

Pondicherry Precinct

European Heritage Significance Assessment Report

Report prepared for Greenfields Development Company No. 2 Pty Ltd

March 2021



Report Register

The following report register documents the development and issue of the report entitled Pondicherry Precinct—European Heritage Significance Assessment, undertaken by GML Heritage Pty Ltd in accordance with its quality management system.

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17-0012	3	Final Report	19 October 2017
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Contents	Page
1.0 Introduction	1
1.1 Background	1
1.2 Site Identification	1
1.3 Heritage Listings	1
1.3.1 <i>Heritage Items in the Vicinity</i>	2
1.4 Limitations	2
1.5 Methodology and Terminology	2
1.6 Author Identification	2
1.7 Endnotes	4
2.0 Historical Background.....	5
2.1 Introduction.....	5
2.2 Early European Settlement in the Camden Region	5
2.3 Later European Settlement in the Local Area.....	6
2.4 Historical Development of Pondicherry	6
2.4.1 <i>Early European Land Use—1813–1850s</i>	6
2.4.2 <i>Creating Maryland Estate—1851–1890</i>	8
2.4.3 <i>The Moore Family at Netherbyres—1871–1939</i>	8
2.5 Later Development of Maryland, Nonorrah and Netherbyres	9
2.5.1 <i>Subdivision of Maryland and Nonorrah</i>	9
2.5.2 <i>Netherbyres</i>	11
2.6 Suburban Development	11
2.7 Endnotes	25
3.0 Physical Evidence	28
3.1 The Physical Context of the Site.....	28
3.2 Landscape	28
3.3 Built Elements	31
3.3.1 <i>Roadways</i>	36
3.3.2 <i>Post and Rail Fence Adjacent to South Creek</i>	37
3.4 Endnotes	38
4.0 Heritage Context.....	39
4.1 Heritage Items Within the Vicinity	39
4.1.1 <i>Maryland</i>	39
4.2 Discussion of Colonial Landscapes.....	41
4.3 Houses Located on the Subject Site—Comparative Analysis	42
4.4 Endnotes	43
5.0 Historical Archaeological Potential.....	44
5.1 Introduction.....	44
5.2 Archaeology of the Neighbourhood.....	44
5.2.1 <i>Belgenny Farm, Camden Park Estate—Wendy Thorp 1989</i>	44
5.2.2 <i>Leppington House—GML 2014</i>	45
5.2.3 <i>Discussion</i>	45

5.3 Phases of Development	45
5.3.1 Phase 1: Exploration and Early Land Use (1788–1816).....	45
5.3.2 Phase 2: Cowpastures Estates—Nonorrah, Maryland and Netherbyres (1816–1940)	46
5.3.3 Phase 3: Subdivision (1940–1973).....	46
5.3.4 Phase 4: Growth Centre (1973–Present).....	46
5.4 Summary	46
5.5 Endnotes.....	47
6.0 Heritage Significance.....	48
6.1 Introduction	48
6.2 New South Wales Heritage Assessment Guidelines	48
6.3 Heritage Significance.....	49
6.3.1 Heritage Significance Assessment Conclusion	53
6.4 Historical Archaeological Significance.....	53
6.4.1 NSW Heritage Criteria	53
6.4.2 Statement of Archaeological Significance	54
6.5 Endnotes.....	55
7.0 Conclusion.....	56
7.1 Heritage Significance of the Site.....	56
7.2 Relationship of the Subject Site to Maryland	56
7.3 Recommendations	57
7.4 Archaeological Significance and Potential	58
7.5 Opportunities for Interpretation	58
8.0 Heritage Impacts of the Indicative Layout Plan	59
8.1 The Indicative Layout Plan	59
8.2 The ILP: Heritage Impact Assessment.....	60
8.3 Conclusion and Recommendations.....	60
8.3.1 Recommendation 1: Screen the Rail Corridor from View	61
8.3.2 Recommendation 2: Relocate Medium Density Housing	61
8.3.3 Recommendation 3: Apply Height Limits	61
8.3.4 Recommendation 4: Use Vegetation for Screening and Softening Views	61
8.3.5 Recommendation 5: Preserve the Existing Topography	61
8.3.6 Recommendation 6: Interpret the History of the Place	61

1.0 Introduction

1.1 Background

GML Heritage Pty Ltd (GML) has been commissioned by Greenfields Development Company No. 2 Pty Ltd (Greenfields) to prepare a Heritage Assessment (HA) of the Pondicherry Land Release Precinct (Pondicherry). Pondicherry is located in Oran Park, on the southwestern edge of the Sydney metropolitan area (Figure 1.1). It comprises 210 hectares of land that is currently used for agricultural purposes. It is located within the South West Priority Growth Area.

The portion of Oran Park to the direct south of Pondicherry—the Oran Park Precinct—is currently under development for residential use. Greenfields is seeking to rezone the Pondicherry Precinct to become an extension of the Oran Park Precinct. This HA will inform the precinct planning process that is currently underway to rezone Pondicherry.

This HA identifies heritage issues to be considered in the rezoning and development of Pondicherry. It identifies listed and unlisted heritage items on the site, assesses its cultural landscape values, and assesses the site's historical archaeological potential. It identifies opportunities for heritage conservation and interpretation. It also identifies heritage items in the vicinity, and any view corridors and curtilages in respect to those items.

Sections 1–7 of this report were prepared in 2017, to inform the development of the Indicative Layout Plan (ILP) for the precinct. Section 8 was prepared in December 2020 to comment on and respond to the ILP. (March 2021)

1.2 Site Identification

Pondicherry (the subject site) is bound by The Northern Road on its western side, South Creek on its eastern side, and the current Oran Park Precinct to its south. It extends north to the intended line of the future Marylands Link Road (Figure 1.2).

The subject site is located within the Camden Local Government Area in NSW.

1.3 Heritage Listings

There are no existing heritage listed items located within the boundaries of the subject site.

The subject site is not within a heritage conservation area.

1.3.1 Heritage Items in the Vicinity

The heritage items within the vicinity of the subject site are listed in Table 1.1, and illustrated in Figure 1.3. There are no heritage conservation areas within the vicinity of the site.

Table 1.1 Heritage Items and Conservation Areas within the Vicinity of the Subject Site.

Item Name	Address	Property Description	Significance	Listing
'Maryland' (including the homestead, grounds, outbuildings, stone cottage, former winery, stone store and gatekeeper's cottage)	773 The Northern Road, Bringelly	Lot 1, DP 218779; Lot 29, DP 872135	Local. Currently being considered for State Heritage Register listing	Camden LEP 2010, item I1

1.4 Limitations

The physical analysis was based on an external visual inspection only. No inspections of internal spaces were made, and no opening up of fabric or concealed areas was undertaken.

This report does not consider Aboriginal heritage values of the site.

No social significance consultation was undertaken as part of this study.

The Maryland Conservation Management Plan (CMP) was incomplete at the time of the writing of this report, and so was unable to be referenced.

1.5 Methodology and Terminology

This report has been prepared in accordance with the principles outlined in 'Assessing Heritage Significance'.¹ It is also consistent with the relevant principles and guidelines of the *Australia ICOMOS Charter for Places of Cultural Significance 2013* (the Burra Charter).²

The preparation of this HA has involved the following steps to assess the heritage significance of the site:

- historical research and preparation of a historical overview;
- a site inspection of the subject site and surrounding area;
- review of the statutory heritage context of the site; and
- assessment of the heritage significance consistent with the State Heritage Significance Criteria adopted by the Heritage Council of New South Wales and based on the historical review, site inspection and understanding of the property.

1.6 Author Identification

This report was prepared by Anna Simanowsky and Jennifer Jones, GML Senior Consultants. The historical outline (Section 2.0) was prepared by Angela So, GML Consultant. The report was reviewed by Abi Cryerhall, GML Senior Associate.

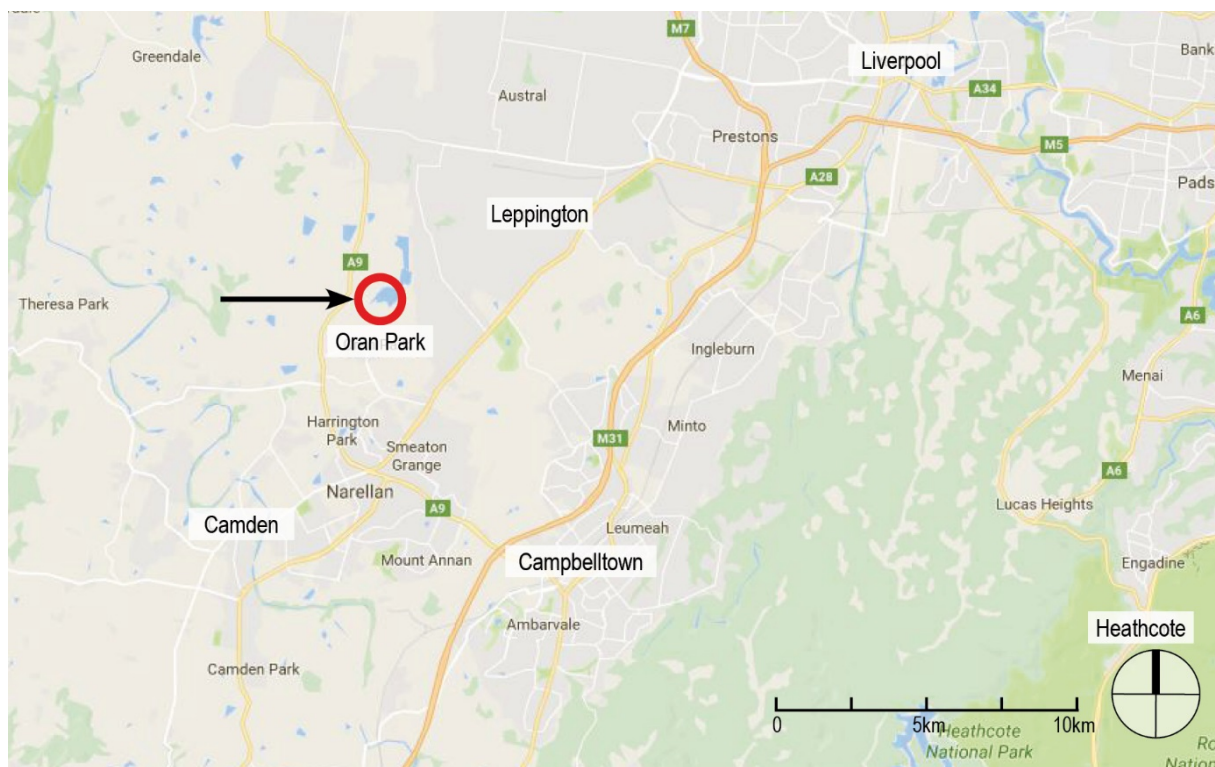


Figure 1.1 Site location map. The location of the subject site is indicated with a red circle. (Source: Google Maps with GML overlay, 2017)



Figure 1.2 Satellite image showing the subject site (outlined in red) in its immediate context. (Source: SIX Maps with GML overlay, 2017)

1.7 Endnotes

- ¹ NSW Heritage Office 2001, 'Assessing Heritage Significance', a *NSW Heritage Manual* update, Sydney.
- ² Australia ICOMOS Inc, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013*, Australia ICOMOS Inc, Burwood, VIC.

2.0 Historical Background

2.1 Introduction

The subject site lies on part of 3000 acres granted to John Dickson, in 1816, and on part of George Molle's 1600 acres, also granted in 1816. Dickson's grant was originally known as Nonorrah (also spelt Nonnorrah), and the western portion was later known as Maryland. Molle's grant was known as Netherbyres.

The following history provides an overview of the development of the subject site. It is based on desktop research of primary and secondary sources and the following repositories were accessed for information:

- Camden Local Studies, Camden Library;
- NSW State Heritage Inventory;
- Land and Property Information NSW; and
- Trove (National Library of Australia).

2.2 Early European Settlement in the Camden Region

The Camden region is the traditional land of the Gundungurra people. The first Europeans to cross this area within the vicinity of Pondicherry were Captain Watkin Tench, Lieutenant William Dawes and Surgeon George Worgan, travelling southwest from Parramatta in August 1790. In 1795, Governor John Hunter dispatched the second European expedition to verify reports of a herd of wild cattle that were supposedly descendants from cattle that strayed from the herds of the First Fleet. Hunter visited the area himself and on a map that he drew, he named the area 'Cowpastures'.¹

The track to Cowpastures led to Prospect and was officially surveyed in September 1805 by James Meehan. The track became known as Cowpasture Road, parts of which are now the Hume Highway and Camden Valley Way.

The area was desirable to the colonial gentry—they saw good grazing land and thought the flats were suitable for cattle while the hills would carry the sheep. Captain Henry Waterhouse described the area in a letter to John Macarthur in 1804 as follows:

*... I am at a loss to describe the face of the country other than as a beautiful park, totally divested of underwood, interspersed with plains, with rich luxuriant grass.*²

John Macarthur was to become the first grantee of the area and received two 5000-acre grants between 1801 and 1805. When Joseph Foveaux became governor in 1808, he granted land to all who applied, spreading the grantees out across the Cumberland landscape.³ The mix of grantees included merchants, officials and military officers, emancipated convicts and private soldiers. The amount of acreage received reflected their status, with merchants and officials receiving large holdings.

Governor Lachlan Macquarie continued to grant land within the area and in 1820 he drew up plans for a town in the area to be named Campbelltown, after his wife's maiden name. Due to Macquarie's forced return to England in 1822, these plans were not realised until the arrival of Governor Ralph Darling in 1827. In 1836, Camden was officially established. In the early 1850s, the Sydney to Goulburn railway

line was completed and in 1858 a station opened at Campbelltown. This opened access to Campbelltown, which grew to become the centre of the district while Camden remained a small town.

The Northern Road (or Great North or Northern Road) was the second road to be established in the area. It was laid out in the 1830s and joined Bringelly Road in the north and Cobbitty Road in the south, allowing easier access to some of the larger estates in the area.

The large estates in the area were mostly run as sheep and cattle farms, with wheat and other grain crops grown until the 1850s. Estate houses constructed included Maryland, Denbigh, and Raby. The estate houses had associated outbuildings including stables and coach houses, servant quarters, barns and stores. The estate buildings were usually set away from the main roads, with the houses constructed on top of surrounding ridges or hills to provide a sweeping view of the countryside.⁴

2.3 Later European Settlement in the Local Area

The established pattern of land use of large farm estates, interspersed with smaller farms and towns, remained in the area surrounding the subject site up until the late 1990s. During the 1950s and 1960s some of the larger farm estates were subdivided for hobby farms or smaller dairy farms. More recently, the increasing pressure for residential development in Sydney's outer suburbs has seen an increase in rezoning and masterplanning of remnant farmlands and rural estates. Former large estates like Harrington Park and Elderslie have changed from a rural landscape to one of high urban density.⁵

2.4 Historical Development of Pondicherry

2.4.1 Early European Land Use—1813–1850s

John Dickson was a Scottish engineer, manufacturer, flour miller and grazier, who arrived in NSW in 1813. The Colonial Office described Dickson as 'an excellent Engineer and Millwright'⁶ prior to his arrival in Sydney and it was recommended for Macquarie to give him a town grant in Sydney and land elsewhere in NSW. Macquarie granted Dickson 3000 acres in the Camden area, a grazing farm known as Nonorrah, and 15 acres at Cockle Bay (now Darling Harbour) for establishing a steam mill.⁷ The boundaries of Nonorrah comprised of Lowe's Creek in the north and South Creek to the west. This estate was located between Bringelly Road (north) and Cobbitty Road (south) and by the 1830s, The Northern Road ran north–south near the centre of the property. Dickson also purchased several adjacent properties, including purchasing Netherbyres (Molle's 1600 acres) in 1833 (Figure 2.1).⁸

In 1833, Dickson made the decision to return to England and sold his business. Dickson owned over 17,000 acres of land, which included Nonorrah, Netherbyres, Orielton, Moorefield and Eastwood in the Camden area—then collectively known as the Cowpastures Estates. Nonorrah, Netherbyres and Orielton were being managed by Dickson's former apprentice, Thomas Barker.

Barker travelled to New South Wales when he was 16 with Dickson in 1813 and in 1823, Barker married Dickson's niece, Joanna. Barker was to become a skilful engineer and one of the wealthiest millers in Sydney, with mills located in Woolloomooloo and at the corners of Bathurst Street and Sussex Street. He owned a large house in Sussex Street and lived at Roslyn Hall, constructed in 1833, in Darlinghurst. Barker had a reputation for being a reliable and honest businessman and became a respected public figure. He was a member of the Legislative Council from 1853 to 1856 and member of Legislative Assembly from 1856 to 1857. Barker had a keen interest in education and was served as a council member and trustee for several prominent schools including Sydney Grammar School. In 1857, he bestowed £1000 to University of Sydney for a scholarship for proficiency of mathematics. His gift is recognised as the first direct benefaction to the university.⁹

In 1838, Dickson provided instructions to his agent Mathew Dysart Hunter to sell the Cowpastures Estate (Figure 2.2 and 2.3). Nonorrah was described in the auction notice as:

NONNORAH, is intersected north and south by the great north road; on the east is the homestead [located outside of the subject site] to which three hundred and sixty-five acres is cleared and enclosed land (in paddocks) are attached. Upon this Farm is a substantial House and other necessary improvements have been erected in the cottage style. The adjoining Farms on the same side of the road, contain about two hundred acres each, nearly half of which are cleared and enclosed. These farms have very extensive frontages to the South Creek, on the west side of the great north road is the well known 'Fat Paddock', containing about two thousand acres, the greater part of which has been girdled.¹⁰

'Girdled' is described in the auction notice as the term for the operation of 'cutting a ring from the bark of a tree, thereby stopping the growth, destroying the root, and rendering the removal of the timber much easier'.¹¹

Per the auction notice, the homestead and accompanying outbuildings were all located within Lot 1 (outside of the subject site) (Figure 2.3). This included:

- six-roomed cottage with verandah;
- detached kitchen;
- brick-built stores;
- dairy;
- stable for 16 horses;
- pig sty;
- worker's house; and
- various other sheds.¹²

The northern part of the subject site is located within Lots 3, 4 and 5 of Nonorrah and are described as:

LOT III. Contains two hundred and twenty-five acres is similarly situated to the last lot, with exception of being half cleared, and the remainder girdled; it possesses also a greater frontage to the South Creek.

Lots IV to V. Contains each two hundred and five and two hundred and a half acres, a portion is cleared land, a number of acres are girdled and the remainder is good forest land, consisting of a preserve of fine iron-bark trees, each has averages of above a quarter of a mile frontage to the creek, and the same to the Great North Road; lot 5 adjoins the estate called Netherbyres.¹³

The southern part of the subject site is located within Lots 4, 5 and 6 of Netherbyres. Netherbyres was described as follows:

This Estate has been divided into ten capacious Farms, of from sixty-five to two hundred and sixty-six acres each, and consists of gently undulating forest land of excellent quality, lightly timbered, and enclosed with a substantial fence.¹⁴

No buildings are mentioned at Netherbyres within the auction notice, therefore it is assumed no buildings existed on site at the time of sale. Lots 4, 5 and 6 are described together in the auction notice with Lots 2 and 3:

Lots 2, 3, 4, 5, and 6, containing respectively one hundred and ninety-seven and half acres, two hundred and twenty-two and half two hundred and twenty-nine, one hundred and ninety-five, and two hundred and sixty-six and half. The

*whole of these Allotments are situated on the east side of the Great North Road, to which they possess ample frontage.*¹⁵

Nonorrah remained intact and 85 acres of the northwestern corner of Netherbyres was sold to W. Fryer.¹⁶ By mid 1850s, Nonorrah and the remainder of Netherbyres were in Barker's ownership.¹⁷ A letter from Clements Lestir (believed to be Barker's agent) to Barker in 1849, discussing the cost of building works to Nonorrah indicate that the homestead was leased out.¹⁸

2.4.2 Creating Maryland Estate—1851–1890

In 1851, Joanna Barker died without having any children and Barker remarried in 1858 to Katherine Heath Grey. It was from this time that Barker retired from being a prominent public figure. In 1859, he sold Roslyn Hall and moved to live on the western portion of Nonorrah Estate, which became known as Maryland. His only son, Thomas Charles Barker, was born in 1860.

