

Godden Mackay Logan

Heritage Consultants



GCC Oran Park 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 Oran Park 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.

Job No.	Issue No.	Notes/Description	Issue Date
06-0469	1	Draft Report	19 January 2007
06-0469	2	Final Report	19 March 2007

Contents	Page
1.0 Introduction.....	1
1.1 Background.....	1
1.2 The Oran Park Precinct.....	1
1.3 Existing Heritage Listings	1
1.4 Objectives	1
1.5 Methodology and Terminology	1
1.6 Limitations and Qualifications	2
1.7 Authorship.....	2
1.8 Acknowledgements	2
2.0 Historical Development—Oran Park Precinct.....	7
2.1 Pre-Contact Aboriginal History.....	7
2.2 Early European Settlement in the Cowpastures	7
2.3 The Oran Park Precinct.....	8
2.3.1 <i>The First European Grants</i>	8
2.3.2 <i>The Denbigh Estate Grant</i>	8
2.3.3 <i>Denbigh’s Neighbouring Grants</i>	9
2.3.4 <i>The Development of Denbigh 1826–2006</i>	9
2.3.5 <i>Surrounding Estates</i>	10
2.3.6 <i>World War II</i>	12
2.4 Endnotes.....	19
3.0 The Draft Indicative Layout Plan.....	21
3.1 Description	21
4.0 The Potential Archaeological Resource and the Draft Indicative Layout Plan	25
4.1 Introduction	25
4.2 Heritage Listings—Archaeology	25
4.3 Archaeological Heritage Provisions	25
4.4 Phases of Development and Occupation—General Comments.....	26
4.5 Potential Archaeological Resources.....	26
4.5.1 <i>Potential Features—General Observations</i>	26
4.5.2 <i>Specific Potential Archaeological Remains</i>	27
4.6 Factors Relevant to the Potential for Survival of the Archaeological Resource.....	29
4.6.1 <i>Potential Relics</i>	29
4.6.2 <i>Summary of the Potential Archaeological Resource</i>	32
4.7 Heritage Significance.....	33
4.8 Potential Constraints on the Draft Indicative Layout Plan Arising out of the Potential Historical Archaeological Resource	34
4.9 Recommendations	34
4.10 Endnotes.....	35

5.0 Cultural Landscape and Visual Values and the Draft Indicative Layout Plan.....	37
5.1 Introduction	37
5.1.1 <i>Background</i>	37
5.1.2 <i>Precinct Description</i>	37
5.1.3 <i>General Character</i>	37
5.2 Previous Cultural Landscape and Visual Assessments.....	37
5.2.1 <i>Denbigh Curtilage Study, July 2006</i>	37
5.2.2 <i>Colonial Landscapes of the Cumberland Plain and Camden, NSW, August 2000</i>	39
5.3 Potential Landscape and Visual Impacts of Draft Indicative Layout Plan	39
5.3.1 <i>Denbigh Homestead and Associated Landscape</i>	39
5.3.2 <i>Oran Park House and Associated Landscape (In Close Proximity to Oran Park Precinct)</i>	42
5.3.3 <i>The Northern Road</i>	42
5.4 Endnotes.....	51
6.0 Heritage Items and the Draft Indicative Layout Plan	53
6.1 Introduction	53
6.2 Heritage Act 1977 (NSW).....	53
6.2.1 <i>State Heritage Register (SHR) Items</i>	53
6.3 Environmental Planning and Assessment Act 1979	55
6.3.1 <i>Camden Local Environmental Plans (LEPs)</i>	55
6.4 Environment Protection and Biodiversity Conservation Act 1999 (Cwlth).....	56
6.4.1 <i>Register of the National Estate</i>	56
6.5 NSW Government’s Metropolitan Strategy	56
6.5.1 <i>Structure Plan for the South West Growth Centre</i>	57
6.6 Non-Statutory Listings	57
6.6.1 <i>National Trust Register</i>	57
6.7 Heritage Values: Non-Heritage Items.....	57
6.7.1 <i>Oran Park Raceway</i>	57
6.8 The Draft Indicative Layout Plan.....	57
6.9 Endnotes.....	61
7.0 Management Recommendations: Identified Heritage Values	63
7.1 Introduction	63
7.2 Potential Landscape and Visual Impacts.....	63
7.2.1 <i>Denbigh and Associated Landscape</i>	63
7.2.2 <i>The Northern Road</i>	64
7.2.3 <i>Oran Park Raceway</i>	64
7.3 The Potential Archaeological Resource	64
8.0 Appendices	
Appendix A	
<i>State Heritage Register Inventory: Denbigh</i>	
<i>Draft State Heritage Register Inventory: Oran Park House</i>	
<i>Draft State Heritage Register Inventory: Maryland</i>	
<i>Local Inventory Sheet: Teen Ranch, Cobbitty</i>	
<i>Local Inventory Sheet: St Paul’s Church/Heber Chapel, Cobbitty</i>	
<i>Local Inventory Sheet: St Paul’s Rectory, Cobbitty</i>	

Appendix B

Extract from the Denbigh Curtilage Study, prepared July 2006 by Design 5 Architects, pages 34–35

Appendix C

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

Appendix D

Extract from the Denbigh Curtilage Study, prepared July 2006 by Design 5 Architects, pages 32 and 46.

1.0 Introduction

1.1 Background

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

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

1.2 The Oran Park Precinct

The Oran Park Precinct is bounded in the east by South Creek, in the south by Cobbitty Road, in the north and in the west by Cobbitty Creek. The precinct is dissected north–south by the Northern Road. The site is shown in Figure 1.2. Within the western portion of the Oran Park Precinct is located the Denbigh Homestead which contains colonial homestead, early farm buildings and associated plantings. Denbigh is listed on the State Heritage Register (SHR). The Denbigh SHR Curtilage boundary is shown in Figure 1.3.

The SHR boundary for the Denbigh Homestead Complex marks a large section of the western edge of the Oran Park Precinct. The SHR boundary is included as Figure 1.3.

1.3 Existing Heritage Listings

The Denbigh Homestead Complex is listed on the SHR. This listing documentation is included as Appendix A.

1.4 Objectives

The objectives of the Stage 1 assessment were 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.

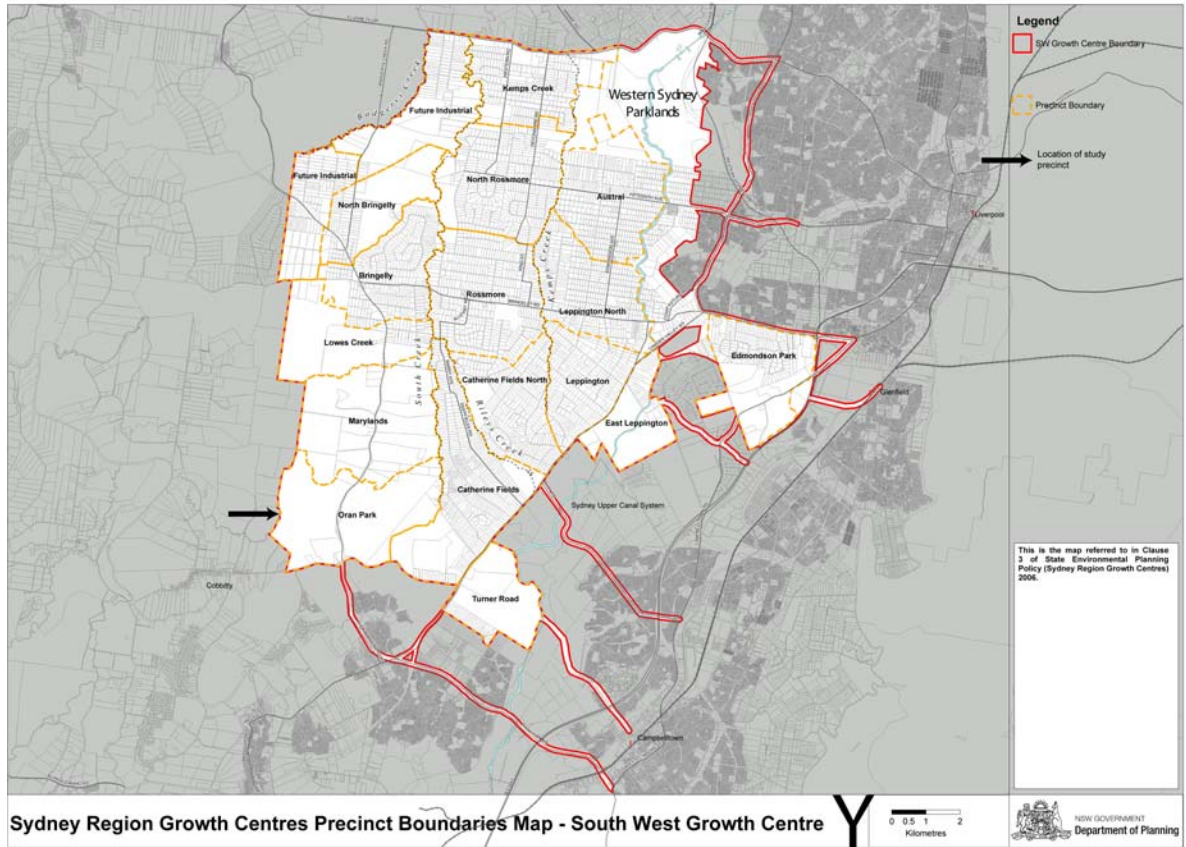


Figure 1.1 Map showing location of the Oran Park Precinct in the context of the South West Growth Centre.

