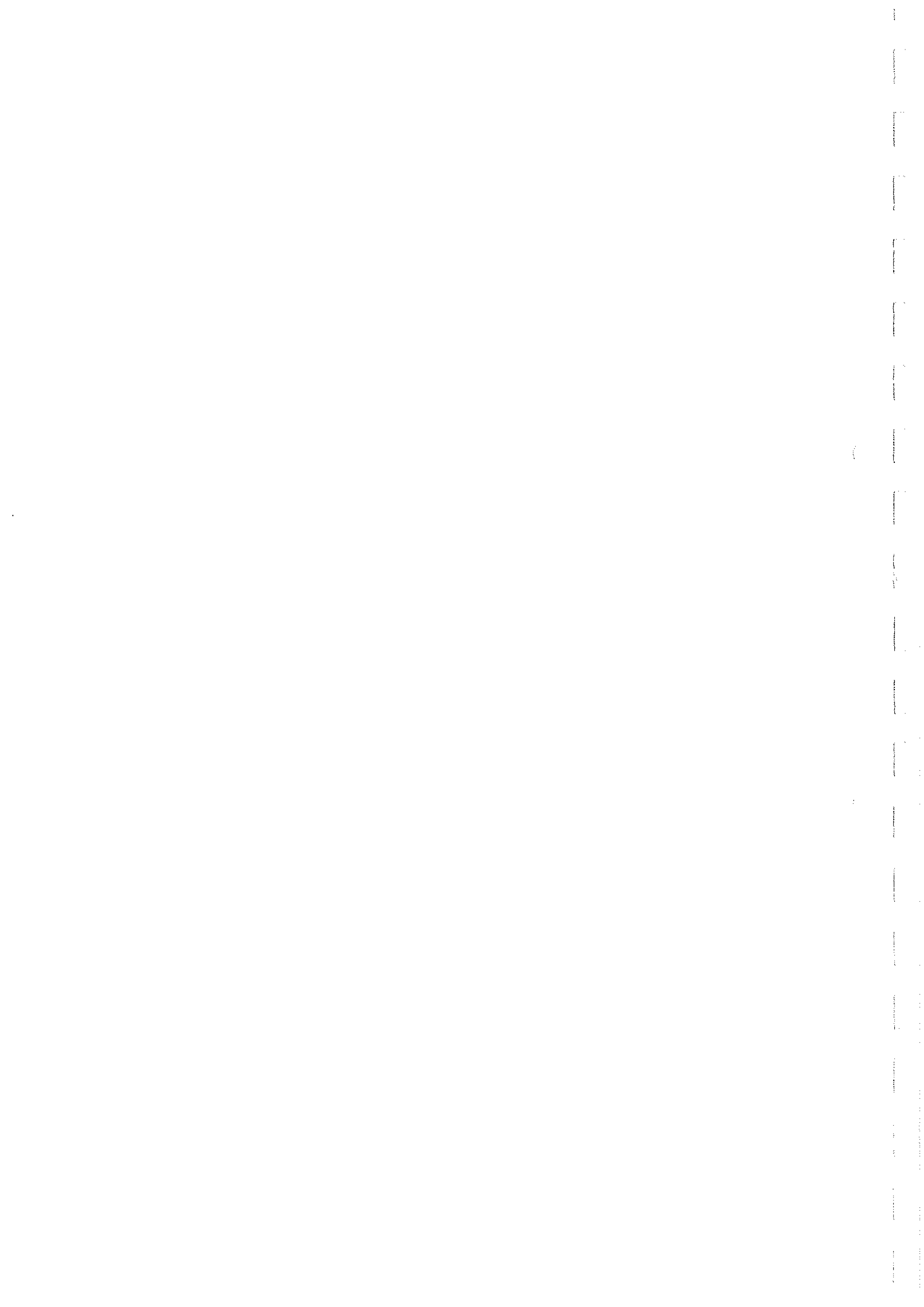


ANNEXURE C

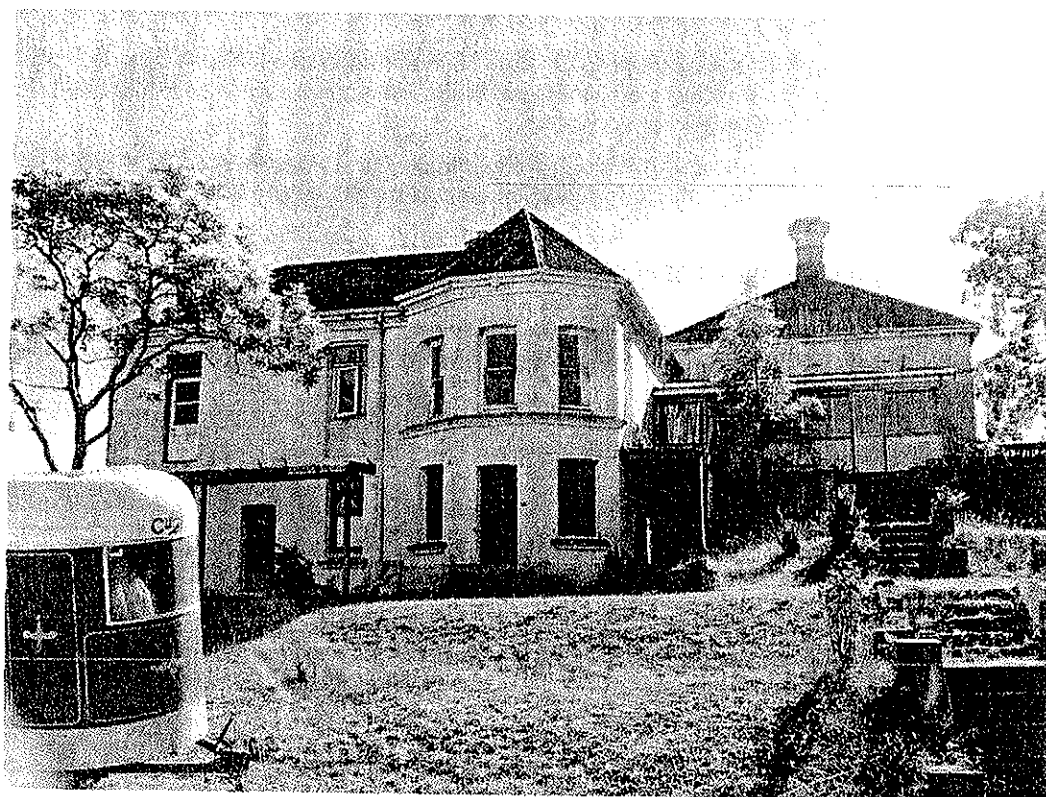
Orielton Conservation Management Plan



Orielton Park Homestead Estate

179 The Northern Road, Narellan

Conservation Management Plan



prepared for
Dandaloo Developments Pty Ltd
NSW

August 2006
REF: 0352:CMP

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EXECUTIVE SUMMARY

Conservation Management Plan for Orielton Park Homestead Estate, Narellan.

This Conservation Management Plan has been prepared for Orielton Park Homestead Estate, located at 179 The Northern Road, Narellan for Dandaloo Pty Limited. The overall aim of this Conservation Management Plan is to investigate and analyse the documentary and physical evidence available to formulate a statement of cultural significance, and to provide management guidelines to enable this significance to be retained in future use and development.

The main points of this study can be understood by reading the following sections.

- **Analysis of Documentary and Physical Evidence (Section 5.0)**

This study in brief concludes that the Orielton Homestead is in poor condition and in urgent need of conservation. The building's original form and interior can be understood however most of the detailing has been destroyed or damaged.

It is critical that any works at the site be documented and implemented in a way that allows for the retention in-situ of the maximum amount of existing significant fabric.

- **Statement of Cultural Significance (Section 6.0)**

Orielton Park Homestead Estate has historical, aesthetic, social and technical/research significance at a state level to the Camden Local Government Area and the state of New South Wales.

- **Constraints and Opportunities (Section 7.0)**

Generally Orielton Homestead should be retained and conserved as an intact example of a homestead of a former rural property.

- **Conservation Policy (Section 8.0)**

This study suggests appropriate uses for the site, as well as various recommended actions which should be taken to conserve the existing site and structures. The homestead is in need of maintenance and repair works.

Any present and/or future design proposals should be evaluated and reviewed in association with the conservation policies and recommendations provided in this report to ensure that the significant heritage values of the site and structures are retained and fully interpreted by the community.

In summary, we believe that if the site is carefully developed and regular maintenance is undertaken the site can retain its heritage significance, be able to be interpreted as a rural homestead and play an important function for the local community.

Contents

EXECUTIVE SUMMARY	i
1.0 INTRODUCTION	1
1.1 Brief	1
1.2 Study Area	1
1.3 Methodology	6
1.4 Limitations	7
1.5 Author Identification	7
1.6 Definitions	7
1.7 References	8
1.8 Acknowledgements	8
2.0 DOCUMENTARY EVIDENCE	9
2.1 The Cowpastures Frontier	9
2.2 Lord's Grant – an absentee owner – 1814 - 1822	14
2.3 Dickson's Accumulation – Orielson as an Outstation – 1822 - 1841	15
2.4 Orielson during the 1840s Depression – Subdivision potential	17
2.5 The First Resident Owners – The Perry Family – 1847 - 1861	18
2.6 Another Absentee Owner – Neile – 1864 - 1876	18
2.7 Beard Dynasty Gentry Occupation – 1876 - 1912	20
2.8 Twentieth Century Owners – Occupiers and Estate Managers	20
2.9 The Fairfax Dynasty – Orielson again becomes an outstation – 1944 - present	21
2.10 The City Reaches the Country	22
2.11 Chronology	23
2.12 Historical Themes	26
3.0 PHYSICAL EVIDENCE	27
3.1 Environmental	27
3.2 Archaeology	34
3.3 Context	37
3.4 Subject Site	38
3.5 Subject landscape	40
3.6 Subject buildings	54
3.7 Garden Components	81
3.8 Contents	82
4.0 ANALYSIS OF DOCUMENTARY AND PHYSICAL EVIDENCE	83
4.1 Analysis of Documentary Evidence	83
4.2 Analysis of Physical Evidence	90
4.3 Comparative Analysis	97
5.0 ASSESSMENT OF HERITAGE SIGNIFICANCE	100
5.1 Assessment of Heritage Significance	100
5.2 Statement of Heritage Significance	105
5.3 Items of Significance	105
5.4 Grading of Significance	107
5.5 Curtilage Establishment	114
6.0 CONSTRAINTS AND OPPORTUNITIES	119
6.1 Physical Constraints and Requirements Arising from the Statement of Significance	119
6.2 Procedural Constraints and Requirements	120
6.3 Constraints arising out of the Documentary Evidence	120
6.4 Constraints arising out of the Physical Condition	120
6.5 External Constraints and Requirements	122
6.6 Constraints Arising From Current Use and Client Requirements	123
6.7 Opportunities for Future Use	123

7.0	CONSERVATION MANAGEMENT POLICY	128
7.1	Definitions	128
7.2	Conservation procedures at the site.....	129
7.3	Subject Site.....	130
7.4	Subject Landscape	134
7.5	Subject Buildings	136
7.6	Future Uses	137
7.7	New Services.....	138
7.8	Interpretation.....	138
8.0	IMPLEMENTATION STRATEGY	140
8.1	Immediate Works.....	140
8.2	Future Works	140
8.3	Landscaping	140
8.4	Opportunities for Future Use	140
9.0	ASSET MANAGEMENT GUIDELINES.....	141
9.1	Management.....	141
9.2	Statutory approvals.....	141
9.3	Maintenance	141
9.4	Exemptions	142
9.5	Plans, Documents and Guidelines	142
10.0	MONITORING AND REVIEW	143
10.1	General – Monitoring and Review of Documentation.....	143
10.2	Monitoring and Review of Subject Site.....	143

Appendices

Appendix A:	Grant maps
Appendix B:	Early photographs
Appendix C:	WWII camp site maps
Appendix D:	Newspaper articles
Appendix E:	Studley Park CMP – Army Occupation
Appendix F:	Inspection and Treatment Report

1.0 INTRODUCTION

1.1 Brief

This report has been prepared for Dandaloo Developments Pty Ltd for the *Orielson* Homestead. The aim of this report is to produce a Conservation Management Plan, which assesses the heritage significance of *Orielson*, and thus provide management guidelines to enable this significance to be retained.

This report entails the following.

Documentary Research

- Of the site/institutions/families/people associated with the site.
- Of the development of the site over time i.e. Dates of construction and past additions/alterations.

Physical Investigation

- Description of site and its setting.

Assessment of Significance

- Heritage assessment using Heritage Office guidelines.
- Significance ratings of the site and setting.

Conservation Policy

- Conservation approach.
- Future development of the site.
- Physical conservation action recommended and other relevant issues such as use, investigation, etc.

Implementation Strategy

- Identification of immediate works required.
- Identification of future works recommended for the site.
- Identification of landscaping works required and recommended for the site.
- Options for future use of the site.

Asset Management Guidelines

- Management
- Statutory approvals
- Maintenance
- Exemptions

Monitoring and Review

- Of documentation
- Of fabric.

1.2 Study Area

For the purposes of this report the *place*, as defined in the Burra Charter (refer section 1.6 of this report), is to be known as the study area. Refer to Figure Nos.1-4, pp.3-5.

1.2.1 Subject Site

The subject site consists of Lot 203 DP 1003658, known as 179 The Northern Road, Narellan.