Barker constructed the Maryland homestead as his main residence, upon a hill within the Maryland Estate. It is unknown when construction began for Maryland Homestead. Historian James Broadbent believes there is a possibility of an earlier house on the site of Maryland but this is based on Lestir's 1849 letter (above) that appears to be discussing Nonorrah not Maryland.¹⁹ There is no mention of any buildings upon the Maryland Estate in the 1840 auction notice so it does not appear there was an earlier building at this location. A newspaper article printed in 1940 states Maryland was built in 1861 but it is possible that Maryland was constructed earlier.²⁰

By 1870, Maryland Homestead was completed with the surrounding gardens well established and featured in *Horticultural Magazine and Gardeners' and Amateurs' Calendar*. The magazine described Maryland as having 700 acres of 'fine grazing and agricultural land'.²¹ The gardens were located on the slopes of the hill, which the house was located on top of, and included a decorative, ornamental garden, a kitchen garden and vineyard.

Nonorrah Homestead was still standing and continued to be leased separately. 'Nonorrah Farm' was also advertised for lease in March 1871. Nonorrah Farm is described in the advertisement as:

*... situated at Bringelly, and containing about 1054 acres of good open grass land, well watered by the South Creek. Brick dwelling—house of 8 rooms, store, dairy, and several paddocks all enclosed by a four-wire fence. Apply to Mr. Thomas Barker, Maryland Bringelly ...*²²

Barker died in 1875 at Maryland and Maryland/Nonorrah Estate was inherited by his son, TC Barker (Figure 2.4).²³ In 1876, Maryland was advertised for sale²⁴ but it was retained by TC Barker.

TC Barker was an active member of the local council. In 1888, he married Emily Macarthur Chisholm of Gledswood, Narellan—a nearby property known for its garden. Together, they expanded the extensive gardens at Maryland. A 1906 plan of Maryland/Nonorrah appears to show the gardens surrounding the Maryland Homestead (Figure 2.5). No details are included of the Nonorrah Estate, so it is uncertain whether the Nonorrah House was still standing at the time. TC Barker died at Maryland in January 1940.²⁵

2.4.3 The Moore Family at Netherbyres—1871–1939

In July 1871, Barker sold Netherbyres as well as Oran Park (purchased by Barker in 1869)²⁶ to Edward Lummas Moore.²⁷ Moore was a wealthy local grazier who was to become one of the largest landowners in the Campbelltown area. His family resided at Oran Park House and in 1878 Moore also purchased

adjoining property, Graham's Farm (Figure 2.6).²⁸ In 1882, Moore leased Oran Park to farmer Thomas Cadell and moved to a nearby property.²⁹

Moore died in 1887 and Oran Park was inherited by William Inglis and Alexander Lomas Inglis (Moore's grandsons) while Netherbyres was retained by Edward Lummas Moore's trustees.³⁰ The bequest of Oran Park was contested and not resolved until 1904. By this time, William Inglis had died and ownership of Oran Park has passed to Moore's sons—John Edward Moore and Frederick Moore—who were found to be in the correct line of inheritance.³¹ JE Moore and F Moore continued to lease out Oran Park to Cadell, who had established a large dairy on the property. The dairy appeared to be continued by subsequent lessees.³²

In 1903, ownership of Graham's Farm was passed to Essington Moore, their younger brother, and in 1907, E Moore purchased both Oran Park and Netherbyres.³³ E Moore eventually settled at Oran Park and Graham's Farm and leased Netherbyres in 1919 to local graziers Charles, James and Andrew McIntosh for seven years.³⁴ The McIntoshs already owned Fryer's property, located on the northwestern corner of Netherbyres.³⁵

Essington Moore was killed in a car accident in 1937.³⁶ He never married and in 1939, his solicitor Harry Morgan sold Oran Park, Netherbyres and Graham's Farm to Hubert Harry Robbins.³⁷

Robbins used Oran Park House as a weekend country retreat for his family. When Robbins died in 1945, his wife Joyce Edith Robbins inherited the three properties (Figure 2.6). In 1946, she consolidated the three properties on a single title and sold them to Daniel James Cleary.³⁸

2.5 Later Development of Maryland, Nonorrah and Netherbyres

2.5.1 Subdivision of Maryland and Nonorrah

After TC Barker's death, Maryland/Nonorrah was purchased by Henry John Andrews, from Northmead, and his wife, Olive Alice Andrews in August 1940 (Figure 2.7).³⁹ The Andrews subdivided the property along The Northern Road and sold the western portion (Maryland) to Ninan Alan Thomson.⁴⁰ The Maryland Estate is currently still within the Thomson family's ownership.

In 1951, the Andrews sold their portion (Nonorrah) to Francis Percival Hopkins, of Sydney, and his wife Nora Elizabeth Hopkins.⁴¹ The Hopkins subdivided Nonorrah into Lots A, B and C (Figure 2.8).⁴²

Lots A and B

In 1955, Lot B of Nonorrah was subdivided into Lots D and E (Figures 2.9). Lots A and D were sold to James Barnes and Lot E was sold to James Barnes Pty Ltd (only part of Lot E is within the subject site; refer to Figure 2.9). In the 1956 historical aerial of Nonorrah and Netherbyres, a set of buildings can be seen north of the subject site. There are no buildings visible within Lot E (Figure 2.10).

In 1960, O. R. Johnston & Sons Pty Ltd. purchased Lots A, D and E. By 1970, there was a house located within the northern boundary of the subject site (House 5) with a driveway from The Northern Road (Figure 2.11). The house appears to be within an enclosed garden. In 1979 Greenway Dairies Pty Ltd purchased all three lots, which were then purchased by Leppington Pastoral Co Pty Ltd in 1984.⁴³ Leppington Pastoral Co is owned by the Perrich family, one of Australia's largest dairy farmers.⁴⁴

Lot C

Lot C of Nonorrah was sold in 1953 to George Jocelyn Cullen.⁴⁵ In the same year, Cullen also purchased the adjoining land, Lot C DP 391340, located within the northeastern corner of Netherbyres (Figure

2.13).⁴⁶ Cullen was a Sydney grazier and named his landholding Pondicherry Farm, also the name of Cullen's racehorse that he owned since 1952.⁴⁷ He appears to have established a poultry farm at Pondicherry Farm, based on a 1958 advertisement where Cullen advertised his birds for sale to the public. He also referred to his property as 'Pondy Farm'.⁴⁸

On the 1956 aerial photograph of the subject site a crescent shaped house (House 3) can be seen within this lot (Figure 2.10). The house appears to be within an enclosed yard with a small outbuilding. This house and yard was likely the Pondicherry farmhouse, and was retained by Cullen after other parts of the farm were subdivided and sold. The surrounding land appears to be grazing land while a portion to the east has been ploughed.

In 1961, Lot C of Nonorrah was subdivided into several lots within DP 420694—within the subject site are Lots A, B and F. Lots A and B DP 420694 were purchased by the Gabriels of Bellevue Hill (Figure 2.16). Like Lots A, D and E of Nonorrah, Lots A and B in DP 420694 were purchased by OR Johnston & Sons Pty Ltd in 1962. On the 1970 aerial photograph a driveway from The Northern Road can be seen with two structures at the end within Lots A and B in DP 420694 (House 4 and another building, now demolished (Figure 2.11). The surrounding area is grazing and farming land. Lots A and B in DP 420694 were purchased by Greenway Dairies Pty Ltd in 1979 and then Leppington Pastoral Co Pty Ltd in 1984.⁴⁹

Lot F DP 420694, which included House 3, was retained by Cullen until 1968, when it was purchased by Bournda Investment Pty Ltd and Greenbank Investment Pty Ltd, joint tenants (Figure 2.15). The crescent shaped house (House 3) can still be seen in the 1970 aerial (Figure 2.11). In 1973, Station Meat Co Pty Ltd purchased this lot, which was subsequently purchased by Leppington Pastoral Co Ltd in 1984.⁵⁰

Bird and Animal Sanctuary

In 1956, the entirety of Pondicherry Farm, including 'Poole's Paddock' (formerly owned by W Fryer), was proclaimed as an animal sanctuary under the *Fauna Protection Act 1948* (NSW) by Governor John Northcott (Figures 2.16 and 2.17). Under this act, only the following animals could be taken or killed within Pondicherry:

Birds.—Sparrows, Silver Eyes, Cormorants or Shags, Crows, Ravens, Starlings, Buls Buls, Currawongs.

*Mammals.—Rabbits, Hares, Dingoes, Foxes, Fruit Bats or Flying Foxes, Ferrets.*⁵¹

It is currently unknown why the sanctuary was put in place, although it was reported in 2007 that the sanctuary was declared 'after cows were found grazing on it'.⁵² Based on historical aerials, this area continued to be used as grazing and farming land.

The Fauna Protection Act was replaced by the *National Parks and Wildlife Act 1974* (NSW) and in 2007 the sanctuary was the subject of controversy during the development of the Oran Park Precinct as part of the Southwest Growth Centre plan.⁵³ The head of the Growth Centres Commission (GCC), Angus Dawson, stated that the declaration of a sanctuary was unknown to GCC and Camden Council.⁵⁴

At the end of 2007, the Department of Environment and Climate Change NSW (DECC) (now Office of Environment and Heritage) wrote about whether the sanctuary in Pondicherry was still standing in their report *Western Sydney Growth Centres: An assessment of the proposal to confer biodiversity certification on State Environmental Planning Policy (Sydney Region Growth Centres) 2006 under section 126G of the Threatened Species Conservation Act 1995*.⁵⁵

DECC stated:

In the SW Growth Centre it appears that part of the land was subject to a proclamation in 1956 to establish a 'district (sanctuary)' under the Fauna Protection Act 1948. That proclamation covered an area known as Pondicherry Farm... DECC is of the view that although it is not completely certain that the original declaration has been removed or altered by subsequent proclamations or legislative change, there do not appear to be any remaining legislative restrictions affecting the use of such 'districts'. In addition, it is clear that the original purpose of the declaration has been superseded by the passage of time and more comprehensive regulatory controls for native fauna. Given this context, and the planning and assessments being undertaken for the Growth Centres, DECC is satisfied that issues regarding native fauna have and will receive adequate consideration.⁵⁶

2.5.2 Netherbyres

Cleary subdivided Oran Park and Graham's Farm to form two large allotments—Lots 1 and 2 in DP 354258.⁵⁷ Cleary sold Lot 2 in 1946 and retained Lot 1, the western portion of Oran Park (excluding Oran Park House) and Netherbyres.⁵⁸ In 1955, Cleary purchased the former Fryer's property (then known as Poole's Paddock) on the northwestern corner of Netherbyres.⁵⁹ On the 1956 aerial photograph (Figure 2.10), there is a series of buildings located within Poole's Paddock, possibly a chicken farm, while the surrounding area is grazing and farming land. It is currently unknown when these buildings were originally constructed. There are similar buildings standing at this location in 1970 and 1986, although some appear to have been extended or replaced over time (Figures 2.11 and 2.12).

In 1962, Cleary established the Oran Park Raceway within Netherbyres, at the intersection of Cobbitty Road and The Northern Road (outside of subject site). There was discussion through the 1970s and 1980s to further develop Netherbyres. Proposals included a sports and recreation centre, themed entertainment park, equestrian centre, dude ranch, motel, model farm and cycling, hiking and bridle trails but none of the proposals were realised. In the mid-1980s, Netherbyres was purchased by Leppington Pastoral Company.

The raceway continued to be used for driver training, defensive driving, off-road driving and V8 Supercar Championships. In 2007, the raceway was rezoned for housing as part of the Oran Park Precinct and the circuit was closed in 2010.⁶⁰

2.6 Suburban Development

In the 1970s, the state government identified the area surrounding the subject site as a growth area under the Macarthur Growth Centre Plan (1973).⁶¹ The cultural landscape of the area began to gradually change with roads being widened, intersections amplified and major transmission lines being installed.

Oran Park was one of the first areas to be developed as part of the State Government's South West Growth Centre Plan. The South West Growth Centre extends from Curran Hill and Harrington Park in the south to Kemps Creek in the north.

The first Oran Park residential allotments were released for sale in late March 2010.⁶² Subdivision has also been undertaken at other nearby estates such as Harrington Park, Catherine Park, Harrington Grove, Gregory Hills, Gledswood Hills and Elderslie. Since May 2016, precinct planning has been underway for the Pondicherry area as an extension of the Oran Park precinct.

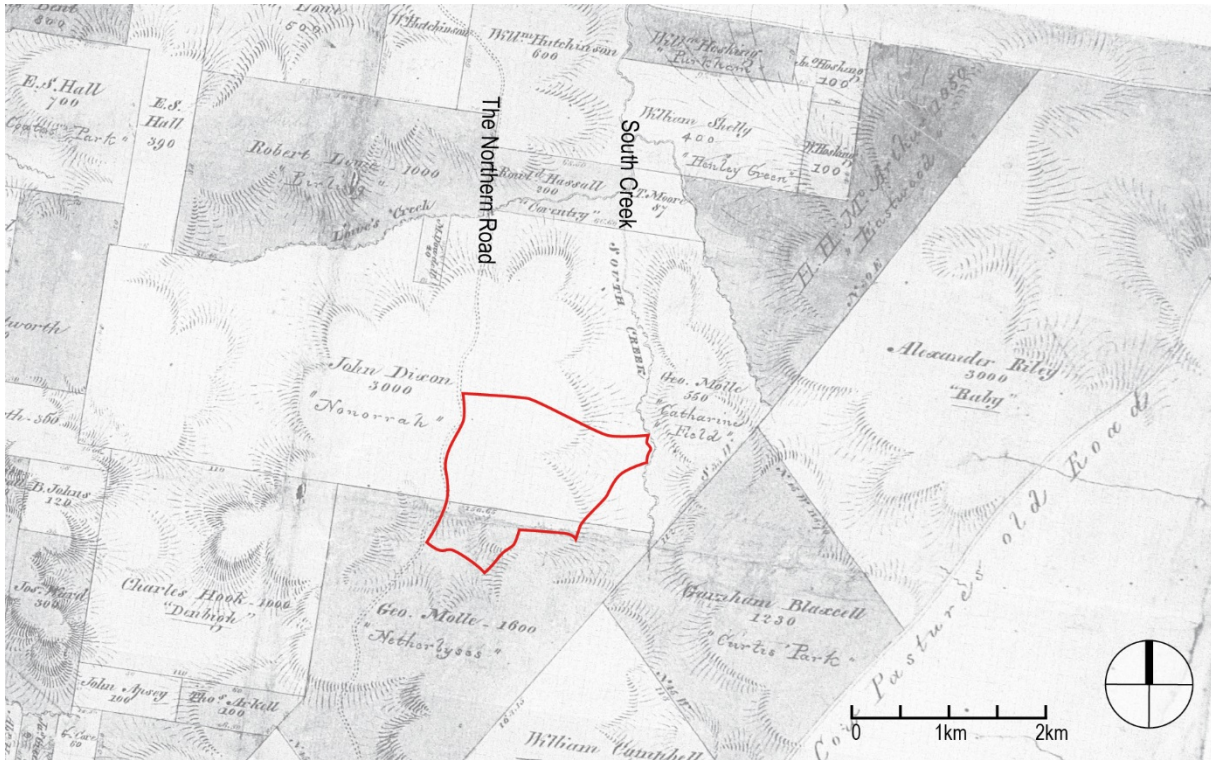


Figure 2.1 c1834 parish map of Cook showing Nonorrah (John Dixon's 3000-acre grant) and Netherbyres (George Molle's 1600 acres) (subject site outlined in red). (Source: Land and Property Information NSW with GML overlay 2017)

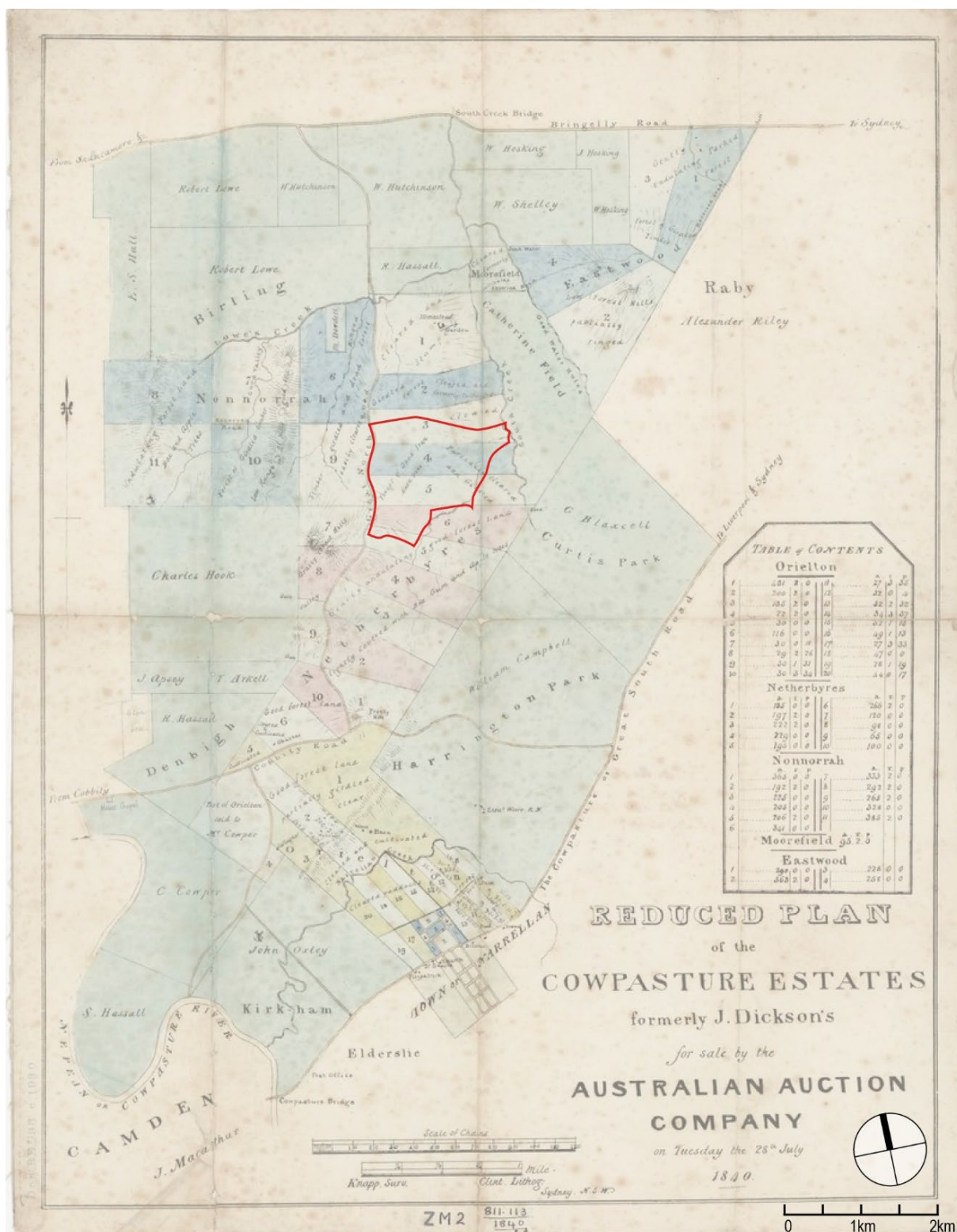


Figure 2.2 1840 auction plan of the Cowpastures Estates (subject site outlined in red). (Source: SLNSW, Z/M2 811.113/1840/1A, with GML overlay 2017)



Figure 2.3 Detail of 1840 auction plan of the Cowpastures Estates, showing Nonnorrah and Netherbyres (subject site outlined in red). The Nonnorrah Homestead and garden is in the northeastern corner of Nonnorrah (indicated by red arrow). The land of the subject site is labelled 'Forest of Good Ironbark' and 'Partially cleared and Girded'. (Source: SLNSW, Z/M2 811.113/1840/1A, with GML overlay 2017)

