

Godden Mackay Logan

Heritage Consultants



GCC Turner Road Precinct

Heritage Assessment

Report prepared for the Growth Centres Commission
March 2007

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Report Register

The following report register documents the development and issue of the report entitled GCC Turner Road Precinct—Heritage Assessment, undertaken by Godden Mackay Logan Pty Ltd in accordance with its quality management system. Godden Mackay Logan operates under a quality management system which has been certified as complying with the Australian/New Zealand Standard for quality management systems AS/NZS ISO 9001:2000.

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1.0 Introduction

1.1 Background

Godden Mackay Logan has been commissioned by the Growth Centres Commission to prepare a Heritage Assessment for the Turner Road Precinct, located within the Southwest Growth Centre. Figure 1.1 shows the location of the Turner Road Precinct in the wider context of the Southwest Growth Centre.

The Heritage Assessment (Stage 1) is required to inform a Draft Indicative Layout Plan (ILP) for the subdivision of the Turner Road Precinct and to identify and describe the cultural heritage values of the precinct. The heritage assessment also provides recommendations for the protection of the site's cultural values and identifies opportunities for further refining the Draft ILP as part of further precinct planning (Stage 2).

1.2 The Precinct

The Turner Road Precinct is bounded in the north and east by the Sydney Water Supply Channel, in the south by Turner Road and in the west by Camden Valley Way. The site is shown in Figure 1.2. The Upper Canal System of which this part of the Sydney Water Supply Channel forms a part is listed on the SHR. The Upper Canal System boundary is shown in Figure 1.3.

1.3 Existing Heritage Listings

The Upper Canal System marks the northern and eastern boundary of the Turner Road Precinct and is listed on the SHR. The listing documentation is included as Appendix A.

1.4 Objectives

The objectives of the Stage 1 assessment was to undertake the following:

- Identify and describe the heritage values within the precinct.
- Review of existing background reports and inventory sheets for identified heritage items within and in close proximity to the precinct.
- Recommend appropriate measures to ensure a comprehensive and co-ordinated approach is taken to protecting and integrating heritage assets within the Draft Indicative Layout Plan (Draft ILP).

1.5 Methodology and Terminology

As part of the assessment, a brief overview history of the settlement and development of the area was undertaken, which included specific reference to early maps, aerial photographs and subdivision plans. Detailed information from a substantial body of published and unpublished material was also incorporated. Using this as a guide, the precinct has been assessed and reviewed, its heritage values and significance described and summarised (no additional heritage significance assessments have been undertaken) and recommendations made to conserve and manage that significance as precinct planning proceeds.

Early subdivision maps and plans were obtained from the Mitchell Library, the Camden Historical Society and the NSW Department of Lands.

Surveys of each precinct were undertaken by the Godden Mackay Logan team during December 2006. The precinct was assessed to identify key cultural heritage values, reviewing the physical evidence of the precinct's history.

The terminology used in this report is consistent with the definitions provided by *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999*.

1.6 Limitations and Qualifications

This report does not address the potential for the site to contain cultural material or other archaeological evidence associated with the non-European occupation or use of the site. Detailed significance assessments have not been undertaken.

1.7 Authorship

This Heritage Assessment was prepared by Chris Colville, Built Heritage Specialist; Mark Dunn, Historian; Andrew Sneddon, Archaeologist and Rebecca Thompson, Research Assistant. Lisa Newell, Senior Associate, Godden Mackay Logan, reviewed and provided input into the report.

1.8 Acknowledgements

Godden Mackay Logan gratefully acknowledges the assistance of Mark Hitchenson of Camden Council during the preparation of this assessment.

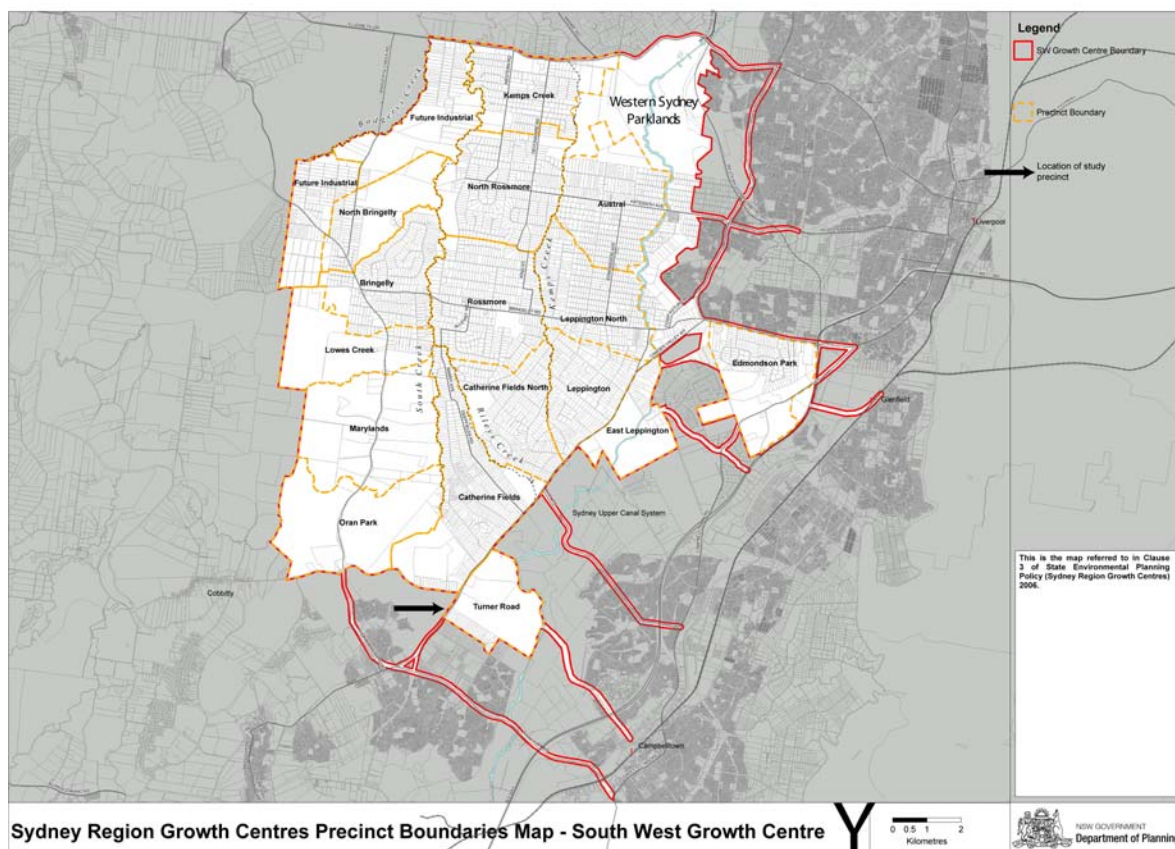


Figure 1.1 Map showing location of the Turner Road Precinct in the context of the South West Growth Centre.



Figure 1.2 Map showing the Turner Road Precinct.

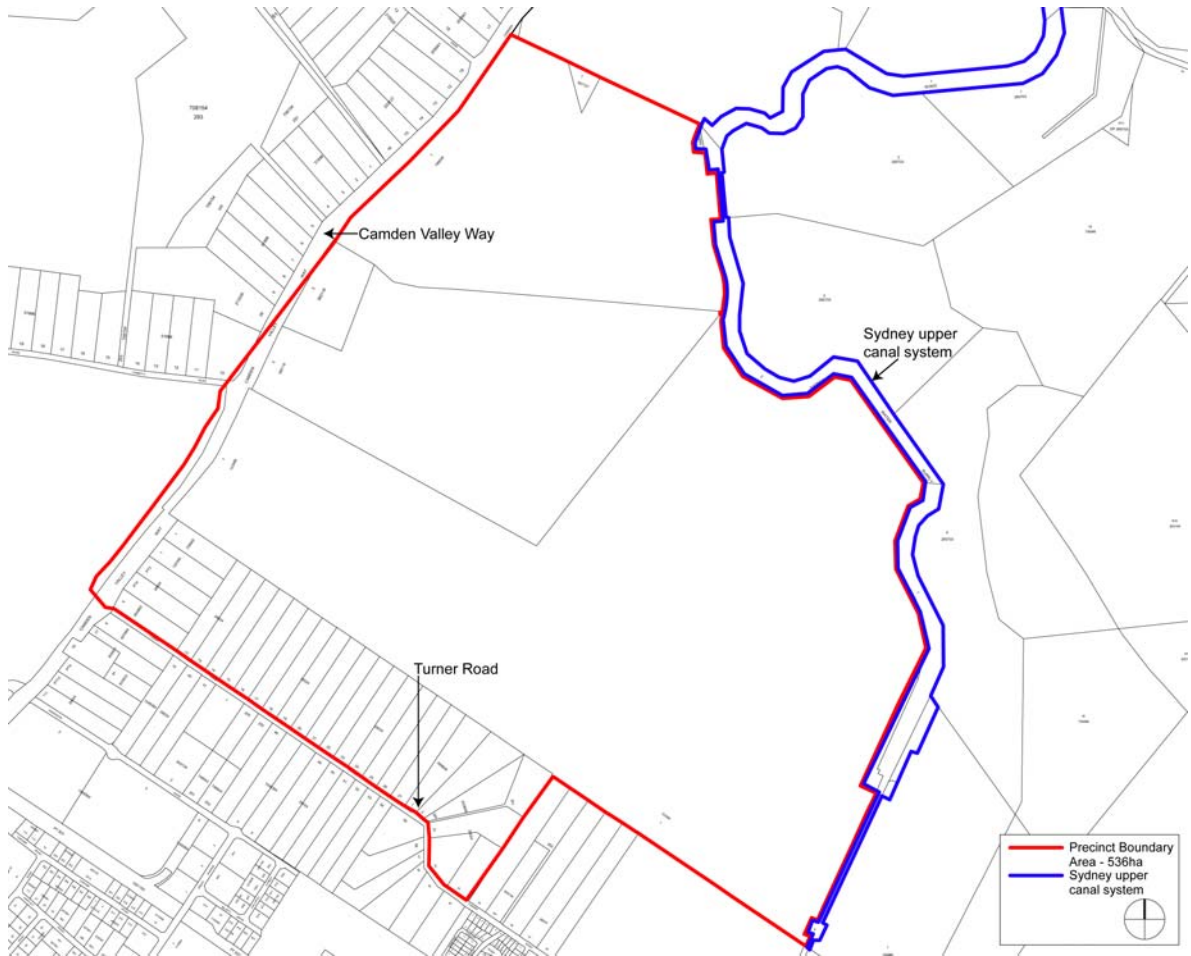


Figure 1.3 Plan showing the boundary for the Upper Water Canal and its location marking the eastern boundary of the Turner Road Precinct.

2.0 Historical Development—Turner Road Precinct

2.1 Pre-Contact Aboriginal History

Prior to European settlement, the Camden region was occupied by the people of the Gundungurra. Neighbouring groups were the Tharawal, Dharug and Wodi-Wodi peoples. These groups were dependent on the forest and grasslands for food and shelter, as well as the Nepean River and its tributaries for freshwater fish, shellfish and molluscs amongst other resources. Prior to 1810 there was limited direct contact between European settlers and Aborigines in this part of the Sydney basin, due mainly to the low numbers of Europeans in the area. While the initial exchanges were generally portrayed as cordial, the relationship between Europeans and Aborigines quickly degenerated as more European settlers entered the region.

By 1812 open conflict had erupted between Europeans and Aboriginal groups, to the point that the period between 1812 and 1816 was referred to as the Cowpastures War. The violence involved local Aboriginal groups, outside groups forced into the region because of drought and Europeans.¹ The bloody conflict culminated in a military expedition into the area, which ended any large scale resistance by the local Aboriginal groups. Governor Macquarie established a garrison in the Cowpastures district in 1816 to protect settlers from retaliatory attacks, eventually putting an end to open conflict.²

2.2 Early European Settlement in the Cowpastures

In 1795 the first European exploring parties made their way through the district around the Turner Road Precinct. On the open grass plains that dominated this section of Sydney's hinterland, they discovered herds of cattle, bred from cattle that had strayed from the herds of the First Fleet. This prompted the naming of the area the Cowpastures. Between their discovery and c1803, a number of attempts, sanctioned and clandestine, were made to round up the herd. In 1803, in an effort to protect the large semi-wild herd from poachers, Governor King sought to keep settlers out of the Cowpastures and issued a proclamation forbidding anyone to approach the area without his written permission.

As an extra precaution, a series of government outposts were created and a convict constable was stationed in the Cowpastures from 1802.³ A survey had been carried out by George Caley in 1804 and soon after the first house was built on the Nepean River near the future site of Camden. In 1805 a road was surveyed into the area, known as the Cowpastures Road (now the Northern Road, dissecting the Oran Park Precinct between Cobbitty Road and Bringelly Road), and the pressure on the Governor to allow for land grants meant that settlers were soon moving into the area. The first major grant was one of 5000 made to pastoralist John Macarthur which he named Camden and another of 2000 acres to Walter Davidson which was named Belmont.

A number of larger farm grants were made in 1809 to prominent colonialist after the overthrow of Governor Bligh. Many of these grants were in turn revoked on the arrival of Governor Macquarie, only to be soon re-issued. To settle claims and confusions, in 1811 Acting Surveyor Meehan was sent to the district to survey the grants promised. One of these was a grant of 1100 acres to Charles Hook, which he named Denbigh, to the northwest of the Turner Road Precinct (see Figure 2.1).⁴

2.3 George Molle and Molle's Main

The Turner Road Precinct was granted in c1814 to Lieutenant Colonel George James Molle. Molle had arrived in Sydney as Commanding Officer of the 46th Regiment and was appointed Lieutenant Governor under Macquarie.⁵ He was soon granted land in the District of Cook (1814), receiving further grants in

the area 1816. He had three large properties in the district: one of 1600 acres called Netherbyrse immediately to the east of Denbigh on the Cobbitty Road, a second of 550 acres immediately to the northeast which he named Catherine Field, and a third to the east of the Cowpastures Road of 1550 acres which he named 'Molle's Main' (see Figures 2.2–2.4). The name Molle's Main came from his home town of Mains in Scotland.⁶ The grant required that 75 acres of land be cultivated each year and that the government could take timber as required for naval purposes.

Molle clashed with Macquarie during his term as Lieutenant Governor, disagreeing with Macquarie's supposed favouring of emancipists in the colony and Molle's perceived lack of discipline concerning junior officers and their criticism of Macquarie. Before matters could come to a head, the 46th regiment was transferred to India and Molle went with it in August 1817. George Molle's estates were then transferred to his eldest son, William Macquarie Molle.

Molle, like many of the settlers in the area, had grown wheat and run sheep and cattle on the property.⁷ At this time, wool production was a major industry in the Cowpastures and Camden districts, with major producers such as John Macarthur (credited with beginning the industry in New South Wales) having large estates in the immediate area.

By 1823 William Molle had leased the estate to William Howe. Howe had arrived in the colony in 1816 and been granted 2000 acres at Minto, which he named Glen Lee. In 1820 he was appointed as a magistrate operating in the Minto district. However, Howe was reported in the Sydney Gazette as having had a bad time while leasing the Molles Main estate. In February 1823, two men were charged with stealing two bails of wool from Howes at Molles Main. Both were apprehended and sentenced to 14 years, but not before the wool had been sold on. In December 1823 a barn on the property was destroyed by fire with the loss of £400 worth of harvested wheat. During this period the house at Molles Main was used by district magistrates (of which Howe was one) to hear cases in the Minto area and was a census point for the 1823 and 1825 General Musters, which sought to survey general population, including convicts, in the colony.⁸

By June 1824, Howe was looking to vacate Molle's Main and the property was advertised for lease. The notice remarked that the property, containing 1550 acres, included a commodious cottage, excellent fruit garden, barn, stable and associated outbuildings, Howe having likely rebuilt the barn after the December fire. Howe moved from Molle's Main to his new house at Glen Lee.