1.2.2 Subject Buildings

The subject buildings and elements on the site include (Refer Figure No.4, pg.5):

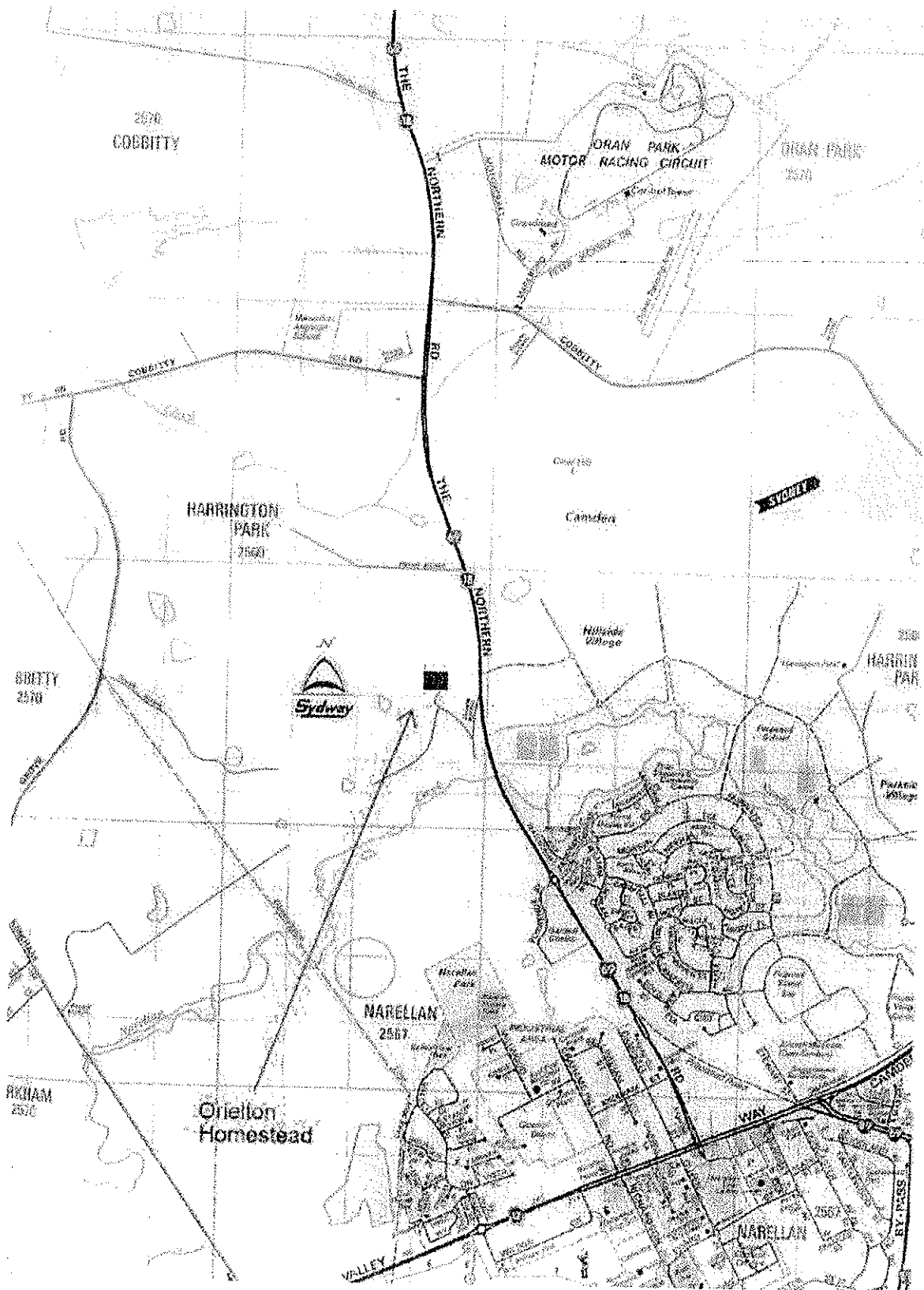
1.2.2.1 *Orielton Homestead complex*

The homestead consists of buildings which are clustered to form the homestead complex.

- Original homestead
- Early homestead
- Two storey Victorian villa
- Post-War additions
- Service building
- Early barn
- Servant's quarters

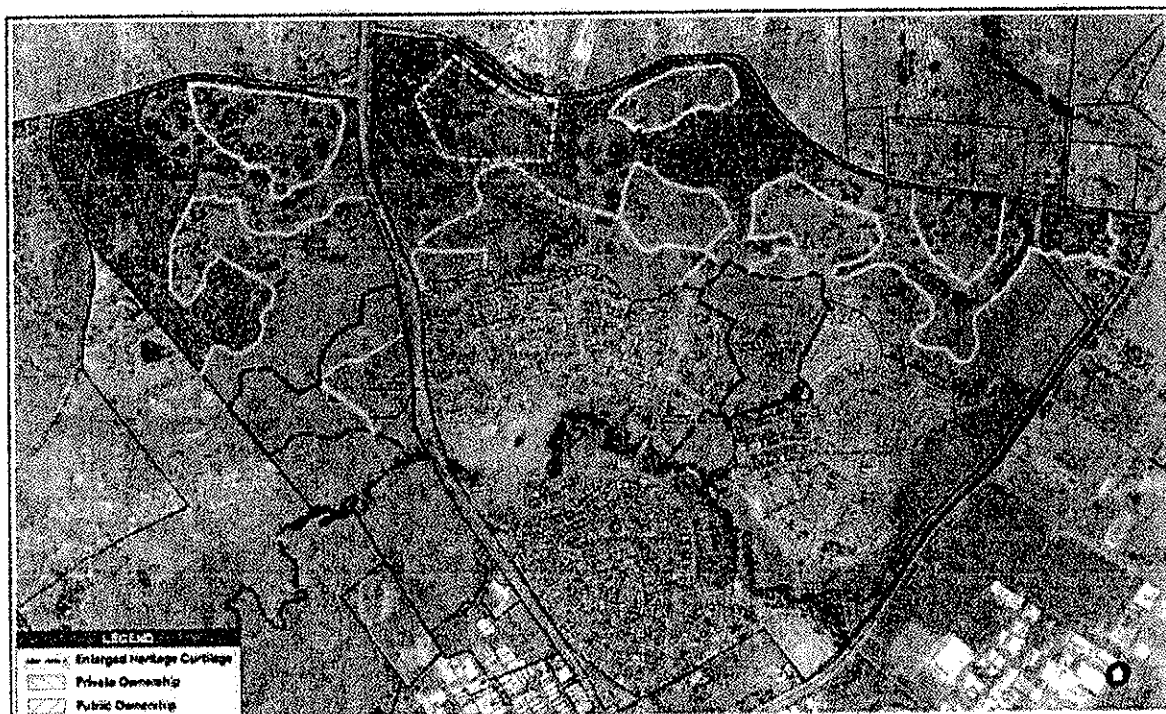
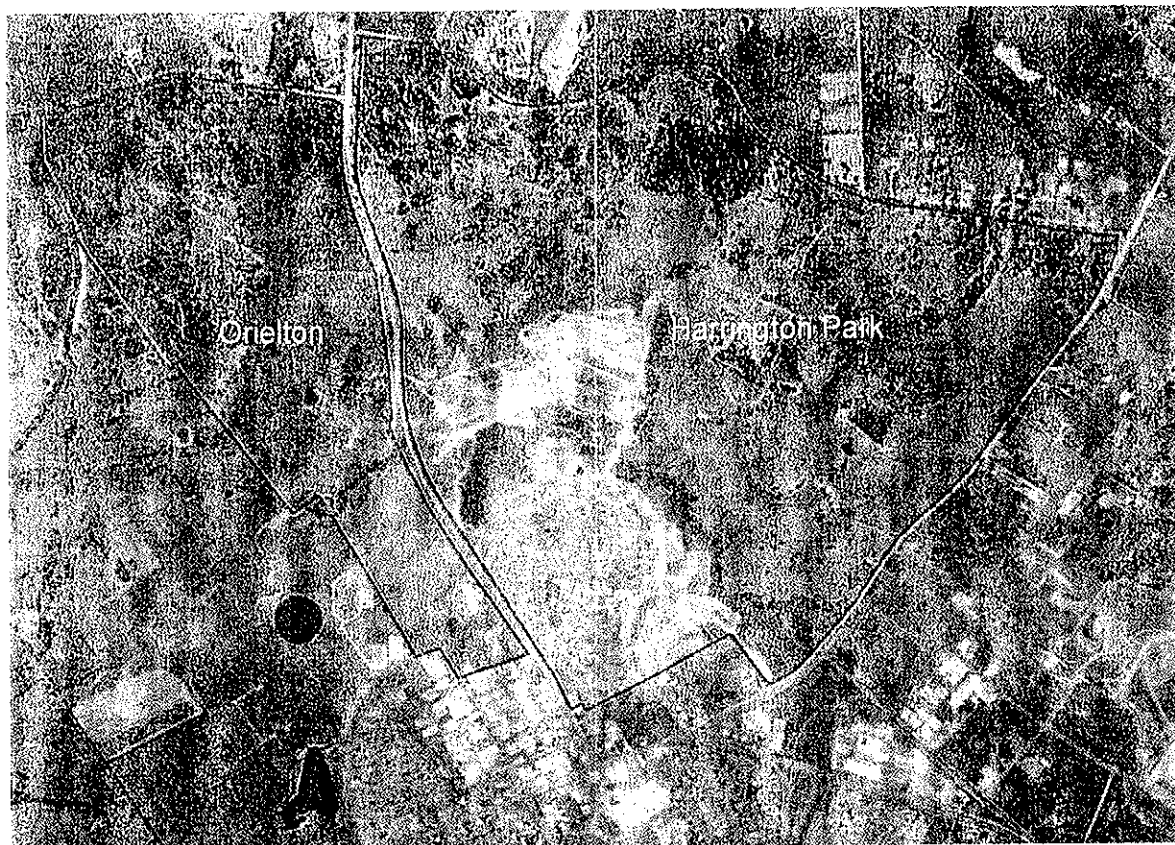
1.2.2.2 *Farm complex*

- Early outbuilding
 - Mid-20th Century silos
 - Concrete bin
 - Early milking shed
 - Later milking shed
 - Large stables
 - Small stable
 - Remnant sales and stock yards
 - Paddocks – grazing
 - Dam
 - Orchards
-



N↑

Figure No. 1: Location plan (Source: UBD).



N↑

Figure No.2 & 3: Subject site (boundaries marked in red) and curtilage context plan of Orielson and Harrington Park estates. (Source: Harpark Pty Ltd).

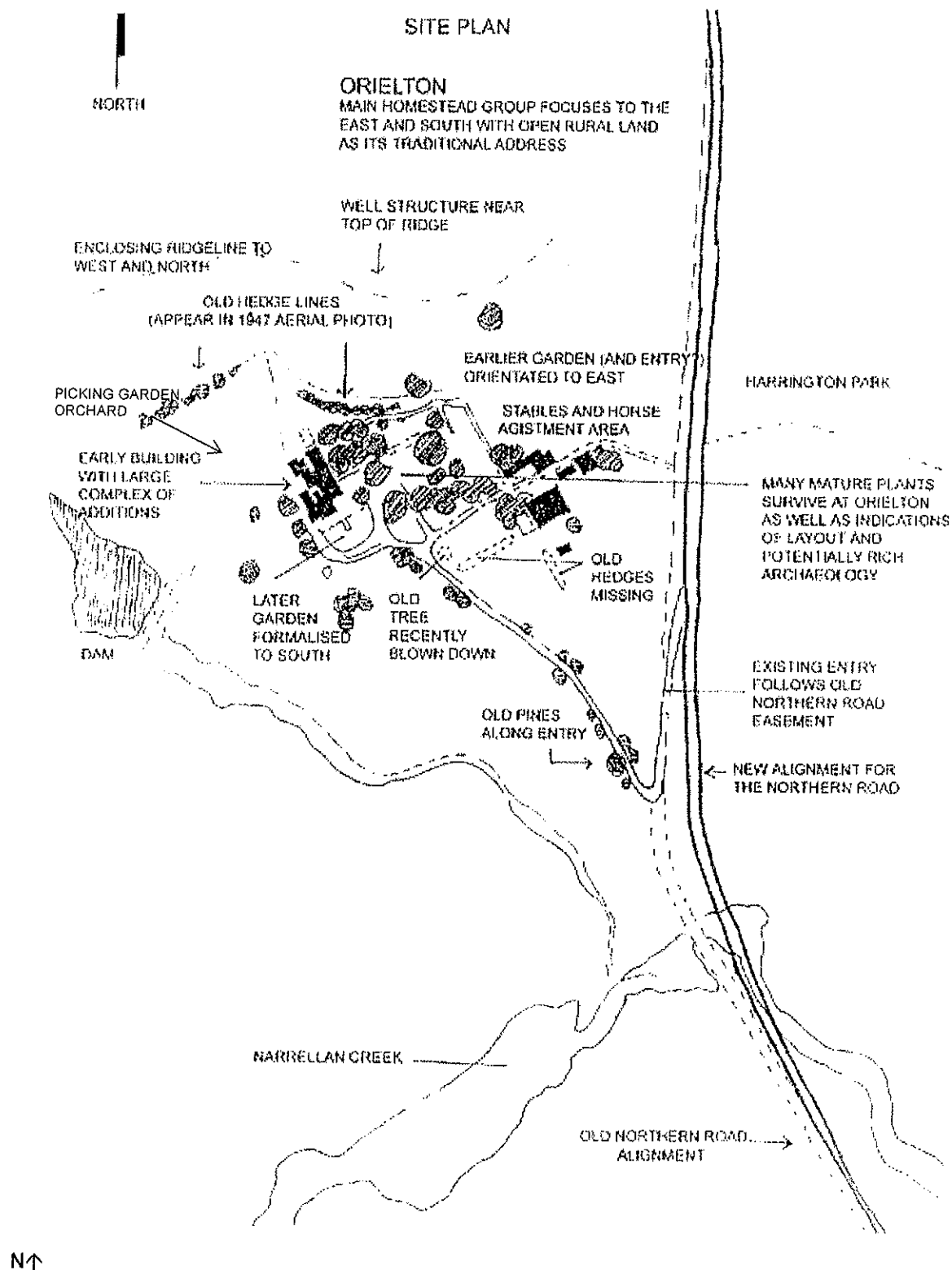


Figure No.4: Site plan of area immediately surrounding Orielton Homestead.

