

## A Community Based Heritage Study

# Preliminary Evidence Sheets for Heritage Conservation Areas

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# Berrima Landscape Conservation Area: Northern and Southern Extensions

## Recommendation

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Include as an extension to the mapped area of the existing Berrima Landscape Conservation Area listed in Schedule 5 (Part 2 Heritage conservation areas) of the Wingecarribee Local Environmental Plan 2010. **FOR FUTURE IMPLEMENTATION.**

## Background

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In 1998 the National Trust of Australia (NSW) endorsed a listing for the Sutton Forest/Exeter Landscape Conservation Area. The listing notes state:

*The most distinctive feature of this Landscape is the exceptional collection of historic country estates with intact landholdings, landscaping and residences and associated buildings dating from the 1826 Georgian-style Oldbury and the second Badgery 'Vine Lodge (1840s) to the Vice-Regal Residence 'Hillview' (1850s) and the very grand 1936 Tudor-style 'Invergowrie' with its huge Paul Sorenson designed grounds.*

*The listing added that 43 properties within the Landscape Conservation Area were already classified and listed on the Register of the National Trust.*

In 2016 the Berrima Residents Association engaged Colleen Morris, landscape heritage consultant to:

- prepare a cultural landscape assessment describing the built, landscape and cultural heritage values of the Berrima, Sutton Forest and Exeter areas, including the southern environs of Moss Vale;
- assess the significance of the identified heritage items and landscape taken as a whole; and,
- because it was believed this landscape was threatened by a proposed underground coal mine, prepare a draft Statement of Heritage Impact.

The Study prepared by Colleen Morris is known as the "Cultural Landscape Assessment—Berrima, Sutton Forest, Exeter Area" and was completed in 2017.

The area initially identified as the Sutton Forest-Exeter Landscape Area by the National Trust was refined in Morris' Study (see map of whole area shown on page 106). The large land grant, Mereworth, is included because, historically, Mereworth relates well to Sutton Forest, reinforcing the connection between Oldbury and Mereworth.

There have been repeated threats over the years that would impact severely on this landscape, and more can be expected into the future because of the physical attractiveness of the area, the general size of the properties, the resources it contains and its access to Sydney, Canberra, the South Western Expressway.

## Description

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The boundaries of the proposed Northern and Southern Extensions to the Berrima Landscape Conservation Area been devised from the description contained in the *Cultural Landscape Assessment—Berrima, Sutton Forest, Exeter Area* Study and are shown on the map over page.



**Above:** A map showing the proposed northern and southern extensions to the Berrima Landscape Conservation Area (BLCA) outlined and shaded in red. The green hatched area is the current BLCA and the dotted red line indicates its eastern and western edges. The red hatched area in the centre (highlighted in blue for clarity) is the current Berrima Conservation Area which comprises the historic village of Berrima.

## Recommendations from the Cultural Landscape Assessment—Berrima, Sutton Forest, Exeter Area

The *Cultural Landscape Assessment—Berrima, Sutton Forest, Exeter Area Study* by Colleen Morris made two major recommendations as follows:

### 1. Berrima and surrounds

The Berrima Landscape Conservation Area (BLCA) should be expanded to allow for the retention of the enclosed and timeless character of Berrima. This would enable putting policies or performance principles in place that would guide the sensitive development of Berrima on its edges.

It is recommended that to the north of Berrima the BLCA be expanded to the ridgeline above Greenhills Road. This retention of an undeveloped ridgeline in this location is crucial in conserving the character of Berrima.



Berrima Landscape Conservation Area should be extended to the south along the Old Hume Highway to include the Remembrance Driveway plantings and the area to the east of the freeway to protect the views on the southern entrance to the village, and to the north to protect the view over the village from the northern entrance on the Old Hume Highway and from the Hume motorway to the south east between the bridge over the Wingecarribee River and the Medway Road exit from the motorway.

This area is shown on the map on previous page.

## 2. Sutton Forest and Exeter Landscape

It is recommended listing of the Sutton Forest and Exeter area as a landscape conservation area on the Wingecarribee LEP to better manage potential impacts and undesirable development within the area.

The proposed Sutton Forest and Exeter Landscape Conservation Area is separately covered in this document (see pages 104-111).

## History

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The following historical narrative is extracted from the *Cultural Landscape Assessment—Berrima, Sutton Forest, Exeter Area Study* by Colleen Morris.

*The most regularly quoted phrase pertaining to the landscape of the Sutton Forest and Exeter Area as defined in the map above comes from one of the earliest European explorations into the area. Describing the view from Mount Pleasant (Mount Gingenbullen) and recorded by John Price on 19 March, 1798, its expressiveness strikes a chord with visitors and the local community, reflecting their own responses to this landscape:*

*“We came into the most beautiful country, being nothing but fine meadows with ponds of water in them: fine green hills, but very thin of timber. We got to the top of this hill, where we had the most delightful prospect of the country, and in my opinion one of the finest in the known world. It certainly must be a pleasure to any man to view so fine a country.”<sup>1</sup>*

*Many early properties were located within range of this volcanic remnant” because of the richer soils.*

*Mt Gingenbullen was spiritually significant for the local Aboriginal Tribe, the Gandangarra.*

*When Governor Macquarie passed through the area in 1820 he described the area in his Journal “as a rich and beautiful tract of forest land”, which he named Sutton Forest.*

*Among the earliest grants in the Shire were 800 acres for James Atkinson, to be called “Oldbury” and 700 acres to be known as “Mereworth”, 700 acres for John Nicholson to be known as “Newbury. On his grant, (extended to 2,000 acres) Atkinson built a substantial house which is still standing. His brother John took over Mereworth, which by 1828 was 2,000 acres. As settlement occurred many of the local Aboriginals were taken on as servants by the new landowners. Louisa Atkinson’s accounts of Aboriginal life on their occupied land, especially at Mt Gingenbullen, illustrate the process of European settlement and dispossession. Convict labour, too, was used in the early years for manual tasks such as the construction of tracks then roads through the area and as domestic servants.*

*The land was used for mixed farming with wheat growing and dairying, and in the 1870s there were orchards at Sutton Forest with the rich volcanic soils around Mt Gingenbullen making this area particularly productive. In time, the mainstay of the area became cattle breeding.<sup>2</sup> Houses were built above the flood line along the creeks, or close to the roads. Many inns were established on the Great Southern Road south from Berrima to Sutton Forest and beyond including the Kentish Arms (Three Legs of Man Inn) in 1836 near the Medway Rivulet, adjacent to Mereworth, and villages to service the settlers developed at Sutton Forest and Exeter. The many 19th century buildings, such as Oldbury, Swanton, Kenmore Cottage and Newbury, the modest farmhouses such as Bonheur on Oldbury Road and the grander houses such as Golden Vale,*

*Comfort Hill, Whitley and Rotherwood in the rural areas, and the churches, graveyards, old shop buildings, and residences in the villages remain as reminders of 19th century settlement in the area. The pattern of land tenure today is still much the same as it was in the 19th century particularly in the Golden Vale Road, and Oldbury Road areas.*

*By the 1880s almost all the fertile land was settled with the areas remaining as bush becoming a source of wood for construction and firewood. The Southern Highlands Shale Woodland and the Robertson Basalt Tall Open Forest are two Endangered Ecological Communities and Threatened Ecological Communities that would not have survived had all the land been cleared.*

*From the early days of settlement the area attracted prominent people. These included early surveyors and road builders, such as Surveyor General Thomas Mitchell and bridge builder David Lennox; settlers James Atkinson of Oldbury, his daughter naturalist and journalist Louisa, and his brother John of Mereworth; the Badgery family who played an important role in the development of the Australian cattle and race horse breeding; early grantee John Nicholson and later the Simpson family of Newbury; the Morrice family including, John Morrice of Eling Forest, Ecclestons Park and Browley and William Morrice of Comfort Hill; Sir Cecil Hoskins of Invergowrie and Cardrona; and Edward Carter, Sir Philip Goldfinch and the Keighley family of Golden Vale.*

*The area developed a reputation as a weekend retreat for the wealthy and influential. The opening of the rail line to Moss Vale in 1867 and the use of Hillview at Sutton Forest by 16 NSW Governors from 1879 contributed to this attraction. Accessibility increased further with the opening of the last stage of the Hume Motorway in 1980 and the area is now considered by some to be within commuting distance of Sydney.*

*1 Jervis, J, A History of the Berrima District,*

*2 ibid page 66.*

## **Heritage Significance Assessment**

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The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

The following assessment is taken from the *Cultural Landscape Assessment—Berrima, Sutton Forest, Exeter Area Study* by Colleen Morris.

| NSW heritage assessment criteria               | Assessment of site<br>(no content = site has not been assessed against that criterion)  |
|--|---|
| <b>(a) HISTORICAL SIGNIFICANCE</b>             | <p><i>The area is of historic significance:</i></p> <ul style="list-style-type: none"> <li>• <i>as a place of early exploration beyond the limits of the Cumberland Plain in 1798 and early settlement and pastoralism from 1819 onwards.</i></li> <li>• <i>The underlying early European response to the landscape is remarkably intact with new patterns from the twentieth century subtly accommodated within the pre-existing landscape. The physical evidence in the concentration of so many 19th century buildings and important 20th century houses such as Invergowrie, Rosedale and Mereworth add a layer to the rich cultural landscape.</i></li> <li>• <i>The main circulation routes are historically important dating from the 1820s and 1830s onwards. The line of Old South Road through Sutton Forest and the new line of road from the 1830s, surveyed by Major Mitchell and on which Berrima stands, and Old Argyle Road are remnants from the past.</i></li> <li>• <i>The area is also significant for its association with convictism.</i></li> <li>• <i>The opening of the railway line is of historical importance in the development of the area and the rise of early twentieth century tourism.</i></li> </ul>  |
| <b>(b) ASSOCIATIONAL SIGNIFICANCE</b>          | <p><i>This area "has a special association with important wealthy Sydney families and sixteen governors of New South Wales between 1879 and 1957. These include early surveyors and road builders Surveyor General Thomas Mitchell and bridge builder David Lennox; James Atkinson of Oldbury, his daughter naturalist and journalist Louisa and his brother John of Mereworth; the Badgery family from its earliest days of settlement especially the role they played in the development of the Australian cattle and race horse breeding; early grantee John Nicholson and later the Simpson family of Newbury; the Morrice family, John Morrice of Eling Forest, Ecclestone Park and Browley and William Morrice of Comfort Hill; Sir Cecil Hoskins of Invergowrie and Cardrona; and Edward Carter, Sir Philip Goldfinch and the Keighley family of Golden Vale. Prominent past and present owners include leaders of industry, horse racing and members of parliament and the banking and legal fraternity."</i></p>   |
| <b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b> | <p><i>Colleen Morris considers the rich and varied cultural landscape to be of aesthetic significance at a State level.</i></p> <p><i>"The important formative early decades of settlement.....and evidence of early settlement is still etched in the landscape. This evidence, through grant boundaries, early roads, town layouts, cleared grazing lands and the placement of homesteads, makes a substantial contribution to the visual qualities and spatial arrangements associated with the area. The attachment to, and value of, the area by the early explorers and settlers, particularly for grazing, are still associated with the area. The early impressions of a rich and beautiful pastoral landscape remain, with mature avenue plantings and gardens signalling the location of country homesteads and their outbuildings.</i></p> <p><i>Its natural significance is based on the area's close connection with the terrain of the Wingecarribee River particularly the containment of many early large land holdings with the valleys of its tributary the Medway Rivulet, the focus of which is Mt Gingenbullen and the landscape beauty this landmark generated.</i></p> <p><i>The villages of Exeter and Sutton Forest, the gardens and the rural landscapes.....are highly valued for their scenic qualities by visitors from all over Australia."</i></p> |

| NSW heritage assessment criteria | Assessment of site  |
|----------------------------------|---|
| <b>(d) SOCIAL SIGNIFICANCE</b>   | <p><i>"There is a strong feeling of continuity, a sense of stewardship of the landscape and also participation in history among the local community who, across all social stratas, have rallied to support the retention of their heritage. Examples include the strong sense of stewardship that precipitated the gifting of Golden Vale to the National Trust.</i></p> <p><i>The Australian Garden History Society has a deep interest in the gardens and landscapes.... and has funded conservation studies and garden recordings for a number of gardens and an oral history of one of the gardeners at Mereworth.</i></p> <p><i>The villages of Exeter and Sutton Forest, the gardens and the rural landscapes of the Sutton Forest area are highly valued for their historic significance and their scenic qualities by visitors from all over Australia."</i></p> <p><i>Criterion (e) An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area).</i></p> <p><i>"Archaeological sites have the potential to contribute to our understanding of the history of the area. They include Aboriginal sites, e. g. around Mt Gingenbullen and at Comfort Hill, agricultural sites e.g. early ploughing fields at Sutton Forest, convict sites at Berrima and outbuildings associated with early settlement sites. Mt Gingenbullen includes the site of a documented Aboriginal burial ground, which imbues Gingenbullen with particular importance."</i></p> <p><i>Conservation of the Endangered and Threatened Ecological Communities has potential to contribute to the knowledge of the regeneration of these community types on previously cleared land.</i></p> |
| <b>(e) RESEARCH POTENTIAL</b>    |   |
| <b>(f) RARITY</b>                | <p><i>"The built form of the area, village layouts and rural landscapes combine to form a complex and distinctive character, which is not found elsewhere in the State. The Area's combination of early settlement pattern, including two historic townships, remnant Ribbon Gum lined country lanes, its links with sixteen Governors of New South Wales, combine to create a landscape which is arguably unique in the State of New South Wales.</i></p> <p><i>The rural landscapes in the vicinity of Mt Gingenbullen are recognised as cultural landscapes, which reflect historical associations and aesthetic qualities that reach back to the first Aboriginal people who lived in the area. The qualities found here are not found elsewhere in the State.</i></p> <p><i>It contains the remnants of two Endangered and Threatened Ecological Communities."</i></p>   |
| <b>(g) REPRESENTATIVENESS</b>    | <p><i>While Colleen's report notes that this particular area shares characteristics with the wider Wingecarribee Shire and with colonial settlement to the southwest near Marulan, Goulburn and Lake Bathurst this is not considered specifically significant.</i></p>  |

## Statement of Significance

The existing Statement of Significance for the Berrima Landscape Conservation Area can be augmented with relevant parts of the Statement of Significance from the *Cultural Landscape Assessment—Berrima, Sutton Forest, Exeter Area Study* by Colleen Morris below.

*The cultural landscape of Berrima, Sutton Forest and Exeter is of historic significance at a State level as a place of early exploration beyond the limits of the Cumberland Plain in 1798, and of early settlement and pastoralism from 1819 onwards, the evidence of which is legible today. There is a direct relationship between early settlement and the area's natural significance demonstrated by the close connection of the settlement pattern with the terrain of the Wingecarribee River, particularly with the siting of Berrima as the intended country town, and*



*the containment of many early large land holdings within the valleys of its tributary the Medway Rivulet, the focus of which is Mt Gingenbullen with its landmark character. The rural landscapes in the vicinity of Mt Gingenbullen are significant as cultural landscapes, which reflect historic associations and aesthetic qualities that reach back to the first Aboriginal people who lived in the area the process of European settlement and dispossession documented through Louisa Atkinson's accounts of Aboriginal life on their occupied land.*

*The rich and varied cultural landscape, shaped by associations with early land grants and settlement of the region and its remnant stands of endangered woodlands, is of aesthetic significance at a State level. The evidence of these associations through early grant boundaries and roads, town layouts, remnant woodland, cleared grazing lands and the placement of homesteads, makes a substantial contribution to the overarching spatial arrangements and visual qualities of the cultural landscape. The attachment to the area by the early explorers and settlers, and the valuing of it, particularly for farming and grazing, is still associated with the area. Whilst the scene has changed in detail, the 1798 description of the finest prospect' from the top of Mt Gingenbullen can still be appreciated. The early impressions of a rich and beautiful pastoral landscape remain, with mature avenue plantings and gardens signalling the location of country homesteads and their outbuildings.*

*Important early convict built roads and the underlying early European responses to the landscape are remarkably intact with new patterns from the twentieth century subtly accommodated within the pre-existing landscape. The area is significant for its association with convictism, a convict workforce playing a crucial part in quarrying, the construction of early buildings and roads and as part of the workforce on early estates. These include the Old Argyle Road and the new line of the South Road from the 1830s (Old Hume Highway) surveyed by Major Mitchell, and the remains of its David Lennox bridge.*

*Berrima is of exceptional significance as one of the few substantially intact villages, dating from the Georgian period, that demonstrate the characteristics of 19th century town development from the period of convict settlement to the end of the Victorian era. Fine buildings of convict-quarried sandstone, especially the courthouse and gaol, churches and residences contribute to its aesthetic importance. Berrima's original town layout and town limits are remarkably intact and legible, the value of which is reinforced by the high landscape quality, in terms of both mature exotic gardens and streetscape features and its remarkable sense of enclosure with indigenous vegetation in undeveloped surrounds, these components, along with the stock of early buildings combine to provide a sense of timelessness that is Berrima's character and appeal.*

*The area has strong links with prominent colonial settlers, individuals and families and, from the latter years of the 19th century, a special association with important wealthy Sydney families. For many of these owners farming and grazing were core occupations and equestrian activities, gardening and the landscape have been deep interests. The use of Hillview, Sutton Forest as the governors' summer residence 1882-1957 and the influence of that use still permeate and render the area unique. The physical evidence in the concentration of so many 19th century buildings ranging from Oldbury, Kenmore Cottage and Newbury, the Berrima Gaol and Courthouse, the Surveyor General Inn, Harper's Mansion, St Francis Xavier's Church and the humble cottages of Berrima, modest farmhouses such as Bonheur on Oldbury Road through to grander houses and gardens including Golden Vale, Comfort Hill, Summerlees, Whitley and Rotherwood at Sutton Forest imbues the area with a high degree of historical importance. Important 20th century houses such as Invergowrie, Rosedale and Mereworth and gardens designed by Paul Sorensen and Claude Crowe added a layer to the already rich cultural landscape. A number of archaeological sites have the potential to contribute to our understanding of the history of the area.*

*There is a strong feeling of continuity, a sense of stewardship of the landscape and also participation in history among the local community and organisations including the Berrima and District Historical Society, the Australian Garden History Society and the National Trust of Australia (NSW). The three historic villages of Berrima, Exeter and Sutton Forest, their churches and cemeteries, the fine gardens and the surrounding rural landscapes - all these combine to*

*create a cultural landscape which is rare in the State of New South Wales and which is highly valued for its historic significance and scenic qualities by visitors from all over Australia.*

## Bowral Northern Entrance Landscape Conservation Area Mittagong Road & Station Street, Bowral

Comprises the Northern Entrance to Bowral being the road reserve and public lands along Mittagong Road and Station Street, Bowral from Evans Lane in the North to Wingecarribee Street in South. It includes the commemorative planting south of Evans Lane, the reserve along the railway line and the following items in Station Street: the War Memorial Park, the Pin Oaks and the Camelia Collection near the Railway Station. These last three items have been recommended individual LEP listing as well.

The streetscape of the northern part of Station Street is unique because of plantings of historic pin oaks and camellias and has been listed by the National Trust because of its historic, social, and aesthetic significance. A copy of the National Trust listing is attached.

Above this area in Mittagong Road and extending to Evans Lane in the north in a long wedge of land between the road and the railway line is a plantation of deciduous trees planted as a Remembrance Grove in 1962. This wedge of land is shown in the air photo to left.

The proposed Landscape Conservation Area at the northern entrance to Bowral includes these two areas.

The historic pin oak avenue, the street planting of camellia japonica and the Memorial Park have been separately assessed for listing as items of heritage significance. Three large pin oaks south of Wingecarribee Street were included in the National Trust listed area as they are significant in the Station Street landscape. James Jervis in a History of the Berrima District 1798-1973 notes that by 1886 *“Bowral had been tree conscious for many years and tree planting began in 1886 when fifty trees were set in Station Street.”*<sup>5</sup> A row of substantial trees is shown in a 1910 photograph (photograph by J.Lucas in Berrima District Historical and Family History Society collection) in Station Street and a photograph of the trunk of one of the trees taken recently suggests it could have been planted before the pin oaks in the avenue.

The camellias are planted above the Bowral Station car park with the slope retained by terracing over a distance of 105 metres. The terrace includes 4 levels of dry stone trachyte walls, and four street lamps circa 1935. The three lamps in the northern section of terracing have the same light shade design whereas the lamp at the southern section of the railway terrace is different and has the same light shade as the street lamps in the civic precinct in Bendooley Street. The northern terrace is on railway land (lot 3 DP808842) but the camellias and the southern terrace are on Council land. The camellias were planted within the Station Street road curtilage.

The terrace is included in the curtilage of the railway station property listed in Schedule 5 in Wingecarribee LEP 2010 (item no.1058). Landscaping, including the camellias is included in the s.170 RailCorp State listing for the Bowral Railway Station. The s.170 Report states that “there is an historical and visual relationship with the surrounding area not necessarily apparent from the current property boundaries. As such, any proposed development within the vicinity of the railway station should also consider the historical relationship between the station site and its surrounding area.” The oaks, the trees in the Memorial park and the camellias have all been assessed by Wingecarribee Council and are considered to have high retention value. Together they form a welcoming entry to Bowral.

To the north the Remembrance Grove planting is a memorial plantation honouring those who served in the Australian Defence Force in World War 2. As it is not part of the NSW/ACT Remembrance Driveway and not on the current highway between Sydney and Canberra this area is maintained by Wingecarribee Council.

### History

Separate worksheets have been prepared for the camellia hedge, the pin oaks and the Memorial Park and these contain the history of these sites.

The railway terraces were investigated by Nick Corbett<sup>1</sup> in 2018. He noted that they were built during the 1930s by local relief workers funded by a NSW State Government Grant with the work managed by the local council. This followed a request from Bowral Council in 1934 for the repair of the approach to Bowral railway station.<sup>2</sup> It was reported in an article (*Railway Terrace, 1935 August*).<http://nla.gov/nla.news-article-118721579> that “The matter of effecting improvements to the embankment near Bowral Railway Station was discussed at a meeting of Bowral Council on Thursday night. The embankment, which was taken over by the Council from the Railway Commissioners a short time ago, had been terraced by relief labour. The Electrical Engineer recommended that three standard light fittings be installed to brighten the embankment, as this was the first thing that visitors saw as they left the station.”<sup>3</sup> In December 1937 the Mayor referred to the completion of this project although “the Horticultural Society had suggested it could be improved further.” (*Mayor Entertains, 1937*).<http://nla.gov.au/nla.news-article114789587><sup>4</sup>

I will add more on the Remembrance grove tomorrow, reference AGHS documents on avenues of honour.

The trachyte terraces are now overgrown and in need of maintenance and, while the northern section is relatively intact, the southern section is less so with a better block retaining wall replacing the original trachyte. The camellia hedge is also overgrown and requires urgent attention, and the western pin oaks, in particular, have suffered die back due to the recent drought. None of these areas have received any attention for at least 2 years.

### References

<sup>1</sup>National Trust, National Trust Register Listing Report, Bowral, Avenue of Pin Oak Trees and Camellia Plantings (*Quercus palustris*) Camellia spp.) Station Street between Merrigang and Bong Bong Street (main northern entrance to the town), page 1

<sup>1</sup>Corbett, N.J. (2018) Heritage Study of Bowral Station Railway Terrace. Unpublished report.

<sup>2</sup>Corbett, N.J. *ibid.* page 14

<sup>3</sup>Corbett, N.J. *ibid.* page 15.

