

A stylized topographic map with green contour lines is positioned on the left side of the page, extending from the top to the bottom. The lines represent elevation and are more densely packed in some areas, indicating steeper slopes.

410 Marshal Mount Road, Heritage Advice

West DL Pty Ltd

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1. Introduction

Background

Eco logical Australia (ELA) has been commissioned by West DL Pty Ltd to provide heritage advice for the Duck Creek/Marshall Vale Neighbourhood Plan in relation to Council's position regarding local heritage items. This advice concerns the heritage status of Miala, 410 Marshall Mount Road, Marshal Mount.

The property is located within stage 5 of the West Dapto Urban Release Area and the Wollongong Local Government Area and identified as Lot 12 DP 790746.

Miala is a small former dairying property which contains a modified weatherboard cottage, associated outbuildings and surrounding farmland dating to the 1890s.

Heritage status

In preparation for the West Dapto Urban Release Area (WDRA) rezoning process, a historical Heritage Assessment Report was prepared by HLA Envirosiences for Wollongong Council which did not identify Miala as a heritage item. Rezoning of Stage 5 (Yallah Marshal Mount) occurred in 2018 with no heritage restrictions for the property. The Yallah Marshall Mount rezoning relied on the 2006 HLA West Dapto Heritage Study and Miala was not considered within this rezoning process.

Council proposes to retrospectively list Miala as a local heritage item. The property and its buildings have never been identified as a heritage item in any previous study or Schedule 5 of the Wollongong LEP 2009.

Author identification

This report has been prepared by Karyn McLeod ELA Principal Heritage Consultant, (BA Hons [Archaeology] University of Sydney, MA [Cultural Heritage] Deakin University).

Karyn has 29 years of experience in built heritage and archaeological assessment and conservation. Her position as Principal Heritage Consultant requires the management, preparation and delivery of a range of heritage projects such as Conservation Management Plans, archaeological assessments and heritage impact statements as well as the provision of heritage advice, coordination of heritage compliance and approvals while providing best practice standards and heritage outcomes.

2. Heritage criteria

In NSW, the process of finding out whether an item is important is called assessing significance. The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. These include historical, associative, social, aesthetic, research potential, rarity and representative. There are two levels of heritage significance commonly used in NSW: state and local.

Heritage criteria and statutory listings are devices for identifying and protecting places we wish to keep. They are the primary means by which the heritage values of such places are articulated and for guiding the management of these places.

To be listed as locally significant in accordance with the NSW Heritage Act 1979, the item must have quantifiable heritage values to the Local area. The following guidelines for assessing significance and therefore inclusion or exclusion from listing in NSW are detailed below.

Table 1: Heritage value guidelines (NSW Heritage Office 2001 *Assessing Heritage Significance*)

Criterion	
A - Historical significance - An item is important in the course or pattern of the local area's cultural or natural history	
Guidelines for Inclusion shows evidence of a significant human activity is associated with a significant activity or historical phase maintains or shows the continuity of a historical process or activity	Guidelines for Exclusion has incidental or unsubstantiated connections with historically important activities or processes provides evidence of activities or processes that are of dubious historical importance has been so altered that it can no longer provide evidence of a particular association
B - Associative significance - An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.	
Guidelines for Inclusion shows evidence of a significant human occupation is associated with a significant event, person, or group of persons	Guidelines for Exclusion has incidental or unsubstantiated connections with historically important people or events provides evidence of people or events that are of dubious historical importance has been so altered that it can no longer provide evidence of a particular association
C – Aesthetic significance - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.	
Guidelines for Inclusion shows or is associated with creative innovation or achievement is the inspiration for a creative innovation or achievement is aesthetically distinctive has landmark qualities exemplifies a particular taste or style	Guidelines for Exclusion is not a major work by an important designer or artist has lost its design 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 achievement

Criterion

D - Social significance - An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons

Guidelines for Inclusion

- is important for its associations with an identifiable group
- is important to a community's sense of place

Guidelines for Exclusion

- is only important to the community for amenity reasons
- is retained only in preference to a proposed alternative

E - Research Potential - An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.

Guidelines for Inclusion

- has the potential to yield new or further substantial scientific and/or archaeological information
- is an important benchmark or reference site or type
- provides evidence of past human cultures that is unavailable elsewhere

Guidelines for Exclusion

- the knowledge gained would be irrelevant to research on science, human history, or culture
- has little archaeological or research potential
- only contains information that is readily available from other resources or archaeological sites

F - Rarity - An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.