1.3 Methodology

The method follows that set out in the NSW Heritage Manual provided by the NSW Heritage Office and Department of Planning and is in accordance with the Australia ICOMOS *Burra Charter*. The method is outlined below.

Investigate the significance

- Investigate the historical context of the item of study area
- Investigate the community's understanding of the item
- Investigate the history of the item
- Investigate the fabric of the item

Assess the significance

- Summarise your knowledge of the item or study area
- Describe the previous and current uses of the item, its associations with individuals or groups and its meaning for those people
- Assess significance using the NSW heritage assessment criteria
- Check whether you can make a sound analysis of the item to support the statement of heritage significance (use the identified historical themes, and the inclusion and exclusion guidelines provided in *Heritage Assessments* as a guide)
- Determine the item's level of significance (local or state)
- Prepare a succinct statement of heritage significance
- Get feedback
- Write up all your information

Manage the significance

- Analyse the management implications of the item's level of significance
- Analyse the constraints and opportunities arising out of the item's significance (including appropriate uses)
- Analyse owner and user requirements
- Prepare conservation and management recommendations
- If any obvious options are not suitable, explain why
- Get feedback from the community
- Analyse statutory controls and their relationship to the item's significance
- Recommend a process for carrying out the conservation and management strategies

Implementation Strategy

- Outline the client's preferred use(s) and the works involved;
- Provide guidance on how the works can be implemented while minimising the impact on heritage significance;
- Justify any works that will have a substantial impact on heritage significance, in terms of the viable future of the heritage item;
- Explain why other options of less impact have not been considered to be viable.

Asset Management Guidelines

- *Management* – recommend a management policy (within the context of any new ownership and use) through which future decisions on conservation are to be made;
- *Statutory approvals* – outline the necessary approval procedures to allow works to be carried out. Identify any planning or other issues that have a bearing on the adaptive reuse or development of the item;
- *Maintenance* – include a maintenance strategy or give guidance on the need for a specialised ongoing maintenance strategy to be developed in a separate plan of management.
- *Exemptions* – note that if the heritage item is listed on the State Heritage Register, the plan should recommend that certain works (such as maintenance and repair) can be carried out in accordance with section 57(2) of the Heritage Act without requiring the approval of the Heritage Council.

Monitoring and Review

- Recommend a timeframe for the monitoring and review of the conservation management plan and who should be requested to endorse the plan.

1.4 Limitations

No intervention to fabric was undertaken.

1.5 Author Identification

Lester Tropman	Director, Landscape, Heritage Conservation Architect, Urban Design
John Tropman	Director, Heritage Conservation Architect
Joanne Lloyd	Professional Assistant
Sally Vallis	Professional Assistant
Giuseppe Calabrese	Project Manager
Dr Ken Cable	Historian

1.6 Definitions

Following are definitions of conservation terms as used in the Burra Charter.

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views. (For the purposes of this report the *place* is to be known as the study area).

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Fabric means all the physical material of the *place* including components, fixtures, contents and objects,

Conservation means all the process of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

Restoration means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.

Adaptation means modifying a *place* to suit the existing use or a proposed use.

Use means the functions of a *place*, as well as the activities and practices that may occur at the *place*.

Compatible use means a use which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the area around a *place*, which may include the visual catchment.

Related place means a *place* that contributes to the *cultural significance* of another *place*.

Related object means an object that contributes to the *cultural significance* of a *place* but is not at the *place*.

Associations mean the special connections that exist between people and a *place*.

Meanings denote what a *place* signifies, indicates, evokes or expresses.

Interpretation means all the ways of presenting the cultural significance of a *place*.

1.7 References

This report has been prepared with the use of the following references:

- Australia ICOMOS 2000, Australia ICOMOS *Charter for the Conservation of Cultural Significance (The Burra Charter)* and *Guidelines to the Burra Charter: Cultural Significance, Conservation Policy, and Undertaking Studies and Reports*, Australia ICOMOS, ACT.
- Heritage Office 1996, *Conservation Management Documents*, Heritage Office, Sydney. Revised 2002.
- Heritage Office 2001, *Assessing Heritage Significance*, Heritage Office, Sydney.
- Kerr, James Semple 2000, *The Conservation Plan*, National Trust of Australia (NSW), Sydney.

Note: Unless otherwise stated, all images are by the authors.

1.8 Acknowledgements

The authors gratefully acknowledge the assistance of:

Doug Ferris, Terry Goldacre & Darren Youens	Harpark Developments Pty Ltd
Jim Baxter	Orielton horse agistment manager
Dr Kenneth Cable	Historian
John Wrigley	Camden Historical Society

2.0 DOCUMENTARY EVIDENCE

This history has been prepared by Sally Vallis, with some excerpts from the Harrington Park history prepared by historian Rosemary Broomham. Sally used history notes prepared by Ken Cable in 1997.

2.1 The Cowpastures Frontier

The Europeans first saw the Camden area in August 1790. Captain Watkin Tench, Lieutenant William Dawes and Surgeon George Worgan (late surgeon of the *Sirius*) undertook an expedition where the country had not previously been explored by the settlers. In his journals Tench records the seven day trek that penetrated in a south-south-west direction passing the river which they gave the name of the Worgan (now Nepean) in honour of one of their party. They reached a *"remarkable hill, to which, from its conical shape, we gave the name Pyramid Hill"* (known today as Mount Prudhoe). Nothing very interesting was remarked. They discovered fresh water running northward, found traces of Aborigines wherever they went and passed through very bad country everywhere intersected with deep ravines. Towards the end of August the party undertook a second expedition to the north-west of Rose Hill, where they discovered that the Nepean and Hawkesbury was in fact one river.² The second expedition into the Camden area by Europeans was in 1795.

For a short period the settlement was short on livestock because the cattle that arrived on the First Fleet had escaped within five months of its arrival. A large importation from India in May 1795 had ended the shortage. Nonetheless a party was organized by Governor Hunter to investigate the stories of the Aboriginal people that the first herd (which had grown substantially in size) was grazing 60km to the south west of Sydney. Sixty-one cattle were found grazing in open country beyond the Nepean River. Hunter named the area the Cowpastures; the name used in England for the common grazing of land near a village.³

The country impressed the Europeans but it was too far away from the seat of government to be useful. Hunter left the cattle to multiply undisturbed. In 1800 when the herd numbered about five or six hundred, his successor Governor King tried unsuccessfully to muster them. When that plan failed he had a slab hut built at the river crossing place, which acted as a guard house and a base for butchering. King tried to stop settlers from going there.

During King's time the Cowpastures was becoming a fine spot for visiting naval officers and those interested in romantic landscapes. A man was stationed at Prospect as a guide to people heading to the area. To prevent depredations on the wild herd, on 6 July 1803 King issued a proclamation forbidding people to cross to the western bank of the Nepean River without a permit signed by the Governor (cattle were thought to have been killed by escaped convicts as a source of sustenance).⁴ In a later ruling on 1 March 1804 he continued the ban, stating that 'no ground whatever ought to be granted or leased to individuals on the other side of the Nepean'.⁵

Captain Henry Waterhouse described the country on the far side of the Nepean in a letter to John Macarthur in 1804.

After crossing the Nepean to the foot of what is called the Blue Mountains 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; but for want of burning off, rank, except where recently burnt. This is the part where the cattle that have strayed are constantly fed – of course, their own selection...it appears that some meadows bordering on the banks of the Nepean River are evidently at times overflowed from the river; but it is not very common and cannot

¹ Watkin Tench, *Sydney's First Four Years: A Narrative of the Expedition to Botany Bay and A Complete Account of the Settlement at Port Jackson*, Sydney: Angus & Robertson, 1962, pg.174.

² Tench, op cit, pp.174-175.

³ Alan Atkinson, *Camden*, Melbourne: Oxford University Press, 1988, pg.8.

⁴ Ibid.

⁵ Proclamation 6 July 1803, King to Hobart, 1 March 1804, *Historical Records of Australia (HRA)* I, 4, pp.344, 463, see also pg.494.

*be done without sufficient time to drive away any stock if common attention is paid.*⁶

It appears that a number of settlers occupied land on the Nepean from 1800, although no grants were issued there until 1805, and early accounts of this occupation suggest that most was on the north-eastern bank.

Captain Waterhouse was not the only person to wax lyrical about the Cowpastures. As Alan Atkinson reports, the river flats drew admiration from the Europeans who travelled through in 1795. They described 'large ponds covered with ducks and the black swan, the margins of which were fringed with shrubs of the most delightful tints'. Governor Bligh, a naval man, particularly admired the second type of country in the district rising gradually from the river as 'Hills and Dales, waving like the Sea, their Bases nearly uniting and rising as they advance towards the high Mountains' [of the Razorback range].⁷ The Europeans thought the flats were perfect for cattle and the hills would carry sheep. They admired the absence of underbrush – probably achieved through Aboriginal burning off – and felt comfortable with a landscape that reminded them of an English gentleman's park.

On his return to England in 1801 John Macarthur had shown samples of his wool from Elizabeth Farm, Parramatta, to the Board of Trade and Lord Camden and persuaded them that New South Wales and Britain would both benefit from wool production. Lord Camden rewarded his enterprise with a grant of 5,000 acres (2,023 ha) on his return to the colony and another 5,000 acres (2,023 ha) if his sheep breeding venture was successful. Macarthur chose the Cowpastures for his grant and, though King tried to prevent him taking it, he marked out his farms on 13 October 1805. Macarthur organised a 2,000 acre (800 ha) grant for his friend Walter Davidson, who allowed Macarthur to use it freely after he returned home. In this manner, Macarthur controlled 12 miles of the riverbank on the side where the cattle had discovered the best pastures near Sydney.⁸ Later purchases and exchanges increased the Macarthur land there to over 27,000 acres (10,800 ha) an endowment that Governor Macquarie greatly resented. (Refer to Figure No.6, pg.12).

In spite of Governor Bligh's ruling that no further grants should be made at Cowpastures, small settlers made their homes on the Sydney side of the Nepean from about 1810. This move was part of a large push to extend the settlement southwards after floods and over-cultivation had blighted the Hawkesbury farming area. The New South Wales Corps deposed Bligh on 26 January 1808 and during the interregnum, which lasted until Macquarie replaced Bligh in January 1810, members of the Corps served as lieutenant governors. Joseph Foveaux, in particular thought Bligh's restriction of land grants was detrimental to the colony's progress and he granted land to all who requested it, spreading the small farmers broadly across the Cumberland landscape.⁹

Even so, as John Booth's map of 1810 indicates, the 'Cowpastures plains' was remote, at the edge of the known landscape. Immediately after the grants to Macarthur and Davidson – marked Carbeely, Manangle and Baraggle – the path of the river is only dotted and is labelled 'supposed course of the Nepean'. (Refer to Figure No.5, pg.11).

Restoring order after the rebellion, Governor Macquarie recalled a number of the grants given out by Foveaux and Paterson during the interregnum but he agreed that the 'right' or northern bank of the Nepean should be settled. He had James Meehan survey the area and made additional grants on the Sydney side of the river. Some of these were modest, ranging from 50 to 200 acres (20 to 80 ha), but others were extensive. From 1812, Macquarie began to allot land north of Camden to potential large scale landowners, men of substance in the colony. Food shortages and the imminence of population growth as the Anglo-American War of Independence drew to a close prompted this move to favourable ground in the south-west of the Sydney Plain. The first grants in the area were made in 1815: Kirkham to Oxley (Surveyor-General) who was also granted the 820 acre (330 ha) Elderslie farm; Harrington to Campbell (sea captain and Pacific trader); and Orielson to Lord (ex-naval officer and entrepreneur). In

⁶ Cited in Robert Murray, Kate White, *Dharug and Dungaree: The History of Penrith and St Marys to 1860*, Hargreen Publishing Company with Council of the City of Penrith, North Melbourne, 1988, pg.183.

⁷ William Bligh to William Wyndham, 31 October 1807, HRA 1vol 6, pg.366.

⁸ Alan Atkinson, *op cit*, pg.10.

⁹ Rosemary Broomham, *Vital Connections: A History of Roads in NSW from 1788*, Hale & Iremonger, Sydney, 2001, pg.31.