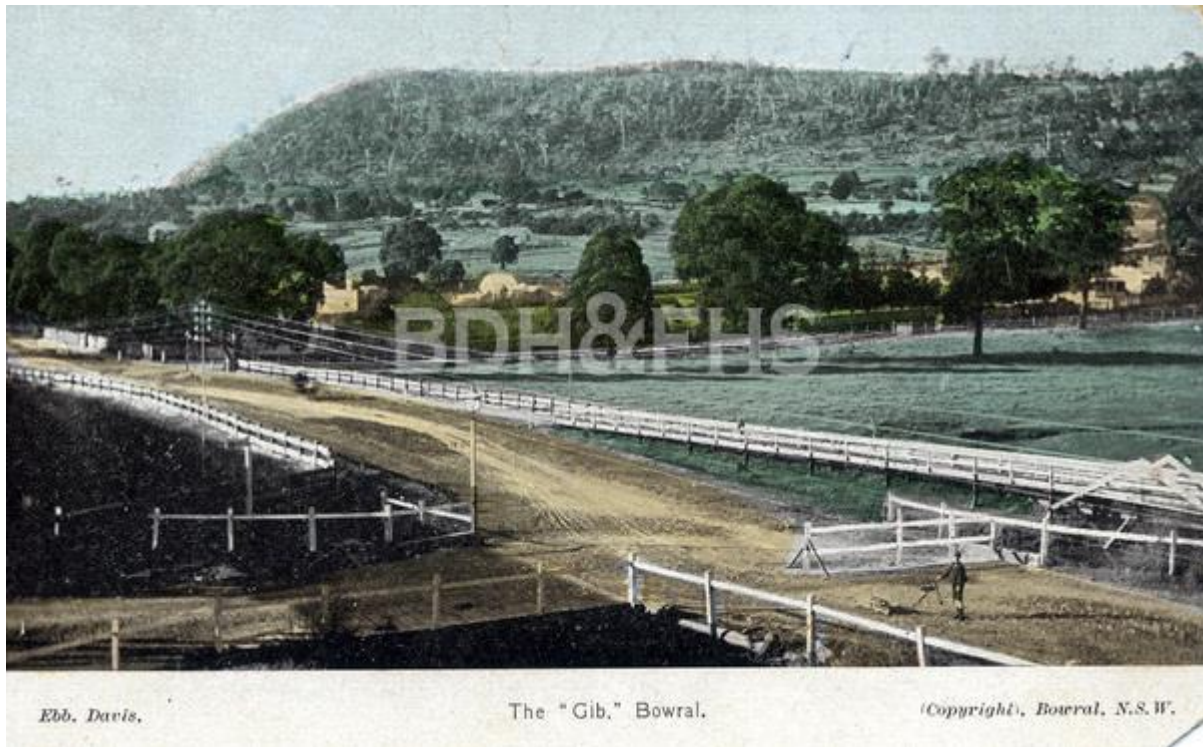
<sup>4</sup>Corbett, N.J. *ibid.* page 16

<sup>5</sup>Jervis, James, A History of the Berrima District 1798-1973

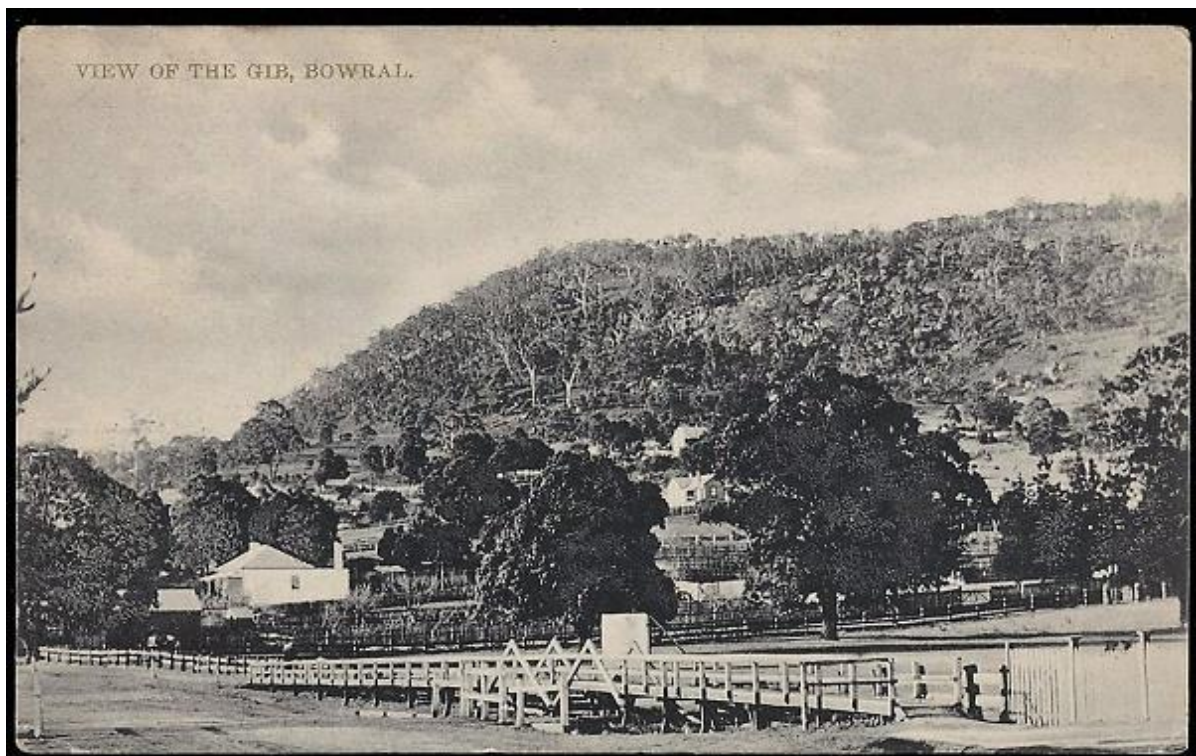
Further note from Laurel 26 May 2021.

Yesterday I walked the remembrance grove on Mittagong Road and continued down Station Street as far as Bowral street. I did not find any thing to provide additional information on the planting of the remembrance grove in 1962. There is a Remembrance Driveway sign however on Kirkham Road. I noted that the extent of the planting is substantial. South of the grove the same trees have been used for roadside planting north of the railway car park - golden elms pin oaks some poplars liquidambers etc. I think we should acknowledge this tree planting too. I would now make the southern border Wingecarribee Street as we are calling this the northern entrance landscape.





**Above:** View of The Gib (Mt Gibraltar) c. 1910 from the Main Southern Rail Line, showing the elevated timber walkway over Mittagong Rivulet. (Source: Berrima District Historical & Family History Society.)



**Above:** another early undated view of the pedestrian walkway running along the eastern side of Mittagong Road with the Gib in the background. From NMA.



*Above: c.1910 image from BDHS site of the Mittagong Road looking south to Bowral. Railway on the right.*

## Assessment of Significance

This landscape is significant because it sets the scene for arrival in the town of Bowral by car, train and bus. The Remembrance grove plantings and large canopy trees along Station Street and in the Memorial Park tell visitors that this is a town which values its heritage and landscape setting. The importance of these trees to the community was recently demonstrated by the amount of community opposition to the Wingecarribee Council's proposal to upgrade Station Street and remove the western side of the pin oak avenue. (2017-2021). Fortunately this proposal is not now proceeding and the iconic avenue can remain as the main northern entrance feature to Bowral.

As noted in the assessment of individual parts of this cultural landscape, the camellia hedge, the pin oak avenue and the Memorial Park are all of significance to the history of the local area. The railway terraces, and the Remembrance Grove also have historical significance, the railway terraces because of their links with Council and State Government sponsored Relief Work following the Great Depression. and the use of the local stone trachyte in the construction of the terraces. The Remembrance Grove was planted almost 60 years ago to honour those who had served in the armed forces in the Second World War. The 3 pin oaks south of Wingecarribee Street appear to predate the trees in the pin oak avenue, and could possibly be over 100 years old.

The camellia hedge includes several rare cultivars. Heritage camellia groups have identified the varieties present and taken cuttings. "Camellia Ark" membership is particularly strong in the Southern Highlands.

The Listing Report for the northern Station Street Landscape prepared by the National Trust notes that "Station Street has rarity as an intact example of early to mid-20<sup>th</sup> century town planning. It may also have historical associations with people who were instrumental in the development of Bowral, including Claude Crowe, Lady Hordern and PLC Shepherd."<sup>1</sup>

This cultural landscape area therefore demonstrates the development of a town entrance with plantings to commemorate events which were important to the community and contributed to the growth of civic pride in the town.





**Above:** Oct. 2021: Remembrance Driveway Planting area at the right looking south to Bowral.



**Above:** Part of the 1962 Council memorial tree planting in the northern gateway to Bowral and marked with a Remembrance Driveway sign, although it was not part of the official route of the Driveway which followed the Hume Highway until the construction of the M5 Motorway. (Photo by Laurel Cheetham, 2021.)

## Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

| NSW heritage assessment criteria        | Assessment of site<br>(no content = site has not been assessed against that criterion)  |
|---|---|
| (a) HISTORICAL SIGNIFICANCE             | <i>Of significance to the history of the local area because it illustrates the development of the northern entrance area to Bowral from WWI to the present.</i>   |
| (b) ASSOCIATIONAL SIGNIFICANCE          |   |
| (c) AESTHETIC OR TECHNICAL SIGNIFICANCE | <i>Of significance in demonstrating aesthetic value in the local area because of the items that make up this Northern Gateway setting to Bowral. The Commemorative plantings at the top of the hill lead to a continuous green entrance into Bowral. The pin oaks change colour according to the season, and the deciduous trees in the Memorial Park and Commemorative Grove also signify the change of seasons.</i>   |
| (d) SOCIAL SIGNIFICANCE                 | <i>Of significance because aspects of it have special associations with particular community groups - the War Memorial Park, and Pin Oak avenue and the camellia hedge.</i>   |
| (e) RESEARCH POTENTIAL                  | <i>While there has been extensive research into the history of plantings in this cultural landscape there are still many unknowns. e.g. is there a link with Claude Crowe, Lady Hordern or P L Shepherd? Why were camellias chosen? Who planted the Commemorative Grove and why, when it was not on the Highway, and apparently not donated as the Commemorative Grove trees along Illawarra Highway were? Further research may yield information that will contribute to an understanding of the local area's history.</i> |
| (f) RARITY                              | <i>The entrance landscape possesses a rare aspect of the local area's heritage, in that the camellia hedge is considered to be unique – no other examples of camellia japonica cultivars being used as a street tree hedge have been identified in NSW, even in Australia. Among the cultivars are several that are rare in Australia, and one that is very rare.</i>   |
| (g) REPRESENTATIVENESS                  |   |

### Integrity/Intactness

The elements that make up this cultural landscape are substantially intact, with plants that have died being replaced (camellias), and 18 of the 19 pin oaks that make up the avenue still in place.

### Statement of Heritage Significance

The Landscape Conservation Area for the Northern Entrance to Bowral is significant because it illustrates the development of this area to Bowral from WWI to the present. It demonstrates aesthetic value in the local area because of the items that make up this Northern Gateway setting to Bowral. It is also of significance because aspects of it have associations with particular community groups - the War Memorial Park, the Pin Oak avenue and the camellia hedge. The area also has research value as further investigation may yield information that will contribute to an understanding of the local area's history. The area also has a rare aspect of the local area's heritage - the camellia hedge as no other examples of camellia japonica cultivars being used as a street tree hedge have been identified in Australia.



# Bowral Southern Entrance Heritage Conservation Area

## Moss Vale Road & Bong Bong Street, Bowral

### Recommendation

Include as a new heritage conservation area in Schedule 5 (part 2 Heritage conservation areas) of the Wingecarribee Local Environmental Plan 2010.

### Description

This precinct comprises properties fronting the east and west side of Moss Vale Road between Funston Street and Bowral Street on the southern approach down the hill into Bong Bong Street. It includes a number of historic properties including the two gateway parks (Maynard Park and Lions Park), the former Bowral Spare Parts at 421-425 Bong Bong Street designed by Henry Sheaffe, a group of mainly weatherboard cottages (441-451 Moss Vale Road) now mainly in commercial use, and a fine late Victorian house with cast iron decoration (450 Moss Vale Road). The precinct is characterised by the heritage character of the cottages and the vista into Bowral main street and The Gib beyond when viewed travelling north. A map of the proposed heritage conservation area is below.



**Above:** A map of the proposed Bowral Southern Entrance Heritage Conservation Area also showing existing heritage conservation areas (red hatched) and existing heritage items (shaded brown).  
(Source: Wingecarribee Shire Council; aerial photograph by Nearmap, 11 March 2023.)

## Gateway Parks

There are two small parks purposely designed as gateway parks to southern entry of Bowral. The larger of the two parks (Lions Park) at 427 Moss Vale Road is on the western side of Moss Vale Road. The smaller park is called Maynard Park.

The following information on the two parks is based on advice provided by Laurel Cheetham in October 2021.

The Gateway Parks incorporate formal entrances at the intersection of Moss Vale Road and Bowral Street, designed and constructed between 1983 and 1995 by The Lions Park Scented Garden Committee with representation from Highlands Garden Society, Lions Club of Bowral, Berrima District Industries, and support and assistance from Wingecarribee Shire Council. The eastern park, known as Maynard Park, was constructed on land donated by the Maynard family. The western park incorporates the Lions Park. Scented plant material has been chosen, where possible, and the gardens designed to be accessible to all.

These parks were designed to have a gateway function, with formal treatment at the corners. A Lions Park Scented Garden Committee was responsible for the majority of work - design, construction, and funding. This Committee consisted of representatives of the Lions Club, Berrima District Industries and Wingecarribee Council as well as the Highlands Garden Society. It had an independent Chairman, David Solomon who worked very hard to achieve the majority of improvements we see today. The HGS only took over in 1993, when it became dissatisfied that the rate of progress achieved in the first 5 years had not been sustained over the following 5 years, and wanted to review the design.

A description of what was proposed in 1983 is as follows: "a unique community project in the Southern Highlands the Southern Gateway to Bowral a total access garden for all to enjoy a garden to stimulate the senses - sounds, scents, views, textures

- for resting and relaxing
- for walking in
- for picnicking."

The Robinias on the Bowral Street corners are planted to provide a gateway.

The eastern park was part of the property owned by the Maynards. Miss Maynard was the matron at Bowral Hospital. She left the vacant corner lot to the council to develop as a park. The triangular shape of the garden developed by the Lions Club on the western side was dictated by a road reserve cutting off the corner. The gateway concept and parks were used by council to support its position that a K-mart should not be built next door in Bowral Street.

Both parks are of heritage interest.

### Eastern side of Moss Vale Road between Bowral Street and Funston Street going from north to south

- 430 Moss Vale Road—Shell Service Station. Ken Adams advised Bud Townsing 11/1/2020 that this service station built by the firm of Alf Stephens – no date given.
- 444 Moss Vale Road (now 1 Holmhale Street)—Former Gardens R Us Nursery demolished for residential apartments nearing completion. See image of development below.



**Above:** artist's impression of "Maynard Gardens" at 1 Holmhale Street, Bowral (Source: <https://www.dijones.com.au/maynard-gardens/>)



- 446 Moss Vale Road—house demolished for residential apartments under construction at 1 Holmhale Street.
- 448 Moss Vale Road—house demolished for residential apartments under construction at 1 Holmhale Street.
- 450 Moss Vale Road—Federation house called ‘Blairgowrie’. Recommended in this Study for heritage listing (see separate entry).
- 452 Moss Vale Road—Modern villa complex built some years ago.
- 454 Moss Vale Road—Modern villa complex built some years ago.

**Western side of Moss Vale Road between Bowral Street and Funston Street going from north to south**

- 421-425 Bong Bong Street, Bowral Former Bowral Spare Parts building. Previous name motor garage and engineering works for Messrs. Hampshire and Moore. Recommended in this Study for heritage listing (see separate entry).
- 441 Moss Vale Road—late Victorian weatherboard cottage, commercial use (dental surgeon).
- 443A Moss Vale Road—late Victorian weatherboard cottage, commercial use (allied health services).
- 445 Moss Vale Road—Federation weatherboard cottage, commercial use (real estate agent).
- 449 Moss Vale Road—Federation bungalow of painted brick and metal roof, commercial or residential use,
- 451 Moss Vale Road—Federation weatherboard house, residential use (see image below).



*Above: 451 Moss Vale Road, October 2021 (D. McManus).*

- 19 Funston Street—part of a multi-unit housing development which retained the Victorian slate roof cottage on the corner. House is still in residential use but is likely much altered internally.

## Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

| NSW heritage assessment criteria        | Assessment of site<br><i>(no content = site has not been assessed against that criterion)</i>   |
|---|---|
| (a) HISTORICAL SIGNIFICANCE             | <i>Of significance to the history of the local area because it illustrates the early development of the southern entrance to Bowral.</i>  |
| (b) ASSOCIATIONAL SIGNIFICANCE          |   |
| (c) AESTHETIC OR TECHNICAL SIGNIFICANCE | <i>Of significance in demonstrating aesthetic value in the local area because of its setting, its two parks - Maynard and Lions Park - and the architectural form of its buildings.</i> |
| (d) SOCIAL SIGNIFICANCE                 | <i>Of significance because of its strong regard with which it is held by the Bowral and wider community.</i>  |
| (e) RESEARCH POTENTIAL                  |   |
| (f) RARITY                              |   |
| (g) REPRESENTATIVENESS                  |   |

### Integrity/Intactness

The precinct is relatively intact, particularly on the western side of Moss Vale Road. However, most of the houses on the western side are now in commercial use.

### Statement of Heritage Significance

This area is of significance to the history of the local area because it illustrates the early development of the southern entrance to Bowral and for the strong regard with which it is held by the Bowral and wider community. It demonstrates aesthetic value in the local area because of its setting, its two parks - Maynard and Lions Park - and the architectural form of its buildings.



# Bowral Conservation Area: Shepherd Street North Extension Short, Shepherd, Una & Merrigang Streets, Bowral

## Recommendation

Include as an extension to the mapped area of the existing Bowral Conservation Area listed in Schedule 5 (Part 2 Heritage conservation areas) of the Wingecarribee Local Environmental Plan 2010.

## Description

A precinct surrounded by the existing Bowral Conservation Area comprising a number of properties on the eastern side of Short Street, the northern side of Shepherd Street, some properties on the southern end of Una Street and the area around Venables Park. A map of the precinct is provided below.



**Above:** A map of the proposed Shepherd Street North Extension to the existing Bowral Conservation Area also showing the existing heritage conservation area (red hatched) and existing heritage items (shaded brown). (Source: Wingecarribee Shire Council; aerial photograph by Nearmap, 11 March 2023.)

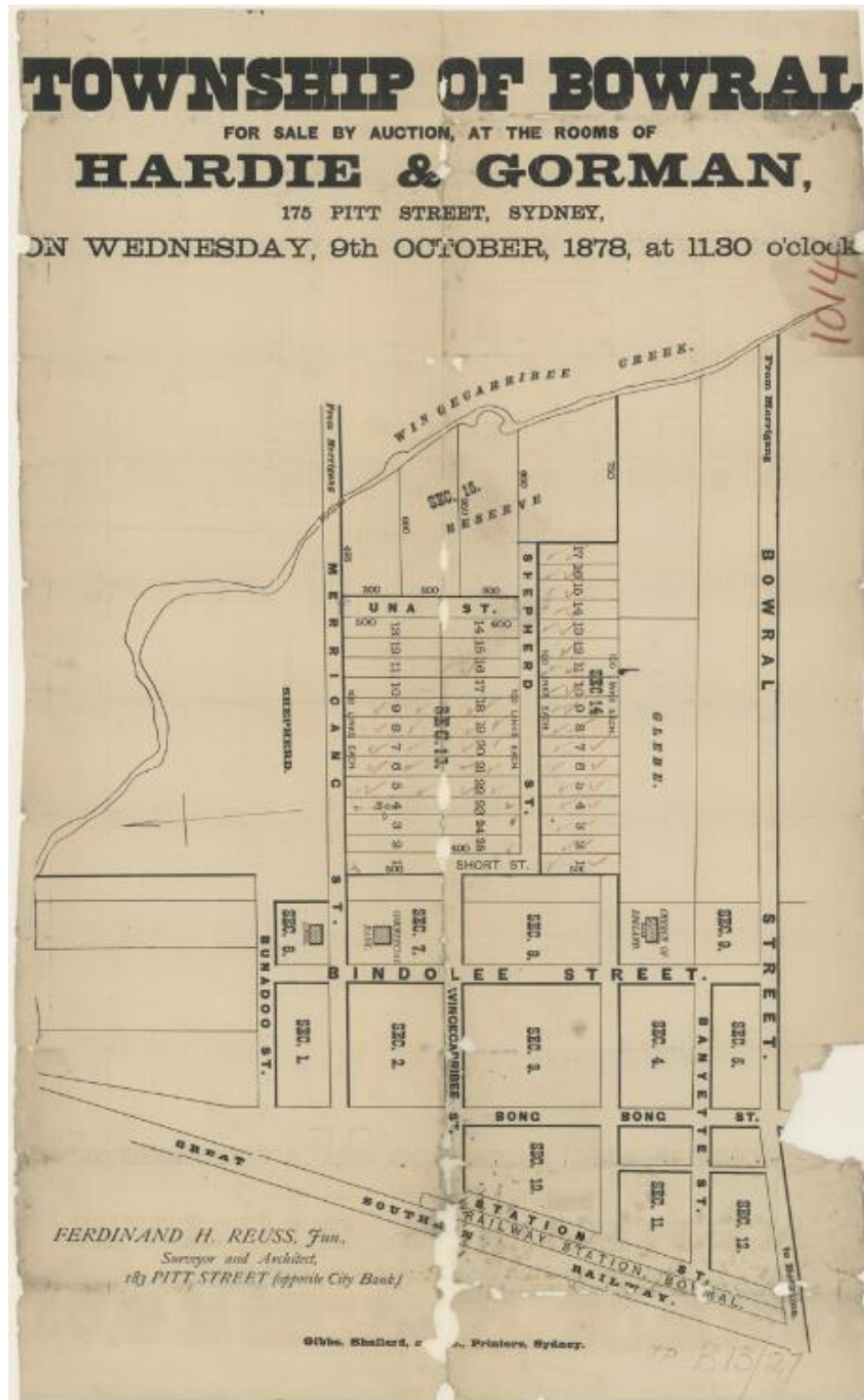
This is one of four (4) proposed extensions to the Bowral Conservation Area, the others being the Merrigang Street Extension, the Holly and Elm Streets Extension, and the Glebe Estate Extension that are separately documented in this document.

Specifically, the Shepherd Street North Extension precinct includes the following properties that form a gap in the centre of the Bowral Conservation Area:

- 4, 6 and 8 Short Street
- 4-50 Shepherd Street (inclusive), on both the eastern and western sides of Una Street, including 40 Shepherd Street (Bowral Bowling Club)
- 7, 16 and 18 Una Street (one house on the western side and two on the eastern side of Una Street)
- 71 Merrigang Street (Venables Park and part of the Cherry Tree Walk)

- 86-90 Merrigang Street (former Gas Works site)
- Part of the Shepherd Street road reserve adjacent to Mittagong Creek
- Part of the Jasmine Street road reserve.

Although some properties were considered for heritage listing and are considered to be contributory elements in the context of the heritage conservation area, it is recommended at this time that none be separately listed. However, the information on some of the selected properties documented below could be used in the future on which to base a heritage listing.



**Above:** The 1878 subdivision plan of the western ends of Shepherd and Merrigang Streets. (Source: Bowral Subdivision Plans, State Library of NSW  
<https://collection.sl.nsw.gov.au/record/74VvqrQdzRLd/wXKaPJAwVzzrB.>)



#### 4 Short Street, Bowral

The villas at 4 Short Street, Bowral, are of modern construction and are considered neutral in the context of the heritage conservation area due to their architectural form, setbacks from Short Street, and landscaping. They are not of heritage significance.



*Above: The villas at 4 Short Street, Bowral (Source: online).*

#### 6 Short Street, Bowral

This cottage is of painted brick and tile construction with bay windows and an integrated front porch held up by square timber posts. It is considered to be a contributory element in the context of the proposed heritage conservation area extension. The property is not proposed to be separately heritage listed at this time.



*Above: 6 short Street, Bowral (Source <https://www.propertyvalue.com.au/property/6-short-street-bowral-nsw-2576/1573210>, 2003).*

#### 8 Short Street, Bowral

A pair of modern semi-detached cottages. They are considered to be neutral in the context of the heritage conservation area due to their architectural form and landscaping. They are not of heritage significance.



*Above: 1/8 Short Street, Bowral (Source: <https://www.realestate.com.au/property/unit-1-8-short-st-bowral-nsw-2576>, 2021).*

#### **4 Shepherd Street, Bowral**

This dwelling is a timber weatherboard cottage dating from the Federation period. It is considered to be a contributory element in the context of the proposed heritage conservation area extension. The property is not proposed to be separately heritage listed at this time.



*Above: 4 Shepherd Street, Bowral (D. McManus, May 2021).*

#### **6 Shepherd Street, Bowral**

This dwelling is constructed of brick and tile and dates from the Interwar period (1930s). It is considered to be a neutral element in the context of the proposed heritage conservation area extension mainly due to the high opaque timber paling front fence. However, the form of the house is consistent with the development pattern of Victorian and Federation buildings. The property is not proposed to be separately heritage listed at this time.





**Above:** 6 Shepherd Street, Bowral (D. McManus, May 2021).

### **8 Shepherd Street, Bowral**

This dwelling is constructed of masonry and tile and dates from the Interwar period (1930s). It is unknown whether the unusual turret element is original but its materials have been deliberately matched if it is a later addition. It is considered to be a neutral element (but may be contributory if the turret is discovered to be original) in the context of the proposed heritage conservation area extension. The property is not proposed to be separately heritage listed at this time although further historical research may provide additional justification for listing in the future.

See separate entry in Part B of this document.



**Above:** 8 Shepherd Street, Bowral (D. McManus, May 2021).

### **10 Shepherd Street, Bowral**

This dwelling is constructed of masonry and tile and dates from the latter part of the 20th Century. It is considered to be a neutral element in the context of the proposed heritage conservation area extension. The property is not of heritage significance.



**Above:** 10 Shepherd Street, Bowral (D. McManus, May 2021).

### 12 Shepherd Street, Bowral

This dwelling is constructed of brick and tile and dates from the Interwar period (1930s). It is considered to be a contributory element in the context of the proposed heritage conservation area extension, even though it is of later construction to the Victorian and Federation period and the face brick has been painted. However, its form and setting are consistent with earlier buildings. The property is not proposed to be separately heritage listed at this time.

See separate entry in Part B of this document.



**Above:** 12 Shepherd Street, Bowral (Source: <https://www.realestate.com.au/property/12-shepherd-st-bowral-nsw-2576>, 2020).

### 38 Shepherd Street, Bowral

A single storey house dating from the Federation period of rendered masonry with a metal roof. Retains its basic exterior form but has been extensively renovated inside. It is considered to be a contributory element in the context of the proposed heritage conservation area due to its age, form and setting.

See separate entry in Part B of this document.



*Above: 38 Shepherd Street, Bowral (D. McManus, May 2021).*

### **Bowral Bowling Club, 40 Shepherd Street, Bowral**



*Above: Bowling Club 40 Shepherd Street, Bowral (Source unknown).*

### **16 Una Street, Bowral**

This weatherboard and metal roof house is of modern construction in a traditional style. Its form is respectful to traditional buildings in the street and it has retained the original sandstone entry wall from the Venables Park bowling greens. (The original wall can be seen in early Google Street View photographs of the site). The house is considered to be a neutral element in the context of the proposed heritage conservation area and is not of heritage significance. The wall is considered to be a contributory element in the context of the proposed heritage conservation area and is significant in connection with Venables Park and the bowling club and the establishment of new bowling greens in this part of Bowral in the mid-20th Century.





**Above:** 16 Una Street, Bowral (Source: <https://www.realestate.com.au/sold/property-house-nsw-bowral-133084910>, 2020).

### 18 Una Street, Bowral

This weatherboard and metal roof cottage dates from the Victorian period and features iron lacework supports to the verandah (which may be original to the building). The land was part of one of P.L.C. Shepherd's subdivisions of this part of Bowral. Una Street was dedicated as a public road by P.L.C. Shepherd (who did the original subdivision) in 1886 (refer to 1886, *Bowral Free Press and Berrima District Intelligencer* (NSW : 1884 - 1901), 27 November, p. 3. , viewed 21 Jun 2023, <http://nla.gov.au/nla.news-page11939300>). This house may be found to have been constructed around this time. This is a potential heritage item requiring further research.



**Above:** 18 Una Street, Bowral (Source: <https://www.realestate.com.au/sold/property-house-nsw-bowral-132846290>, 2020).

### Internet Review

13 real estate images from 2020 (including the image above and notes below) from <https://www.realestate.com.au/sold/property-house-nsw-bowral-132846290>.