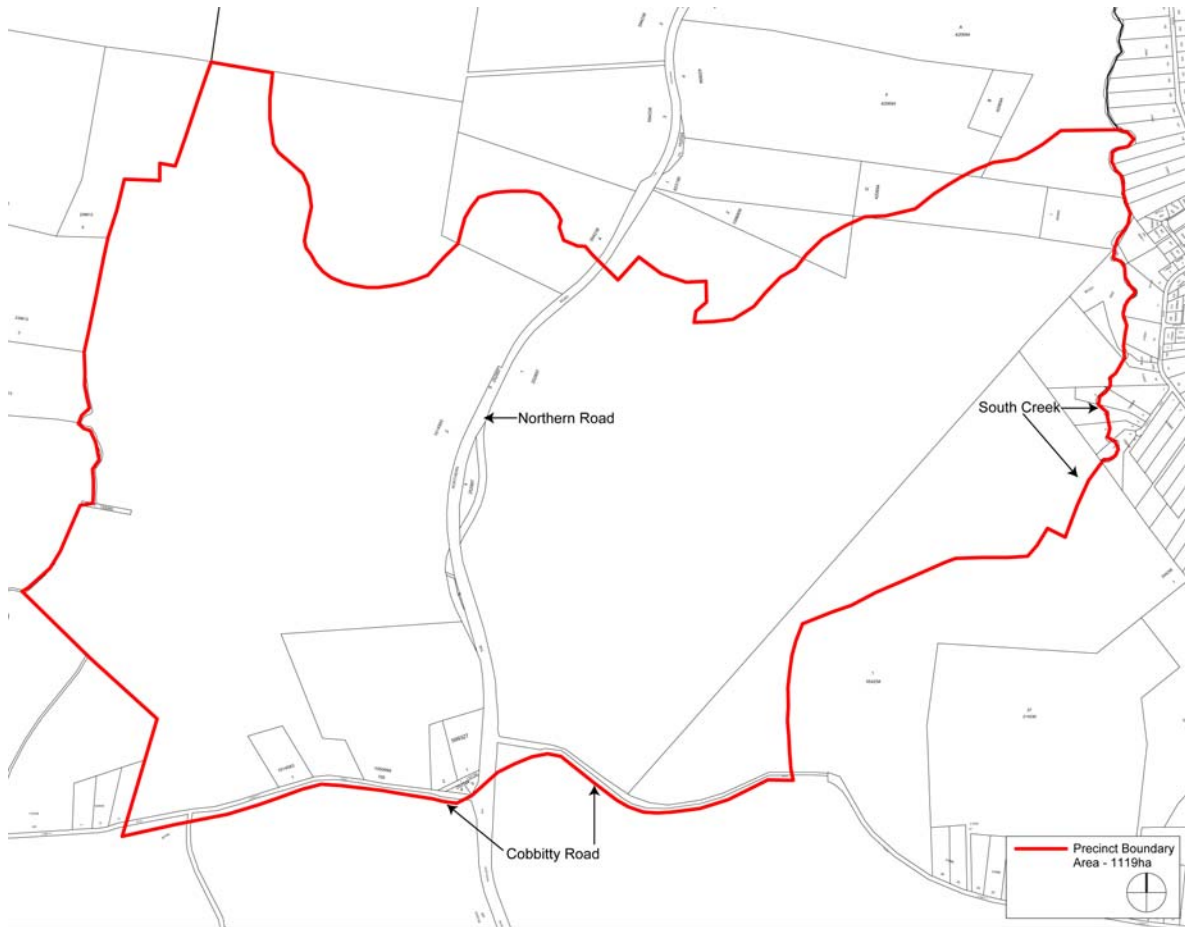
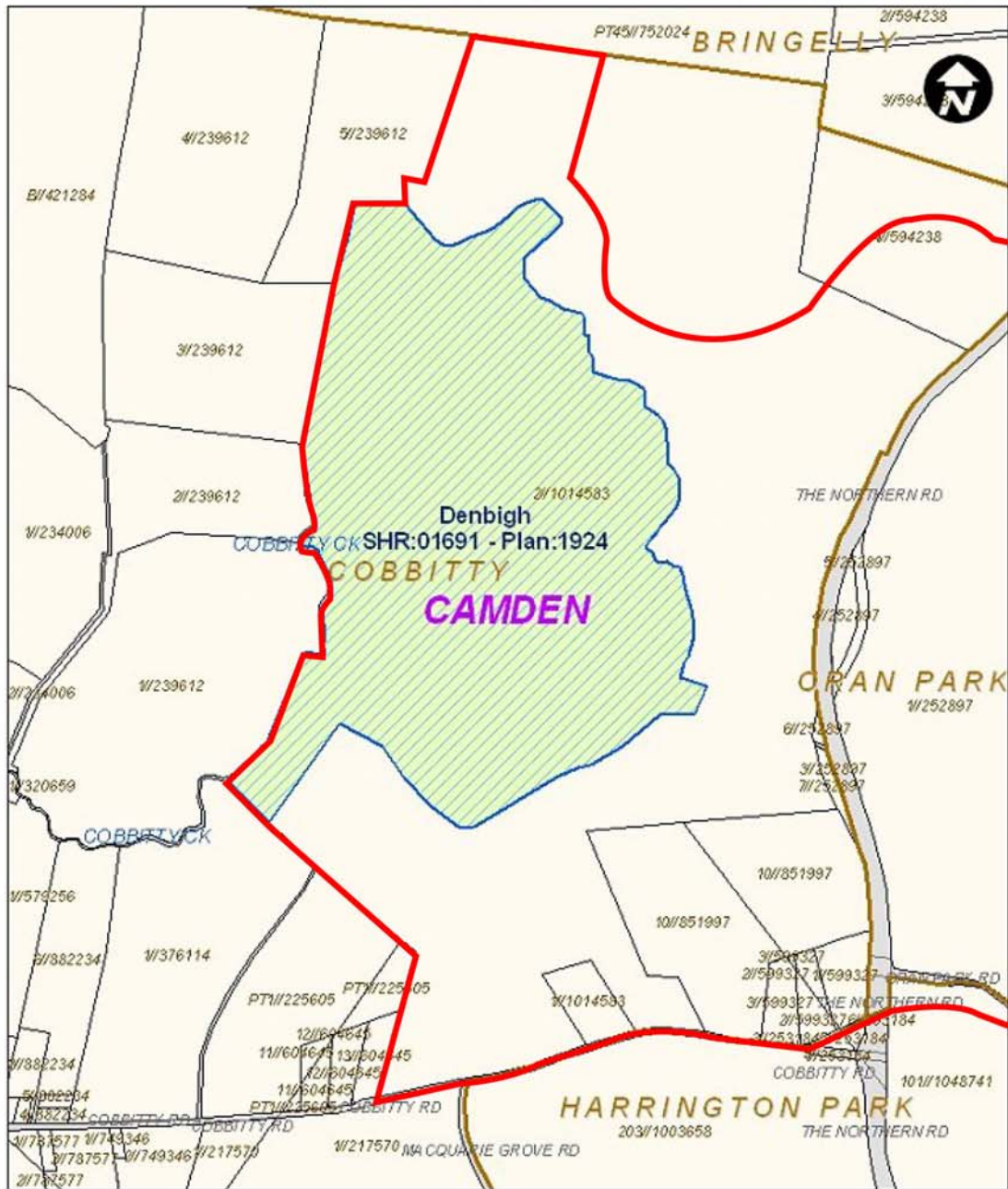


Figure 1.2 Map showing the Oran Park Precinct.

Heritage Council of New South Wales
 Plan under the Heritage Act, 1977



State Heritage Register

Gazettal Date: 22 December 2006



Scale: 1:18,000

Produced by: Stewart Watters

Legend

- SHR Curtilage
- Historic Regions
- LGAs
- Suburbs
- Oran Park precinct boundary
- Land Parcels
- Water
- Roads
- Railways
- NSW Reserves

Figure 1.3 Plan showing the State Heritage Register boundary for the Denbigh Homestead Complex and its location within the western portion of the Oran Park precinct (after Heritage Office, Department of Planning 2006).

2.0 Historical Development—Oran Park 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 Oran Park 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, located in the western portion of Oran Park Precinct (see Figure 2.1).⁴

2.3 The Oran Park Precinct

2.3.1 The First European Grants

The first grants in the area consisted of a 5000 acre land grant given to John Macarthur, which he named Camden, and a 2000 acre land grant given to Walter Davidson, which he called Belmont, in 1806. By 1809, Macarthur controlled both grants, having taken over Belmont after Davidson returned to England in 1809.⁵

In 1809, following floods along the Hawkesbury that destroyed the colony's grain crops, Lieutenant-Governor Paterson was forced to settle areas of forest in the districts of Minto, Evan, Bringelly and Cooke. Whilst these were later recalled and reissued by Governor Macquarie, these early grants closely followed the route established by Caley in 1804, approaching the study area from Prospect via Bents Basin.⁶ Two such grants in the District of Cooke were made to William Emmett and Richard Wrather (each receiving 200 acres). Other grants nearby included 100 acres for John Apsey and 300 acres for Joseph Ward.⁷ The grants of Emmett, Wrather and part of Apsey were later incorporated into the Denbigh property boundary (see Figure 2.1 and 2.2).

These grants were mostly for large holdings that, despite being located away from the fertile soils along creeks and rivers, were capable of being successfully utilised by graziers. By 1810 William Emmett and Richard Wrather had both left the colony, reflecting a general trend in this region of absentee landlords. Their grants were being administered by Robert Campbell.

From 1816 a Government Reserve was established in the Cowpastures for the raising of cattle. A small number of government camps and posts were established in the region to protect the herds, including 'Cawdor'.⁸ Despite attempts to keep people away from the government herd still in the Cowpastures, including restriction of movement to the area and the cessation of land grants, continued interference, including the illegal butchering and stealing of cattle, led to the removal of the government herds by 1824.⁹

2.3.2 The Denbigh Estate Grant

In July 1811 James Meehan surveyed 700 acres of land for Charles Hook. Hook's grant was described by Meehan as 'one grant of 1100 acres called Denbigh'. This was comprised of Hooks own 700 acres and an extra 400 acres purchased from Emmett and RW Mather (possibly a misspelling of Wrather), who had left the colony shortly after receiving their grants. Hooks Crown grant was officially signed on 25 August 1812.¹⁰

Although Hook began to clear his land and introduce stock to it soon after receiving the grant (as part of the normal grant conditions), he did not begin building his house until around 1820. Instead, he lived in Sydney where he worked as a merchant. In 1822 Denbigh farm was reported as having 40 acres in wheat, four acres of gardens and orchards and 250 acres cleared, with four horses, 65 horned cattle, 728 sheep and 30 hogs.¹¹ Access to Denbigh was from a road running directly west from the Cowpastures Road (Northern Road) along the property's southern boundary. Some road access through other estates was needed, as the grant was isolated from the Cowpasture Road by Netherbyres.

Charles Hook died in 1826, after which his property was purchased by family friend and Colonial clergyman Thomas Hassall in April 1827.¹²

2.3.3 Denbigh's Neighbouring Grants

Denbigh was one of a number of large farm estates in the area. An 1834 plan shows the surrounding estates including John Dixon's 300 acre 'Nonorrah' adjoining Denbigh to the north and George Molle's 1600 acre 'Netherbyres' adjoining it to the east. Beyond Molle's land was the 2000 acre Harrington Park, granted to William Campbell in 1815. Another grant from 1815 was that to Edward Lord which he named 'Orielson'. Comprising 1620 acres, the grant straddled Cobbitty Road, with part later (during 1860s) being incorporated into Harrington Park. To the south of Denbigh were the smaller estates of John Aspey (100 acres), Thomas Arkell (100 acres) and Rowland Hassall's Stoke Farm (400 acres) (see Figure 2.2).

2.3.4 The Development of Denbigh 1826–2006

Following the death of Charles Hook in 1826, Reverend Thomas Hassall purchased Denbigh. Thomas had already acquired a number of farms in the district including inheriting his father's (Rowland) Stoke Farm and Arkell's farm between Stoke Farm and Denbigh. Within a year of purchasing Denbigh (which he had leased back to Hook's widow), Thomas and his brother James divided the property between them, using the creek and fence lines to mark the boundaries.¹³ This was not officially registered until 1832.

Thomas and James Hassall had considerable land holdings in the surrounding area. By 1828 Thomas Hassall owned the following properties in the District of Cook¹⁴:

- Half of Denbigh (550 acres).
- Stoke Farm (410 acres).
- Arkell's Farm (100 acres).
- Hearn's Farm (65 acres).
- Pomara Grove (150 acres).
- Martins Farm (40 acres).
- Hassalls Farm (50 acres).

In 1833 Thomas Hassall purchased land adjoining Pomara Grove, on which he built Herber Chapel on the southern side of Cobbitty Road.

Thomas described the pretty estate of Denbigh to son James in 1838 as comprising 'a half-circle of hills in front, within a mile of the house, covered with trees ... On one of the hills, a vineyard and an orange-grove flourished in the rich soil ... The view from these hills was magnificent. Three churches at Camden, Narellan and Cobitty were clearly seen, together with a wide extent of the country.'¹⁵ James Hassall's recollections include details of the five acre garden containing oleanders and an abundance of fruit trees.¹⁶

While Charles Hook's access to Denbigh was limited by surrounding land grants, Thomas Hassall had more options as his property extended south across Cobbitty Road. Access to the Herber Chapel was essential, and a private road from the southern boundary of Denbigh to Cobbitty Road was created. Hooks Road, along the southern boundary of the Denbigh grant, appears to have continued to be used, providing direct access to the Cowpasture (Northern) Road. A subdivision plan for Lot 10 of George

Molle's Netherbyres estate, probably dating from the mid-1840s, shows a road from the southeast corner of Denbigh through to the Great North Road, which is now the main access to the Denbigh property.¹⁷

Aside from dividing the original Denbigh estate with his brother, Thomas Hassall made few changes to the property boundaries in his 40 years of ownership. There is evidence from as early as 1828 that Thomas had tenants farming parts of his land, most likely freed convicts; however, little is known of these tenant farms.¹⁸

Thomas Hassall died at Denbigh in March 1868.

The McIntosh Family 1868–1988

Approximately six months after Thomas Hassall's death, Charles McIntosh, a Scottish migrant and neighbour, leased Denbigh and two adjoining portions of land (known as Sand Hill and Oak Flat). No leases were ever registered; however, an unsigned and undated draft lease is still held at Denbigh.¹⁹

Charles McIntosh and his family had previously lived at Eastwood, on part of George Molles grant Catherine Field's grant to the northeast of Denbigh.

When McIntosh first leased Denbigh, he and his large family (wife and six children) lived in quarters attached to the coach house, as members of Hassall's family remained in residence in the house. In August 1875, Charles McIntosh died. Following his death, his sons, Charles, James and Andrew, carried on the family farming and dairying business at Denbigh (see Figure 2.4). A year after Anne Hassall died in 1885, they purchased the Denbigh estate, and continued to lease the land on either side of the entry drive (Sand Hill and Oak Flat).²⁰ Sand Hill and Oak Flat were eventually purchased by the McIntosh family in 1910.²¹

In 1921 Charles Stewart McIntosh (eldest son of Andrew) purchased Lot 10 of the former Netherbyres estate (100 acres), bordering the private entrance drive to Denbigh from the Great North Road (Charles Hooks former entry drive). The house Bangor was built for (Charles) Stewart and his new wife in 1920. Cluny Hill was later built when Stewarts brother Fred married in 1927.²²

In 1932 the company McIntosh Bros Ltd was formed and the shared properties making up the McIntosh family estate were formally transferred to McIntosh Bros Ltd (with the exception of Lot 10 of the Netherbyres estate purchased by Stewart McIntosh in 1921). In 1936 the company purchased two lots of the former Orierton Estate on the northwest corner of the Cobbitty Road and Northern Road, which completed the McIntosh family ownership of all the land north of Cobbitty Road at its junction with the Northern Road.

