4 The hills behind the homestead should not be obscured from the homestead. They should remain the dominant skyline landform element framing and enclosing the homestead.
- 6.7.7.5 Treatment of a cultural landscape edge between the homestead knoll and new development should be simple and reflect past cultural landscape ideas.

- 6.7.7.6 Sympathetic new designed developments could be allowed as overlays in the homestead's evolution.
- 6.7.7.7 The homestead should ideally continue to be used as a family residence or outstation for accommodation.

#### 6.7.8 Unacceptable Negative Impacts

- 6.7.8.1 Locating buildings that would intrude on the creek line vegetation and the identified good parts of the Cumberland Plain woodland that has regenerated in the north-west parts of the estate.
- 6.7.8.2 Locating development to destroy significant Aboriginal sites or links with their ancestors.
- 6.7.8.3 Locating buildings or development that intrudes on the visual presentation of the homestead and form and setting through scale, material, proportion, texture or colour.
- 6.7.8.4 Locating buildings that are read above the homestead on the northern slopes and hills especially where these buildings may compete for attention. Farm/vernacular buildings with pitched roofs may be acceptable.
- 6.7.8.5 Locating buildings on the western knoll and ridge adjacent to the former Kirkham Estate.
- 6.7.8.6 Locating new buildings in the eastern and southern arrival and carriage loop.
- 6.7.8.7 Intruding on the front arrival gardens with modern landscape or building elements that detract from the setting of the homestead.

#### 6.7.9 Funding

The owners and the NSW Heritage Office are currently preparing a Heritage Agreement for conservation of the place and development potential of the estate.