*First time on the market in 40 Years.*

*18 Una Street, Bowral*

*Quietly hidden behind native greenery sits one of Bowral's oldest houses – a meticulously upgraded and maintained 4-bedroom home just a few minutes' walk from the heart of town!*

*Full of improvements across a flat level 892m2 block, this is a perfect find for astute home buyers or downsizers looking for a family home with no extra work needed.*

*This impressive layout features a freshly painted exterior, high feature ceilings with cornices, converted fireplaces in each bedroom and inviting timber floorboards throughout.*

*Step through the charming entryway to find a comfy front sitting room and study/4th bedroom, leading through to a spacious living room with a gas log fireplace before opening to the brand new kitchen with a dishwasher, central island and ample white cabinetry overlooking a dining area with reverse cycle air conditioning.*

*There are built-in wardrobes to each large bedroom and an ensuite to the main, with a family bathroom and laundry located through the kitchen. A separate granny flat sits at the rear of the block with a large bedroom, walk-in wardrobe and ensuite offering extra accommodation as needed.*

*Step outside to find a superb grapevine-covered pergola courtyard perfect for entertaining, as well as a beautiful low-maintenance rear garden with views to Gibraltar and plenty of room to add more vegetable patches and garden beds.*

*You're just footsteps away from local shops, schools, cafés, parks, Bowral train station, Bowral Hospital and everything else this friendly and welcoming community has to offer.*

*Rarely does a house like this come onto the market or stay there for long, so call Peter from Upside Southern Highlands on 0490 049 646 to arrange your inspection of this must-see property today.*

#### *Features*

- Multiple Rear Workshops & Sheds*
- Water Tanks*
- Solar Panels*
- Solar Hot Water System*

**MARSTON ESTATE**  
8 Minutes Walk from Railway S<sup>th</sup>

**BOWRAL**  
Auction Sale  
on the Ground at 3 p.m.

**SATURDAY 5<sup>th</sup> OCTOBER 1918**

**HARDIE GORMAN**  
PROP<sup>y</sup> LTD.  
26 Moore St Sydney

**J.C. MORRIS & CO**  
Bowral  
Auctioneers in conjunction

**FREEHOLD TITLE**

**LOCAL SKETCH**

**TERMS**  
10% Deposit.  
Balance in 20  
Quarterly Payments  
Interest 6%  
Right to pay off.

**MERRICANG ST**

**UNA ST**

**HOLLY ST**

**SHEPHERD ST**

**G.H. SHEAFFE.**  
Licensed Surveyor  
**BOWRAL**

P. Cunningham & Co. L<sup>td</sup>, L<sup>td</sup>, Sydney.

TP B13/24

**Above:** Sale poster from 1918 of the Marston Estate. The form of the current building at 18 Una Street can be seen in existence at that time, one house in from the corner. (Source: Bowral Subdivision Plans, State Library of NSW)

<https://collection.sl.nsw.gov.au/record/74VvqrQdzRLd/qD2JzOoQdOaOq.>

## Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

| NSW heritage assessment criteria        | Assessment of site<br>(no content = site has not been assessed against that criterion)  |
|---|---|
| (a) HISTORICAL SIGNIFICANCE             | <i>Of significance to the history of the local area because it illustrates the development of the Una Street area of Bowral in the late 19th Century.</i>   |
| (b) ASSOCIATIONAL SIGNIFICANCE          |   |
| (c) AESTHETIC OR TECHNICAL SIGNIFICANCE | <i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>                                    |
| (d) SOCIAL SIGNIFICANCE                 |   |
| (e) RESEARCH POTENTIAL                  |   |
| (f) RARITY                              |   |
| (g) REPRESENTATIVENESS                  | <i>Of significance in demonstrating the principal characteristics of a class of the local area's heritage in this case a late Victorian timber cottage.</i> |

### Integrity/Intactness

### Statement of Heritage Significance

This area is of significance to the history of the local area because it illustrates the early development of the southern entrance to Bowral and for the strong regard with which it is held by the Bowral and wider community. It demonstrates aesthetic value in the local area because of its setting, its two parks - Maynard and Lions Park - and the architectural form of its buildings.

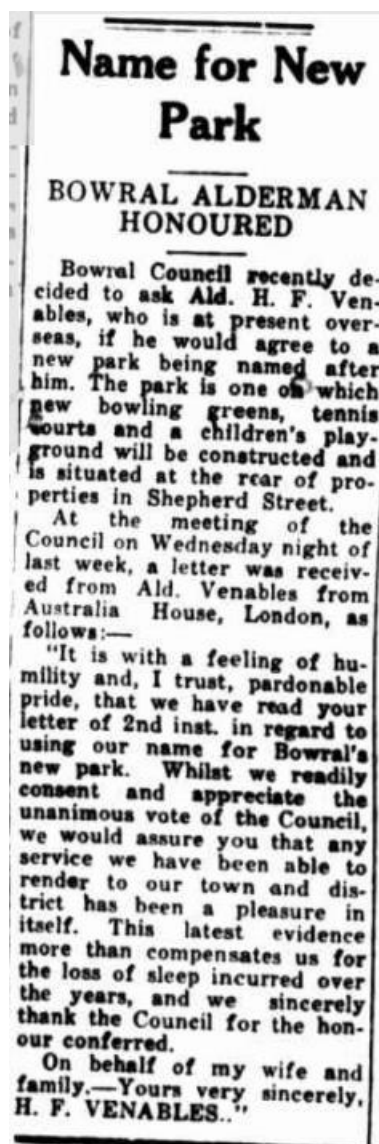
Substantially intact although some alterations have been made.

### Venables Park, 71 Merrigang Street, Bowral

Land was resumed by Bowral Council in the 1950s for the establishment of a park. The park was named after Alderman H. F. Venables for recognition to his service to the community (see article over page).

Further research is required to establish the heritage significance of Venables Park, but it is a contributory element in the context of the heritage conservation area. In addition, the metal 1950s "Venables Park" sign on Merrigang Street is of significance as a particular style of civic naming at the time that is becoming increasingly rare and should be preserved.





**Above:** Article confirming the naming of Venable Park Source: Trove - 1954 'Name for New Park', The Southern Mail (Bowral, NSW : 1889 - 1954), 23 July, p. 2. , viewed 21 Jun 2023, <http://nla.gov.au/nla.news-article113877903>.

## Heritage Significance Assessment

The proposed conservation area extension has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

| NSW heritage assessment criteria | Assessment of site  |
|----------------------------------|---|
|                                  | (no content = site has not been assessed against that criterion)  |
| (a) HISTORICAL SIGNIFICANCE      | The area is significant as it demonstrates the development of the inner residential areas of Bowral in the late 19th and early part of the 20th Century.                          |
| (b) ASSOCIATIONAL SIGNIFICANCE   | The area is associated with Patrick Lindsay Crawford Shepherd who purchased the land from Oxley and subdivided it in from the late 1870s and after whom Shepherd Street is named. |

| NSW heritage assessment criteria               | Assessment of site  |
|--|---|
| <b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b> | <i>The area is significant for its streetscape character and the beauty of its setting and the cohesiveness of residential development along its length. The private gardens contribute to the streetscape quality.</i> |
| <b>(d) SOCIAL SIGNIFICANCE</b>                 |   |
| <b>(e) RESEARCH POTENTIAL</b>                  |   |
| <b>(f) RARITY</b>                              |   |
| <b>(g) REPRESENTATIVENESS</b>                  | <i>The area is representative of a type of subdivision occurring in Bowral in the late 19th Century.</i>  |

### Integrity/Intactness

The subdivision pattern is largely intact and highly recognisable from early subdivision plans. Many early buildings ranging from the Victorian to the Interwar period remain and have been appropriately cared for by owners.

# Bowral Conservation Area: Merrigang Street Extension

## Merrigang Street, Bowral

### Recommendation

Include as an extension to the mapped area of the existing Bowral Conservation Area listed in Schedule 5 (Part 2 Heritage conservation areas) of the Wingecarribee Local Environmental Plan 2010.

### Description

A precinct that extends the existing Bowral Conservation Area to the east to capture historic development that occurred along the eastern end of Merrigang Street in an area included in “Old Bowral” descriptor. The precinct comprises properties mainly fronting Merrigang Street. A map of the precinct is provided below.

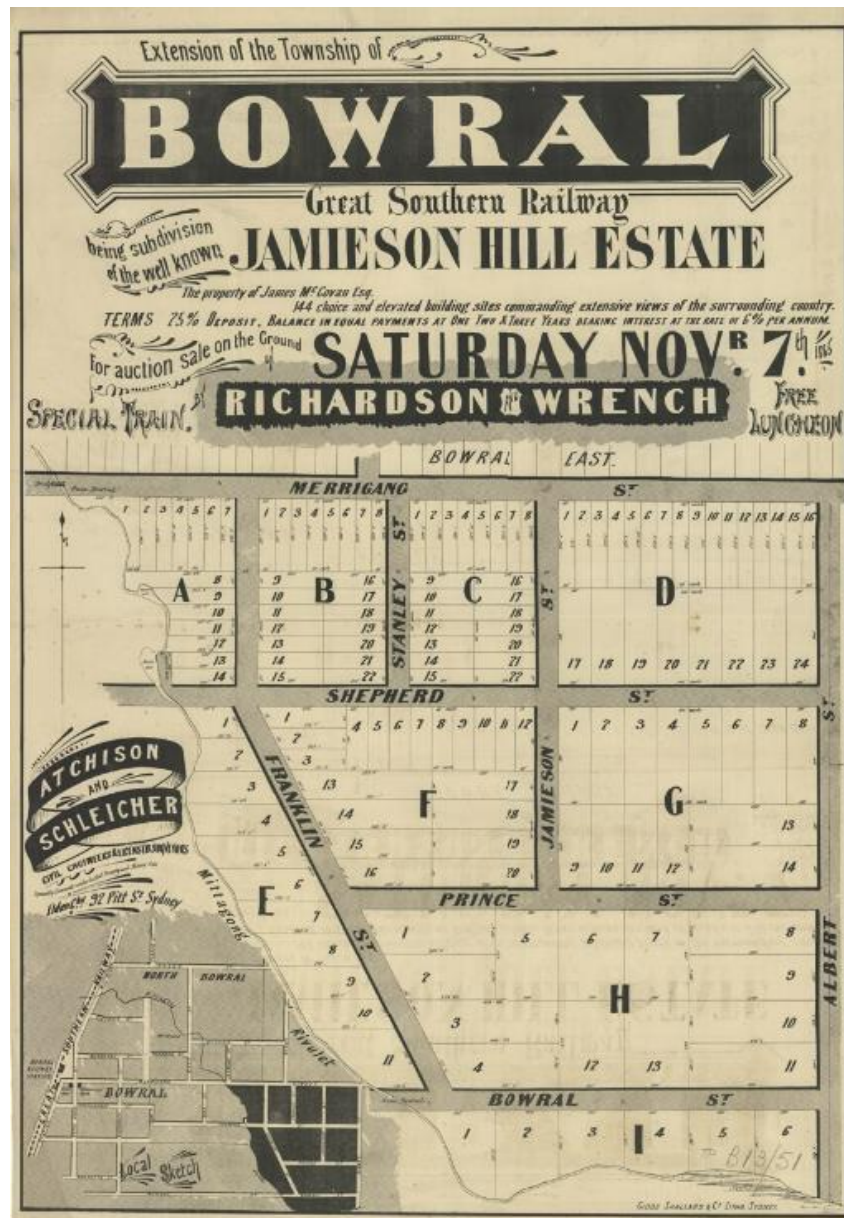


**Above:** A map of the proposed Merrigang Street Extension to the existing Bowral Conservation Area also showing the existing heritage conservation area (red hatched) and existing heritage items (shaded brown). (Source: Wingecarribee Shire Council; aerial photograph by Nearmap, 11 March 2023.)

This is one of four (4) proposed extensions to the Bowral Conservation Area, the others being the Shepherd Street North Extension, the Holly and Elm Streets Extension, and the Glebe Estate Extension that are separately documented in this document.

This area has been proposed as an extension to the existing Bowral Conservation Area following examination of a 1949 aerial photo of Bowral and recognition of the many houses in existence at that time still extant. There are eleven (11) recommended but deferred heritage items from 2012 located in this proposed extension which are recommended for listing in this Study and a further 5 new heritage items are recommended.





**Above:** Sale poster for the Jaimeson Hill Estate incorporating some of Merrigang Street, 1885 (Source: Bowral Subdivision Plans, State Library of NSW <https://collection.sl.nsw.gov.au/record/74VvqrQdzRLd/ve6IG3X02BVJ>.)

The proposed extension comprises the following properties:

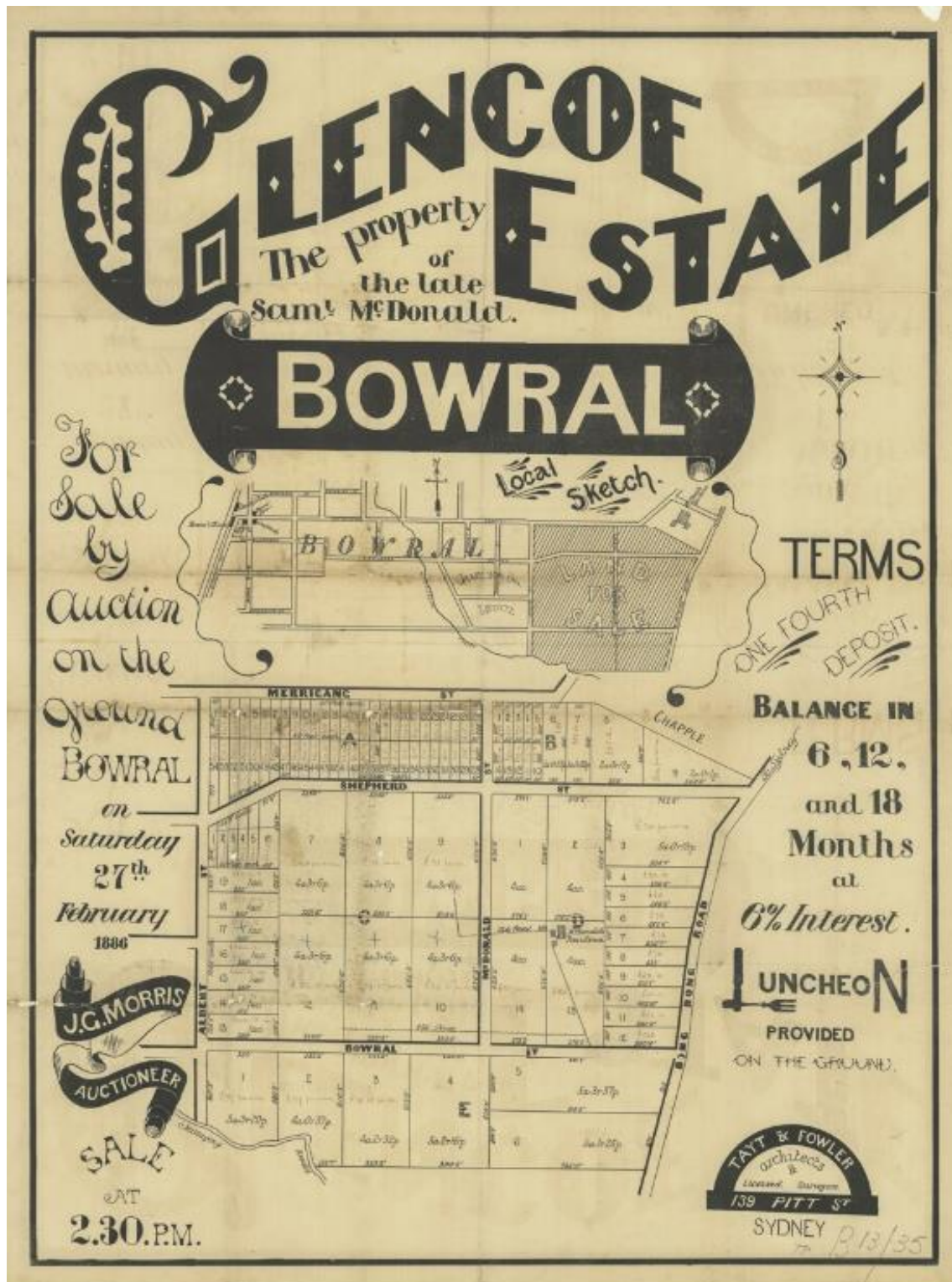
#### 138-192 Merrigang Street (Northern Side)

- 138 Merrigang Street—recommended in this Study for heritage listing (see separate entry).
- 140 Merrigang Street—not of heritage interest.
- 142 Merrigang Street—battleaxe allotment—not likely of heritage interest.
- 144 Merrigang Street—recommended for heritage listing in 2012 and deferred. Recommended in this Study for heritage listing (see separate entry).
- 146 Merrigang Street—not likely of heritage interest.
- 148 Merrigang Street—recommended for heritage listing in 2012 and deferred. Recommended in this Study for heritage listing (see separate entry).
- 150 Merrigang Street—not likely of heritage interest.
- 152 Merrigang Street—not likely of heritage interest.
- 154 Merrigang Street—not likely of heritage interest.
- 156 Merrigang Street—not likely of heritage interest.

- 158 Merrigang Street—recommended for heritage listing in 2012 and deferred. Now has a DA approved for subdivision and relocation of the dwelling onto the rear lot (fronting Isabel Street). (DA 15/0076). Record only.
- 160-162 Merrigang Street—not likely of heritage interest.
- 164 Merrigang Street—recommended in this Study for heritage listing (see separate entry).
- 166 Merrigang Street—recommended for heritage listing in 2012 and deferred. Recommended in this Study for heritage listing (see separate entry).
- 168 Merrigang Street—not likely of heritage interest.
- 170 Merrigang Street—recommended for heritage listing in 2012 and deferred. Recommended in this Study for heritage listing (see separate entry).
- 172 Merrigang Street—not likely of heritage interest.
- 174 Merrigang Street—recommended for heritage listing in 2012 and deferred. Recommended in this Study for heritage listing (see separate entry).
- 176-178 Merrigang Street—not likely of heritage interest.
- 180 Merrigang Street—recommended for heritage listing in 2012 and deferred. Recommended in this Study for heritage listing (see separate entry).
- 182 Merrigang Street—not likely of heritage interest.
- 186 Merrigang Street ('Beulah')—recommended in this Study for heritage listing (see separate entry).
- 188 Merrigang Street—not likely of heritage interest.
- 192 Merrigang Street ('Cotswold')—recommended for heritage listing in 2012 and deferred. Recommended in this Study for heritage listing (see separate entry).

#### **117-173 Merrigang Street (Southern Side)**

- 117 Merrigang Street—not likely of heritage interest.
- 119-127 Merrigang Street ('Rippowam')—recommended in this Study for heritage listing (see separate entry).
- 131 Merrigang Street—not likely of heritage interest.
- 133 Merrigang Street—not likely of heritage interest.
- 137 Merrigang Street—not of heritage interest (new build).
- 1 Albert Street (cnr Merrigang Street)—not likely of heritage interest.
- 145 Merrigang Street ('Bidura')—existing heritage item.
- 147 Merrigang Street—formerly part of the 'Bidura' site. Part is heritage listed but not of heritage interest (new build; no retained garden).
- 155 Merrigang Street—not of heritage interest (new build).
- 157 Merrigang Street—formerly part of the 'Bidura' site. Part is heritage listed but not of heritage interest (new build).
- 159 Merrigang Street—recommended for heritage listing in 2012 and deferred. Recommended in this Study for heritage listing (see separate entry).
- 169 Merrigang Street—not likely of heritage interest.
- 171 Merrigang Street—not likely of heritage interest.
- 173 Merrigang Street ('Eastover') —recommended for heritage listing in 2012 and deferred. Recommended in this Study for heritage listing (see separate entry).



**Above:** Sale poster for the Glencoe Estate in 1886 relevant to 145 to 179 Merrigang Street (inclusive). This subdivision pattern of 50 feet x 200 feet small rectangular allotments is still in evidence on the southern side of Merrigang Street between Albert and Macdonald Streets. (Source: Bowral Subdivision Plans, State Library of NSW  
<https://collection.sl.nsw.gov.au/record/74VvqrQdzRLd/8qDWMQ4qGAMxR.>)

#### Myrtle Street (between Merrigang & Shepherd Streets)

Note: 2, 4 and 6 Myrtle Street were added to the Bowral Conservation Area on 4 November 2022 via Wingecarribee Local Environmental Plan 2010 (Amendment No. 65) following an Interim Heritage Order placed over 2 and 4 Myrtle Street.

- 1 Myrtle Street—not likely of heritage interest.
- 3 Myrtle Street—of potential future heritage interest.



- 5 Myrtle Street—not likely of heritage interest.
- 7 Myrtle Street—not of heritage interest (villa development).
- 9 Myrtle Street—not likely of heritage interest.
- 11 Myrtle Street—not likely of heritage interest.
- 13 Myrtle Street—not likely of heritage interest.
- 8 Myrtle Street—not of heritage interest (modern townhouse development).

#### **Shepherd Street (between Holly and Myrtle Streets and No. 75)**

- 57A Shepherd Street—not likely of heritage interest.
- 57 Shepherd Street—of potential heritage interest as Interwar house. Further investigation required.
- 59 Shepherd Street—possible Victorian cottage. Further investigation required.
- 61 Shepherd Street—possible Victorian cottage. Further investigation required.
- 63 Shepherd Street—not of heritage interest.
- 65 Shepherd Street—new allotment.
- 67 Shepherd Street—recommended in this Study for heritage listing (see separate entry).
- 69 Shepherd Street—new allotment. No dwelling yet.
- 71 Shepherd Street—recommended for heritage listing in 2012 and deferred. Recommended in this Study for heritage listing (see separate entry).
- 73 Shepherd Street—not of heritage interest.
- 75 Shepherd Street—not of heritage interest.

### **Heritage Significance Assessment**

#### **(for proposed Bowral Conservation Area Extension)**

The proposed conservation area extension has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

| <b>NSW heritage assessment criteria</b>        | <b>Assessment of site</b><br><i>(no content = site has not been assessed against that criterion)</i>  |
|--|---|
| <b>(a) HISTORICAL SIGNIFICANCE</b>             | <i>The area is significant as it demonstrates the development of this part of Bowral in the Victorian, Federation and Interwar eras.</i>  |
| <b>(b) ASSOCIATIONAL SIGNIFICANCE</b>          |   |
| <b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b> | <i>The area is significant for its streetscape character and the beauty of its setting and the cohesiveness of residential development along its length. The private gardens make a positive contribution to streetscape quality.</i> |
| <b>(d) SOCIAL SIGNIFICANCE</b>                 |   |
| <b>(e) RESEARCH POTENTIAL</b>                  |   |
| <b>(f) RARITY</b>                              |   |
| <b>(g) REPRESENTATIVENESS</b>                  | <i>The area is representative of subdivision occurring in Bowral in the late 19th Century and into the early 20th Century as the popularity of Bowral grew.</i>   |



**Integrity/Intactness**

The subdivision pattern is largely intact and highly recognisable from early subdivision plans. Many early buildings ranging from the Victorian to the Interwar period remain and have been appropriately cared for by owners.

# Bowral Conservation Area: Holly and Elm Streets Extension

## Holly, Elm & Shepherd Street, Bowral

### Recommendation

Include as an extension to the mapped area of the existing Bowral Conservation Area listed in Schedule 5 (Part 2 Heritage conservation areas) of the Wingecarribee Local Environmental Plan 2010.

### Description

This precinct is situated adjacent to the south-eastern corner of the existing Bowral Conservation Area in the vicinity of Mittagong Creek. The precinct contains a mix of historic properties and new buildings. Many of the new buildings are built in a sympathetic form to the period homes and together create harmonious and attractive streetscapes. Established gardens and street trees contribute to the character of the area and the high streetscape values. A map of the precinct is provided below.



**Above:** A map of the proposed Holly & Elm Streets Extension to the existing Bowral Conservation Area also showing the existing heritage conservation area (red hatched) and existing heritage items (shaded brown). (Source: Wingecarribee Shire Council; aerial photograph by Nearmap, 11 March 2023.)

This is one of four (4) proposed extensions to the Bowral Conservation Area, the others being the Shepherd Street North Extension, the Merrigang Street Extension, and the Glebe Estate Extension that are separately documented in this document.



**Above:** Upper Bowral subdivision sale poster, 1886 (Source: Trove, National Library of Australia <https://nla.gov.au/nla.obj-230107528/view>).

This area has been proposed as an extension to the existing Bowral Conservation Area following examination of a 1949 aerial photo of Bowral and recognition of the many houses in existence at that



time still extant. There are three (3) recommended but deferred heritage items from 2012 located in this proposed extension which are recommended for listing in this Study.

The proposed extension comprises the following properties:

#### **Elm Street (between Shepherd and Daphne Streets)**

- 18 Elm Street—not likely of heritage interest.
- 20 Elm Street—not likely of heritage interest.
- 22 Elm Street—not likely of heritage interest.
- 26 Elm Street—recommended for heritage listing in 2012 and deferred. Recommended in this Study for heritage listing (see separate entry).
- 15 Elm Street—not likely of heritage interest.
- 17 Elm Street—not likely of heritage interest.
- 17A-17B Elm Street—not likely of heritage interest.
- 19 Elm Street—period house. Protection through inclusion in a heritage conservation area is appropriate.
- 21 Elm Street—not likely of heritage interest.

#### **Holly Street (between Shepherd and Bowral Streets)**

- 16 Holly Street—not likely of heritage interest.
- 18 Holly Street—recommended for heritage listing in 2012 and deferred. Recommended in this Study for heritage listing (see separate entry).
- 20 Holly Street—not likely of heritage interest.
- 22 Holly Street—period house. Protection through inclusion in a heritage conservation area is appropriate.
- 24 Holly Street—not likely of heritage interest.
- 33 Holly Street—not likely of heritage interest.
- 35 Holly Street—not likely of heritage interest.
- 37 Holly Street—not likely of heritage interest.
- 39 Holly Street—not likely of heritage interest.
- 41 Holly Street—demolished. New house not yet built.
- 43 Holly Street—not likely of heritage interest.
- 45 Holly Street—recommended for heritage listing in 2012 and deferred. Recommended in this Study for heritage listing (see separate entry).
- 47A Holly Street—not likely of heritage interest.
- 47 Holly Street—demolished. New house not yet built.
- 49 Holly Street—new build. Not of heritage interest.