The McIntosh family retain ownership of the Denbigh Estate, although in a reduced form.

2.3.5 Surrounding Estates

Oran Park

Oran Park was created out of the earlier subdivision of Harrington Park, made to accommodate the Cowpastrures and Cobbitty Roads. John Douglas Campbell had purchased approximately 700 acres in 1829 and sometime before 1839 had built a dwelling house on his property, known as Oran Park. The house still stands but is located to the east of the study area boundary. Oran Park stayed within the Campbell family until the 1870s, although it was often leased to tenant farmers of other landholders during this period. In 1871 Edward Lumas Moore, a grazier in the nearby Campbelltown district,

purchased the estate as well as the neighbouring Netherbyres, a total of over 1800 acres.²³ Campbell died in 1887 and the estate passed to William and Alexander Lumas Inglis as joint tenants. However, there were disputes over their rights to the property and in 1904 the estate was instead passed to John Edward and Frederick Moore, whose side of the family continued to operate the farm until 1939.

In January 1939, Hubert Harry Robbins purchased the three properties Oran Park, Netherbyres and Graham's Farm. Upon his death, all land was transferred to his widow, Joyce Edith Robbins, with the new title registered on 8 August 1945. The three properties were consolidated into a single title of 2200 acres in March 1946.²⁴

Shortly after this, Portion 59 (formerly Netherbyres) was separated out and portion 60 (originally coming from Harrington Park) was subdivided into two lots of 500 acres each.²⁵

During the 1960s the first subdivisions of the estate were created, with hobby farm lots being advertised fronting Cobbitty Road. However, a 1970 aerial photograph of the area shows little development with a few scattered houses.

Oran Park Raceway

In 1962 the Singer Car Club (founded in England in 1950 for rare and racing car enthusiasts) opened the Oran Park Racing Circuit. The raceway consisted of only one circuit (now known as the South Circuit). At the time, this was the only one of its kind with a bridge. In the 1970s the Figure 8 North Circuit was added in preparation for the Australian Grand Prix.

The Circuit has hosted major national racing events throughout its history, including the Australian Grand Prix, the Australian Touring Car Championship, the annual Toby Lee Trophy, and the biggest series in Australian motorsport in the 1980s, the Grand Final Round of the Shell Australian Touring Car Championship. From the 1990s Oran Park Raceway held race meetings for both V8 Supercars and Super Trucks. Both continue to be raced on the circuit.²⁶

Netherbyres

Little information on the development of the Netherbyres estate has been located for this study. Granted to George Molles in 1814, Netherbyres was one of three large properties that Molle had in the Cowpastures, including Molle's Main (discussed below) and Catherine Field. Molle was transferred with his regiment to India in 1817 and his estates passed to his eldest son William Macquarie Molle. William returned to England prior to 1841. As discussed below, William was leasing Mains Molle by the 1820s and this may indicate an approximate date of departure from the colony. The 1840 plan of the Cowpastures Estate of John Dixon shows Netherbyres as having been subdivided into 10 separate farm allotments. The plan notes that the estate is covered in a mixture of grassy hills, a light covering of eucalypts and some gently undulating good forest land. The northern road has been surveyed through the estate, with Lots 1 through 6 to the east and Lots 7 through 10 to the west of the road (see Figure 2.3).

Some of these lots were purchased by surrounding land owners, such as those at Denbigh, and incorporated into larger estates. While it is highly likely that some development took place, be that outbuildings, sheds, cottages or later dairies, on these farm sites, no historic documentation had been sourced to confirm this.

A 1947 aerial photograph shows a small farm facing Cobbitty Road to the west of the Northern Road intersection (as well as the army camp remains). This farm is still exists on Cobbitty Road with a number of small outbuildings and sheds around it. The 1847 plan of the Cowpastures Estate indicates a farm

building called Charker in the vicinity of the current farm house. The current farm house may be a replacement building for Charker (see Figure 2.3 and Figures 2.8–2.9).

2.3.6 World War II

During World War II, the four points of the intersection of Cobbitty Road and the Northern Road, known as Greenes Corner, was chosen for an extensive military facility known as Narellan Camp. The camp was used as a training camp for Eastern Area Command as well as other units. The Harrington Park corner accommodated the guard room and camp hospital, while the Orielson corner held the engineers depot, canteen and armoured vehicles. On the Denbigh corner were 150 to 200 tents. The corner now occupied by the Oran Park raceway accommodated camp administration and horse lines. The whole facility was removed when the war ended, leaving only areas of bitumen and concrete²⁷ (see Figures 2.7 and 2.8).

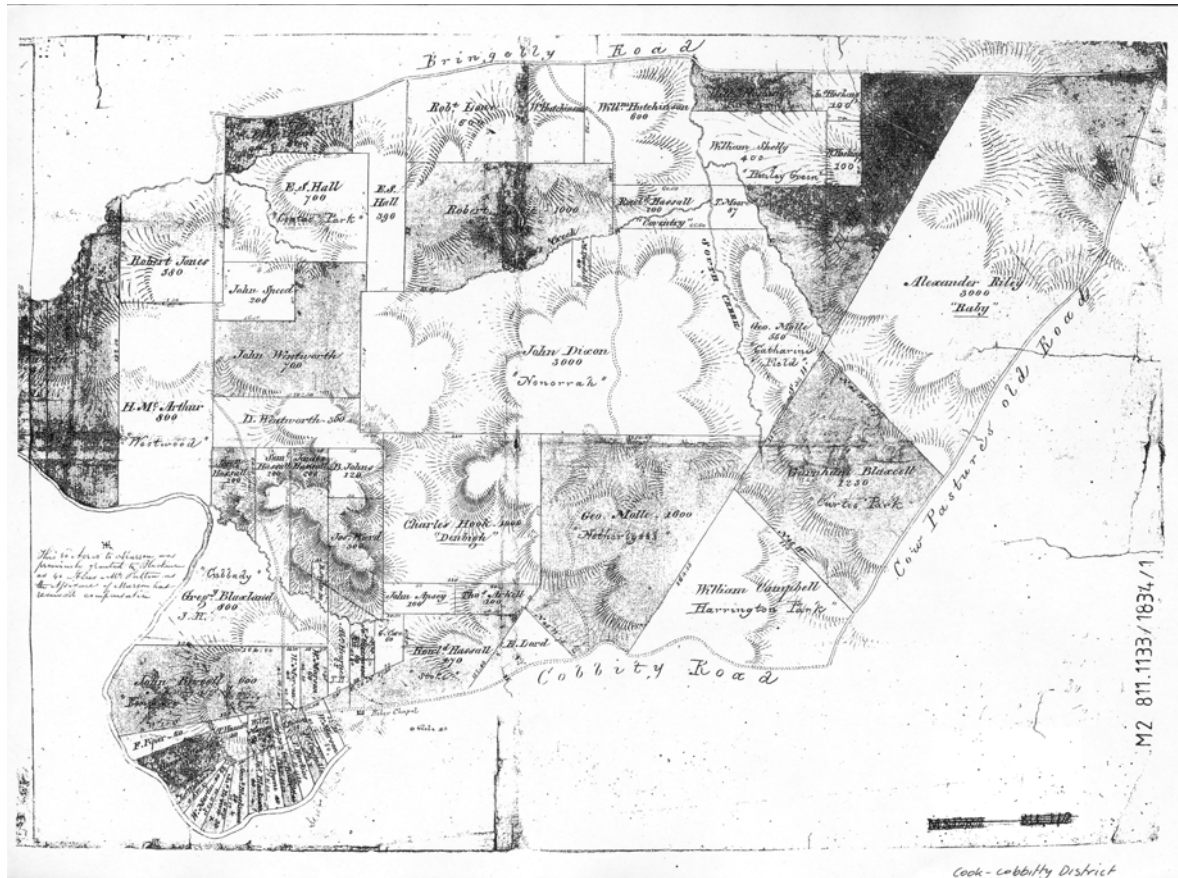


Figure 2.1 1834 plan of the Cowpastures district showing the large grants of Denbigh made to Charles Hook and Netherbyres to George Molle, and smaller surrounding grants facing Cobbitty Road. Denbigh and Netherbyres make up a large proportion of the Oran Park precinct. (Source: Mitchell Library)

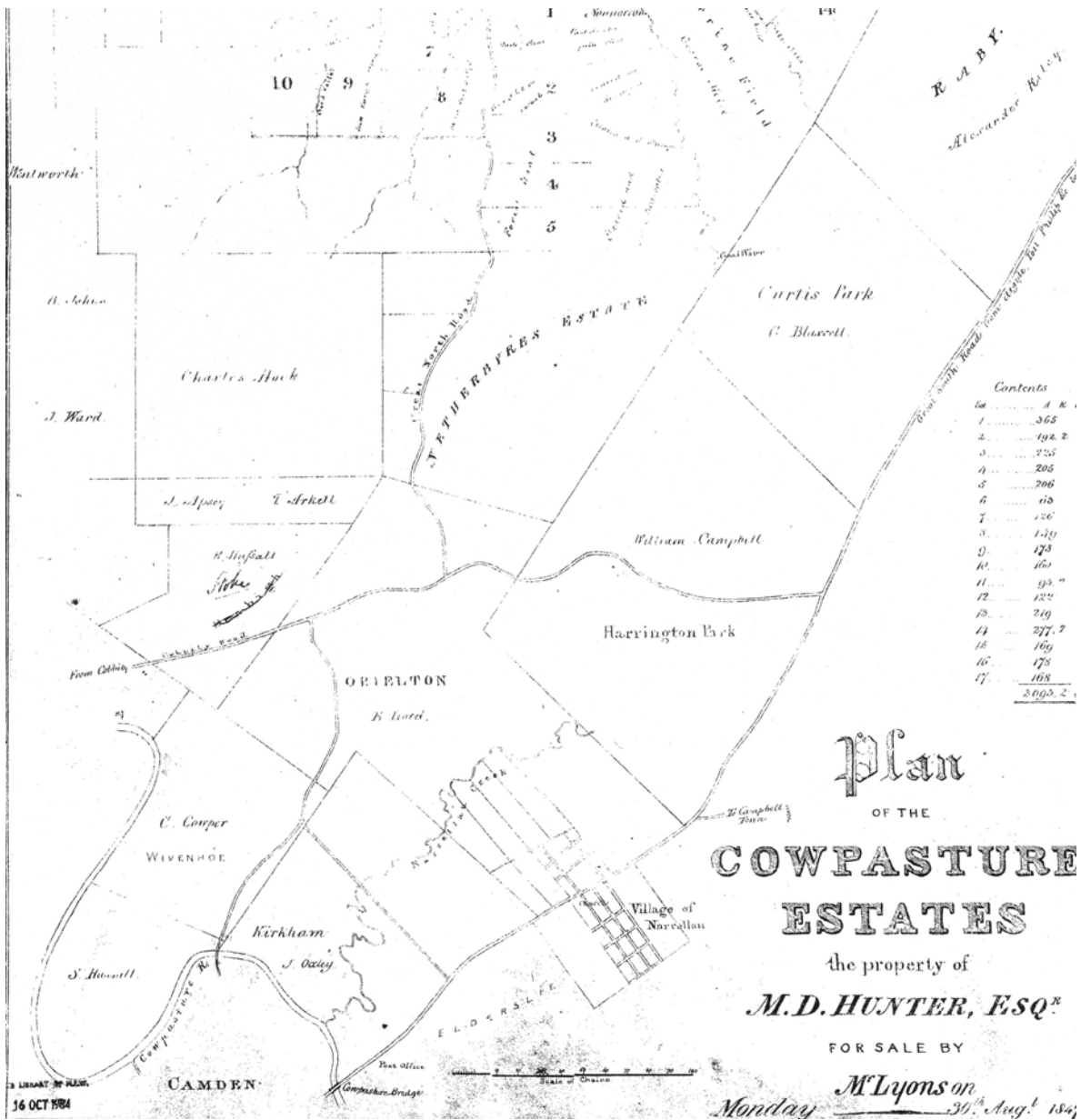


Figure 2.2 Detail of plan of the Cowpastures Estate in 1840 showing the Cobbitty Road and Northern Road winding through Netherbyres. (Source: Mitchell Library)

