

HERITAGE ASSESSMENT

Willow Run, Bong Bong Road, Mittagong
Lot 115, DP 1067955

Heritage Item No. I1193, Wingecarribee Local Environment Plan 2010, local heritage

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1 March 2021

HERITAGE ASSESSMENT, WILLOW RUN, BONG BONG ROAD, MITTAGONG

CONTENTS

1. Introduction
 - 1.1 Details of place
 - 1.2 Limitations
 - 1.3 Research
2. Site Information: lot layout
3. Historical background
 - 3.1 General history
 - 3.2 Primary history
4. Physical description
 - 4.1 Site
 - 4.2 Homestead
 - 4.3 Outbuildings, sheds and other structures
5. Assessment of Cultural Significance
 - 5.1 Current historical notes
 - 5.2 Issues affecting Heritage Significance
 - 5.3 Assessment of Significance using NSW heritage criteria (local)
 - 5.4 Proposed Statement of Significance
6. Significance inventory
7. Issues affecting the property
 - 7.1 Zoning and planning controls: LEP and DCP
 - 7.2 Heritage Controls: listing of the property; current heritage status
8. The ICOMOS Burra Charter: Conservation
 - 8.1 The ICOMOS Burra Charter Relevant Principles of Conservation
 - 8.2 Curtilage for subdivision
 - 8.3 Visual setting
9. Heritage Controls and Recommendations
 - 9.1 Heritage Controls
 - 9.2 Recommendations
10. References
11. Appendices

1. Introduction

This report has been prepared for the owner, Willow Run Developments, to determine the level of significance of this property and the impact of the proposed Development on any significant elements.

1.1 Details of place

Willow Run is located at 105-119 Bong Bong Road, Mittagong and is listed as a Local Heritage item No. I1193 in the Wingecarribee Local Environmental Plan 2010. The description in this listing is for:

Name of Item: Willow Run wells, barn and outbuildings

The property comprised approximately 100 acres when Edward Cupitt purchased it in about the early 1880s and was part of an original grant of 1,130 acres made to John Thomas Wilson in 1847.

A site inspection of 30 November 2020 included the early homestead, wells, the barn, the external toilet building, as well as other elements, including remnant relics within the landscape.

1.2 Limitations

This report is limited to an assessment of the heritage values of the Willow Run property at 105-119 Bong Bong Road, Mittagong, in response to a Council Resolution in relation to a Planning Proposal to rezone part of the land at Willow Run from RU2 Rural Landscape to R5 Large Lot Residential with a minimum lot size of 4,000m², for progression to a Gateway Determination. It suggests an appropriate curtilage for the property as part of this rezoning proposal. It does not address conservation or management issues, or interpretation of the subject property. Nor does it assess the significance or ecological value of the native vegetation or watercourses located on the property. The recommendations at the end of this report address some of the issues that are likely to arise as a result of the adoption of the report's outcomes.

1.3 Research

Research for this report includes:

Berrima and District Historical & Family History Society, files and internet site:

<https://www.berrimadistricthistoricalsociety.org.au>

Wingecarribee Public Library, Local Studies Collection

NSW Land Registry Services, Sydney

Information available Online, including:

TROVE: <https://trove.nla.gov.au>

Heritage NSW Office, Heritage Database

NSW Land Registry Services: Titling information and Historical Land Records Viewer (HLRV)

I would also like to thank Wingecarribee Shire Council Strategic Land Use Planner (Heritage), Sarah Websdale Farnese, for her assistance in retrieving information held by Council for this property.

2. Site Information

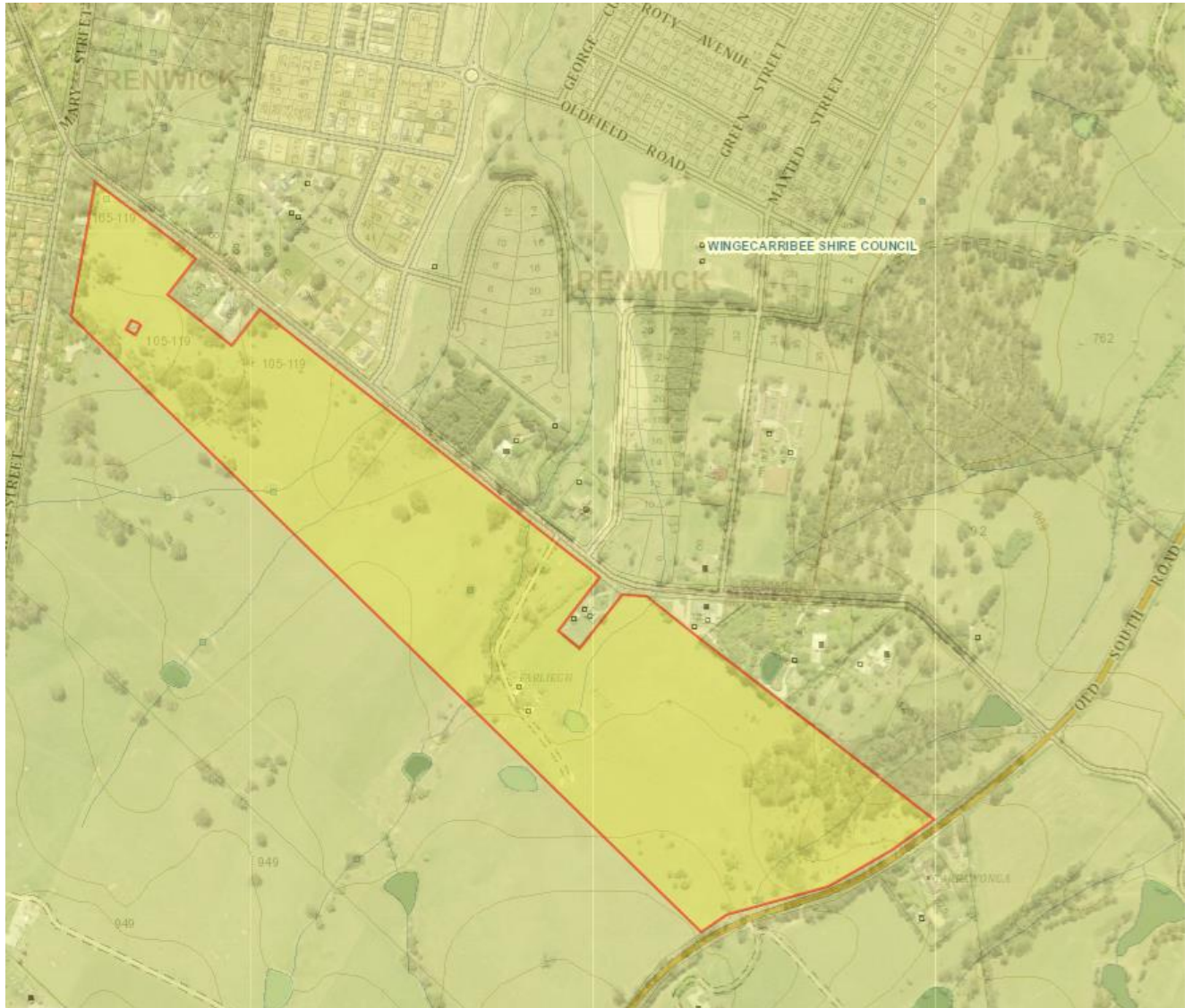


Figure 1: Lot layout, Willow Run, Bong Bong Road, Mittagong, 2020; source: Sixmaps: NSW Government Spatial Services

The site Lot 115 DP 1067955 is located at 105–119 Bong Bong Road and is listed as a Local Heritage item No. I1193 in the Wingecarribee Local Environmental Plan 2010. It appears within the WLEP 2010 as Heritage Map – Sheet HER_007F. An extract from this map is at Figure 2.