1816 there was Netherbyres to Molle (regimental colonel) and Nonnorah to Dickson (steam moller). About the same time, grants of a similar kind were made: Macquarie's Gift to Cowper (clergyman); Denbigh to Hook (merchant); Curtis to Blaxcell (merchant); and Raby to Riley (merchant).¹⁰ Macquarie later regretted his generosity because of the great numbers of cattle stolen from the government herds after the settlers had moved into the area.¹¹

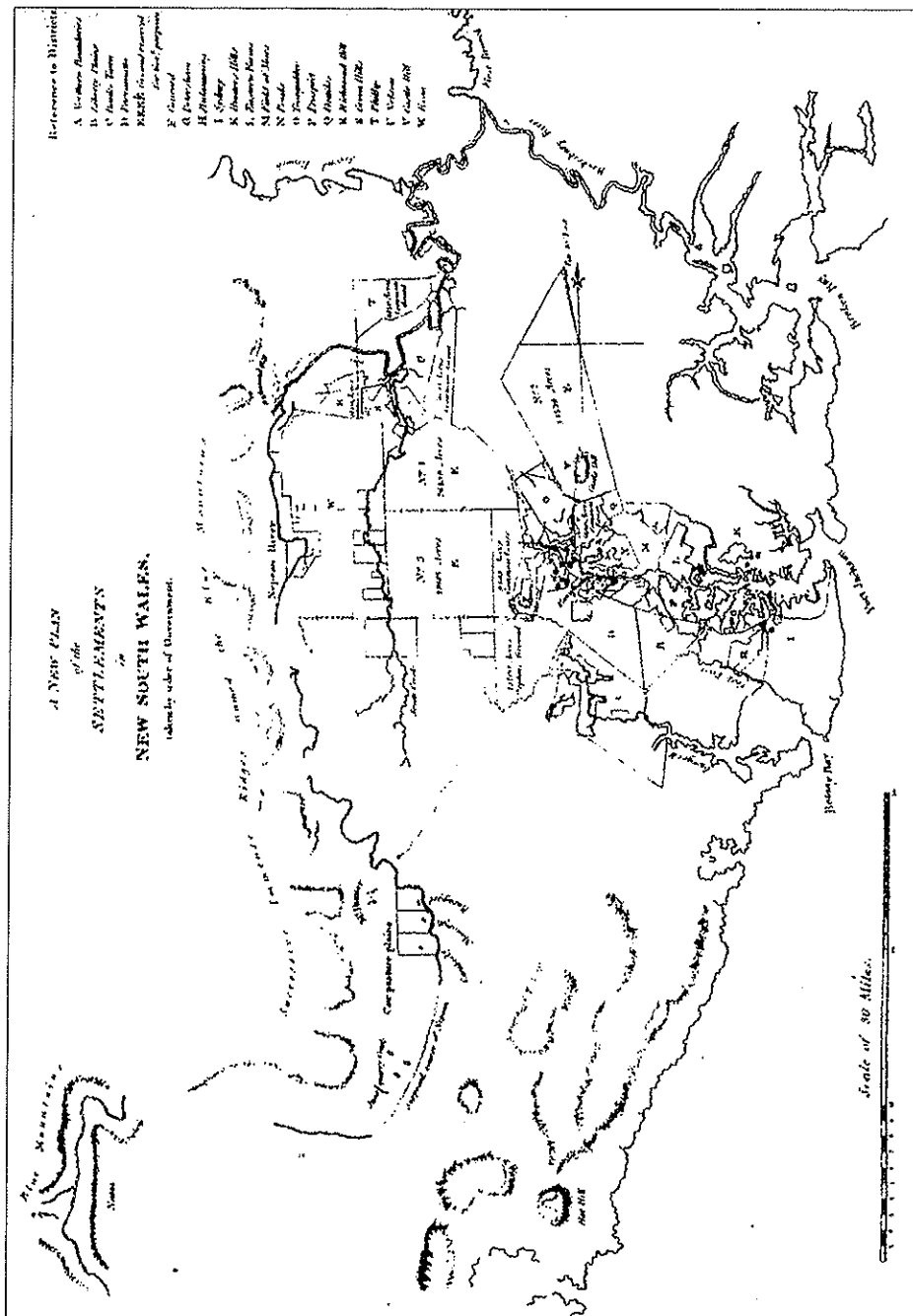


Figure No.5: On John Booth's map of the settlements in New South Wales in 1810, the grants to Macarthur and Davidson can be seen on the left on the Cowpastures plains. (Source: ML SLNSW).

¹⁰ Kenneth Cable, *Notes of the History of Oriellon*, ed. Sally Vallis, unpublished MS, 1997, pg.1. (Held at the office of Tropman & Tropman Architects).

¹¹ Macquarie to Bathurst, 4 April 1817, *HRA*, 1, 9, pg.349.

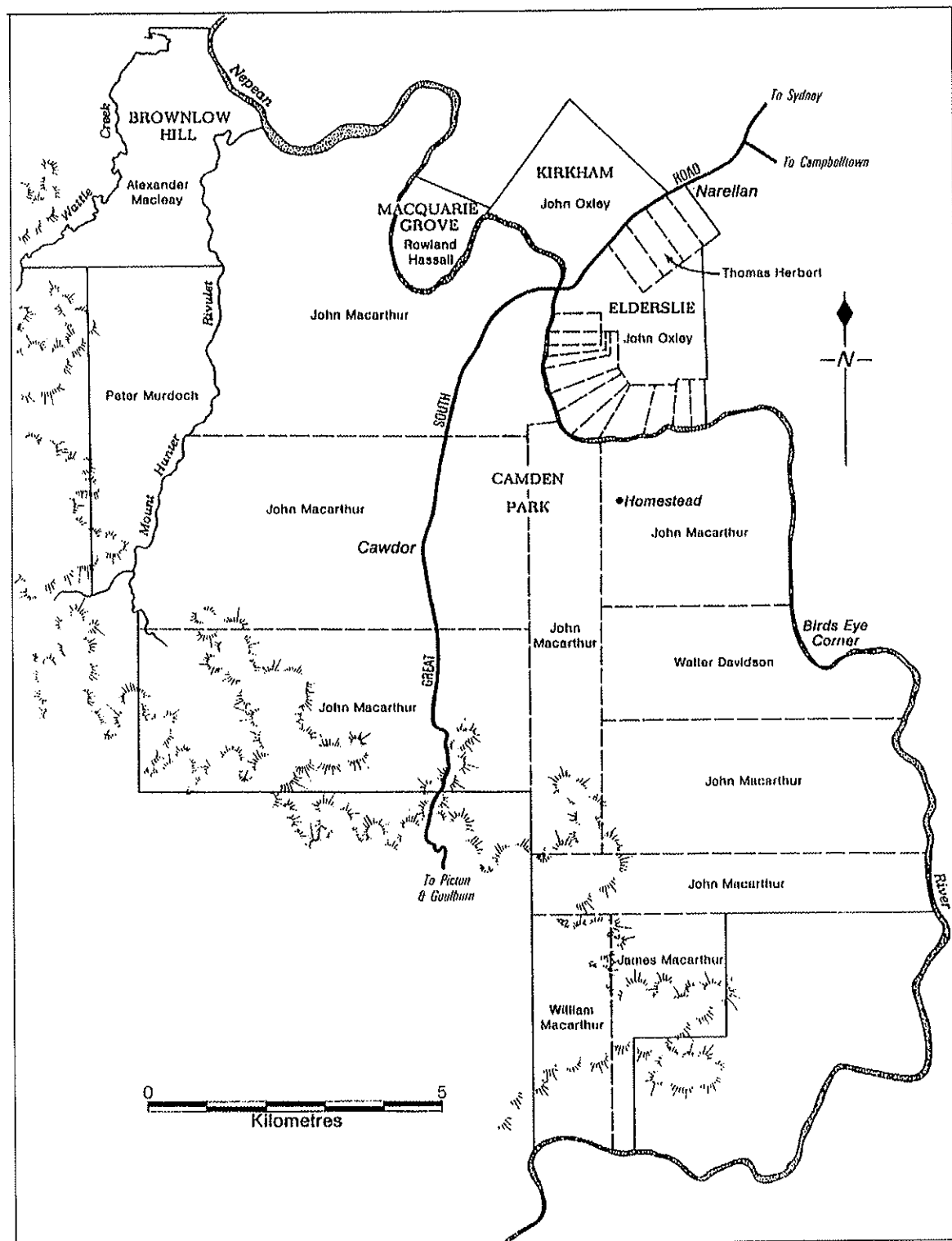


Figure No.6: This map from Alan Atkinson's history, *Camden: Farm and Village Life in Early New South Wales*, shows John Macarthur's dominance of the land at the Cowpastures south of the Nepean. Not far north of Oxley's properties, Harrington Park enjoyed a similar milieu.

At first, these, and similar properties in the neighbourhood were used for sheep and cattle; the few assigned resident convict stockmen lived in primitive huts. By the 1820s some owners looking for 'rural retreats' and needing to cultivate the land, established residences and began to build permanent homes with associated farm buildings. These included Oxley and Campbell. The practice began of such landowners running sheep beyond the mountains (on Crown land), using their Cowpasture estates for breeding and agistment and, increasingly, developing agriculture, which began to include milling, threshing, and viticulture as allied activities.¹²

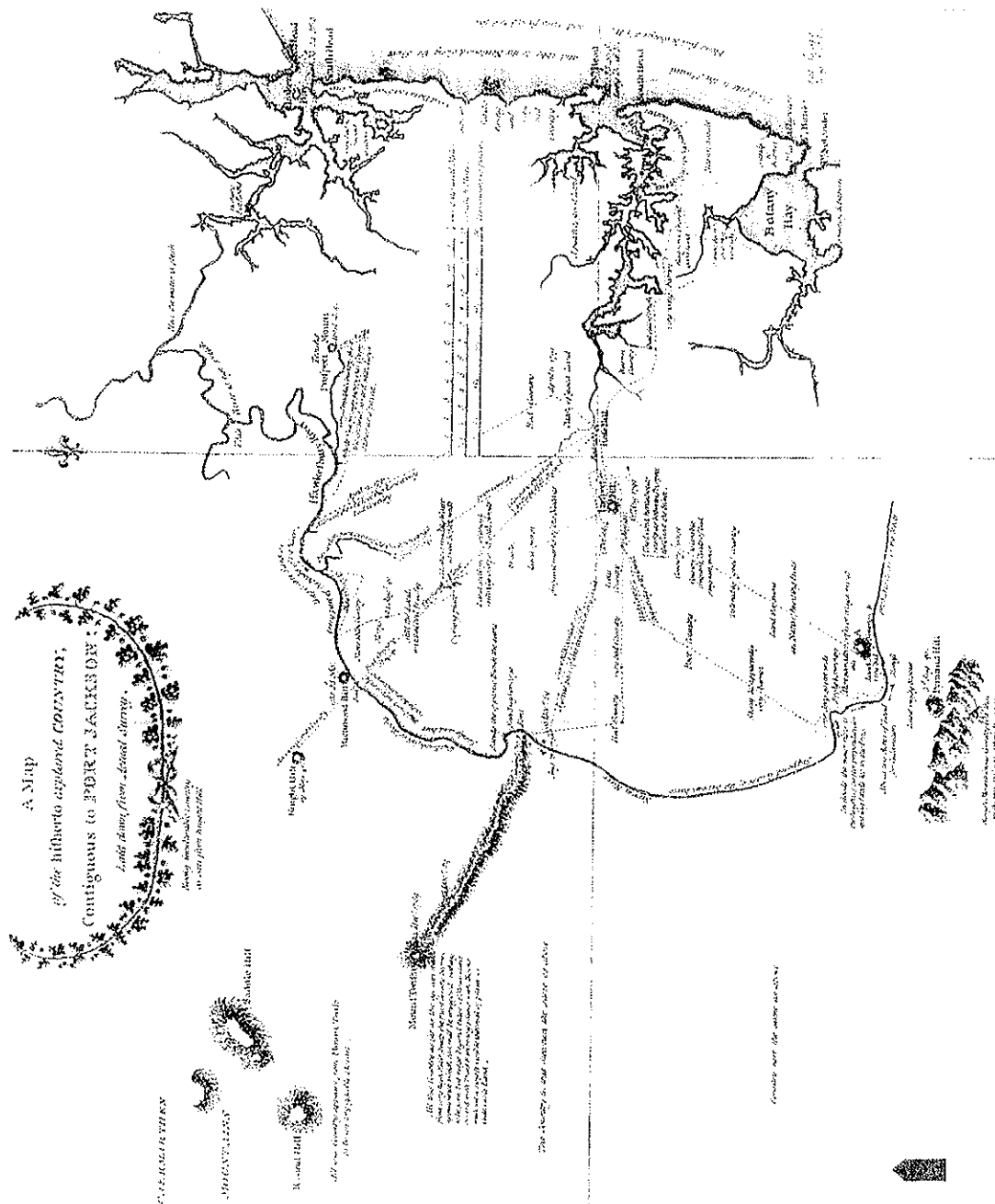
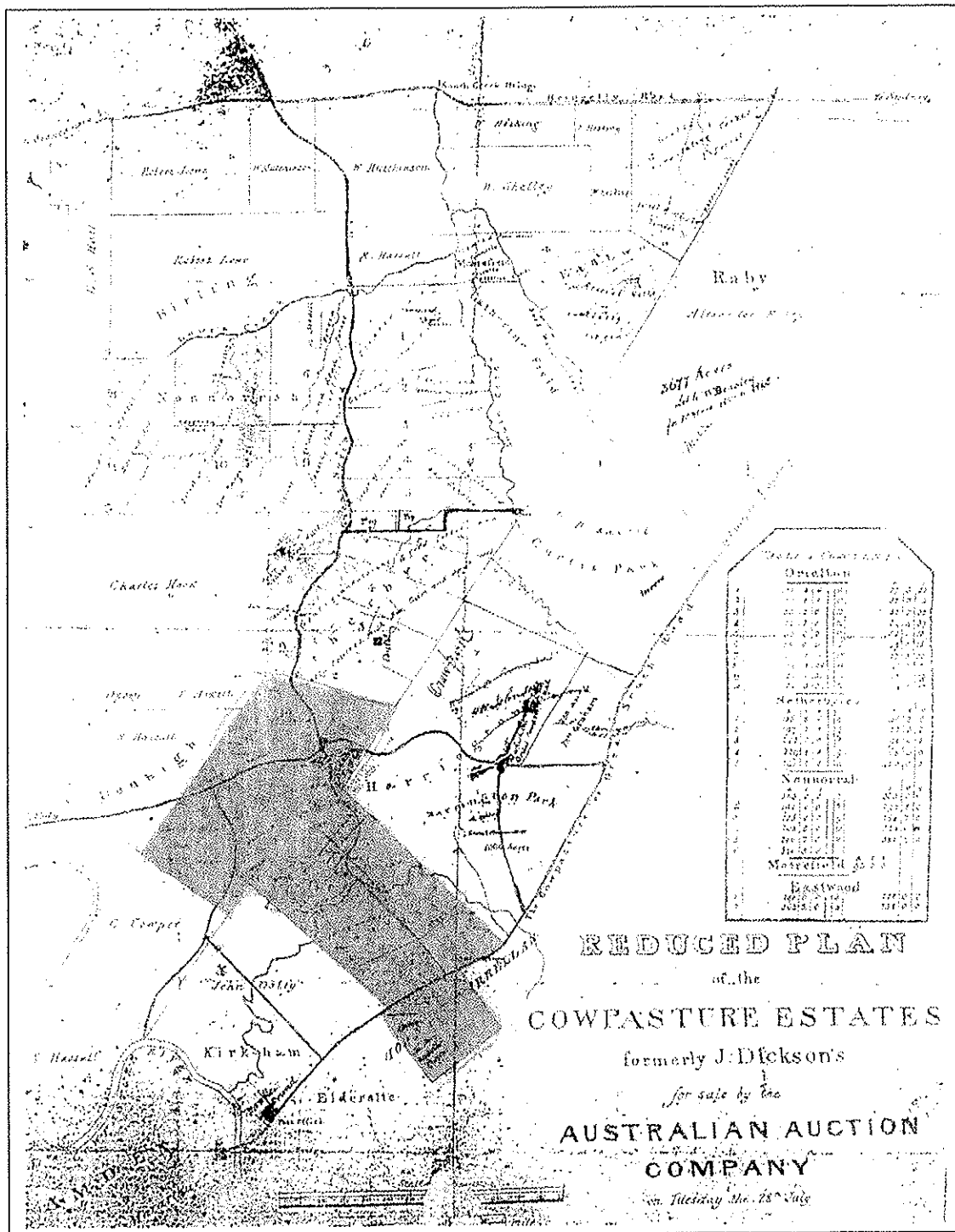