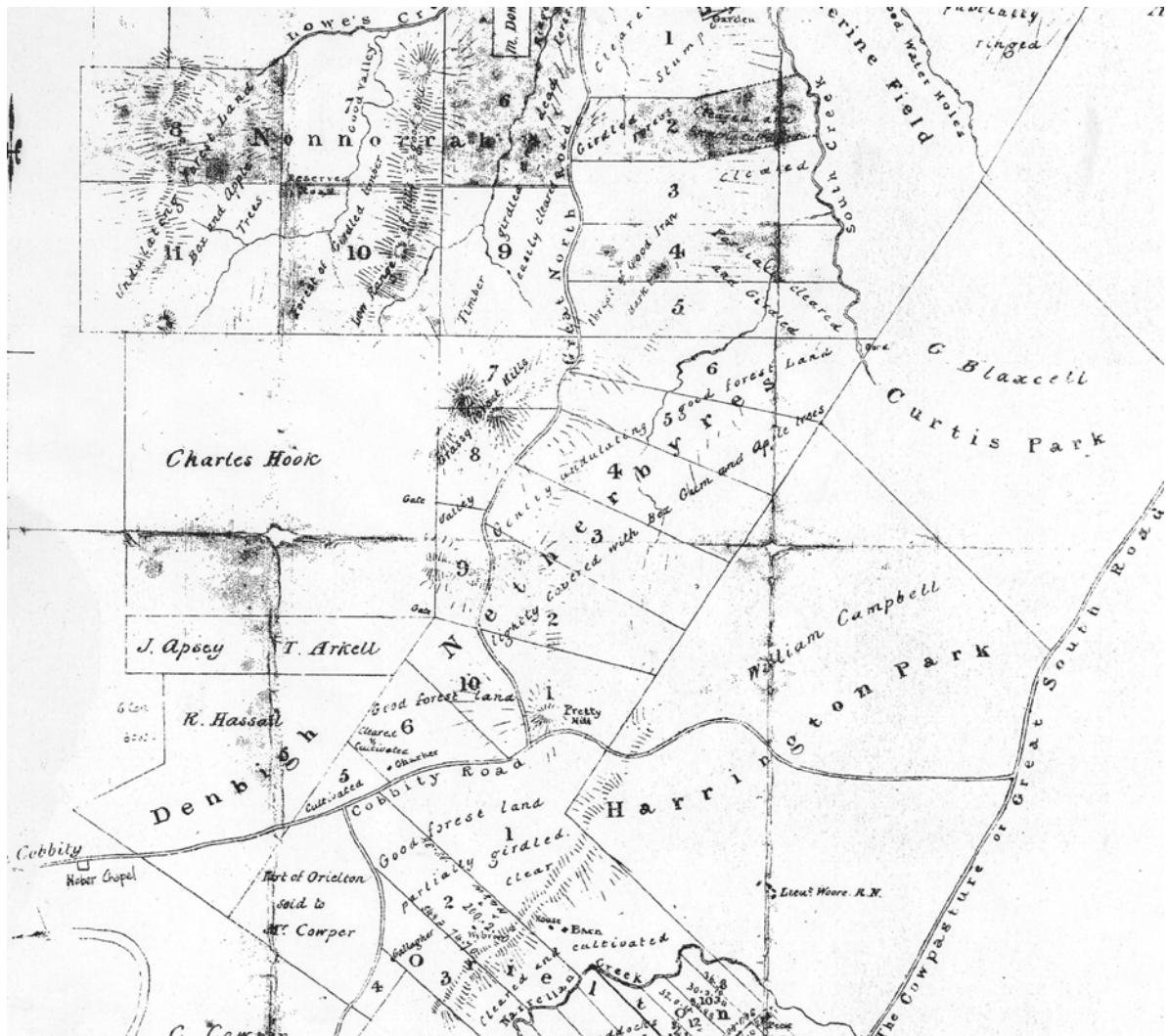


Figure 2.3 Detail of c1847 plan showing the Cowpastures Estates with the Netherbyrnes estate after subdivision into ten allotments. the farm Charker is shown on Cobbitty Road with Lot 6. Note the annotations on the plan showing the type of covering each area had in terms of forest or grassland. (Source: Mitchell Library)



Figure 2.4 Farm workers at Denbigh c1900. (Source: Camden Historical Society)



Figure 2.5 Camden Valley Way near Denbigh during upgrade in 1926. The rural nature of the country can be seen in this photograph. (Source: Mitchell Library)



Figure 2.6 Denbigh House during the 1990s. This photograph shows the remaining homestead site with cultural plantings and outbuildings. (Source: Camden Historical Society)



Figure 2.7 Men encamped at Narellan army training camp in 1942. The large camp consisted primarily of demountable buildings and tents as shown here. Following the end of the war, the camp was dismantled. (Source: AWM)



Figure 2.8 1947 aerial photograph over the Oran Park Precinct. At the bottom of the frame, Cobbitty Road runs east-west, with the Northern Road heading north-south in the right frame. The remnants of the large army camp can be seen clustered around the intersection, while to the north of the camp, the access road to Denbigh can be seen heading west to the homestead. There is little other development in the area as shown on this image. (Source: Department of Lands)



Figure 2.9 1970 aerial photograph showing Denbigh (upper centre) with the access road from The Northern Road approaching from the east. The Northern Road runs north-south on the right of the image and Cobbitty Road cross the lower frame. Comparison to Figure 2.8 shows development since 1947. (Source: Department of Lands)

2.4 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 Colleen Morris & Geoffrey Britton, *Colonial Landscapes of the Cumberland Plain and Camden, NSW*, National Trust of Australia, 2000, p 13.
- 6 *Ibid*.
- 7 Design 5, Denbigh Curtilage Study, *op cit*, p 13.
- 8 *Ibid*, p 9.
- 9 Jervis, J 1936, 'Camden and the Cowpastures', in the Journal of the Royal Australian Historical Society, Volume XXI, p 245.
- 10 *Ibid*, p 13.
- 11 *ibid*, p 14.
- 12 *Ibid*, p 10.
- 13 Morris, *op cit*, p 14.
- 14 *Ibid*, p 14.
- 15 *Ibid*, p 59.
- 16 *Ibid*, p 59.
- 17 *Ibid*, p 15.
- 18 Design 5, Denbigh Curtilage Study, p 15.
- 19 *Ibid*, p 15.
- 20 *Ibid*, p 16.
- 21 *Ibid*, p 16.
- 22 *Ibid*, p 16.
- 23 Rosemary Broomham, Oran Park Precinct, History, prepared for Camden Council, p 12.
- 24 *ibid*, p 13.
- 25 *Ibid*, p 14.
- 26 Oran Park Raceway website, <http://about.oranpark.com/template9.asp?CategoryID=237&parentid=195>, accessed 13/12/2006.
- 27 *Ibid*, p 14.

3.0 The Draft Indicative Layout Plan

3.1 Description

Figure 3.1 illustrates the proposed Draft Indicative Layout Plan (Draft ILP), dated February 2007, for the Oran Park Precinct. It indicates an option for proposed subdivision, land use, road network and circulation, infrastructure and landscaping for the site. The proposed land use includes a mixed low and medium density residential, open space, community and some employment/retail land throughout the Precinct. Works associated with these development options have the potential to affect a number of heritage values identified in Sections 4, 5 and 6 of this report. The Draft ILP does not include, or seek approval for, specific works or construction but rather outlines options for subdivision, land use, road and circulation network, infrastructure and landscaping. However, while details about construction (such as clearing, leveling and building) are not included in the Draft ILP, the type of development it envisages has the potential, when constructed, to affect landscape and visual values.

The Draft ILP includes areas to the north, east and south of the Denbigh SHR curtilage (see Figure 1.3) which are shown as potential low–medium density residential and mixed use land with some open space. View corridors have been retained or enhanced through the location of road alignments and the highest density development is largely located away from the heritage setting of Denbigh. The proposed Draft ILP would have some potential landscape and visual impacts, which are discussed in Section 5.3.

Extensive open space areas are provided along the main riparian corridors, in particular along South Creek providing a buffer between the southeast of the precinct and Oran Park House to the southeast. This would retain a transition zone to ensure that views from the heritage setting and important riparian corridor vegetation are retained. This is further discussed in Section 5.3.

A special design precinct has been provided on the site of the Oran Park Raceway enhanced by the layout of road alignments to allow for interpretation of the site.

Landscape buffers have been provided to the west of the Northern Road and partially to the east to ensure that the rural character of this historical access route is retained. However, the Draft ILP illustrates low density residential subdivision to the east of the Northern Road located between the proposed Southern Boulevard and the East-West Road which has potential to impact on the rural landscape character of this road. This is discussed further in Section 5.3.

The majority of the medium to high density development has been provided in the eastern portion of the Precinct away from the identified heritage values. This development is grouped around a town centre characterised by a mix of open space, community and retail uses (between the proposed East-West Road 1 to the north and the Southern Boulevard East to the south).

Importantly, the proposed Draft ILP reflects that European heritage values are embodied in the surviving built form and landscape elements (discussed in Sections 5.3 and 6.2.1) of the Oran Park Landscape.

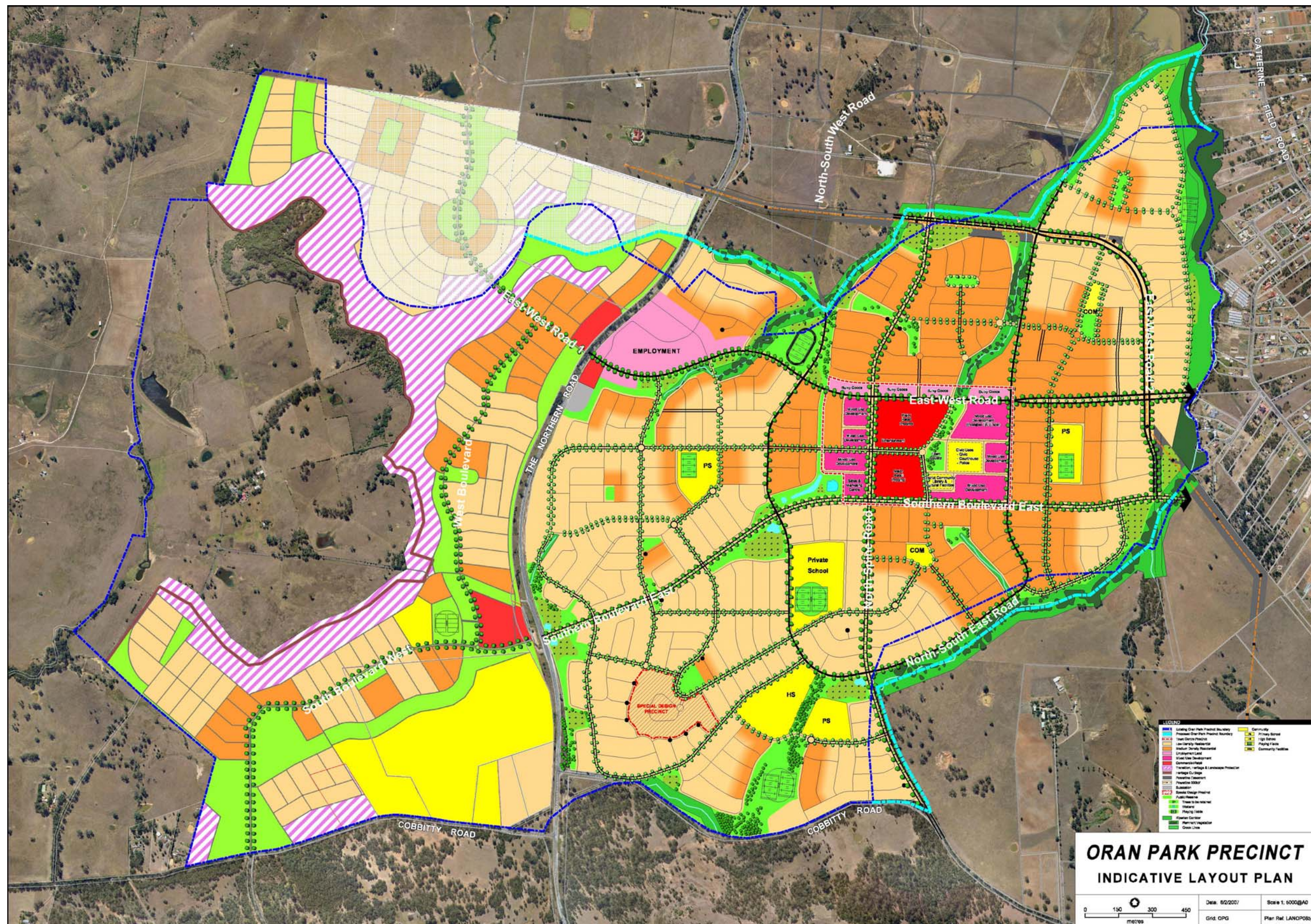


Figure 3.1 Proposed Draft Indicative Layout Plan for the Oran Park Precinct.