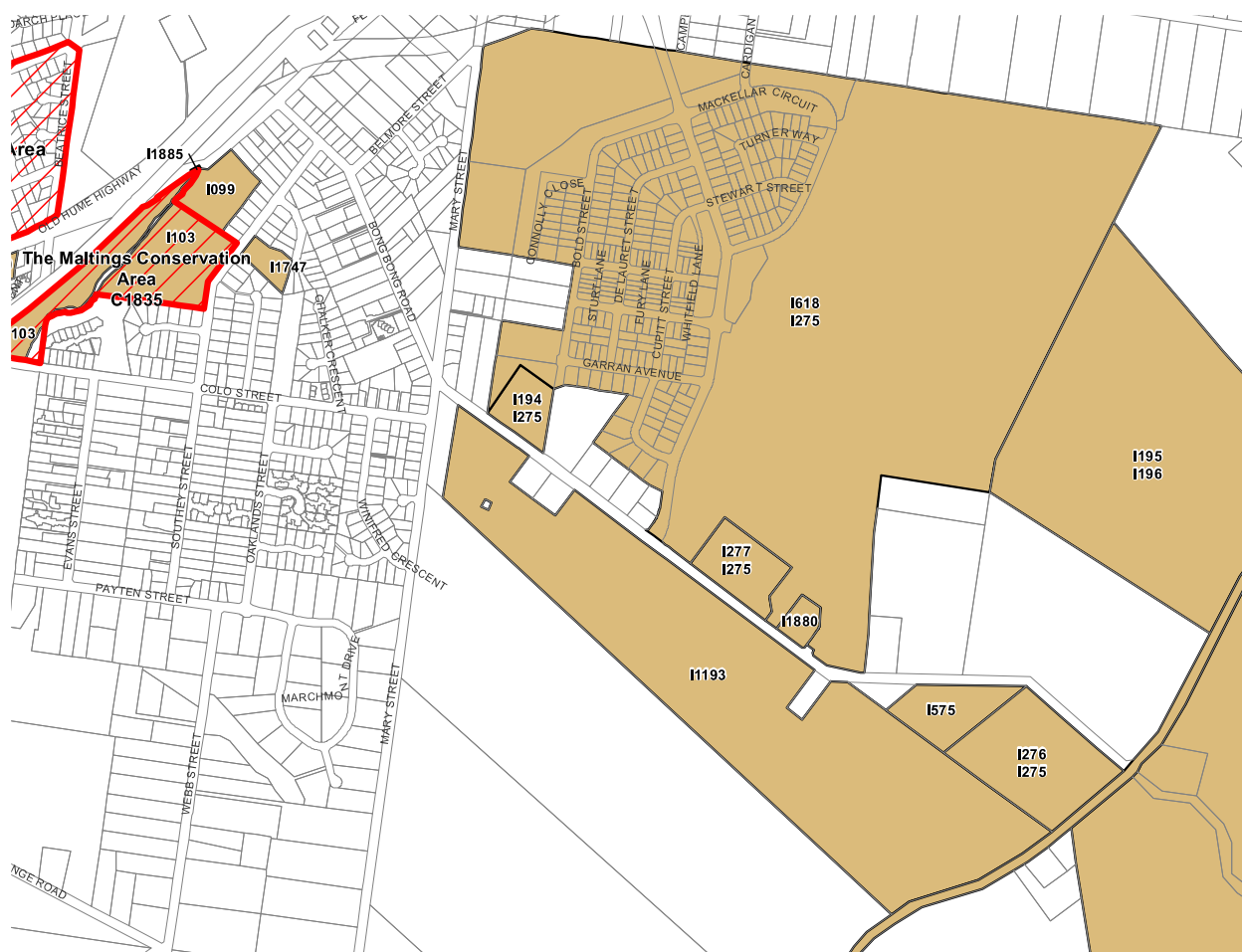


Figure 2: Lot 115 DP 1067955, 105–119 Bong Bong Road, Mittagong, heritage Item I1193, Heritage Map – Sheet HER_007F; source: Wingecarribee Local Environmental Plan 2010

3. Historical background

3.1. General history ¹

The history of Mittagong is linked to the early explorers heading south from Sydney and the subsequent creation of the main southern railway. The nucleus of the settlement at Mittagong existed from the 1820s along the Old South Road, known as Lower Mittagong. George Cutter erected the Kangaroo Inn on Old South Road in 1826. When the Old South Road was bypassed in the 1830s with a more direct link to Berrima, Cutter erected another inn known as the Kangaroo Inn (second) on the former Great Southern Road (later Hume Highway) at Mittagong near Nattai Creek. This Inn still stands and is today known as the Fitzroy (Fitz Roy) Inn, and has been substantially refurbished.

An iron works was established in the area in 1848 and a village grew around it, known as Nattai. In 1864 a survey plan to subdivide one hundred acres of land owned by Fitz Roy Iron Work Company to the east of its holdings was laid out. This was known as the Township of New Sheffield. The first land was sold in 1865. Some of these blocks were taken up on the Great Southern Road where inns and other shops were soon established.

¹ This historical background comprises relevant excerpts from the Mittagong Town Plan, effective 23 October 2019, pp. 72-73; and JRC Planning Services, Wingecarribee Heritage Study, 1991, Vol. 1, Part 1, p. 31.

The Fitz Roy Iron Works closed in the 1870s. In 1884 the Mittagong Land Company purchased the whole of the iron works land, including the vacant blocks in New Sheffield. A new subdivision was released that joined together the Township of New Sheffield and the Township of Mittagong. The subdivision entailed all the land from Bessemer to Beatrice Streets and Leopold to Waverly Streets. This is still the nucleus of the town centre today.

The advent of the railway in 1867 established Station Street as the major link between the centre of the town and the Mittagong railway station. Its importance is evidenced by the establishment of the courthouse, the police station and the significant Mittagong post office.

Prosperity in Mittagong was seen from as early as 1875 when Frederick Draper's commodious Commercial Hotel was erected. In the 1880s he constructed other substantial buildings including the railway refreshment rooms on the corner of Regent and Station Streets. The Commercial Banking Company of Sydney erected an imposing building on the Great Southern Road in 1891.

Bachelor's Hall, erected in the 1870s, was used for community functions. Significant social gatherings were held from 1885 in Canterbury Hall (located on the present site of Winifred West Park). The St Stephen's church hall was also used for social gatherings and the Mittagong Municipal Council held its meetings at this venue.

In 1875, easy access provided by the railway system led T.S. Mort to establish the Fresh Food & Ice Co. and open a major country milk chilling plant at Mittagong, rather than the Illawarra, and a major dairy industry commenced in the Southern Highlands. In 1883 the Fresh Food Co. installed the first cream separators in the colony at the Mittagong factory, which soon led to the establishment of butter factories at nearby villages including Robertson.