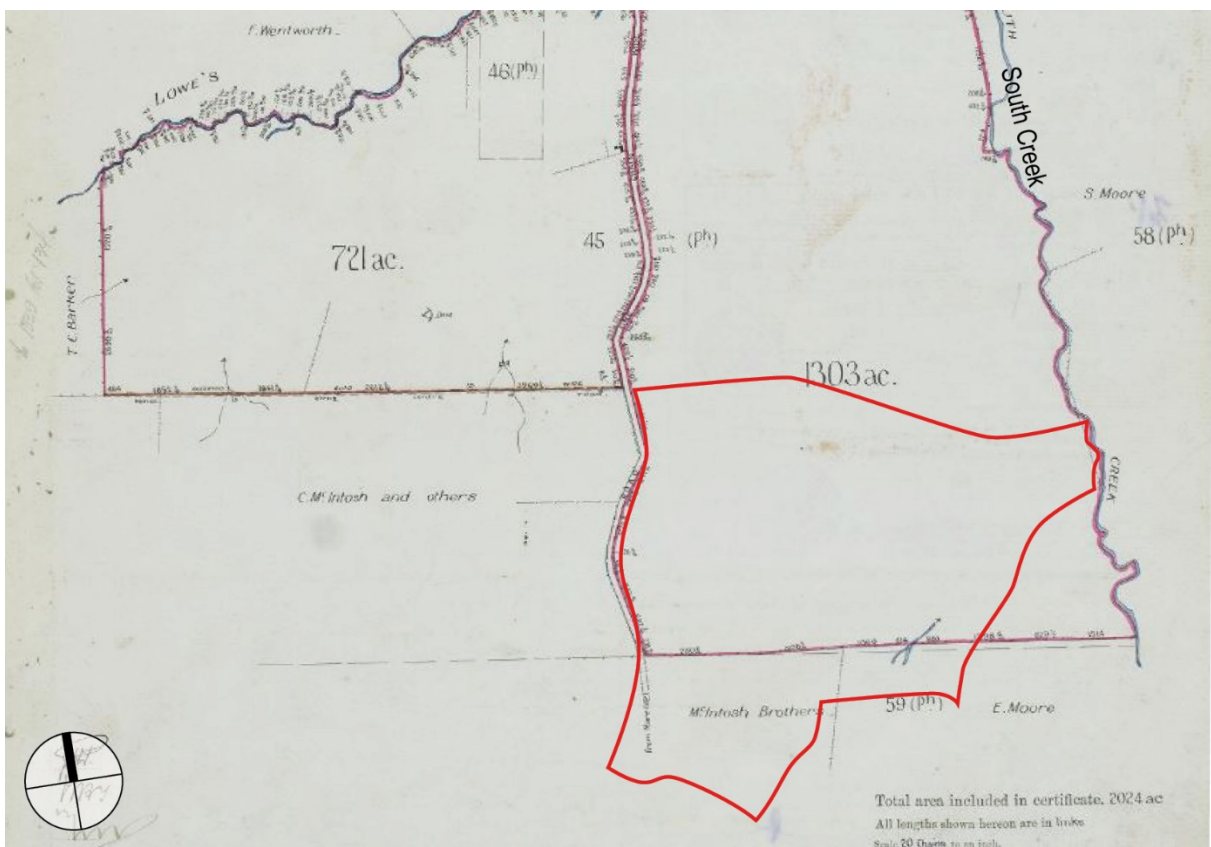


Figure 2.4 1904 plan showing the Nonnorrah/Maryland Estate (with subject site outlined in red). (Source: CT 1840-53, Land and Property Information NSW, with GML overlay 2017)

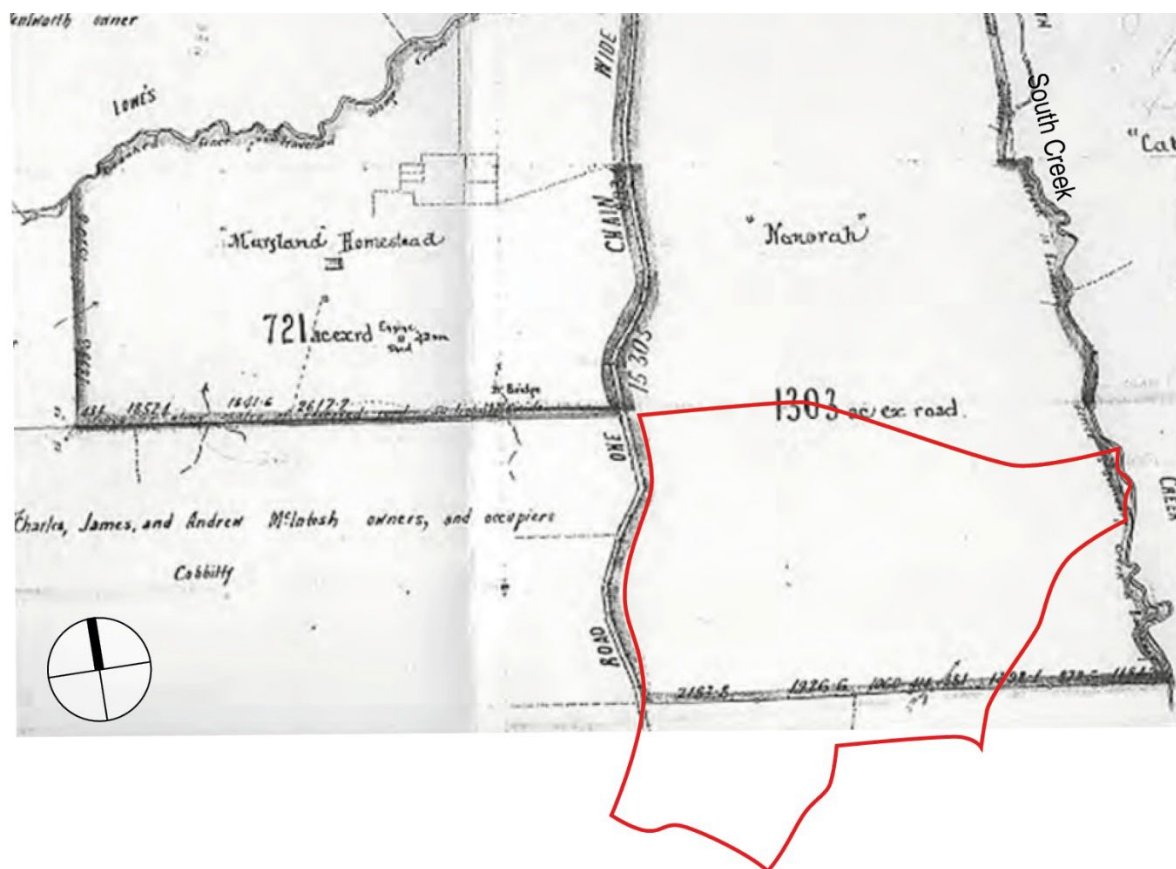


Figure 2.5 1906 plan of Maryland and Nonorrah Estates (with subject site outlined in red). Maryland Homestead is labelled, but there is no indication of the Nonorrah Homestead. (Source: PA 14468 in Artefact Heritage, The Northern Road Upgrade from the Old Northern Rd, Narellan, to Mersey Rd, Bringelly, Non-Aboriginal Heritage Assessment, report to Road and Maritimes Services, October 2012, p 56, with GML overlay 2017)

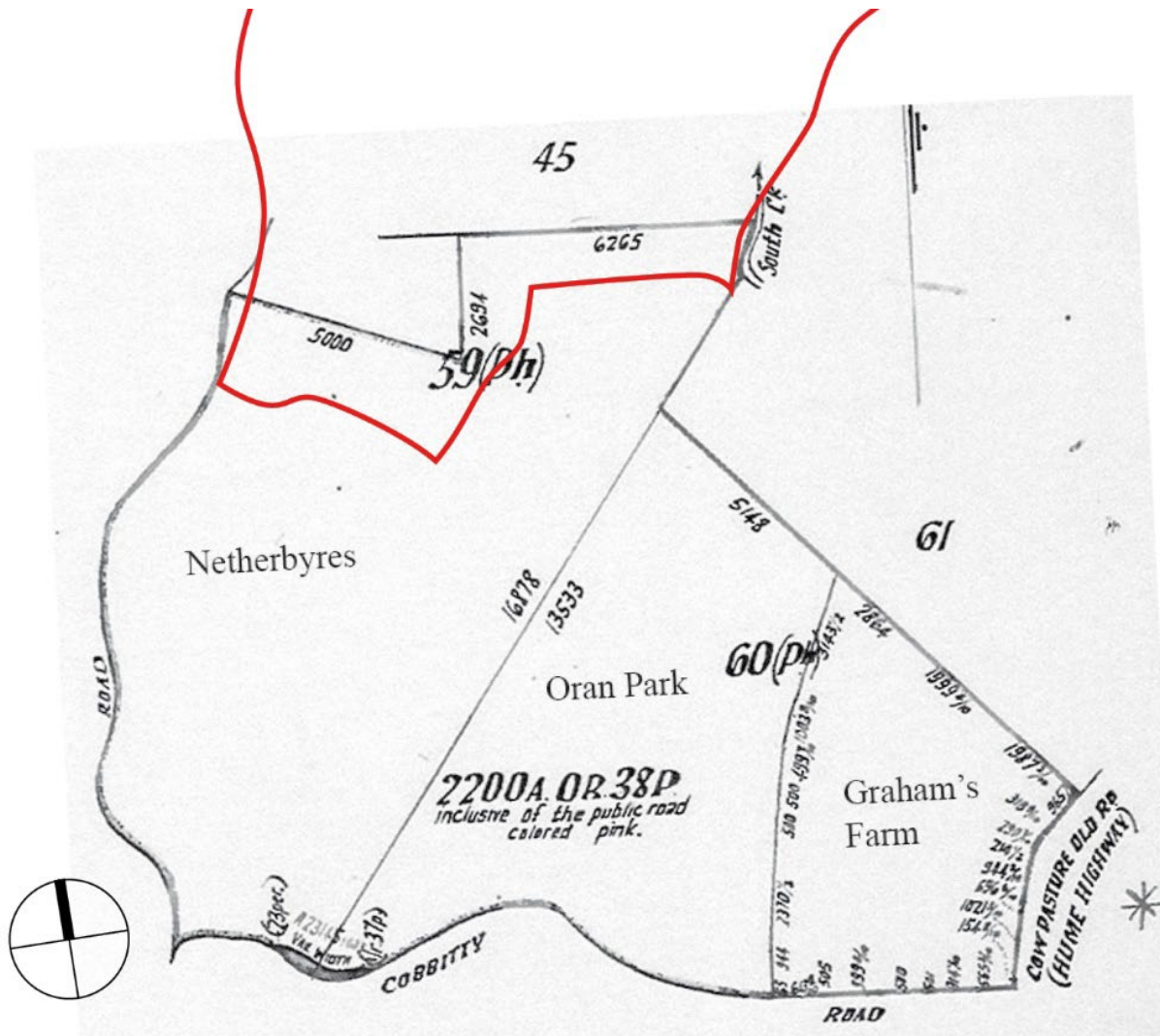


Figure 2.6 This plan shows the extent of land owned by Edward Lomas Moore and later by Essington Moore, which included part of Netherbyres, Oran Park and Graham's Farm. EL Moore purchased the land in 1871 (part of Netherbyres, Oran Park) and 1878 (Graham's Farm) and Essington Moore became the owner in 1903 (Graham's Farm) and 1907 (part of Netherbyres, Oran Park). These three properties were sold to Hubert Robbins in 1939. Joyce Robbins brought this land under a single title at CT 5562-235. The southern boundary of the subject site, outlined in red, extends slightly into the former Netherbyres Estate. (Source: CT 5562-235, Land and Property Information NSW, with GML overlay 2017)



Figure 2.7 1940 plan showing the Andrews' landholding—Nonorrah Estate. The outline of the subject site is overlaid in blue. (Source: CT 5186-124, Land and Property Information NSW)

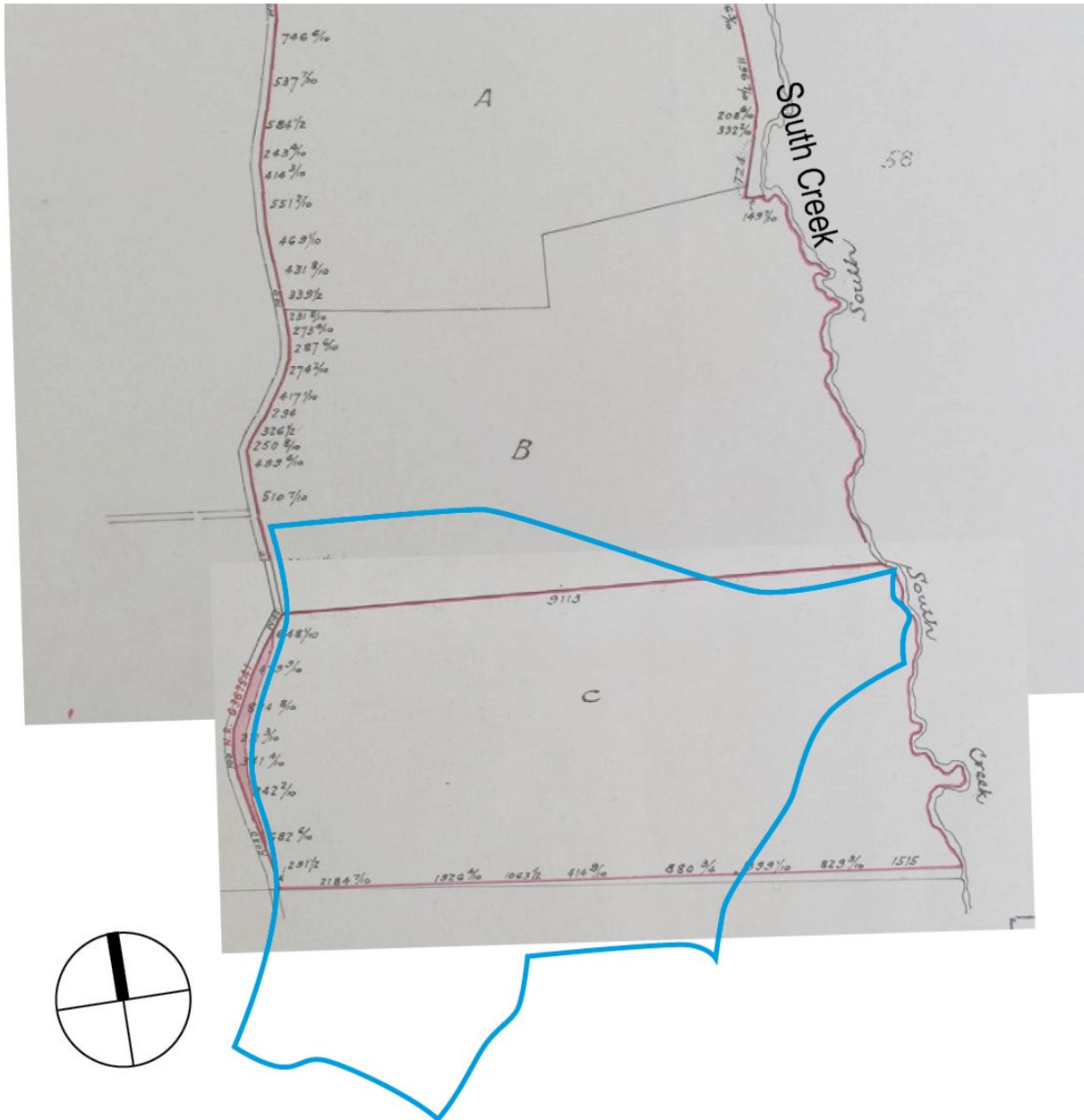


Figure 2.8 1953 plan showing subdivision of Nonorrah, following purchase by Francis Percival Hopkins. The outline of the subject site is overlaid in blue. (Source: CT 6730-93, Land and Property Information NSW, with GML overlay 2017)

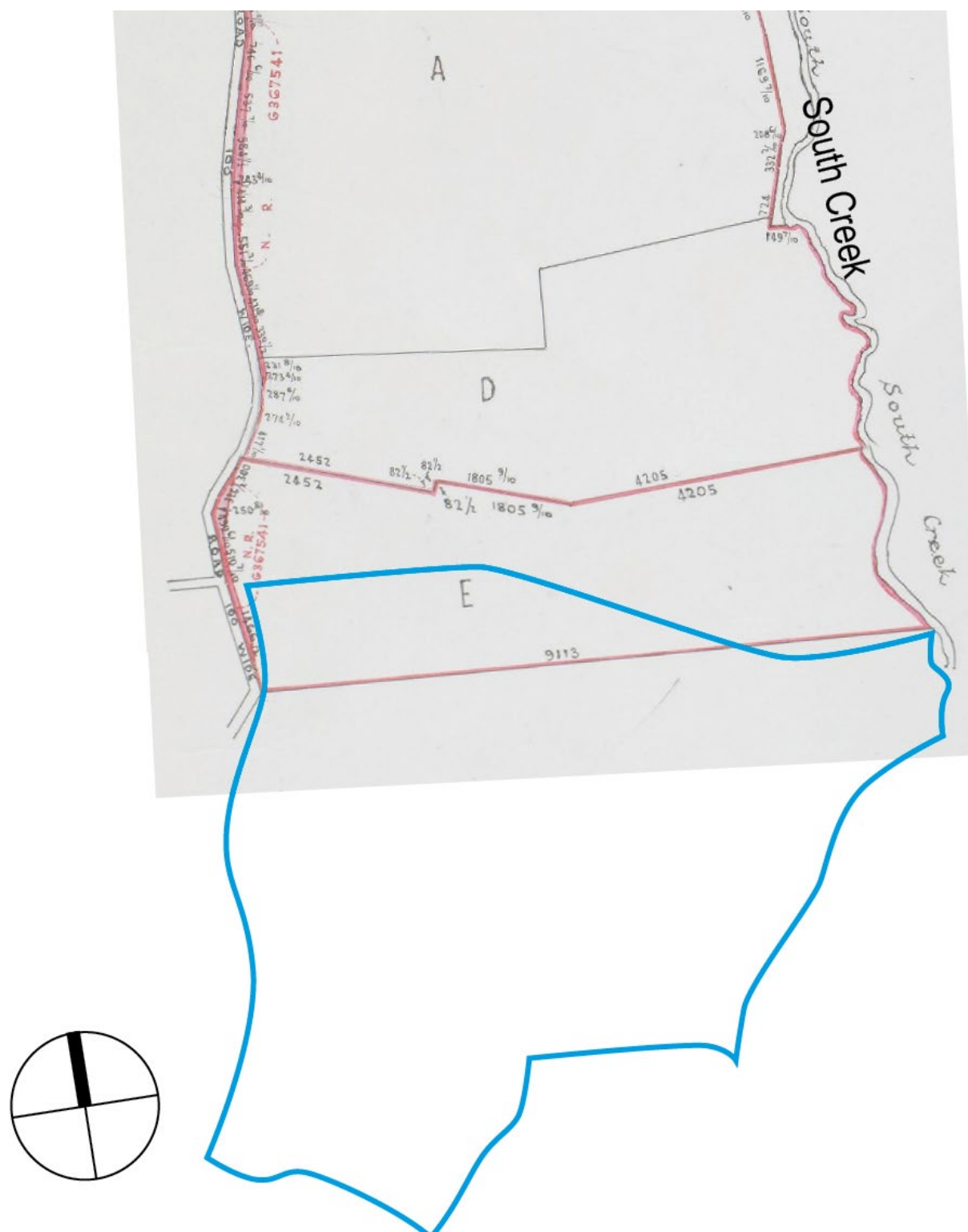


Figure 2.9 1955 plan of Lots A, D and E of Nonnorah Estate subdivision. The outline of the subject site is overlaid in blue. (Source: CT 6919-166 and CT 6919-167, Land and Property Information NSW, with GML overlay 2017)



Figure 2.10 1956 aerial of the subject site, with various buildings identified—House 1 is circled in yellow. The group of buildings circled in orange is most likely the chicken farm buildings. House 3—most likely the Pondicherry farmhouse—is circled in green. Houses 2, 4, and 5 have not yet been built. (Source: Land and Property Information NSW, with GML overlay 2017)