Figure No.7: Map indicating the travel direction from Port Botany to the country's western regions. (Source: Watkin Tench, *Sydney's First Four Years: A Narrative of the Expedition to Botany Bay and A Complete Account of the Settlement at Port Jackson*, Sydney: Angus & Robertson, 1962, p 121.)

¹² Ibid.



grant of 3,000 acres (1,214 ha) in 1812. He took one half in New South Wales and the other in Van Diemen's Land. Both were approved in 1814; both were called Orielton.¹³ He named his property at Narellan Orielton Farm and then later Orielton Park. This is probably a good indication that the sublime qualities of the landscape context were appreciated by Lord.

Lord's later career in Van Diemen's Land was marked by the accumulation of wealth by trade, quarrels with Governor Macquarie (who disliked Lord and warned his Hobart colleagues about him) and persistent litigation. Lord's Orielton estate in Van Diemen's Land, more than 3,000 acres (1,214 ha) was graced by an elegant Georgian mansion. He visited Sydney chiefly to hurry his opponents in the courts. Though Edward Lord returned to live permanently in England in 1828, he maintained his colonial interests and returned several times to pursue ever more litigation. He died in London in 1859.¹⁴

Lord never resided on his 1,600 acres (647 ha) at Narellan. However, obliged to retain the property for five years, he left the deeds with his Kirkham neighbour, Surveyor-General John Oxley, and permitted him to run cattle on the land. Oxley even erected some fencing and seems to have come to regard Orielton estate as his own. When, in 1822, Lord decided to sell his property, Oxley wrote a letter of protest to the *Sydney Gazette* asserting his right to Orielton. Oxley had claimed:

*That the same [Orielton] was some time since sold by the Grantee, Edward Lord, Esquire, to me who in confirmation of such sale put them into my possession and delivered the grant thereof to his solicitor... with the instructions and a letter of attorney, to convey the same to me: And I further give notice, that I am fencing the said farm in, and shall resist every attempt to deprive me of the possession.*¹⁵

William Campbell also wrote a letter to the *Gazette* claiming that the Orielton estate was sold to him several years before for the sum of £1,600. Campbell claims that Oxley's protest was incorrect and, having been in his possession, did not erect fencing. There were no payments made to Lord nor were there conveyances executed to either gentleman regarding the sale of the property.¹⁶

It may have been an error; Oxley, though Surveyor-General, was not a man of business-like habits. On the other hand, Oxley may have been trying to deter possible purchasers, hoping for a cheap sale to himself. Lord, on the other hand, was not a man to be trifled with. He was visiting Britain, but his Sydney agent published an indignant denial of Oxley's and Campbell's claims. No more was heard of the protest and the sale went as advertised by public auction and Orielton was sold to John Dickson in 1822.¹⁷ Thus Orielton Estate commenced its many periods as an outstation estate with tenants and absentee landlords.

It is difficult to ascertain if Lord erected shelter or accommodation at Orielton, but it is assumed he made minimal improvements to the property.

2.3 Dickson's Accumulation – Orielton as an Outstation – 1822 - 1841

John Dickson was a middle-aged Scotsman who had come to the colony in 1813 to set up a steam mill. The British Government had directed Macquarie (who was delighted to have so skilful a migrant in Sydney) to give him land in town and country. Dickson's grants were in Sussex Street (including the present Dixon street), where he built his flour mill with its imported steam engine, and at Bringelly. Here he acquired the 3,000 acre (1,214 ha) grant he named Nonnorrah (the present Maryland forms a part of the site). By 1823, Dickson had installed his brother as manager of Nonnorrah and on it erected: *A verandahed, shingle-roofed homestead*

¹³ Ibid.

¹⁴ Cable, op cit, pg.2.

¹⁵ *Sydney Gazette and New South Wales Advertiser*, Friday October 11, 1822, pg.1. (Source: State Library-Reference, microfilm draw 191, roll 4, *Sydney Gazette* 1803-1842).

¹⁶ Ibid.

¹⁷ Cable, op cit, pg.2.

of 30 squares. It comprised six rooms, a hall, a butler's pantry, detached kitchen, brick-built stores, dairy, cheese-house etc.¹⁸

Dickson was not content with his original grants. Though he lived in Sussex Street, he acquired land beyond the ranges, where he ran sheep and cattle. He extended Nonnorrah by purchasing some of the contiguous properties that were held by non-resident owners. In this way he gained Eastwood (1,060 acres [429 ha]), Moorfield (87 acres [35 ha]), Netherbyres (1,600 acres [648 ha]) and Orielson (1,620 acres [656 ha]). Dickson was thus the owner of a broad wedge of land from Bringelly Road south to the Cowpastures Road.

The 1828 Census return showed that Dickson held 17,000 acres (6,880 ha), 1,500 (607ha) of them cleared and 300 (121ha) cultivated, with 3,000 cattle and 2,000 sheep. While it must be assumed that many of the livestock were on his outer properties, the cleared and cultivated land would have been on his 7,000 acres (2,833ha) in the Bringelly-Camden district, an estate second only to the Macarthur's at that time.

Dickson left Australia in 1833 and disposed of his properties in 1838 and 1842. He died in London in 1843. He owned Orielson for almost twenty years and never lived on it but, rather, at Nonnorrah homestead a few miles to the north, he and his brother would have watched it closely. Though the Dicksons were not resident owners, they lived close by.¹⁹

Dickson probably sited the Orielson Homestead Complex on the southern knoll in the lee of the northern escarpment initially as an outstation with commanding views and vistas over the alluvial pasture and towards Harrington Park to allow supervision of the workers by the estate managers.

This Homestead Complex area probably included extensive farm buildings in close proximity to the farm buildings today and extensive accommodation and offices for the managers and men noted to have been employed on the estate.

The later 1820s and the 1830s were years of development. With convict transportation and large-scale assisted free migration, the population of Sydney and its environs grew rapidly. Wealth came from the wool of the vast interior, but most people lived in the settled regions, providing services and producing food. The Cowpastures region saw an inflow of population - the Macarthur's brought out three shiploads of workers for their estate as well as tenants. Cereal production flourished, with some dairying (mostly for cheese production), viticulture and market gardening. There were sheep and cattle, despite the competition of the west, often working with the new outback stations. Landowners now employed more labour, most of it free, and began to attract tenant farming. They themselves were constructing larger houses and ordering the landscape, so that it became almost commonplace for travellers to comment on the 'Englishness' of the scenery. Villages grew: Narellan, an official settlement, and Camden, a private one. Campbelltown remained the main town centre.²⁰

Dickson and, after 1833, his local trustees, were intelligent and moneyed men who would have made full use of Orielson estate. The most southerly of the properties, it faced the main road and had provision for a government road to run through it (later The Northern Road). Being on Narellan Creek, it had fertile, well-watered land, with lightly wooded slopes to the north leading on to Cobbitty Road. Flooding was a constant problem.²¹

There is limited information about Orielson in Dickson's time. David Waugh's *Three Years Practical Experience of a Settler in NSW* is a series of letters written to his parents and sister over three years detailing his experiences in agricultural pursuits in Australia between 1834 and 1837, part of which was written at Orielson estate.

In a letter dated August 14, 1834 to his father, from Sydney, Waugh discusses his decision to pursue farming. After speaking to several gentlemen and a school friend regarding the

¹⁸ Cable, *Notes of the History of Orielson*, pg.2.

¹⁹ Cable, *op cit*, pg.3.

²⁰ Cable, *op cit*, pp.3-4.

²¹ Cable, *op cit*, pg.4.

pursuance of the legal, mercantile and agricultural profession almost all of Waugh's acquaintances had advised on the country. It was looked upon as the surest way of living and making money.²²

An acquaintance of Waugh's, Mr Barker, who managed three of the most extensive farms including Nonnorrah, Mummel (Goulburn Plains) and Orielson, suggested he live at one of the farms to learn the business. Waugh went to Nonnorrah on August 10 and lived there for a month.²³ About the middle of October 1834 Barker had asked Waugh to move to Orielson estate to assist at the harvest. The property was described as having 150 acres (61 ha) of hay and 350 acres (142 ha) of wheat; and here "*I am at present furnishing stores of fifty men, keeping accounts, &c.*"²⁴ It appears that Waugh stayed at Orielson estate for a short time before moving to Mummel in early February 1835.

2.4 Orielson during the 1840s Depression – Subdivision potential

In 1840, when the estate was put up for auction, an elaborate description was provided by the Australian Auction Company. While it presented a colourful picture, this was darkened by the disastrous drought of 1839. The auction was on the basis of an estate divided into 20 rural lots, with some small residential portions near Narellan. The division, by the well-known surveyor, E.J.H. Knapp, was probably based generally on the existing situation; in presenting the estate as consisting of a number of farms, it was representing the current position, the result of Dickson's period of management.²⁵

The main feature of the 1840 subdivision was the Home Farm of 481 acres (195 ha). This was about one-half of the total; Dickson had disposed of portions of the original grant west of Kirkham Lane to Charles Cowper and had sold other outlying portions as well. The Home Farm stretched from Cobbitty Lane to Narellan Creek. The north section was partly wooded but the slope and the Creek flats were cleared and fenced and had been under cultivation. It was clearly the centre of the estate's agricultural activities. The Australian Auction Company described Orielson estate as having a *substantial built brick cottage, commodious stabling, an excellent built barn with two floors, containing therein an 8 horse-power threshing and winnowing machine.*²⁶ This was probably built c1830.

Here was a manager's house with a central barn complete with one of Dickson's steam machines. Knapp's map of 1840 shows that the complex was on the site of the present Orielson House. It had a driveway to the 'Argyle Road'.

There were two large allotments between the Home Farm and Kirkham, each with its own hut and barn and yard; another of similar description (though less agricultural) was north of Cobbitty Road. These were quite possibly tenanted. The remainder were 30 acre (12 ha) lots between Narellan Creek and the Cowpasture Road, intended to attract some of the numerous labourers of the district who aspired to be modest landholders.²⁷

The disposal of the Dickson estate was a matter of great complexity with his affairs still in disarray. The Orielson estate was sold in 1841 for £4,000 to Mathew Dysert (or Dysart) Hunter, who was Dickson's business agent. It is possible that Hunter's ownership was nominal. Dickson died in 1843. It is unlikely that Hunter resided at Orielson. In any case, the early 1840s were trying times for many of the local landholders. The collapse of the wool market had led to an economic depression. Those Cowpastures squires who had invested in outback sheep runs were in dire straits, often mortgaging their Camden properties. The genuine agriculturalists, however, were less affected. About 1847, Hunter sold out to John Perry, a Camden miller. Perry had already leased Orielson from Hunter and was possibly in residence.²⁸

²² David Waugh, *Three Years Practical Experience of a Settler in NSW*, ed. James Waugh, John Johnston, 1838, pp.17-18.