3.2. Primary history

This property, Lot 115, DP 1067955 is part of the Shire of Wingecarribee, County of Camden, Parish of Mittagong. It was originally a grant of 1,130 acres, Portion 115, to John Thomas Wilson in 1847.

The Southwood Estate was established on this land (the original grant to Wilson) under the ownership of Stephen John Pearson and John Douse Langley. The western half of the Southwood Estate was subdivided in 1886. In 1907 the government purchased the remainder of the estate including the eastern side (approximately 397 acres) for use as a farm for delinquent boys. This property became the Mittagong Farm Homes (later Renwick Home) and by 1918 had increased to 427 acres.²

The Cupitt family and Farleigh

About 1880 Edward Cupitt purchased the subject property (now Willow Run) of about 100 acres, located at Lower Mittagong, known as Farleigh.³ Edward Cupitt (born 1839) was from the Windsor district, where his grandparents, George and Mary Cupitt, were granted land about 1824. They had arrived in Australia in 1797 on the ship 'Ganges' and George was a private in the NSW Corps. They had ten children and at least four of them, William, George, James and Eliza, came to settle in and around Mittagong and all had families, so there were and still are many Cupitts in the district.⁴

² Tanner Architects, Non-indigenous Conservation Management Plan, Renwick Development, Draft C, 2005.

³ Although the exact date has not been established, Edward and Caroline Cupitt's eldest child, David Farleigh Cupitt, was born in 1881, so it is most likely he would have purchased the property around this time or possibly earlier. As stated in the following paragraph, Edward had grown apple trees to maturity by 1891 and as it would have taken around ten years to do so, this also indicates a date around 1880.

⁴ For example, William Street in Mittagong is named after William Cupitt, George and Mary's son, who owned a selection of land near the present Mittagong Golf Course.

Edward was the son of George and Mary Cupitt's daughter, Eliza. He came to settle in Mittagong in the early 1850s at the age of about 13. He later established a butchering business in Mittagong; this was located on the site of the former Commercial Bank building (built 1891), now a boutique hotel, at 83 Main Street, Mittagong. He was considered to be an excellent judge of cattle, being called on in this capacity at the saleyards then located at Homebush in Sydney.

Edward was also an expert in the cultivation of fruit. By 1891 he had established an orchard on the property and grown a large number of apple trees to maturity, as the *Australian Town and Country Journal* reported:

The fourth show of the Mittagong Horticultural Society was opened Wednesday last. The shows of fruits and flowers were very fine. Vegetables were few, but good.... Mr. Edward Cupitt won a prize for a splendid collection of apples, comprising 47 varieties.⁵

Known as having a very genial and kindly disposition, Edward also had a reputation for strict integrity in all his transactions.

Edward married Caroline (nee Webb – 1851-1919) and they had three daughters, two of whom died in infancy, and three sons, David Farleigh, Phillip Kent and Walter Uridge. Their surviving daughter, Minnie married Charles Trood. All were born in Mittagong and remained in the district all their lives, except for Walter, who moved to Manly in later life. An obituary for Phillip Kent Cupitt in *The Southern Mail* (Bowral, NSW) in January 1947 reported that he was born at Farleigh in 1885 and that his father was 'one of the pioneers of the Mittagong district'⁶. Phillip Cupitt:

spent his early life on his father's farm. There he became an expert horseman and gained a knowledge of cattle which stood him in good stead in later life. For a time he followed the trade of brickmaking with his father, and later was employed in various jobs until he established a butchering business in Mittagong. With his two sons he conducted this business until he went into retirement. He was a regular visitor to stock sales in this district and was also a familiar figure at the Flemington saleyards.⁷

Phillip had worked in his father's butcher shop with his younger brother Walter, and later his son and daughter. In July 1922 he acquired a business in Bowral known as Canberra Butchery.⁸ When he was young, Phillip Kent Cupitt was considered to be an outstanding forward in football in the district and was sought as a player with a Sydney team, which he turned down. Of a quiet nature, he had a name for honest dealing and was held in high regard by many residents of the district.

In his later years Edward Cupitt established brickworks on his Farleigh property. It has been recorded that:

Brickmaking was an important industry in the Mittagong area. A brickworks was operating in Bong Bong Road in the early 1900s and several of the buildings associated with the Mittagong Farm Homes (Renwick) were built with bricks from these works. The Cupitt family at one time owned the works...⁹

A photograph taken during the early 1900s shows employees at the brickworks as follows:¹⁰

Phillip Cupitt, Walter Cupitt, Ed Cupitt, Chas Trood and David Cupitt.

⁵ 'Mittagong', *Australian Town and Country Journal* (Sydney, NSW), Sat. 28 March 1891, p. 42 (via TROVE).

⁶ 'The late Mr. P. K. Cupitt', *The Southern Mail* (Bowral, NSW), Fri. 10 January 1947, p. 5:
<https://trove.nla.gov.au/newspaper/article/> viewed 19 Nov. 2020

⁷ 'The late Mr. P. K. Cupitt', *The Southern Mail* (Bowral, NSW), Fri. 10 January 1947, p. 5

⁸ Cupitt files: 01/183, Berrima District Historical & Family History Society Archives, Mittagong.

⁹ Day, Leah and Tim McCartney, *Mittagong's Picturesque History*, Mittagong Publishing, 1996, p. 43.

¹⁰ See Day and McCartney, *Mittagong's Picturesque History*, p. 43, photograph courtesy of Mrs Shirley Casburn.

David Farleigh Cupitt was the eldest son of Edward and Caroline Cupitt. He married Hettie Massingham, eldest daughter of W. G. Massingham of Aylmerton at St. Stephens Church of England, Mittagong, in April 1909. David's father, Edward, died on 15 December 1912 at his residence at Farleigh and, possibly at this time, the property passed to David.¹¹

David Cupitt also enrolled as a member of the Agricultural Bureau, Mittagong Branch, at a meeting of the Branch at the dairy of the Farm Home for Boys, Mittagong, on Wednesday afternoon, 24th October 1917. The Farm Home (later Renwick Home) was located on the opposite side of Bong Bong Road from Farleigh, now Renwick Estate.

The *Government Gazette of the State of NSW* (Sydney) published Sheep Brands and Marks recorded by the Inspectors of Sheep for the several Pastures Protection Districts in accordance with the Pastures Protection Act, 1912. On Friday 21 June 1935 it included:

Cupitt, David Farleigh, Farleigh, Mittagong.¹²

David Cupitt died at the district hospital in February 1952. His obituary noted that he was born in Mittagong and lived there all his life. He was a farmer and in later years had been living in retirement. He had a reputation as having a quiet and retiring disposition, whilst being respected by all who knew him. His wife, Hettie, and one daughter survived him, as well as his brother Walter Uridge Cupitt, Senior, then living in Manly.¹³

Farleigh and a connection between the Cupitt and Webb families

Both the 100 acres owned by Edward Cupitt and the adjoining 200 acres immediately to the south-west were known as Farleigh. The owner of the adjoining 200 acres was David Webb and it appears that he was the father of Edward Cupitt's wife, Caroline (nee Webb). Robert and David Webb came from East Farleigh in Kent, England and were sons of Robert Webb, a labourer, and his wife Sarah (nee Lamb). They arrived in Australia on the ship Woodbridge in 1838 with their families, including David Webb's wife, Caroline ((nee Uridge), and her sister, Sarah (married to William Baxter) and her family. Caroline and Sarah were daughters of George and Frances Uridge.