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 Oran Park 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 precinct. Similarly, the Heritage Report prepared by Camden Council (dated December 2006) does not identify any known historical archaeological sites within the precinct.

No historical archaeological sites in the precinct 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 two precincts are classified by the National Trust.

4.3 Archaeological Heritage Provisions

The statutory provisions that operate with respect to the heritage of the precinct 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 precincts 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 precinct 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

Denbigh Homestead

The historical sources¹ make a number of observations relevant to the potential archaeological resource at Denbigh, including:

- In 1826 the property was growing wheat (60 acres) and maize (23 acres).
- In 1826 the property was described as including 'a large Dwelling-house and other convenient out-houses on the Farm'.
- Aborigines held 'tribal rites' in the adjacent paddocks after the house was constructed.
- A dense grove of olives was planted west of the house pre-1826.
- A small vineyard was established on a hill to the north of the house pre-1826.
- A number of mud huts clustered around the main building, surrounded by a 7–8ft paling fence (all now vanished).
- After 1826, when Thomas Hassall was the owner, the property was used to grow wheat and wool, and included vineyards and orchards.
- From the early nineteenth century a bakehouse, meat-room and cellar, laundry and store room were located on one side of the courtyard.
- Denbigh under Hassall included a resident schoolmaster, a carpenter, brick-maker, blacksmith, shoemaker, dairyman, three gardeners, butler and coachman (including coach house).
- Denbigh under Hassall had between a dozen and 20 convicts assigned to the household.
- Denbigh in the later Hassall period was set in a garden of five acres, including an abundance of fruit trees.

From the above, it is possible that archaeological relics of the following will survive in the vicinity of the house:

- convict accommodation;
- landscaping and gardens;
- post-contact Aboriginal relics;

- evidence of grain cultivation and viticulture;
- support buildings; and
- cesspits, refuse dumps, services.

Bangor and Cluny

Two historical homesteads exist in the Oran Park Precinct ('Bangor' and 'Cluny'). They are later structures than Denbigh and less grand. However, there remains the potential for archaeological relics in their immediate vicinity of the following kind:

- landscaping and gardens;
- outhouses, support buildings etc;
- post-contact Aboriginal relics; and
- cesspits, refuse dumps, services.

Other Homesteads/Farm Houses and Buildings

An 1840 plan records a property with house called 'Charker' on Cobbity Road, a short distance west of the intersection of the Northern Road and Cobbity Road (see Figures 2.3 and 4.1). Another house in substantial landscaped grounds in a similar location presently exists on Cobbity Road. This appears to be a later structure built in the same general location as the 1840 building, in which case the earlier structure was presumably demolished, with the potential for archaeological relics to survive there.

The same 1840 plan records six properties created on the subdivision of 'Netherbyres', on the eastern side of the Northern Road. Although aerial photographs from 1947 record no clear evidence of any farm houses or other buildings on these lots, it is reasonable to assume that some of these lots accommodated farm structures at some time between 1840 and the 1947 photographs which would also have the potential to be represented archaeologically.

In other words, there exists some potential for archaeological evidence of farm buildings and houses to exist in the Oran Park Precinct, dating to the mid-nineteenth century.

Historical Roads

A number of roads in the Oran Park Precinct follow historical alignments. These include:

- Hassall Road;
- The Northern Road; and
- a paved track north of Denbigh (see below).

There is the potential for earlier road surfaces, culverts, drains to exist under the existing road surfaces where they follow historical alignments. These would comprise relics within the meaning of the Heritage Act. For example, the Denbigh Curtilage Study (July 2006) records the existence of a stone paved track leading to the quarry north of the homestead (shown on page 32 and image in Section 5.5 of the Curtilage Study attached as Appendix D). This track's relatively robust construction reflects the effort commonly expended on road/track surfaces in the early and mid-nineteenth century, and the potential for their survival.

Further, as properties generally address the adjacent roads, and structures are often constructed in close proximity to those roads, historical road alignments generally have a somewhat higher potential for the survival of archaeological relics.

World War II Army Base

Aerial photographs from 1947 record the large Narellan Army Base (constructed in 1942) concentrated around the intersection of Northern Road and Cobbitty Road (see Figure 4.1). The aerial photographs record a number of compounds linked by unsealed roads and tracks, and barracks blocks and other buildings. By 1970 they are all but invisible in the aerial photographs (see Figure 2.9).

Artefacts deriving from this period of land use would comprise 'relics' within the meaning of the Heritage Act. This area has a high potential to contain the following relics:

- concrete slabs and wall footings;
- refuse pits and dumps;
- services;
- bunkers, bomb shelters and gun emplacements; and
- isolated artefacts.

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 precinct 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
<p>Pre-settlement and immediate post-settlement remains (eg cleared tree stumps, remnant natural landforms such as gullies and rills etc)</p>	<p>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.</p>	<p>In areas dedicated to non-intensive land use—Moderate Other areas—Low</p>
<p>Agricultural remains (eg deposits indicating cultivated areas)</p>	<p>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.</p> <p>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.</p>	<p>Low</p>
<p>Wall footings and other structural remains of early homesteads (especially nineteenth century)</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>The construction of Oran Park Raceway is likely to have destroyed or seriously disturbed any archaeological relics in this area.</p>	<p>In areas dedicated to non-intensive land use—Moderate Other areas—Low</p>

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 precincts (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 precincts 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) are known to have had extensive landscaped gardens throughout their habitation. Others (including the more modest farm houses) would almost certainly have been similarly adorned. It is also possible that there were vegetable gardens within the vicinity of the homesteads in the precinct.</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 precinct. During the periods of settlement in the precincts 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 Hassall Road and the original drive to Denbigh).</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 paving (as was the case for one track to the north of Denbigh) there is a higher potential for their survival.</p>	Unsealed—moderate Paved/sealed—High

4.6.2 Summary of the Potential Archaeological Resource

The Oran Park 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.

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 precinct 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 1984.² 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 Oran Park 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 the Draft Indicative Layout Plan Arising out of the Potential Historical Archaeological Resource

A description of the Draft Indicative Layout Plan (Draft ILP) for the Oran Park 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 precincts 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.

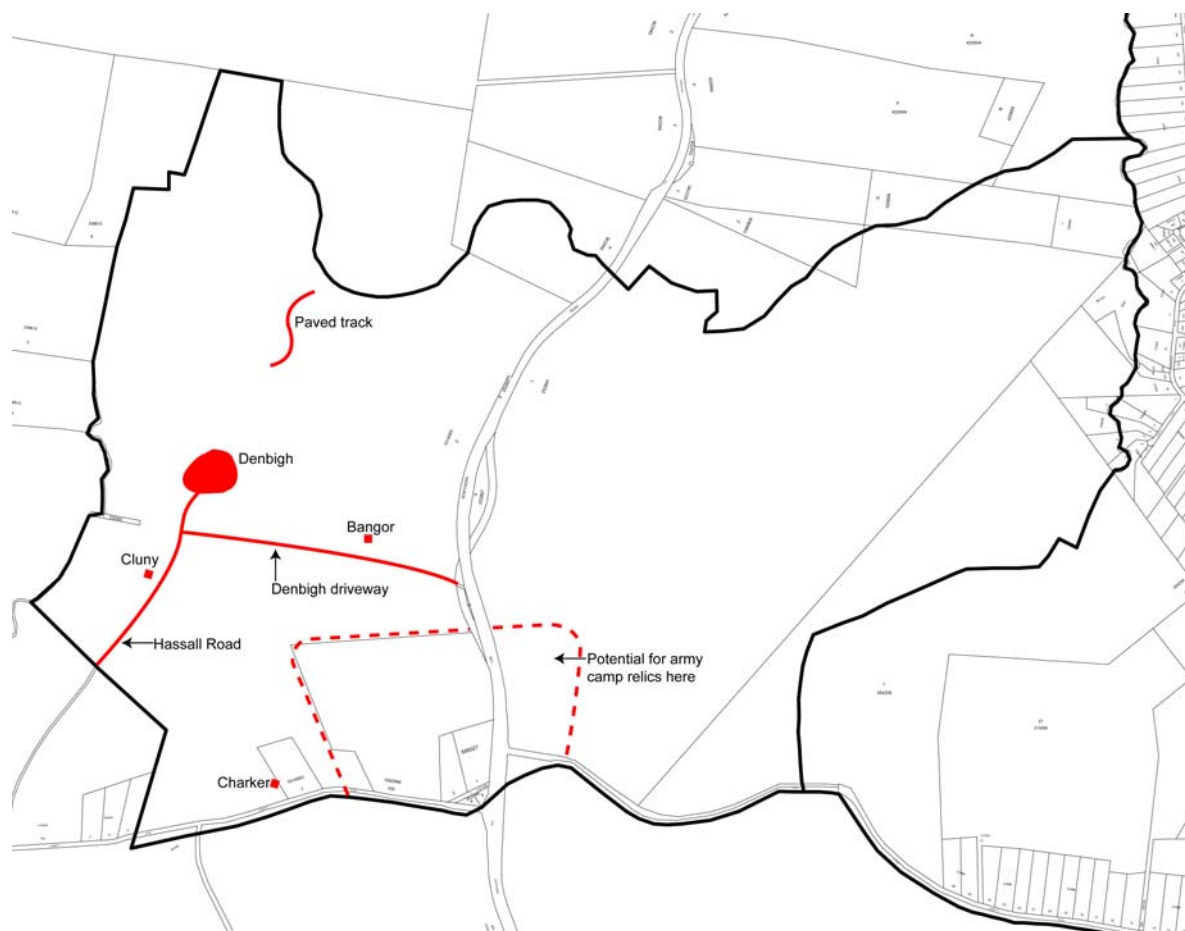


Figure 4.1 Oran Park Precinct showing approximate location of specific potential relics. Low potential for some surviving relics, likely to be of less significance, exists across the precinct.

4.10 Endnotes

- ¹ Baker, H, 'Denbigh, New South Wales', in Australian Council of National Trusts, *Historic Homesteads*, Canberra, 1976, pp 9–15.
- ² 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 Oran Park 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 Denbigh Curtilage Study, prepared July 2006 by Design 5—Architects Pty Ltd (Design 5 Report), 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 Description

The Oran Park 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 Oran Park Precinct can be described as a mix of prominent ridges and spurs, grassy agricultural land and floodplains and riparian vegetation along Cobbitty and South Creek, with gently undulating side slopes and relatively level open grasslands, especially in the south and east of the precinct. The ridgelines are more prominent to the west of the Northern Road within and around the identified Denbigh Homestead SHR curtilage (see Figure 1.3). Figures 5.1–5.6 show some general views of the precinct.

The Design 5 Report identifies a number of landscape and visual elements within the precinct that include the valley in which the Denbigh Homestead is located, the circle of hills and ridges that surround the homestead to form an intimate theatre like landscape, intimate gardens associated with the homestead, and views both towards the homestead and away from it. These identified elements form the basis for identifying the landscape and visual values associated with the portion of the precinct located to the west of the Northern Road.

5.2 Previous Cultural Landscape and Visual Assessments

5.2.1 Denbigh Curtilage Study, July 2006

Design 5 Architects prepared a curtilage study for Denbigh in July 2006 (Design 5 Report). The Design 5 Report was prepared to determine an appropriate curtilage for the Denbigh Homestead. The report is limited to an area covering a large portion of the western section of the Oran Park Precinct. The recommendations for landscape and significant views are particularly relevant for the wider area.