### **Heritage Significance Assessment**

#### **(for proposed Bowral Conservation Area Extension)**

The proposed conservation area extension has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

| <b>NSW heritage assessment criteria</b> | <b>Assessment of site</b>   |
|---|---|
|   | <i>(no content = site has not been assessed against that criterion)</i>   |
| <b>(a) HISTORICAL SIGNIFICANCE</b>      | <i>The area is significant as it demonstrates the development of the inner residential areas of Bowral in the late 19th and early part of the 20th Century.</i> |



| NSW heritage assessment criteria               | Assessment of site  |
|--|---|
| <b>(b) ASSOCIATIONAL SIGNIFICANCE</b>          | <i>The area is associated with Patrick Lindsay Crawford Shepherd who purchased the land from Oxley and subdivided it in the 1880s and after whom Shepherd Street is named.</i>  |
| <b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b> | <i>The area is significant for its streetscape character and the beauty of its setting and the cohesiveness of residential development along its length. The private gardens contribute to the streetscape quality.</i> |
| <b>(d) SOCIAL SIGNIFICANCE</b>                 |   |
| <b>(e) RESEARCH POTENTIAL</b>                  |   |
| <b>(f) RARITY</b>                              |   |
| <b>(g) REPRESENTATIVENESS</b>                  | <i>The area is representative of a type of subdivision occurring in Bowral in the late 19th Century.</i>  |

### Integrity/Intactness

The subdivision pattern is largely intact and highly recognisable from early subdivision plans. Many early buildings ranging from the Victorian to the Interwar period remain and have been appropriately cared for by owners.

## Bowral Conservation Area: Glebe Estate Extension Bradman Avenue & Bowral Street, Bowral

## Recommendation

Include as an extension to the mapped area of the existing Bowral Conservation Area listed in Schedule 5 (Part 2 Heritage conservation areas) of the Wingecarribee Local Environmental Plan 2010.

### Description

A small precinct to the east of the Glebe Estate (Church of England lands) that has not previously been included in the Bowral Conservation Area. Although this precinct forms part of the second Glebe Subdivision that occurred in 1922, the exclusion of this area is an anomaly and should be corrected so that the entirety of the Glebe subdivision areas of 1917 and 1922 are within the Bowral Conservation Area.



**Above:** A map of the proposed Glebe Estate Extension to the existing Bowral Conservation Area also showing the existing heritage conservation area (red hatched) and existing heritage items (shaded brown). (Source: Wingecarribee Shire Council; aerial photograph by Nearmap, 11 March 2023.)

This is one of four (4) proposed extensions to the Bowral Conservation Area, the others being the Shepherd Street North Extension, the Merrigang Street Extension, and the Holly and Elm Streets Extension that are separately documented in this document.

The precinct comprises the following properties:

- 3 Bradman Avenue—appears to be a newer house and not likely of heritage interest.

- 5 Bradman Avenue—newer house and not likely of heritage interest.
- 7 Bradman Avenue—recommended in this Study for heritage listing (see separate entry).
- 9 Bradman Avenue—newer house and not likely of heritage interest.
- 116 Bowral Street—recommended in this Study for heritage listing (see separate entry).
- 118 Bowral Street—recommended in this Study for heritage listing (see separate entry).
- 120 Bowral Street—recommended in this Study for heritage listing (see separate entry).
- 122 Bowral Street—Interwar period and of low to moderate heritage interest at this time.
- 124 Bowral Street—recommended in this Study for heritage listing (see separate entry).
- 126 Bowral Street—recommended in this Study for heritage listing (see separate entry).
- 128 Bowral Street—later house and not likely of heritage interest.

Each property has a separate entry listed by street address. Those not recommended for heritage listing (namely 3, 5 and 9 Bradman Avenue and 122 and 128 Bowral Street) are contained in Part B of this document.

## History of the Glebe Estate

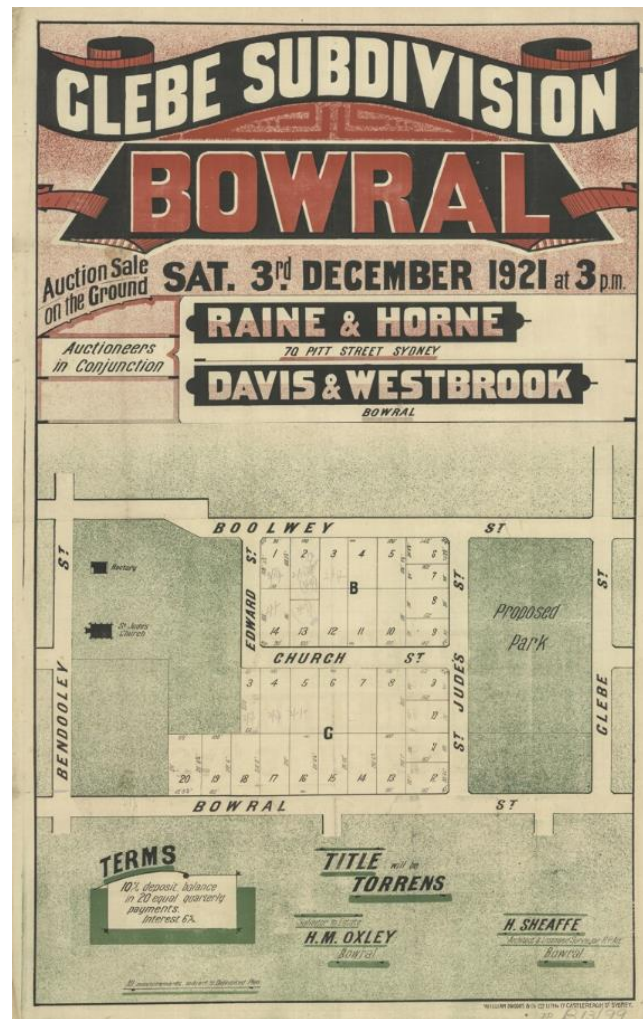
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Since the publication of Maureen and Bud Townsing's two books on the Glebe Estate—*A brief history of Church and Edward Streets, Bowral* 2016, and *A brief history of St Jude Street and part of Bowral Street, Bowral* 2017—a great deal is now known about the houses and this area and why it looks the way it does today and why it is so important to manage properly.

Renowned architect John Sulman 1849-1934 inspired and Bowral architect and surveyor Henry Sheaffe drew up the 1921 subdivision of the 1859 John Oxley gifted Bowral Glebe Estate. Henry had a busy surveying practice in Bowral from 1917. We know this because the plans were approved by the full council and thus recorded in the minutes.

Importantly Henry Sheaffe was the surveyor for both the 1917 Jervis Bay and 1919 Port Stephens City plans prepared in collaboration with Walter Burley Griffin (see Annexure B of Volume 1 (Report) to this Study).

From a Bowral heritage point of view perhaps Sheaffe's most important legacy is his 1921 subdivision design for the Glebe Estate church lands. The Berrima District Historical & Family History Society archives has two plans for the Glebe. One is a sketch plan by renowned architect John (later Sir John) Sulman dated April 1920 and the other a plan signed by Henry Sheaffe and dated 11th April 1921. We know that the 1920 Easter Bowral Vestry meeting considered two plans, one by Sulman and the other by George Henry Sheaffe, Henry's father. Because of the similarities between Sulman's sketch plan and Sheaffe's plan, what appears to have happened is that the Sheaffe plan was a formal working up of the sketch plan by Sulman. What is also likely is that both George Sheaffe and his son Henry worked on the final plan which carried Henry's signature only and dated 11 April 1921.



**Above:** The sale poster for the first Glebe Subdivision in 1921 bearing H. Sheaffe's name as the surveyor. (Source: Bowral Subdivision Plans, State Library of NSW <https://collection.sl.nsw.gov.au/record/74VvqrQdzRLd/eJZowDreLLqmo>).

Covenants were applied requiring residential use only and single dwellings of brick and tile construction. The subdivision was one of the first approved under the then new 1919 Local Government Act and one of the first to have a Residential District Proclamation applied to it.

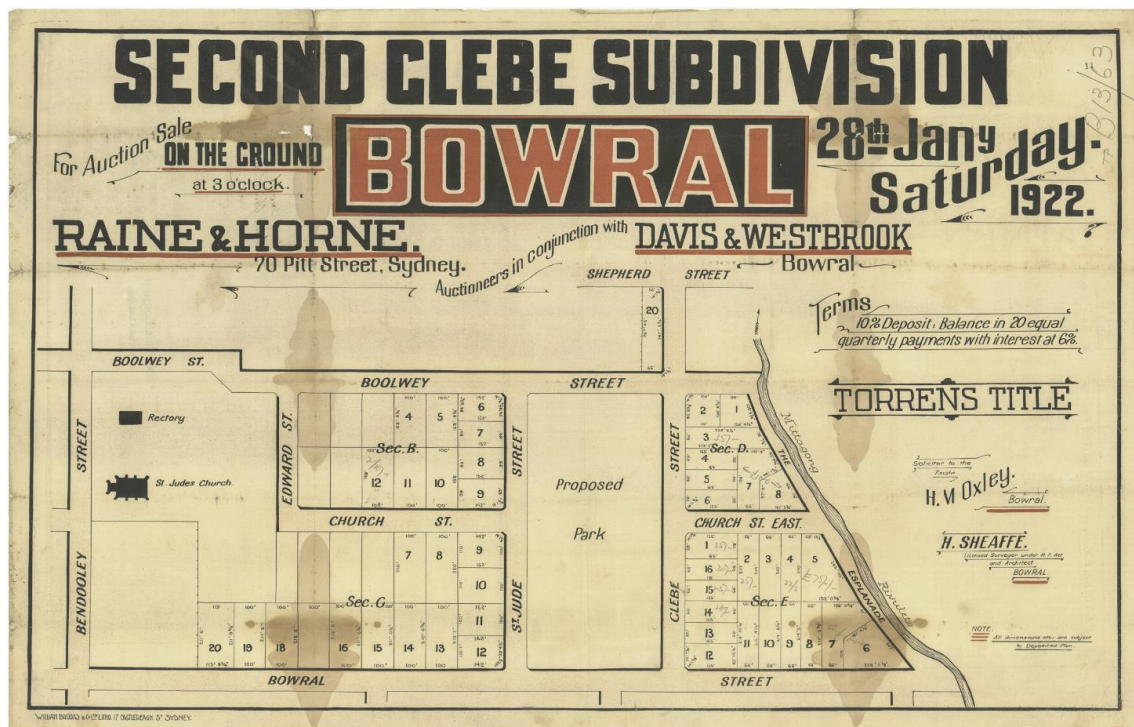
The 1921 subdivision had 61 lots. In about 1927 the church sold 5 more lots behind the church and century in Edward Street. The Glebe estate therefore had a total 66 lots. 55 of these are in the current Bowral HCA and only one is separately LEP listed - the Bradman House at 20 Glebe Street. All of the houses fronting Glebe Street are in the HCA but 11 houses further to the east in Boolwey, Bradman and Bowral streets are not.

Very little subdivision of the original 1921 lots has occurred and they include the backyards of 2 Edward Street, 16 and 18 Glebe Street giving 3 extra houses. A total of 69 have been surveyed. The Bradman House at 20 Glebe Street is already heritage listed.

A number of properties within the Glebe Estate are proposed for heritage listing as part of this Study and further information on each can be found under its property address.

The image below is for the Second Glebe Subdivision and includes the property in "Church Street East" (now Bradman Avenue) and Bowral Street within the proposed Glebe Estate Extension.





Above: Second Glebe Subdivision sale poster, 1922 (Source: Bowral Subdivision Plans, State Library of NSW <https://collection.sl.nsw.gov.au/record/74VvqrQdzRLd/Q5K43Aj7kOPoq.>)

## Heritage Significance Assessment

The proposed conservation area extension has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

| NSW heritage assessment criteria        | Assessment of site   |
|---|--|
|   | (no content = site has not been assessed against that criterion)   |
| (a) HISTORICAL SIGNIFICANCE             | The area is significant as it demonstrates the development of the inner residential areas of Bowral in the late 19th and early part of the 20th Century.   |
| (b) ASSOCIATIONAL SIGNIFICANCE          | The area is associated with Patrick Lindsay Crawford Shepherd who purchased the land from Oxley and subdivided it in the 1880s and after whom Shepherd Street is named.  |
| (c) AESTHETIC OR TECHNICAL SIGNIFICANCE | The area is significant for its streetscape character and the beauty of its setting and the cohesiveness of residential development along its length. The private gardens contribute to the streetscape quality. |
| (d) SOCIAL SIGNIFICANCE                 |  |
| (e) RESEARCH POTENTIAL                  |  |
| (f) RARITY                              |  |
| (g) REPRESENTATIVENESS                  | The area is representative of a type of subdivision occurring in Bowral in the late 19th Century.  |

**Integrity/Intactness**

The subdivision pattern is largely intact and highly recognisable from early subdivision plans. Many early buildings ranging from the Victorian to the Interwar period remain and have been appropriately cared for by owners.

## Bowral: Station Street Heritage Conservation Area

### 44-54 Station Street, Bowral

#### Recommendation

Include as a new heritage conservation area in Schedule 5 (part 2 Heritage conservation areas) of the Wingecarribee Local Environmental Plan 2010.

#### Description

A small precinct comprising five (5) properties on the eastern side of Station Street between Boolwey Street and Banyette Street. These were all built for residential purposes at the end of the 19<sup>th</sup> Century but are now all in commercial use (due in part to the commercial zoning of the precinct). A map of the precinct is provided below.



**Above:** A map of the proposed Station Street Heritage Conservation Area also showing existing heritage items (shaded brown). (Source: Wingecarribee Shire Council; aerial photograph by Nearmap, image date 11 March 2023.)





**Above:** The Station Street Heritage Conservation Area precinct from no. 44 (left) to 54 (right), 2023.

The five properties and their current uses are:

- 44 Station Street—hairdresser (Sensoria). Proposed heritage item.
- 46 Station Street—orthodontist (Smile Team Orthodontic).
- 48-50 Station Street—accountant (George Lawrence chartered accountant). Proposed heritage item.
- 52 Station Street—restaurant (Le Bistro Gourmand). Proposed heritage item.
- 54 Station Street—real estate (Jackson Wall). Existing heritage item.

The precinct features full width paved footpaths in different profiles of pavers in front of 44, 46 and 48-50 Station Street, and a narrow paved footpath with grass in front of 52 and a narrow asphalt footpath with grass in front of 54 Station Street. There are two (2) street trees within the footpath reserve within the precinct and two telegraph poles adjacent to the kerb with overhead wires.

#### **44 Station Street**



**Above:** 44 Station Street, Bowral, in 2020 (D.McManus).



44 Station Street is a single storey symmetrically fronted weatherboard cottage with an iron roof that dates from the late 19<sup>th</sup> Century. It is set back from the street and from the outside, it has retained its basic form, including a front (bullnosed) verandah with timber posts, original chimney and front concrete steps with low side wall. It is sympathetically painted in light blue and white. The cottage is further enhanced by a well-maintained cottage style garden and low white timber picket front fence.

This property is considered to be a contributory element within the proposed HCA and is additionally recommended for individual heritage listing (see separate heritage evidence sheet filed by street address).

#### **46 Station Street**

46 Station Street is a single storey weatherboard and brick cottage with iron roof that dates from the late 19<sup>th</sup> Century. It is set back from the street and shares similar proportions as 44 Station Street and might have been a matching pair at one time but has been unsympathetically altered (possibly c.1996) with the addition of a front projecting bay on the right hand side in brick and the addition of brick cladding along the northern side. The cottage has a landscaped front yard featuring a rhododendron shrub and a number of low maintenance plant species and an attractive low hedge behind a low timber picket front fence.



*Above: 46 Station Street, Bowral, in 2020 (D.McManus).*

This property is considered to be a neutral element within the proposed HCA and would be capable of restoration to an earlier form which would potentially elevate it to being a contributory element.

#### **48-50 Station Street**

48-52 Station Street comprises a two storey attached terrace house pair that date from the late Victorian period (c. 1886). The building is set back from the street and the small front garden is paved. There is a metal palisade front fence across the fence picket fence of palisade design that may be an original or early element. The front garden is small and paved. The façade is symmetrical and constructed in face brick that has been painted with scribed rendered finial walls with decorative corbels. The hipped roof is clad in corrugated metal and has a medium pitch and closed eaves. The verandah runs across the façade and has a bell cast profile and features cast iron brackets, balustrade and fringe. The front doors are offset and mirrored and fenestration comprises vertically proportioned 2-pane double hung timber windows with rendered sills and has been infilled with unsympathetic diamond mesh security grilles. The building appears to be in good condition and is substantially intact.



*Above: 48-50 Station Street, Bowral, in 2020 (D. McManus).*

This property is considered to be a contributory element within the proposed HCA and is additionally recommended for individual heritage listing (see separate heritage evidence sheet filed by street address).

### **52 Station Street**

The Victorian workers' cottage at 52 Station Street which forms the façade of Le Bistro Gourmand French restaurant is a single storey symmetrical weatherboard cottage that dates from the late 19<sup>th</sup> Century Victorian period. It features a corrugated metal roof and hipped front verandah with timber posts which is now glassed in. The original brick chimney has been retained. The building is set back from the street and the front yard is paved with no front fence. There is a side gravel driveway.

The cottage was restored and incorporated into a redevelopment of the site c.2006 that added a new building of contemporary design at the rear of the cottage. The cottage's front door was removed and access to the cottage is now via the rear extension. This development was designed by Terry Brooks 1949-2014.



*Above: 52 Station Street, Bowral, in 2020 (D. McManus).*

This property is considered to be a contributory element within the proposed HCA and is additionally recommended for individual heritage listing (see separate heritage evidence sheet filed by street address).

## 54 Station Street

54 Station Street is a single storey house constructed of face brick with a corrugated metal roof that dates from the late 19<sup>th</sup> Century Victorian period and is set back from the street. The house features a symmetrical façade with centrally located front door and two pairs of vertically proportioned double hung windows on either side. There is a projecting front gable above the door featuring timber fretwork. The verandah is now paved in concrete and has a straight profile with octagonal timber columns and decorative timber brackets. The front yard is grassed with a central front path of concrete. The landscaping comprises low maintenance low hedges and shrubs.

This property is considered to be a contributory element within the proposed HCA and is also listed as an individual heritage item in Schedule 5 of the Wingecarribee Local Environmental Plan 2010.



*Above: 54 Station Street, Bowral, in 2020 (D.McManus).*

## Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

| NSW heritage assessment criteria               | Assessment of site  |
|--|---|
|  | <i>(no content = site has not been assessed against that criterion)</i>   |
| <b>(a) HISTORICAL SIGNIFICANCE</b>             | <i>Of significance to the history of the local area as the group of houses at Nos 44-54 illustrate the residential development of the Station Street area of Bowral in the late 19th Century.</i> |
| <b>(b) ASSOCIATIONAL SIGNIFICANCE</b>          |   |
| <b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b> | <i>Of significance in demonstrating aesthetic value in the local area because of its setting and architectural form.</i>  |
| <b>(d) SOCIAL SIGNIFICANCE</b>                 |   |
| <b>(e) RESEARCH POTENTIAL</b>                  |   |
| <b>(f) RARITY</b>                              |   |
| <b>(g) REPRESENTATIVENESS</b>                  | <i>Of significance for its representation of the residential use and various housing forms of the late 19<sup>th</sup> Century on the western edge of Bowral adjacent to the railway line.</i>    |

**Integrity/Intactness**

As a group, they are substantially intact although all of the houses in the proposed HCA are now used for commercial purposes.

**Statement of Heritage Significance**

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The houses at Nos 44-54 Station Street are significant because they illustrate the residential development of the Station Street area of Bowral in the late 19th Century and because of their contribution to the aesthetic value in the local area for their setting and architectural form.



# Bundanoon Conservation Area: Church Street Extension

## Recommendation

Include as an extension to the existing Bundanoon Conservation Area in Schedule 5 (Part 2 Heritage conservation areas) of the Wingecarribee Local Environmental Plan 2010.

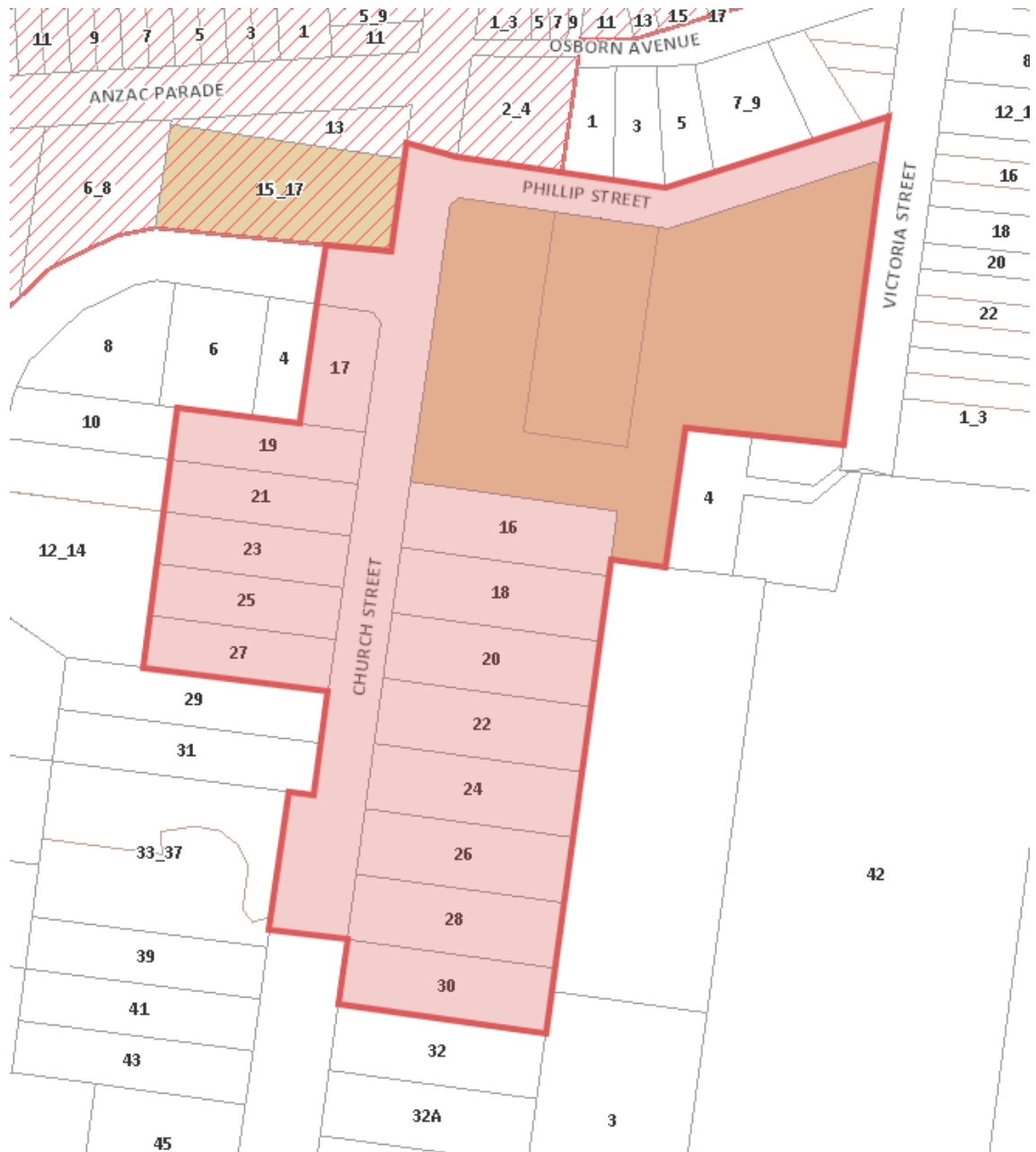
## Description

A precinct to the south of the existing Bundanoon Conservation Area along Church Street. It comprises the following properties:

- Bundanoon Public School, 14 Church Street (an existing heritage item)
- The Phillip Street reservation (to join with the existing southern edge of the Bundanoon Conservation Area)
- 17 Gullies Road
- 19-27 Church Road, inclusive
- 16-30 Church Road, inclusive
- Part of the Gullies Road and Church Road road reservations.

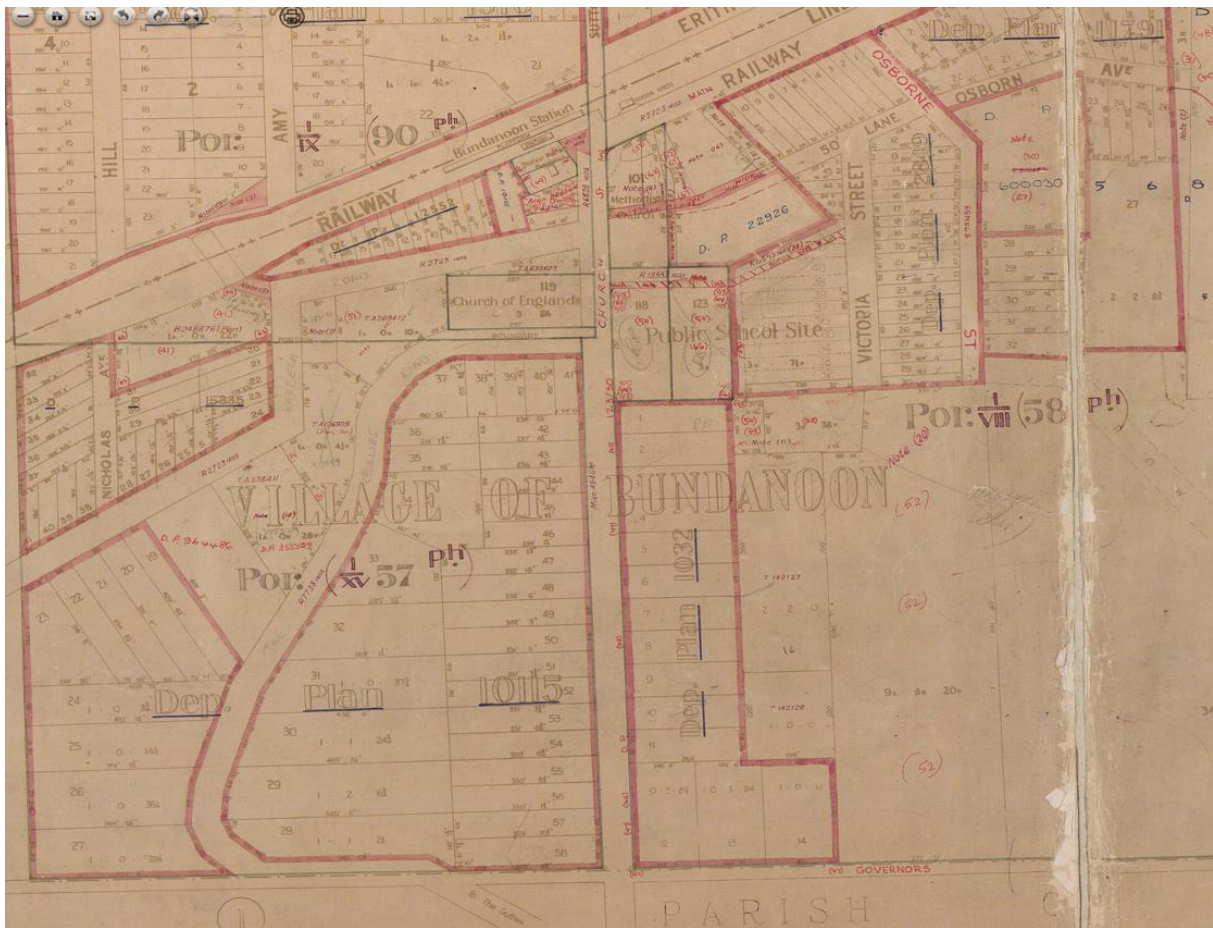


**Above:** A map of proposed Church Road Extension to the Bundanoon Conservation Area also showing the existing heritage conservation area (red hatched) and existing heritage items (shaded brown).  
(Source: Wingecarribee Shire Council; aerial photograph by Nearmap, 22 May 2023.)