²³ Waugh, op cit, pg.18.

²⁴ Waugh, op cit, pp.26-27.

²⁵ Cable, op cit, pp.4-5.

²⁶ Cable, op cit, pg.5.

²⁷ Ibid.

²⁸ Cable, op cit, pg.6.

2.5 The First Resident Owners – The Perry Family – 1847 - 1861

Perry was the son of a baker and pastry cook. He and his wife, Susannah Boulton Perry, were married in 1827 and a year later they were living at their own bakery in Clarence Street, Sydney. In 1831 their son, Thomas, was born and, according to his birth certificate, John Perry was a confectioner. By 1834 John and Susannah gave up the bakery and owned a line of taverns, inns and hotels.²⁹

While Perry owned many properties including Orielton, he lacked the social status of some of his neighbours. He could not compete with the social standing of the Macarthurs or Cowpers. Orielton, on the other hand, was a growing concern. The early 1850s saw the district doing well with cereal production but prosperity did not last: Cowpasture wheat was coming under threat from outside competition and, internally, from rust, and diseases of this kind. The reign of the Perry family also began to fade when, in 1855, John's daughter, Caroline Isabella, died aged 11. Perry secured enough ground to buy a vault in the graveyard at St Paul's Church, Cobbitty, where he was a church warden. In the chancel of the church, immediately above the altar there is a window in memory of the child.³⁰

In 1856 another child, Alfred, died and was laid in the family vault and in 1857 further misfortune struck the Perry family. Susannah died at the age of 48. Only a year after Susannah died, Ann, mother of four young girls, wife of Perry's son, Thomas Perry, was laid to rest in the vault. John and Thomas Perry, father and son, were both widowers. Thomas and his daughters continued to live at Orielton until he remarried. They then moved to Haydonton, near Murrurundi. After Susannah and Ann died and Thomas and the four girls moved away, John Perry mortgaged Orielton in 1860. Perry picked up the threads again of his old life and became an innkeeper at Penrith. At the same time, he sold off land for residential purposes on Cowpasture Road, this beginning a pattern of nearby urban settlement.³¹

One of those who were involved in Perry's mortgage arrangements was William Peisley, a carcass butcher. Peisley, concerned with meat production (a rising occupation in the district) finally bought Orielton in 1861. He maintained a business connection with Perry's inn. In 1864 Peisley put Orielton up for auction by Richardson and Wrench; at the same time, Perry's Penrith premises also went under the hammer. Orielton was sold to John Thomas Neile of Sydney for £2,500. Within the year he was described as a 'gentleman' and was accorded local respect.³²

2.6 Another Absentee Owner – Neile – 1864 - 1876

A real estate agent's description of the property was published with the auction of Orielton. It was a flowery piece, praising the park-like qualities of the estate, its vistas and its reminders of England referred to as the 'fatherland'. Evidently the idyllic setting was exploited as a selling point. A newspaper notice provided a more prosaic description. It gave a solid account of the Orielton complex.³³

The Home Farm of 1864 consisted of 330 acres (134 ha), 200 acres (81 ha) of them under cultivation. The homestead was of brick on a stone foundation, with eight rooms, two kitchens, a servant's room and dairy. There was a planted garden and lawn, a vegetable garden and a 3 acre (1.2 ha) orchard. The outbuildings were a four-stall stable, wash-house, men's huts, foul-house enlargement of the arrangement of 1840. Neile bought the Home Farm for £1,350 - not a high price. There was a second farm, on the other side of the 'Great South Road', of 200 acres (81 ha), with a farmhouse and stockyard. It was sold for £2:15:0 per acre.³⁴

The central point of the sale was the Steam Mill. This was a brick on stone building, 60 feet by 30 feet (18m x 9m), roofed with 'galvanised tin' with three floors, a verandah, smithy, engine-

²⁹ Perry Family, Miscellaneous Collection of Papers (Source: Perry family vertical file, Randwick Historical Society).

³⁰ Ibid.

³¹ Ibid.

³² Cable, op cit, pg.6.

³³ Ibid.

³⁴ Ibid.

house, smut and dressing rooms. The machinery consisted of a twelve horse-power engine, two pairs of stones, smutting and dressing equipment, pulleys and agree. Close to the Mill was a brick cottage for the miller, an eight-stall stable, pigsty, milking shed and dam. Set in 59 acres (24 ha) of paddocks, the mill had recently been erected by the previous owner, for £4,000. Perry, the miller, had constructed this steam-mill, on 'the best position in the district'.³⁵

The mill was passed in at auction. Neile then bought it for £600. It was a knock-down price for so elaborate a structure. By that time, the Cowpastures had ceased to be a prosperous grain-producing district. External competition and attacks of rust were undermining the local economy. Farmers were moving to the Riverina, encouraged by the cheap land available under the 1861 Selections Act.³⁶

Peisley and his family remained at Orielson until 1876. A photograph dated c1860 (probably 1865), taken from the summit of the hill to the west, shows a well kept farm complex in an ordered estate (refer to Figure No.9, pg.19). The Peisley family came to be regarded as local gentry and some of the members remained prominent in the district after they left Orielson. People came to Orielson from Sydney, using the train to Campbelltown to shoot over the land and to attend the Harrington race track.³⁷

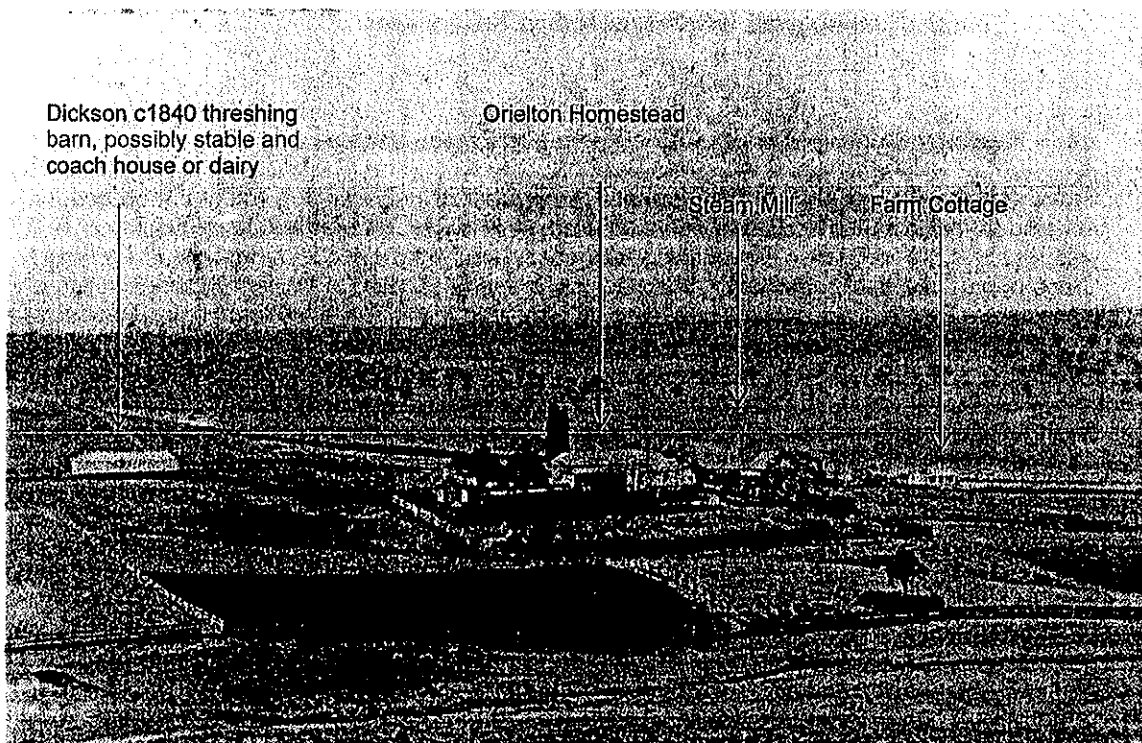


Figure No.9: Photograph of Orielson estate c1865 titled 'My grandfather Peisley's country home' by H.J Lock (Source: Mitchell Library, SPF/Camden, NSW, 1864-1898).

³⁵ Cable, op cit, pg.7.

³⁶ Ibid.

³⁷ Ibid.

2.7 Beard Dynasty Gentry Occupation – 1876 - 1912

In 1876, Orielson was sold to Mrs Harriet Beard, widow, of Wynyard Square, Sydney. The Beard family became involved in district affairs and were esteemed as local gentry. The current front entry and rooms with 4m (14' 0") ceilings, two-storey front and added faceted bay window, the west room (currently used as a garage workshop) and the impressive cast iron verandah (two-storey in part) date from their occupancy. The Beards changed and developed the homestead extensively to relate to the southern prospect and expansive vistas to Studley Park and the floodplain of Narellan Creek. At one stage, a small school was conducted at Orielson. With the shift to grazing, the great barn would have lost its original function.³⁸

Mrs Beard died in 1910 and her estate was held in trust until it was sold in 1912 to Frederick Walker (solicitor), Henry Webster (bank manager) and John Morton (physician) as joint tenants and leased to Ephraim Cross.³⁹ Cross, a Narellan storekeeper whose family had been Camden brickmakers (they had made the bricks for Studley Park and Camelot) later bought the property.⁴⁰ The 1912 sale to Walker, Webster and Morton was auctioned through Richardson & Wrench and described as having approximately 919 acres (372 ha), 500 acres (202 ha) of which were cleared, balanced and ringbarked, subdivided into paddocks and well grassed and watered from the creek with five dams. The property was described as having:

*Extensive stabling and carriage room, milking shed, barns, vegetable gardens etc, etc. Brick barn (100' x 40') of 3 floors, engine house, saw bench, pumping plant, windmill, workshop, two cottages...*⁴¹

2.8 Twentieth Century Owners – Occupiers and Estate Managers

Cross sold the section east of The Northern Road precinct to Harrington Park in 1926 and the remainder (including the house) to Yvonne Coleman in 1927. The northern farm building in fig.8 was lost in a fire in 1928. The building was considered by the local community to be where Cross operated a spirits distillery. She sold the property in 1930 to William Bernard Pilling of Rushcutters Bay, builder and investor, who, in turn, sold it in 1931 to William Henry Trautwein, of Sydney, manager, through Union Investments.⁴² The property then returned to Pilling's ownership.

During Pilling's ownership, Eileen Cummings, daughter of William Pilling, recalls (refer to Appendix A Historical Notes) that he was not a farmer but bought 1,000 acres (405 ha) at Narellan which included Orielson estate. Though not a farmer, Pilling ploughed the property and cultivated the land. He ran 100 cows at the southern end of the property where timber bales with galvanised roofs housed the cows. The family did not live on the property but, rather, at Elizabeth Bay.

Eileen Cummings would come to the property during school holidays where she was looked after by her nanny and would spend most of her time at the house or horse riding around the property. She remembers the large homestead to have had an ornately detailed iron verandah with bullnose galvanised iron roof that carried around the sides of the house. French doors opened onto the verandah providing vistas to the town of Narellan. The long drive leading up to the house was lined with trees and at the entry to the house a carriage loop circled close to the garden. Within the carriage loop a large aviary was located with its centre filled with a variety of colourful birds.

Towards the front of the house a tennis court was located and the stone steps leading up to the Italianate façade included splendid gardens. She remembers the orchard to the west of the homestead filled with fruit and nuts including walnuts and almonds and would often spend time picking them off the trees.

³⁸ Ibid.

³⁹ LTO: Vol. 2281 Fol. 187.

⁴⁰ LTO: Vol. 3795 Fol. 123.

⁴¹ Camden News, 06/06/1912 (Source: Orielson file, Camden Historical Society).

⁴² LTO: Vol. 4183 Fol.103.

The house was entered from the east into the foyer. To the left the living rooms were located. The furniture was grand and ornately detailed with splendid colours, the laundry and kitchen to the back of the house and a separate lavatory at the rear. Later a bathroom was built within the house footprint. Stables were also located to the back of the house as was the septic tank. The location of the house on the side of a knoll meant that the ballroom was located underneath the house. Mrs Cummings spent hours at the property as a child but the beginning of the Great Depression meant that the family property had to be sold.

Orielton passed to Arthur Donovan Swan and Elaine Gordon Hall Swan, of Harrington Park, in 1938.⁴³ The Swans appear to upgrade sections of the farm building complex in 1938 with new dairy shedding stables and silos. Again the homestead was occupied by agents or estate managers during 1925 to the 1940s. The Swans had a tenant dairy farmer using the place from 1940 to 1942.

The northern section of Orielton Estate was occupied by the military camp from 1942 until 1947 (refer to Appendix A, Historical Notes). The farm outbuildings and shed were used for storage, namely explosives. The explosives were soon removed when safety issues were raised about the proximity of personnel.