Guidelines for Inclusion

- provides evidence of a defunct custom, way of life or process demonstrates a process, custom or other human activity that is in danger of being lost
- shows unusually accurate evidence of a significant human activity
- is the only example of its type
- demonstrates designs or techniques of exceptional interest
- shows rare evidence of a significant human activity important to a community

Guidelines for Exclusion

- is not rare
- is numerous but under threat

G- Representative - An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's): cultural or natural places; or cultural or natural environments.

Guidelines for Inclusion

- is a fine example of its type
- has the principal characteristics of an important class or group of items
- has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique, or activity
- is a significant variation to a class of items
- is part of a group which collectively illustrates a representative type
- is outstanding because of its setting, condition or size
- is outstanding because of its integrity or the esteem in which it is held

Guidelines for Exclusion

- is a poor example of its type
- does not include or has lost the range of characteristics of a type
- does not represent well the characteristics that make up a significant variation of a type

While heritage criteria are the way in which heritage values are assessed, they can be subject to emotion, exaggeration, and personal interpretation. Miala's heritage values as assessed by Council are discussed below. The key assumptions of Council's assessment are either incorrect or questionable.

Table 2 NSW Heritage Criteria

Heritage criterion	Council's assessment	Comment
A Historical	<p>Miala is located on one of the first five land grants in the Illawarra, "Macquarrie Gift". The house appears from the historic information available likely to have been built by family descendants of the original grantee, either under the ownership of Edward Henry Weston prior to 1884, or by his nephew Frederick Weston Perry who purchased the Miala property from his uncle in 1884.</p> <p>Dairy farming represents a significant theme in the history and development of Wollongong. Family run dairy farms were the dominant industry in Marshall Mount and made a significant contribution to the economy of the Illawarra for a significant period of time.</p> <p>"Miala" was likely built in the 1880's (or earlier) to support a dairy farming operation. Whilst the ownership of the farm changed on numerous occasions, the house and the surrounding outbuildings were developed and adapted to provide for the operation and running of family run dairy operations.</p> <p>Miala provides good physical evidence of</p> <p>And through later owners such as Alderman James Stevenson had direct links to the establishment of the Albion Park Dairy Factory and the Marshall Mount Creamery.</p> <p>Whilst the farm is no longer used for dairying, the site retains an ongoing connection to cattle farming, and retains a range of physical evidence including the (modified) dairy building, cattle infrastructure, and silo.</p> <p>The Guidelines for inclusion note that a site should be associated with a significant activity or historical phase. There is no exclusion based on change of use.</p> <p>Therefore, the site meets the criteria at a local level.</p>	<p>The heritage assessment notes there is limited available documentation about the property and its history. This indicates the lack of importance of the property because important people and places are commonly discussed, researched and documented by the decedents, historical societies, the local population and academics.</p> <p>Claims that the house was constructed by descendants of the original grantee are unsubstantiated and cannot be confirmed.</p> <p>Absolutely no evidence that the house or any other building pre-dates 1884. The earliest record for buildings on the site dates to 1895. In addition, the style of the house is Federation (1890 – 1915).</p> <p>After the wheat blight in 1860 dairy farming was the largest industry in NSW and significantly contributed to the economy of numerous LGAs.</p> <p>Development over time to suit changing practices is the same as every other property in the area.</p> <p>Unfinished sentence.</p> <p>Everyone in the area had links to the Albion Park Dairy and the creamery as that's who they sold their product to.</p> <p>Dairying and cattle production are common activities in the region and across Australia and are not in this context a 'significant activity'. If this property were established in the early 1800s and had operated continuously to present that would constitute a significant activity.</p> <p>*Singular is criterion</p>
B Associative	<p>The Miala property formed part of one of the first five land grants of the Illawarra, granted to George Johnston, who was associated with the Rum Rebellion. The property had a long standing association with the Johnston/Weston families and appears highly likely to have been built by descendants of the grantee, either pre-1884 during the ownership of Edward Henry Weston, or by his nephew Frederick Weston Perry. The Weston's are a well-known family in the history of Dapto/Albion Park and Shellharbour.</p>	<p>George Johnson was granted thousands of acres all over NSW. He did not live on the property or make changes to it.</p> <p>Claims that the house was constructed by descendants of the original grantee are unsubstantiated and cannot be confirmed.</p> <p>Absolutely no evidence that the house or any other building pre-dates 1884. The earliest evidence of a house on the property is 1895. Association with decedents of the original grantee is dubious. The property was simply part of a much larger estate until Perry bought the</p>