**Above:** Boundary of the proposed extension to the Bundanoon Conservation Area which includes the Bundanoon Public School (existing heritage item coloured brown at top right) and houses numbered 16-30 and 17-27 (inclusive) in Church Street.





**Above:** LTO Charting map, Wingecarribee, Parish of Sutton Forest, County of Camden showing the early deposited plans: DP 10115 to the west of Church Street and DP 1032 to the east.

### **Bundanoon Public School, 14 Church Street**

This property is already included in the Wingecarribee LEP 2010 as a heritage item. The following buildings are listed as local Heritage Items: No. 11756; listed 10/03/2017; and State Heritage Items: 4/12/2019.

Bundanoon Public School library (1909); former residence (c. 1935); and toilet blocks (c. 1935); Lot 123, DP 751289; Lot 101, DP 857483.

### Historical Notes

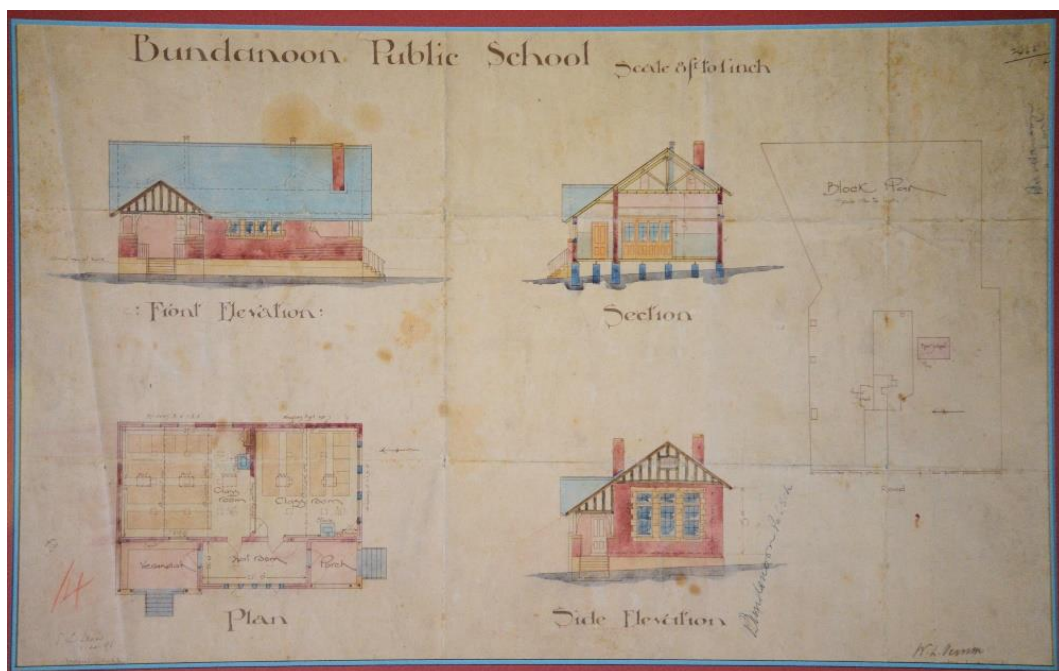
Bundanoon Provisional School began operations out of rented premises in 1871. The school was raised to public school status in 1876 and in 1877 the current school site was secured. A school building and adjoining residence were erected on the site in 1878. However, by 1907 the buildings were found to be unsuitable for teaching purposes and a new brick building was built in 1909 (B00B). The original buildings were demolished in 1929. (NSW Department of Education, 2015)

### Statement of Significance

The school is of historic and social significance for its role in providing services to the local community, and for its contribution to the community's sense of place. This applies to c.1935 former residence (Building B00A), 1909 Library (Building B00B) (see photograph and plan below) designed by Walter Liberty Vernon, and two c.1935 toilet blocks (Buildings B00D and B00E).



*Above: Photograph of the Bundanoon Public School Library, built in 1909*



*Above: 1909 Walter Liberty Vernon Plan for Bundanoon Public School.*

## **16 Church St Bundanoon – Fairview; later Grandview Flats, Lot 2 DP1032**

### Description

Timber clad residence, with a terracotta tiled roof. The interior has 10ft ceilings, hardwood flooring and timber-frame windows. There are seven bedrooms, four bathrooms and three deep verandahs. The elevated front verandah was originally enclosed. There is a long gravel driveway that includes a circular drive and a separate single garage/workshop at the rear of the lot.

Date built c. 1901.



The building has been extended over the years and is in very good condition. It is set on a 2039m<sup>2</sup> block, with a large garden, including hedging, ornamentals, shrubs and garden beds, and an original sandstone front fence. Land size: 2,039 m<sup>2</sup>.



**Above:** 16 Church Street, Bundanoon in 2022 (Source: <https://www.realestate.com.au/property-house-nsw-bundanoon-138353747>).

#### Historical Notes

Located near the Bundanoon Public School in Church Street, Fairview was first advertised for accommodation in October 1901 by Mrs a Tyler, who was also associated with the Royal Hotel. In 1918 Mrs Elrington was running the operation, followed in 1920 by Miss Toy. The Cloutt family, well-known in Bundanoon, also operated Fairview in the 1920s. By 1932, Mrs Margaret Catherine Carter was the manager, regularly advertising until 1938. The Carter family continued to live at Fairview during World War II.

In the 1950s, with so much accommodation available in Bundanoon, Fairview was altered to become Grandview Flats. More recently Cec & Marie Denney were long-time owners. Today the site is a private residence.



**Above:** 16 Church Street, Bundanoon – Fairview; later Grandview Flats, Lot 2 DP1032. Grandview Flats - 1950s postcard; former Fairview Guest House. Copyright, Bundanoon History Group.



**Above:** 2008 image of 16 Church St Bundanoon – Fairview; later Grandview Flats, Lot 2 DP1032.  
Copyright, Bundanoon History Group

#### Internet Review

28 real estate images and sales blurb below from 2022 at <https://www.realestate.com.au/property-house-nsw-bundanoon-138353747>

#### **A character home with history**

*Set amongst an established old cottage garden, this rambling residence steeped in history offers immense versatility as a substantial family home, space for a holiday rental / AirBnB or separate accommodation for the in-laws. This 1900s cottage once known as Fairview Guesthouse before becoming known as Grandview Flats is now a private residence showcasing the charm and character of its era with all the modern conveniences.*

*10ft ceilings, hardwood flooring, large skirtings and timber windows throughout this stunning clad and tiled residence;*

*Ducted gas heating with add on cooling and newly insulated ceiling + multiple fire places throughout this grand old gem;*

*Main kitchen offers a lovely breakfast room overlooking the private front garden with direct access to the deep front verandah and newly constructed BBQ deck. This lovely timber kitchen with quality finishes offers a warmth and charm not found in modern homes;*

*Living flows off the generous eat in kitchen to a more formal dining space and large lounge with open fire and a green outlook. The home also offers a fabulous library room, 2nd kitchenette and lounge (current) or possible games room and bar facilities;*

*Of the 7 bedrooms, two offer ensuites and offer either a walk in robe or separate sitting room, possible work from home space and or child's playroom. The remaining 5 bedrooms can be utilized how you wish and are all generous in size (doubles) with the front room accessing the entry verandah via French doors making this a perfect home office or separate, cosy sitting room;*

*All 4 bathrooms are in immaculate condition and offer stunning finishes, the main bathroom in particular with its dark timber floors, huge shower and deep bath a real show stopper. The residence also offers 2 laundries, one with plenty of built in cabinetry and the second offering a 5th wc and direct access to the rear mud room, back verandah and rear garden;*

*All 3 verandahs are deep and under roof allowing for outdoor entertaining all year round, the front entry verandah offers an elevated view over the front garden and pedestrian entry path, the deep welcoming side verandah a perfect space to relax on a hot summer day and the smaller cosy rear verandah a suitable entry for the Airbnb or in laws all of which offer views over the glorious gardens.*



*The grounds offer multiple garden rooms consisting of hedging, ornamentals, shrubs and garden beds offering exceptional privacy and year round colour. Parking is via the long driveway with carport, large single garage / workshop space, parking bay and circular drive for ease of entry / exiting the property. This fabulous property on 2039m<sup>2</sup> set behind a sandstone fence is only 200 meters to the village shops and offers endless options that will appeal to the most fastidious of buyers*

### **18 Church Street Bundanoon, Lot 3 DP1032.**

#### Description

Red brick home built c. 1970s.



**Above:** 18 Church Street, Bundanoon, in 2022 (D. McManus).

#### Internet Review

43 real estate images from 2009, 2010 and 2023 at <https://www.realestate.com.au/property/18-church-st-bundanoon-nsw-2578>.

Three bedrooms, one bathroom; garage. Land size: 2,039 m<sup>2</sup>. Built c. 1970s.

### **20 Church Street Bundanoon**

#### Description

Lot 4 DP 1032

Symmetrical timber house with hipped corrugated iron roof; has a tall chimney with chimney pots and a mature garden. Land size: 2,039 m<sup>2</sup>.



*Above: 20 Church Street, Bundanoon, in 2022 (D. McManus).*

#### Internet Review

Street view image only at <https://www.realestate.com.au/property/20-church-st-bundanoon-nsw-2578>.

#### Historical Notes

Lot 4 DP 1032 (20 Church Street) was sold to Henry Bell junior, a farmer, on 8 June 1883. It was transferred to James Layton, a fettler, on 7 July 1883 and passed to Layton's widow, Mary Ann, in August 1902. It is likely that the house was built in the late 19<sup>th</sup> century.

### **22 Church Street Bundanoon**

#### Description

Lot 5 DP1032

Symmetrical brick house with hipped corrugated iron roof with a brick chimney. There is a verandah at the front with timber verandah posts. The front door is timber and has a transom window. Land size: 2,039 m<sup>2</sup>.





*Above: 22 Church Street in 2022 (D. McManus).*

#### Internet Review

No images at <https://www.realestate.com.au/property/22-church-st-bundanoon-nsw-2578>.

#### **24 Church Street, Bundanoon**

##### Description

Lot 6 DP 1032

Fibro cement residence on brick foundation, with corrugated iron, hipped roof; two chimneys; one of these, a tall chimney, is outside, at rear of residence. Internal fireplace. Four bedrooms, one bathroom; two car garage, single garage and one carport. has original floorboards and internal timber wall detailing in the lounge room. Timber frame windows. Land size: 2,039 m<sup>2</sup>.



*Above: Aerial view of 24 Church Street from the rear (Source: <https://www.realestate.com.au/property/24-church-st-bundanoon-nsw-2578>).*

### Internet Review

10 real estate images from 2015 at <https://www.realestate.com.au/property//24-church-st-bundanoon-nsw-2578>.



*Above: Interior view of 24 Church Street (Source: <https://www.realestate.com.au/property//24-church-st-bundanoon-nsw-2578>).*

### Historical Notes

24 Church Street was the home of Roger Bell. He was Bundanoon's legendary postman for 58 years - from 1951 to about 2010. Roger died in 2015. He was a Bundanoon institution.

The original weatherboard house at 24 Church Street was built by Roger's grandfather, Uriah Bell, around 1880. He and Roger's grandmother, Elizabeth, lived there until his grandfather died in 1934, and grandmother in 1940. Roger's father, Jasper, inherited the house at No. 24. It was 70 years old in 1950, when Jasper demolished the house and built the present one, where he lived with Roger's mother. following her death, it passed to Roger.

### **26 Church Street, Bundanoon**

#### Description

Lot 7 DP 1032

Timber residence with corrugated iron roof and long verandah with timber posts on masonry bases. California Bungalow style. Two-pane sash windows. Three bedrooms, one bathroom; garage. sandstone fence at front of lot. Land size: 2,039 m<sup>2</sup>.





*Above: 26 Church Street in 2022 (D. McManus).*

#### Internet Review

11 real estate images from 2009 at <https://www.realestate.com.au/property/26-church-st-bundanoon-nsw-2578>.

#### **28 Church Street, Bundanoon**

##### Description

Lot 8 DP1032

Timber residence with corrugated iron roof, with front gable projection. Three bedrooms, two bathrooms; garage and carport. Built c.1960. Later extensions. Land size: 2,039 m<sup>2</sup>.



*Above: 28 Church Street in 2022 (D. McManus).*



**Above:** 28 Church Street in 2012 (Source: <https://www.realestate.com.au/property//28-church-st-bundanoon-nsw-2578>).

#### Internet Review

32 images at this site from 2012 including one image above from <https://www.realestate.com.au/property//28-church-st-bundanoon-nsw-2578>

#### **30 Church Street, Bundanoon**

##### Description

Lot 9 DP1032

Timber residence with terracotta tiled roof, with front gable. California Bungalow style. Original verandah at front has been closed in. Three bedrooms. Land size: 2,039 m<sup>2</sup>.



**Above:** 30 Church Street in 2022 (D. McManus).



### Internet Review

#### **17 Church Street, Bundanoon**

##### Description

Two bedrooms, one bathroom; carport. Land size: 1,170 m<sup>2</sup>. Not a heritage item



*Above: 17 Church Street in 2022 (D. McManus).*

### Internet Review

18 real estate images from 2018 at <https://www.realestate.com.au/sold/property-house-nsw-bundanoon-129699686>.

#### **19 Church Street, Bundanoon**

##### Description

Timber residence with terracotta hipped tiled roof, with front gable projection, and small covered porch. Central double-sided chimney, with fireplaces to kitchen and lounge room. Two bedrooms, one bathroom; carport. 12-pane sash windows may be a later addition? Land size: 1,456 m<sup>2</sup>.

Built c. 1930.

### Internet Review

36 real estate images from 2020, 2013, 2014 and 2018 at this site <https://www.realestate.com.au/property/19-church-st-bundanoon-nsw-2578>.



***Above: 19 Church Street in 2022 (D. McManus).***



***Above: 19 Church Street in 2014 (Source: <https://www.realestate.com.au/property/19-church-st-bundanoon-nsw-2578>).***

## **21 Church Street, Bundanoon**

### Description

Three bedrooms, one bathroom; carport. Not a heritage item.





**Above:** 21 Church Street in 2022 (D. McManus).

#### Internet Review

No image site found.

### **23 Church Street Bundanoon**

#### Description

Timber residence (narrow weatherboards) with terracotta, double-hipped, tiled roof; small, covered porch under front hipped roof, with decorative timber detailing. Two and four-pane sash windows. Northern side addition. Interior detailing, including original timber floors, picture rails, decorative cornices and ceiling rose, vents and opaque French doors in the lounge room. Three bedrooms, one bathroom; carport. Land size: 1,441 m<sup>2</sup>.



**Above:** 22 Church Street in 2019 (Source: <https://www.realestate.com.au/property//23-church-st-bundanoon-nsw-2578>).

### Internet Review

50 real estate images from 2015 and 2019 at <https://www.realestate.com.au/property//23-church-st-bundanoon-nsw-2578>.

### **25 Church Street, Bundanoon**

#### Description

Timber residence (narrow weatherboards) with terracotta, hipped, tiled roof, with front gable projection. Entry porch under front part of hipped roof. Central double-sided chimney, with chimney pots. Interior detailing, including original timber floors, picture rails, decorative cornices in the lounge room and bedroom. Three bedrooms, one bathroom; carport. Land size: 1,441 m<sup>2</sup>.



*Above: 25 Church Street in 2022 (D. McManus).*

### **27 Church Street, Bundanoon—‘Glenview’**

#### Description

Timber residence (narrow weatherboards) with corrugated iron hipped roof; recessed front verandah. Has had alterations. Three bedrooms, one bathroom; carport. Land size: 1,436 m<sup>2</sup>.

#### Internet Review

10 real estate images from 2008 and 2015 at this site <https://www.realestate.com.au/property/27-church-st-bundanoon-nsw-2578>.





**Above:** 27 Church Street in 2022 (D. McManus).

## History of the Church Street area

The land at the eastern side of Church Street, Bundanoon, was originally part of Plan (DP) 1032 (see plan below) and Portion I/VIII (58) of Bundanoon, granted August 1882 to George William Osborn. George and his wife, Dinah, later established The Knoll Guesthouse (later Solar Springs, now Osborn House) in Bundanoon. They were both prominent members of the local community. George operated the postal service from 1876; he built and ran one of Bundanoon's first stores from 1882. The Council of Education appointed Dinah as schoolteacher at Bundanoon's first school when it opened at the original Methodist Church in 1871, and she continued there until 1880.

The land on the western side of Church Street, Bundanoon, was originally part of Plan (DP) 10115 and Portion I/XV (57) of Bundanoon, of just over 34 acres, purchased in 1873 by William Augustus (Gus) Nicholas from Charles Jordan (Jordan purchased the original 40-acre lot in 1862; Nicholas's title purchase was formalised in September 1909). Nicholas and his first wife, Sarah, established The Commercial Hotel and Fernmount Guesthouse in Bundanoon. Nicholas was a photographer, as was Sarah, and left most of the surviving early photographic record of Bundanoon. Nicholas was also the first medical practitioner in Bundanoon, establishing The Pill factory (now a short-stay rental property) and providing homeopathic remedies and treatment to locals and their animals for around 40 years.

## Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

| NSW heritage assessment criteria   | Assessment of site  |
|------------------------------------|---|
|                                    | <i>(no content = site has not been assessed against that criterion)</i>   |
| <b>(a) HISTORICAL SIGNIFICANCE</b> | <i>Of significance to the history of the local area due to its setting and the character of its buildings and because it illustrates early development of this part of Bundanoon from the late 1800s, on land that was owned by George Osborn and his wife, Dinah, and William Augustus (Gus) Nicholas and his first wife, Sarah Nicholas, some of Bundanoon's earliest white settler families.</i> |

| NSW heritage assessment criteria        | Assessment of site  |
|---|---|
| (b) ASSOCIATIONAL SIGNIFICANCE          |   |
| (c) AESTHETIC OR TECHNICAL SIGNIFICANCE |   |
| (d) SOCIAL SIGNIFICANCE                 | <i>Of significance because of its strong regard with which it is held by the Bundanoon community.</i> |
| (e) RESEARCH POTENTIAL                  |   |
| (f) RARITY                              |   |
| (g) REPRESENTATIVENESS                  |   |

### Statement of Heritage Significance

This area is of significance to the history of Bundanoon because it illustrates the early development of this part of the local area as Bundanoon developed as a village from the late 1800s, on land that was owned by George and Dinah Osborn, and William Augustus (Gus) and Sarah Nicholas, some of Bundanoon's earliest white settler families. It demonstrates historic value due to its setting on the hillside with views to The Gullies, its inclusion of Bundanoon Public School, and its proximity to Churches and the shopping centre. It is highly valued by the Bundanoon community for this setting and the early character of its buildings. The school includes an early Library building (1909), a former residence (c. 1935) and toilet blocks (c. 1935).

# Burradoo & Bowral: Links Road & Golf Course Heritage Conservation Area

## Recommendation

Include as a new heritage conservation area in Schedule 5 (Part 2 Heritage conservation areas) of the Wingecarribee Local Environmental Plan 2010.

## Description

There are 21 houses in Links Road between Campbell Street and Burradoo Road. All except No 7 are directly opposite Bowral Golf Course.

Three of the items are already LEP listed: 'Bellevue Park' at No 9, 'Links House' at No. 17 and 'Winstersloe' at No 45 on the corner of Burradoo Road. No. 11 was recommended in the Wingecarribee Heritage Survey 2009 but deferred by Council in 2012 and is now recommended in this Study for heritage listing along with 9 other items in Links Road and the Bowral Golf Course and Club House in Bowral (see separate entry in Bowral Heritage Evidence Sheets document).

The precinct comprises the following 22 properties, all of which are within the locality of Burradoo, with the exception of the Golf Course property:

- 7 Links Road—recommended in this Study for heritage listing (see separate entry).
- 9 Links Road, 'Bellevue Park'—existing heritage item.
- 11 Links Road, an Alf Stephens' house—recommended in this Study for heritage listing (see separate entry).
- 13 Links Road—recommended in this Study for heritage listing (see separate entry).
- 15 Links Road—recommended in this Study for heritage listing (see separate entry).
- 17 Links Road, 'Links House'—existing heritage item.
- 19 Links Road—recommended in this Study for heritage listing (see separate entry).
- 21 Links Road—appears to be a newer house and is a complementary element in the street.
- 23 Links Road 'Shadowood', Leslie Wilkinson house—recommended in this Study for heritage listing (see separate entry).
- 25 Links Road, 'Airlie'—house is set back from the street and the garden is complementary to the streetscape.
- 27 Links Road, 'Chamae'—recommended in this Study for heritage listing (see separate entry).
- 29 Links Road—recommended in this Study for heritage listing (see separate entry).
- 31 Links Road—appears to be a newer house and is a complementary element in the street.
- 33 Links Road—Peddle, Thorpe and Walker designed and master built by Alf Stephens circa 1935—recommended in this Study for heritage listing (see separate entry).
- 35 Links Road—a very new house and is a complementary element in the street.
- 37 Links Road—a post 1950 house and a neutral element in the street.
- 37A Links Road—a post 1950 house and a neutral element in the street.
- 39 Links Road, 'Ambleside'—recommended in this Study for heritage listing (see separate entry).
- 41 Links Road—a post 1950 house and a neutral element in the street.
- 43 Links Road—a post 1950 house and a neutral element in the street.
- 45 Links Road, 'Wintersloe'—existing heritage item.
- 25-43 Kangaloon Road, Bowral—Bowral Golf Course (including Club House building)—recommended in this Study for heritage listing (see separate entry in Bowral Heritage Evidence Sheets document).

This Study also includes a recommendation to heritage list the Bowral Golf Course and Club House—see separate entry in Bowral Heritage Evidence Sheets document. That property is included in this proposed heritage conservation area because of the contribution it makes to the landscape of Links Road and the similar era in which the Golf Club and some of the important early houses in Links Road were construction (from 1917 into the Interwar period).



A map of the proposed Links Road & Golf Course Heritage Conservation Area is below.



**Above:** A map of the proposed Links Road & Golf Course Heritage Conservation Area also showing existing heritage conservation areas (red hatched) and existing heritage items (shaded brown).  
(Source: Wingecarribee Shire Council; aerial photograph by Nearmap, 11 March 2023.)

## History

### Research from Bud Townsing May 2021

Below: Auction Notice for the new Golf Links estate. Campbell Street and Houses not built till sometime later. Surveyor is George Henry Sheaffe (1841-1832), surveyor and father of Henry Sheaffe Architect and surveyor. At this time Burradoo Road was called Government Road. Golf links planned by 1917 but not open until some time later.



**BOWRAL**

**NEW GOLF LINKS**

**SUBDIVISION**

AUCTION SALE, AT 3 P.M. ON THE GROUND.

**SATURDAY 29<sup>TH</sup> DEC<sup>R</sup> 1917**

**RAINE & HORNE.**

AUCTIONEERS, 70 PITT ST SYDNEY

In conjunction with **J.G. MORRIS, & CO** BOWRAL.

**TERMS**  
10 PER CENT DEPOSIT.  
Balance by Quarterly Payments extending  
over 5 Years at 5% Interest.

All Dimensions in Links.  
All Dimensions and Areas subject to Repealed Plans.

**TORRENS TITLE.**

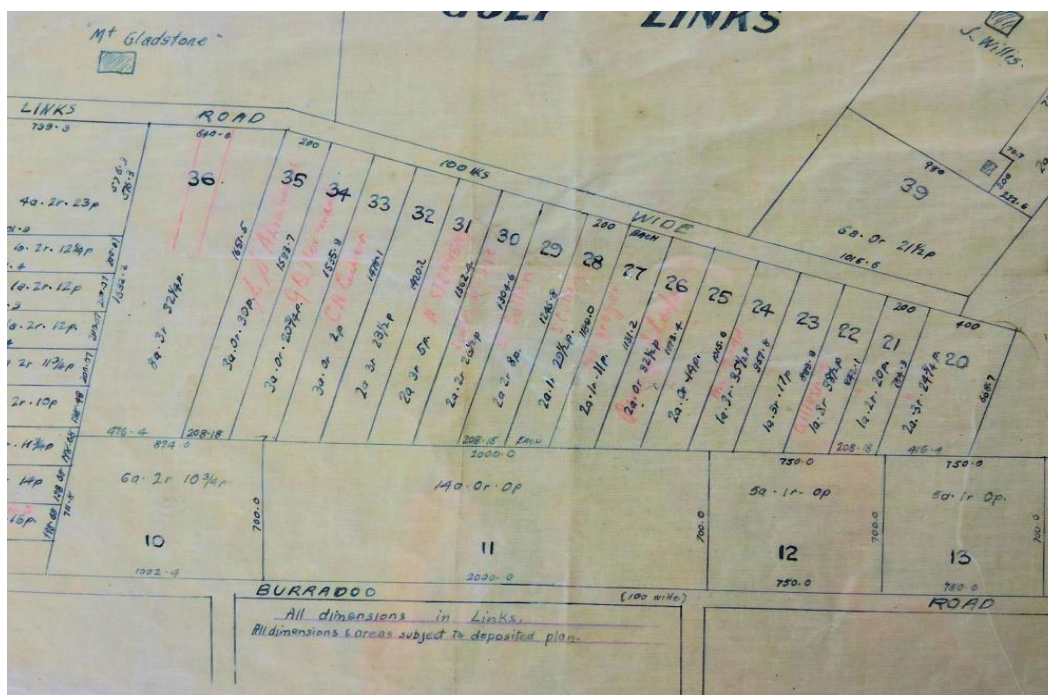
G. H. Sheaffe.  
Licensed Surveyor under R.T.A.  
BOWRAL.