When they arrived in Australia, David Webb (1806–1888) was 31 and his wife, Caroline, was 28 years old.¹⁴ They were Caroline Cupitt's parents, and, as Caroline Cupitt (nee Webb) was born in 1851, she was probably their youngest child.

In 1895 the annual picnic of the Lower Mittagong Public School was held on Saturday 20 February 'on the heights in Mr. E. Cupitt's grounds.' The local newspaper reported that:

...from these heights a view of surpassing beauty meets the eye, that would well merit the attention of the artist. The weather was all that one could wish for and from an early hour it was evident that, the visitors to the number of over 200 fully intended to avail themselves of a day's festivities. A spacious marquee had been erected by Messrs. Cupitt and Webb (who spared no trouble to make the picnic a success) which added greatly to the comfort of all.¹⁵

¹¹ 'Death of Mr E. Cupitt', *Robertson Advocate*, NSW, Fri. 20 Dec 1912, p. 2; Death notices, *The Sydney Stock and Station Journal*, Tues. 17 Dec. 1912, p. 3; Dun's Gazette for New South Wales, Vol. 9 No. 3, January 20, 1913: 'Applications for Probate' (made after 14 days from the date set against each name): Caroline and D.F. Cupitt named as Executrix and Executor for Edward Cupitt, Mittagong, Farmer. [TROVE]

¹² Pastures Protection Act, 1912. *Government Gazette of the State of NSW* (Sydney), Fri. 21 June 1935, p. 2551.

¹³ *The Southern Mail* (Bowral, NSW), Fri. 22 Feb. 1952, p. 7.

¹⁴ History from 1838 – The Webb Family website: <https://familywebb.id.au/our-history-frpm-1838/> (viewed 26 Nov. 2020); note that Walter (son of Edward and Caroline Cupitt) Cupitt's second name is 'Uridge'.

¹⁵ *Bowral Free Press and Berrima District Intelligencier* (NSW), Wed. 20 Feb. 1895, p. 2.

Thomas Marden

On 7 July 1947 David Cupitt sold Farleigh to Thomas Frederick Marden, for the sum of £ 2,000. Marden renamed the property Willow Run and used it for dairy cattle and dairy produce.¹⁶ There were several exclusions from the sale, leaving an area of just over 92 acres (about 37.3 hectares); the exclusions were:

- a reservoir site that had already been excluded from the property, *NSW Government Gazette* 11 January 1946, folios 57 & 58 (see Attachment 4); and
- an easement for a pipeline (plan 3722-3040 and DP 705826), *NSW Government Gazette* 24 June 1994, folio 3190
- Lot 2 DP157625 (a strip of land that runs along the north-west boundary of Willow Run)
- Lot 2 DP549955 (a small lot located to the south-east of the Willow Run entry driveway)
- Lot 1 DP583708 (a small lot fronting Bong Road, located to the north-west of the Willow Run homestead)
- Lot 2 DP618304 (103 Bong Bong Road: another small lot located to the north-west of the Willow Run homestead, adjoining the above lot, to the south-east)¹⁷
- an easement for electricity transmission line (Plan 3283-3040, 27 Sept. 1943)
- an easement for electricity supply (DP 643615)

While no evidence has been found, it is possible that three of the above exclusions were concessional purchases for Marden's two daughters and son. Marden's daughter continues to live in the property exclusion closest to Mittagong township, while the property exclusion closest to South Road belongs to another family member.¹⁸

Willow Run - Dunbier and Williams families

Marden sold the property, Willow Run, on 9 January 2004 to the following, as tenants in common: Phillip, Peter and David Dunbier, each holding a quarter share; and Troy John and Kim Cherie Williams, holding a quarter share as joint tenants. The above exclusions were specified in the sale, leaving the present area of approximately 36 hectares. It remains in the same ownership.

4. Physical description

- 4.1. Site
- 4.2. Building
- 4.3. Outbuildings, sheds and other structures

4.1. The site

The site, of approximately 36 hectares (approximately 89 acres), is located on Bong Bong Road, about two kilometres east of Mittagong. A gravel driveway, fenced on both sides with post and wire fencing, leads from Bong Bong Road to the site of the early homestead. This building is surrounded by trees, including a large Eucalypt to the south, a mature 'Tortuosa' willow (*Salix matsudana tortuosa*) to the North-East, a Bay Laurel (*Laurus nobilis*) hedge near the entrance to the building, along the inside of the fence; and a row of Osage orange trees (*Maclura pomifer*) that form a wind break along the creek line next to the entrance driveway.

Pockets of native vegetation are scattered across parts of the property, in particular to the west of the entrance driveway, all along the creek line to the south-western boundary; around the site of the brickworks (see below); and at the western end of the property, east of the water tank site (see below). There are two significant mature trees located at the edges of the creek line directly south-west of the homestead (aerial map, Figure 2: No.s 41 – probably Apple Box (*Eucalyptus bridgesiana*) & 42 – Paperbark (*Melaleuca Quinquenervia*). There are four waterholes/dams (aerial map, Figure 2: No.s 21, 34 & 54, 55), one of which is a small pond (No. 40 on aerial map, Figure 2).

¹⁶ Jim Marden, pers. comm., 7 Dec. 2020.

¹⁷ Owner as of 15/10/2007: H M Allen & Company (Certificate of Title 31/563920)

¹⁸ Tom Marden, pers. comm., 30 Nov. 2020.

4.2. The homestead building

Jim Marden, son of Thomas Frederick Marden, has provided information about the homestead when he grew up on the property, including that it was in its existing location. The homestead building is of brick, with a weatherboard extension at the north-eastern side. The bricks are of early manufacture and are likely to be from the brickworks established on the property in the early 1900s. There are three brick chimneys, two at the south-eastern side and one at the centre. The pitched roof is of corrugated iron in an advanced state of rust.

The present entry to the homestead yard is via a gate at the south-eastern side of the building. There is an entry door to the building here and the first room, where one chimney joins the now covered fireplace, may have been the laundry. Another room leading off this room also has a covered fireplace, where the chimney at this (north-western) side of the building is located.

The interior of this part of the homestead building includes a hallway with a number of rooms leading from it. Floor and ceiling timbers are of pine and may be part of the early building, although the interior has been altered. There is a cast iron fireplace with a mantelpiece in the main bedroom, attached to the central chimney.

The location of the building extension is evident on the north-eastern side via a join visible in the exterior wall between the brick and timber wall extension. The interior of the house has a different layout at this front (north-eastern) section. There is a bull-nose verandah along the front (northern side) of the building, with a return along the eastern side; the verandah roofs having been replaced with new galvanised iron. The whole of the north-western side of the building has been recently covered with corrugated iron for protection.

Jim Marden thinks that the timber extension may have been the early part of the homestead, as there was a breezeway between the timber and brick parts of the building when he was young. Termites had attacked the timber part of the building and the interior, as well as parts of the exterior, have been replaced.¹⁹

4.3. Outbuildings, sheds and other structures

Shed

The yard outside the homestead fence includes a shed or 'barn' to the south-east of the homestead. Although in reasonable condition, it has been altered over time and includes new posts and corrugated galvanised iron. The original hardwood rafters are still in place and show the recess cut into the timber, where slab sides would have been fitted for the original shed.