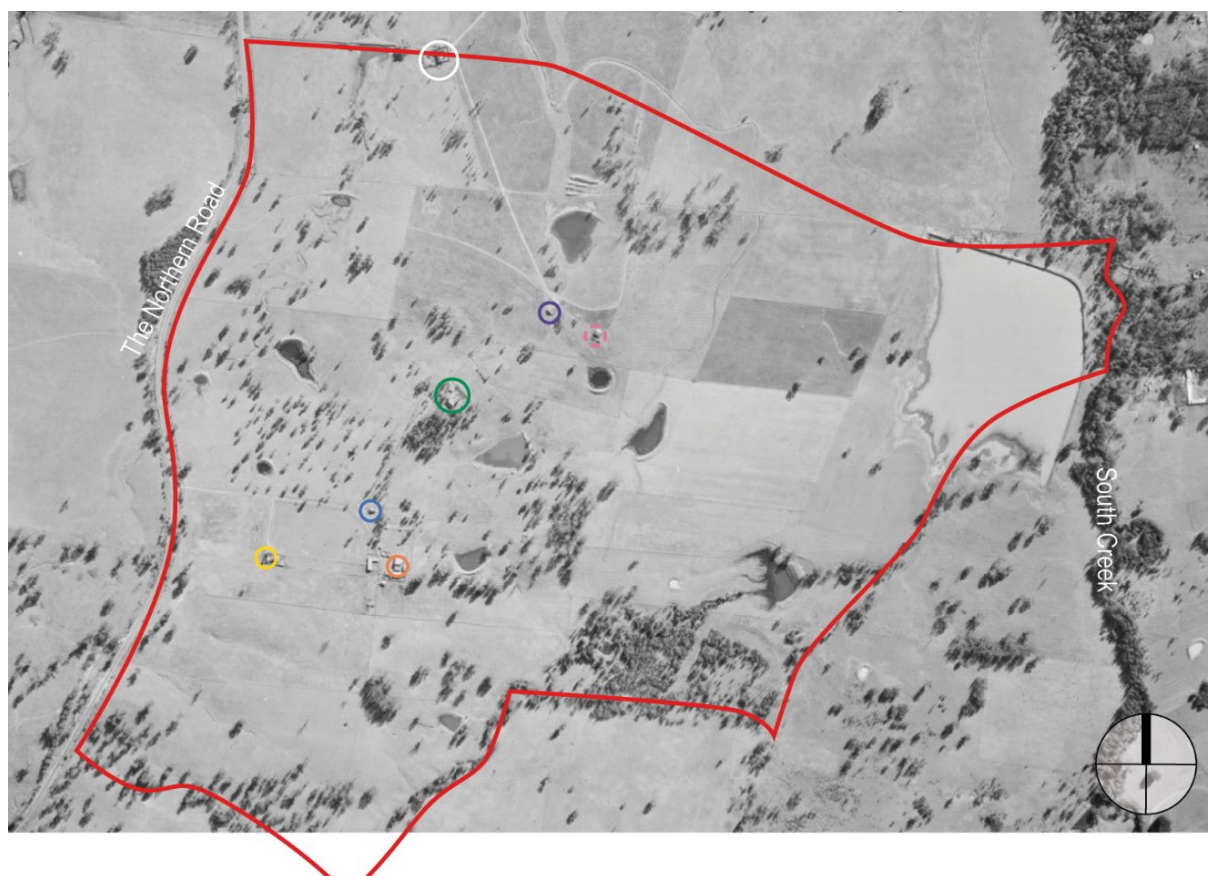


Figure 2.11 1970 aerial of the subject site, with various buildings identified—House 1 is circled yellow, the possible chicken farm is circled orange, House 2 is circled blue, House 3 is circled green, House 4 is circled purple and House 5 is circled white. The potted pink circle indicates a structure that did not appear in the earlier aerial photograph, and which would be demolished by 1986. Note also the construction of the northern dam by this time. (Source: Land and Property Information NSW with GML overlay 2017)

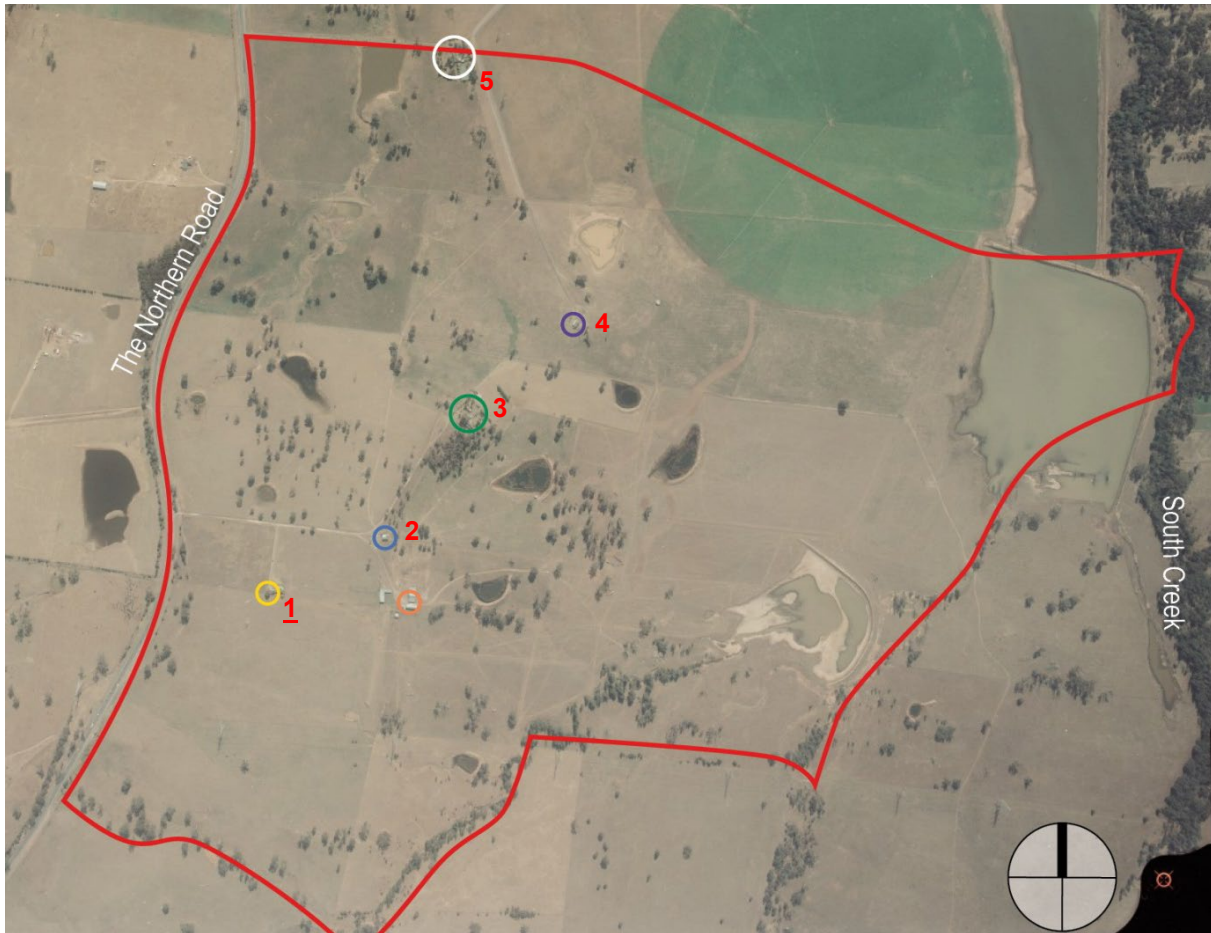


Figure 2.12 1986 aerial of the subject site, with various buildings identified—House 1 is circled yellow, the former farm buildings (now demolished) are circled orange, House 2 is circled blue, House 3 is circled green, House 4 is circled purple and House 5 is circled white. There is a notable reduction in trees in the southeastern corner of the site compared to the 1970 aerial photograph. (Source: Land and Property Information NSW with GML overlay 2017)

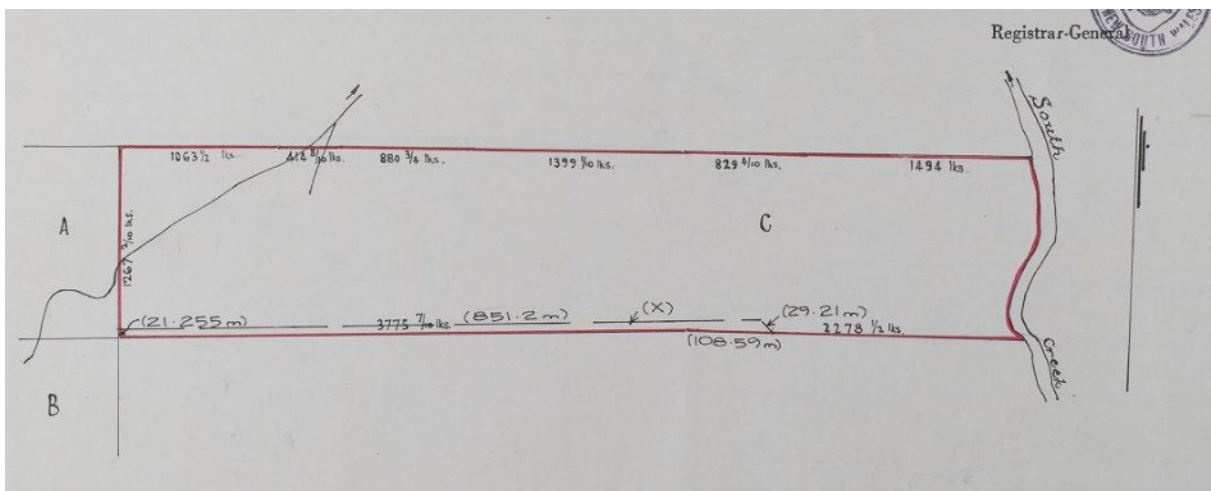


Figure 2.13 1953 plan of Lot C DP 391340, located within the northeastern corner of Netherbyres. This lot formed the southern portion of Pondicherry Farm. (Source: CT 7026-64, Land and Property Information NSW)

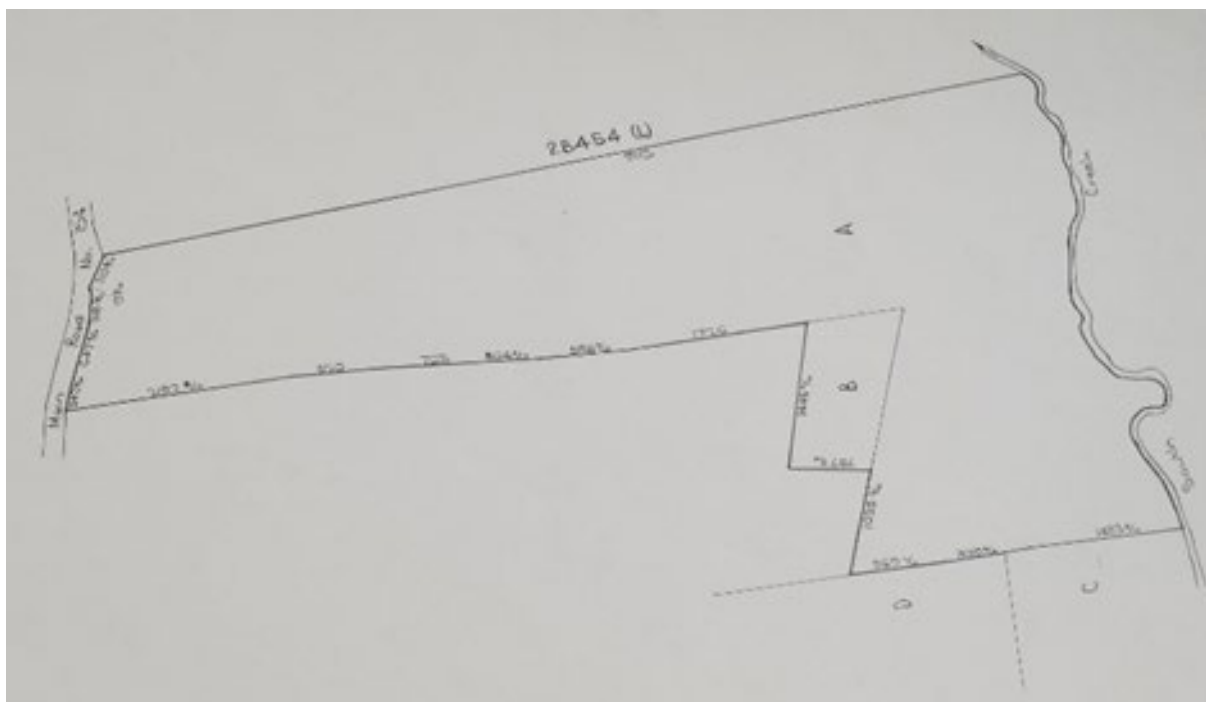


Figure 2.14 1961 plan showing the subdivision of Lot C of Nonorrah (Figure 2.9). Lots A and B of DP 420694 was purchased by the Gabriels. (Source: CT 8314–109, Land and Property Information NSW)

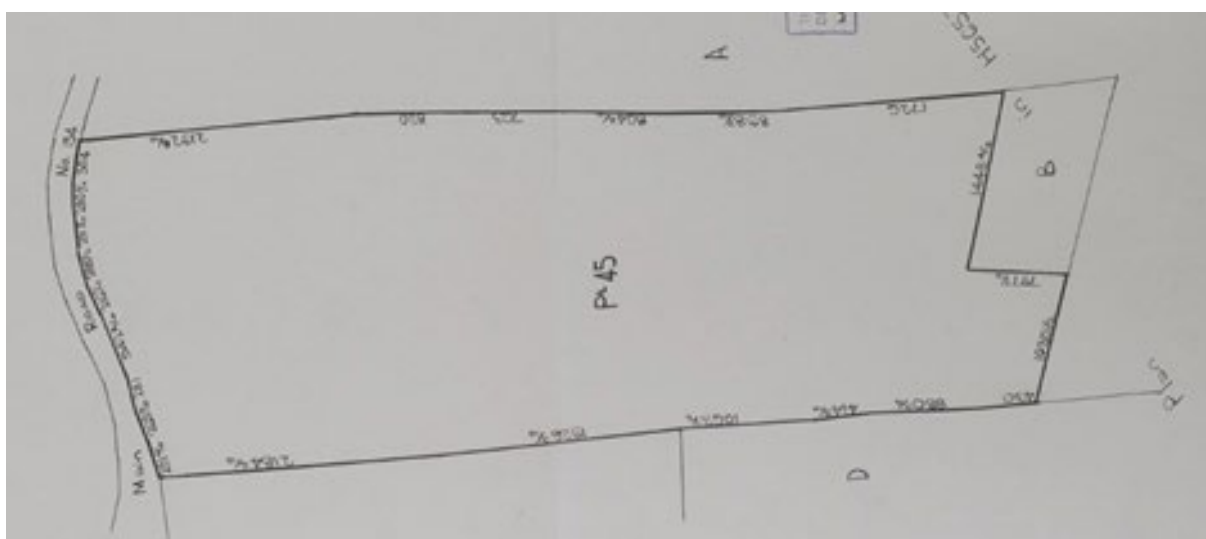


Figure 2.15 1961 plan showing Lot F, DP 420694, which was part of Lot C of Nonorrah. (Source: CT 8317–192, Land and Property Information NSW)

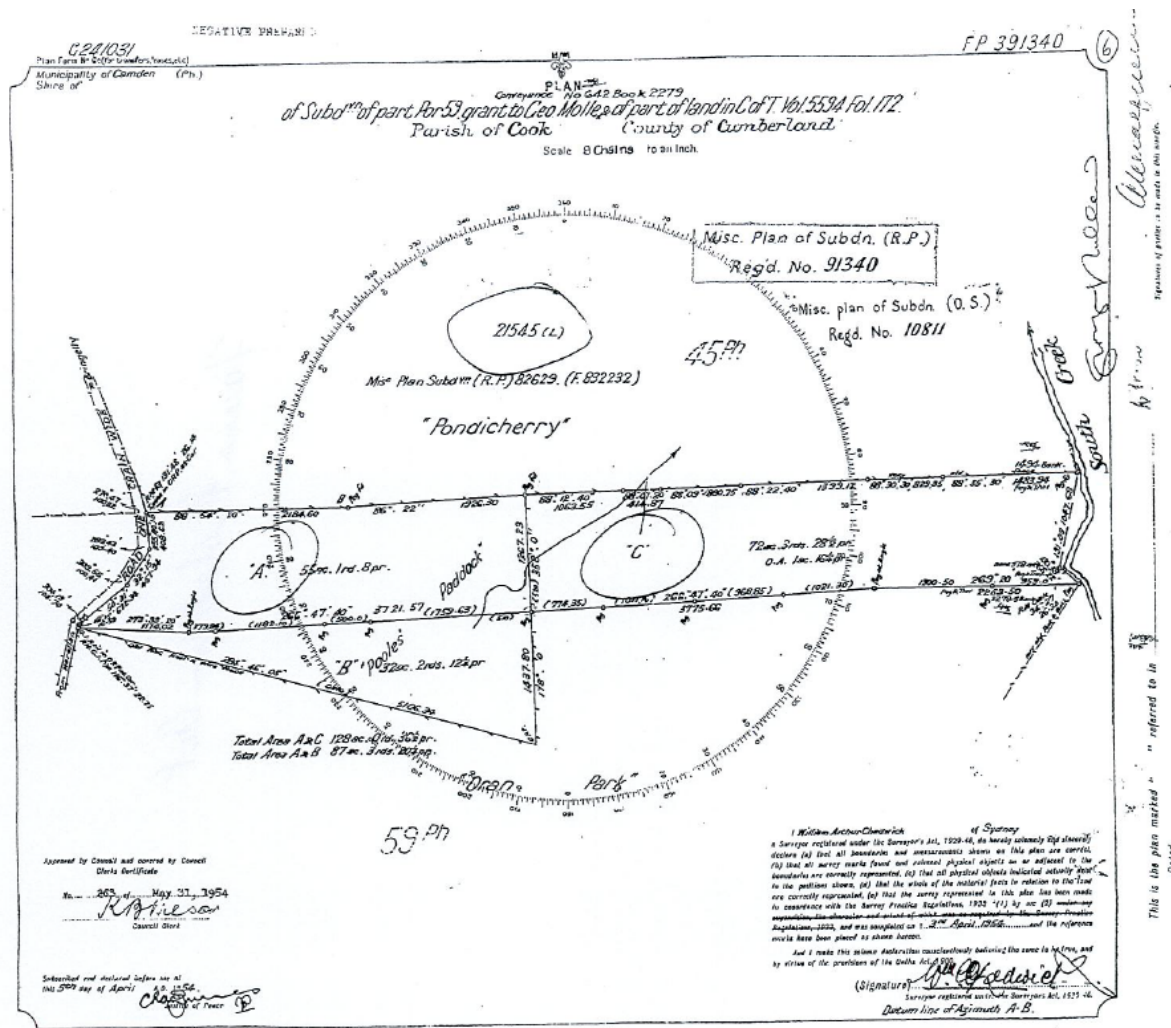


Figure 2.16 1954 plan showing the lots included in the animal sanctuary declared over Pondicherry Farm and Poole's Paddock. (Source: Camden Library Local Studies Files)