B13/13

(Source: Bowral Subdivision Plans, State Library of NSW  
<https://collection.sl.nsw.gov.au/record/74VvqrQdzRLd/gp2PxWZQRz3kD.>)



Links Road area on a 1951 map from BDHS. Shows houses built at that time and names.





This undated hard to read map from c. post WWII shows various owners including

Abrahams Lot 35?

C R Lubber Lot 33

Norrie Stephens Lot 31

Macgregor Lot 27

Gillespie Lot 22

### **GEORGE HENRY SHEAFFE (1841-1932) – surveyor of the Links Road subdivision.**

Biographical Notes on George Henry Sheaffe (1841-1932). Dennis McManus. January 1 2022. (short version)

The notes below draw heavily on Maureen and Bud Townsing's book *A brief History of Church and Edward Streets Bowral* 2016 pages 68-100. Copies of the book are available from Bud Townsing who can be contacted on 0429 030 195.

George Sheaffe and his eldest son Henry were both renown surveyors and Henry had the additional skill of being an architect.

**George Henry Sheaffe (1841-1932)** was born in Dapto in 1841. He was a surveyor doing contract work for the Government as well as private practice work. He retired in Goulburn in 1911 at the age of 70. George and Amy Sheaffe came to Bowral in about September 1911 and they lived at *Twickenham* c. No. 49 Bendooley Street. *Twickenham* is now owned by the Education Department and is the timber bungalow on the corner of Bendooley and Banyette Street. In Bowral George continued in private practice as a licensed surveyor and did numerous subdivisions in and around Bowral, Moss Vale and Mittagong including the 1917 subdivision of Links Road facing the then new Bowral Golf Course. He did his last field work at the age of 87 in about 1928. He died in 1932.

George's obituary in The Braidwood Dispatch and Mining Journal of Friday 26 August 1932 reads as follows: The death occurred at Bowral last Friday of Mr. Henry G. Sheaffe, at the age of 92 years. The late Mr. Sheaffe, who for many years was District Surveyor at Goulburn, was the son of the late Captain William Sheaffe, of the 20th Regiment, and was born at Illawarra, where he spent most of his early life. He engaged for a number of years in private survey work, and eventually became District Surveyor at Forbes. He was then transferred to Cooma, and later to Goulburn, where he resided at 'Bindogundra' for a period of more than 20 years. He succeeded the late Mr. H. Twynam at Goulburn retiring in March, 1911.

### **People on Parade**

Bud Townsing provided the one page image below from the *Daily Telegraph* 1938 which does make reference to some Links Road houses and owners.

Attached is "**People on Parade**" 1938 describing some of the people on "Millionaires Row", Bowral. The following points are from "People on Parade".

The Cecil Lubber residence is 11 Links Road, Wildwood. See page 128 of our Alf Stephens 2020 book.

The photo of the "lovely Eve McGregor", her mum owned the second Shadowood at 23 Links Road. Eve married H Beresford Grant in 1938 who built Rosedale at Sutton Forest, another Leslie Wilkinson house see page 130 of our Alf Stephens 2020 book.

45 Links Road was built for Attorney Hawke, nice little photo of it. Reminds me of Uplands to look at – thus may be designed by our friend John Spencer Stansfield. Page 132 of our Alf Stephens 2020 book..

9 Links Road is shown it is the Keighleys "Gold Coast in Bowral"

The Hacienda is the first Wilkinson designed first Shadowood on the corner of Burradoo Road and Links Road and now called Bibury.

Photo of the Crouches home Laythes I think is 13 Links Road.

Below Daily Telegraph Home Magazine 30/5/1938. p 8. from Trove

DAILY TELEGRAPH HOME MAGAZINE

Monday, May 30, 1938

# PEOPLE ON PARADE

Written and Picturised  
By JO FALLON

**I've Been To Bowral • They're Giving the Kids a Treat • H.E. to Tea • Gang's All Here But There's No Hay, Hay • Minding Their Pews and Keys • Carpet in the Kirk.**

**B**EEN back in the heath, I have, with the wind in my tartan, bending the bracken with all the ocracy . . . up in the Southern Highlands.

Several of our socialite families, you know, are in residence Bowral, ostensibly to give the kids a treat.

Constant stream of opulent autos floats between the Bowral Golf Links and Millionaire Row.

Bowral has become "small-city-fied" these days . . . the same gang who would ride to Versailles with their nose in a rose—have to push on to the Olympian Heights of Moss Vale or Sutton Forest. Just in case "H.E." . . . the Gov. to you . . . should happen to drop in for a dish of tea.

But the time of year is wrong for pleasant outdoor sport. The trees have lost their leaves, and there's no hay to lie in the sun, because there's no sun.

No local color since Squire Hunter Kerr gave up the farmhouse and brought his wife and gun dog to town, selling autos, and living in a Macintyre Street apartment. He used to drive about in a true jaunty car and "was indeed old world to watch him greet the peasants outside ye olde Sutton Forest kirk."

The Misses Farnan drive a vintage sedan to the kirk.

In this tiny church society has its named pews, and you read names of Dancer, Dyal, Beaver, Smythe, Whites, Metcalfe, Gibbons, et al, even to a naval commander, one Newman. You feel they should look 'em on leaving, their knee-prints are so precious.

Curious is the strobbery here . . . the families run to pew furniture, one (Dytale) complete with Axminster carpet; others satisfied with plain scrubbed boards.

And so we say farewell to the southern highlands, and, er . . . Baby, take a Bowral.

**GERALD "POTASH" DAVIS** being shown over his grounds by Cecil "Salts" Luber, in Millionaire Row, Bowral.

**HIS EX. LORD WAKEHURST**, with daughter Miss Henrietta Loder, chats with Padre Stewart at his parish church.

**THE HACIENDA** on Burradon Road, where Spinster Dangar is pleased to be at home.

**MILLIONAIRE** music publisher Frank Albert has Harley Farm complete with peacocks, at Bowral.

**KEIGHLEY'S**, the wool people, have a symphony in white on the Gold Coast at Bowral.

**JUSTLY RAWLINGS** tries his hand at a little game of skill on vacation at Dornie House.

**THE HUDSON FAMILY** were up to give small son a school vac. Papa Hudson and son John.

**LOVELLY** Eve McGregor, chateau of one of the prettiest houses in fashionable Bowral.

**CHARLIE DAVIDSON**, Bob Gowing, Colin Hudson, and W. S. Corner in the men's lounge at Dornie House.

**THE CECIL LUBER** residence, Wildwood, has three trees and much opulent furniture, situate Millionaire Row, Bowral.

**THE CROUCHES'** home is Laythes, and it means something, but you and I never were good at classics—so skip it.

**ATTORNEY HAWKE**, of T. P. McMahon, has a brand new house, full of Sherraton furniture, at Bowral.

**THE FRONT** of Sir Norman Kater's luxurious estate, at Sutton Forest, a neighbor of His Excellency.

**BRIDGE PARK**, the colonial Burradon home of the Denkins.

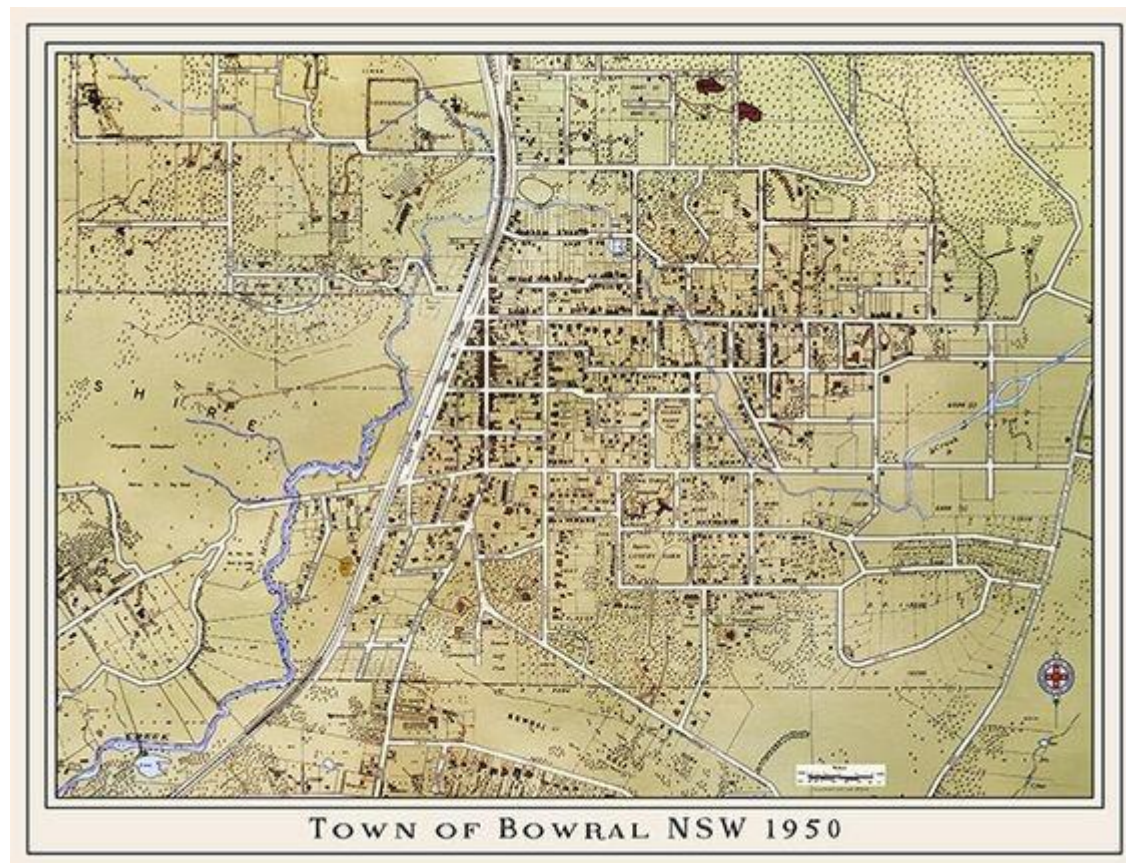
**DR. GODSALL'S** Burradon residence, on a quiet back road, has its own music from eight lame kookaburras.

**THE S.E. EXPOSURE** and the sunken garden of millionaire shipowner and very county James Burns, at Burradon.

**ANOTHER SHOT** at Sir Norman Kater's luxurious Sutton Forest home—the S.E. exposure.

National Library of Australia

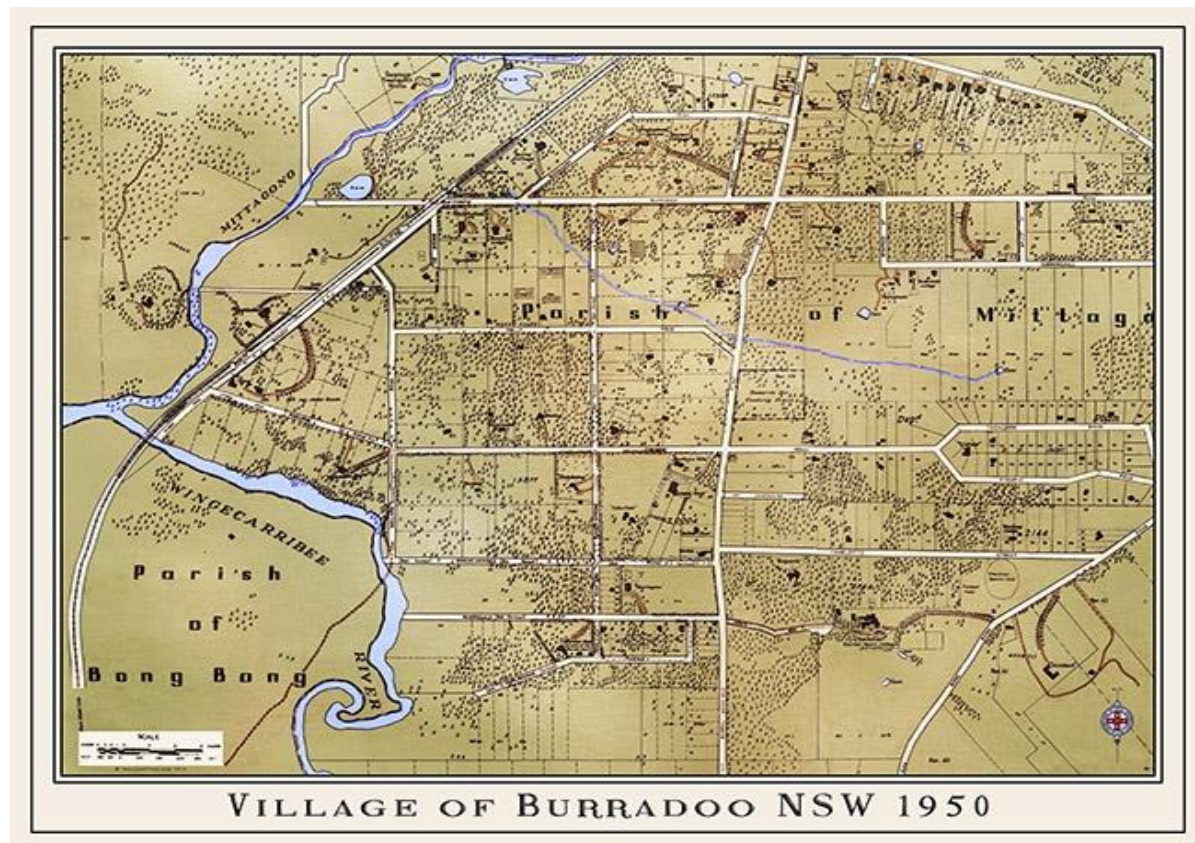
<http://nla.gov.au/nla.news-page27234553>



**Above:** Department Local Government map of Bowral 1950. This restored map is available on the Tony Sheffield site below. Links Road and most of Bowral Golf Course appears at bottom centre. Map indicates about 10 houses built by that time in Links Road plus the club house and a few houses in Kangaloon Road..

**Below:** Map of Burradoo belows shows how few houses were built in Burradoo by 1950  
<http://tonysheffield.com/shop/village-burradoo-nsw-1950>





### Research Notes on the Bowral Golf Club and Course

There is an excellent thematic history book *The Story of Golf in NSW* by David J Innes 1988 which gives a good context for the Bowral Golf Club. Formed in February 1901 the club itself is the 21st of 25 clubs set up in the first fifty years of golfing in NSW from 1851-1901.

Doug Stalley's book *Bowral Golf Course 1901- 2001* provides a very full and extremely detailed history of Bowral Golf Club and Golf Course and these notes only brief. Acquisition and development of the present Kangaloon Road site commenced in 1917. Prior to this time golf had been played on sites in Burradoo near Werrington House, on the Bowral Glebe lands and on Merilbah House site in Centennial Road. At first the Kangaloon Road grounds were developed as a 9 hole course but with the acquisition of further land in the early 1920s an 18 hole course was completed.

Notes on Daniel Gordon Soutar (1882 -1937) who laid out Bowral Golf Course from

<https://golfproperty.com/course-architects/daniel-gordon-soutar/>

Dan Soutar (1882 -1937) was a professional golfer in Australia. Soutar learned golf on the links of Carnoustie, where he watched and mimicked the swings of Freddie Tait, Archie Simpson and Willie Smith. He moved to Australia at the urging of his boyhood friend and golf rival Carnegie Clark, where he went on to win the 1905 Australian Open and the Australian PGA Championship from 1905 to 1907 and again in 1910.

Dan made quite an impression during golf's glory days in Australia by routing and designing the wonderful Kingston Heath golf course in Melbourne. Although Dr. MacKenzie finished the course by planning the bunkering, it was Soutar's layout that elevated Kingston Heath beyond its flattish surrounds to the gem we admire today. He also designed the Elanora Country Club in Sydney, among other credits.

Soutar, along with his fellow immigrants in Carnegie Clark and 'Jas' Scott, pioneered professional golf in this Australia, bringing their Scottish work ethic and all-around skills to bear on the game as a whole, from teaching to playing, to club-making and to course design.

It is in the latter category that Soutar and his colleagues made their greatest contribution to golf in Australia, as they utilized their knowledge of the natural links of their home country and applied them wisely. Dan Soutar was a giant of a man in many ways. Proud, yet humble in manner, this talented golfer and designer has earned his place in the pantheon of early Australian golf course architects, if only for his work at Kingston Heath.

## Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

| NSW heritage assessment criteria               | Assessment of site<br>(no content = site has not been assessed against that criterion)   |
|--|--|
| <b>(a) HISTORICAL SIGNIFICANCE</b>             | <i>Of significance to the history of the local area because it illustrates the development of the Bowral and Burradoo areas of the district at the time of WWI when both the Links Road Subdivision and Golf Course were created.</i>  |
| <b>(b) ASSOCIATIONAL SIGNIFICANCE</b>          | <p><i>The Links Road subdivision is of significance because of its association in the local area with many early residents of the district including: George Henry Sheaffe (1841-1932) surveyor of the Links Road subdivision in 1917. He was born in Dapto in 1841. He was a surveyor doing contract work for the Government as well as private practice work. He "retired" in Goulburn in 1911 at the age of 70. George and Amy Sheaffe came to Bowral in about September 1911 and they lived at Twickenham in Bendooley Street. The site where Twickenham was is now part of the Bowral School. In Bowral, George Sheaffe continued in private practice as a licensed surveyor and did numerous subdivisions in and around Bowral, Moss Vale and Mittagong. He did his last field work at the age of 87 in about 1928. He died in 1932.</i></p> <p><i>The Bowral Golf Course area is of significance because of its association from 1917 with several early members of the club including Sir William Vicars, with its first nine hole designer, professional golfer and golf course architect, Dan Soutar and with its early groundsmen T. J. Phillips and George Read. A fuller understanding of its history is provided in Douglas Stalley's excellent 2001 book, Bowral Golf Course 1901-2001.</i></p> |
| <b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b> | <i>Of significance in demonstrating aesthetic value in the local area for the beauty of its golf course and the architectural forms of the houses in Links Road and the Golf Club House in Kangaloon Road.</i>   |
| <b>(d) SOCIAL SIGNIFICANCE</b>                 | <i>Of significance because of the esteem in which this area is held by the local and wider community.</i>  |
| <b>(e) RESEARCH POTENTIAL</b>                  |  |
| <b>(f) RARITY</b>                              | <i>Of significance because the item possesses a rare aspect of the local area's heritage in this case the creation in WWI of a high class subdivision adjacent to a golf links one of the first of its kind in Australia.</i>  |
| <b>(g) REPRESENTATIVENESS</b>                  |  |

## Integrity/Intactness

Substantially intact although some subdivision and development of the golf course land has been undertaken over the years.

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## Statement of Heritage Significance

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The Links Road and Golf Course Heritage Conservation Area is significant because it illustrates the development of the Bowral and Burradoo areas at the time of WWI when both the Links Road subdivision and Golf Course were created. The Links Road subdivision is of significance because of its association in the local area with many early residents of the district including George Henry Sheaffe (1841-1932) surveyor of the subdivision in 1917. The Bowral Golf Course area is of significance because of its association from 1917 with several early members of the club including Sir William Vicars, with its first nine hole designer, Professional Golfer and Golf Course Architect, Dan Soutar and with its early groundsmen T. J. Phillips and George Read. A fuller understanding of its history is provided in Douglas Stalley's excellent 2001 book, Bowral Golf Course 1901-2001. The area is also of significance in demonstrating aesthetic value because of the beauty of the landscaped golf course setting and for the architectural forms of the houses in Links Road and the Golf Club House in Kangaloon Road and for possessing a rare aspect of the local area's heritage in this case the creation in WWI of a high class subdivision adjacent to a golf links one of the first of its kind in Australia. It is also of significance because of the esteem in which this area is held by the local community.



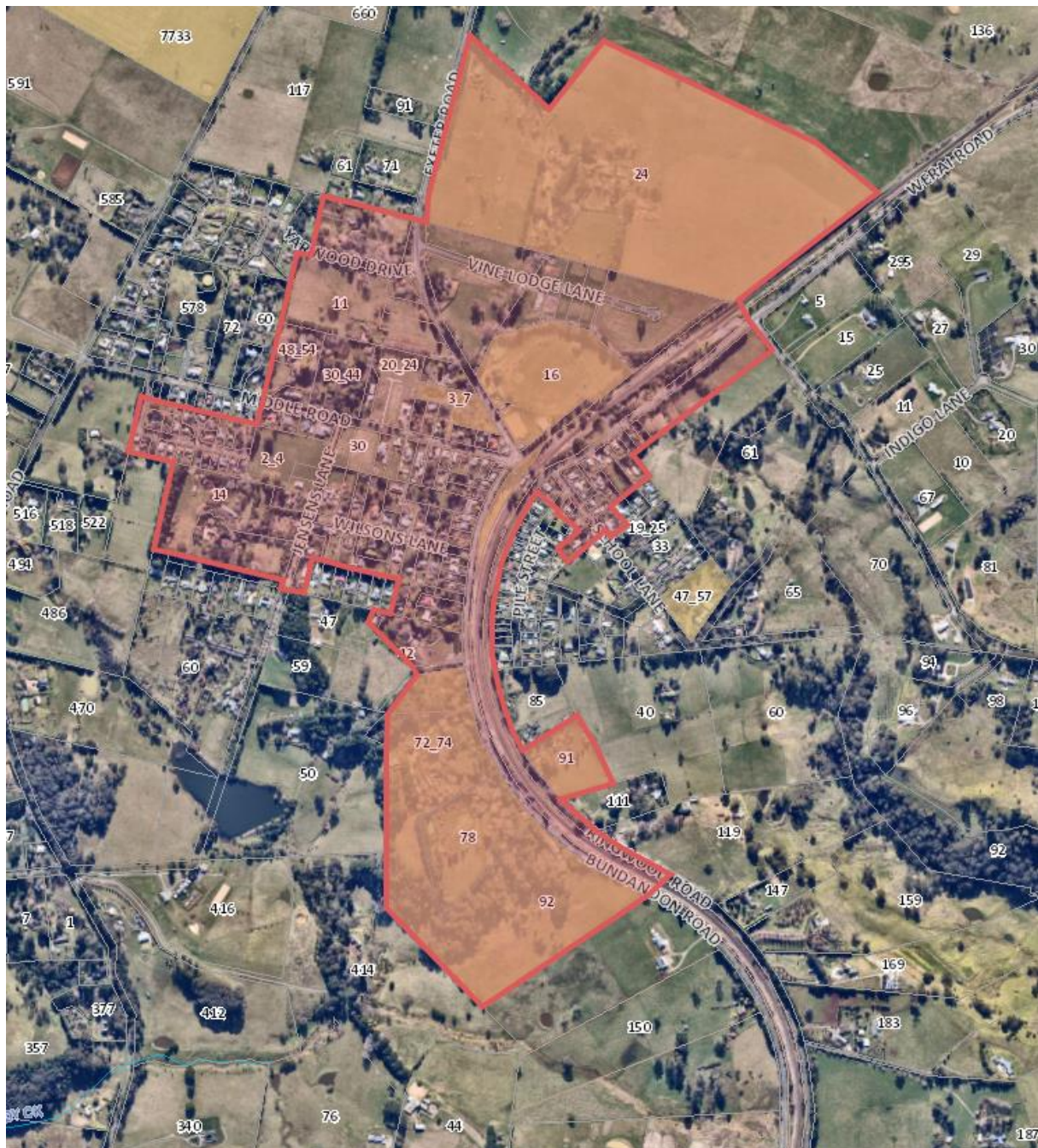
# Exeter Village Heritage Conservation Area

## Recommendation

Include as a new heritage conservation area in Schedule 5 (Part 2 Heritage conservation areas) of the Wingecarribee Local Environmental Plan 2010.

## Description of the Heritage Conservation Area for Exeter

The area covered is best seen in the map for the Heritage Conservation Area for Exeter. It covers all of the current LEP listed items except the public school in the east and includes *Vine Lodge* in the north and *Invergowrie* in the south which act as anchor points for the HCA. It covers all of the gateway roads to the village centre, includes the important heart of the village centre and some of the early developed residential areas of the village close to its centre.



**Above:** A map of the proposed Exeter Village Heritage Conservation Area also showing existing heritage items (shaded brown). (Source: Wingecarribee Shire Council; aerial photograph by Nearmap, 12 June 2023.)





Above 1963 air photo accessed by Bud Townsing (Source: Historical Imagery Viewer, NSW Government, <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html?id=f7c215b873864d44bccddda8075238cb>).

### **Background to the proposed HCA for Exeter**

In considering items in Exeter at its first Review Workshop on 28 May 2021 the Heritage Advisory Committee briefly discussed the issue of whether there should be a HCA for Exeter in addition to the current DCP. More recently in September 2021 Dawn Jonas from the Exeter Village Association raised concern about the need for greater control especially given the now allowable development where no HCA exists. It was suggested to the Association that a HCA be considered and this led to Anne McKay, a trained heritage person and former Heritage Officer at Wingecarribee Shire and member of the Association and resident, preparing draft boundaries for consideration and the advice of the Association below on 30 October 2021.