Denbigh Homestead and Associated Landscape

The Design 5 Report assesses the valley landscape surrounding the Denbigh Homestead as being of high aesthetic significance. The valley itself lends a unique setting to the homestead which is largely uninterrupted by inappropriate intrusions.¹

Design 5 identifies a number of exceptional views both towards and away from the homestead and associated landscape. To the west, the hills end in a promontory revealing much longer extensive views out towards the Blue Mountains over the valley of the Nepean. Views towards Denbigh are dominated by the topography of its setting and the densely wooded areas which both conceal it and frame it. There are views to the Denbigh Homestead site and associated landscape from a few high points, including from the tops of the ridges where the homestead nestles in a pocket of trees, with the surrounding paddocks and low ridges acting as a pastoral backdrop. The Design 5 Report states that this backdrop of wide views is of exceptional importance as it confirms and strengthens the pastoral and agricultural nature of this important cultural landscape.²

The fact that the landscape remains as undeveloped agricultural/pastoral land retains the sense, both physically and visually, of this connection with early occupations.³ The southern portion of the Oran Park Precinct is mainly enclosed by vegetation along its boundaries, especially that associated with the creek.

Design 5 Report Policy Recommendations

As outlined above, Design 5 identifies a range of culturally significant landscapes and views and recommends a number of management guidelines for the Denbigh Homestead curtilage, which are outlined below:

Elements within the core curtilage area which are of Exceptional and High significance must be conserved and retained in accordance with the policies in this report. Key elements include:

- *Deliberately cultivated landscape elements*

The areas of exceptional significance in the curtilage must retain their undeveloped rural character. Key elements are:

- *Retain wooded ridges*
- *Strengthen established planting to the ridges including south of the entry lane*
- *Retain long views to significant ridges, properties and spires in the locality*

New structures may be located within the view shadow east of the homestead however these should not compromise the significant setting of the place and should preferably not be visible from the entry lane

EXCEPTIONAL significance zone

These areas play a crucial role in embodying and/or supporting the Exceptional culturally significant attributes of the Denbigh estate.

Within this zone appropriate works would be:

- *the careful retention, conservation and maintenance of existing topography, landscape, fabric and layout (paths, roads and fence lines) and views, of exceptional significance;*

- *interpretation of missing elements where this is appropriate.*

It may also involve the controlled replanting (using local seedstock) or local regeneration of endemic woodland species along ridges and spurs.

It may also involve the concerted removal/control of problem species such as African Olive, African Box Thorn and other species. This should be part of a broader program of weed management in conjunction with other landowners, Camden Council and possibly, relevant State authorities. Specific advice on this should be sought from relevant specialists.

HIGH significance zone

These areas also play an important role in supporting the significance of the Denbigh estate but lie outside the core Curtilage zone. They should be retained as open space whether or not they are in development areas, and their significant attributes retained and protected. With careful consideration they may be crossed by new roads as long as these do not unduly damage significant fabric or attributes of the area.

5.2.2 Colonial Landscapes of the Cumberland Plain and Camden, NSW, August 2000

Colleen Morris and Geoffrey Britton prepared a survey of selected pre-1860 cultural landscapes, including those covering the Oran Park and Turner Road Precincts, in August 2000 (Morris and Britton Report). The Morris and Britton Report was prepared for a wider area, which includes the Oran Park and Turner Road Precincts. This report provides an outline of significance and recommendations for a number of colonial homesteads located within and in close proximity to the two precincts.

Denbigh

The Morris and Britton Report describes the Denbigh estate as a large collection of early farm buildings with the adjoining landscapes beyond the estate continuing the sense of traditional rural character.⁴ The report recommends a number of management guidelines for the Denbigh estate, which include:

The whole estate should be conserved as a cultural landscape including its historic fabric, layout and traditional views across the valley to the escarpment in the west.

Oran Park Estate (In Close Proximity to the Oran Park Precinct)

The Morris and Britton Report outlines important components of the Oran Park estate, including the intactness of the estate's cultural landscape—the homestead site and its immediate garden being dominant in the setting of their valley with its enclosing landforms and forest. The report also identifies other historically related rural landscape elements beyond the homestead that may still be appreciated in relation to it including old farm dams and creeklines. An important traditional view from Cobbitty Road to the homestead group on its knoll is also identified.⁵

5.3 Potential Landscape and Visual Impacts of Draft Indicative Layout Plan

Figure 3.1 illustrates the proposed Draft Indicative Layout Plan (Draft ILP) for the Oran Park Precinct. A description of the Draft ILP is provided in Section 3.1. As part of our review of the Draft ILP for the Oran Park Precinct dated February 2007, the potential impacts on the identified heritage values have been considered. These are discussed below in relation to landscape and visual values.

5.3.1 Denbigh Homestead and Associated Landscape

The Denbigh Homestead site is a relatively intact example of a continuously functioning early farm complex (1817–1820s) on its original 1812 land grant. It contains a rare and remarkable group of homestead, early farm buildings and associated plantings within an intact rural landscape setting. It also retains historic views across the valley to Cobbitty in the west.

The most significant European cultural landscape element within the Oran Park Precinct is the Denbigh Homestead site and its associated landscape. The homestead site is located in a valley that is largely

concealed by a number of ridges to its east, northwest and south. The SHR curtilage for Denbigh (see Figure 1.3) has been incorporated into the Draft ILP. The significant views identified in the Design 5 Report from the ridges to the east, south and west of the homestead site have been retained. A landscape buffer zone has been provided between the proposed subdivision and the SHR Curtilage. Whilst the SHR curtilage ensures the retention of the identified culturally significant landscape associated with the homestead site, a number of landscape elements exist on the edge of the buffer zone that have been identified in the Design 5 Report as having Exceptional and High significance. The impact of the Draft ILP on these elements is discussed below.

Setting and Views in the Locality of the Denbigh Homestead Site

There is a need to effectively protect and manage the curtilage and setting of the Denbigh Homestead site and associated cultural landscape. This includes views to and from the site from the public domain such as roads, existing and future residential areas, and from the ridgelines that surround the homestead site.

The setting of the property—what it is, how it has changed and how it can be effectively conserved—is an important element to be considered in the future management of the site.

‘Setting’ is defined in the Burra Charter (Definitions, Article 1.12) as ‘the area around a place, which may include the visual catchment’. The Charter’s Conservation Principles for ‘setting’ (Article 8) expand on the definition:

Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place.

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

The Illustrated Burra Charter⁶ explains that:

at many places there is no clear distinction between the place and its setting. Only rarely is a culturally significant place self-contained inside boundaries without some link—visible, functional or historical—to the world around it. A place is seldom separable from its setting. For most places, aspects of the setting contribute to the significance of the place, and the place may contribute to the setting and other places within it.

The Denbigh Homestead site has retained its core historic curtilage and wider setting as defined by its historic property boundaries. This historic curtilage and wider setting is recognised in the SHR Curtilage for the Denbigh Homestead site (see Figure 1.3).

The Illustrated Burra Charter⁷ further explains the concept that ‘the setting often explains why the place came to be where it is—for example, its siting in relation to other places or the landscape. The setting might also reveal former physical characteristics of the place, such as remnant cultural vegetation ...’.

The Design 5 Report identifies the immediate setting of the Denbigh Homestead and this is reflected in the SHR curtilage for the site. This area is characterised by its closed setting in the valley when viewed from the ridges to the east, north and west. To its immediate south and southwest is pastoral/grazing land which is gently undulating and open in character. Both areas contribute to the setting of the homestead site (see Appendix B for the locations of significant views to and from the homestead site identified in the Design 5 Report). Design 5 recommends that residential development could be constructed to the south, southwest, east and north of the main ridges around the Denbigh Homestead site, which is reflected in the Draft ILP for the Oran Park Precinct. However, this would be subject to controls that recognise and protect its heritage significance such as height, bulk and scale, in particular

the residential subdivision to the southeast and southwest of the SHR curtilage. It is acknowledged that potential for residential development exists to the south of the former house site subject to key views looking to the homestead site being retained. These are discussed below.

Former Hassall Road

The Thomas Hassall entry and drive was laid as a private road from the southern boundary of the Denbigh Homestead to Cobbitty Road c1830. This road provided access to the Heber Chapel at Cobbitty for the Reverend Thomas Hassall who resided at Denbigh. The Hassall Road is still evident today in part, although it no longer provides access to the homestead site from Cobbitty Road (with the exception of the road which leads to and from Cluny). The former road to the south of the fence line, marking Cluny's southern boundary, is no longer visually evident as it crosses reclaimed agricultural land. The Design 5 Report identifies a landscape corridor to the southwest of the SHR curtilage and grades it as an element of High significance. The Draft ILP retains a landscape corridor to interpret this element. However, the landscape corridor narrows at its southern edge and is cut off from the remainder of the former Hassall Road as it runs southwest towards Cobbitty. Consideration should be given to widening the southern portion of this corridor to provide for interpretation of the former road by maintaining a visual link with the remainder of the former Hassall Road located outside the Oran Park Precinct (to the southwest). This would provide an obvious historic connection with the homestead site. Figure 5.7 shows the view looking southwest from Cluny along the former Hassall Road.

Original Entrance Driveway to Denbigh

The original entrance and drive to Denbigh which runs from the Northern Road west dates from around c1811 and is identified by Design 5 as having Exceptional significance. The Design 5 Report identifies a number of view sheds (see Appendix B) along the drive, in particular the intimate views from the main entrance associated with the rural landscape character (see Figure 5.13). The Draft ILP shows the retention of the original road alignment. However, a wider buffer zone either side of the entrance drive to the east of the existing dam would protect the rural landscape character of this part of the drive and the approach to the homestead site. Figures 5.8–5.10 illustrate views of the eastern end of the original entrance drive looking west towards the Denbigh Homestead site and southwest towards Cobbitty.

Heritage Setting of Denbigh

The proposed Draft ILP demonstrates that the heritage principles identified above and in Section 6.0 have been used to inform development and ensure that the primary heritage values of Denbigh, including view lines and elements of the remnant Colonial pastoral landscape areas, are retained. It provides for urban development and open space, parkland and local road redevelopment in areas outside a relatively large, defined heritage setting which includes the main house and its associated outbuildings, gardens and some adjacent retained pastoral land. Most potential urban land is also located beyond the ridge lines which define the SHR curtilage, allowing the new form of development to be visually and spatially separated from the remnant farm buildings and their setting. Extensive screen planting to the east, north and south of the 'heritage setting' provides screening from new development.

View corridors to and from the Denbigh Homestead site, especially those to the south and southwest, in particular the former Hassall Road and those from Cobbitty Road, are retained in part. As indicated above the landscape corridor proposed between the southern boundary of the SHR curtilage and the precinct boundary should be widened and extended to ensure interpretation of the former historic road alignment. The proposed southern-most medium density housing area located around the Southern Boulevard West, in close proximity to the southern boundary of the SHR curtilage would need careful

planning insofar as height and setback is concerned, to ensure that the view line from the Cobbitty Road into the 'heritage setting' is not obscured or compromised. Further, the proposed medium density residential development proposed to the north of the original entrance drive and to the immediate southeast of Bangor and the mixed use development to the south of the drive (located at the intersection of the proposed Southern Boulevard West and the West Boulevard) would also need careful consideration given the importance of the entrance drive and the retention of its rural character.

The SHR curtilage is sufficiently large and has been configured to allow remnants of the pastoral landscape to be retained in a spatial relationship which allows the main auxiliary buildings of value and for key view lines and plantings to be conserved. Importantly, the proposed Draft ILP provides for the conservation and adaptive re-use of key elements of the Denbigh Colonial landscape (Denbigh House and its associated outbuildings, gardens and retained pastoral land).

The visual corridors and landscape values of the Oran Park Precinct are set out in Figure 5.13. Figure 5.14 maps the key vantage points from which photographs have been taken within the precinct.

In developing recommendations for the conservation of the setting of the Denbigh Homestead Site, it is important to protect surviving views and landmark qualities of the Oran Park Precinct. Section 7 of this report outlines management recommendations for the Oran Park Precinct.

5.3.2 Oran Park House and Associated Landscape (In Close Proximity to Oran Park Precinct)

Oran Park House is an intact cultural landscape of the Cumberland Plain dating from 1815. The traditional rural landscape character and setting is largely uncompromised. It retains important traditional historic views to and from Cobbitty Road to the homestead group. Figure 5.14 illustrates the approximate location of Oran Park House.

Located to the southeast of the Oran Park Precinct, Oran Park House is concealed in views from the Precinct by a ridge to the west and riparian vegetation to the north. These landforms enclose the homestead group in views from the Precinct. The Draft ILP retains a riparian zone to the southeastern edge of the Precinct (adjoining the North–South East Road) that acts as a landscape buffer between the Precinct and Oran Park House to the southeast. Figures 5.11 and 5.12 illustrate the riparian vegetation that separates the Oran Park Precinct from the Oran Park Homestead group to the southeast. Figure 5.15 shows Oran Park House from within its own land (not from the Oran Park Precinct).