Heritage criterion	Council's assessment	Comment
	<p>"Miala" was later the farm of Alderman James Stevenson during the 1920's to 1940's during which time Stevenson played critical roles in the establishment and running the local dairy industry including the establishment of the Albion Park Dairy Factory whilst also serving a significant period on the Central Illawarra Council.</p> <p>The site meets this criteria at a local level.</p>	<p>property in 1884. There is no evidence that he lived there as he leased the property to others.</p> <p>Association with James Stevenson is of dubious historical importance. The fact that an Alderman lived in a house or served on the council is not grounds for listing.</p> <p>The property has been farmed by numerous people and has no significant connections.</p> <p>The site does not meet this criterion.</p>
C Aesthetic	<p>The Miala property retains the typical characteristics of an early historic family dairy property, with the dairy buildings, associated dairy infrastructure and large concrete silo retained. Whilst some modifications have occurred and active dairying has ceased, the property maintains a continuous connection to cattle farming.</p> <p>The landscape setting of the Homestead Complex including the established Fig Trees, gardens and homestead setting, combined with the long meandering driveway with ford crossing, and striking escarpment backdrop contribute to the aesthetic significance of the dairy complex.</p> <p>The site meets this criteria at a local level.</p>	<p>Miala is hardly 'early'. Pre 1840 is widely considered early. It is a standard rural design commonly constructed in the late 19th Century. The house has Federation characteristics.</p> <p>Significant modifications have occurred (see mapping section 3).</p> <p>The current garden is a recent addition. Fence lines have moved significantly over time. The fig tree to the north east has never been part of the garden and has always been outside the fence line.</p> <p>The subdivision and development of the surrounding area will significantly reduce the aesthetics of the setting. Miala will become a tokenistic weatherboard house in a new suburban sprawl.</p> <p>The house lacks visibility from the surrounding roads public areas.</p> <p>The site does not meet this criterion.</p>
D Social	<p>Due to the remoteness of the property, and its limited visibility to the community in recent years, the homestead site does not meet this criteria.</p> <p>It is noted that the broader property also retains the already heritage listed tennis court adjacent to the Marshall Mount School Site, which was established in the 1920's as a "Public Tennis Court" on the private property of Alderman James Stevenson. This element of the site, which is already heritage listed may retain some level of social significance in the community.</p>	<p>The site does not meet this criterion.</p> <p>The tennis court was constructed in the late 1960s and should not be a listed heritage item.</p>
E Research Potential	<p>The site is considered to have research potential through the potential archaeological record. Given the early occupation of the grant (from at least 1817), the evidence for early tenant farmers having established farmlets, and the limited records available to confirm the history of the property, date of construction of the dwelling and associated buildings, and the potential for earlier buildings on the raised area, north of the creek, the archaeological record is considered likely to</p>	<p>To be considered a 'relic' under the Heritage Act, an item must have either local or State significance. A site or resource is said to be scientifically significant when its further study may be expected to help answer questions (Bickford and Sullivan, 1984 pp 23–24). For example, can the site contribute knowledge and is this knowledge relevant to general questions about associations with individuals, groups, or events of historical or social importance. While a site may have archaeological potential, the</p>