The military occupied Orielton homestead from 1942 to 1943 after making alterations to make it habitable for themselves. Repairs to the house by the Army included the installation of water supply (which was cut off on vacating the premises), electric light fitting (which were later removed by the military on vacating the premises), telephone, flooring replacements and plumbing repairs/replacement including reconstruction of septic tanks, and an additional water closet. As the building was in a fairly poor state, verandahs and foundations were repaired and various rooms renovated. Latrines, ablution blocks and grease traps constructed outside the building and necessary drainage was also carried out. These repairs (that came without the permission of Swan), were thought to have caused more harm than good to the fabric and were only beneficial to the military occupants at the time. Before the military officially moved into the homestead Swan claimed that the soldiers trespassed and vandalized the property. Windows were smashed, mantelpieces broken and cedar doors damaged. Swan removed a quantity of saleable fittings such as brass door handles, shutter catches, taps and copper piping to Harrington Park where he lived.⁴⁴

2.9 The Fairfax Dynasty – Orielton again becomes an outstation – 1944 - present

In 1944 the Swans sold both Orielton and Harrington Park to John Fairfax & Sons Pty Ltd. Under the Fairfax ownership, Orielton and Harrington Park were used together for stud Hereford cattle breeding and management. Parts of the farm building complex were adapted from their roles as dairy shedding and horse stabling to cattle management.

The large barn appears to have been taken down during this initial Fairfax ownership period due to engineering concerns. The stock yards were also adapted. By 1952, the paddocks of Orielton were reorganised to take account of stud breeding. The paddocks were often called after local identification such as the "Camp Paddock" related to the military camp, the "Oak Paddock" related to the extensive She oak woodlands, and the "Hill Paddock" related to the western landmark hill, etc. Warwick Fairfax had the place transferred to his name in 1956.

Orielton was vandalised during the 1960s by cult worshippers who partly pulled up floors and destroyed extensive sections of joinery. This vandalism resulted in the place being shut up with boarding and iron sheeting by Warwick Fairfax and his advisors. A goat breeder and a veterinarian surgeon used the shedding and livestock facilities during the 1970s.

In 1982, Jim Baxter took over the homestead and repaired it for occupation and commenced the horse stabling and agistment. The farm buildings, fencing and paddocks were adapted for horses and their stabling requirements. This use continues today.

⁴³ LTO: Vol. 4919 Fol. 175.

⁴⁴ Letter – Valuer Hiring Service, 30/04/1943, pg.3 (Source: NAA: SP857/6 PH2073).

2.10 The City Reaches the Country

Even during the early twentieth century the Narellan-Camden district remained relatively remote from the city, largely because, although these places were on the Hume Highway, they had no direct rail link with Sydney and car ownership was modest until the 1960s. The 45-mile journey on a two-lane highway from Sydney to Camden could not be undertaken on a daily basis.

The Cumberland County Council planners classified the Camden district as rural in 1948 and classified Campbelltown as a satellite town beyond the green belt. However, the statistical basis for that plan's population growth was rapidly overtaken and by 1972 the plan – particularly the expectation of saving a green belt around Sydney – was no longer viable. Already, by the early 1960s, developers had created suburbs north of the Nepean at Narellan and Elderslie by carving up some of the old estates.

In 1968 the Sydney Region Outline Plan devised the merging of the three cities of Camden, Campbelltown and Appin to make a living space for 500,000 people. In preparation the State Planning Authority commenced acquiring land in the region the year before it released the plan. It released a more detailed projection, the Campbelltown-Camden-Appin Structure Plan in 1973. (Refer to Figure No.10, pg.22).

The 1973 plan turned Narellan into a district centre and divided the surrounding land between open space and living areas. Camden Park was zoned as a scenic protection area and a significant proportion became non-urban because it was on the flood plain. Some of the land on the Narellan side of the river was also to be protected for its scenic value.⁴⁵ Already being rebuilt as an expressway, the Hume Highway had passed by Camden and the old route was renamed the Camden Valley Way. By this time, Sir Warwick and Lady Fairfax had formed their own development company and Camden Council had accepted its proposal for an 800-hectare estate of executive homes in June 1981.

A Commission of Enquiry reviewed the Camden Structure Plan in 1983 to determine the extent of the zoning for urban development. Now, in 2005, the last part of this 800 ha development of executive homes is still under construction. The estate is currently managed by Dandaloo Developments Pty Ltd.

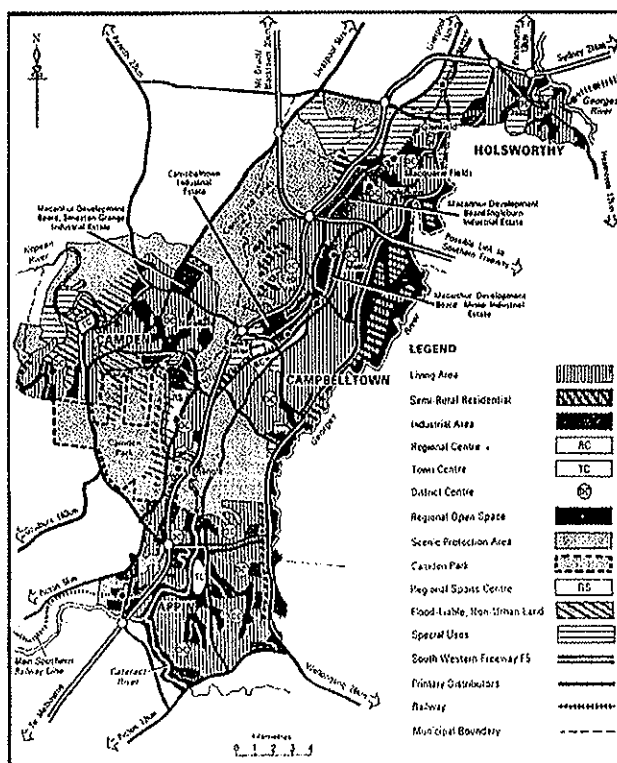


Figure No.10:
The Campbelltown-
Camden-Appin Structure
Plan released in 1973.

⁴⁵ Peter Spearritt & Christine DeMarco, *Planning Sydney's Future*, Allen & Unwin, Sydney, 1988, pp.65-73.

2.11 Chronology

1788	First Fleet arrives. In June, the herd of cattle escapes.
1790	Captain Watkin Tench, Lieutenant William Dawes and Surgeon George Worgan travelled south-west from Parramatta on an explorative mission.
1795	The second European party went there to locate a herd of cattle reported by the Aborigines. Having confirmed that 61 cattle – descendants of those that had run away from Port Jackson in June 1788 – were grazing south of the Nepean River, Governor Hunter led a small party to see the cattle and the country for himself.
1800	Governor King attempted to muster the cattle (now numbering 500-600). He was unsuccessful and has a slab hut built at the river crossing as a guard house and butchery.
1801	John Macarthur was granted 5,000 acres by Lord Camden and another 5,000 if his sheep breeding venture was successful. Macarthur chose the Cowpastures for his grant and, though King tried to prevent him taking it, he marked out his farms on 13 October 1805. Macarthur organised a 2,000-acre grant for his friend Walter Davidson, who allowed Macarthur to use it freely after he returned home.
1803	Governor King issued a proclamation forbidding people to cross to the western bank of the Nepean River without a permit signed by the Governor.
1804	Governor King extended the ban stating that no ground should be granted or leased on that side of the river.
1805	Grants along the Nepean began to be issued (settlers seem to have occupied the land on the Nepean from 1800 but no grants were issued until 1805). Most occupied the north-east bank.
1808	Governor Bligh deposed by the NSW Corps. Members of the Corps served as lieutenant governors. Joseph Foveaux granted land to all who requested it.
1810	Macquarie became governor. Macquarie recalled a number of the grants given out by Foveaux and Paterson. Macquarie had the area surveyed by Meehan and began granting properties.
1815	Edward Lord granted 1,620 acres at Narellan as part compensation for a claim on the government. He named it Orielson Farm, later Park.
c1820	Lord establishes Orielson Farm, later Park, including some type of hut along with an early brick kitchen building which survives today. 1 December Governor Macquarie names township Campbelltown.
1822	Lord sells Orielson to John Dickson, a middle-aged Scotsman who had come to the colony in 1813 to set up a steam mill.
1825-30	Orielson Homestead site established as an outstation to Dickson's principal residence at Nonorrah (later Maryland).
1827	Governor Darling had surveyor Hoddle draw up Campbelltown.
1828	Lord returned to live permanently in England.
1833	Dickson leaves Australia and disposes of his properties in 1838-42.

1839	Disastrous drought hits the area.
1840	Orielson put up for auction by Australian Auction Co. describing 481 acre home farm to have a <i>substantial built brick cottage, commodious stabling, an excellent built barn with two floors, therein an 8 horse power threshing and winnowing machine.</i> Convict transportation ends. The area is growing with large-scale assisted free migration.
1840s	Collapse of wool market leads to depression.
1841	Orielson sold to Mathew Dysert Hunter, Dickson's business agent.
1843	Dickson dies in London.
1847	Hunter sold out to John Perry, a Camden miller.
c1850	Perry built the steam mill at Orielson.
1859	Lord dies in London.
1860	Orielson sold to William Peisley a carcass butcher.
1864	Peisley puts Orielson up for auction, at the same time Perry's Penrith premises went under the hammer. Orielson was sold to John Thomas Neile of Sydney for £2,500.
1876	Orielson sold to Harriet Beard, widow, of Wynyard Square, Sydney. The new front section, the two-storey front and the northern ballroom to the residence dates to this time (c1880). With the change over to grazing the great barn would have lost its utility.
1910	Harriet Beard dies.
1912	The estate was held in trust and sold by Richardson & Wrench to Ephraim Cross, a Narellan storekeeper whose family had been Camden brick makers. The property is described as having <i>commodious residence, and all usual out offices. Extensive stabling and carriage rooms, milking shed, barns, vegetable, garden etc.</i>
1926	Cross sold the section east of The Northern Road to Harrington Park.
1927	The remainder of the property (including the house) was sold to Yvonne Coleman.
1930	Sold to William Bernard Pilling of Rushcutters Bay, builder and investor. Timber bales built for 100 dairy cows.
1931	Sold to William Henry Trautwein, of Sydney, through Union investments. Orielson soon after sold back to Pilling.
1938	Orielson sold to Arthur D. Swan and Elaine H. Swan, who also own Harrington Park.
1941-45	Air force training operations at Camden airport. Large military transfer and staging camp at Orielson on the corner of Cobbitty and The Northern Roads (known as Greene's Corner).
1942	Military occupied the homestead and made unauthorised changes to the homestead.

1942-43	Swan removes considerable amount of saleable ironmongery (and probably cast iron) from Orielson for sale.
1943	Homestead vacated by the Military. Military camp buildings removed to Canberra.
1944	Sold to John Fairfax & Sons Pty Ltd. Warwick Fairfax did not reside on the property but leased the premises and land.
c1945	Verandah – cast iron, etc – pulled down, possibly because it was unsafe, and possibly sold for the war effort.
1947	Orielson Estate vacated by the military.
1952	Orielson transferred to Warwick Fairfax.
1950s– 1960s	Fairfax used Orielson Estate in combination with his Harrington Park Estate for breeding cattle.
1960s	Warwick Fairfax Knighted. Orielson windows boarded up. Some areas of the estate used for goat farming.
1970s	Orielson leased and used by a veterinarian.
1982	Property used for horse agistment. This use continues to 2005.
1987	Sir Warwick Fairfax died.
Present (2005)	Current owner Lady Mary Fairfax of Harrington Park. Managed by Jim Baxter for horse agistment.

2.12 Historical Themes

The Australian Heritage Commission (AHC) has developed nine draft National themes and the NSW Heritage Office has developed thirty five sub state themes. These themes provide a context within which the cultural significance of Orielson can be understood. They provide a framework in which historic influences that have affected and shaped the development of Orielson can be assessed, and have been identified in the history discussed in section 2.1 to 2.5.

	State Themes	Local Themes
Primary Themes	Aboriginal contact	The Cowpastures Frontier
	Land tenure	Crown Grants 1810s Subdivision patterns 1810s-1870s Subdivision patterns (future) Ownership patterns Toponymy
	Housing	Early colonial settlers cottages Victorian gentlemen's country houses Turn-of-the-century grazier's homesteads Twentieth-century country houses Rural worker's housing on country estates
	Cultural landscape	Eighteenth Century Landscape School principles
	Environment	The estate as a cultural landscape Development of the gardens Development of the outbuildings 'streetscape'
	Persons	Dynasties: The Dicksons 1820s-1840s The Perrys 1840s – 1860s The Beards 1870s – 1910s The Fairfaxs 1940s+
Secondary Themes	Pastoralism	Cattle raising stock yards/sales yards Pastoral emigration 1860s Out stations
	Commerce	The estate within dynastic businesses
	Agriculture	Wheat production - milling Dairying in the Camden district
	Utilities	Public Roads in the colonial period Public Roads 1940s-1970s Water and sewerage services 1940s Electricity transmission 1940s-1970s
	Education	Gentry schooling 1870s
	Government	Settlement planning 1810s- 1830s Planning for urban expansion 1960s+, 1970 to 2005
	Defence	Military base (WWII)

3.0 PHYSICAL EVIDENCE

The physical evidence of the subject site was investigated through non-intrusive observation of the fabric.

3.1 Environmental

3.1.1 Geology and Climate⁴⁶

In geological terms, the study area is located within the central part of the Permo-Triassic Sydney Basin. The geology of the area is dominated by Wiannamatta Group Shales associated with the Hawkesbury, Minchinbury and Razorback Sandstone formations. Landscape characteristics, particularly topography, vegetation, and prevailing hydrology and climate have a significant bearing upon the nature of an area's Aboriginal archaeology, i.e. landform archaeological sensitivity and potential and European landuse patterns.