Following Howe, a number of tenant farmers occupied the estate, using it to raise wheat, sheep and cattle. The ownership of the estate remained in the hands of William Molle, despite his returning to England by the 1840s. In 1841, Molle mortgaged the estate to his younger sister Christian Brown Molle of Clifton Somerset for £751. The mortgage was discharged in 1864 when William Molle decided to sell the property.

2.4 Badgally Estate 1866–1923

The Molle's Main Estate, still intact at 1550 acres, was sold to Edward Lummus Moore in July 1866 for £1,750. Moore renamed the property Badgally. Moore also purchased Oran Park Estate nearby in 1871.⁹ In 1876 Moore built a new large house at Badgally which he moved to with his family. The house was later to become the first section of St Gregory's Agricultural College. It is likely that the road now known as Badgally Road was first laid out around the time of the house construction, acting as a link to the Camden Valley Way.

In 1906 the Badgally Estate was still reported as being 1550 acres, the same size as the original grant to George Molles.

The first parcels of land subdivided away from the main estate were made in 1907 with 87 acres taken for a water canal being constructed by the Metropolitan Water Sewerage and Drainage board as part of the water supply system for Campbelltown, Camden and Minto. The water canal now marks the eastern edge of the Turner Road study area. At the time of construction, a small cottage was also built next to the canal. This cottage and approximately one acre of land with it were purchased by St Gregory's in 1937.¹⁰ Its approximate position is now marked by a large pine tree close by the junction of the canal and a road running north from the eastern end of Badgally Road.

Between 1915 and 1918 a number of large subdivisions were made from the Badgally Estate, mainly to the east of the study area. The overall size had been reduced to 911 acres by 1918 when Moore sold the estate to a Sama Hillman, a retired merchant, for £16,000 cash.¹¹ The sale included the milking herd and other cattle. Hillman also purchased a property to the south, raising the overall size back to 1044 acres, but in turn sold this in April 1919 to grazier George Lambert Hansford. In 1922 Hansford sold the land to Thomas Donovan and five members of the St Vincent de Paul Society (as joint tenants) for £13,500.¹²

Donovan helped establish the St Gregory's Agricultural School at Badgally, using the house as the first classrooms and boarding house. The college was the first Catholic agricultural college in Australia and used the surrounding farm lands to both teach the male students agricultural practice and as a working farm. The college continued the traditional land use for the site, having a large dairy herd and other cattle, as well as planting grain crops. Photographs of the college land taken during the 1930s show the rural landscape with cleared paddocks, stands of remnant native trees, paddocks delineated by timber post and rail fence lines, and small dams placed through the property. It is likely that the scene had changed very little since the 1840s and 1850s (if not earlier) as the estate had been consolidated and cleared for cattle and sheep. A number of small outbuildings, including timber slab huts, milking sheds and silos, were also located on the property. Although it has not been ascertained with any certainty where these were in relation to the Turner Road Precinct boundary, it is highly likely that some buildings of similar use and construction were within the study area (see Figures 2.5–2.8).

2.5 Later Subdivision and Use

The college continued to own the former Badgally estate until after the Second World War. During the 1950 and 1960s, the first lots were created within the Turner Road precinct. Turner Road itself was surveyed sometime during this period and small farmlets and house blocks created. An aerial photograph of the site precinct in 1947 shows Badgally Road leading from Camden Valley way east through open paddocks dotted with trees. The photograph shows cultivated paddocks and outlines fences but no visible structures other than the cottage close to the water canal (see Figure 2.9).

By 1970, Turner Road has been surveyed running parallel to Badgally Road and some scattered development has begun to take place. A number of houses have been built on both the north and south of the road, as well as back from the road in larger paddocks between Turner and Badgally Roads. Some appear to have large sheds, possibly for the raising of poultry as well as other medium size agricultural/industrial uses. In the north of the study site, the golf links of the Camden Valley Golf Resort are also visible (see Figure 2.10).

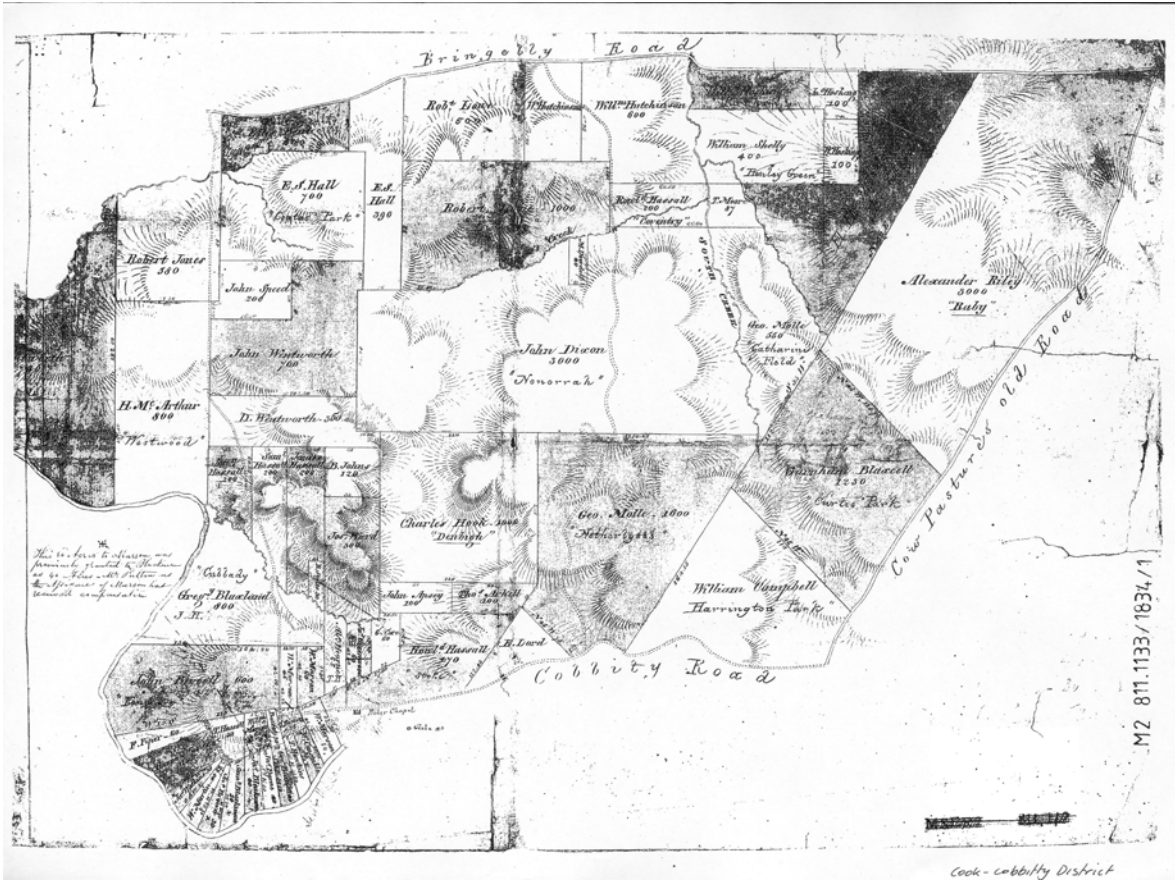


Figure 2.1 1834 plan of the Cowpastures district showing the large grants of Denbigh made to Charles Hook and Netherbyres to George Molle, and smaller surrounding grants facing Cobbitty Road. Denbigh and Netherbyres make up a large proportion of the Oran Park precinct. (Source: Mitchell Library)

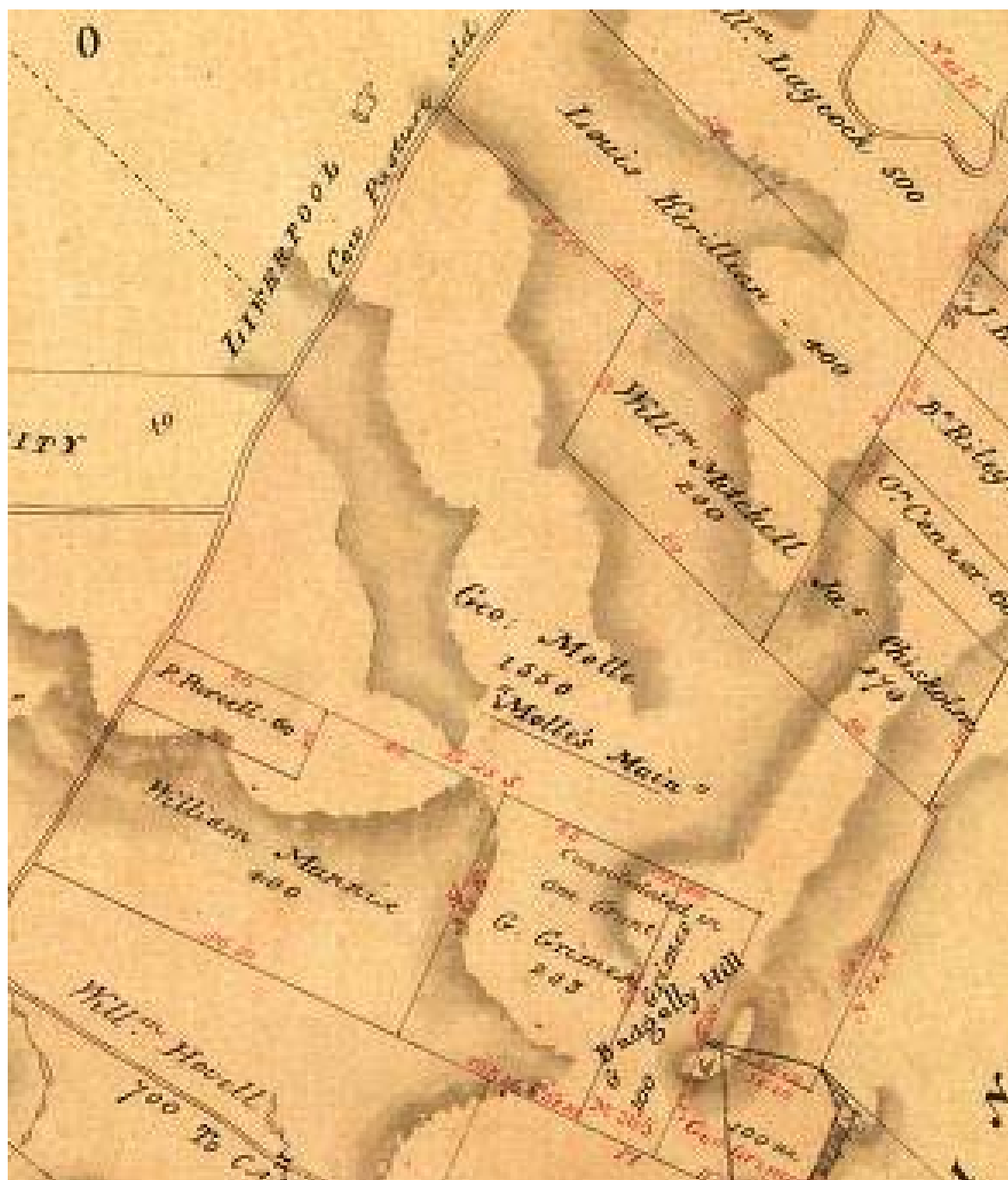


Figure 2.2 Parish of Narellan showing George Molle's 'Molle's Main' estate to the east of the Cow Pastures Road. Molle's Main encompasses the entire Turner Road Precinct. The intersection of the Cobbitty Road and the Cowpastures Road can be seen in the middle left frame. (Source: Department of Lands)

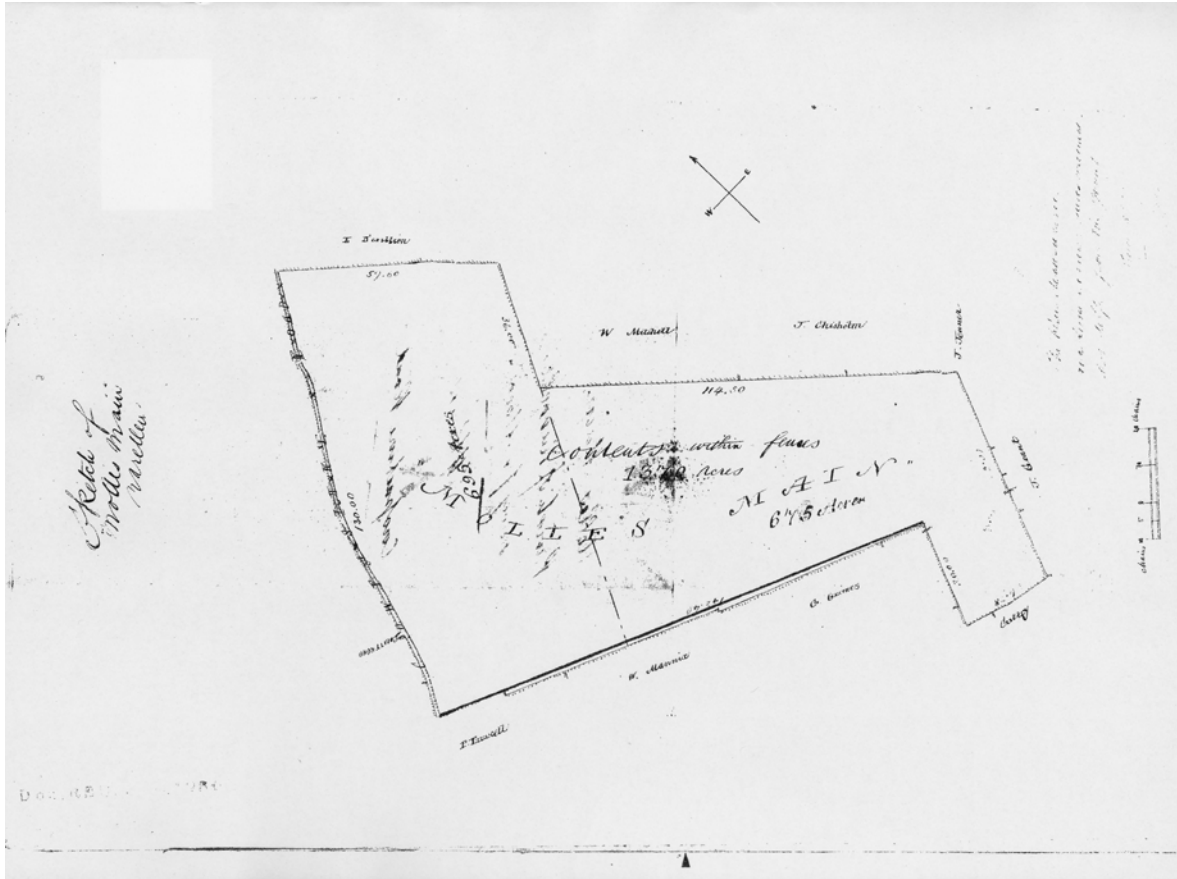


Figure 2.3 Undated plan of Molle's Main showing the farm area fenced. It appears that the main property has been internally divided into smaller paddocks, likely during the 1840s. (Source: Mitchell Library Subdivision Plans: C6/2)