The setting of Oran Park House, including the intactness of the Estate's cultural landscape—the homestead site and its immediate garden being dominant in the setting of their valley with its enclosing landforms and forest would be uncompromised (with the exception of the potential impact on traditional views from Cobbitty Road).

The visual corridors and landscape values of the Oran Park Precinct are set out in Figure 5.13. Figure 5.14 maps the key vantage points from which photographs have been taken.

5.3.3 The Northern Road

The Northern Road is an historical access route, formerly the Cowpastures Road (see Section 2.2) which remains largely rural in character. The rural character of this road and the vistas through to historic properties and surrounding farmlands remains as a largely intact reminder of the colonial landscape character. Landscape buffers have been provided to the west of the Northern Road and partially to the east to ensure that the rural character of this historical access route is retained. However, the Draft ILP illustrates low density residential subdivision to the east of the Northern Road located

between the proposed Southern Boulevard and the East–West Road and mixed used development to the west of the Northern Road located between South Boulevard West and the Northern Road which has potential to impact on the rural landscape character of this road. Consideration should be given to the introduction of a landscape buffer to this section of road to mitigate potential impact that residential subdivision would have on its rural character.



Figure 5.1 Photograph showing the view looking northeast from the entrance of Cluny towards Bangor. Note the fence line to the far right of the picture which marks the original entrance drive to Denbigh.



Figure 5.2 Photograph showing the view north towards the Denbigh Homestead taken from the original entrance drive.



Figure 5.3 Photograph showing the view looking southeast taken from the eastern section of the original entrance drive. Note the historic fence line and Macarthur Anglican School in the far distance.



Figure 5.4 Photograph taken from a high point to the northeast of the Oran Park Raceway looking northwest across pastoral land towards the Northern Road in the far distance in the left of the picture.



Figure 5.5 Photograph taken from a high point to the northeast of the Oran Park Raceway looking southwest. Note the Oran Park Raceway main stand in the far left of the picture.



Figure 5.6 Photograph taken from a high point to the northeast of the Oran Park Raceway looking northeast. Note the steep topography to this part of the Precinct.



Figure 5.7 Photograph taken from Cluny looking southwest towards Cobbitty. The centre of the picture marks the alignment of the former Hassall Road which linked Denbigh with the village of Cobbitty.



Figure 5.8 Photograph looking west from the Northern Road showing the entrance gates to the original drive leading to Denbigh.



Figure 5.9 View looking southwest towards Cobbitty taken from the original entrance drive leading to Denbigh. Note the remnant fence line.



Figure 5.10 View looking directly west along the original entrance drive to Denbigh. Note the fence and tree lines either side of the road.



Figure 5.11 Photograph taken from the east of the Oran Park Precinct looking towards the riparian vegetation associated with South Creek which marks the east and southeast boundary of the precinct.



Figure 5.12 Photograph taken from the east of the Oran Park Precinct looking southeast towards the riparian vegetation associated with South Creek which marks the east and southeast boundary of the precinct.

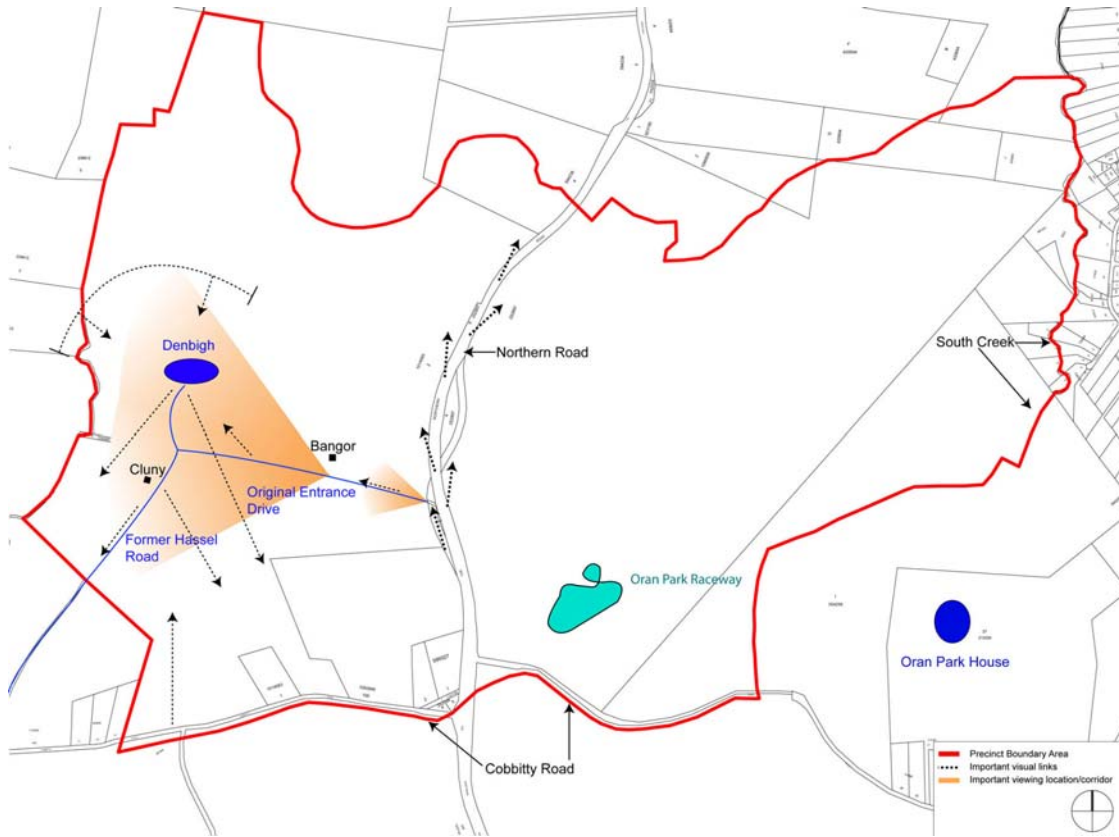


Figure 5.13 Visual corridors and landscape values within and adjacent to the Oran Park Precinct.

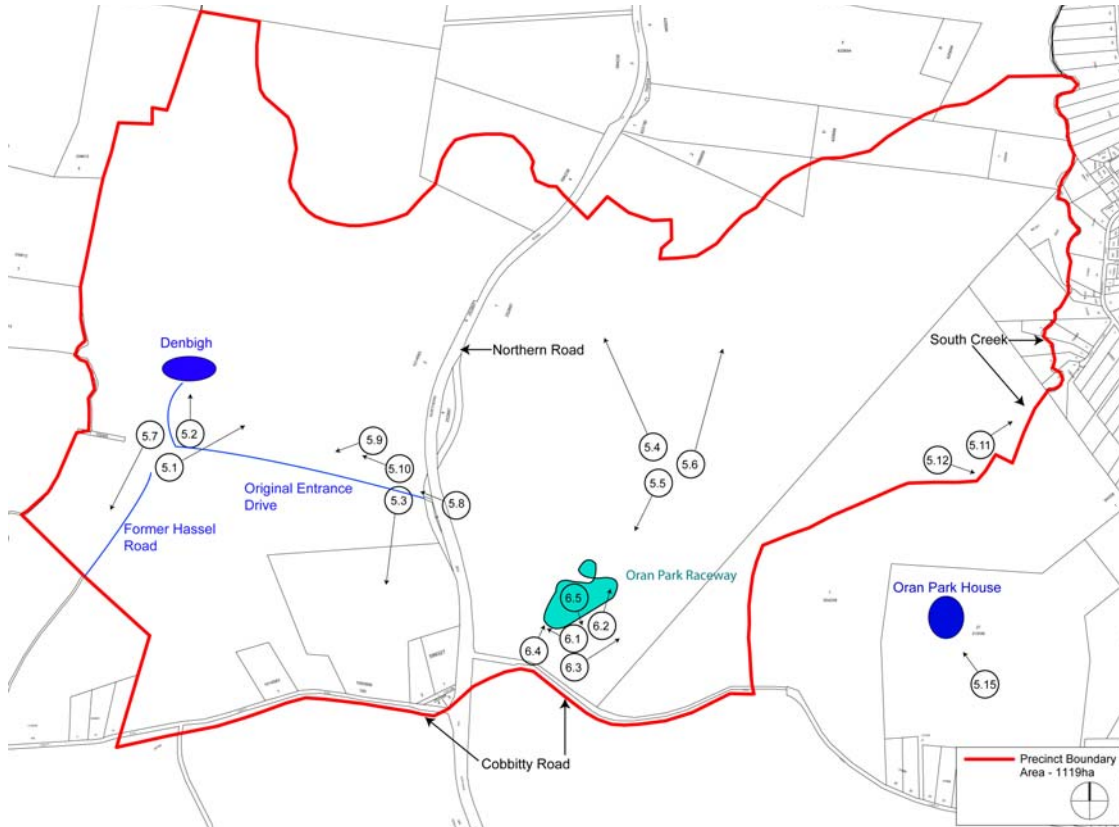


Figure 5.14 Key vantage points from which photographs have been taken within the Oran Park Precinct. Refer to the relevant figure numbers for a photograph.



Figure 5.15 Photograph showing a view of Oran Park House and associated buildings looking northwest.

5.4 Endnotes

- ¹ Design 5—Architects, Denbigh Curtilage Study, prepared for McIntosh Bros Pty Ltd, July 2006, pp 28 and 30.
- ² Ibid, p 30.
- ³ Ibid, p 37.
- ⁴ Morris, C and Britton, G, Colonial landscapes of the Cumberland Plain and Camden, NSW: A Survey of selected pre 1860 Cultural Landscapes from Wollondilly to Hawkesbury LGAs, p 60.
- ⁵ Ibid, pp 41–42.
- ⁶ Marquis-Kyle, P and Walker, M, The Illustrated Burra Charter: Good Practice for Heritage Places, Burwood, Vic, Australia Icomos, pp 37–39.

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 Oran Park 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 State Heritage Register (SHR) Items

A number of existing state listed heritage items (SHR items) are located within or in close proximity to the Oran Park Precinct. These are listed below (together with their statement of significance).

Denbigh (within the Oran Park Precinct)

Denbigh SHR Listing No. 01691 (gazetted 22 December 2006) is located in the western section of the Oran Park Precinct.

Denbigh is of State significant as an intact example of a continuously functioning early farm complex (1817–1820s) on its original 1812 land grant. It contains a rare and remarkable group of homestead, early farm buildings and associated plantings with characteristics of the Loudon model of homestead siting within an intact rural landscape setting fundamental to its interpretation. The large collection of early farm buildings is perhaps the most extensive and intact within the Cumberland/Camden region. It has historic associations with pioneering Anglican minister Thomas Hassall and its relationship with the early Heber Chapel and the township of Cobbitty. The estate is significant as an early contact point between Aboriginal and European culture and is of social significance for the descendants of the Hassall and Macintosh families. It retains its historic views across the valley to Cobbitty in the west. The place is of scientific significance for its potential to reveal, through archaeology, evidence of both early European farming practices and Aboriginal occupation. The significance of Denbigh is considerably enhanced by the extent to which it has retained its form, character, fabric and rural setting. (Heritage Office).

The SHR Inventory Sheet for Denbigh is attached as Appendix A. The SHR curtilage for Denbigh is shown in Figure 1.3.

The Draft ILP proposes to retain a buffer around the SHR curtilage identified as a ‘transition, heritage and landscape protection area’. The areas to the north, east and south of the Denbigh SHR curtilage (see Figure 1.3) are shown as potential low–medium density residential and mixed use land with some open space. View corridors have been retained or enhanced through the location of road alignments

and the highest density development is largely located away from the heritage setting of Denbigh beyond the heritage and landscape transition zone identified above. The proposed Draft ILP would have some potential landscape and visual impacts, which are discussed in Section 5.3.1.

Oran Park House (in close proximity to the Oran Park Precinct)

Oran Park House has been recommended by the Heritage Council of NSW for inclusion on the SHR. Located within close proximity to the Oran Park Precinct, a statement of significance for Oran Park House is provided below.