Heritage criterion	Council's assessment	Comment
	<p>provide evidence that will add to and assist clarification of the historic record.</p> <p>The sites contribution to the dairy industry in the area, and association with the families of the original land grantee add to the potential significance of the archaeological record.</p> <p>In the event that the site is found to provide evidence of earlier occupation (pre 1884) it is likely that this would provide evidence of tenant farming operations in the area. An area that is not well documented in the historic record and which has not been the subject of any detailed research.</p> <p>Under the Guidelines, the site should be included if it has the potential to yield new or further substantial scientific and/or archaeological information.</p> <p>The site meets this criteria at a local level.</p>	<p>resource may not be significant if it does not have the ability to provide important information regarding a range of questions concerning way of life, taste, function, custom or process, location, setting, design, materials and workmanship etc (Kerr 2000:8).</p> <p>An archaeological resource should add to the knowledge of the past in an important way, rather than merely duplicating known information or information that might be more readily available from other sources such as documentary records or oral history.</p> <p>The heritage assessment assumes an archaeological resource that is unsubstantiated. Point of land grant (1817) does not provide evidence of early land occupation. Land clearance, pastoralism and tenant farming leaves no archaeological footprint.</p> <p>The site does not meet this criterion.</p>
F Rarity	<p>It is noted that the rarity criteria for a local listing relates to the local area only and other sites across NSW are not relevant. The assertion that there are hundreds of small weatherboard houses in the LGA is fundamentally flawed as Miala is an early dairying complex and homestead associated with the dairy industry in the West Dapto area.</p> <p>The site is one of an increasingly small number of surviving 19th century dairy complexes in the area. Whilst the site has undergone modifications, including additions and alterations to the house and dairy building, It remains readily identifiable as a late Victorian dairy farmhouse in a farmland setting.</p> <p>As the West Dapto Urban Release Area and the Calderwood Release Area is developed, intact dairy complexes are becoming increasingly rare.</p> <p>The site meets this criteria at a local level.</p>	<p>The site is not the only surviving 19th century dairy complex in the area. The site has undergone significant alteration over time and is no longer used as a dairy farm. The rezoning and subsequent development of the area will separate the structure from its farmland setting.</p> <p>The site does not meet this criterion.</p>
G Representative	<p>The Miala complex provides a good representative example of an early dairy complex dating from the late Victorian period.</p> <p>Although the homestead and dairy have been modified following the cessation of dairying operations, the house remains readily recognisable as an early farmhouse through the construction of the western extensions, the main façade and verandah as well as significant internal elements remain intact and readily identifiable as discussed in this Report. The intact facades are</p>	<p>It is no longer used in its original capacity and is not a good representation of its type having undergone substantial alteration whereby it is largely unrecognisable from its original form.</p> <p>The farm is not a large land holding, would not have held significant stock numbers and the dairy is by no means substantial.</p> <p>The site does not meet this criterion.</p>

Heritage criterion	Council's assessment	Comment
	<p>representative of a typical late Victorian period farmhouse with intact (though modified) surviving dairy, and associated infrastructure.</p> <p>Therefore, the site meets this criteria at a local level</p>	

3. Historical development

HOUSE

The house is simple weatherboard possibly constructed around 1890. During the 1990's extensive renovations and additions were undertaken to the house, with demolition of the rear (western part of the building) and extension to the north and west of the original structure. The house has a central hall with two rooms on each side and a kitchen, laundry, bathroom and sunroom added to the north and west. Three of the rooms have fireplaces, all different styles, none of which are original. Three rooms retain their original alignment while the remainder of the house is modified. The original roof form has been extensively changed, original chimneys have been removed and the roofing has been replaced in full. The northern veranda, lounge room, sunroom, gabled bathroom, kitchen and laundry are not original. The kitchen and laundry floors are tiled while part of the hall is timber (pine not original). New interior wall and ceiling cladding match the original but is not the same, while the new exterior cladding boards are wider than the original. Cornices, skirting boards and architraves are not original. The simple timber veranda fretwork and stained glass front door are Federation in style. Some interior doors are original.



Figure 1 Miala remaining original roof form

OUTBUILDINGS

Figures 3-9 clearly demonstrate the multiple changes to outbuildings between 1948 and 2021. A number of buildings have been constructed, demolished, extended, reconfigured or realigned. This is typical of farming establishments as buildings are utilitarian and often temporary. Only the silo remains in its original location. The dairy has undergone previous extension and possibly reconstruction and maintains several different roof heights. During the 1990s the owners temporarily relocated into the dairy building

while alterations to the house took place. The dairy underwent significant modifications to make it suitable as a temporary residence, and as such retains little evidence of its former use.

Multiple obsolete water tanks are located adjacent to the dairy, and the yard between the house and the dairy is concrete paved. A large corrugated open side shed to the west of the house appears to be a stable or machinery store. The garage has been rebuilt from single to a double.