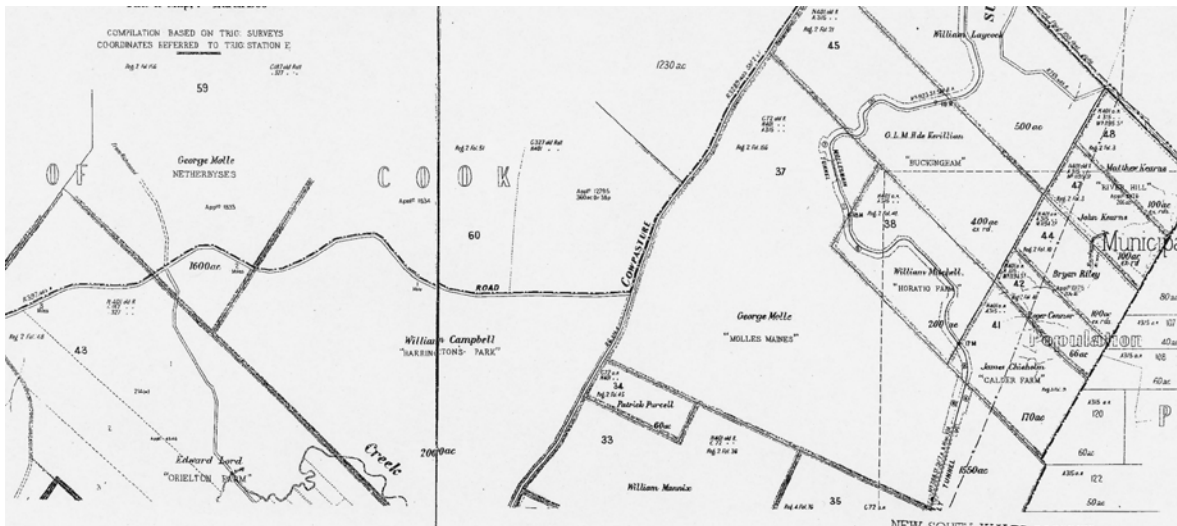


Figure 2.4 1905 Map of Parish of Narellan showing Molle's Main with the Water Canal running through the property. The canal forms the eastern boundary of the Turner Road study area. This plan also shows the Cobbitty Road heading west with the Netherbyres Estate shown in the left frame, giving some indication of the proximity of the two study areas. (Source: Mitchell Library)

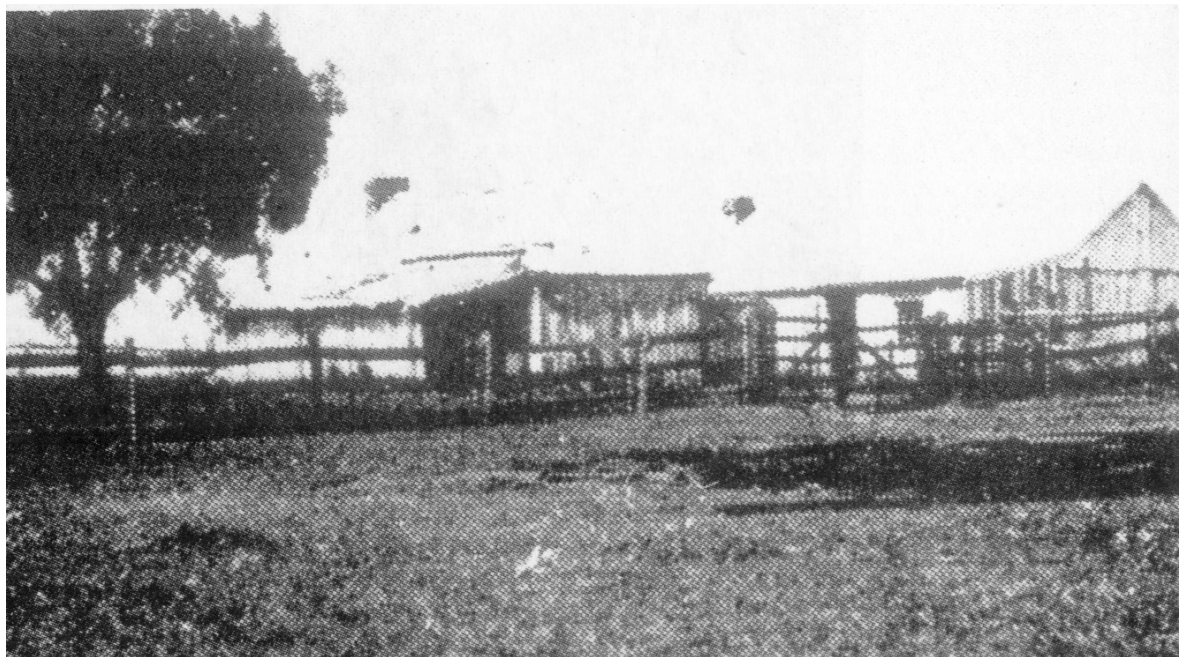


Figure 2.5 Timber slab outbuildings on the Badgally estate at the time of the opening of St Gregory's in the 1920s. It has not been established if these were within the Turner Road precinct but they are typical of the type of rural construction used by labourers, overseers or caretakers on the large estates from the 1840s through to the 1920s. Note the post and rail fences, the type which formed the paddock edges right through the estate, including the study area. (Source: Boyle)



Figure 2.6 Part of the dairy herd of St Gregory's, with grain storage silo and sheds. Dairy cattle were the main use of the site from the 1890s. (Source: Boyle)



Figure 2.7 View across the St Gregory's College land showing the rural landscape that dominated the area in and around the study area. Fenced paddocks with cleared woodland areas and remnant stands of native timber and re-growth of the same had been the dominant landscape since the colonial period. (Source: Boyle)

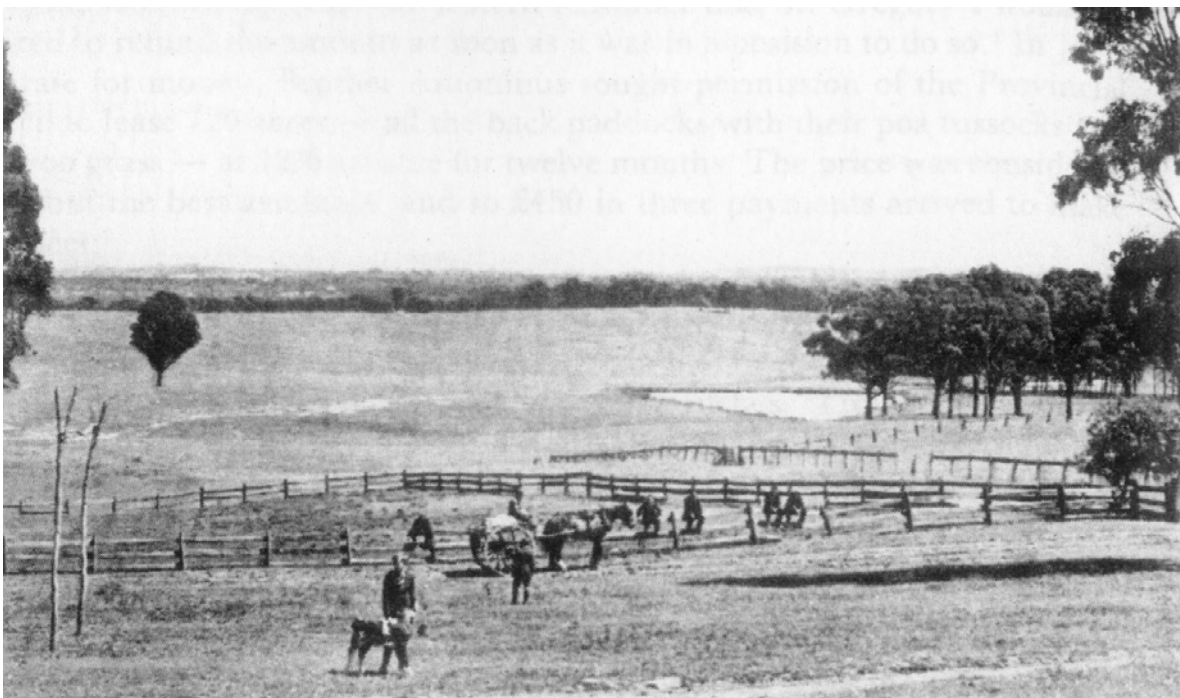


Figure 2.8 Another view of the farm associated with St Gregory's and part of the original Molle's Main Estate. This view looks to the west back over the Turner Road study area from the eastern boundary of the study area. (Source: Boyle)



Figure 2.9 The Turner Road Precinct in 1947. While the area has been largely cleared of any tree cover for farming, there is little in the way of development in this area. The road running east-west across the lower frame is Badgally Road, at this stage accessing St Gregory's College out of the frame. The water channel which makes up the eastern boundary of the precinct can be seen in the upper right corner. (Source: Department of Lands)



Figure 2.10 The Turner Road Precinct in 1970. Comparison to Figure 2.9 shows the development since 1947. Most noticeable is the creation of Turner Road and the subdivision along its frontage and the development of the golf course in the north of the precinct area. Evidence of cultivation can be seen in the fields throughout the precinct. (Source: Department of Lands)

2.6 Endnotes

- ¹ Design 5 Architects, July 2006, Denbigh Curtilage Study, prepared for McIntosh Bros Pty Ltd, p 9.
- ² Godden Mackay Logan Pty Ltd, Kirkham Stables and Precinct Conservation Plan, prepared for the Sutton Group, June 1998, p 5.
- ³ Design 5 Architects Denbigh Curtilage Study, Final Report July 2006, prepared for McIntosh Bros Pty Ltd, p 8.
- ⁴ *ibid*, p 13.
- ⁵ MacMillian, D, 1967, George James Molle in *Australian Dictionary of Biography*, Volume 2, Melbourne University Press.
- ⁶ Boyle, V, 1987, *Pioneering Days: St Gregory's Campbelltown 1923-1951*, St Gregory's College, p 286.
- ⁷ Sydney Gazette, 23 November 1827.
- ⁸ Sydney Gazette, 1823.
- ⁹ Morris and Britton, 2000, Colonial Landscapes of the Cumberland Plain and Camden, NSW, prepared for the National trust of Australia (NSW), p 41.
- ¹⁰ Boyle, *op cit*, p 286.
- ¹¹ *ibid*, p 286.
- ¹² *ibid*, p 286.

3.0 The Draft Indicative Layout Plan

3.1 Description

Figure 3.1 illustrates the proposed Draft ILP, dated February 2007, for the Turner Road Precinct. It illustrates a mixed low, medium and high density residential, open space, community and some employment/retail land development.

The area to the east of the Precinct adjacent to the Upper Canal System (located outside the precinct but marking its eastern boundary) is shown as potential low–medium density residential land with some open space including riparian corridors. The proposed low–medium density residential land that adjoins the uncovered section of the canal would need to be carefully planned insofar as height and set-back is concerned, to ensure that the 'rural bushland' setting of the uncovered section of the canal, defined as an impressive landscape element with sandstone and concrete-lined edges, is not compromised. This is discussed in Section 5.2.1.

Extensive open space areas are provided along the main riparian corridors creating a green spine running east-west through the Precinct. This would retain a partial transition zone to the eastern boundary of the Precinct to ensure that the bushland setting of the Upper Canal System and important riparian corridor vegetation is retained. This is further discussed in Section 5.2.1.

A mix of employment, light industrial activities and commercial/retail uses are proposed to the western portion of the precinct, grouped around the proposed Badgally Road and Kenny Creek Road. The southern most area of the precinct retains the low density residential subdivision to the eastern end of Turner Road (current residential small land holdings to the north of Turner Road) and light industrial activities and commercial/retail to the corner of Turner Road and Camden Valley Way.

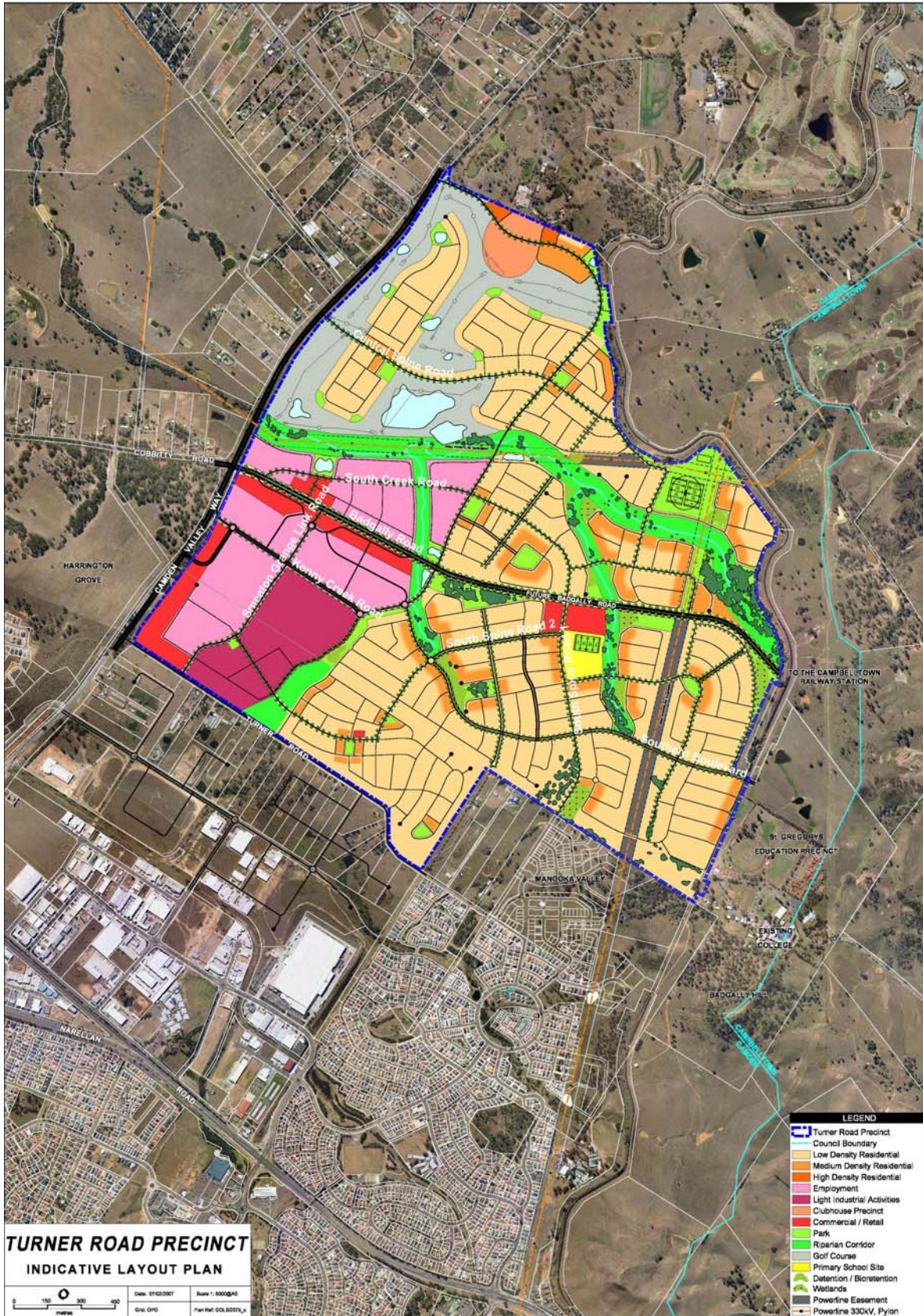


Figure 3.1 Proposed Draft Indicative Layout Plan for the Turner Road Precinct.

4.0 The Potential Archaeological Resource and the Draft Indicative Layout Plan

4.1 Introduction

This section of the report deals with the potential historical (ie non-Aboriginal) archaeological remains within the Turner Road Precinct. It identifies broad areas of archaeological sensitivity, and describes in general terms the archaeological remains that are potentially to be found in this area.

The following discussion of the potential archaeological resource at the site is based on historical research (Section 2.0), an analysis of historical plans and aerial photographs, a review of existing heritage listings, and fieldwork conducted in December 2006. The fieldwork was of one day's duration and therefore did not involve extensive site walking or surface survey. Therefore, this section takes an 'overview' approach to the identification of the potential archaeological resource and is based in part on predictive modelling that assumes (for example) that historical archaeological remains (such as cesspits, artefact dumps etc) are generally located a short distance from occupation and activity areas.

4.2 Heritage Listings—Archaeology

The Camden Local Environmental Plan No. 48 does not identify any known historical archaeological sites within the area of the precinct. Similarly, the Heritage Report prepared by Camden Council (dated December 2006) does not identify any known historical archaeological sites within the study area.

No historical archaeological sites within the study area are included on the State Heritage Register (SHR) or the National Heritage List (NHL) or Commonwealth Heritage List (CHL).

No historical archaeological sites in the precinct are included on the Register of the National Estate (RNE).

No historical archaeological sites in the study area are classified by the National Trust.

4.3 Archaeological Heritage Provisions

The statutory provisions that operate with respect to the heritage of the two precincts are discussed in detail in Section 6.0.

Works in New South Wales that may disturb, destroy, remove or expose 'relics' generally require a Section 140 Excavation Permit approval (or a Section 60 approval in the case of sites listed on the State Heritage Register), issued by the Heritage Office, Department of Planning.