Oran Park is likely to be of State significance as a significant intact cultural landscape of the Cumberland Plain dating from 1815. The collection of house, outbuildings, associated farm structures, pastureland and plantings having historic, aesthetic, social and scientific/research significance at the State level. Oran Park is an example of the Summit Model with the homestead complex (c.1857) and its immediate garden are still appreciably dominant in the setting of their valley with its enclosing landforms, pastureland and remnant forest landscape fundamental to its interpretation. The original entry drive is still discernible and the traditional rural landscape character and setting is largely uncompromised. Other historically related rural landscape elements beyond the homestead may still be appreciated in relation to it - old farms, creek lines, mid-20th century Callitris avenue plantings and the former stables. It retains important traditional historic views to and from the old Cobbitty Road (Oran Park Road) to the homestead group on its knoll with farmed land and scattered Eucalypts in between. Its historical relationship to traditional transport routes, Harrington Park and Orielson and its place in the development of the local area can still be appreciated. The place has strong associations with notable people such as the locally prominent Moore family. The remaining estate has the capacity to demonstrate its development from the mid-19th century to the present. Oran Park is of scientific interest on account of its archaeological research potential. (Heritage Office draft)

The draft SHR Inventory Sheet for Oran Park House from which the above statement originates, is attached as Appendix A.

The Draft ILP provides extensive open space areas along the riparian corridor to the north of Oran Park House, which also provides for views from the heritage setting and important riparian corridor vegetation to be retained. The Draft ILP proposal for development within the Oran Park Precinct would have minimal impact on the heritage values of Oran Park House.

Maryland (within the vicinity of the Oran Park Precinct)

Maryland is currently under consideration by the Heritage Council of NSW for listing under the SHR. Located 3km to the north of the Oran Park Precinct, a statement of significance for Maryland is provided below.

Maryland is likely to be of State significant as an intact example of a major surviving mid-19th century rural estate, (the core of the original 1815 grant of 300 acres) within the Cumberland Plain which continues as a working dairy farm. It occupies a prominent hilltop location forming an important reference point, further emphasised by the conspicuous old Araucarian pine plantings - along the Northern Road. The homestead and associated buildings, gardens and plantings have characteristics of the Summit Model of homestead siting within an intact rural landscape setting fundamental to its interpretation. The traditional rural landscape character and its setting is largely uncompromised. It offers a rare example of mid 19th century gardening design and remains an historical resource in its remnant gardens and vineyards. Other historically related rural landscape elements beyond the homestead may still be appreciated in relation to it - old farms, creek lines, fence lines, dairy group and outlying gatehouse. It retains important traditional historic views to and from The Northern Road. It offers an outstanding landscape archaeological resource with its extensive remnant vineyard fields and other remnant functional and ornamental plantings. The significance of Maryland is considerably enhanced by the extent to which it has retained its form, character, fabric and rural setting.

The draft SHR Inventory Sheet for Maryland is attached as Appendix A.

The Draft ILP proposal for development within the Oran Park Precinct would have minimal impact on the heritage values of Maryland.

6.3 Environmental Planning and Assessment Act 1979

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 Oran Park 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 Oran Park Precinct.

Existing Heritage Items

Heritage items are listed in Council's LEPs 45, 46 and 48. The following heritage items are included in Camden's LEPs and are situated within or in close proximity to the Oran Park Precinct.

- Denbigh, 421 The Northern Road, Cobbitty (SHI No. 1280032)—situated within the Oran Park Precinct.

The following heritage items are located in the vicinity of the precinct:

- Oran Park, 931 Cobbitty Road (SHI No. 1280033)—situated to the southeast of the Oran Park Precinct.
- Maryland, 773 The Northern Road, Bringelly (1280029)—situated 3km north of the Oran Park Precinct.
- Teen Ranch, 352-356 Cobbitty Road (SHI No. 1280037)—situated to the southwest of the Oran Park Precinct.
- St Paul's Church/Heber Chapel, 330 Cobbitty Road (SHI No. 1280036)—situated to the southwest of the Oran Park Precinct.
- St Pauls's Rectory, 335 Cobbitty Road (SHI No. 1280035)—situated to the southwest of the Oran Park Precinct.

The inventory sheets for the Teen Ranch, St. Paul's Church/Heber Chapel and St Paul's Rectory are provided in Appendix A (SHR Inventories are provided for the other items identified). The Draft ILP for the Oran Park Precinct would have negligible impact on the identified heritage significance of the following items located in the village of Cobbitty:

- Teen Ranch;
- St. Paul's Church/Heber Chapel; and
- St. Paul's Rectory.

The current inventory sheets for existing heritage items identified above are comprehensive and updating is not required at this stage.

6.4 Environment Protection and Biodiversity Conservation Act 1999 (Cwlth)

The *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth) (the EPBC Act) establishes an environmental and heritage assessment and approval system that is separate and distinct from state systems.

6.4.1 Register of the National Estate

While the general Commonwealth Heritage system has been changed, the Register of the National Estate (RNE) has been retained as an indicator of heritage values and is maintained by the Australian Heritage Council. 'Denbigh including Slab Outbuildings and Grounds' is included on the RNE (Identifier: 3235). Section 391A of the EPBC Act requires that any decision made under the EPBC Act must have regard to the listing of an affected place on the RNE. The EPBC Act also specifically states that a place on the RNE is included in the definition of environment, and so the heritage values addressed in the RNE listing for Denbigh will place some best practice obligations on the development of the current indicative layout plan for the Oran Park Precinct. The RNE statement of significance reads as follows:

One of the most evocative and important of the early colonial homesteads. In excellent condition and with a fine setting within a working dairy farm.

A copy of the RNE listing for Denbigh is included in Appendix A.

6.5 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.

6.5.1 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 curtilages have been identified around the following significant places located in the vicinity of the Oran Park Precinct:

- Maryland homestead and gardens (located to the north of the Oran Park Precinct);
- Denbigh Homestead (located within the Oran Park Precinct); and
- Oran Park Homestead (located to the southeast of the Oran Park Precinct).

6.6 Non-Statutory Listings

6.6.1 National Trust Register

Denbigh is listed on the National Trust of Australia Register (NSW) as Item No. 7311. Whilst the listing of a place in the Register is non-statutory, it is widely recognised as an authoritative statement of the cultural significance of a place.

The National Trust classification sheet is attached as Appendix A.

6.7 Heritage Values: Non-Heritage Items

6.7.1 Oran Park Raceway

Built in the early 1960s, Oran Park Raceway has potential social significance and consideration should be given to interpreting these values. A number of existing roads are currently named after famous racing drivers such as Peter Brock (see Figures 6.3 and 6.4). Figures 6.1–6.5 illustrate key features and potential significant elements of the Raceway.

The Draft ILP shows a special design precinct provided on the site of the Oran Park Raceway enhanced by the layout of road alignments to allow for interpretation of the site (see Figure 3.1).

6.8 The Draft Indicative Layout Plan

Importantly, the proposed Draft ILP (see Figure 3.1) reflects that European heritage values are embodied in the surviving built form and landscape elements (discussed in Section 5.3.1) of the Oran Park Landscape. The principal heritage values of the precinct include the following:

- Denbigh Homestead and its colonial landscape setting;
- visual connections with Oran Park House (located in the proximity of the Oran Park Precinct)

- rural setting of the Northern Road and its relationship with the colonial landscape; and
- potential social significance of the Oran Park Raceway.

The areas to the north, east and south of the Denbigh SHR curtilage (see Figure 1.3) are shown as potential low–medium density residential and mixed use land with some open space. View corridors have been retained or enhanced through the location of road alignments and the highest density development is largely located away from the heritage setting of Denbigh. The proposed Draft ILP would have some potential landscape and visual impacts, which are discussed in Section 5.3.1.

Extensive open space areas are provided along the main riparian corridors, in particular along South Creek providing a buffer between the southeast of the precinct and Oran Park House to the southeast. This would retain a transition zone to ensure that views from the heritage setting and important riparian corridor vegetation is retained. This is further discussed in Section 5.3.1.

Landscape buffers have been provided to the west of the Northern Road and partially to the east to ensure that the rural character of this historical access route is retained. However, the Draft ILP illustrates low density residential subdivision to the east of the Northern Road located between the proposed Southern Boulevard and the East-West Road and mixed used development to the west of the Northern Road located between South Boulevard West and the Northern Road which has potential to impact on the rural landscape character of this road. This is discussed further in Section 5.3.1.

A special design precinct has been provided on the site of the Oran Park Raceway enhanced by the layout of road alignments to allow for interpretation of the site.



Figure 6.1 Photograph showing the main stand at Oran Park Raceway.



Figure 6.2 Photograph showing the main track at Oran Park Raceway.



Figure 6.3 Photograph looking east along Peter Brock Drive.



Figure 6.4 Photograph showing signage marking the existing Peter Brock Drive.



Figure 6.5 Photograph showing the main administration building at Oran Park Raceway.

6.9 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. In particular landscape elements, significant views and potential archaeological remains, are addressed.

7.2 Potential Landscape and Visual Impacts

7.2.1 Denbigh and Associated Landscape

Former Hassall Road: Potential Impact

The Draft ILP's proposed 'Hassall Road' landscape corridor to the southwest of the SHR curtilage boundary narrows at its southern edge and is cut off from the remainder of the former Hassall Road by low density residential development as it runs southwest towards Cobbitty. An unimpeded visual connection with the remainder of the former Hassall Road would ensure appropriate interpretation of this significant landscape element. Accordingly, the following is recommended:

Management Measure

- Consider widening the southern portion of the proposed 'Hassall Road' landscape corridor in the Draft ILP to provide for interpretation of the former road by maintaining a visual link with the remainder of the former Hassall Road and to ensure that an historic connection with the homestead site is retained.

Cobbitty Road and Visual Connection with Denbigh Homestead: Potential Impact

The Draft ILP's proposed southern-most medium density housing area located around the Southern Boulevard West, in close proximity to the southern boundary of the SHR curtilage, would need careful planning insofar as height and setback is concerned, to ensure that the view line from the Cobbitty Road into the 'heritage setting' is not obscured or compromised. Accordingly, the following is recommended:

Management Measures

- Consider providing an unimpeded visual link between Cobbitty Road and the 'heritage setting' of Denbigh to ensure that an historic visual connection is retained.
- Consider providing an area of open space in place of the proposed medium density development to the south of the SHR curtilage to ensure that an historic visual connection with the 'heritage setting' is retained.
- Provide further height/set-back controls in any future Development Control Plan (DCP) for the Oran Precinct Precinct.

Original Entrance Driveway to Denbigh: Potential Impact

The intimate views from the original entrance drive to the Denbigh Homestead site are important to its rural landscape character. The Draft ILP shows the retention of the original road alignment. However, a wider buffer zone either side of the entrance drive to the east of the existing dam would protect the rural

landscape character of this part of the drive and the approach to the homestead site. The proposed medium density residential development proposed to the north of the original entrance drive and to the immediate southeast of Bangor and the mixed use development to the south of the drive would need careful consideration given the importance of the entrance drive and the retention of its rural character. Furthermore, Accordingly, consideration should be given to the following:

Management Measures

- Provide a wider landscape buffer zone to the north of the original entrance drive (between Bangor and the Northern Road) to ensure that its intimate rural landscape character is retained.
- Provide appropriate screen planting to the southern section of the widened landscape buffer zone to ensure adequate screening of proposed development.
- Ensure that the density of residential development in close proximity to the original entrance drive landscape buffer zone is low.

Reference to the Viewline from Cobbitty Road to Oran Park Homestead has been removed following response to comments dated 12/03/07

7.2.2 The Northern Road

Rural Landscape Character: Potential Impact

The rural character of the Northern Road and the vistas through to historic properties and surrounding farmlands is of potential significance. The proposed landscape buffers provided to the west of the Northern Road and in part to the east ensure that the rural character of this historical access route is retained. However, the Draft ILP illustrates mixed use development to the corner of the Northern Road and South Boulevard West, that extends into a potential landscape buffer and low density residential subdivision to the east of the Northern Road located between the proposed Southern Boulevard and the East–West Road, which has potential to impact on the rural landscape character of this road. Accordingly, the following is recommended:

Management Measures

- Consider introducing a landscape buffer to the east of the Northern Road between the proposed Southern Boulevard and the East–West Road to ensure that the rural landscape character of the road is retained.
- Ensure that an unbroken landscape buffer is provided to the west of the Northern Road.

7.2.3 Oran Park Raceway

An assessment of heritage significance should be prepared for the Oran Park Raceway. This assessment should inform future decisions regarding the appropriate management and/or interpretation of this potentially significant site.

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.