### ***Advice below and map from Anne Mackay, Exeter Village Association, 30 October 2021:***

*We have been looking closely at the areas that could be included in the Exeter Village Conservation Area (EVCA). Below are draft options. The members of the EVA subcommittee and Linda Emery have all had input into these potential boundaries. There has been some toing and froing about what should/shouldn't be included.*

*Option A incorporates the entire Exeter DCP area as well as a broader area to the north that encapsulates a rural landscape buffer. The rationale behind Option A is to protect the village character beyond strict heritage values and to define the area where we are seeking adequate consideration of development proposals (ie. based on compliance with the DCPs). Also attached are the draft objectives/parameters that helped to define Option A.*

*Option A was presented to the EVA committee for initial comment and there was push back that the area was too large and would affect too many residents, without certainty about what extra requirements/restrictions may be imposed.*

*Option B was created in response to that feedback, with the black outline showing a 'core heritage area'. This option has more focus on the key heritage elements, particularly around the central intersection and grew out from there. Ideally, there would also be a 'landscape buffer' around the 'heritage core' that reflects the surrounding rural lands.*

*Blue edge below is Option A.*

*Black edge is Option B.*



### **Exeter Village Conservation Area**

#### **Objectives:**



*To define an area:*

- 1** *Where compliance with the guidelines/requirements of the Exeter DCP (or Rural Lands DCP) will be triggered and applied as part of any future DAs within and adjacent to the village.*
- 2** *That provides a suitable curtilage and context for items of heritage (current, proposed and contributory) and reflects the historical development of the village.*
- 3** *That encapsulates built and landscape elements that contribute to the character of the village.*
- 4** *That protects the open rural character of key approaches to the village.*

*The proposed Exeter Village Conservation Area (EVCA) boundary incorporates or has regard to:*

- 5** *Exeter DCP area*
- 6** *Historical boundaries/subdivisions*
- 7** *Listed heritage items (WSC LEP)*
- 8** *Contributory heritage items (Exeter DCP)*
- 9** *Proposed/potential heritage items (WSC Heritage Committee)*
- 10** *Contributory landscape elements*
- 11** *Significant views to the village, including road approaches*
- 12** *Effect of topography/ridgelines on significant vistas*
- 13** *National Trust Exeter/Sutton Forest Landscape Conservation Area*
- 14** *Local character statement*

### **Review of the potential HCA proposed by the Exeter Village Association**

On 4 November 2021 at Sarah Farnese and Dennis McManus met on site over four hours with Anne McKay and Dawn Jonas from the Exeter Village Association to discuss and inspect the proposed boundary for the HCA. Sarah was able to provide excellent maps showing detailed lot boundaries and the existing LEP sites.

We discussed the current proposal and then set out by car to inspect likely boundaries concluding with a meeting in Exeter to draw the draft boundary.

**This boundary has now been formally drawn up by Sarah Farnese as edged red on two plans below**

- The first plan has an air photo base
- the second is the formal plan for LEP below

The sites shown in light orange are already LEP listed. eg. *Vine Lodge* in the north and *Invergowrie* in the south.

It will be seen that the boundary selected is a compromise between Options A and B looked at by the Exeter Village Association.

**While we agreed that that it was not easy to define an optimum boundary** for the HCA the one now agreed to includes the following features:

- It covers all of the current LEP listed items except the public school in the east and includes *Vine Lodge* in the north and *Invergowrie* in the south which act as anchor points for the HCA.
- it covers all of the gateway roads to the village centre.
- it includes the important heart of village centre
- it includes some of the early developed residential areas of the village close to its centre without covering too much of the later residential development.

## History

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### History of Exeter

Brief History of Exeter NSW from the Exeter Village Association site accessed 6/2/2022: <https://www.exetervillage.org.au/ourhistory>

*The villages and areas surrounding Exeter and Sutton Forest are situated on the lands of the Gundungurra people. These lands stretch from the Camden area to Goulburn.*

*The first European party investigating the area in 1798 described it "the most beautiful country being nothing but fine large meadows with ponds of water in them, fine green hills but very thin of timber".*

*James Badgery, who was looking for open fertile land to graze his expanding herd, took up a land grant of 500 acres between the present Sutton Forest and Exeter Villages in 1821.*

*Over the next two decades the growing Badgery family expanded their holdings to include Vine Lodge.*

*By 1841 there was a flourishing community on the Badgery properties. Vine Lodge alone had 33 residents, 13 convicts and ex convict workers.*

*It is on the original Vine Lodge property that the village of Exeter now stands. Exeter derives its name from the cathedral city in Devon, England which is near James Badgery's birthplace.*

*The advent of the railway in 1867 brought great change, enabling local farmers to more easily sell produce to the Sydney market. By the 1880s train travel brought holiday makers to the area and wealthy Sydney siders began building country retreats.*

*In the late 1880s the village of Exeter began to take shape. By 1895 it had most of the services required by a small community - a railway station, school, church, post office, general store and bakery. Many of these buildings remain today but some have been repurposed.*

*In 1901 the Exeter population was 254. In 1902 The School of Arts hall was built and still stands today though with a recent extension. In 1911 land for a park (now Exeter Park) was purchased. Half the money was raised by the local residents and half provided by the government.*

*Exeter had a vibrant social life in the early 1900s with dances, concerts, card evenings, and weekly film nights thanks to the travelling picture show man.*

*The fertility of the soil and the cool climate of Exeter inspired Arthur Yates to establish his seed and bulb farm on 88 acres in the 1890s. He later established a nursery for flower and vegetable trials. The Yates land would later become the Invergowrie Estate.*

*The Searl and Jensen family also established specialist nurseries close by. In the spring, thousands of daffodils were sent from the area to the Sydney markets.*

*Thanks to these founding families Exeter and the surrounding area have inherited beautiful heritage houses, gardens and shady trees, and public spaces which continue to give pleasure to residents and visitors alike.*

## Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

| NSW heritage assessment criteria               | Assessment of site<br>(no content = site has not been assessed against that criterion)   |
|--|--|
| <b>(a) HISTORICAL SIGNIFICANCE</b>             | <i>Of significance to the history of the local area because it is a village founded in the late 1880s by the owners of the land, the pioneering Badgery family, and named after the Cathedral city in England from where they originated.</i>                                |
| <b>(b) ASSOCIATIONAL SIGNIFICANCE</b>          | <i>Of significance because of its association with the pioneering Badgery family, the notable early horticultural nurseries of Arthur Yates, Searl and Jensen families and notable residents of the village including Sir Cecil and Lady Dorothy Hoskins of Invergowrie.</i> |
| <b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b> | <i>Of significance in demonstrating aesthetic value in the local area because of its setting, gardens and architectural forms.</i>   |
| <b>(d) SOCIAL SIGNIFICANCE</b>                 |  |
| <b>(e) RESEARCH POTENTIAL</b>                  |  |
| <b>(f) RARITY</b>                              |  |
| <b>(g) REPRESENTATIVENESS</b>                  | <i>Of significance because of its strong association with the Exeter community from its establishment in the late 1880s.</i>   |

## Statement of Heritage Significance

The village of Exeter is of significance to the history of the local area because it was founded in the late 1880s by the owners of the land, the pioneering Badgery family, and named after the cathedral city in England from where they originated and for its association with the early horticultural nurseries of Arthur Yates, Searl and Jensen families and other notable residents of the village including Sir Cecil and Lady Dorothy Hoskins of Invergowrie. It is also of significance in demonstrating aesthetic value in the local area because of its setting, gardens and architectural forms and for its strong association with the Exeter community from its establishment in the late 1880s.



# Kangaloon Village Heritage Conservation Area

## Recommendation

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Include as a new heritage conservation area in Schedule 5 (Part 2 Heritage conservation areas) of the Wingecarribee Local Environmental Plan 2010.

## Description

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This is a very small proposed heritage conservation area which includes the following items:

Northern side of Kangaloon Road. Mahony house is far left, LEP listed milk stand and large radiata pine and then *Glenburn* to the far right.

Southern side of Kangaloon Road: Left is the Community Hall, then St Marks Church and then the former Post Office and Store at far right.

**Image below** said to be from early 1980s and by Bill Chase

<https://www.facebook.com/southernhighlandshistory/photos/a.1188449144509116/3598859626801377>





*Above: boundaries of the proposed Kangaloon Village Heritage Conservation Area overlying an aerial photo (Source: WSC; aerial image by Nearmap, 12 June 2023.)*

## Brief history of Kangaloon

East Kangaloon and Kangaloon to the north of the Wingecarribee Swamp were like Robertson and Burrawang established after the Robertson land Act of 1861 that permitted occupation of the Yarrawa Brush area. In 1861 three parishes of Yarrawa, Burrawang and Kangaloon were created— all indigenous names. By 1865 the first land in Kangaloon parish had been selected. The first post office in the area opened in Kangaloon in 1864 and two small private schools were operating before public schools were established in both villages in 1868. Each village and its own Church of England – St Matthews in East Kangaloon and St Marks in Kangaloon.





## Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

| NSW heritage assessment criteria        | Assessment of site<br>(no content = site has not been assessed against that criterion)  |
|---|---|
| (a) HISTORICAL SIGNIFICANCE             | <i>Of significance to the history of the local area because it dates from the early 1860s and contains three 19th century residences, the 1913 Community Hall and the 1931 former St Marks Church.</i>  |
| (b) ASSOCIATIONAL SIGNIFICANCE          |   |
| (c) AESTHETIC OR TECHNICAL SIGNIFICANCE | <i>Of significance in demonstrating aesthetic value in the local area because of its beautiful rural setting and architectural forms.</i>   |
| (d) SOCIAL SIGNIFICANCE                 | <i>Of significance because of its strong and ongoing association with the Kangaloon community from its commencement. in the 1860s and in particular its association with the Community Hall from 1913.</i>  |
| (e) RESEARCH POTENTIAL                  |   |
| (f) RARITY                              | <i>Of significance because the item possesses a rare aspect of the local area's heritage in this case a very intact village with no new buildings since 1931. The place also shares with the East Kangaloon a relatively rare aspect of heritage in this case a post office operating out of a private residence for many years. In the case of the Kangaloon Store and PO 1864-1981 – 117 years.</i> |
| (g) REPRESENTATIVENESS                  |   |

## Statement of Heritage Significance

The village of Kangaloon is significant to the history of the local area because it dates from the early 1860s and contains three 19<sup>th</sup> century residences, the 1913 Community Hall and the 1931 former St Marks Church. It demonstrates aesthetic value in the local area because of its beautiful rural setting and architectural forms.



Of significance also for its strong and ongoing association with the Kangaloon community from its commencement. in the 1860s and in particular its association with the Community Hall from 1913. The area possesses a rare aspect of the local area's heritage in this case a very intact village with no new buildings since 1931. The place also shares with East Kangaloon a relatively rare aspect of heritage in this case a post office operating out of a private residence for many years. In the case of the Kangaloon Store and PO 1864-1981 – 117 years.

# Mittagong Conservation Area Extension

## Recommendation

Include as an extension to the mapped area of the existing Mittagong Conservation Area in Schedule 5 (Part 2 Heritage conservation areas) of the Wingecarribee Local Environmental Plan 2010.

## Description

This area includes some early building on the north side of Main Street from Queen Street to Pioneer - 101 to 113 Main Street.



**Above:** A map of proposed extension to the Mittagong Conservation Area also showing the existing heritage conservation area (red hatched) and existing heritage items (shaded brown). (Source: Wingecarribee Shire Council; aerial photograph by Nearmap, 22 May 2023.)









*Above: Eliza Chant and Emil Hill on the balcony of the Chant house and dressmaker's shop, c. 1942. Her daughter Florence lived there and ran the business from the 1940s. Later the building was known as the Boston Ivy (image and caption from April 2021 newsletter of the Berrima District Historical & Family History Society available online at <https://www.berrimadistricthistoricalsociety.org.au/data/documents/536-APRIL-2021-BDHS-newsletter.pdf>).*

# Robertson Heritage Conservation Area

## Hoddle Street, Robertson

### Recommendation

Include as a new heritage conservation area in Schedule 5 (Part 2 Heritage conservation areas) of the Wingecarribee Local Environmental Plan 2010.

### Background

At present only 5 items are LEP listed in Robertson - the former Uniting Church Manse, a group of three adjacent public buildings- the school, the hall and the police station and the 4 storey Robertson Hotel (Ranelagh) at the far east of the town. And yet the main street has many buildings of note and a definite heritage character even if eroded at times. Largely because of the tourist interest in Robertson there appears to be a genuine interest to look after the early buildings many of which are timber and to build better new traditional style buildings in the main street including new verandahs to the kerb. A HCA would support this interest.

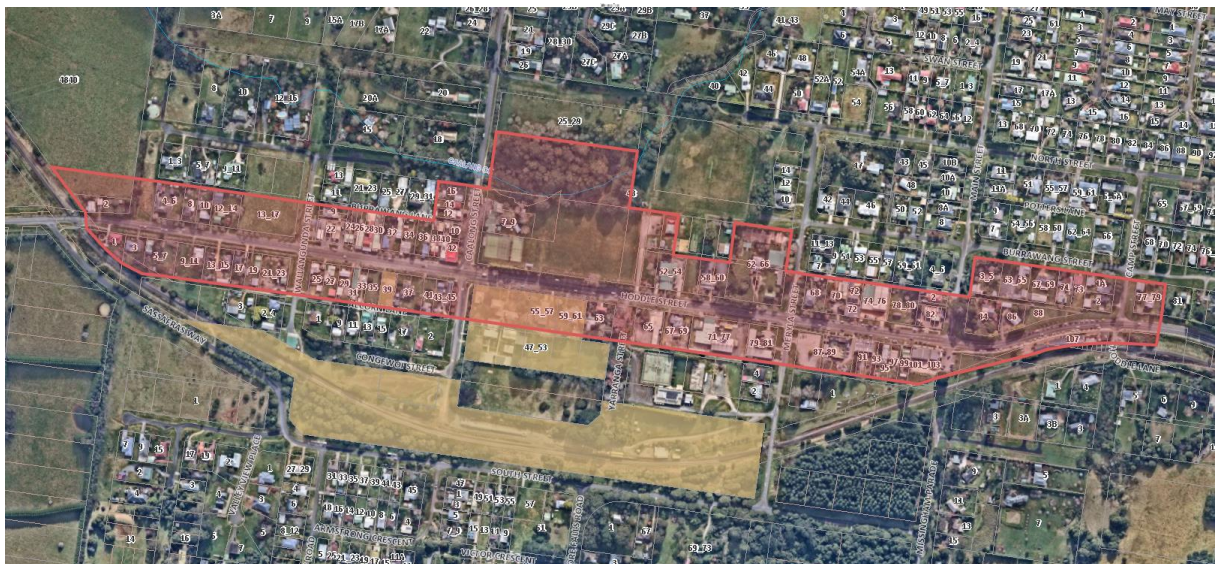
It is noted that we have Heritage Conservation Areas for other towns and villages in the shire – Mittagong, Bowral, Moss Vale, Berrima and Bundanoon.

An inspection of the whole of the main street has been carried out. 17 items have been identified as of interest on the north side of Hoddle Street and 13 on the south side.

It is suggested that any HCA would also include a greater number of LEP listed items and these are coded in green below. 4 small houses have also been identified in Caalong Street off Hoddle and now proposed for inclusion in the HCA.

One suggestion is that the HCA be mostly one building block deep to both sides and run from the Railway Crossing in the west to the Cheese Factory in the east. The proposed HCA map for Robertson set out below follows this idea.

The HCA proposal was looked at again in a site inspection with council's heritage officer and council's heritage adviser on 9 June 2021 and both concurred with the proposal.



**Above:** A map of the proposed Robertson Village Heritage Conservation Area also showing existing heritage items (shaded brown). (Source: Wingecarribee Shire Council; aerial photograph by Nearmap, 22 May 2023.)

## Description

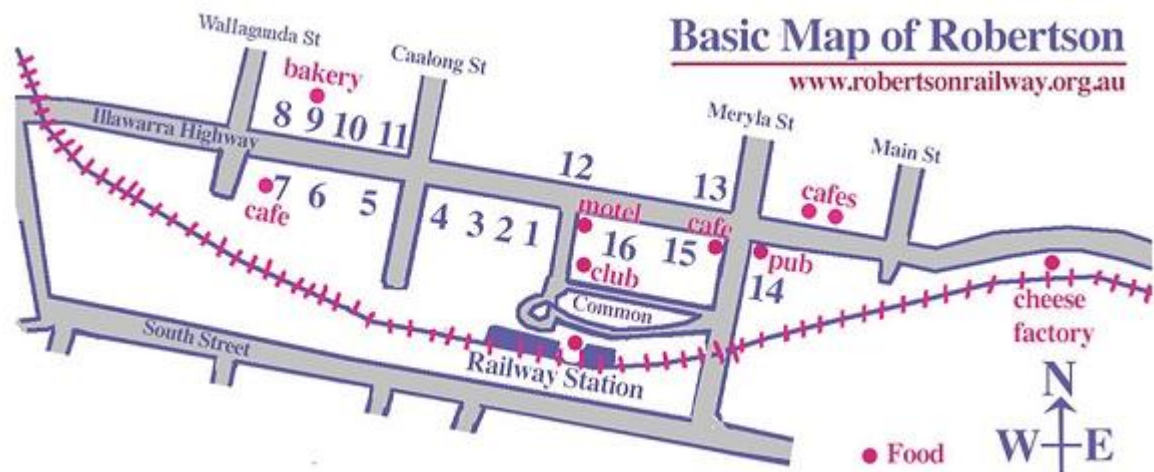
The proposed boundary covers the northern and southern frontages of the main street—Hoddle Street—from just before Robertson Cheese Factory complex in the east to the railway crossing at the western end. It also includes the southern side of Burrawang Street for one block between Camp and Main Street, Hampden Park and some cottages in Caalong Street.

The HCA includes 4 items already LEP listed at 2021 the former Uniting Church Manse, a group of three adjacent public buildings- the school, the hall and the police station.

It is proposed that 27 new items within the new HCA be separately listed and they include several houses and several shops and the following: the former Post Office, the Light Horse Gallery, the former Uniting Church, Hampden Park, St. John's Church and Rectory, the Robertson Inn, the former CBC Bank and the former Cheese Factory

### Robertson Village Heritage Walk

Key to 16 Heritage Walk sites below prepared by Robertson History Group. The new sites proposed for LEP listing include 11 of 16 sites and these are coloured green below. Key Nos. 2, 3, 4 and 6A are already LEP heritage listed. The heritage walk, which includes this map, is available from [https://www.robertsonrailway.org.au/uploads/6/8/4/5/68451567/robertson\\_heritage\\_walk.pdf](https://www.robertsonrailway.org.au/uploads/6/8/4/5/68451567/robertson_heritage_walk.pdf).



*Above: map of Robertson sites from [www.robertsonrailway.org.au](http://www.robertsonrailway.org.au), accessed January 2021*

1. **The Old Post Office** This building, with a lower stone floor and a timber upper storey, was completed in 1896. Mail came from Bowral six times a week by horseback until 1900. The telephone was connected to the Post Office in 1914. The building was one of those in the village damaged in the 1961 earthquake, opening again after repairs with the current, altered façade and operating until 1994. It is now a private residence.
2. **The Police Station** This was built in 1887 with a Court of Petty Sessions established the following year. There were police cells at the back and the bailiff lived in the village. The paddocks behind the Police Station were for the police horses but in 1970 these were added to the school grounds for playing fields. **ALREADY LEP LISTED.**
3. **The School of Arts** The original stone building was completed in 1886 with the western annex as the library. The front wall of this annex to the original building can still be seen behind the war memorial. Eventually the hall proved too small for the growing community, so in 1935 a fund was established to enlarge it. A new front section was added, as well as the stage, and it opened with a ball in November 1939. After the war it also operated for many years as a popular local cinema, until television came along. **ALREADY LEP LISTED.**
4. **The Robertson Public School** In 1869 a letter was sent to the government asking for a school. It said "there is a reserve for a village with no person living in it, but it is at the centre of a large



population, a great number of whom are children.” The community then had to clear half the site, piling up the trees they cut down onto the other half. By 1872 the stone school building was built as a single classroom and teacher’s residence, under the one roof and for the first few years the schoolroom was the focal point for community social functions. A headmaster’s residence was built near the corner in 1891, and this is now the administration building.

**ALREADY LEP LISTED.**

5. **The Light Horse Gallery** This building, across Caalong Street, has been in use since the 1890s, starting as an Auctioneer’s office and as the Orderly Room for a half squadron of the Australian Light Horse. It was Henningham’s General Store from the 1930s, bought by the Dairy Farmers Co-op in the 1950s. For 34 years, from 1968 to 2002, it was St Anthony’s Roman Catholic Church. It was Elder’s Real Estate before being extensively and sensitively restored as the Light Horse Gallery.
6. **The Uniting Church Building** The first slab church here was built from trees cut on the site in the early 1870s, replaced by a later church in 1888 until the present church opened in 1902. It was a Methodist Church which **became** the Uniting Church in 1977 but has recently ceased to be used as a church.
- 6A. **The Parsonage** next door, built in 1896, is now a private residence. **ALREADY LEP LISTED.**
7. **Small Shop** The first shop built on this site in 1884 was Warby’s large, General Store. About 1914 it became Graham’s Store “a two storey, weatherboard building with glass showcases, which sold fashionable items such as **hats** and shoes.” In 1927 it was still described as a “very large shop,” but all this had gone by 1938 when this new, smaller shop was built for Arthur Vandenberg. The Dairy Farmers Co-op. bought it in the 1950s and for many years, after they left, it was a hardware shop called The Builders Barn.
8. **Robertson Recollections** The first Garage in Robertson was where Robertson Recollections is now and was run by L. A. Jones from 1925. There were no petrol pumps until 1927 and cars drove through the big double doors to get fuel from drums. Before the train line was built, Jones’s Hudson cars provided a service to bring visitors from Moss Vale to and from Ranelagh House (now Robertson Hotel) as well as providing the mail service.
9. **Bakery** This was the site of the Saddler’s shop in the early 1900s but for more than 70 years it was the village Butcher’s shop. It only became the Bakery after 2000.
10. **Old Shop** This was the Barber and Tobacconist shop from the early 1890s for many years, and later from 1930 to 1951 a Drapery and Haberdashery.
11. **Pizzas in the Mist** William Graham’s General Store here from the 1890s and later it was Arthur Vandenberg’s store from the late 1920s to the late 1930s. At one time it included a billiard saloon.
12. **Hampden Park** Dedicated as a public park in 1897, it was named after Lord Hampden, Governor of NSW from 1895-1899.
13. **St. John’s Church** Built of stone from nearby Glenquarry, the church was completed in 1876, at a time when there were few other buildings in the village. The Rectory was completed in 1924.
14. **Robertson Inn** The Hotel, on the other side of Hoddle St., was built in 1887 and originally known as the Criterion Hotel. It is now the only hotel remaining from the several hotels and boarding houses of the early days, when people would have travelled all day to get here, they needed somewhere to stay overnight and stables for their horses.
15. **Robertson Farm Machinery** For nearly 50 years from 1886, this was the site of the Royal Hotel which burnt down in 1934. Then, for many years, until recently, it was Murrays Tractors.
16. **The Bank** The adjacent substantial building was completed in 1900 for the Commercial Banking Company of Sydney, later being used as a local office of the National Australia Bank until 1995.

**THE ROBERTSON TRAILS**

To help you enjoy the many facets of Robertson, we have created three Walking Trails that will help you understand more about our village. Scan the QR Code for the walk you would like to take to find a map and additional information.

**Heritage Trail**

The Heritage Trail starts here, at the Information Centre. First, cross the road to the old Post Office and head west along Hoddle Street (Wingecarribee Highway) past the Police Station. Continue on to No 23, cross the street again and walk west back to where you started. Continue on to St John's Church and on up to the Old Robertson Cheese Factory, returning by way of the Heritage Railway Station.

**WALKING TIME: ABOUT 45 MINUTES**

**63 Hoddle Street – The Old Post Office**  
The building was completed in 1896. It was damaged in the earthquake of 1906, but repaired afterwards with a new facade – it operated as a Post Office until 1964. It is now a private residence.

**55-61 Hoddle Street – The Police Station**  
This was built in 1887, with a Court of Petty Sessions being established the following year. There were police cells at the back and the hallway led to the village.

**55-57 Hoddle Street – The School of Arts**  
The original stone building was completed in 1886, with the next extension added as the library. The hall was widened and lengthened by 1918, with a new roof, sections and a stage. After the war it operated for many years as a popular hall cinema.

**42-53 Hoddle Street – Robertson Public School**  
As it was built in 1879, the school was a single sandstone classroom with the teacher's residence attached, now two classrooms. In 1911, a headmaster's residence was built near the corner – it is now the schoolmaster's building.

**47-49 Hoddle Street – The Light House Gallery**  
Built in the 1890s, this building was first an Auctioneers office, then a gallery. It was a half-squarer of the Australian Light House. It was Birmingham's General Store from the 1920s, and the Department Shop in 1937. From 1968 until 2003 it was St. Anthony's Roman Catholic Church.

**35 Hoddle Street – Methodist Church**  
Built in 1902, this building replaced earlier churches, including the first stone church built from 1888 on the land. Originally a Methodist Church, becoming the United Church in 1927. It is now a RSL.

**37 Hoddle Street – The Robertson Mazes**  
Completed in 1896, this building is now a private residence.

**35 Hoddle Street – Shop**  
Willy's General Store was first built on this site in 1884. It was replaced by this small store in 1926.

**36 Hoddle Street – Robertson Bookollections**  
The first premises in Robertson was on this site. From 1907 to 1914 it was run by J.A. Jones. There were no petrol pumps until 1922; cars drove through the big double doors to get fuel from the store. Before the train line was built, Jones' Hudson car provided a service taking visitors from Moss Vale to and from Rumbalara, near the Robertson Hotel, as well as providing the mail service.

**34 Hoddle Street – The Bakery**  
The site of the baker's shop in the early 1900s, but for more than 70 years it was the village Butcher shop. It became a bakery in 2000.

**36 Hoddle Street – Old Shop**  
The Baker and Tobacconist Shop from the 1890s, and from 1929 to 1935, a Drapery and Haberdashery.

**42 Hoddle Street – Pizzas in the Mist**  
There has always been a store where Pizzas in the Mist is now. It was William Graham's General Store from the 1890s and later Arthur Vandenberg's Store from the mid 1920s to the late 1930s. At one time it included a Billiard Saloon.

**48 Hoddle Street – Hampden Park**  
60-66 Hoddle Street – St John's Church

**St John's Rectory**  
Completed in 1912 and extended in 1929.

**527 Hoddle Street – The Old Robertson Cheese Factory**  
The Cheese Factory was opened in 1921 to utilize surplus milk produced on local farms. In 1925 the Co-operative sold to Dairy Farmers, but production of the popular Robertson Cheese stopped when the Factory was closed in 1936.

**89-89 Hoddle Street – Robertson Inn**  
The hotel was built in 1880, and originally known as the Criterion Hotel. It is now the only hotel remaining from the several hotels and boarding houses of the day.

**71-77 Hoddle Street – Robertson Farm Machinery**  
This was the site of the Royal Hotel, which burnt down in 1934.

**62-64 Hoddle Street – The Bank**  
The bank was completed in 1886 for the Commercial Banking Company of Sydney, later being used as a local office of the National Australia Bank until 1995.