'Relics' are defined by the Heritage Act to mean:

Any deposit, object or material evidence

(a) *which relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*

(b) *which is 50 or more years old.*

Section 140/Section 60 Excavation Permit Applications must be supported by an Archaeological Research Design which would address how the significant information embodied in the 'relics' and their contexts is to be managed, conserved and interpreted should approval to remove or disturb the 'relics' be granted.

Should works in the precinct be undertaken pursuant to the 'major projects' provisions of Part 3A of the *Environmental Planning and Assessment Act 1979* (NSW) (EPA Act), the Heritage Council of NSW would not be the consent authority for matters relating to historical archaeology, the Minister for Planning being the relevant consent authority. However, it is common practice for the Minister to consult with the Heritage Office, Department of Planning prior to issuing a consent under Part 3A of the EPA Act, and conditions attached to a Part 3A consent often reflect the intent of the Heritage Act. The conclusions and recommendations in this report relating to historical archaeology proceed on that basis.

4.4 Phases of Development and Occupation—General Comments

The land-use history of the precinct, outlined in Section 2.0, is relevant to determining the potential archaeological resource there.

The potential for the survival of archaeological relics in the precinct will vary according to the date and kind of relic, but generally those belonging to later phases have a higher potential to survive as they commonly derive from more robust structures and typically have been exposed to the elements and other forms of disturbance for a shorter period of time.

Similarly, the heritage significance of any relics will vary according to their ability to contribute to our understanding of the state's (and the local area's) cultural heritage. This report does not include a full assessment of significance for the potential archaeological relics within the precinct. However, as a general principle, those from the earlier periods will usually be of a higher level of significance.

4.5 Potential Archaeological Resources

4.5.1 Potential Features—General Observations

Historical plans and research indicate that there has been continuous non-Aboriginal use of the two precincts for a variety of purposes for around 200 years. However, the activities carried out in the precinct have been generally non-intensive. For the most part, development was confined to isolated homesteads and the accoutrements of farming (fences, dams, sheds etc). The precinct has therefore been characterised by wide open spaces displaying little substantial development. This is particularly evident in aerial photographs from the 1940s that show sparsely developed land with a scattering of trees and pockets of cultivation. By this time (1947), even those few farmsteads recorded or implied in nineteenth century plans and written sources have disappeared, having been given over to pasture.

Many of the activities historically undertaken within the precinct (eg timber getting, grazing, crop production etc) do not typically leave behind clear in situ archaeological remains. When they do, such remains are often ephemeral in nature, and difficult to date (eg fence posts, drainage channels and dams, seed remains).

Nevertheless, generally there is some potential for the survival of historical archaeological remains within the precinct deriving from past activities, including:

- Evidence of the pre-settlement landscape and the landscape soon after first settlement—this would include evidence of cleared tree stumps, remnant natural landforms such as gullies and channels etc.
- Evidence of early agriculture and stock handling activity—wheat and maize were being grown in the area from the early nineteenth century. The first farms in the area will have been furnished with fences, small dams, wells, water channels, tracks etc. These activities have the potential to yield

archaeological evidence in the form of fence posts, botanical remains (seeds), changed landforms (eg mounds etc indicating dams), subsurface remains of former stockyards, sheds etc, and differentiated deposits indicating cultivated areas.

- Evidence of nineteenth and early twentieth century domestic occupation—A number of early subdivisions are recorded and presumably some of the created lots will have had their own modest farm house. Other farm houses are recorded in historical records but are now gone. These would have the potential to produce such relics as wall footings, post holes, cesspits, wells, refuse dumps, underfloor deposits, evidence of landscaping such as paths, garden beds etc.

4.5.2 Specific Potential Archaeological Remains

Other Homesteads/Farm Houses and Buildings

Historical sources record that in 1824 a 'commodious cottage' existed at Molle's Main (possibly within precinct) with stables and outbuildings (see Section 2.3 above). The sources record that tenant farmers also occupied the estate shortly after this time. These activities and structures all have the potential to produce archaeological relics. However, their precise location is unknown.

In other words, there exists some potential for archaeological evidence of farm buildings and houses to exist in the Turner Road Precinct, dating to the mid-nineteenth century. However, the potential is lower in this precinct given that this area remained in the possession of only a small number of owners, and was not greatly subdivided, for most of the historical period.

Historical Roads

Badgally Road follows an historical alignment running east-west across the Turner Road Precinct. There is potential for survival of archaeological relics as historical road alignments generally have a somewhat higher potential for the survival of archaeological relics. Properties generally address the adjacent roads, and structures are often constructed in close proximity to those roads. For example, some relics were observed by the side of Badgally Road (southern side) during the fieldwork undertaken in the preparation of this report (brick footings; date and precise function unknown) (see Figure 4.1).

St Gregory's Cottage

In 1907–08 a small cottage was constructed beside the water canal forming the eastern boundary of the Turner Road Precinct (see Section 2.4 above). The cottage was purchased by St Gregory's Agricultural College in 1937 but has since been demolished (it is still visible in aerial photographs in 1970). Its approximate position is now marked by a large pine tree close by the junction of the canal and a road running north from the eastern end of Badgally Road (see Figure 4.1).

There is the potential for archaeological relics to survive on and near the site of the cottage, including wall footings, piers, post holes, services, refuse dumps etc.

4.6 Factors Relevant to the Potential for Survival of the Archaeological Resource

4.6.1 Potential Relics

The potential for archaeological remains to survive within the precincts is affected by a wide range of site formation processes. Some of these will have destroyed the archaeological remains. However, some may also have enhanced the potential for the survival of those remains.

The nature and extent of disturbance to the archaeological record of any site is usually impossible to quantify precisely. However, the kinds of processes affecting historical sites and the effects of many of those processes on the archaeological record have been observed and recorded by numerous excavations, so that it is possible to identify likely processes operating within the precinct.

Table 4.1 lists the potential archaeological relics in the precinct from all historical phases and considers the site formation processes that may have affected the survival of those relics. It assesses the potential for the survival of those remains as either low, medium or high.

Table 4.1 Potential archaeological remains and likelihood of survival.

Potential Archaeological Relics	Processes Affecting their Survival	Likelihood of Survival
Pre-settlement and immediate post-settlement remains (eg cleared tree stumps, remnant natural landforms such as gullies and rills etc)	The precinct has been the subject of extensive site clearance in the early nineteenth century. On completion of the land clearing, the precinct was generally the subject of only non-intensive agricultural uses eg grazing. In these areas, archaeological evidence of historical land forms and land clearing have a relatively high potential to survive. In areas subjected to ploughing (especially mechanised), there is a lower potential for the survival of such archaeological evidence as plough disturbance typically destroys evidence of early site clearing activity, which is usually ephemeral and sensitive to disturbance.	In areas dedicated to non-intensive land use—Moderate Other areas—Low
Agricultural remains (eg deposits indicating cultivated areas)	Archaeological relics (eg seed remains and deposits indicating early agriculture) in those areas of the precinct used for agriculture in the nineteenth and early twentieth centuries would generally be ephemeral in nature, highly susceptible to damage or disturbance by later farm activities and natural processes, and difficult to identify and date by visual inspection should they survive. Archaeological investigation (eg microbotanical sampling) would have some potential to identify the location and extent of cultivated areas, and might possibly identify plant types that were cultivated there in the early years of settlement.	Low
Wall footings and other structural remains of early homesteads (especially nineteenth century)	The postulated early homesteads (based on the premise that many early subdivisions were likely to have had their own farm houses) were likely modest, presumably timber and brick structures. They are not recorded in aerial photographs in 1947, evidently having been demolished before that date. Farm buildings have the potential to yield archaeological relics notwithstanding a modest construction. Such relics include wall footings, post holes, services etc. The potential for survival is reduced where there has been a systematic demolition (as may have been the case within the precincts). Where systematic demolition occurs, as much fabric as possible is commonly salvaged for re-use elsewhere. This reduces the number of relics that might survive the process of demolition. Nevertheless, it is significant that the areas likely formerly occupied by farm houses have since been generally put to only non-intensive uses such as grazing. More intensive land use (heavy ploughing, later building activity, grading) would significantly reduce the potential for the survival of relics. Thus, although demolished for over 50 years (at least since the 1947 aerial photographs), there remains a relatively high potential for the survival of relics relating to early farm structures in the area, at least in those areas not subject to later intensive land use.	In areas dedicated to non-intensive land use—Moderate Other areas—Low

Potential Archaeological Relics	Processes Affecting their Survival	Likelihood of Survival
Wells, cisterns, cesspits etc	<p>These features are commonly associated with farm buildings of the nineteenth century. They are usually excavated to significantly greater depths than post holes, foundations trenches for wall footings etc and therefore stand a better chance of survival. However, above ground water tanks are more likely to have been used in the precincts than wells or cisterns. Therefore, if any exist they are likely to be few in number. Nevertheless, where they exist they are usually located close to occupation and activity areas and there is some potential for them near the homesteads, stables etc.</p> <p>Cesspits are a more common feature of nineteenth century homesteads and there is a higher possibility of their survival in the precincts. Cesspits can contain concentrations of artefacts of great value to archaeological research.</p> <p>Given the considerable depth at which features such as cesspits and wells are typically constructed, later farming activities are unlikely to have removed all traces of their existence.</p>	<p>Wells and cisterns—Likely few in number in the precincts, if any, but potential for survival High where any might exist</p> <p>Cesspits—possibly existed in greater numbers than wells and cisterns. High potential for survival should any have existed.</p>
Refuse dumps and under-floor deposits	<p>Underfloor deposits accumulate under ill-fitting floors (artefacts slip through the gaps and accumulate under the house) or are washed there by natural processes. Refuse dumps often occur some distance from houses, increasing in size over years of occupation.</p> <p>These archaeological remains hold considerable potential for research. However, they are typically highly susceptible to later ground disturbance (such as that associated with demolition, ploughing and erosion). Such deposits have the greatest potential for survival where they have been sealed or otherwise protected by later processes.</p> <p>It is significant that the precinct has been generally put to only non-intensive uses such as grazing and light cultivation. More intensive land use (heavy ploughing, later building activity, grading) would significantly reduce the potential for the survival of such relics. Thus, there remains a relatively high potential for the survival of relics deriving from domestic occupation in pockets within the precinct (ie around the sites of former homesteads), at least in those areas not subject to later intensive land use.</p>	<p>In areas dedicated to non-intensive land use—Moderate</p> <p>Other areas—Low</p>
Former stockyards, farm sheds etc	<p>It is likely (but not certain) that such structures existed across the precinct in small numbers in the nineteenth and early twentieth century. Although such structures can be substantial in their construction, they are more often lightly constructed, and sometimes intended for temporary use only. Archaeological relics relating to such structures are therefore commonly limited to post holes, brick piers etc.</p> <p>Fence posts, post holes etc relating to sheds, yards etc are typically ephemeral and often difficult to identify by visual inspection. They are also susceptible to damage from other activities. However, a visual inspection of the precinct has identified a number of fence posts of substantial size and age. The remains of others could therefore be identified by archaeological excavation.</p>	High

Potential Archaeological Relics	Processes Affecting their Survival	Likelihood of Survival
Evidence of landscaping and gardens of the homesteads	<p>The larger of the homesteads (eg Denbigh in the Oran Park Precinct) are known to have had extensive landscaped gardens throughout their habitation. Others (including the more modest farm houses, for example, St Gregory's Cottage) would almost certainly have been similarly adorned. It is also possible that there were vegetable gardens within the vicinity of the homesteads in the precincts.</p> <p>The location of gardens, flowerbeds and other plantings is often marked by stone or brick kerbing, footpaths, and ornamental garden features. These remains are often vulnerable to destruction or disturbance by later activities, especially later construction, demolition and erosion. However, given that the precinct is more commonly characterised by non-intensive land use, there remains a relatively high potential for archaeological evidence of these things to survive in scattered pockets (ie around farm houses).</p> <p>Vegetable gardens and garden beds can also be evidenced in the archaeological record by soil deposits discernible during excavation or soil sampling (eg pollen). However, these deposits are particularly vulnerable to later disturbance and difficult to identify.</p>	Moderate
Human graves	<p>There is no evidence of human burials having taken place within the precincts. During the periods of settlement in the precinct it was customary to transport the deceased to a consecrated cemetery rather than bury them on private property. There is only a very low potential for historical human burials to have occurred within the precinct.</p>	Low
Historic roads and tracks	<p>The precinct contains a number of historic roads and tracks, some of which continue to observe alignments almost 200 years old (eg Badgally Road).</p> <p>Historic roads and tracks were generally unsealed and are therefore highly susceptible to erosion and human activities such as ploughing. Nevertheless, archaeological excavation can often locate such surfaces, especially where they have been sealed under later deposits. Where the roads were sealed with gravel or stone there is a higher potential for their survival.</p>	Unsealed— moderate Paved/sealed—High

4.6.2 Summary of the Potential Archaeological Resource

The Turner Road Precinct was sparsely settled and non-intensively exploited for most of the nineteenth and twentieth centuries. The potential for archaeological relics to have been created/formed and survive within the precinct is therefore generally low as it was little developed.

Where relics may exist, they will be most likely to be concentrated around former farm houses that have since been demolished. These would include cess pits, wells etc (excavated to depth and therefore more likely to survive later activities) and evidence of domestic occupation such as wall footings, post holes, garden landscaping, under-floor deposits (generally more prone to later disturbance and somewhat less likely to survive in situ). Evidence of other farm structures (sheds, stockyards etc) may also survive in areas that have not been subsequently much developed, scattered around the precincts but usually close to domestic buildings.

There is a relatively high potential for the survival of early roads and tracks, depending on whether they were sealed or not.

In summary, archaeological relics that may survive will most likely be concentrated around former habitations and along historic roadways (see Figure 4.1).

4.7 Heritage Significance

The above sections consider the potential for archaeological relics to survive in the precinct. This report does not include an assessment of the heritage *significance* of any relics that may survive.

The Heritage Act protects 'relics' regardless of their significance. However, significance is relevant to the ways in which such relics would be excavated and the need to retain them in situ. As a general principle, a more detailed excavation program is required for highly significant sites (if archaeological excavation is permitted at all) and the Heritage Office, Department of Planning is more likely to require highly significant relics to be retained in situ. This can become an important constraint on development.

Although this report does not include an assessment of significance, we make the following general observations:

- Potential heritage significance will vary according to the ability of the relics to contribute to our understanding of the culture and history of the state and local area.
- On the whole, more intact deposits, and archaeological resources that can be used to address important research questions, or which can reveal information about little known aspects of history, will have the highest heritage significance.

The assessment criteria contained in the *NSW Heritage Manual* provide a guide to identifying heritage significance generally, and to a degree those criteria can be applied to potential archaeological remains.

However, the criteria are not specifically tailored to address the significance of historical archaeological sites. This is a matter that has been considered in an influential paper by Bickford and Sullivan, published in 1984.¹ Bickford and Sullivan draw attention to the dilemma faced by archaeologists and developers in connection with sites that are to be destroyed as a result of development, and discuss effective means of assessing their heritage value. They note that archaeological significance has long been accepted in the United States as linked directly to scientific research value:

A site or resource is said to be scientifically significant when its further study may be expected to help answer questions. That is scientific significance is defined as research potential.

This is a concept that has been extended by Bickford and Sullivan in the context of Australian archaeology and refined to the following three questions which can be used as a guide for assessing the significance of an archaeological site or resource within a relative framework:

1. Can the site contribute knowledge which no other resource can?
2. Can the site contribute knowledge which no other site can?
3. Is this knowledge relevant to general questions about human history or other substantive questions relating to Australian history, or does it contribute to other major research questions?³

This report recommends that an assessment of significance for the potential archaeological remains in the precinct, that addresses these questions and the criteria contained in the *NSW Heritage Manual*, be prepared to further inform decisions about the future development of the precinct.