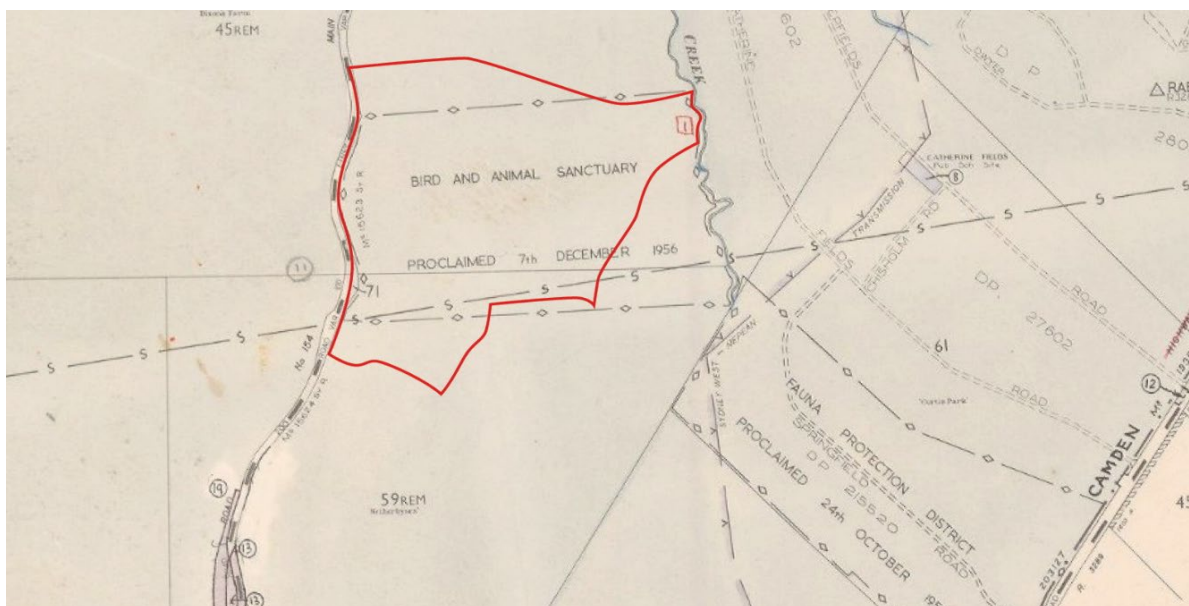


Figure 2.17 1970 plan showing the location of the bird and animal sanctuary declared over Pondicherry Farm and Poole's Paddock, with subject site outlined in red. (Source: Excerpt from 1970 Cook Parish Map, Land and Property Information NSW, with GML overlay 2017)

2.7 Endnotes

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- ² Cited in Murray, R and White, K 1988, *Dharug and Dungaree: The History of Penrith and St Marys to 1860*, Hargreen Publishing Company with Council of the City of Penrith, North Melbourne, p 183 in Godden Mackay Logan Pty Ltd, Catherine Fields (Part) Precinct, Non-Indigenous Heritage Assessment, Draft Exhibition Report, report prepared for Valad Commercial Management Limited as trustees for the Oran Park Development Trust, June 2012, p 6.
- ³ Broomham, R 2001, *Vital Connections: A History of Roads in NSW from 1788*, Hale & Iremonger, Sydney, p 31, cited in Broomham, R 2006, Oran Park Precinct, History, prepared for Camden Council, p 4 in Godden Mackay Logan Pty Ltd, Catherine Fields (Part) Precinct, Non-Indigenous Heritage Assessment, Draft Exhibition Report, report prepared for Valad Commercial Management Limited as trustees for the Oran Park Development Trust, June 2012, p 6.
- ⁴ Godden Mackay Logan Pty Ltd, Catherine Fields (Part) Precinct, Non-Indigenous Heritage Assessment, Draft Exhibition Report, report prepared for Valad Commercial Management Limited as trustees for the Oran Park Development Trust, June 2012, p 7.
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- ⁶ Cited in Walsh, GP, 'Dickson, John (1774–1843)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, published first in hardcopy 1966, viewed 22 March 2017 <<http://adb.anu.edu.au/biography/dickson-john-1977/text2395>>.
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- ⁸ PA 1833, Land and Property Information NSW.
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- ¹⁰ 'Advertising', *Commercial Journal and Advertiser*, 22 July 1840, p 4, viewed 22 March 2017 <<http://nla.gov.au/nla.news-article226457203>>.
- ¹¹ 'Advertising', *Commercial Journal and Advertiser*, 22 July 1840, p 4, viewed 22 March 2017 <<http://nla.gov.au/nla.news-article226457203>>.
- ¹² 'Advertising', *Commercial Journal and Advertiser*, 22 July 1840, p 4, viewed 22 March 2017 <<http://nla.gov.au/nla.news-article226457203>>.
- ¹³ 'Advertising', *Commercial Journal and Advertiser*, 22 July 1840, p 4, viewed 22 March 2017 <<http://nla.gov.au/nla.news-article226457203>>.
- ¹⁴ 'Advertising', *Commercial Journal and Advertiser*, 22 July 1840, p 4, viewed 22 March 2017 <<http://nla.gov.au/nla.news-article226457203>>.
- ¹⁵ 'Advertising', *Commercial Journal and Advertiser*, 22 July 1840, p 4, viewed 22 March 2017 <<http://nla.gov.au/nla.news-article226457203>>.
- ¹⁶ Knapp, EJH 1840, *Reduced plan of the Cowpasture Estate, formerly J. Dickson's for sale by the Australian Auction Company on Tuesday the 28th July 1840*, Clint, Sydney, Call No. Z/M2 811.113/1840/1.
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- ¹⁹ Broadbent, J 1982, 'Marylands' in Australian Council of National Trust, *Historic Homesteads of Australia*, Cassell Australia, Stanmore NSW, pp 338–340.
- ²⁰ 'Advertising', *Commercial Journal and Advertiser*, 22 July 1840, p 4, viewed 22 March 2017 <<http://nla.gov.au/nla.news-article226457203>>; 'DEATH of Mr. T. C. BARKER.', *Camden News*, 11 January 1940, p 7, viewed 23 March 2017 <<http://nla.gov.au/nla.news-article141151039>>.
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- 54 Marchetta, I, 'Strategy affects fauna sanctuary', *South Western Rural Advertiser*, 28 March 2007, p 5.
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<<http://www.camdenhistory.org.au/OranPark.pdf>>.
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<<http://www.camdenhistory.org.au/OranPark.pdf>>.

3.0 Physical Evidence

3.1 The Physical Context of the Site

The subject site is irregular in shape. It is bordered on its western side by The Northern Road, a busy bitumen-paved roadway which runs roughly north–south. The subject site is separated from the roadway by agricultural wire fencing and a wide grassed verge. On the western side of The Northern Road is rural land which is generally similar in character to the subject site. At its western end the northern boundary of the site follows the line of the driveway to the house at 772 The Northern Road. It then turns to the southeast, and finally follows part of the lot boundary as far as South Creek. The eastern boundary of the site is bounded by South Creek at its northern corner. Dense vegetation lines South Creek. Farther south, the subject site boundary turns to the southwest and crosses dams and farmland. The southern boundary of the subject site crosses farmland, in parts following the paths of small creeks. To the south and southeast of the subject site is farmland, similar in character to the subject site. The new residential subdivision of Oran Park is located to the direct south of the site, beyond the adjacent farmland.

Since this report was prepared in 2017 works have been undertaken to upgrade The Northern Road to a divided four-lane arterial roadway, and conditions at the boundary of the Pondicherry Precinct and within the vicinity may have been altered. (March 2021)

There are clear views across the eastern half of the subject site from The Northern Road. From the northern parts of the site there are views of the Maryland property, located on the opposite side of The Northern Road: although the main homestead cannot be clearly seen, there are views of the hillside where the homestead is located and the vegetation surrounding the homestead (Figure 3.1). To the east beyond the vegetation alongside South Creek, there are views of semi-rural hillsides (Figure 3.2). There are filtered views of the Oran Park subdivision from the southern part of the site.



Figure 3.1 View of the Maryland estate from the northwestern part of the site. The homestead cannot be seen, but the vegetation around the homestead is visible. (Source: GML, 2017)



Figure 3.2 Views from House 3, across the vegetation bordering South Creek to the semi-rural hillsides beyond. (Source: GML, 2017)

3.2 Landscape

The subject site has a rural character, with open fields used primarily for grazing cattle and growing crops (Figures 3.3–3.8). The land has a gently undulating topography, with the few houses on the site generally sited on small rises in the land. Single lane unsealed roads provide access within the site,

which historical aerial photographs show as forming and disappearing over time as needed. Agricultural style fencing is used throughout the site, consisting of rough-hewn timber or metal posts supporting wire or barbed wire. In some instances timber rails are also in place. Gates are agricultural in style, with metal framing and mesh infill.

The western half of the landscape consists of open grassed fields, and are used primarily for grazing cattle (Figures 3.3, 3.4). These fields are interspersed with trees as single trees or in small groups, consisting of mainly native species. An exception is the large group of mature trees located in the vicinity of House 3. Several creeks and small dams are located in the western half of the subject site.

The eastern half of the site has largely been cleared of trees, and is used primarily for growing crops, with a large circular irrigator in use in the northeastern corner (Figures 3.3, 3.5, 3.8). Two large dams—the northern and southern dams—are located in the eastern half of the site (Figure 3.3, 3.6, 3.8). Both dams have been formed using earthen banks (Figure 3.6). Aerial photographs indicate that the northern dam was constructed between 1956 and 1970, and the southern dam was constructed after 1986, although a much smaller dam existed within the footprint of the southern dam before 1956. There are also several small dams located on this part of the site.

In the central south of the site an area has been set aside for a small commercial activity: crushing timber palettes to recycle timber for agricultural use (Figure 3.7). There are electricity pylons running east–west across the southern portion of the site.

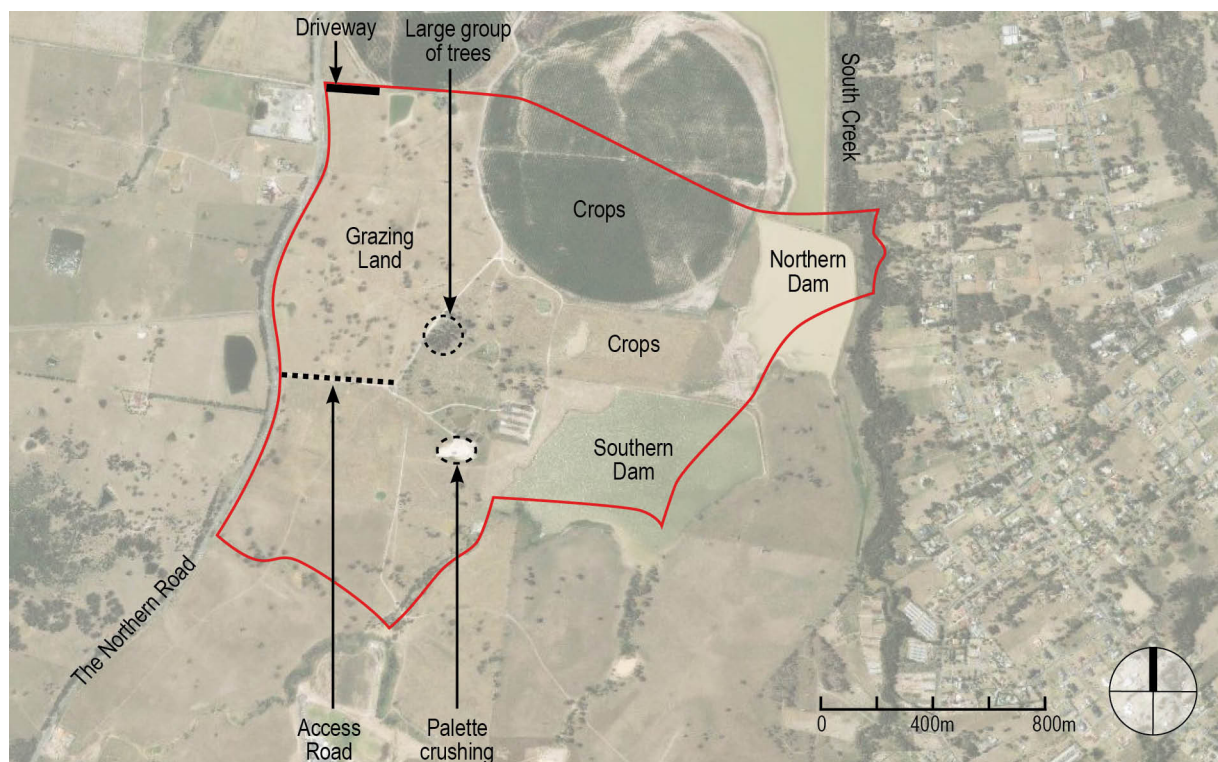


Figure 3.3 The subject site (outlined in red) with key landscape elements and areas identified. (Source: SIX Maps with GML overlay, 2017)



Figure 3.4 View across the western half of the site towards The Northern Road, showing the typical landscape character of the western half of the subject site. In the foreground is part of a typical roadway within the site. (Source: GML, 2017)



Figure 3.5 The large circular irrigator used in the northern part of the subject site. (Source: GML, 2017)



Figure 3.6 The earthen bank that forms the eastern edge of the northern dam. There is a small level area of land to the east between the embankment and South Creek that can be seen on the right. (Source: GML, 2017)



Figure 3.7 Looking south across the southern part of the site used for crushing timber palettes. The power pylons that cross the site can also be seen in the distance. (Source: GML, 2017)



Figure 3.8 View looking west across the northern dam and the fields cleared for growing crops near House 3, which can be seen in the centre of the photograph. (Source: GML, 2017)

3.3 Built Elements

There are five detached single-storey houses located across the subject site (numbered 1–5 for the purposes of this report). All are located towards the western side of the site, and are accessible from The Northern Road. The houses typically have sheds or garages within close vicinity. There are also two structures on the site (labelled A and B) which are located beyond the yard areas of the houses (Figure 3.9).

Houses 1 and 3 were most likely constructed between 1953 and 1956. Aerial photographs indicate that houses 2, 4 and 5 were constructed between 1956 and 1970.

The houses and structures on the site are described in detail as follows.

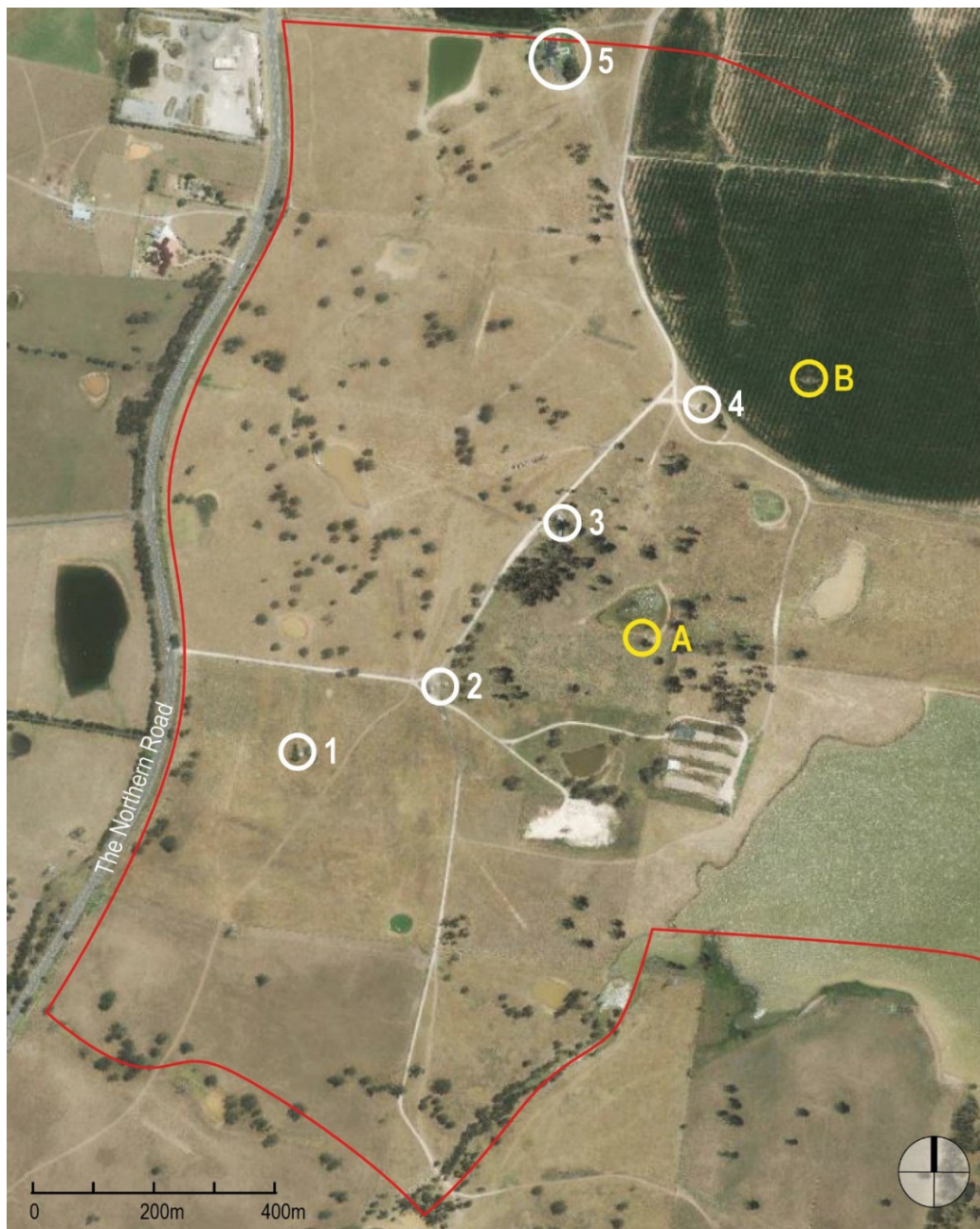


Figure 3.9 Aerial view over the subject site (outlined in red), showing the location of houses 1–5 and structures A and B. (Source: SIX Maps, with GML overlays, 2017)

House 1 (Lot F DP 420694)

House 1 and its garage were most likely constructed between 1953—when the land was bought by GJ Cullen—and 1956. The form of the house is consistent with typical Australian house designs of the postwar era, although it is possible that the current weatherboard cladding replaced/was installed over original fibrous cement cladding which was commonly used at the time.¹ The 1956 aerial view of the buildings is largely consistent with the current house and garage footprint, suggesting that there has been little change from the 1956 footprint.

The house is modest in size, with weatherboard cladding and hipped concrete tiled roof with several ridges and valleys (Figures 3.10, 3.11). There is a rectangular brick chimney proud of the northern wall of the house, which extends above the roof. These architectural details are consistent with typical house designs of the 1940s and early 1950s. The house is supported on brick piers, raised 450mm nominally above the ground. Windows are timber framed and generally double-hung. On the south side a discontinuity in the weatherboards indicates that a small central section of walling was built later, and most likely represents an infilled porch. The windows in the infilled part are aluminium framed and the door is a flush door. The house has narrow sheet-clad eaves (fibrous cement), and painted steel eaves gutters. Metal air grilles are fixed onto the wall cladding on all external walls at high level. A recessed entry porch is located on the east side of the house, and accessed by two brick steps.

The garage has single skin brick walls (painted internally and externally) with internal engaged piers. The concrete floor slab is at ground level. The pitched roof has a central ridge and is clad in profiled metal roof sheets. Roof gables are timber boarded and eaves sheet lined, both matching the house. There is a wide vehicular opening on the north side of the building, and a doorway on its eastern side. There is also an infilled window on the eastern side. Barge boards and fascias are timber, and there are no gutters.

A small shed is attached to the rear of the garage. It does not exist in the 1956 aerial, but can be seen in the 1970 aerial photograph. It is a framed structure with weatherboard and fibrous cement sheet cladding, and a low pitch roof. An unpaved vehicular driveway leads to the garage from a gateway located to the north (Figure 3.11).

There are several exotic species of trees and plants in the immediate vicinity of the house, including a jacaranda tree, camphor laurel tree, crepe myrtle tree and several rose bushes. All of the trees are mature. Otherwise, the landscape in the immediate vicinity of the house consists mainly of open lawns.



Figure 3.10 House 1, north and east elevations. (Source: GML, 2017)



Figure 3.11 House 1 and adjacent garage, from the north. (Source: GML, 2017)

House 2 (Lot F DP 420694)

Aerial photographs indicate that the house was built between 1956 and 1970. It is a small house with a simple rectangular footprint (Figures 3.12, 3.13). Comparisons with the 1970 aerial photograph suggest that the footprint and form of the house is little changed since that time. On its eastern side is a lean-to structure which appears to be a garage. The main roof is clad in concrete tiles, with metal sheeting to the garage roof. There is no chimney. Walls are for the most part clad in weatherboards, though the garage walls and some other small areas have fibrous sheet cladding. The gable ends have vertical weatherboard cladding. Windows include both timber framed double-hung windows and sliding aluminium framed windows. The vehicular door of the garage consists of a large double door. There are unusual scalloped metal sunshades on the two windows on the western elevation of the house. These sunshades have similar detailing, but are not identical. The house sits on brick piers, raised nominally 450mm above the ground.