Figure 2 Remaining original interior walls

GARDEN AND FENCE LINES

The current picket fence on the eastern elevation is not original and has changed location slightly between 1986-1993. Various surrounding paddock fence lines have also changed over time. Historically there was little in the way of garden surrounding the house and plantings were added and removed particularly from the eastern and northern elevations. The fig to the northeast has always been outside the fenced extent of the house and outbuildings. A dam was constructed to the north of the house around the 1990s which removed northern paddock fences and allowed the construction of a grassed area and garden to the north of the house.

ARCHAEOLOGY

The author of the Heritage assessment is not an Archaeologist and has not assessed the site according to the relevant Heritage NSW guidelines (*Assessing Significance for Historical Archaeological Sites and 'Relics'*, 2009). Neither the AECOM report or the Miala heritage assessment discuss what type of archaeological resource would be present or provide justification for archaeological potential. Land clearance, pastoral activities and tenant farming leaves no archaeological resource. Historical records are limited because there was no occupation of the site predating 1895. Marshal Mount House, which is early, is well documented and has a known archaeological resource.

There is absolutely no evidence of occupation of the site predating the 1890s. Any potential archaeological resource associated with Miala, if present, will consist of remains of demolished buildings and below ground features such as a privy or rubbish pits post dating 1890. Organic rubbish would have been fed to pigs and chickens or used for pasture enrichment, and rubbish would also have been incinerated as was common at the time. An incinerator is present adjacent to the dairy. Furthermore, due to the size of the property, it is highly unlikely that rubbish would have been buried in close proximity to the areas of high activity and was simply disposed of elsewhere on the property or removed from the site altogether in the form of municipal rubbish collection. This is a clear and documented pattern in rural establishments.

It is unknown when services such as sewage, water and electricity were made available but it is likely a bathroom was within the house by the 1960s as there are no other buildings that could have accommodated it. An outhouse appears to be located south of the dairy in the 1948 aerial image but is gone by 1961. Privies were either simply holes in the ground or removable pans, neither of which will have resulted in extensive archaeological remains.

The timber floors of the house were constructed of tongue-ingroove planks (common after 1870) which limits the potential for an underfloor deposit to accumulate. Most of the current flooring is tiled, carpeted or new.

Any archaeological remains associated with Miala will be common and information relating to post 1890 building techniques and farming practices are readily available from documentary resources and archaeological sites of similar date. Evidence of such features are unlikely to be able to provide substantial, valuable or important information about the property or the people who lived there.

Furthermore, due to the volume of archaeological evidence relating to the occupation of Australia in the late 19th and early 20th century, in combination with mass production of building materials as well as everyday items, any surviving archaeological resource located within the site would be unlikely to meet the threshold for State or local significance historically, socially, aesthetically and scientifically, nor would it be rare.

SUMMARY

Marshal Mount House is heritage listed as it is the oldest building in the Illawarra, it comprises a number of extant buildings and archaeology dating to the 1830s, it was constructed by George Osbourne who was elected to the Legislative Council as member for East Camden, representing his constituency in the first Legislative Assembly, has been owned by only two wealthy and powerful families, can be viewed and appreciated from the surrounding area, and has continuity of function for over 180 years.

In accordance with Heritage NSW significant values, Miala provides evidence of activities or processes that are of dubious historical importance, has incidental or unsubstantiated connections with historically important people or events, does not maintain continuity of a historical activity, has been significantly altered, is not a major work by an important designer or architect, does not have landmark qualities, has limited archaeological potential and is not a fine example of its type.



Figure 3 1948 aerial image and location of buildings



Figure 4 1961 aerial image showing demolition and removal of buildings including garage, outhouse, tanks and sheds. The fig tree is well outside the fenced curtilage of the house



Figure 5 1977 Aerial image showing chimney removed, extension of the dairy, construction of large shed, extension of concrete yard, removal of trees and changed fence lines



Figure 6 1986 site layout with cattle grid added as well as additional tanks and fences



Figure 7 1993 aerial image, more changes to fence lines and the front fence now aligns with the cattle grill



Figure 8 2001 aerial image showing alterations to the house, changed fence lines and construction of grassed area and dam to the north



Figure 9 2021 Existing layout, the large northern shed and a shed to the west of the dairy has been removed

4. Proposal

West DL Pty Ltd has updated their plans to retain the house and outbuildings. The proposed curtilage does not include the fig tree to the north east as historically it was never within the fenced boundaries of the house yard and is still located approximately 8 m outside the fence line of the garden. The proposal will retain all trees and plantings within the fenced boundaries of the house and outbuildings including the significantly larger and older fig adjacent to the dairy.