4.8 Potential Constraints on Draft Indicative Layout Plan Arising out of the Potential Historical Archaeological Resource

A description of the Draft Indicative Layout Plan (Draft ILP) for the precinct is provided in Section 3.1. Future development in the precinct (such as the construction of roads and houses, grading etc) would be

likely to disturb or destroy the potential historical archaeological relics identified above. This would present significant constraints on the future development of the precinct only where the relics were of such significance that they warranted in situ retention or intensive archaeological investigation. In such a case, retention of the relics might result in the creation of a small non-developable area (on and around the relics).

In all other cases, it is likely that development could take place where relics have been identified/exposed provided that the relics are first investigated and documented through a program of archaeological excavation, carried out pursuant to an excavation permit (issued under section 60 or section 140 of the Heritage Act, or similar Part 3A conditions of consent).

4.9 Recommendations

An assessment of heritage significance should be prepared for the identified potential archaeological relics described above. This assessment should inform future decisions regarding the appropriate management of these relics should they be exposed during future works, including possible in situ retention of relics.

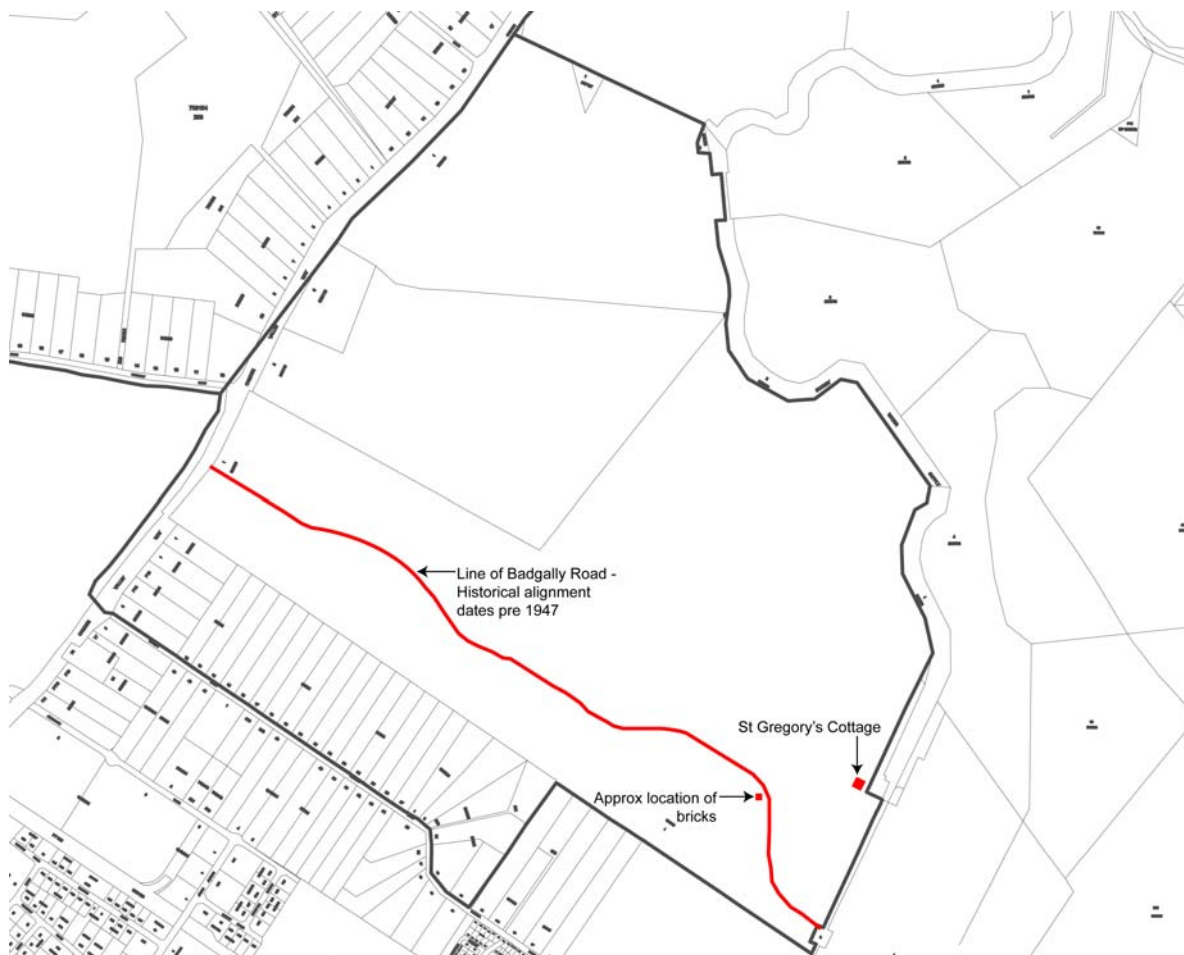


Figure 4.1 Turner Road Precinct showing the approximate location of specific relics. General potential exists across the precinct.

4.10 Endnotes

- ¹ Bickford, A and S Sullivan 1984, 'Assessing the Research Significance of Historic Sites', in Sullivan, S and S Bowdler (eds) *Site Surveys and Significance Assessment in Australian Archaeology* (Proceedings of the 1981 Springwood Conference on Australian Prehistory), Department of Prehistory, Research School of Pacific Studies, The Australian National University, Canberra, pp 19–26.
- ³ *ibid*, pp 23–24.

5.0 Cultural Landscape and Visual Values and the Draft Indicative Layout Plan

5.1 Introduction

5.1.1 Background

This section discusses the landscape and visual values of the Turner Road Precinct. These values have been evaluated through consideration of the observed physical evidence and an examination of historical information related to the development and occupation of the precinct. The basis of assessment of landscape and visual values includes the Colonial Landscapes of the Cumberland Plain and Camden, NSW, prepared August 2000 by Colleen Morris and Geoffrey Britton (Morris and Britton Report), and site inspections by Chris Colville and Rebecca Thompson of Godden Mackay Logan on 6 December 2006.

5.1.2 Precinct Descriptions

The Turner Road Precinct is defined in Section 1.2 of this report (refer to Figure 1.2 for a boundary plan of the precinct).

5.1.3 General Character

The overall character of the Turner Road Precinct can be described as open pasture lands with low undulating hills, in particular the area to the north of Badgally Road. The southern portion of the precinct is characterised by residential subdivision located to the north of Turner Road which extends well back from the road in larger paddocks between Turner and Badgally Roads. The northern portion of the precinct is currently in use as a gold course. Figures 5.1–5.6 show some general views of the precinct.

5.2 Potential Landscape and Visual Impacts of Draft Indicative Layout Plan

5.2.1 Draft Indicative Layout Plan (Draft ILP)

Figure 3.1 illustrates the proposed Draft ILP for the Turner Road Precinct. A description of the Draft ILP is provided in Section 3.1. As part of our review of the Draft ILP for the Turner Road Precinct dated February 2007, we have considered the potential impacts on the identified heritage values. These are discussed below in relation to landscape and visual values.

Upper Canal System (Located in the Proximity of the Turner Road Precinct)

The boundary of the section of the Upper Canal System which is located in the vicinity of the Turner Road Precinct is shown in Figure 1.3. It is located outside the precinct but marks its eastern boundary. The canal is of aesthetic significance as a landscape element with sandstone and concrete-lined edge, running in a serpentine route through a rural bushland setting. The area to the west of the canal is shown as potential low–medium density residential land with some open space including riparian corridors. The proposed low–medium density residential land that adjoins the uncovered section of the canal would need to be carefully planned insofar as height and setback is concerned, to ensure that the ‘rural bushland’ setting of the uncovered section of the canal is not compromised.

Badgally Estate: Historic Road Alignment

Badgally Road is a surviving remnant of the Badgally Estate. The road was first laid out around the time of the construction of the main house (c1870s) which later became part of St Gregory’s College. The

Draft ILP proposes partial retention of the historic road alignment (proposed Kenny Creek Road). The remainder of Badgally Road would be removed beyond the intersection of Kenny Creek Road and the Smeaton Grange Link Road, with the exception of a section of the road serving the entrance to St Gregory's College (beyond the intersection of the South Spine Road and the Southern Boulevard). Figure 5.9 shows the historic road alignment of Badgally Road. Consideration should be given to retaining this historic road alignment to ensure that this early landscape element is interpreted.

Former St Gregory's Cottage: Remnant Bunya Pine

Section 2.4 identifies a former cottage built adjacent to the Upper Canal System. The approximate location of this former cottage is marked by a prominent Bunya pine by the junction of the canal and an existing road running north from the eastern end of Badgally Road. This remnant planting has the potential to be culturally significant as a marker of the former early twentieth century cottage. Figures 5.1, 5.7 and 5.8 illustrate this potentially significant remnant planting. Figure 5.9 shows its location.

The Draft ILP for the Turner Road Precinct proposes an area of low-medium residential subdivision in this location. The eastern section of the proposed Southern Boulevard is located directly to the north. Consideration should be given to retaining this remnant planting as part of the Draft ILP for the Turner Road Precinct.

The landscape values of the Turner Road Precinct are set out in Figure 5.9. Figure 5.10 maps the key vantage points from which photographs have been taken.

In developing recommendations for the conservation of the identified heritage values it is important to protect surviving landmark qualities of the Turner Road Precinct. Section 7 of this report outlines management recommendations for the Turner Road Precinct.



Figure 5.1 Photograph showing the remnant Bunya pine associated with the former St Gregory's Cottage.



Figure 5.2 Photograph taken from the eastern end of Badgally Road looking southwest. Note the fall in the landscape away from this high point.



Figure 5.3 Photograph looking east along Badgally Road. Note St Gregory's College is located over the ridge beyond the stand of trees in the centre of the picture.



Figure 5.4 Photograph looking east towards St Gregory's College taken from the eastern end of Badgally Road. Note St Gregory's is located beyond the Turner Road Precinct Boundary.



Figure 5.5 Photograph showing agricultural and residential buildings to the south of Badgally Road, towards Turner Road.



Figure 5.6 Photograph taken from the western end of Badgally Road showing the gentle undulating pastoral land characteristic of the Turner Road Precinct.



Figure 5.7 Photograph showing the remnant Bunya pine associated with the former St. Gregory's Cottage.



Figure 5.8 Photograph showing view looking west towards the remnant Bunya pine associated with the former St Gregory's College. Note the prominence of this remnant cultural planting. The playing fields of St. Gregory's College are visible in the far right of the picture.

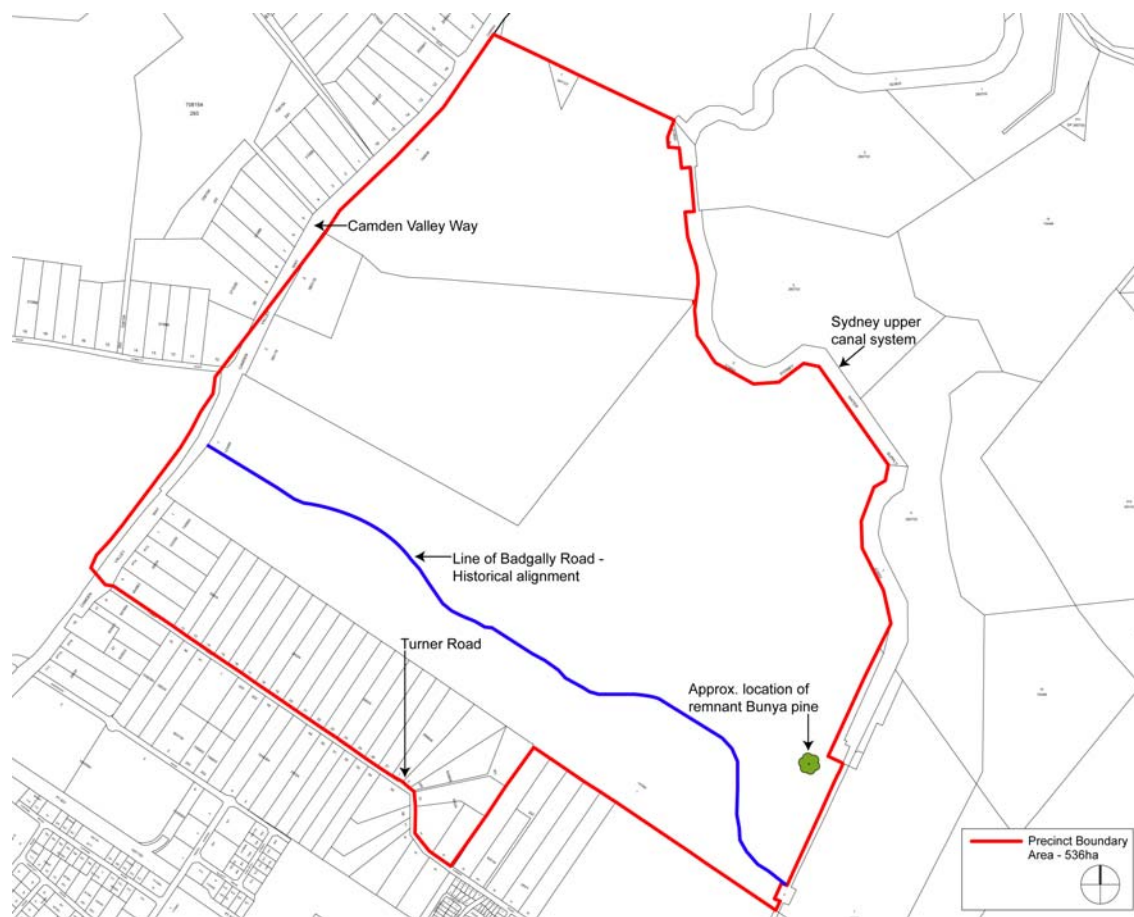


Figure 5.9 Identified landscape values within and adjacent to the Turner Road Precinct.

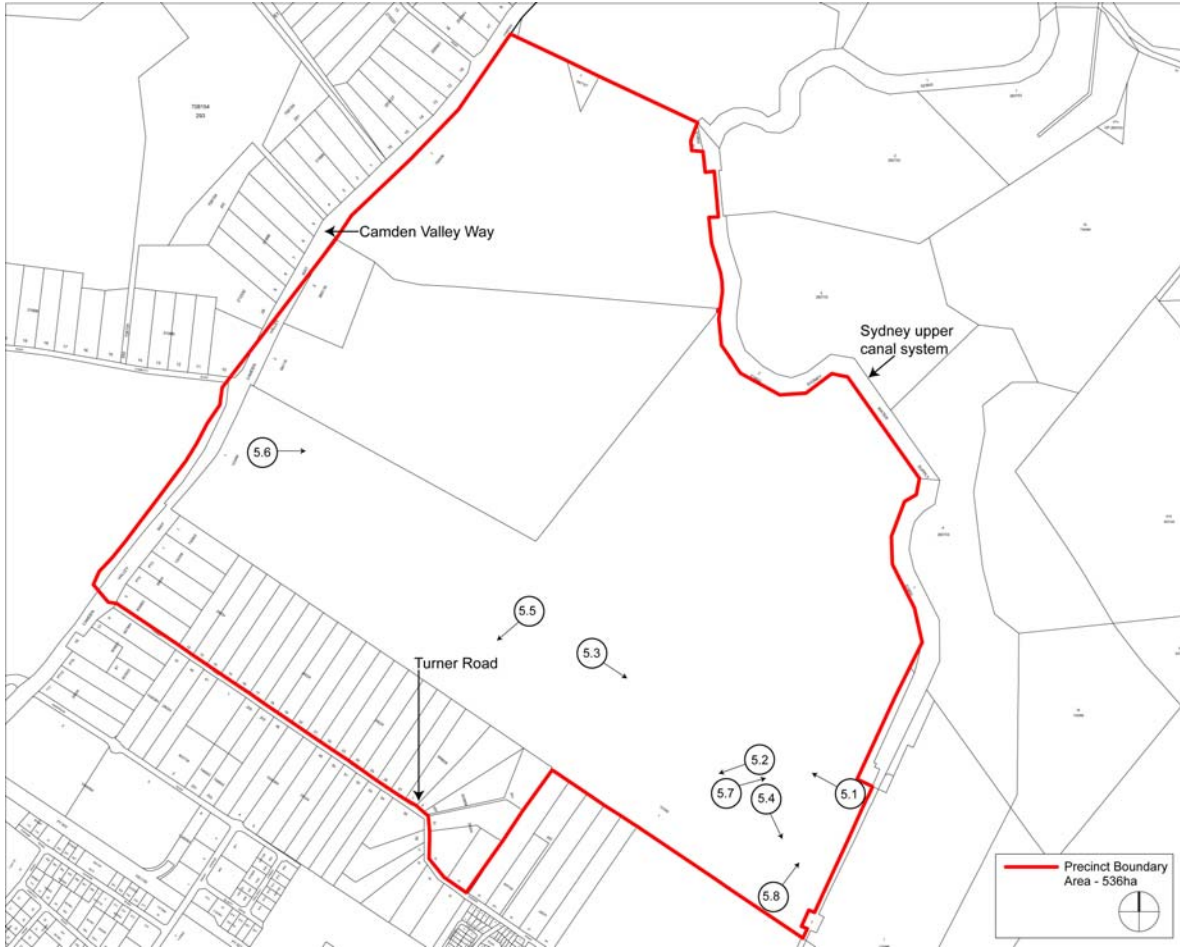


Figure 5.10 Key vantage points from which photographs have been taken within the Turner Road Precinct. Refer to the relevant figure numbers for a photograph.