There is a separate external toilet structure on the north side of the house, which is clad in fibrous cement. It is most likely contemporary with the house, as a structure consistent with the toilet can be seen on the 1970 aerial photograph.



Figure 3.12 House 2, west and south elevations. (Source: GML, 2017)



Figure 3.13 House 2, north and west elevations. (Source: GML, 2017)

House 3 (Lot F DP 420694)

House 3 was most likely constructed between 1953 and 1956 as the main Pondicherry farmhouse (Figures 3.14–3.16). Its current footprint and form are consistent with the 1956 aerial view suggesting there has been little if any change to the footprint of the house since it was built. The house's weatherboard cladding matches that of House 1, suggesting that the two were built at the same time, or that the cladding was applied at the same time—like House 1, it is possible that the original cladding was fibrous cement sheet. There is a garage and small sheds located near to the north of the house; the garage can be seen in the 1970 aerial photograph, but the sheds date from a later time. The sheds and garage are simple utilitarian structures with profiled metal wall and roof cladding (Figure 3.16).

House 3 is sited on a topographical highpoint. The house has a crescent shaped plan which appears to have been specifically designed and sited to respond to its context: the obtuse side of the crescent faces the roadway, and the inside faces east with a view across the fields and creek to the hills beyond. On the eastern side, in the centre of the crescent, is a glazed sunroom. The external walls of the house are clad in weatherboards and the pitched roof is concrete tiled. Flat roofs over the verandahs and sunroom have metal roof sheeting. Eaves are flat and lined with fibrous cement sheet. High level wall vents matching those on House 1 are located at regular intervals on all external walls. Windows are generally multi-paned, timber framed and double-hung. A glazed pair of French doors opens each onto the southwestern verandah and the sunroom, and full-height (2100mm) double-hung windows are located on both sides of the doors of the sunroom. A centrally-located rectangular brick chimney sits proud of the western external wall. An unusual feature of the building is the low brick ledge, nominally 300mm wide, that extends either side of the chimney at floor level around to the verandahs at either end. On the northeastern end elevation, a doorway (with vertically timber boarded door leaf) provides access to a bathroom.

The landscape in the immediate vicinity of the house primarily consists of open lawns, with little other garden planting. A key feature of the immediate landscape is the large native trees close to the house on its western and southern sides (Figures 3.15, 3.16).



Figure 3.14 House 3, central part of the west elevation. The low brick ledge can be seen extending from either side of the chimney. (Source: GML, 2017)



Figure 3.15 House 3, east elevation—the 'inside' of the crescent shape, with the central sunroom. (Source: GML, 2017)



Figure 3.16 The garage and sheds adjacent to House 3. The trunks of the large native gum trees near the house can be seen in the foreground. (Source: GML, 2017)



Figure 3.17 House 4, north and east elevations. (Source: GML, 2017)

House 4 (Lot A DP420694)

House 4 matches House 2 in size, form and materiality, and was possibly built at the same time to the same design (Figure 3.17). Unlike House 2, however, the lean-to structure on House 4 extends for the full length of the house, and there is a roofed verandah on one side of the house. Like House 2, House 4 has small timber framed sunshades over the windows on the northern elevation, but these sunshades are timber framed awning style sunshades. Windows on the house are both timber framed (most likely original) and aluminium framed (installed more recently).

House 5: (Lot E DP428723), 772 The Northern Road

Aerial photographs indicate that House 5 was constructed between 1956 and 1970, although its appearance suggests that it has been renovated more recently (Figure 3.18). The house is visible from The Northern Road, with a formal entry gate, of recent construction, marking the driveway entrance to the property (Figure 3.19).

The house is substantial in size, and well maintained. It has smooth finished painted walls and a concrete tiled roof and there are two large rectangular chimneys. The house has both aluminium and timber framed windows. Adjacent to the house are a fenced tennis court and swimming pool, added between 1970 and 1986. There is a copse of mature native trees adjacent to the eastern side of the tennis court, which were planted between 1970 and 1986. There are also small utilitarian sheds and outbuildings in this area.

On the eastern side of the house is a formal garden with low hedges, and a driveway which leads to the garage. The garage to the south of the house is a detached building with sheet metal roof, constructed at a later date than the house.



Figure 3.18 House 5, north and east elevations. (Source: GML, 2017)



Figure 3.19 The recently constructed entry gates to House 5 as seen from The Northern Road. House 5 can be seen in the background. (Source: GML, 2017)

Structures A and B

Structure A is a small utilitarian structure to the southeast of House 3, located on the southeastern corner of a small dam. It is timber framed, with walls and roof clad in corrugated metal sheeting. It is supported on timber posts above the ground, and is open to the south. The structure can be seen on the 1956 aerial photograph.

Structure B is a circular concrete structure, possibly a water tank. Aerial photographs indicate that the tank was constructed between 1970 and 1986. It is a featureless utilitarian structure.



Figure 3.20 Structure A: The small shelter near the dam, southeast of House 3. (Source: GML, 2017)



Figure 3.21 Structure B: The concrete water tank located northeast of House 4. (Source: GML, 2017)

3.3.1 Roadways

The roadways within the site are unsealed singled line vehicular roads. Historical aerial photographs (from 1956 onwards) show that the roadways have formed and disappeared according to need. There is no evidence of any former vehicular or pedestrian bridges or crossing points across South Creek.

3.3.2 Post and Rail Fence Adjacent to South Creek

The northeastern corner of the subject site extends as far as South Creek, and following the line of the creek along the property boundary is a timber post and two-rail fence (Figures 3.22, 3.23). The fence extends south from the northeastern corner of the subject site alongside the creek to approximately midway along the northern dam. This type of fence does not exist elsewhere on the subject site. The fence is rustic in character with split timber slab rails. It is constructed to the typical detail with rails fitted into mortises in posts, with the ends of the rails overlapping in the mortises.² The fence is in poor condition in some places, and has been repaired using wire and metal posts where necessary. A single line of barbed wire runs parallel to the top rail and wire mesh has been added to the bottom half of the fence in some places along its length. Elsewhere along South Creek the property boundary is demarcated by fencing consisting of metal posts supporting wires.

Timber post and rail fencing was used in Australia from as early as 1789, and continued to be used up to the 1960s. This type of fence was widespread but not common due to the costs associated with its construction.³ Shepherds were more commonly used to control stock until the 1850s.⁴ By 1900 post and rail fences were obsolete technology due to the introduction of cheap wire, but were still built up to the 1960s.⁵

There are examples of intact post and two-rail fences near Nowra, NSW, (approximately 150km south of the subject site) that were constructed predominantly in the 1940s and 1950s. This type of fence was built because the material was cheap and readily at hand, steel posts were prone to rust in the acidic soils, and barbed wire was considered not suitable for use with cattle.⁶

The deterioration of the post and rail fence suggests it is not of recent construction, and this is supported by the method used to form the rails—the timber is split rather than sawn. It is likely that the post and rail fence on the site was constructed prior to the construction of the northern dam, which was built between 1956 and 1970. After the dam was constructed, the small area of land between the dam and South Creek was isolated from the remainder of the farm and was unlikely to have been used for grazing cattle or any active farming purposes, and so the fence was not upgraded. The timber used was probably sourced from the site—Ironbark was a species of tree originally located on the site, and is suitable for embedding into the ground. The construction of such fencing near Nowra in the 1940s suggests that regional knowledge of post and rail fence construction methods existed at that time, and that post and rail fencing was still readily in use in the wider district. Based on this, and in consideration of the condition of the fence, it is likely that the fence on the subject site dates from a similar time to the Nowra fences, that is, early to mid-twentieth century.



Figure 3.22 The timber post and rail fence alongside South Creek. (Source: GML, 2017)



Figure 3.23 The timber post and rail fence has been repaired with wire where it has failed. (Source: GML, 2017)

3.4 Endnotes

- ¹ Cuffley, P 1993, *Australian Houses of the Forties and Fifties*, The Five Mile Press, Knoxfield, pp 73–75.
- ² Pickard, J 2009, *Illustrated glossary of Australian rural fence terms*, Heritage Branch, NSW Department of Planning, Sydney.
- ³ Pickard, J 2005, 'Post and Rail fences, Derivation, Development and Demise of Rural Technology in Colonial Australia' in *Agricultural History*, Vol. 79, Issue 1, p 27.
- ⁴ Pickard, J 2005, 'Post and Rail fences, Derivation, Development and Demise of Rural Technology in Colonial Australia' in *Agricultural History*, Vol. 79, Issue 1, p 36.
- ⁵ Pickard, J 2005, 'Post and Rail fences, Derivation, Development and Demise of Rural Technology in Colonial Australia' in *Agricultural History*, Vol. 79, Issue 1, p 27.
- ⁶ Pickard, J 2005, 'Post and Rail fences, Derivation, Development and Demise of Rural Technology in Colonial Australia' in *Agricultural History*, Vol. 79, Issue 1, p 43.

4.0 Heritage Context

4.1 Heritage Items Within the Vicinity

There is one heritage listed item within the vicinity of the subject site, that being the Maryland Estate (773 The Northern Road) (Figure 4.1). The state heritage listed Gledswood and Raby homesteads and properties are located approximately 2.5km to the east of the subject site, with the suburb of Catherine Field located between them and the subject site. This distance, and the lack of views between these properties and the subject site, mean that they are not considered to be of significance to the subject site.

4.1.1 Maryland

The Maryland Estate, with homestead completed in 1859, is located to the northwest of the subject site, on the western side of The Northern Road. The listing includes the whole property defined by the current property boundaries. The property is listed as a heritage item of local significance in the Camden LEP 2010, but it is currently being considered for state heritage listing. The following description is included in the State Heritage Inventory (SHI) listing for Maryland.

Maryland Group:

Outstanding early homestead group consists of main building and its garden area, immediate outbuildings, stone cottage former winery and stone store, and gate keeper's cottage. These are all located on or near the landscaped hilltop. There is a second grouping down the slope, to the north, including a stone barn, stables, various sheds and a worker's cottage. Other sheds between these and the main homestead grouping are modern buildings of no particular interest. There is a second gate keeper's lodge at one of the two entrances on The Northern Road. All are set in a magnificent rural landscape, including a large dam between the hilltop and the road. There is another water feature to the west. The main homestead enjoys scenic views, east over Lowes and South Creek.¹

The following Statement of Significance is included in the SHI listing for Maryland.

Maryland is an outstanding complex of early homestead and farm buildings, especially significant for its completeness as a group, its excellent state of preservation, and the integration of the buildings, garden and magnificent setting. Includes many early buildings in good repair as well as buildings of special architectural interest. The winery and store may be the oldest winery buildings in Australia. Property has been in continuous occupation by only two families for over 130 years. Long associations with the surrounding district.

The Main Building is an important historic grouping, set in magnificent garden and landscape and retaining most original fabric. The outbuildings form a substantial group which are of state significance because they are an important historic grouping and some of the earliest on [sic] the buildings on site. They illustrate the diversity of functions associated with early agricultural activity in this area. All are virtually intact.²

The subject site is not considered to be within the heritage curtilage of Maryland. The SHI listing for Maryland defines the heritage curtilage of the Maryland Estate as corresponding to its lot boundary. Inspections of the subject site and the Maryland Estate support this assessment of heritage curtilage in relation to the subject site. The subject site was part of the Maryland/Nonnorah estate until 1940, when the estate was subdivided along The Northern Road, and since that time the subject site has been in separate ownership. There are no features—buildings, structures, walls, vegetation, roadways or paths—on the subject site that provide evidence of the original land grant. In addition, The Northern Road acts as a clear visual separator between the two properties.

Views from Maryland

The Maryland homestead, located on the top of a hill, has district views to the north and northeast that take in South Creek. However, views of the subject site, located to the southeast of the Maryland homestead, are blocked by the thick vegetation located close to the eastern side of the homestead. Therefore, from the homestead itself and adjacent buildings there are no views of the subject site.

However, there are views of the northwestern parts of the subject site from other elevated parts of the eastern side of the Maryland property, including from the Maryland 'dairy cluster' buildings (Figure 4.2). From these viewpoints, there are views of the northwestern fields of the subject site, as they rise to the ridge which runs centrally through the subject site. These views contribute to the rural setting of the Maryland property and to its legibility as a historic rural property. Although there are no views of the subject site from the homestead, the views of the subject site from elsewhere on the Maryland property mean that the northwestern part of the subject site is considered to form part of the wider visual catchment, or setting, of the Maryland property.

Gatekeeper's Lodge

The house that is the former gatekeeper's lodge for Maryland is located to the east of the Maryland homestead, close to The Northern Road (Figure 4.3). The house is located approximately one kilometre north from the northwestern corner of the subject site, on the opposite (western) side of The Northern Road. It is assessed that the subject site makes little contribution to the setting of the lodge due to the substantial distance between the lodge and the subject site. As such the subject site is considered to be beyond the view catchment of the gatekeeper's lodge.

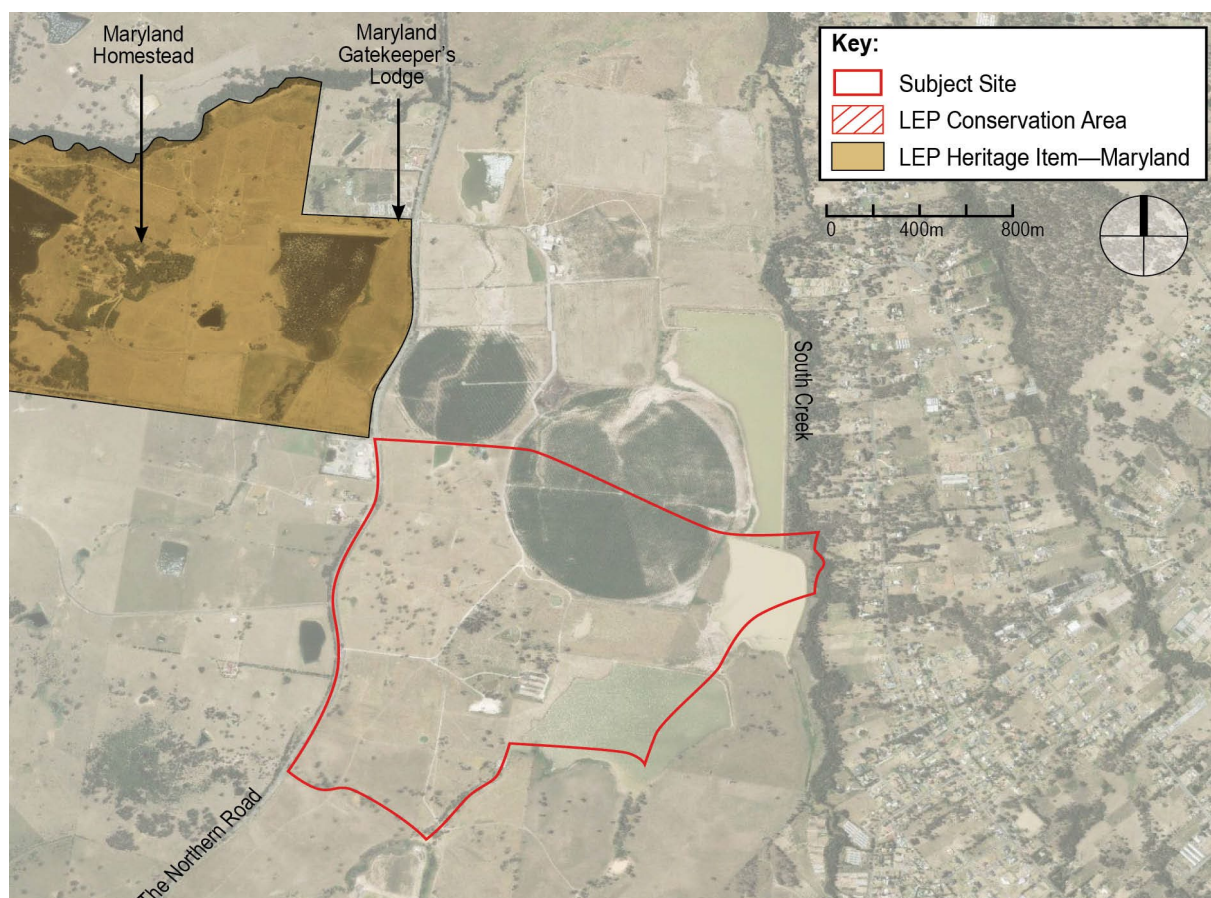


Figure 4.1 Satellite image showing the subject site (outlined in red) in relation to the Maryland property (coloured beige), the only heritage listed item in the vicinity. (Source: SIX Maps with GML overlay, 2017)



Figure 4.2 View of the northwestern part of the subject site from the 'Dairy Cluster' at Maryland. The subject site is located on the far side of The Northern Road. (Source: GML September 2017)



Figure 4.3 View of the Maryland Estate's former gatekeeper's lodge from The Northern Road. (Source: Google Maps, viewed July 2017 <<https://www.google.com.au>>)

4.2 Discussion of Colonial Landscapes

An extensive study and analysis of colonial landscapes of the district has been carried out by Colleen Morris and Geoffrey Britton in the 2000 report entitled *Colonial Landscapes of the Cumberland Plain and Camden, NSW*. In this report, the authors identify two broad types of rural cultural landscapes, analyse the significance of models within each type, and make recommendations on how to preserve significance. Although the subject site is not included in the Morris and Britton report, it has been assessed against the two types of rural cultural landscapes described in the report as follows.

The first type of landscape defined in the report is one that provides a setting for the main house. In relation to the Nonnorah homestead, as the homestead no longer exists this is irrelevant to the subject

site. In relation to Maryland, the subject site is outside of the heritage curtilage of Maryland homestead, which is defined by its current property boundaries in both its SHI listing and in the Morris and Britton report. The subject site cannot be seen from the homestead, and so it is considered that although parts of the subject site contribute to the wider setting of the Maryland Estate, it does not contribute to the setting of the main house (Maryland homestead).

The second type is defined as landscapes that 'on account of their historical context, intactness and consistency of character, can be seen as discrete entities in their own right irrespective of whether standing structures are included'.³ The subject site does not fit this description as it has little 'intactness' or 'consistency of character', as the landscape of the subject site has been substantially altered during the twentieth century through progressive removal of trees and the construction of the two large dams on the site.

It is considered therefore that the landscape of the subject site is not of significance as part of the setting of a main house, or for its own characteristics.

4.3 Houses Located on the Subject Site—Comparative Analysis

Modest postwar houses, represented by houses 1–5 on the subject site, are commonplace throughout NSW. Within the Camden Local Government Area (LGA), many examples of houses from the same era can be seen in the suburb of Elderslie (Figures 4.4, 4.5). The compact single storey floor plan, pitched roof forms and architectural detailing of these houses are typical of the era, and are echoed in the houses on the subject site. The houses on the subject site are therefore not architecturally unique within the Camden LGA, and there are other examples within the area that equally exemplify the postwar house style.

Houses 2 and 4 are built to the same design, possibly sourced through a home plan service such as those run by *Australian House and Garden* (from 1952) and Grace Bros (from 1954).⁴ These services allowed an individual to buy a readily designed plan for building. House 3 differs slightly to the other houses on the site due to its crescent shaped plan and orientation, which appears to be a response to its site. However, the house remains in all other ways typical of its era.



Figure 4.4 Postwar houses in Elderslie that are architecturally similar to the houses on the subject site although the roof material and wall cladding differs. The streamlined rectangular brick chimney is a common feature. (Source: English, L 2000, 'House Elderslie', reference No. CHS2217, Camden Libraries <<http://catalogue.library.camden.nsw.gov.au>>)



Figure 4.5 These houses in Harrington Street, Elderslie, are examples of postwar houses where the original architectural features remain intact. Houses of this style are typical in Elderslie. (Source: Google Maps, viewed 17 May 2017)

4.4 Endnotes

- ¹ NSW Office of Environment and Heritage, 'Maryland', State Heritage Inventory listing, viewed 16 May 2017
<<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1280029>>.
- ² NSW Office of Environment and Heritage, 'Maryland', State Heritage Inventory listing, viewed 16 May 2017
<<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1280029>>.
- ³ Morris, C and Britton, G, *Colonial Landscapes of the Cumberland Plain and Camden, NSW—A Survey of Selected Pre-1860 Landscapes from Wollondilly to Hawkesbury LGAs*, report prepared for the National Trust NSW, August 2000, Volume 1, p 126.
- ⁴ Sydney Living Museums, 'Post-war Sydney Home Plans, 1945 to 1959', viewed 17 May 2017
<<https://sydneylivingmuseums.com.au/post-war-sydney-home-plans-1945-1959>>.