There is a skillion roof addition to the further (eastern) side of the shed from the homestead and another skillion roof addition at the rear of the shed, used for vehicles and storage.

Outside toilet building

An outside brick toilet building with a (rusty) corrugated iron roof and timber door is located a short distance to the north-east of the homestead building. The bricks are of the same type as those used in the homestead building.

GROUNDS

There are currently two ships containers located near (south-east of) the homestead. The homestead is surrounded by a timber post and wire fence, with a timber gate at the south-eastern entry; there is a timber post and wire fenced paddock to the north of the homestead. To the east of the homestead is a large dam, with a mature oak tree (*Quercus sp.*) and two younger oak trees to the north-west of the dam.

¹⁹ Jim Marden, son of Thomas Frederick Marden, pers. comm., 7 Dec. 2020.

Orchard and drainage system

To the north-east of the dam is a remnant orchard, comprising some very mature pear and plum trees. Evidence remains of a drainage system for the orchard that comprised trenches, partially closed at the top with stone (or earth and stone) and lined with brick. Their purpose was to draw the water from the orchard trees, on a rising slope, to a flat area of land below the level of the orchard, in what appears to have been a wet area of the property.

Former dairy

To the south-east of the homestead are the remnants of an early dairy. These comprise remnants of concrete floors, some with rocks underneath, scattered bricks of similar appearance to those of the homestead, and some timber posts in poor condition lying on the ground. It appears that there may have been more than one building.

Wells

Two wells are located near the homestead, one to the south-east and one to the south-west. Both are lined with bricks and covered with rocks. The sites are shown on the aerial map (Figure 2) as No.s 14 and 32/33. The former well has been filled in with soil; the latter well, located to the south-west of the homestead, on the opposite side of the creek line, is reputed to never have run dry.²⁰

Brickworks site

As indicated in the history section of this report above, Edward Cupitt established a brickworks on his Farleigh property in the early 1900s. The site of this brickworks is near Bong Bong Road, at a central point between the entry driveway to Willow Run and the two western portions of the property excluded when it was sold in 1947. The site is opposite to Renwick Drive (No. 34 on aerial map, Figure 2). There is no evidence left of any infrastructure associated with the brick pit but there is evidence of clay having been removed, which was used for brickmaking.

Former slaughterhouse

A small concrete slab on the ground is all that remains of the former slaughterhouse that was located near the road (No. 46 on aerial map, Figure 2). It is described on the NSW Heritage database inventory sheet as being a red brick building. The database inventory sheet also states that: 'Nearby, set further back, was a dairy building with a raised section above the door with "D F Cupitt" and a date printed into it – could be in the 1800s'.

These buildings were in poor condition and structurally unsound and were demolished in 2005. In a letter of 26/7/2005 Council requested that the applicant provide historical information. A handwritten file note indicated that the owner advised that there was no information on the title and expressed the view that the shed needed to be demolished to avoid injury from any trespassers. [The shed was the slaughter shed mentioned by the previous owner.] The applicant did not provide any historical research or heritage information, despite the site being a heritage item. There were no conditions of consent relating to archival recording of the building prior to demolition and there are no known photographs of the structures.²¹

Water Tank

At the highest point on the property, at the western end of the lot, is a large water tank built of concrete blocks (No. 36, 37 & 38 on aerial map, Figure 2). Next to the tank is a concrete access pit and a concrete service manhole. It has been previously fenced but only a few fallen pieces of sawn timber indicate the fence's former presence. The tank site is Council property and was appropriated as a Service Reservoir for water supply to Mittagong Farm Homes as water supply augmentation on 9 January 1946, when the property was owned by David F. Cupitt (see Attachment 4).

²⁰ Tom Marden Jr., grandson of Thomas Frederick Marden, pers. comm. 30 November 2020.

²¹ Review of Wingecarribee Shire Council DA file LUA 2005/0782: Demolition of Brick/Iron Shed, Council File Review, Willow Run, Property File PF 1522.



Figure 3: Willow Run, Lot 115 DP 1067955, Site plan for area around homestead and to west of homestead – aerial map 2020.

5. Assessment of Cultural Significance

- 5.1. Current historical notes
- 5.2. Issues affecting Heritage Significance
- 5.3. Assessment of Significance using NSW heritage criteria (state/local)
- 5.4. Proposed Statement of Significance

5.1. Current historical notes

Heritage NSW includes the following historical notes in its heritage inventory sheet for 'Willow Run Wells, Barn and Outbuildings', Bong Bong Road, Mittagong, Item No. I1193: Database No. 2681193, local government, Wingecarribee Local Environmental Plan, Gazette date: 16 June 2010; Wingecarribee LEP – lapsed: 26 November 2004, Gazette No. 187, Gazette page 8756):

The buildings are believed to have been built by David Cupitt who had a butcher shop in Mittagong.

The red brick building near the road is the slaughterhouse. (Demolished 2005. Refer LUA05/0782.) The dairy building is set further back and has a raised section above the door with "D F Cupitt" and a date printed into it - could be in the 1800s.

It is believed there are two wells, one of which is walled with brick. Another well is near the creek and a spring keeps it full, except during dry weather.

The files at Wingecarribee Council give very little additional information about the property. A Council review of the files notes that a letter from then owner T.F. Marden dated 26/2/2001 requested that Council investigate the heritage significance of 'an old brick slaughter shed built during the 1800 [sic] also a dairy built 1912 and an old well, with regard to having them put on a heritage list'.²² Willow Run 'wells, barn and outbuildings' were included as a heritage item as part of a substantial amendment to WLEP 1989 (120 new heritage items), Gazette of 26/11/2004: Amendment No. 115 published in Government Gazette No. 187, p. 8756.

5.2 Issues affecting Heritage Significance, including condition of the buildings

History and examination of the physical elements

The examination of the history and the physical elements of this property reveals that the brick part of the existing homestead was built by the Cupitt family, most likely using bricks from the brick pit on the property. The timber section of the homestead may have been built earlier but it has been damaged by termites and extensively repaired. However, both the roof and the footprint of the earlier building remain. The bullnose verandah roof at the front (north-eastern side) has been rebuilt in the same style, while the timber boards of the verandah have been replaced with concrete.

The physical examination showed that while the homestead building is still in reasonable condition and is habitable (it is currently inhabited), it is in a state of deterioration due to the lack of a damp course, which has led to cracking in the walls. The brick walls have been re-mortared. Both the inside and part of the exterior of what is thought to be the early part (timber section) of the homestead building have been altered. Also, this timber part of the building has been extended at the north-western side.

Improvements have been made to the interior of the homestead and the verandahs. It appears that the original iron roof is extant but it is extremely rusty. Some of what may have been the original double-hung four-pane windows remain in the brick part of the building; however, they are in need of repair. The windows in the timber part of the building are replacements. Part of the brick

²² Wingecarribee Shire Council, Council File Review, Willow Run, Property File PF 1522

chimneys have been re-mortared and two appear to be stable; however, the most southerly chimney, near the entry gate, appears to be loose at the top.

Sheds, outbuildings and other elements

The outside brick toilet building has a rusty roof and the timber door is in need of replacement. However, the building itself is in reasonable repair and the septic system appears to be functioning. The corrugated galvanised iron shed has been altered over time and the timber posts replaced. However, the original recessed hardwood rafters are still in place, indicating that the original shed was in this location and was of slabs.