6.0 Heritage Items and the Draft Indicative Layout Plan

6.1 Introduction

This section of the report summarises the significance of existing heritage items within, and in the vicinity of, the Turner Road Precinct and identifies potential heritage items within the precinct. It discusses the proposed Draft Indicative Layout Plan (Draft ILP) relative to identified heritage items/elements.

6.2 Heritage Act 1977 (NSW)

The *Heritage Act 1977* (NSW) includes a range of provisions for identifying and protecting items of environmental heritage. In addition to the establishment of the State Heritage Register (SHR)—a list of items assessed as being of ‘State’ significance—these provisions include Interim Heritage Orders, Orders to Stop Work, State Authority Registers (Section 170) and ‘relics’ provisions.

The SHR is a list of heritage items of particular importance to the people of New South Wales. It includes items and places (buildings, works, relics, movable objects or precincts) of State heritage significance endorsed by the Heritage Council of NSW and the Minister.

The SHR is established under Section 22 of the Heritage Act, and pursuant to Section 57(1) of the Act, the approval of the Heritage Council of NSW is required for any proposed development within the site including subdivision, works to the grounds or structures or disturbance of archaeological ‘relics’.

6.2.1 Upper Canal System

Upper Canal System SHR Listing No. 01373 (gazetted 18 November 1999) is located to the immediate east and north of the Turner Road Precinct. The SHR statement of significance for the Upper Canal System reads as follows:

The Upper Canal is significant as a major component of the Upper Nepean Scheme. As an element of this Scheme, the Canal has functioned as part of Sydney's main water supply system for over 120 years. Apart from maintenance and other improvements, the Upper Canal has changed little.

As part of this System, the Canal is associated with Edward Moriarty, Head of the Harbours and Rivers Branch of the NSW Public Works.

The Canal is aesthetically significant, running in a serpentine route through a rural bushland setting as an impressive landscape element with sandstone and concrete-lined edges;

The Canal is significant as it demonstrates the techniques of canal building, and evidence of engineering practice. The Canal as a whole is an excellent example of 19th century hydraulic engineering, including the use of gravity to feed water along the canal. (BCubed Sustainability, 2/2006).

The Upper Nepean Scheme is significant because:

- *In its scope and execution, it is a unique and excellent example of the ingenuity of late 19th century hydraulic engineering in Australia, in particular for its design as a gravity-fed water supply system.*
- *It has functioned as a unique part of the main water supply system for Sydney for over 100 years, and has changed little in its basic principles since the day it was completed.*
- *It represented the major engineering advance from depending on local water sources to harvesting water in upland catchment areas, storing it in major dams and transporting it the city by means of major canals and pipelines.*

- *It provides detailed and varied evidence of the engineering construction techniques prior to the revolution inspired by reinforced concrete construction, of the evolution of these techniques (such as the replacement of timber flumes with wrought iron and then concrete flumes), and of the early use of concrete for many engineering purposes in the system.*
- *The scheme possesses many elements of infrastructure which are of world and national renown in technological and engineering terms.*
- *Many of the structural elements are unique to the Upper Nepean Scheme.*

The SHR inventory sheet for the Upper Canal System is provided in Appendix A.

The Draft ILP shows the area to the west of the Upper Canal System (located outside the precinct but marking its eastern boundary) as potential low–medium density residential land with some open space including riparian corridors. The proposed Draft ILP would have some potential landscape and visual impacts, which are discussed in Section 5.2.1.

6.2.2 Gledswood

Gledswood SHR Listing No. 01692 (gazetted 22 December 2006) is located to the north of the Turner Road Precinct. The SHR statement of significance for Gledswood reads as follows:

Gledswood is an early 19th century farm estate that has close associations with the Camden area which is the birthplace of the Australian wool industry. Built by James Chisholm in c1830, Gledswood remained the Chisholm family residence for 90 years. A prominent feature at Gledswood is an outstanding colonial garden that was expanded in 1870. The garden featured in Horticultural Magazine (1870) and was romanticised by Hardy Wilson in 1920. The intense and continual interest in gardening at Gledswood has made Gledswood a prominent contributor to the art of gardening within NSW.

Gledswood has historical significance for its association with the early development of Australia's wine industry. James Chisholm junior planted a vineyard in 1830, and in 1847 vinedressers from Germany were imported to work it. A convict built cellar under the homestead was capable of holding 20,000 bottles of wine. (Everett, 2004)

The SHR inventory sheet for Gledswood is provided in Appendix A.

The Draft ILP proposal for development within the Turner Road Precinct would have negligible impact on the heritage values of Gledswood.

6.3 Environmental Planning and Assessment Act 1979 (NSW)

The *Environmental Planning and Assessment Act 1979* (NSW) (EP&A Act) provides for the preparation of planning instruments intended to guide land use and management at state, regional and local levels. The EP&A Act establishes a process for making and determining development applications. The main features of the EP&A Act, with relevance to cultural heritage, is the requirement for assessment of development proposals and a mechanism for the inclusion of heritage conservation provisions in planning instruments. The Turner Road Precinct is located within the Camden Council area.

6.3.1 Camden Local Environmental Plans (LEPs)

Camden Council is currently in the process of preparing a consolidated Local Environmental Plan (LEP). In March 2004, Camden Council, with the assistance of Camden Historical Society, Tropman and Tropman Architects and Council's Heritage Advisor (Don Truman), prepared a Heritage Report (the Heritage Report 2006) which was adopted by Council in December 2006. As part of the report, a number of new heritage items and potential heritage items are identified to be listed in Council's

consolidated LEP. The Council's planning controls were also reviewed to establish whether heritage items are adequately protected and heritage planning provisions were developed (attached as Appendix C). The Heritage Report states that, 'It is intended that both listings and planning provisions identified in this report [the Heritage Report] be included in the new consolidated plan.'

There are no proposed new heritage items recommended in the Heritage Report within the vicinity of the Turner Road Precinct.

Existing Heritage Items

Heritage items are listed in Council's LEPs 45, 46 and 48. There are no identified heritage items located within the Turner Road Precinct. The following item is included in Camden's LEP and is situated in close proximity Turner Road Precinct.

- Gledswood, 900 Camden Valley Way (SHI No. 1280031)—situated to the north of the Turner Road Precinct.

The SHR inventory sheet for Gledswood is provided in Appendix A.

6.4 NSW Government's Metropolitan Strategy

The Metropolitan Strategy is an initiative of the NSW State Government to guide growth and change in the Greater Metropolitan Area of Sydney—comprising of the Sydney region together with the Central Coast, the Lower Hunter and the Illawarra—over the next 25 to 30 years. A key element of the Government's Metropolitan Strategy is the Land Release Plan for the North West and South West Growth Centres of Sydney, recognised as the two last remaining areas available within the Sydney basin for new urban development. The Land Release Plan has resulted in the introduction of new arrangements to fund regional infrastructure, as well as the establishment of the Growth Centres Commission to coordinate the planning and delivery of new infrastructure.

The Metropolitan Strategy recognises that there is significant European Heritage within the vicinity of the South West Growth Centre. The Metropolitan Strategy identifies that the right balance between the protection of culturally significance places and new urban development will be established through the Urban Structure Plans for each Growth Centre.

6.4.1 Structure Plan for the South West Growth Centre

The South West Structure Plan applies the urban structure planning principles and objectives of the Metropolitan Strategy. The Structure Plan identifies two groupings of towns: one grouping extends southwest from Leppington toward Narellan, and the other extends north and west from Leppington towards Badgerys Creek. The Structure Plan identifies and conserves curtilages in order to:

... provide an opportunity for protection of the historic, cultural and scenic significance of heritage properties....Any land within a heritage curtilage and not located within the landscape and rural lifestyle area may be capable of future urban development, providing it is consistent with the Structure Plans and the staging and sequencing of precincts within the growth centres. Any future development within a heritage curtilage needs to demonstrate it is in keeping with the adjoining heritage item and relates to its character and setting, avoiding any adverse visual impact.¹

The following curtilage has been identified around Gledswood Farm former homestead (located to the north of the Turner Road Precinct).

6.5 Potential Heritage Items

The scope of works is limited to the identification of potential heritage items and provision of appropriate conservation recommendations for their retention. A full significance assessment has not been undertaken for the potential items listed below.

6.5.1 Badgally Estate: Remnant Bunya Pine

Section 2.4 identifies a former cottage built next to the upper canal system. The approximate location of this former cottage is marked by a prominent Bunya pine by the junction of the canal and a road running north from the eastern end Badgally Road. This remnant planting has the potential to be culturally significant as a marker of the former early twentieth century cottage. Consideration should be given to retaining this remnant planting as part of the Draft Indicative Layout Plan for the Turner Road Precinct (see Section 5.2.1).

6.6 The Draft Indicative Layout Plan

The proposed Draft ILP reflects (see Figure 3.1) that the European heritage values are embodied in the surviving landscape elements (discussed in Section 5.2.1) in part of the Turner Road Precinct. The principal heritage values of the precinct include the following:

- Upper Canal System and its bushland setting, which marks the eastern boundary of the Precinct;
- Badgally Road, a remnant of the former Badgally Estate; and
- remnant Bunya pine planting associated with the former St. Gregory's Cottage.

The area to the west of the Upper Canal System (located outside the precinct but marks its eastern boundary) is shown as potential low–medium density residential land with some open space including riparian corridors. The proposed low–medium density residential land that adjoins the uncovered section of the canal would need to be carefully planned insofar as height and set-back is concerned, to ensure that the 'rural bushland' setting of the uncovered section of the canal, defined as an impressive landscape element with sandstone and concrete-lined edges, is not compromised.

The Draft ILP proposes partial retention of the historic road alignment (Kenny Creek Road). The remainder of Badgally Road would be removed beyond the intersection of Kenny Creek Road and the Smeaton Grange Link Road, with the exception of a section of the road serving the entrance to St Gregory's College (beyond the intersection of the South Spine Road and the Southern Boulevard). This is discussed in Section 5.2.1.

The approximate location of the former St Gregory's cottage is marked by a prominent Bunya pine by the junction of the canal and an existing road running north from the eastern end of Badgally Road. The Draft ILP for the Turner Road Precinct proposes an area of low–medium residential subdivision in this location. The eastern section of the proposed Southern Boulevard is located directly to the north (discussed further in Section 5.2.1).

6.7 Endnotes

¹ NSW Government 2005, Planning Report for the South West Growth Centre.

7.0 Management Recommendations: Identified Heritage Values

7.1 Introduction

This section of the report recommends appropriate conservation measures for items of identified significance and potential significance to ensure that their heritage values are retained as part of the Draft ILP for the Turner Road Precinct. The heritage values associated with the precinct, in particular landscape elements, significant views and potential archaeological remains, are addressed.

7.2 Potential Landscape Impacts

7.2.1 Upper Canal System (Located in the Proximity of the Turner Road Precinct)

Potential Impact

The canal is of State heritage significance as a landscape element located to the immediate east of the precinct boundary. The Draft ILP's proposed low–medium density residential land that adjoins the uncovered section of the canal would need to be carefully planned insofar as height and setback is concerned, to mitigate against any potential impact on the 'rural bushland' setting of the uncovered section of the canal. Accordingly, the following is recommended:

Management Measure

- Consider providing an unbroken landscape corridor between the eastern boundary of the precinct and the canal to the east to ensure the canal's heritage setting is not compromised.

7.2.2 Badgally Road: Historic Road Alignment

Potential Impact

The partial loss of the Badgally Road alignment would have an impact on the potential interpretation of the historic road alignment as an important access road between the former Badgally House (later part of St Gregory's College) and Camden Valley Way. Accordingly, the following is recommended:

Management Measure

- Consider providing a road alignment that retains the existing Badgally Road alignment for the purposes of interpreting this historic road as an important access road between the former Badgally House (later part of St Gregory's College) and Camden Valley Way. Ways to interpret its historic alignment could be incorporated into landscape management plans as part of the detailed masterplanning process.

7.2.3 Remnant Bunya Pine: Former St Gregory's Cottage

Potential Impact

The potential loss of the remnant Bunya pine would have an impact on the potential interpretation of the former St Gregory's Cottage and its association with St Gregory's College. Accordingly, the following is recommended:

Management Measure

- Consider providing an area of open space around the Bunya pine to ensure its retention and for the purposes of interpreting this remnant cultural planting as an important landscape element of the former St Gregory's Cottage.

7.3 The Potential Archaeological Resource

This report provides an overview study of the potential archaeological resource. It identifies the approximate location of potential archaeological relics. The disturbance of such relics (should they survive) in future development arising out of the Draft ILP would require an excavation permit obtained pursuant to Section 60 or Section 140 of the *Heritage Act 1977* (NSW) (unless Part 3A equivalent of the EP&A Act applies to the site). However, the precise management of the archaeological resource will depend on its identified heritage significance (a matter beyond the scope of this report). Therefore, a detailed assessment of significance for the potential archaeological remains discussed in Section 4.0 above should be undertaken during the detailed planning at the sites, which addresses the significance assessment criteria contained in the *NSW Heritage Manual* and the questions contained in Section 4.7 above. This will inform decisions with respect to any particular constraints on development in these areas (in particular, whether any relics might need to be retained in situ or whether excavation and investigation is warranted).

Consideration should be given to the timely management of the potential archaeological resource in order to ensure that the development phase of the project is not unduly delayed. It may be desirable to make an application for an exploratory excavation permit for some areas in advance of the other stages of the planning and development phases. In particular, given the large size of the area formerly occupied by the army base, and the potential for scattered and numerous relics in that area, an application should be made for an excavation permit to investigate this area prior to detailed planning. This would have the advantage of clarifying the extent and significance of any relics (subject to Heritage Office, Department of Planning approval), prior to more detailed precinct planning and development.

In any event, time and budget allocations should be considered for the management of the potential archaeological resource within the precinct (particularly along historic road alignments and in the vicinity of historic homesteads). Future development involving ground disturbance in the vicinity of the potential relics described in Section 4.0 will likely require an excavation permit pursuant to Section 140 or Section 60 of the *Heritage Act* (unless Part 3A applies) (in some cases, an exception to the permit requirements may apply). Such applications would need to be accompanied by an Archaeological Research Design outlining the proposed excavation methodologies and relics management regimes. Where archaeological excavation is involved, this can also impact on costs and timing.

8.0 Appendices

Appendix A

State Heritage Register Inventory: Upper Canal System

State Heritage Register Inventory: Gledswood

Appendix B

Draft Heritage Planning Provisions taken from the Heritage Report prepared December 2006 by Camden Council

Appendix A

State Heritage Register Inventory: Upper Canal System

State Heritage Register Inventory: Gledswood

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Upper Canal System (Prospect Reservoir)

Item

Name of Item: Upper Canal System (Prospect Reservoir)

Other Name/s: includes the Southern Railway Aqueduct

Type of Item: Area/Complex/Group

Group/Collection: Utilities - Water

Category: Water Supply Canal

Primary Address: Prospect, NSW 2148

Local Govt. Area: Blacktown

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
-----------------	-------------------	----------------	-----------------	-------------------

Boundary: The Upper Canal forms a major component of the Upper Nepean Scheme, which also includes the Prospect Reservoir and the Lower Canal. The Upper Nepean Scheme supplies water from the Cataract River at Broughtons Pass to the Crown Street reservoir, a distance of 63.25 miles. The Upper Canal commences by tunnel from Pheasant's Nest Weir on the Nepean River and extends through the Local Government areas of Wollondilly, Liverpool, Holroyd, Fairfield, Campbelltown and Camden.