5.0 Historical Archaeological Potential

5.1 Introduction

This section discusses the site's potential to contain historical archaeological resources. This assessment is based on consideration of the current site conditions and examination of historical information related to the development and occupation of the site, including evidence of demolition and construction activities that may have disturbed archaeological remains associated with former site features and activities.

The term 'archaeological potential' is defined as the likelihood that a site may contain physical evidence related to an earlier phase of occupation, activity or development. This term is differentiated from 'archaeological significance' and 'archaeological research potential', which are more subjective statements on the value of the archaeological resource in terms of levels of significance, and discussed in more detail in Section 6.3 of this report.

5.2 Archaeology of the Neighbourhood

Within the 'Cowpastures' region, including much of the Camden LGA, estates were established by the colonial gentry from 1805. These estates were characterised by large land grants used for farming and grazing and centred around substantial homesteads.¹ Several colonial homesteads remain extant and as archaeological sites in the vicinity of the subject site, including:

- Gledswood (SHR No. 01692);
- Camden Park Estate and Belgenny Farm (SHR No. 01697);
- Harrington Park (SHR No. 01773);
- Maryland (Camden LEP 2010, I1);
- Raby (SHR No. 01694); and
- Leppington House (unlisted).

While CMPs and assessments have been prepared for these sites, records of archaeological excavations were encountered for only two excavations in the surrounding area. These provide further insight into the types of remains that might be anticipated within the subject site.

5.2.1 Belgenny Farm, Camden Park Estate—Wendy Thorp 1989

The Belgenny Farm site comprised part of the first site occupied by the Macarthur family on their Camden area grant (Camden Park, granted 1805) and remained the centre of their agricultural activities through the nineteenth century.² Archaeological works undertaken at Belgenny Farm were undertaken in association with a conservation program being implemented at the site, and areas excavated included the carpenter's shop, blacksmith's shop, slaughterhouse, shearing shed, pigsty and creamery.

Archaeological investigations found evidence of early modification to the landscape through land clearing, removal of topsoil and structural remains of early buildings (and building sections) constructed of local timber and stone. Drainage systems representing several phases of use were identified, and changing floor surfaces were identified in both the creamery and stables.³ As

excavations focused on interior spaces in several of the buildings, few artefacts were recovered. Evidence associated with structural remains, surfaces and ongoing modifications to the buildings provided key evidence associated with early activities at Belgenny Farm.

The only evidence of impacts to archaeological remains was associated with drainage upgrades undertaken in the late twentieth century. The Belgenny Farm site generally comprised a highly intact early farming complex.

5.2.2 Leppington House—GML 2014

GML undertook archaeological test excavations at the Leppington House complex (homestead) in December 2011. Archaeological survey of the homestead site identified above-ground remains of the house and at least six outbuildings visible, including three cisterns and a possible well. Archaeological testing of the outbuildings towards the perimeter of the homestead sought to identify whether they dated to the nineteenth century or were dairy buildings from the twentieth century.⁴

Leppington House was established by William Cordeaux between 1823 and 1828, likely through the use of convict labour. The Cordeaux family were the largest sheep and cattle owners in the district and major employers of convict labour. They retained ownership of Leppington until 1875, though the land continued to be used primarily for dairying.⁵

Testing at Leppington House determined that there had been a very low level of disturbance to the Leppington House site and a high level of survival of intact archaeological remains at the site, including artefactual evidence of interaction between the occupants of the homestead and local Aboriginal groups.⁶

5.2.3 Discussion

Archaeological excavations undertaken at nearby homestead complexes provided evidence of highly intact archaeological deposits and features associated with early colonial lifeways in the Camden region. This evidence was focused around the colonial homesteads which, as areas of concentrated activity and occupation, were more likely to yield substantial evidence resulting from historical activities than marginal sites used only for grazing or agricultural pursuits.

5.3 Phases of Development

The following discussion focuses on the potential subsurface archaeological remains such as structural elements, occupational deposits, yards and paths in relation to the historic phases of development within the study area.

The following four main phases of historical development have been identified:

- Phase 1: Exploration and Early Land Use (1788–1816);
- Phase 2: Cowpastures Estates—Nonorrah, Maryland and Netherbyres (1816–1940);
- Phase 3: Subdivision (1940–1973); and
- Phase 4: Growth Centre (1973–Present).

5.3.1 Phase 1: Exploration and Early Land Use (1788–1816)

No European activity likely to result in historical archaeological remains occurred within the study area during this phase.

5.3.2 Phase 2: Cowpastures Estates—Nonorrah, Maryland and Netherbyres (1816–1940)

The northern part of the study area comprised part of a 3000-acre parcel of land granted to John Dickson in 1816 used for grazing and named 'Nonorrah'. The Nonorrah homestead was established to the north of the study area, and c1860 the Maryland homestead was established west of the study area on the opposite side of The Northern Road.

The southern part of the study area comprised part of 'Netherbyres' Estate, granted to George Molle in 1816 and sold to Dickson in 1833. No buildings were identified in historical accounts or sales records as part of the Netherbyres Estate.

Within the Camden area, small portions of colonial estates such as Nonorrah or Netherbyres were leased to tenant farmers from the 1840s onwards. This coincided with the cessation of convict transportation and a depression that followed as large landowners suddenly lacked the workforce required to manage their properties economically. The location and extent of tenant farmsteads is not thoroughly documented, though some were known to exist within the Camden area.⁷ Archaeological evidence of tenant farmers might include structural remains of the houses and associated outbuildings, as well as sealed artefact deposits resulting from their construction and use.

Development within the study area was, however, likely limited to land clearing and possibly erection of internal boundary fences or establishment of farm tracks. Grazing and agricultural activities remained the main industries within the study area. Archaeological remains associated with this phase of use are likely limited to ephemeral evidence consistent with rural agricultural or pastoral use.

5.3.3 Phase 3: Subdivision (1940–1973)

Subdivision was undertaken within the study area in 1940, 1955 and 1961. A poultry farm (Pondicherry Farm) was established in Lot C of Nonorrah between 1953 and 1958, and several houses associated with the new lots were constructed within the study area. Construction of the houses and poultry farm could have impacted on the integrity and intactness of potential historical archaeological remains resulting from earlier phases of use.

Grazing was still the main activity undertaken within the study area, and a large dam was established at the northeast corner of the study area between 1956 and 1970. Excavation and earthmoving to create the dam at the northeast corner of the study area between 1956 and 1970 would have impacted any archaeological remains within its footprint.

5.3.4 Phase 4: Growth Centre (1973–Present)

The subject site and surrounding lands were identified as a growth area by the NSW State Government under the 1973 *Macarthur Growth Centre Plan*, and later as part of the South West Growth Centre. Civil infrastructure in the area was expanded, though no residential allotments were released for sale in Oran Park until 2010.

No development was identified in the subject site during this phase.

5.4 Summary

Generally, the subject site has moderate potential for historical archaeological remains resulting from grazing and agricultural activities over the last 200 years. These activities have likely resulted in generally ephemeral archaeological features and deposits, including:

- tree boles and evidence of early land clearing;
- fence lines;
- plough furrows;
- field drains;
- surfaces associated with rural farm tracks or paths; and
- isolated artefacts resulting from accidental loss or discard by persons working on the property.

There is also low potential across the study area for archaeological evidence associated with homesteads established by tenant farmers from the 1840s onwards. Archaeological evidence associated with tenanted farmsteads might include structural remains of houses, outbuildings (domestic and agricultural), water management features such as wells and cisterns, and gardens. Ongoing occupation and use of the farmstead by tenant farmers may have resulted in sealed artefact deposits through the creation of rubbish pits in rear or side yard spaces, the accumulation of underfloor deposits and artefacts lost or discarded within cesspits, cisterns and wells.

5.5 Endnotes

- ¹ Godden Mackay Logan Pty Ltd, Catherine Fields (Part) Precinct, Non-Indigenous Heritage Assessment, Draft Exhibition Report, prepared for Valad Commercial Management Limited as trustees for the Oran Park Development Trust, June 2012, p 7.
- ² Thorp, W Report on Archaeological Programme, Belgenny Farm, Camden Park unpublished report prepared for Department of Environment and Planning, NSW, 1989, p 5.
- ³ Thorp, W Report on Archaeological Programme, Belgenny Farm, Camden Park unpublished report prepared for Department of Environment and Planning, NSW, 1989, p iii.
- ⁴ Godden Mackay Logan, Leppington House Site—East Leppington Precinct—Results of Historical Archaeological Test Excavation, February 2013, p 2.
- ⁵ Godden Mackay Logan, Leppington House Site—East Leppington Precinct—Results of Historical Archaeological Test Excavation, February 2013, p 5.
- ⁶ Godden Mackay Logan, Leppington House Site—East Leppington Precinct—Results of Historical Archaeological Test Excavation, February 2013, p 17.
- ⁷ Morris, C and Britton, G, *Colonial Landscapes of the Cumberland Plain and Camden, NSW—A Survey of Selected Pre-1860 Landscapes from Wollondilly to Hawkesbury LGAs*, report prepared for the National Trust NSW, August 2000, Volume 1, p 19.

6.0 Heritage Significance

6.1 Introduction

The Burra Charter defines cultural significance as ‘aesthetic, historic, scientific, social or spiritual value for the past, present or future generations’. Cultural significance is embodied in the place itself, its fabric, its setting, its use, associations, meanings, related places and objects.

The assessment of heritage significance identifies whether a place (or element of a place) may be considered important and valuable to the community. A place may also have a range of values important to different individuals or groups.

The terms ‘cultural significance’, ‘heritage value’ and ‘heritage significance’ are synonymous, interchangeably used in this report and in Australia by organisations such as the NSW Heritage Council, the National Trust of Australia (NSW) and the NSW Heritage Branch.

Section 6.3 provides a built heritage significance assessment and section 6.4 an assessment of historical archaeological significance assessment.

6.2 New South Wales Heritage Assessment Guidelines

The *NSW Heritage Manual* guidelines, prepared by the NSW Heritage Office and Department of Urban Affairs and Planning, provide the framework for the following assessment and statement of significance for the subject site.¹ These guidelines incorporate the five types of cultural heritage values identified in the Burra Charter into a specifically structured framework which is currently accepted as the required format by heritage authorities in NSW.

Under these guidelines, items (or ‘places’ to use Burra Charter terminology) are assessed in accordance with a specific set of criteria, as set out below:

- 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).*
- b) *An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of NSW (or the cultural or natural history of the local area).*
- 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).*
- d) *An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.*
- 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).*
- 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).*
- g) *An item is important in demonstrating the principal characteristics of a class of NSW’s:*
 - *cultural or natural places; or*
 - *cultural or natural environments**(or a class of the ‘local areas’)*

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

An item is significant if the kind of attributes listed in the inclusion guidelines under each particular criterion help to describe it (see tables in Section 5.2.2 below). Similarly, the item is not significant if the kind of attributes listed in the exclusion guidelines under each particular criterion help to describe it.

Statutory protection of heritage places (ie by local and/or state governments) is usually related to the identified level of significance. Items of state significance may be considered by the Heritage Council of NSW for inclusion on the State Heritage Register (SHR).

6.3 Heritage Significance

This section sets out an assessment of the heritage significance of the subject site, in accordance with the standard criteria identified in the Heritage Office, Department of Planning guidelines. The evaluation includes consideration of the original and subsequent layering of fabric, uses, associations and meanings of the place as well as its relationship to its immediate and wider settings. Both the landscape of the subject site, as well as items of built heritage located on the site—houses and other structures—have been considered. The inclusion or exclusion guidelines that are considered to be met are identified with **bold** text.

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

The historical development of the subject site is typical of the land in the area: it was originally part of two large landholdings, was later subdivided into smaller rural properties, and is now proposed to be subdivided as a residential housing estate. As such the subject site does not have particular historical importance.

Although originally part of the Nonnorah estate, the Nonnorah homestead and outbuildings were not located on the subject site, and there is no evidence to suggest that any other buildings associated with the Nonnorah estate were located on the subject site. There are no buildings or structures related to the Maryland estate located on the site. There is no evidence that the subject site contains any elements of nineteenth-century built heritage. The built heritage elements located on the site relate to the subdivision and use of the site since the mid-twentieth century, which is not considered to be of historical importance.

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> Shows evidence of a significant human activity. Is associated with a significant activity or historical phase. Maintains or shows the continuity of a historical process or activity. 	<ul style="list-style-type: none"> Has incidental or unsubstantiated connections with historically important activities or processes. Provides evidence of activities or processes that are of dubious historical importance. Has been so altered that it can no longer provide evidence of a particular association.

The subject site **does not** meet the threshold for listing under this criterion.

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

Historically the land comprising the subject site has been in the ownership of several parties, including John Dickson, Thomas Barker and TC Barker, who were all prominent members of the local community and/or wider NSW. However, the land has no further association with any of these people other than through ownership—none of these landowners developed the site or utilised it in any significant way—and as such the association of the subject site with its former owners is not considered to be of importance. Other subsequent owners of land comprising the subject site are not considered to be of particular importance to the local area or NSW.

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> Shows evidence of a significant human occupation. Is associated with a significant event, person, or group of persons. 	<ul style="list-style-type: none"> Has incidental or unsubstantiated connections with historically important people or events. Provides evidence of people or events that are of dubious historical importance. Has been so altered that it can no longer provide evidence of a particular association.

The subject site **does not** meet the threshold for listing under this criterion.

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)

None of the five houses or other structures on the subject site are examples of fine architectural or engineering design. The houses are modest residential buildings, typical for their era. Their gardens—where there is a discernible garden—are modest and are planted with mainly exotic species that are typical of the era of the house, and are not aesthetically distinctive. The concrete water tank and shelter (structures A and B) are utilitarian and unremarkable in their rural setting. Other mechanisms or structures on site—fences, irrigation systems, etc—relate to twentieth century or contemporary agricultural practice, and are typical for such land use.

Any scenic qualities that the site may have once had have been degraded. There is little if any remnant forest on the site. The early rural landscape of the site was altered in the mid-twentieth century, with the construction of two large dams and further clearing of trees across the site. The nineteenth century rural landscape remains somewhat legible on the western part of the site only, where land continues to be used for cattle or sheep farming and where scattered trees remain in place. This land has positive aesthetic qualities, but is not distinctive.

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> Shows or is associated with creative or technical innovation or achievement. Is the inspiration for a creative or technical innovation or achievement. Is aesthetically distinctive. Has landmark qualities. Exemplifies a particular taste, style or technology. 	<ul style="list-style-type: none"> Is not a major work by an important designer or artist. Has lost its design or technical integrity. Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded. Has only a loose association with a creative or technical achievement.

The subject site **does not** meet the threshold for listing under this criterion.

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

There is no evidence that the subject site has been historically used for any social, cultural or spiritual purposes, having only been used for farming or agricultural purposes since the time of the first land grants.

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> Is important for its associations with an identifiable group. Is important to a community's sense of place. 	<ul style="list-style-type: none"> Is only important to the community for amenity reasons. Is retained only in preference to a proposed alternative.

The subject site **does not** meet the threshold for listing under this criterion.

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

The Nonnorah homestead group was located well beyond the northern boundary of the subject site and there is no evidence that other structures were located on the site prior to the mid-twentieth century. There is no evidence of nineteenth century agricultural practices remaining on the site, nor any structures dating from that time.

It is not considered that the structures on the site or its landscape have the potential to yield new or substantial scientific or technical information, as the site was used for farming in a way that was typical for the area and for NSW, and the buildings and structures on the site demonstrate building and technical knowledge that is typical for the era.

Refer to Section 6.3 of this report for the assessment of the archaeological potential of the site.

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> Has potential to yield new or further substantial scientific and/or archaeological information. Is an important benchmark or reference site or type. Provides evidence of past human cultures that is unavailable elsewhere. 	<ul style="list-style-type: none"> The knowledge gained would be irrelevant to research on science, human history or culture. Has little archaeological or research potential. Only contains information that is readily available from other resources or archaeological sites.

The subject site **does not** meet the threshold for listing under this criterion.

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

The subject site, currently and historically used for agricultural purposes, is evidence of a use that is becoming increasingly rare in the local area, with farmland progressively being subdivided and developed for housing. This pattern of change, however, is not uncommon, and is representative of the progressive urbanisation of rural areas that is typical of the growth of cities worldwide. Although areas of rural farmland are reducing within the local area through urbanisation, there nevertheless remain areas where a rural landscape is preserved. The Gledswood and Maryland properties are examples where a nineteenth-century rural landscape has been preserved.

The houses on the site are typical of their era, and are unremarkable as modest mid-twentieth century houses. Other such houses are not unusual within the local area or in NSW. The structures on the site are modest and typical twentieth-century rural structures.

The post and rail fence located near South Creek is a typical example of a post and rail fence used in a rural environment. There are other more intact examples of this type of fence in NSW.

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> Provides evidence of a defunct custom, way of life or process. Demonstrates a process, custom or other human activity that is in danger of being lost. Shows unusually accurate evidence of a significant human activity. Is the only example of its type. Demonstrates designs or techniques of exceptional interest. Shows rare evidence of a significant human activity important to a community. 	<ul style="list-style-type: none"> Is not rare. Is numerous but under threat.

The property **does not** reach the threshold for heritage listing under this criterion.

Criterion (g)—an item is important in demonstrating the principal characteristics of a class of NSW's (or a class of the local area's): cultural or natural places; or cultural or natural environments

The subject site, as an example of Cumberland Plains landscape, has been substantially degraded, with few of the characteristics of the original landscape intact. There is little evidence of the original forested landscape that covered the site, with the alterations to the original landscape of the site having started in the 1800s with the clearing of trees to allow for farming. The stand of mature trees near House 3 is the only area where the original forested character of the land is discernible.

The subject site, as an example of nineteenth-century rural farming land, has lost many of its characteristics. There are no structures on the site identified as dating from the nineteenth century, roads and fence lines have been altered to suit changes in usage over time, and there is no evidence of colonial era farming techniques or equipment.

The houses on the site have been altered over time, with additions made and/or changes to fenestration and cladding. As such they do not represent fine examples of mid-century cottages. The site is not representative of a twentieth-century farm as historical aerial photographs show that many of the farm buildings, particularly a series of buildings near House 2, have been demolished.

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> Is a fine example of its type. Has the principal characteristics of an important class or group of items. Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity. Is a significant variation to a class of items. Is part of a group which collectively illustrates a representative type. 	<ul style="list-style-type: none"> Is a poor example of its type. Does not include or has lost the range of characteristics of a type. Does not represent well the characteristics that make up a significant variation of a type.

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> Is outstanding because of its setting, condition or size. Is outstanding because of its integrity or the esteem in which it is held. 	

The property **does not** meet the criterion for local heritage listing.

6.3.1 Heritage Significance Assessment Conclusion

The subject site does not meet the any of the seven Heritage Office criteria for heritage significance. As such, it is considered that the subject site, including its landscape and items of built heritage, are not of heritage significance.

6.4 Historical Archaeological Significance

Archaeological significance refers to the heritage significance of known or potential archaeological remains. In NSW, archaeological remains are managed in accordance with their assessed levels of significance in line with *Assessing Significance for Historical Archaeological Sites and 'Relics'*, published by the NSW Heritage Branch (now Heritage Division, OEH) in 2009.

This significance assessment specifically considers the potential historical archaeological resource of the site.

6.4.1 NSW Heritage Criteria

The Heritage Council of NSW established seven criteria for consideration in the assessment of heritage significance.² The potential historical archaeological resource of the Pondicherry study area has been assessed against these criteria and our findings are presented in Table 6.1.

Table 6.1 Assessment of Potential Archaeological Remains at Pondicherry against the NSW Heritage Criteria.