The wells have been located as noted in the physical description: aerial map (Figure 2): No.s 14 and 32/33. One has been filled in; the other is accessible.

The orchard is still extant and although the trees are very mature, they are still producing fruit. The brick and stone drainage system near the orchard still functions.

Sites of former slaughterhouse, dairy and brickworks

A small concrete slab on the ground is all that remains of the former slaughterhouse that was located near the road. The former dairy comprised two buildings; however, all that remains of these are remnants of concrete floors, scattered bricks of similar appearance to those of the homestead, and some timber posts in poor condition on the ground. Some of the remnant concrete floors have rocks underneath, showing that they were set into rock, probably for greater strength.

The site of the former brickworks has been noted in the physical description: No. 34 on aerial map, Figure 2. While there is no infrastructure associated with the brick pit remaining, there is evidence of clay having been removed, which was used for brickmaking.

It is evident that the driveway is most likely in the same location as the original; however, the gates and the fencing have been replaced.

According to Jim Marden, when he was a boy, there was a large shed to the south-west of the homestead, on the opposite side of the creek line. This was used by the Cupitt family to house chickens, but it has long since been demolished.²³

The name of the property and its heritage listing

The name Farleigh is associated with the Webb family, who owned the 200-acre adjoining property to the south-west of the Cupitt's property. Edward Cupitt's wife was Caroline Webb before she married and her parents, David and Caroline Webb, owned the adjoining property, also called Farleigh. Caroline and Edward Cupitt named their eldest son David Farleigh Cupitt; he became the owner of this property, now Willow Run, after his parents died.

The name of the subject property was changed to Willow Run by Thomas Frederick Marden, who purchased it in 1947.

5.3 Assessment of Significance using Heritage Council of NSW heritage criteria (local)

Heritage NSW does not include an assessment of significance in its database for this item: 'Willow Run Wells, Barn and Outbuildings', database no. 2681193. Nor does it contain a Statement of Significance for the place. The following is a heritage assessment for this place, Item No. 11193, WLEP 2010, of local significance.

²³ Jim Marden, pers. comm., 7 Dec. 2020.

Assessment criterion a) an item is important in the course, or pattern, of NSW's (or the local area's) cultural or natural history

Willow Run (formerly Farleigh) is a former dairy, beef and fruit producing property that was established by the Cupitt family in the early period of settlement in and around Mittagong. The brick part of the existing homestead was probably built in the early twentieth century, when the Cupitt family established a brickworks on their property. Several of the buildings associated with the Mittagong farm homes (Renwick) were built with bricks from these works. The Cupitt family supplied the Mittagong district with produce, including meat, dairy produce and fruit that was produced on this property.

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

The property is associated with the Cupitt family, who owned the land, then called Farleigh, from about 1880 to 1947. Edward Cupitt was considered a 'pioneer' of the district. He established a butcher shop in Mittagong in its early days and his sons continued in this trade. He also established a dairy farm and the property represents a part of the growth of the former dairy industry in the district. He also planted a large orchard on the property. In addition, he established a brick works on his property, and supplied bricks to the local area. The Cupitt family has many descendants in and around the Mittagong district.

Assessment criterion c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in the local area)

Not significant.

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

Not significant.

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

This property has the potential to yield information about the establishment and development of a small farm in the Mittagong area in the late nineteenth and early twentieth centuries. The Cupitt family used it for dairying, providing meat for the local population, fruit growing and brickmaking. In the later part of the twentieth century, the Marden family used it to run dairy cattle and for dairy produce. While some of the structures from this early period are remnant only, elements of the property, including the orchard, the drainage system, the wells, the homestead and the shed, are representative of these enterprises.

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

The vegetation on this property includes small areas of significant native vegetation, which is becoming endangered in the local district. The retention of the E3 zoned land in its existing zoning at the south-east of the property is warranted. Other parts of the property also include significant native vegetation.

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

Not significant.

5.4 Statement of Significance

The NSW Office of Heritage's heritage inventory sheet for 'Willow Run Wells, Barn and Outbuildings', database no. 2681193, Item No. I1193, WLEP 2010, local government, Wingecarribee

Council does not include a Statement of Significance for this property. The following Statement of Significance is proposed:

Willow Run (formerly Farleigh) is a former dairy, beef and fruit producing property that supplied the Mittagong district with produce. The property was settled in the late twentieth century by Edward Cupitt and his family, who were early white settlers in the Mittagong district. Edward established a butchering business in the township, which continued to operate and expand throughout the early twentieth century. The Farleigh property remained in the ownership of the Cupitt family until 1947, when it was sold to the Marden family, who continued to operate it as a dairying enterprise.

The elements associated with the rural property, including the homestead building, the rural landscape, the drainage channel, the brickpit site and the mature exotic and native vegetation, comprise an increasingly rare remnant of a property that retains elements of original fabric and significant landscaping, servicing Mittagong district's early growth and development.

However, parts of the homestead building and much of the shed have been considerably altered. A number of the elements associated with the original Cupitt property, including the former slaughterhouse, former dairy buildings and the former brickworks comprise remnants only. Only one of the wells is operational and requires repair and some form of protection around it. The orchard trees are very mature and will need to be replaced in the near future.

6. Significance inventory

Table 1: Listing of significance and condition of individual items, including separate buildings or parts of a building, and landscape elements

Item	Description	Date	Significance (low, moderate, high)	Condition	Comment
Homestead building: timber section	Timber clad structure with corrugated iron roof and verandah	Early 1900s	Moderate	Good	Has been substantially altered; retain footprint
Homestead building: brick section	Timber clad structure with corrugated iron roof and verandah	Early 1900s	High	Good to fair, subject to structural inspection	Retain in current form if feasible; or rebuild in similar style; retain footprint
Three brick chimneys	Brick chimneys in brick section of homestead building	Early 1900s	Moderate	Two appear to be in good to moderate condition; the third is cracked. Subject to structural inspection	Retain and stabilize if feasible
Toilet building	Small brick building with corrugated iron roof	Early 1900s	Moderate	Fair	Retain and repair if feasible

Item	Description	Date	Significance (low, moderate, high)	Condition	Comment
Dam and mature oak tree	Located east of homestead	Possibly early 1900s	Moderate	Good	Retain
Orchard	Pear and plum trees	Early 1900s	High to moderate	Fair	Replace with fruit trees of similar species if feasible
Drainage system	Located below orchard	Possibly late C19 th	High	Generally good	Retain
Shed	Timber post structure with corrugated iron roof; original recessed hardwood rafters	Late C19 th to late C20 th (replaced)	Moderate	Generally good	Has been substantially altered
Wells	One round cavity, lined with bricks; the other a mound of earth	Late C19 th	High to Moderate	Fair to poor	Retain brick-lined well – secure site
Brickpit site	Dam with evidence of clay removal	Early C20 th	High	Remnant	Retain and secure site
Driveway	From main entry off Bong Bong Road to homestead building and shed	Originally late C19 th	High	Good	Surface has been replaced - retain
Fences and gates	Various	Unknown	Low	Generally good	All have been replaced
Trees near homestead building	Large Eucalypt to the south, a mature 'Tortuosa' willow (<i>Salix matsudana tortuosa</i>) to the north-east	Unknown	High	Good	Retain
Significant native trees to the west of the homestead building	Apple Box (<i>Eucalyptus bridgesiana</i>) & Paperbark (<i>Melaleuca Quinquenervia</i>)	Unknown	High	Good	Retain
Scattered areas of native vegetation	Native vegetation	Unknown	High	Good	Retain

7. Issues affecting the property

7.1. Zoning and planning controls

7.2. Heritage Controls: listing of the property; current heritage status

7.1. Zoning and planning controls: LEP and DCP

Wingecarribee Local Environmental Plan 2010

The zoning for the property at Bong Bong Road, Mittagong is shown in Wingecarribee LEP 2010 at Land Zoning Map – Sheet LZN_007J.