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
	Prospect	Blacktown			Primary
	West Hoxton	Liverpool			Alternate
	Denham Court	Campbelltown			Alternate
	Leppington	Camden			Alternate
	Catherine Field	Camden			Alternate
	Currans Hill	Camden			Alternate
	Mount Annan	Camden			Alternate
	Gilead	Campbelltown			Alternate
	Appin	Wollondilly			Alternate
	Horsley Park	Fairfield			Alternate
	Cecil Park	Liverpool			Alternate

Owner/s

Organisation Name	Owner Category	Date Ownership Updated
Sydney Catchment Authority	State Government	

Statement of Significance

The Upper Canal is significant as a major component of the Upper Nepean Scheme. As an element of this Scheme, the Canal has functioned as part of Sydney's main water supply system for over 120 years. Apart from maintenance and other improvements, the Upper Canal has changed little.

As part of this System, the Canal is associated with Edward Moriarty, Head of the Harbours and Rivers Branch of the NSW Public Works Department.

The Canal is aesthetically significant, running in a serpentine route through a rural bushland setting as an impressive landscape element with sandstone and concrete-lined edges;

The Canal is significant as it demonstrates the techniques of canal building, and evidence of engineering practice. The Canal as a whole is an excellent example of 19th century hydraulic engineering, including the use of gravity to feed water along the canal.
(BCubed Sustainability, 2/2006).

The Upper Nepean Scheme is significant because:

- * In its scope and execution, it is a unique and excellent example of the ingenuity of late 19th century hydraulic engineering in Australia, in particular for its design as a gravity-fed water supply system.
- * It has functioned as a unique part of the main water supply system for Sydney for over 100 years, and has changed little in its basic principles since the day it was completed.
- * It represented the major engineering advance from depending on local water sources to harvesting water in upland catchment areas, storing it in major dams and transporting it the city by means of major canals and pipelines.
- * It provides detailed and varied evidence of the engineering construction techniques prior to the revolution inspired by reinforced concrete construction, of the evolution of these techniques (such as the replacement of timber flumes with wrought iron and then concrete flumes), and of the early use of concrete for many engineering purposes in the system.
- * The scheme possesses many elements of infrastructure which are of world and national renown in technological and engineering terms.
- * Many of the structural elements are unique to the Upper Nepean Scheme.

Reference: Edward Higginbotham & Associates, SCA Heritage and Conservation Register

Date: 18 December 2000

Date Significance Updated: 17 Sep 03

Note: There are incomplete details for a number of items listed in NSW. The Heritage Office intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Assessment Criteria

Items are assessed against the [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Procedures /Exemptions

Section of Act	Description	Title	Comments	Action Date
57(2)	Exemption to allow work	Standard Exemptions	I, the Minister for Planning, pursuant to section 57(2) of the Heritage Act 1977 on recommendation of the Heritage Council of New South Wales grant standard exemptions from section 57(1) of the Heritage Act, 1977 described in the schedule gazetted on 7 March 2003, Gaz No. 59 pages 4066-4070. To view the schedule click on the link below.	Mar 7 2003
57(2)	Exemption to allow work	Trash rack safety upgrade for 19 access bridges	Exemption granted granted under Heritage Council exemption No. 7	Mar 20 2003
21(1)(b)	Conservation Plan submitted for endorsement	Upper Canal CMP, Pheasant's Nest to Prospect Reservoir, Vols 1-3 (Aug 2002)		Jun 27 2003
57(2)	Exemption to allow work	geotechnical investigation drilling program to assess feasibility of emergency and long term stabilisation options		Oct 20 2003
57(2)	Exemption to allow work	Installation of steel pipe guard rail and steel deck joint plates on timber bridges on upper canal system		Feb 18 2004
57(2)	Exemption to allow work	Minor excavation of floor of Southern Railway Aqueduct, Upper Canal System, downstream of aqueduct, to allow for minor change to approved construction programme (2003/S60/147)		Feb 20 2004
57(2)	Exemption to allow work	Application for prevention works on the Cataract Tunnel, Upper Canal (Brooks Point) to mitigate the effects of subsidence from Longwall Coal Mining		Jun 18 2004
57(2)	Exemption to allow work	Drilling of two boreholes adjacent to the Upper Canal		Dec 23 2004
57(2)	Exemption to allow work	4 - Underbore the Sydney Water Supply Canal (Upper Canal System) to install a 110mm pipe for a length of 200m		Jul 21 2005
57(2)	Exemption to allow work	S57(2) 7- Cecil Hills Water Tunnel and reservoir		Nov 17 2005
57(2)	Exemption to allow work	S57(2) 6 + 7 -Westons Tunnel - Installation of a borehole for		Feb 20 2006

		vibration monitoring during road construction. Installation of fill and construction of widened road over Westons Tunnel.		
57(2)	Exemption to allow work	16 - Protective Works at Open Canals and Concrete "Aqueducts C and D"		Jun 6 2006
57(2)	Exemption to allow work	7 - Pheasants Nest Weir, Geotechnical Investigations		Jun 16 2006
57(2)	Exemption to allow work	7 - Installation of hand rail, pipework and conduit along the training wall and installation of a submersible pump at the end of the training wall at Broughton's Pass. Installation of a new concrete weir at Liverpool Dam.		Jun 19 2006
57(2)	Exemption to allow work	Appin Sewage Treatment Plant and Recycled Water Proposal		Oct 16 2006
57(2)	Exemption to allow work	Remediation/stabilisation of rock faces on canal in the vicinity of Devine's Tunnel Portals		Nov 1 2006

 [Standard Exemptions](#) for Works Requiring Heritage Council Approval

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
<i>Heritage Act - State Heritage Register</i>		01373	18 Nov 99		
<i>Heritage Act - s.170 NSW State agency heritage register</i>					
<i>Local Environmental Plan</i>	Wollondilly				

Study Details

Title	Year	Number	Author	Inspected by	Guidelines Used
Sydney Water Section 170 Register	1996		Graham Brooks and Associates		No

References, Internet links & Images

Type	Author	Year	Title	Internet Links
Written	B Cubed Sustainability	2006	Upper Canal Aqueduct Scour Valves Upgrade Heritage Impact Statement (June 2006)	
Written	Bcubed Sustainability	2006	Heritage Impact Statement: Prospect Reservoir Raw Water Pumping Station	
Written	Caitlin Allen, Conservation	2003	Southern Railway Aqueduct on the Upper	

	Archaeologist, NSW Government Architect's Office		Canal at Mount Annan Refurbishment and Repair Heritage Impact Assessment
Written	Cardno MBK	2003	Effects of Mining of Longwalls 5A5, 5A6, 5A7 and 5A8 - Interim Report - Open Canals and Concrete Aqueducts C and D (August 2003)
Written	Edward Higginbotham et. al.	2002	Conservation management plan for the Upper Canal, Pheasant's Nest to Prospect Reservoir, NSW [Endorsed by the Heritage Council of NSW on 27/6/2003]
Written	Edward Higginbotham, Terry Kass, Vince Murphy, John Collocott, Toby Fiander, Siobhan Lavelle	1992	Heritage Study of the Upper Canal, Prospect Reservoir & Lower Canal (Upper Nepean Scheme): Volume 1 - Historical & Archaeological Assessment
Written	Edward Higginbotham, Terry Kass, Vince Murphy, John Collocott, Toby Fiander, Siobhan Lavelle	1992	Heritage Study of the Upper Canal, Prospect Reservoir & Lower Canal (Upper Nepean Scheme): Volume 2 - Inventory. Part 4. Prospect Reservoir, Lower Canal & Pipehead
Written	Edward Higginbotham, Terry Kass, Vince Murphy, John Collocott, Toby Fiander, Siobhan Lavelle	1992	Heritage Study of the Upper Canal, Prospect Reservoir & Lower Canal (Upper Nepean Scheme): Volume 3 - Conservation Policy
Written	Kim Ketelby	2005	Westons Tunnel: Assessment of Cultural Significance & Heritage Impact
Written	Martin James	2006	Upper Canal Aqueduct Scour Valves Upgrade Review of Environmental Factors
Written	RTA Operations	2003	Statement of Heritage Impact
Written	Sophy Townsend, URS	2003	Final Report - Review of Environmental Factors for the Proposed Maintenance and Preventative Works on the Upper Canal due to Impacts of Mining at Westcliff Colliery (March 2003)

Note: Internet links may be to web pages, documents or images.

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Gledswood

Item

Name of Item: Gledswood
Type of Item: Area/Complex/Group
Group/Collection: Farming and Grazing
Category: Homestead Complex
Primary Address: 900 Camden Valley Way, Catherine Field, NSW 2171
Local Govt. Area: Camden

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	12	-	DP	748303

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
900 Camden Valley Way	Catherine Field	Camden	Narellan	Cumberland	Primary

Owner/s

Organisation Name	Owner Category	Date Ownership Updated
Calda Pty Ltd	Private	

Statement of Significance

Gledswood is an early 19th century farm estate that has close associations with the Camden area which is the birthplace of the Australian wool industry. Built by James Chisholm in c.1830, Gledswood remained the Chisholm family residence for 90 years. A prominent feature at Gledswood is an outstanding colonial garden that was expanded in 1870. The garden featured in Horticultural Magazine (1870) and was romanticised by Hardy Wilson in 1920. The intense and continual interest in gardening at Gledswood has made Gledswood a prominent contributor to the art of gardening within NSW.

Gledswood has historical significance for its association with the early development of Australia's wine industry. James Chisholm junior planted a vineyard in 1830, and in 1847 vinedressers from Germany were imported to work it. A convict built cellar under the homestead was capable of holding 20,000 bottles of wine. (Everett, 2004)

Date Significance Updated: 29 Jul 03

Note: There are incomplete details for a number of items listed in NSW. The Heritage Office intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Designer: Unknown
Builder: James Chisholm
Construction Years: 1827 - 1855

Physical Description: Gledswood is set on 65 hectares (150 acres) of pastoral land. The Gledswood estate is located off Camden Valley Way south of Raby Road, Catherine Field and was built by James Chisholm c.1830 on land granted to him in 1829. Gledswood was later renovated and upgraded, probably in the 1870's, to include the Gothic verandas and porches. The house has a long stone flagged front veranda on the north side with two gables breaking the eavesline and marking the entrances. Decorative features include bargeboards in a rustic pattern, shuttered french doors and a front door with fanlight and side lights. The walls are rendered brick. The kitchen has been separated from the house and forms the courtyard. Located in the central core of the property is a selection of Georgian Buildings.

The outbuildings within the estate include large cellars, an administration wing, a fine two storey stable building now used as a restaurant, machinery shed and other farm buildings such as the decorative wooden hen house. Gledswood is the first of such early properties visible when travelling from Sydney along the Hume Highway.

Old woodland remnants such as a group of two broad leaved Apple trees (*Angohora subvellutina*) frame the entry views to the homestead and the distant Araucarias. Hoop Pines (*Araucaria cunninghamii*) identify the location of the homestead long before any buildings are in view and are definitive of the 19th century landscape character, occurring in association with other typical species found throughout the district.

A highly maintained lawn and formal garden in front and adjacent to the house along with pockets of bushland dominated by vines and shrubs now considered weeds, are common thematic elements of 19th century landscapes. Close to the homestead is a variety of wild hedgerow and the front of the administration building, south of the wilderness is dominated by a grove of Pepper trees (*Schinus areira*.) two of which may possibly date from the mid to late 19th century. This species is also scattered throughout the livestock yard and is around the outbuildings and have the same evocative character as the plantings of Belgenny Homestead. Further plantings in this area include an old stunted Morton Bay Fig (*Ficus Macrophylla*). To the south of the building is a Black Locust tree (*Robinia pseudoacacia*)

The northern front to the homestead is in the shape of an expansive ellipse, bounded by a formal gravel driveway with a remnant planting of a lone large White Cedar (*Melia azedarach*) on the edge of the driveway.

The eastern garden, set out in the gardenesque style, continues this more formal thematic planting. The trees and shrubs in this area are an eclectic mix of species is typical of late 19th century and early 20th century botanical collections. A rose garden has been established east of the homestead and adjacent to this older formal garden. The eastern lawn contains further planting of Jacaranda (*Jacaranda mimosifolia*) and other associated species. The old stunted Macadamia Nut Tree (*Macadamia integrifolia*) is located south-east of the homestead and is a rare specimen planting in this district.

Source.

Early Colonial Homes of the Sydney Region 1788 - 1838.
Camden Significant Tree and Vegetated Landscape Study Volume 3 of 3
Colonial Landscapes of the Cumberland Plain and Camden NSW. Volume 2

Physical Condition and/or Archaeological Potential:

Gledswood has been left largely unaltered in design. It has archaeological potential to reveal evidence of early European farming practices and an understanding of early gardening practices. **Date Condition Updated:** 29 Jul 03

Modifications and Dates:

Major modifications to Gledswood occurred c.1870's with the addition of Gothic verandas and porches and the expansion of existing gardens. Other modifications have been the adaptive re-use of buildings such as the two storey stables now used as a restaurant.

Further Information:

Any development proposals would require a heritage impact statement which focuses on how the heritage significance of Gledswood can be retained and conserved while allowing appropriate changes.

Current Use:

Tourist Complex and private residence

Former Use: Farm

History

Historical Notes: Upon receiving a land grant on Cowpastures rural downs in 1829, James and Elizabeth Chisholm built Gledswood in 1830. A large stuccoed rubble stone house was built in the style of an Indian bungalow with an attached kitchen wing and a nearby barn. The property remained in the Chisholm family for the next 90 years.

Gledswood was extensively renovated during the c.1870's and was noted for its outstanding garden which was expanded by Charles Kinghorne Chisholm and described in the Horticultural Magazine (1870) in the same year that Maryland was featured. The garden remained a prominent feature of Gledswood and was romanticised by Hardy Wilson c.1920. Much like Camden Park Estate, Gledswood has close association with the historical Camden district and for its involvement in pioneering Australia's wool industry. Today, Gledswood has been developed as a tourist farm with a reduced farm curtilage.

James Chisholm purchased a farm in the Minto district in 1816 and renamed the new estate Gledswood and his son Jas planted a vineyard in 1830. Vinedressers Frederick and Anna Worner of Wittenberg (Germany) were imported to work the vineyard in 1847. Chisholm once wrote 'There is much about the vine that renders it an attractive pursuit.' The convict built cellar under the main homestead was capable of holding 20,000 bottles (Everett, 2004)

Historic Themes

Australian Theme (abbrev)	New South Wales Theme	Local Theme
3. Economy - Developing local, regional and national economies	Agriculture - Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Clearing land for farming -
3. Economy - Developing local, regional and national economies	Agriculture - Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Growing vines and maintaining vineyards -
3. Economy - Developing local, regional and national economies	Environment - cultural landscape - Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	(none) -
3. Economy - Developing local, regional and national economies	Pastoralism - Activities associated with the breeding, raising, processing and distribution of livestock for human use	(none) -
4. Settlement - Building settlements, towns and cities	Accommodation - Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	(none) -
9. Phases of Life - Marking the phases of life	Persons - Activities of, and associations with, identifiable individuals, families and communal groups	(none) -

Assessment of Significance

SHR Criteria a)
[Historical Significance]

The Gledswood Estate was built by James Chisholm c.1830 on land granted to him in 1829 and was upgraded in 1870 to include planned renovations to the buildings and extensions to the gardens that followed within the style of colonial style design.