The proposed curtilage follows the historical fence lines on the southern, eastern and western boundaries and the existing fence line on the northern boundary.

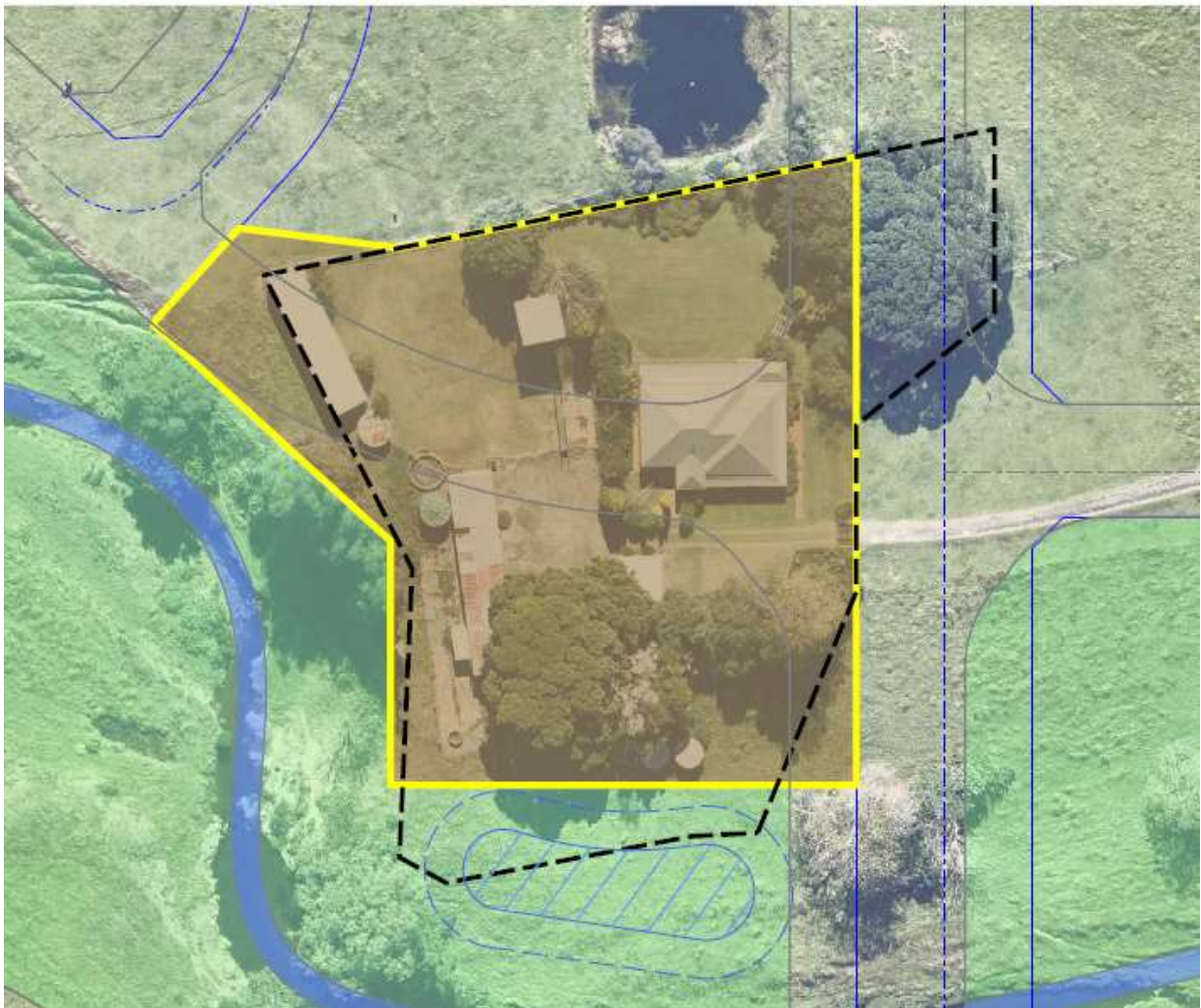


Figure 10 Proposed heritage curtilage following historical and existing fence lines



Figure 11 The fig tree to the east of the house – approximately 8 m outside the existing fence line