Criteria	Response
<i>(a) an item is important in the course, or pattern, of NSW's cultural or natural history (or the local area)</i>	<p>Anticipated ephemeral historical archaeological remains associated with agricultural activities and grazing are unlikely to contribute to an understanding of the course or pattern of NSW's cultural or natural history.</p> <p>Potential archaeological remains resulting from agricultural and pastoral use do not meet the threshold for significance under this criterion.</p> <p>Though considered unlikely to be present within the study area, potential archaeological remains of tenant farmer homesteads, including associated outbuildings and sealed artefact deposits resulting from their construction and occupation, could contribute to an understanding of rural lifeways and would be significant at a local level, if substantial and intact.</p>
<i>(b) an item has a 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 local area)</i>	<p>Pondicherry holds associations with early land grant holders John Dickson (Nonorrah) and George Molle (Netherbyres). The colonial homesteads of both land grant holders were established outside of the subject site, and it is unlikely that archaeological remains resulting from agricultural and pastoral use of the site would provide evidence of these associations.</p> <p>Potential archaeological remains do not meet the threshold for significance under this criterion.</p>

Criteria	Response
<i>(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)</i>	<p>Historical descriptions of activities in the Pondicherry study area provide no evidence of technical achievement or innovation.</p> <p>The aesthetic characteristics of archaeological remains at Pondicherry are unknown, given that they have not been excavated. The anticipated historical archaeological remains within the study area are relatively ephemeral and would not likely provide substantial or tangible physical evidence of past lifeways.</p> <p>Potential archaeological remains do not meet the threshold for significance under this criterion</p>
<i>(d) an item has strong or special association with a particular community or cultural group in NSW for social, spiritual or cultural reasons (or the local area)</i>	<p>No strong or special associations between Pondicherry and particular community or cultural groups were identified in the course of this assessment.</p> <p>Potential archaeological remains do not meet the threshold for significance under this criterion</p>
<i>(e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the local area)</i>	<p>Evidence associated with agricultural and pastoral activities, such as fence lines, plough marks and tree boles, have limited potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</p> <p>Potential archaeological remains resulting from agricultural and pastoral use do not meet the threshold for significance under this criterion.</p> <p>Though there is only low potential for archaeological remains of a tenant farmer's homestead from c1840 within the subject site, evidence resulting from its construction or use, including sealed artefact deposits, have the potential to provide unique insight into the lifeways of a less documented group in the Camden area. Where historical documents provide ample evidence of the diet, household goods and daily activities of colonial landowners, tenant farmers are less often discussed. The research potential of archaeological remains from a tenant farmer's homestead would be significant at a local level, if substantial and intact.</p>
<i>(f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the local area)</i>	<p>While ongoing subdivision and redevelopment of the greater Sydney area renders archaeological evidence associated with early land use increasingly uncommon, anticipated historical archaeological remains at Pondicherry would not be considered rare or endangered within the local area.</p> <p>Potential archaeological remains do not meet the threshold for significance under this criterion</p>
<i>(g) an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (or the local area)</i>	<p>Anticipated historical archaeological remains at Pondicherry are unlikely to demonstrate principal characteristics of a class of cultural places or environments in NSW or the local area.</p> <p>Potential archaeological remains do not meet the threshold for significance under this criterion</p>

6.4.2 Statement of Archaeological Significance

The subject site has moderate potential to contain ephemeral archaeological evidence associated with ongoing agricultural and pastoral activities with Pondicherry over the last 200 years. Archaeological remains are likely to be limited to expressions of land clearing, simple farm paths or tracks, fence lines, field drains and isolated artefacts. These remains have limited research potential and are unlikely to demonstrate historical, associative, aesthetic or social values. The anticipated historical archaeological resources at Pondicherry would not likely hold significance at a local or state level, and as such would not be considered 'relics', as defined by the Heritage Act.

There is low potential within the study area for archaeological remains associated with homesteads established by tenant farmers as none were identified in historical records or research undertaken for

this report. Structural remains of tenant farmer houses, associated outbuildings (agricultural and domestic) and sealed artefact deposits resulting from ongoing occupation and use of the homestead would be of local significance for their historical and research values.

Table 6.2 below presents the potential archaeological features anticipated within the study area, as well as their assessed levels of significance.

Table 6.2 Potential Archaeological Features, Associated Types of Archaeological Evidence and Assessed Significance.

Phase(s)	Possible Archaeological Remains	Location	Potential	Significance
Phase 2: 1816–1940	Land clearing and agriculture: <ul style="list-style-type: none"> • burnt tree boles associated with land clearing; • plough marks; • field drains; • fence lines; and • isolated or scattered artefacts associated with agricultural work. 	Entire study area	Moderate	None
Phase 2: 1816–1940	Former structures: <ul style="list-style-type: none"> • outbuildings associated with agricultural and pastoral activities at Cowpastures Estates, including stores, working sheds, stables, pigsties, dairies, fowl houses, etc; and Potential remains might include: <ul style="list-style-type: none"> • postholes; • wall footings; and • floor surfaces, etc. 	Entire study area	Low	Local
Phase 2: 1816–1940	Tenant farmer's homestead: <ul style="list-style-type: none"> • domestic outbuildings including cesspits, laundries, kitchens, and garages; • pits cut and filled with rubbish as a form of expedient disposal; • sealed artefact deposits contained within structural features such as cesspits, wells, drains, cisterns, etc; and • underfloor deposits (associated with unrecorded buildings). 	Entire study area	Low	Local

6.5 Endnotes

¹ NSW Heritage Office, *Assessing Heritage Significance*, 2001.

² Heritage Branch Department of Planning, 2009, *Assessing Significance for Historical Archaeological Sites and 'Relics'*, State of NSW, Heritage Branch, Department of Planning, p 3.

7.0 Conclusion

7.1 Heritage Significance of the Site

This report has assessed that there are no items of heritage significance located within the subject site. All built elements on the site—houses, structures, fences, roads, dams and the like—relate to the mid-twentieth century subdivision of larger land holdings into smaller rural allotments, or were more recently constructed. The Nonnorah homestead (now demolished) was located to the north of the subject site, and there is no evidence that any other nineteenth-century structures existed, or exist, on the site. As such, there are no items of built heritage that are recommended for conservation as part of the proposed development of the site.

The site does not have significance as a rural cultural landscape, as defined in Morris and Britton's *Colonial Landscapes of the Cumberland Plain and Camden, NSW*. The subject site does not contribute to the setting of a main house—the Nonnorah homestead is demolished, and the subject site is located beyond the heritage curtilage of the Maryland Homestead. Alterations to the landscape in the twentieth century, through construction of dams and the clearing of vegetation, have resulted in the substantial loss of legibility of the nineteenth-century rural landscape characteristics of the site, meaning that the subject site is not considered to be a rural cultural landscape due to its intactness or character.

7.2 Relationship of the Subject Site to Maryland

The subject site has a historical connection to Maryland, as the two were part of the same land holding until 1940. However, today the subject site lies beyond the property boundaries of the Maryland Estate, and the two properties are physically separated by the width of The Northern Road; it should be noted that roadworks involving the widening of The Northern Road are nearing completion (March 2021). There are no features within the subject site that are evidence that the subject site was part of the Maryland/Nonnorah Estate. The SHI listing for Maryland has a lot boundary curtilage, and it is considered that this curtilage is suitable to define the area of land that is essential for interpreting and retaining the heritage significance of Maryland.

However, northwestern parts of the subject site are located within the wider visual catchment of the Maryland Estate, and as such are considered to contribute to the visual setting of the estate (Figure 7.1). Changing the character of the subject site from rural to suburban will potentially impact Maryland. This does not preclude the subdivision and development of the subject site, but consideration should be given to how these parts of the subject site are developed, and controls that may be applied which will mitigate any impact of the proposed development on Maryland—refer to Recommendations, below.

Note: Since 2017, when this section of the report was prepared, rezoning of parts of the Maryland Estate has been proposed—referred to as the Lowes Creek Maryland (LCM) precinct. It is understood that rezoning of the LCM precinct is expected in the near future. The assessment of views included in this section of the report is based on inspections undertaken in 2017, prior to the upgrading of The Northern Road and the proposed rezoning of the LCM site. (March 2021)



Figure 7.1 Diagram indicating the approximate northwestern parts of the site that are located within the view catchment of Maryland (outlined in light blue dashed line). (Source: Excerpt from drawing titled 'Pondicherry, Oran Park Precinct Boundary', dated 17-05-2017, by John m. Daly & Associates Pty Ltd, with GML overlays 2017)

7.3 Recommendations

- An accurate view study from Maryland should be undertaken to provide a clear definition of the area of the subject site that is within the view catchment of the Maryland property. The view catchment should also be reviewed against the Maryland CMP when it is available. Note: the view study should consider the rezoning of the LCM site when approved. (March 2021)
- The subject site should be developed with consideration of views across the northwestern parts of the site from Maryland. These areas should be designed, and development controls put into place, to mitigate any visual impact of the subdivision when viewed from the Maryland Estate. Such measures could include:
 - use of vegetation as a visual screen along the interface with The Northern Road, where it is anticipated that high, solid sound screens may be installed following the widening of the Northern Road. The visual impact of sound screens could be softened with vegetation. This vegetation would also provide visual screening for allotments to the direct east;
 - height controls could be applied to limit buildings to single storey on the northern parts of the site, which would minimise visual impact;

- retention of existing large trees on the site could be considered (in consultation with an arborist);
 - tree planting along the riparian corridor in the northwestern corner of the site could act as a visual screen for areas directly adjacent to the east;
 - the planting of native trees species that matches those that exist on the site could be considered, to help retain the existing landscape character; and
 - locating areas of open space within the Maryland view catchment, where possible.
- Consideration could be given to ways of screening the relevant parts of the proposed railway line from view from the west as applicable, including use of landforms and vegetation. Alternatively, consideration could be given to locating the railway line on the eastern side of the site behind the natural ridgeline, where it will be less visible from Maryland.

7.4 Archaeological Significance and Potential

This report has identified that use of the subject site has been limited to activities associated with pastoral or agricultural pursuits from 1816 through to the present. While the subject site comprised part of several historical colonial estates—including Maryland, Netherbyres and Nonnorah—it remained a peripheral space unlikely to contain anything beyond ephemeral historical archaeological remains.

No areas of historical archaeological sensitivity within the study area were identified over the course of this assessment. The subject site has low potential to contain significant historical archaeological remains and relics.

7.5 Opportunities for Interpretation

There is an opportunity to interpret names of people and places that have a historical association with the site in the naming of streets, parks, or places within the proposed development. Names that could be considered include the following.

- Dickson—The subject site is part of 3000 acres granted to John Dickson in 1816.
- Molle—The subject site is part of 1600 acres granted to George Molle in 1816.
- Nonnorah—The name of the grazing farm that encompassed the subject site.
- Cowpastures—The name of Dickson's estate in 1833.
- Netherbyres—Part of the Cowpastures Estate included in the southern part of the subject site.
- Maryland—The subject site was historically part of the Maryland Estate.
- Pondicherry—Name of the farm that encompassed a majority area of the subject site, established in the 1950s.
- Cullen—It was George Cullen who established Pondicherry Farm.
- Sanctuary—A bird and animal sanctuary was established on a large part of the subject site in 1956.

8.0 Heritage Impacts of the Indicative Layout Plan

8.1 The Indicative Layout Plan

The draft Indicative Layout Plan revision B (ILP) was prepared in November 2020 (Figure 8.1). The ILP involves the development of the subject site, transforming it from rural land characterised by open grasslands and scattered trees to a residential subdivision with sealed roads and paths, a rail corridor, services infrastructure, schools and housing. Low density housing predominates in the ILP, but pockets of medium density housing are also proposed. The existing dams in the southeastern part of the site have been retained as 'lakes'. The railway corridor and a parallel major road run north–south through the centre of the site. There are parks scattered through the residential areas, and sports fields are located in the northeastern corner of the site.

Section 7 of this report identified the northwestern part of the site as being within the view catchment of the heritage listed property Maryland, located to the northwest of the site (Figure 8.1). It was recommended that views from Maryland be considered in developing the ILP and in the detailed development of the site to help mitigate impacts on the views from Maryland. The view catchment area of the ILP comprises mainly low density housing, but also includes a school, medium density housing, areas for parks and drainage, and part of the rail corridor.

Note: The assessment of views between the Maryland Estate and Pondicherry is based on site inspections undertaken in 2017. (March 2021)

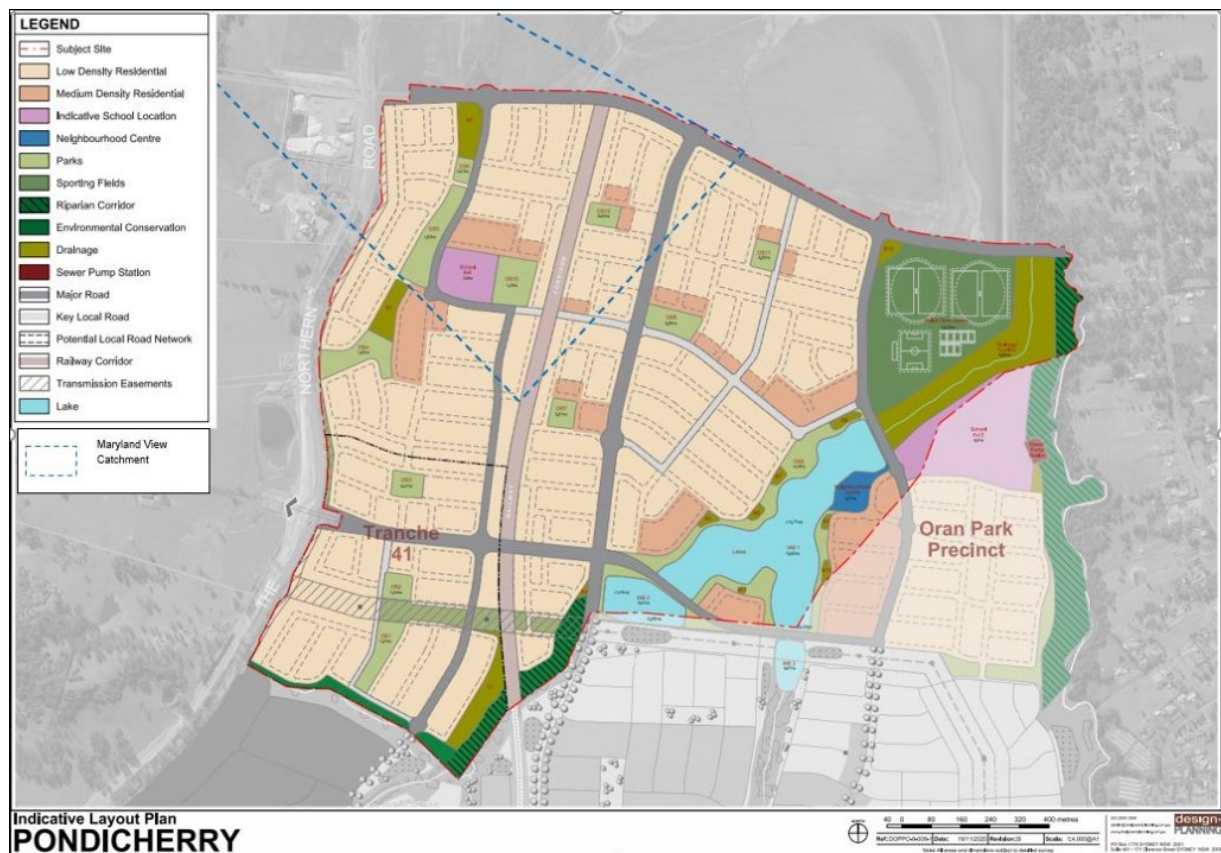


Figure 8.1 The ILP (not to scale), annotated to show the Maryland view catchment in the northwestern part of the site. (Source: Design Planning with GML annotations, December 2020)

8.2 The ILP: Heritage Impact Assessment

The nature of the proposed development, which involves changing the subject site from rural to suburban in its use, means that impacts on views to some degree from the Maryland estate are unavoidable. However, it is possible to undertake development in ways that minimise visual impacts. The following aspects of the ILP would help to reduce potential visual impacts within the view catchment area:

- The area within the Maryland view catchment is designated as predominantly low density residential, which would potentially allow for areas of open space between and around dwellings.
- Areas of parkland are included in the Maryland view catchment, which would help soften the visual impacts of the development.
- The inclusion of a school within the view catchment is potentially a positive aspect of the ILP. The school provides an opportunity for generous planting of large trees and for soft landscaping. However, the scale and form of the school's building(s) and areas of hard paving should be limited to minimise visual impacts.

It is understood that the rail corridor will be located for the most part within a cutting (anticipated to be 8–12 metres in depth), but details are yet to be finalised. Recessing the train line into a cutting of sufficient depth would potentially allow the train line to be screened from view. A surface train line without visual screening would increase the visual impacts of the ILP and its heritage impact on Maryland.

Pockets of medium density housing, which would potentially have a greater visual impact than low density housing, are located within the Maryland view catchment. It is noted that parks are located adjacent to medium density housing, and planting within the parks would have the potential to soften visual impacts, particularly where parks are located on the eastern side of the medium density housing. However, omitting medium density housing from the view catchment area would be preferred.

The impact of the proposed development of Pondicherry on views from Maryland will largely be determined by detailed aspects of the design that are not yet developed, such as the finalisation of the form of the rail corridor. However, based on the information presented in the ILP it is considered that the ILP would result in a moderate impact on views from Maryland and its setting.

Note: The assessment of the potential impact on views between the Maryland Estate and Pondicherry is based on site inspections undertaken in 2017. (March 2021)

8.3 Conclusion and Recommendations

This report has found that there are no items of heritage significance located within the subject site that should be conserved, and that the subject site does not have significance as a rural cultural landscape. However, the northwestern part of the subject site is located within the wider visual catchment of the heritage listed Maryland Estate. It is noted that there would be no direct physical impact on Maryland resulting from the ILP. Maryland's house, gardens, and all areas within its SHR curtilage would remain intact.

The ILP would potentially result in a moderate impact on views from the Maryland estate and its setting. Aspects of the ILP would serve to minimise this impact, but there is further scope to reduce

impacts. The following recommendations should be considered in order to minimise visual impacts and the heritage impact on Maryland:

8.3.1 Recommendation 1: Screen the Rail Corridor from View

- The rail line should be screened from view from Maryland. Running the rail line in an underground tunnel is preferred but recessing the train line into a cutting would be a suitable solution provided the cutting was of sufficient depth within the view catchment area. Screen planting along the western side of the rail corridor is also recommended for visual screening and to soften views of the area.

8.3.2 Recommendation 2: Relocate Medium Density Housing

- Consideration should be given to relocating medium density housing out of the view catchment area. The eastern part of the subject site (away from the ridgeline) would be a preferred location for medium density housing.

8.3.3 Recommendation 3: Apply Height Limits

- If medium density housing cannot be relocated, height controls should be applied to the medium density housing and the proposed school in the northern part of the site, to limit building height to two storeys.
- Height controls should be applied to limit low density housing to a single storey on the northern parts of the site, which would minimise visual impacts.

8.3.4 Recommendation 4: Use Vegetation for Screening and Softening Views

- Retention of existing large trees on the site should be considered in consultation with an arborist. The ILP does not identify existing vegetation proposed to be retained.
- Street tree planting and tree planting within parks would soften views from Maryland. The width of roadways should be minimised and areas of soft landscaping maximised eg planted verges.
- Tree species should be selected with consideration given to their canopy size and screening potential. The planting of native tree species that match those that exist on the site should be considered, to help retain the existing landscape character.
- Vegetation may be used as a visual screen along the interface with the Northern Road where it is anticipated that high, solid sound screens may be installed following the widening of the Northern Road. The visual impact of sound screens could be softened with vegetation. This vegetation would also provide visual screening for allotments within Maryland's view catchment.

8.3.5 Recommendation 5: Preserve the Existing Topography

- Significant changes to the natural topography should be avoided (other than recessing the rail line). The use of high retaining walls to level out areas within the view catchment should be minimised. The legibility of the existing topography should be preserved.

8.3.6 Recommendation 6: Interpret the History of the Place

- Opportunities for interpretation (Section 7.5) should be considered for naming places within Pondicherry.

Note: The above recommendations related to the impact on views from the Maryland Estate are based on as assessment of views undertaken in 2017. (March 2021)