SHR Criteria b)
[Associative Significance]

Gledswood's outstanding 19th century garden was mentioned in the Horticultural Magazine c.1870 and by William Hardy Wilson c.1920 Gledswood remained in the Chisholm family for 90 years and has a strong association with the Camden district.

SHR Criteria c)
[Aesthetic Significance]

Romanticised by William Hardy Wilson, Gledswood contains one of the best of the Cowpasturers gardens.

SHR Criteria d)

Gledswood estate has a strong association with the Camden district, much like

[Social Significance]

Camden Park, . Gledswood's unique character is recognised by well maintained colonial gardens and buildings that offer a strong historic rural character.

SHR Criteria e)

[Research Potential]

Gledswood has high potential to yield information on colonial settlement within Cowpastures rural downs, and in a wider sense, Camden and Cumberland County. This information combined with other studies within the area will greatly contribute to a better understanding of our cultural history.

SHR Criteria f)

[Rarity]

Gledswood is a rare example of an early Australian homestead characterised by mid 19th century gardens and ornamental plantings.

SHR Criteria g)


[Representitiveness]

Gledswood is representative of early colonial settlement patterns in the Cowpastures rural downs area. Gledswood's colonial gardens is presentative of traditional European influenced landscapes and of 19th and early 20th century interest in botanical collections.

Integrity/Intactness:

Gledswood has been left largely unaltered in design although adaptive re-use of the buildings and new plant material has been introduced.

Assessment Criteria

Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommended Management

Preparation of Conservation Management Plan (CMP) for the entire estate.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
<i>Heritage Act - State Heritage Register</i>		01692	22 Dec 06	191	11953
<i>Local Environmental Plan</i>			21 Feb 92		

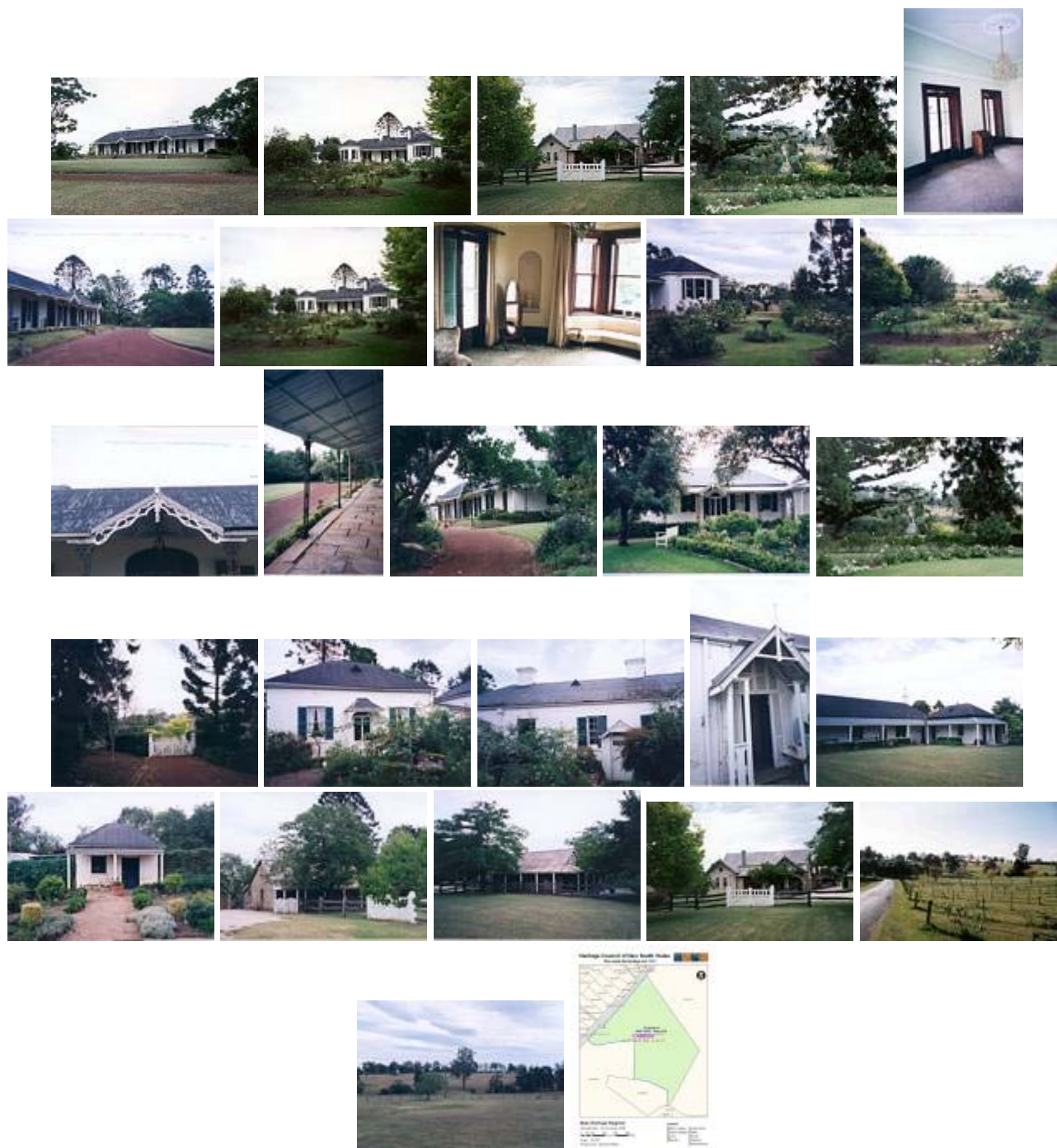
Study Details

Title	Year	Number	Author	Inspected by	Guidelines Used
Colonial Landscapes of the Cumberland Plain and Camden, NSW	2000	4.33.3	NSW Heritage Office	National Trust of Australia (NSW)	Yes
Camden Significant Trees and Vegetated Landscape Study	1993	pp 121-123	Landarc Landscape Architects	Camden Municiple Council	Yes
Camden Park Estate Conservation Plan	1989		Howard Tanner and Associates		Yes

References, Internet links & Images

Type	Author	Year	Title	Internet Links
Management Plan	Colleen Morris & Geoffrey Britton	2000	Colonial Landscapes of the Cumberland Plain and Camden - Volume 2	
Other	D. Sheedy	1977	Listing Proposal for National Trust	
Written	Everett, David	2004	Frere's Vineyard - Vine Pedigree X in Macarthur (News)	
Written	Landarc Landscape Architects	1993	Camden Significant trees and Landscape Study	

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Appendix B

Draft Heritage Planning Provisions taken from the Heritage Report prepared December 2006 by Camden Council

10. APPENDIX 1: HERITAGE PLANNING PROVISIONS**Heritage objectives**

In relation to heritage, development is to:

- (a) conserve the environmental heritage and cultural significance of the Camden LGA, and
- (b) to conserve the heritage significance of existing significant fabric, relics, settings and views associated with the heritage significance of heritage items and heritage conservation areas, and
- (c) to ensure that archaeological sites and places of Aboriginal Heritage Significance are conserved, and
- (d) to allow for the protection of places which have the potential to have heritage significance but are not identified as heritage items, and
- (e) to ensure that the heritage conservation areas throughout the Camden LGA retain their heritage significance.

When is consent required?

- (1) Notwithstanding the development table in the Place Statement and except as provided by sub-clauses (2) and (3) below, the following development may not be carried out, except with consent:
 - (a) demolishing or moving a heritage item or relic, or a building, work, relic, tree or place within a heritage conservation area;
 - (b) altering a heritage item or relic, or a building, work, relic, tree or place within a heritage conservation area by making structural or non-structural changes to its exterior, such as to its detail, fabric, finish or appearance;
 - (c) altering a heritage item or relic by making structural changes to its interior;
 - (d) disturbing or excavating a place of Aboriginal heritage significance or an archaeological site or potential heritage item site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed;
 - (e) moving the whole or a part of a heritage item, potential heritage item or relic;
 - (f) erecting a building on, or subdividing, land on which a heritage item or relic is located, land that is a potential heritage item site or that is within a heritage conservation area.

What exceptions are there?

- (2) Development consent is not required by this clause if:
 - (a) in the opinion of the consent authority:
 - (i) the proposed development is of a minor nature or consists of maintenance of the heritage item, potential heritage item or of a building, work, archaeological site, tree or place within a heritage conservation area; and
 - (ii) the proposed development would not adversely affect the significance of the heritage item, potential heritage item or heritage conservation area; and
 - (b) the proponent has notified the consent authority in writing of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development is excepted by this sub-clause and that development consent is not otherwise required by this plan.

- (3) Development consent is not required by this clause for the following development in a cemetery or burial ground if there will be no disturbance to human remains, to relics in the form of grave goods or to a place of Aboriginal heritage significance:
- (a) the creation of a new grave or monument; or
 - (b) an excavation or disturbance of land for the purpose of carrying out conservation or repair of monuments or grave markers.

What must be included in assessing a development application?

- (4) Before granting a consent required by this clause for development relating to a heritage item, the consent authority must consider a report that addresses whether the heritage item has heritage significance and if so, the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area.
- (5) For development affecting heritage items, the report must include a heritage impact statement that addresses at least the following issues (but need not be limited to assessment of those issues, if the heritage significance concerned involves other issues):
- (a) the heritage significance of the item as part of the environmental heritage of the Camden LGA; and
 - (b) the impact that the proposed development will have on the heritage significance of the item and its setting, including any landscape or horticultural features; and
 - (c) the measures proposed to conserve the heritage significance of the item and its setting; and
 - (d) whether any archaeological site or potential archaeological site would be adversely affected by the proposed development; and
 - (e) the extent to which the carrying out of the proposed development would affect the form of any historic subdivision.
- (6) The consent authority may decline to grant consent unless it has considered a conservation management plan to assist its assessment of the impact of proposed development on the heritage significance of the item and any measures required to conserve the heritage significance of the item and its setting.
- (7) For development that would be carried out in a heritage conservation area, the assessment must include a statement that addresses at least the following issues (but is not to be limited to assessment of those issues, if the heritage significance concerned involves other issues):
- (a) the heritage significance of the heritage conservation area and the contribution which any building, work, relic, tree or place affected by the proposed development makes to this heritage significance; and
 - (b) the impact that the proposed development will have on the heritage significance of the heritage conservation area; and
 - (c) the compatibility of any proposed development with nearby original buildings and the character of the heritage conservation area, taking into account the size, form, scale, orientation, setbacks, materials and detailing of the proposed development; and
 - (d) the measures proposed to conserve the significance of the heritage conservation area and its setting; and
 - (e) whether any landscape or horticultural features will be affected by the proposed development; and
 - (f) whether any archaeological site or potential archaeological site would be affected by the proposed development; and

- (g) the extent to which the carrying out of the proposed development in accordance with the consent would affect any historic subdivision pattern; and
 - (h) the issues raised by any submission received in relation to the proposed development in response to the notification or advertising of the application.
- (8) The consent authority shall not grant consent to a development application for development pursuant to this clause unless:
- (a) it is of the opinion that the proposed development will:
 - (i) satisfy the objectives of the general development provisions relevant to the proposed development;
 - (ii) be consistent with the desired future character of the place and, if relevant, the town; and
 - (iii) comply with the requirements of the general development provisions and the development standards for the place and, if relevant, the design principles for the town, where relevant to the proposed development, and
 - (b) it has considered the environmental, social and economic impacts of the proposed development.

What are the notification and/or referral requirements for certain heritage matters?

- (9) Before granting consent for the demolition, defacing or damaging of a heritage item identified as being of State significance, the consent authority must notify the Heritage Council about the application and take into consideration any comments received in response within 28 days after the notice is sent.

Assessment and protection of potential heritage items

- (1) Before granting consent for development on the site of a potential heritage item, the consent authority must consider a report that addresses:
- (a) the heritage significance of the potential heritage item; and
 - (b) the extent to which the carrying out of development affects the heritage significance of the potential heritage item.
- (2) If the consent authority is satisfied that the potential heritage item does not have heritage significance, the consent authority (if it is not the Council) must inform the Council of that fact.
- (3) If the assessment identifies that the potential heritage item has sufficient significance to warrant identification as a heritage item, the consent authority shall take the necessary action to add that item to the list of heritage items in the Place Statement.

What incentives are there for conservation?

- (1) Notwithstanding the provisions of the Place Statement, the consent authority may grant consent to the use, for any purpose, of a building that is a heritage item or of the land on which such building is erected, if it is satisfied that:
- (a) the proposed use would not adversely affect the heritage significance of the heritage item; and
 - (b) the conservation of the heritage item depends on the granting of the consent.

- (2) When determining an application for consent to erect a building on land on which a heritage item is located, the consent authority may, for the purpose of determining the floor space ratio and number of parking spaces to be provided on-site, exclude the floor space of the heritage item, but only if the Council is satisfied that the conservation of the building depends on the exclusion.

Development affecting places or sites of known or potential Aboriginal heritage significance

Before granting consent for development that will be carried out on a place of Aboriginal heritage significance or a potential place of Aboriginal heritage significance, or that will be carried out on an archaeological site of a relic of Aboriginal heritage significance, the consent authority must:

- (a) consider a heritage impact statement explaining how the proposed development would affect the conservation of the place or site and any relic known or reasonably likely to be located at the place or site, and
- (b) except where the proposed development is integrated development, notify the local Aboriginal communities (in such way as it thinks appropriate) and the Director-General of the Department of Environment and Conservation of its intention to do so and take into consideration any comments received in response within 28 days after the relevant notice is sent.

Development affecting known or potential archaeological sites of relics of non-Aboriginal heritage significance

- (1) Before granting consent for development that will be carried out on an archaeological site or a potential archaeological site of a relic that has non-Aboriginal heritage significance (whether or not it is, or has the potential to be, also the site of a relic of Aboriginal heritage significance), the consent authority must:
 - (a) consider a heritage impact statement explaining how the proposed development will affect the conservation of the site and any relic known or reasonably likely to be located at the site, and
 - (b) notify the Heritage Council of its intention to do so and take into consideration any comments received in response within 28 days after the notice is sent.
- (2) This clause does not apply if the proposed development:
 - (a) does not involve disturbance of below-ground deposits and the consent authority is of the opinion that the heritage significance of any above-ground relics would not be adversely affected by the proposed development, or
 - (b) is integrated development for the purposes of the Act.

Development in the vicinity of heritage items or potential heritage items

- (1) Before granting consent to development in the vicinity of a heritage item or potential heritage item, the consent authority must assess the impact of the proposed development on the heritage significance of the item and its setting and any heritage conservation area within which it is situated.
- (2) This clause extends to development:
 - (a) that may have an impact on the setting of a heritage item or potential heritage item, for example, by affecting a significant view to or from the item or by overshadowing; or

- (b) that may undermine or otherwise cause physical damage to a heritage item; or
 - (c) that will otherwise have any adverse impact on the heritage significance of, or physical damage to, a heritage item, potential heritage item or of any heritage conservation area within which it is situated.
- (3) The consent authority may decline to grant consent unless it has considered a heritage impact statement that will help it assess the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item or potential heritage item.
- (4) The heritage impact statement should include, among other matters to be addressed, details of the size, shape and scale of, setbacks for, and the materials to be used in, any proposed buildings or works and details of any modification that would reduce the impact of the proposed development on the heritage significance of the heritage item or potential heritage item.

Protection of significant views and view corridors

Before granting consent to development that, in the opinion of the consent authority, is likely to have an impact on significant views associated with heritage items or potential heritage items, the consent authority must consider a statement addressing the visual impact of the proposed development, including associated landscaping, on the preservation of significant views.

Development in heritage conservation areas

- (1) Before granting consent to the erection of a building within a heritage conservation area, the consent authority must be satisfied that the features of the proposed building will be compatible with the heritage significance of the heritage conservation area, having regard to the form of, and materials used in, buildings that contribute to the heritage significance of the heritage conservation area.
- (2) In satisfying itself about those features, the consent authority must have regard to at least the following (but is not to be limited to having regard to those features):
- (a) the pitch and form of the roof (if any), and
 - (b) the style, size, proportion and position of the openings for windows or doors (if any), and
 - (c) the colour, texture, style, size and type of finish of the materials to be used on the exterior of the building.