ZONING

The land is zoned a combination of RU2 Rural Landscape and E3 Environmental Management, both with a minimum lot size of 40 hectares. The subject land is part of a more extensive heritage precinct including Renwick and the Marist Brothers Centre to the east. The land is also flood affected.

It is noted that the land was the subject of a rezoning request during the preparation of WLEP 2010. At that time Council determined that the extent of any development should be limited to the western section of the site only.

This restriction was due to the visual impacts which could result from more extensive development, particularly given that the site is an Item of Local Heritage and located within a small heritage precinct.

A letter of 28 August 2020 to Mr Scott Lee, Lee Environmental Planning (Council Ref. PN204300) advised (Resolution 2 of three resolutions) that Council supported the preparation of a Planning Proposal for progression to a Gateway Determination, to rezone part of Lot 115 DP 1067955, 105-119 Bong Bong Road, Mittagong (the subject property), from RU2 Rural Landscape to R5 Large Lot Residential, with a minimum lot size of 4000m² under S3.33 of the Environmental Planning & Assessment Act 1979; this is subject to a Phase 1 Preliminary Site Investigation (Contamination) Report and a Heritage Impact Assessment being prepared by the proponent to Council's satisfaction, in accordance with the Wingecarribee Local Housing Strategy.

7.2. Heritage Controls: listing of the property; current heritage status

The site, Lot 115 DP 1067955, is located at 105–119 Bong Bong Road and is listed as a Local Heritage item No. I1193 in the Wingecarribee Local Environmental Plan 2010. As noted earlier in this report, Willow Run 'wells, barn and outbuildings' were included as a heritage item as part of a substantial amendment to WLEP 1989 (120 new heritage items), Gazette of 26/11/2004: Amendment No. 115 published in Government Gazette No. 187, p. 8756.

Wingecarribee Local Environmental Plan 2010

As Local Heritage Item No. I1193 in WLEP 2010, this property is subject to the provisions of Clause 5.10 of WLEP 2010: 'Heritage conservation', which relate to the conservation of items of heritage and also to the associated Schedule 5.

Development Control Plan

As land zoned a combination of RU2 Rural Landscape and E3 Environmental Management, this property is currently subject to the General Heritage Provisions for European Heritage set out in the Wingecarribee Shire Council Rural Lands Development Control Plan, Effective 18 September 2019, in particular Section 8, Heritage and Landscape Conservation, as follows:

A8.1 Introduction; A8.2 General Objectives; A8.3 Alterations to and Restoration of Heritage Items and Draft Heritage Items; and A8.4 Development in the vicinity of Heritage Items.

These objectives and controls must be taken into account in any proposal for this property. Note that the following part (f) of A8.3.2 Controls is most relevant. It states:

(f) Where subdivision is proposed, ensure that an appropriate curtilage area is identified and retained.

8. Conservation of the site

8.1 The ICOMOS Burra Charter

8.2 Heritage Curtilage

8.3 Visual setting

8.1 The ICOMOS Burra Charter – Principles of Conservation

The Burra Charter (Australia ICOMOS Charter for Places of Cultural Significance) is the principal document relating to the use and management of a heritage place. The following conservation principles, as defined in the Burra charter, should be taken into account in the preparation of this proposal.

Setting

The Burra Charter emphasises the importance of setting for a heritage place, as follows.

Article 1.12

Setting means the immediate and extended environment of a place that is part of or contributes to its *cultural significance* and distinctive character.

The Burra Charter Explanatory Notes for this Article state:

Setting may include structures, spaces, land, water and sky; the visual setting including views to and from the place, and along a cultural route; and other sensory aspects of the setting such as smells and sounds. Setting may also include historical and contemporary relationships, such as use and activities, social and spiritual practices, and relationships with other places, both tangible and intangible.

Article 8. Setting

Conservation requires the retention of an appropriate *setting*. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

In the proposal for this property, the setting should be considered as a vital part of the place's heritage value. This issue is addressed in the following section – the need for a suitable curtilage.

8.2 Heritage curtilage

In its publication, *Heritage Curtilages*, the NSW Heritage Office defines curtilage as:

The area of land surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance.²⁴

It also states that a heritage curtilage should contain all elements contributing to the heritage significance, conservation and interpretation of a heritage item. In addition to a heritage item,

²⁴ NSW Heritage Office, Department of Urban Affairs & Planning, *Heritage Curtilages*, text by Warwick Mayne-Wilson, NSW Government, Sydney, 1996, p. 3.

associated elements such as driveways, visual axes, plantings and fencing can provide valuable additional interpretive information. Accordingly, a heritage curtilage should include these elements.

Functional relationships should also be considered. It is often the interaction of a heritage item with its surroundings through activities, functions and visual links that enables its heritage significance to be appreciated.²⁵

The subject property no longer operates as a dairy farm or for the provision of farm produce, as was its former use when settled in the nineteenth century. The brickpit where bricks were produced on the property and used for the homestead, outbuildings and other buildings in the vicinity no longer exists. However, there are structures, remnant sites and landscape elements that were associated with the property's former use that are in evidence. The homestead building, the shed, and landscape elements such as the house dam and the orchard drainage system represent key features that are generally in a good to moderate condition, although parts have been rebuilt. While the wells are in evidence, other elements including the sites of the dairy buildings, the slaughterhouse and the brickmaking area are remnant only.

Therefore, a reduced heritage curtilage has been determined to allow for development on the property. This curtilage takes into account Council's concerns with subdivision of the property as outlined earlier in this report. An appropriate curtilage for the heritage elements of this property can assist in retaining the heritage value of the site by acknowledging its former use.

Reduced curtilage

The reduced heritage curtilage will retain all the area of the property from the existing south-eastern boundary, continuing to the north-west and including all the land from the Bong Bong Road boundary to the existing south-western boundary to the north-western side of the pond located near the south-western boundary, as noted in the description (Photo No. 40 on aerial map, Figure 2). The revised boundary will follow a line to the north-west of this pond and continue to the Bong Bong Road boundary, at a point across from Renwick Drive, Renwick. The new area of Willow Run property will be reduced from approximately 36 hectares to approximately 29 hectares. The area of the property outside this revised curtilage will measure approximately 7 hectares.

A site plan showing the proposed new heritage curtilage is at Attachment 3.

Exclusions:

As stated earlier in this report, there are three parcels of land that were excluded from this north-western side of the property Farleigh, now Willow Run, when it was sold to Thomas F. Marden in 1947 (see p. 8):

- a strip of land that runs along the north-west boundary of Willow Run;
- two adjoining lots fronting Bong Bong Road; and
- a reservoir site that had already been excluded from the property as of 11 January 1946.