The landscape is best characterised as comprising part of the vast Cumberland Plain, with elements of four distinct soil landscapes and associated landform units present (Hazelton & Tille 1990a,b):

- Luddenham and Picton soil landscapes
- Blacktown soil landscapes
- Theresa Park soil landscapes.

The northern and central part of the estate has a range of landform units. In the north, central and south it features Luddenham and Picton Soil Landscapes, including:

- narrow ridges and hillcrests;
- steep to very steep side slopes with relief to approximately 100m; and
- associated, generally clearly defined, steep sided ephemeral drainage lines.

The southern half of the estate contains features consistent with the Theresa Park Soil Landscape

- gently undulating terrace slopes (slope to 10%);
- alluvial / colluvial terraces (mainly along the south-east edge); and
- associated ephemeral drainage lines.

The northern edges of the Orielton Estate area are fringed by elements of the slightly more elevated Blacktown Soil Landscape

- broad rounded crests and ridges;
- gently undulating and inclined slopes to 10%; and
- associated ephemeral drainage lines.

The estate is centrally traversed by the Central Hills landform linking across from the east Crear Hill ridge of Harrington Park Estate across the Northern Road to Kirkham Estate. The northern area of Orielton Estate has long gentle slopes, low hills and ephemeral and swamp areas draining to Cobbitty Creek.

The southern area of the estate's landholdings includes:

- alluvial flood plains
- gentle slopes and low hills
- ephemeral drainage lines
- Narellan Creek, a permanent waterway.

These slopes and flood plains are currently developed for cattle grazing and equestrian agistment and trailing.

⁴⁶ The information contained in Section 3.1.1 – 3.1.7 has been taken from Clive Lucas Stapleton & Partners Pty Ltd, *Harrington Park Stage 2 and Mater Dei Heritage and Landscape Study*, 2004, pp.12, 14-15, 17-18. All other sections contained in 3.0 are prepared by Tropman & Tropman Architects unless otherwise cited.

3.1.2 Soils

Orielson Estate contains a range of soil types including:

1. North-East: brown podzolic soils and earthy clays on the crests and red and yellow podzolics and prairie soils on the upper and lower slopes;
2. Central: Red podzolics on upper slopes; brown-yellow podzolics and soloths on lower slopes and benches with red-brown earths, colluvial material, yellow podzolics and soloths along lower slopes and drainage areas;
3. North-West: Red earths and red podzolic soils occur on terrace formations. Solodic soils are dominant in drainage lines
4. Central: Red earths and red podsolic soils occur on terrace formations. Solodic soils are dominant in drainage lines; and
5. Western, Northern Boundaries: Yellow podzolic soils and soloths on the lower slopes and drainage depressions as well as in areas of poor drainage.

Isolated areas of mainly sheet erosion occur along some creek banks and minor spurline crests. It appears that the erosion had been initiated or accelerated by the effects of recent dry conditions, ploughing, commercial crop cultivation and cattle grazing.

Orielson Estate is drained by a series of clearly defined and in most cases incised ephemeral drainage lines, the southern forming part of the upper catchment of Narellan Creek (part of the Nepean River catchment) and the northern flowing to Cobbitty Creek.

Naturally occurring rock outcrops, comprising loose floater stone material occur along elevated crests and steep upper hillslopes to the west of the Homestead.

3.1.3 Hydrology

Orielson Estate surface hydrology is influenced greatly by the presence of the east-west running main ridge crest which roughly divides the Estate. The ridge is drained to the south by a series of ephemeral drainage lines associated with gently sloping side slopes leading to Narellan Creek which drains east to west centrally through the southern flood plain. The northern drainage forms the eastern catchment of Cobbitty Creek. The north-west corner drainage area is an ephemeral swamp.

3.1.4 Vegetation

Orielson Estate is comprised of mainly extensive cleared and regrowth eucalyptus areas, although landscape modification has been far greater as a result of past and continuing agricultural practices. This is particularly evident where commercial crop cultivation and general soil tillage practices continue over a large area. Eucalyptus regrowth areas contain areas of densely timber eucalyptus regrowth and scattered mature trees, predominantly occurring along the northern drainage lines and adjacent ridge crests.

Regrowth areas, isolated clumps and scattered individual mature old-growth trees occur across the northern estate dominated by grey gum (*Eucalyptus punctata*) coastal grey box (*Eucalyptus moluccana*) and rough barked apple (*Angophora subvelutina*). The north-west corner is dominated by She-oak (*Casuarina* sp). The Estate's south is dominated by mature She-oak (*Casuarina* sp) along Narellan Creek. Understorey species are considerably modified mainly as a consequence of the introduction of exotic plant species although there are extensive areas of a range of native grasses.

3.1.5 Landuse

Whilst the northern section of the Estate contains extensive areas of remnant native vegetation, most of the remaining timber appears to be eucalyptus regrowth. There remain isolated small stands and isolated individual mature eucalyptus trees to the northern section of the Estate.

Orielson Estate has been subjected to a range of landscape modifying processes. These include the clearing of large areas of old-growth native woodland forest, ploughing and extensive commercial crop cultivation, domestic stock grazing and horse agistment/equestrian activities. As a consequence, Orielson Estate is currently subjected to a range of impacts associated with its use as a grazing and horse agistment/equestrian activities.

It is noted that when Warwick Fairfax commenced building new dams in 1952, he rearranged the paddocks and installed extensive new fencing.

3.1.6 Fauna

The original environment would have included eastern grey kangaroo (*Macropus giganteus*), a number of wallaby species (*Macropus spp.*), ringtail and brush tail possums (*Pseudocheirus peregrinus* and *Trichosurus vulpecula*), as well as a large number of other animal species including terrestrial marsupials, birds, echidnas, rats, emus possibly koalas and a range of reptile species, amphibians, molluscs, fish and invertebrates.

It is possible that many marsupials, birds, reptiles, amphibians, molluscs, fish and invertebrates still inhabit the extensive Estate ecosystems. Feral animals include foxes, rabbits and hares. It is noted that the Cumberland land snail is found at Spring Farm, Mount Annan, Harrington Park, Orielson and Mater Dei.

3.1.7 Geomorphology

Geotechnical information generally relating to the current study area is outlined by the Wollongong-Port Hacking 1:1000 000 Sheet (Hazelton & Tille 1990a). This reference suggests that survey area soils are stable to moderately erosion prone. This variability relates to a number of factors including soil structure and gradient.

Blacktown soil formations tend to be generally stable, occurring on mostly flat to gently undulating country. As such they were often the first areas to have been farmed during early European settlement in the area.

From an Aboriginal archaeological perspective, locations containing Blacktown soil formations within the study area are assessed to be unlikely to contain Pleistocene archaeological deposits due to their generally elevated location above the Nepean River floodplain and their erosion/deposition formation process. This would have resulted, tens of thousands of years ago, in large quantities of 'original' topsoil deposits being washed down into the Nepean River valley below.

Theresa Park soil formations generally have a relatively high potential for archaeological Pleistocene deposits to occur, mainly as sub-surface deposits, due to their generally alluvial deposition process. However, given the mainly terraced and undulating low hillslope nature of most of the Theresa Park soil formations and their close proximity to more elevated footslopes within the study area, Theresa Park soil formations are assessed to have only limited potential to contain sub-surface Pleistocene deposits.

Luddenham soil formations within the study area have a similar agricultural history to adjoining areas of Blacktown soil formation. They are generally comprised of eroded ridge and hill crest formations and as such have been subjected to very high levels of surface erosion during their formation processes, elevated high above the Nepean River valley. As such the likelihood of these soil formations containing exposed or sub-surface Aboriginal archaeological Pleistocene deposits is low.

The *Picton soil formations* are the steepest and most severely eroded. As such there remains little likelihood of this particular soil landscape containing exposed or sub-surface Aboriginal archaeological Pleistocene deposits.

3.1.8 Cultural and Natural Landscape

Orielton Estate is part of a distinct landscape character known as Camden Valley and part of the upland Cobbitty landscape. The Valley is shallow formed by the river flats around the Nepean River and Narellan Creek and Cobbitty landscape is broad and gently undulating. The central and south enclosing rim of moderately high hills and rolling low hills are used and occupied by open pasture and riparian – River Oak Forest.

The northern section of broad undulating topography is used and occupied by open pasture, remnant and regenerating Cumberland Plain woodland and riparian She-oak (*Casuarina sp*) woodland and forest.

The topography of Orielton includes in detail⁴⁷:

1. Central narrow ridges, hillcrests, valleys and saddle formations
2. Steep – very steep sided slopes (slopes to 25°, relief 50m – 100m)
3. Gently undulating minimal simple slopes (associated with alluvial colluvial terraces, slopes to 5°)
4. Alluvial and colluvial terraces (associated with Nepean River floodplain)
5. Broad rounded crests and ridges
6. Gently inclined slopes (to 10% slope, relief to 20m) (associated with broad ridges and crests)
7. Ephemeral drainage lines (associated with all landforms)
8. Creek line – Narellan Creek flowing east to west through alluvial floodplain

3.1.9 Climate

The Camden area is characterised by warm to hot summers and cool to mild winters. Rainfall is highest in the periods from January to April and October to November, with relatively dry winter months.⁴⁸ The average annual rainfall is 828mm which yields an average of 109 raindays in a year.⁴⁹

Camden is drier than the coastal areas of Sydney, experiences increased occurrences of frosts in the cooler months, and has a slightly greater seasonal temperature range than Sydney (Camden Council, 1998).⁵⁰ Camden experiences a mean maximum daily temperature of 29.2 degrees Celsius (°C) and a mean minimum daily temperature of 2.9°C during July.⁵¹

3.1.10 Flooding

Camden has a long history of flooding from the Nepean River. Land adjacent to the Nepean River and its tributaries are prone to flooding following prolonged periods of heavy rain within their catchments and floodwaters can inundate large areas of the plains up to 1km wide (Camden Council 1998). Flooding has a major affect on riparian lands, can destabilise banks and cause bank erosion. Additionally, it has the beneficial impact of replenishing alluvium and the value of Class I agricultural lands. The Quaternary and Tertiary alluvium present along the Nepean River and tributary creeks has a high soil erosion hazard for concentrated flows.⁵²

⁴⁷ Clive Lucas Stapleton & Partners Pty Ltd, *Harrington Park Stage 2 and Mater Dei Heritage and Landscape Study*, 2004, pg.16.

⁴⁸ Pittendrigh Shinkfield Bruce, *Camden Riparian Areas Plan of Management*, 2002, pg.14.

⁴⁹ Camden Council, *State of the Environment Comprehensive Report 2003-2004*, pg.30.

⁵⁰ Pittendrigh Shinkfield Bruce, *op cit*, pg.14.

⁵¹ Camden Council, *op cit*, pg.30.

⁵² Pittendrigh Shinkfield Bruce, *op cit*, pg.14.

3.1.11 Estate Landscape

The topography of the place has determined the land use and opportunity for development firstly for primary production – cropping, grazing, forestry, wood collecting, pasture development, dairy farming, stud farming, and since 1981 planning for urban development.

The creek and drainage lines were probably utilized for water storage by building dams or tanks since early settlement. The dam west of the Homestead was probably installed with the development of the homestead orchard and picking garden. Water from Narellan Creek was probably accessed via pumps when the steam mill was operating.

Further earth dams have been added to the site. During 1956-59 Fairfax extensively expanded old dams and built new earth dams across other ephemeral drainage lines leading south to Narellan Creek and north to Cobbitty Creek. These water storage structures provided an extensive water storage for the local fauna and flora and the agricultural pursuits of the occupants.

The alluvial floodplain, slopes, low hills and broad rounded crests and ridges have been extensively developed with pasture for grazing, Hereford stud farming and equestrian pursuits. Mature eucalypts as individuals and in clumps are scattered across the various northern landforms. Extensive areas of regrowth/regenerating forest occur over areas of the northern Estate.

The African Olive thick shrub to small tree canopy provides stability to the soils and slopes and extensive shelter for fauna, especially birds. The African Olive however tends to exclude and shade out ground cover grasses and scrambler plants.

There is extensive regrowth of the native Blackthorn. This is occasionally slashed to allow native grass regrowth as pasture for cattle to feed on.

Orielson's topography, especially the two Central hills and saddle are of landmark quality in the generally undulating landscape. The Narellan Creek line remains a visually important feature in the landscape setting of Orielson Estate when viewed from Narellan.

On lands where agriculture has not been practised the native vegetation and fauna have been generally maintained. The riparian zones associated alluvial woodland and Cumberland plain woodlands provide habitat and refuge.

These maintained and regenerating habitats provide aesthetic values to the setting of extensively developed pasture areas which cover the Central Hills.

A significant feature of the Estate is the recognition of the northern parts of the site as a contribution to a wildlife corridor linking east to west with the Nepean River. (Refer to Figure No.11, pg.32).

3.1.12 Landscape Character

The cultural landscape components of Orielson Estate include:

- Rural pastureland
- Creekline vegetation
- Cultivated land in the northern areas
- Woodland and clearings (often regenerating woodland)
- Casuarina woodland/forest.

These features relate to soils and topography and are now part of the Camden Valley and Cobbitty uplands character adjacent urban development on Harrington Park Estate and Kirkham Estate appears generally subservient to the surrounding rural character of pastureland and woodland. (Refer to Figure No.12, pg.33).