These three lots will continue to be excluded from the area of the property that remains after the application of the revised curtilage for Willow Run. The retention of the reservoir site, which is owned by Council, is subject to Council advice.

8.3 Visual setting

A visual assessment of the property, Willow Run, Lot 115 DP 1067955, was completed by Richard Lamb and Associates in September 2017. The report notes:

²⁵ NSW Heritage Office, *Heritage Curtilages*, p. 12.

(3.1.2) The site is minimally vegetated overall, but contains two stands of vegetation of some scenic value. A group of scattered trees toward the north-west end of the site includes mature specimens that contribute to the scenic value of the site, prominent individuals of which could be retained in the future subdivision plan.

The report continues:

A more substantial stand exists in the current E4 [should be E3] zoned land toward the south-east boundary of the site with Old South Road. This vegetation associated with a drainage line acts as a visual buffer to the majority of the frontage of the site to Old South Road, in a way that has some similarity to the screening of the Renwick area from the road further north.

As noted on p. 17 of the Lamb and Associates report: The objectives of the E3 zone relevant to visual impacts are:

- *To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.*
- *To provide for a limited range of development that does not have an adverse effect on those values.*
- *To encourage the retention of the remaining evidence of significant historic and social values expressed in existing landscape and land use patterns.*
- *To minimise the proliferation of buildings and other structures in these sensitive landscape areas.*

The Lamb and Associates report concludes (pp. 17-18):

...Conversion of the land to residential uses would be compatible with and comply with the first objective [above]. However, the existing E3 land in part acts as a visual buffer to the view of residential land from Old South Road and retention of the effect of this buffer is considered to be warranted. As a result, retention of a significant portion of the E3 zoned land in its existing zoning is warranted.

Assessment of visual setting

The above assessment is directly relevant to the retention of the visual setting of the Willow Run historic property, within a reduced curtilage. The retention of all but one of the dams on the historic property will also assist in retaining the visual aesthetic of the site. In addition, the retention of the driveway, the Osage Orange trees and the mature trees located around the former homestead, as well as the retention of the former brickworks site, will also assist in retaining the visual setting. The E3 Zone will remain within the reduced curtilage of the heritage property and will therefore contribute to the setting at the south-eastern end of the Willow Run property where it joins Old South Road.

The area that is proposed for exclusion from the existing property includes a high point of the terrain, and any development in this area will be clearly visible from the surrounds. Retention of the group of scattered native vegetation located towards the north-west end of the site, which includes mature specimens that contribute to the site's scenic value, will reduce the visual impact of any construction on the historic character of the setting of the heritage property, as well as from Bong Bong Road.

It will also be important to ensure that any proposed development in the area that is proposed for exclusion from the existing property complies with the Wingecarribee Shire Council Mittagong Township Development Control Plan (latest version: effective 23 October 2019) Section 7: Subdivision, Demolition, Siting and Design, in particular A7.6: Design Principles within a Heritage Context; A7.8: Principles of Minimum Acceptable Design; and A7.10: New Development within the vicinity of Heritage Items. It is recommended that any proposed structures are single storey only.

9. Heritage Controls and Recommendations

- 9.1. Heritage controls
- 9.2. Recommendations

9.1. Heritage Controls

Any new development proposed to be located in the area of the existing lot (Lot 115, DP 1067955) that is proposed for exclusion from the property will be subject to the WSC Mittagong Township Precinct Plan and the *Wingecarribee Local Housing Strategy*, adopted June 2020, in particular pp. 51-54: Mittagong (East). This *Strategy* makes the following key conclusion:

Based on the significant limitations in the infrastructure networks and highly visible nature of the site, the investigation area was ultimately deemed unsuitable as a future living area. However, a small area has previously been identified for residential development in the north-western corner of the site, and this *Strategy* maintains this area as a potential residential area. [See Map (p. 54) of the *Local Housing Strategy* for proposed identified site.]

Any proposed new development in this north-western corner of the site will also be subject to the WSC Mittagong Township Development Control Plan Section 7: Subdivision, Demolition, Siting and Design, in particular A7.10: 'New Development in the vicinity of heritage items'. A Heritage Impact Statement will be required to ensure that proposed residential and other buildings on the nearby subdivided land are sympathetic to the heritage values of the property, particularly in relation to visual aspects.

9.2. Recommendations

The following recommendations are made for the proposed development of this property.

1. That the proposed revised heritage curtilage for this property is adopted, leaving an area of about 7 hectares in the north-western corner.
2. Any future proposed works within the proposed curtilage for the Willow Run property, including alterations to the structures, will require a Heritage Impact Statement.
3. (a) As noted above, any new development proposed to be located in the area that is proposed for exclusion from the existing property, within this north-western corner of the property, will be subject to the WSC Mittagong Township Precinct Plan and the *Wingecarribee Local Housing Strategy* (adopted June 2020), in particular pp. 51-54: Mittagong (East) and Mittagong Township Development Control Plan, Section 7: Subdivision, Demolition, Siting and Design, in particular A7.10: 'New Development in the vicinity of heritage items'. It is recommended that any proposed structures are single storey only.

(b) The proposed new development will also require the retention of the group of scattered native vegetation located towards the north-west end of the site, which includes mature specimens that contribute to the site's scenic value. This measure will reduce the visual impact of any construction on the historic character of the heritage property and the surrounds.
4. No detailed investigation was made of the grounds of the property within the area proposed to be excluded from the existing property by the revised curtilage. It is recommended that an assessment of the area to be developed should be carried out prior to any works commencing to investigate whether there are any items of archaeological value and record any found.
5. As noted in this report, the name 'Willow Run' is not the original name for the property. When settled by the Cupitt family, it was named 'Farleigh'. The adjoining property on the south-western

side of the Cupitt property was also called 'Farleigh'. Therefore, it is suggested that some recognition be made of the name Farleigh in any interpretation of the Willow Run property.

6. An interpretation strategy should be developed and interpretative measures implemented for the historic property, Willow Run, formerly Farleigh, using historical information from this report.

10. REFERENCES

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Websites

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Lot 115 DP 1067955: 105-119 Bong Bong Road, Mittagong: Book 4418 No. 243 CA (Conversion Action for old system land): former Book 2023, No. 281, No. 89693, 9/1/2004, Mittagong; Land and Property Information, Sydney

Lot 2 DP618304 (103 Bong Bong Road): Certificate of Title 31/563920

Parish map

Parish of Mittagong, County of Camden – Historical Land Records Viewer (HLRV), NSW Land Registry Services

Oral references

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Pastures Protection Act, 1912, *Government Gazette of the State of NSW* (Sydney), Fri. 21 June 1935, p. 2551

'The late Mr. P. K. Cupitt', *The Southern Mail* (Bowral, NSW), Fri. 10 January 1947, p. 5

The Southern Mail (Bowral, NSW), Fri. 22 Feb. 1952, p. 7

11. APPENDICES

Attachment 1. Photographs

Attachment 2. NSW Office of Environment & Heritage, heritage inventory sheet for 'Willow Run Wells, Barn and Outbuildings', Bong Bong Road, Mittagong, Item No. I1193: Database No. 2681193, WLEP 2010, local government

Attachment 3. Site plan showing the proposed new heritage curtilage

Attachment 4. *NSW Government Gazette*, 11 January 1946: Willow Run, Formerly Farleigh – Service Reservoir, Mittagong Farm Homes Water Supply Augmentation