**Yarranga Street – The Robertson Heritage Railway Station**  
The Robertson Railway Station was completed in 1933. The station project was a museum, gallery, picnic pavilion, Pym's Gungah, reconstruction carved poles, and flagpole sculpture in landscaped gardens.

**Heritage Listed Items beyond the Village**  
The following items are a little out of town but we include them for your interest.

**Minningham Street – Robertson Cemetery**  
2,000 residents were chosen as Trustees and early burials were recorded by them from 1894 until 1943 when the Council took over responsibility.

**Illawarra Highway – Wingecarribee Swamp**  
The Swamp was formed of peat over thousands of years and was one of the few upland fens in mainland Australia. It is fed by Gungah Creek, which runs through Robertson, and the water flows down from into the Wingecarribee River.

The Swamp was the water supply for Bourke in the north years. A dam, creating the Wingecarribee Reservoir in 1934, flooded the northern half of the Swamp. Peat mining was carried out in the upper half until 1950 when a heavy rainfall caused the collapse of most of the peat bed, much of which drifted into the reservoir and a major channel was created through the swamp.

The Swamp contains indigenous archaeological sites which have been buried for thousands of years and is also recognized as providing habitat for a number of endangered or vulnerable plants and animals. It is listed as an Endangered Ecological Community at both State and Federal levels and listed on the State Heritage Register.

**Car Illawarra Hwy and Fountaindale Rd – The Robertson Hotel**  
Built by Melbourne investor George Abbott, it opened in 1934 as Hotel Robertson. Subsequent owners from 1935 onwards owned it Hotel Rumbalara, and during the War it was used as a training centre for the RAAF Women's Auxiliary. From 1945 to 1960 it was known as St. Anthony's, having been acquired by the Roman Catholic Church for a seminary. In 1972 it returned to use as a hotel and renamed Rumbalara House. Since 2014 new owners have named it The Robertson Hotel.

Above: Flyer for The Robertson Trails (source: <https://robertson.nsw.au/history.html>, accessed 7/12/2021)

## History

Extracts below from <https://robertson.nsw.au/history.html>:

Prior to white settlement, the land where Robertson now lies was known as the Yarrawa Brush. This dense rainforest, which covered an area of about 2,500 hectares around Kangaloon, Robertson and Burrawang, meant that the early history of Robertson was notably distinct from the development of the rest of the Wingecarribee. In fact, despite its proximity to Sydney, the Yarrawa Brush remained a dark hole in the colonial map for a generation. The Wingecarribee had been uncovered in 1798 by John Wilson, and the Illawarra district was examined by Dr. Charles Throsby's servant Joe Wild in 1815. However, knowledge of this impenetrable rainforest remained as dark as the land inside its twisting vines and towering eucalypts.

Of course, the Aboriginal peoples knew about the place. Robertson sits on the lands of the Gundungurra Nation which extends from the Wingecarribee/Wollondilly Rivers to Camden in the north, Goulburn in the south, and west to the Blue Mountains. The landscape around Robertson and the surrounding parks and reserves contains a variety of Aboriginal sites, including rock shelters and middens, where trading took place. Paintings, stencils, axe-grinding marks and tools, as well as scarred trees remain. The important sites of women's and men's places are sacred.

The Wodi Wodi people occupied the Illawarra region and it is believed that, when fish and other seafood were in abundance, they lived on the coastal plain and climbed the escarpment to the highlands at other times to trade and socialise. They used to come together for a Corroboree in what is now Moss Vale. Robertson was a passing-through place.

It was from the Wodi Wodi people that Throsby and Wild first learnt of the presence of this area in 1818. However, it wasn't until 1830 that white men first ventured into the formidable Yarrawa Brush.

### Hoddle's Track

Better known for his later work laying out the city of Melbourne, Surveyor Robert Hoddle's forgotten labours included his bridle track through the Yarrawa Brush to Kiama.

In March 1830, Surveyor-General Thomas Mitchell instructed Hoddle to plot the form of the Wingecarribee Swamp, cut a track through the brush along the ridgelines towards the top of the

escarpment and descend to the coast between Kiama and Gerringong. Assisting him in this task was a road gang of 20 men, most likely convict prisoners serving out their sentences. Hoddle was less than impressed with most of them saying he had never met a more idle and useless crowd. In their defence, they had to camp in the open with nothing but a few boughs to shelter under in the heavy rain. They constantly complained about the damp timber of the rainforest that was impossible to light as a fire.

Hoddle's journal records that, after surveying the swamp, he encountered "the most formidable brush I have seen since I have been in this colony. It abounds with every species of prickly bush, vine, bramble, and nettle. The vines so thickly entwined around the huge trees and as to render the sun obscure at the time it shone with great brilliancy". The rainforest was so thick that progress slowed to about a mile a day.

Hoddle set out from a point near the intersection of the Illawarra Hwy and Church Street Burrawang and headed eastward in search of a route to the coast. Three creeks ran across his path which was just to the north of Hoddle Street. Robertson. Upon reaching the escarpment at a lookout overlooking Lake Illawarra, Hoddle proceeded to follow the cliff line out to the eastern tip of the escarpment at the end of Barren Grounds. Finally, Hoddle made his descent to Kiama Boat Harbour. He submitted his survey to Surveyor-General Mitchell in July 1830, where it remained forgotten for decades. It wasn't until the passage of Robertson's Crown Lands Acts that eyes were again turned to the Yarrowa Brush.

#### Robertson's Land Acts

The town of Robertson is named after Sir John Robertson, five-time premier of New South Wales, and the man behind the revolutionary Crown Lands Acts of 1861.

These Acts provided for free selection before survey of unreserved Crown Lands, to be bought freehold in blocks from 40 to 320 acres at £1 an acre, with a 25% down-payment, paid in full within 3 years and interest-free.

John Robertson was elected to the brand-new Legislative Assembly in 1856 and became Premier in March 1860 when he completed drafting the Crown Lands Alienation Bill and Crown Lands Occupation Bill. However, his radical land reforms were defeated, resulting in the dissolution of Parliament. At the resulting election he won a clear majority, while all candidates who openly opposed the reforms were defeated. He subsequently held the position of Secretary for Lands winning the seat of Shoalhaven. He eventually served as Premier five times and was knighted in 1877.

Following the passage of the Acts, the gates were thrown open for the settlement of vast tracts of New South Wales. So, almost 75 years after the First Fleet, and more than three decades after Hoddle cut his track, the ancient Yarrowa Brush was about to wake from its slumber.

#### Hanrahan's Selection

While John Robertson may have made the district possible in the corridors of power, it was Kiama councillor John Hanrahan who brought the dream into reality for these emerald hills perched above the escarpments.

Hanrahan, born in Ireland in 1815, was a well-educated man before coming to our shores in 1840. After years of supporting the Jamberoo and Kiama communities, Cllr Hanrahan organised a party of selectors which settled the Yarrowa Brush.

After searching further afield for land suitable to purchase under the new land acts, Hanrahan looked closer to home and, with three others, set off to explore the dense brush beyond Jamberoo in February 1862. Dressed for the heat, the party ascended the mountain and soon came across what they believed to be Hoddle's line, blazing through three decades of neglected overgrowth. By the afternoon they began retracing their steps, but in typical Robertson fashion, thick fog rolled in and they became profoundly lost, and were forced to camp out on the mountain overnight with insufficient food or clothing. After this false start, Burrawang was eventually reached and within days Hanrahan became the first selector of the Yarrowa Brush,



*lodging his application on 18 February 1862 for a portion of land between Robertson and Burrawang. In the following months, other pioneers of the district registered their selections, many of whose descendants still call Robertson home.*

### *The Birth of a Town*

*On Friday, 2nd May 1862, the Governor of New South Wales, John Young, on the advice of Secretary for Lands John Robertson, proclaimed a reservation of a one square mile block of land from sale, for the purpose of establishing a town.*

*The place chosen was on Hoddle's line of road at the place he had named Three Creeks. At first the town was known as Yarrawa, but the early settlers saw fit to honour the man who made it all possible by naming it Robertson. Growth was slow at first. Though the private village of Burrawang was already developing into a thriving centre, the government township of Robertson got off to a slow start. The street layout was approved in July 1865, and the first blocks of land were sold that September. However, it was almost two decades before development of the town really took hold. Of the major buildings in the village, the Primary School is the oldest - opening its doors in April 1872. It was followed by St. John's Anglican Church, which opened in December 1876. These two little sandstone buildings have watched history go by as the village developed from a muddy street through the rain forest to the town it is today.*

### *The Winds of Change*

*From these humble beginnings, over the ensuing century and a half, Robertson has seen periods of both growth and stagnation, new developments, and the passing of old ventures.*

*In 1876 George Schlaadt opened the first store in town, followed by two bootmakers and a wheelwright, but it wasn't until the 1880s that the development of Robertson really took hold. These years saw the addition of a post office, the School of Arts (which as well as hosting dances and public meetings, also held the library in the annex), the Police Station, the butter factory, the Criterion Hotel (now Robertson Inn) and the bank. By the 1890s Robertson boasted 3 hotels, 3 stores, 5 butchers, a baker, a bootmaker, 3 auctioneers, 2 churches, a local newspaper - the Robertson Advocate, and the sandstone Post Office replaced the earlier timber office in 1896.*

*Services were slower to arrive in Robertson, however, due to Robertson's isolation, but this was improved in 1898 with the construction of Macquarie Pass. The year 1914 saw the telephone service arrive but it wasn't until 1930 that electricity was connected. The railway was opened in 1932, some 60 years after lobbying first began. The iconic Hotel Robertson opened in 1924. Though better known as "Ranelagh" for most of its life, it is now The Robertson Hotel. The School of Arts was significantly enlarged in 1939.*

*An active community, residents quickly formed the cricket, rugby and tennis clubs, then post-WW2 formed the bowling, hockey and soccer clubs. A strong community spirit also formed a troop of the Light Horse and a local fire brigade. Despite all efforts though, the town comprised little more than the main street until the 1980s.*

*Today, Robertson is home to more than 1,300 people, with many more in the surrounding countryside. Despite many new residents arriving in recent years, many of whom commute to work in places such as Bowral, Wollongong and Sydney, the town retains a community spirit in its church, sporting clubs, and other community groups. A growing town once more, numerous shops and services are again found in Robertson.*

### *Living on the Land*

*The tall trees and tangled under-storey of the Yarrawa Brush was a major deterrent to settlement, unlike the open grassy country settled decades earlier elsewhere in the Wingecarribee.*

*The promise of deep fertile soils provided incentive for pioneers to set about the herculean task of clearing and opening up the country. All sorts of crops were planted but not all made it to market due to isolation from Sydney prior to decent roads and transportation.*

*Isolation did not prevent the impact of world events reaching the district. Notably in 1862, during the American Civil War, the mills of Manchester were desperate for raw material, so efforts were put into cotton ventures. This failed however, as did experiments with wheat and wine grapes.*

*Far more successful were cabbages and potatoes. John Hanrahan grew the very first Robertson potatoes marketed in Sydney in 1865 – 112 potatoes, weighing 112 pounds. Eventually Robertson became renowned for its potatoes. Lush pastures also supported a thriving dairy industry. The cream was at first churned into butter on the farms, but soon butter factories were established throughout the district, including Robertson in 1888.*

*Improved transport and new technologies created changes in local primary industries. In the early 1920s small butter factories closed as more efficient, economical and centralised factories were established. In 1936, cheese-making began when the Robertson Cheese Factory was opened, soon winning state and national prizes for its distinctive cheddar. Trucks were introduced to transport vegetables to Sydney and potato-harvesting became mechanised. With the closure of the Cheese Factory in 1989, deregulation of the dairy industry and a growing suburban population, the industry reduced dramatically. Today, hobby farmers and niche market specialty produce occupy much of the farming lands around Robertson.*

*Information compiled with the assistance of Helen Tranter and Quentin Waters for the Robertson Community Information Centre Project 2018.*



**Above:** aerial image of Robertson in 1993 looking east by Allan Stiles & Bob McInnes from Robertson News, Edition 139 October 2020 (Source:

[https://www.robertsonctc.org.au/uploads/4/0/2/2/40223981/robertson\\_news\\_october\\_2020\\_online.pdf](https://www.robertsonctc.org.au/uploads/4/0/2/2/40223981/robertson_news_october_2020_online.pdf), accessed 22/2/2023)



**Above:** aerial image of Robertson in 1949 from Robertson News, Edition 139 October 2020 (source: [https://www.robertsonctc.org.au/uploads/4/0/2/2/40223981/robertson\\_news\\_october\\_2020\\_online.pdf](https://www.robertsonctc.org.au/uploads/4/0/2/2/40223981/robertson_news_october_2020_online.pdf), accessed 22/2/2023)

## Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

| NSW heritage assessment criteria      | Assessment of site<br>(no content = site has not been assessed against that criterion)  |
|---------------------------------------|---|
| <b>(a) HISTORICAL SIGNIFICANCE</b>    | <i>Of significance to the history of the local area being a government planned town from the 1860s.</i>   |
| <b>(b) ASSOCIATIONAL SIGNIFICANCE</b> | <p><i>Of significance because of its association in the local area with several early prominent persons including but not limited to:</i></p> <ol style="list-style-type: none"> <li><i>1. Government Surveyor Robert Hoddle 1794-1881 on whose line of road and Three Creeks named site became the site for the Robertson. The main street is named after him.</i></li> <li><i>2.. John Hanrahan, one of the early selectors and settlers of the land in the area made possible by John Robertson's Crown Lands Act of 1861. The 1861 Crown Lands Act provided for free selection before survey of unreserved Crown Land from 40 to 320 acres at one pound/acre with a quarter deposit paid, providing the selector lived on the property and made improvements. Hanrahan was a resident of Jamberoo and a Kiama alderman, is generally credited as the first to realise the area's potential to become rich agricultural and pastoral land.</i></li> <li><i>3. Secretary for Lands and later Premier John Robertson 1816-1891, who in 1862 recommended the reservation of a one square mile block of land from sale, for the purpose of establishing a town. Sir John Robertson KCMG 1816-1891 was a London-born Australian politician and Premier of New South Wales on five occasions. Robertson is best</i></li> </ol> |



| NSW heritage assessment criteria               | Assessment of site   |
|--|--|
|  | <i>remembered for land reform and in particular the Robertson Land Acts of 1861, which sought to open up the selection of Crown land and break the monopoly of the squatters. The town is named after him.</i> |
| <b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b> | <i>Of significance in demonstrating aesthetic value because of its setting, tree lined main street and the architectural form of its main street buildings.</i>  |
| <b>(d) SOCIAL SIGNIFICANCE</b>                 | <i>Of significance because of its strong association with the Robertson community since its first development in the 19th Century.</i>   |
| <b>(e) RESEARCH POTENTIAL</b>                  |  |
| <b>(f) RARITY</b>                              | <i>Of significance because the town possesses a rare aspect of the local area's heritage in this case a very elongated main street compared to all other main streets in the Shire.</i>                        |
| <b>(g) REPRESENTATIVENESS</b>                  |  |

### Statement of Heritage Significance

The Robertson Heritage Conservation Area is of significance to the history of the local area being a government planned town from the 1860s and because of its strong association with the Robertson community since its first development in the 19<sup>th</sup> Century. Of significance also for its association in the local area with several early prominent persons including but not limited to:

1. Government Surveyor Robert Hoddle 1794-1881 on whose line of road and Three Creeks named site became the site for the Robertson. The main street is named after him.
2. John Hanrahan, one of the early selectors and settlers of the land in the area made possible by John Robertson's Crown Lands Act of 1861. The 1861 Crown Lands Act provided for free selection before survey of unreserved Crown Land from 40 to 320 acres at one pound/acre with a quarter deposit paid, providing the selector lived on the property and made improvements. Hanrahan was a resident of Jamberoo and a Kiama alderman, is generally credited as the first to realise the area's potential to become rich agricultural and pastoral land.
3. Secretary for Lands and later Premier John Robertson 1816-1891, who in 1862 recommended the reservation of a one square mile block of land from sale, for the purpose of establishing a town. Sir John Robertson KCMG was a London-born Australian politician and Premier of New South Wales on five occasions. Robertson is best remembered for land reform and in particular the Robertson Land Acts of 1861, which sought to open up the selection of Crown land and break the monopoly of the squatters. The town is named after him. The area is also of significance in demonstrating aesthetic value because of its setting, prominent central parkland, tree lined main street and the architectural form of its buildings. Of significance also because the town possesses a rare aspect of the local area's heritage in this case for having a very elongated main street compared to all other main streets in the Shire.

# Sutton Forest & Exeter Landscape Conservation Area

## Recommendation

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Include as a new Landscape Conservation Area listed in Schedule 5 (Part 2 Heritage conservation areas) of the Wingecarribee Local Environmental Plan 2010. **FOR FUTURE IMPLEMENTATION.**

## Background

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In 1998 the National Trust of Australia (NSW) endorsed a listing for the Sutton Forest/Exeter Landscape Conservation Area. The listing notes state:

*The most distinctive feature of this Landscape is the exceptional collection of historic country estates with intact landholdings, landscaping and residences and associated buildings dating from the 1826 Georgian-style Oldbury and the second Badgery 'Vine Lodge (1840s) to the Vice-Regal Residence 'Hillview' (1850s) and the very grand 1936 Tudor-style 'Invergowrie' with its huge Paul Sorenson designed grounds.*

*The listing added that 43 properties within the Landscape Conservation Area were already classified and listed on the Register of the National Trust.*

In 2016 the Berrima Residents Association engaged Colleen Morris, landscape heritage consultant to:

- prepare a cultural landscape assessment describing the built, landscape and cultural heritage values of the Berrima, Sutton Forest and Exeter areas, including the southern environs of Moss Vale;
- assess the significance of the identified heritage items and landscape taken as a whole; and,
- because it was believed this landscape was threatened by a proposed underground coal mine, prepare a draft Statement of Heritage Impact.

The Study prepared by Colleen Morris is known as the "Cultural Landscape Assessment—Berrima, Sutton Forest, Exeter Area" and was completed in 2017.

The area initially identified as the Sutton Forest-Exeter Landscape Area by the National Trust was refined in Morris' Study (see map of whole area shown over page). The large land grant, Mereworth, is included because, historically, Mereworth relates well to Sutton Forest, reinforcing the connection between Oldbury and Mereworth.

There have been repeated threats over the years that would impact severely on this landscape, and more can be expected into the future because of the physical attractiveness of the area, the general size of the properties, the resources it contains and its access to Sydney, Canberra, the South Western Expressway.

## Description

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The boundaries of the proposed Sutton Forest & Exeter Landscape Conservation Area are shown on the map included in the *Cultural Landscape Assessment—Berrima, Sutton Forest, Exeter Area Study* and reproduced over page.

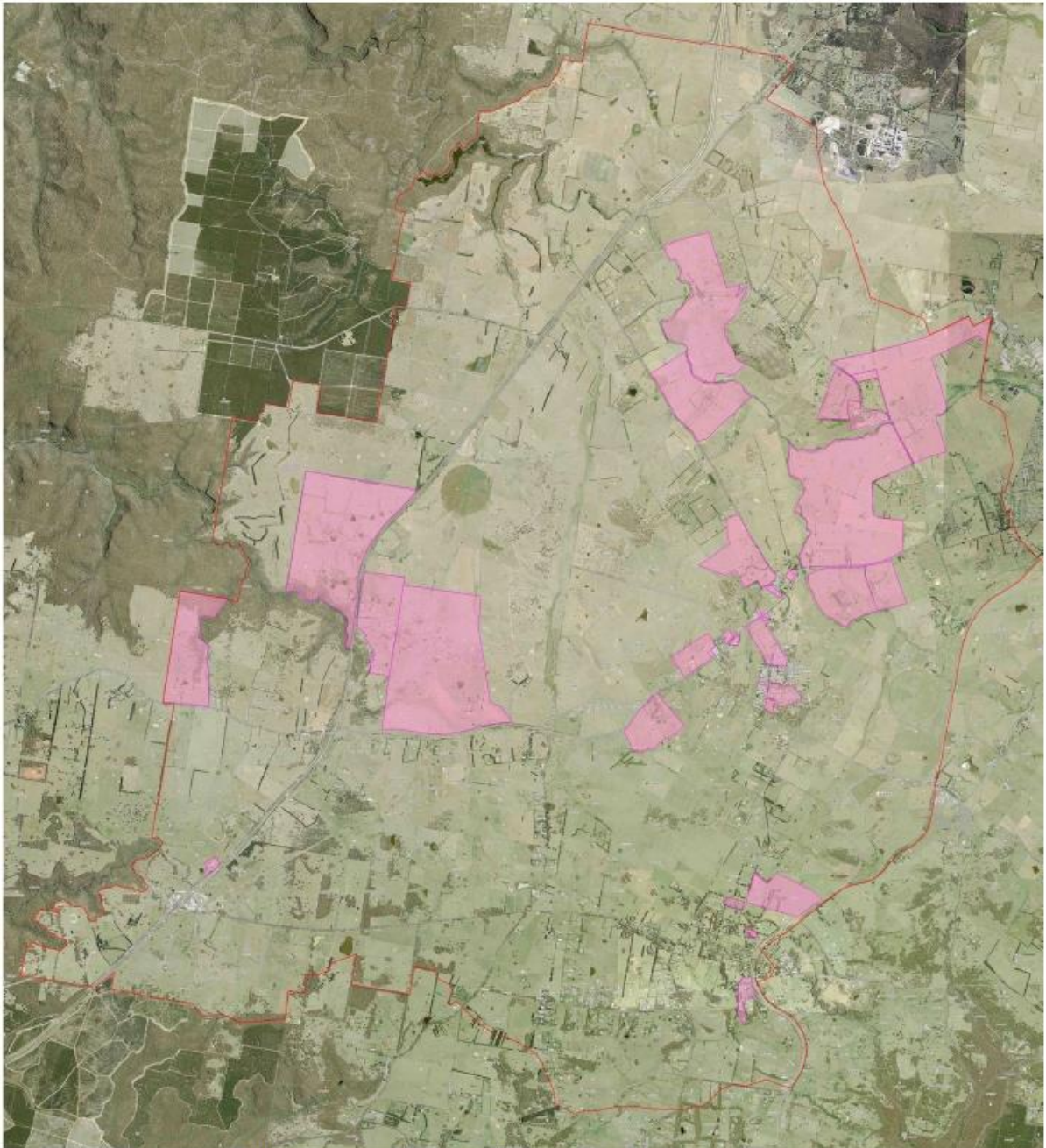


Figure 5.3: National Trust Sutton Forest/Exeter Landscape Conservation Area updated 2017

*Above: Map of the National Trust Sutton Forest/Exeter Landscape Conservation Area from Cultural Landscape Assessment—Berrima, Sutton Forest, Exeter Area*

## **Recommendations from the Cultural Landscape Assessment—Berrima, Sutton Forest, Exeter Area**

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The *Cultural Landscape Assessment—Berrima, Sutton Forest, Exeter Area* Study by Colleen Morris made two major recommendations as follows:

### **1. Berrima and surrounds**

The Berrima Landscape Conservation Area (BLCA) should be expanded to allow for the retention of the enclosed and timeless character of Berrima. This would enable putting policies or performance principles in place that would guide the sensitive development of Berrima on its edges.

The proposed Northern and Southern Extensions to the Berrima Landscape Conservation Area is separately covered in this document (see pages 2-9).



## 2. Sutton Forest and Exeter Landscape

It is recommended listing of the Sutton Forest and Exeter area as a landscape conservation area on the Wingecarribee LEP to better manage potential impacts and undesirable development within the area.

The non-statutory National Trust Landscape Conservation Area boundary (as updated in 2017 – see map below ) is the recommended boundary. The large Atkinson land grant, Mereworth, is included within this boundary. Historically Mereworth relates well to Sutton Forest, reinforcing the connection between Oldbury and Mereworth, some of the earliest grants and should form part of the Sutton Forest and Exeter landscape conservation area.

Parts of the study area the Golden Vale Road and Oldbury Road area that centres on Mt Gingenbullen are worthy of consideration for nomination on the State Heritage Register as a cultural landscape.

## History

The following historical narrative is extracted from the *Cultural Landscape Assessment—Berrima, Sutton Forest, Exeter Area Study* by Colleen Morris.

*The most regularly quoted phrase pertaining to the landscape of the Sutton Forest and Exeter Area as defined in the map above comes from one of the earliest European explorations into the area. Describing the view from Mount Pleasant (Mount Gingenbullen) and recorded by John Price on 19 March, 1798, its expressiveness strikes a chord with visitors and the local community, reflecting their own responses to this landscape:*

*“We came into the most beautiful country, being nothing but fine meadows with ponds of water in them: fine green hills, but very thin of timber. We got to the top of this hill, where we had the most delightful prospect of the country, and in my opinion one of the finest in the known world. It certainly must be a pleasure to any man to view so fine a country.”<sup>1</sup>*

*Many early properties were located within range of this volcanic remnant” because of the richer soils.*

*Mt Gingenbullen was spiritually significant for the local Aboriginal Tribe, the Gandangarra.*

*When Governor Macquarie passed through the area in 1820 he described the area in his Journal “as a rich and beautiful tract of forest land”, which he named Sutton Forest.*

*Among the earliest grants in the Shire were 800 acres for James Atkinson, to be called “Oldbury” and 700 acres to be known as “Mereworth”, 700 acres for John Nicholson to be known as “Newbury. On his grant, (extended to 2,000 acres) Atkinson built a substantial house which is still standing. His brother John took over Mereworth, which by 1828 was 2,000 acres. As settlement occurred many of the local Aboriginals were taken on as servants by the new landowners. Louisa Atkinson’s accounts of Aboriginal life on their occupied land, especially at Mt Gingenbullen, illustrate the process of European settlement and dispossession. Convict labour, too, was used in the early years for manual tasks such as the construction of tracks then roads through the area and as domestic servants.*

*The land was used for mixed farming with wheat growing and dairying, and in the 1870s there were orchards at Sutton Forest with the rich volcanic soils around Mt Gingenbullen making this area particularly productive. In time, the mainstay of the area became cattle breeding.<sup>2</sup> Houses were built above the flood line along the creeks, or close to the roads. Many inns were established on the Great Southern Road south from Berrima to Sutton Forest and beyond including the Kentish Arms (Three Legs of Man Inn) in 1836 near the Medway Rivulet, adjacent to Mereworth, and villages to service the settlers developed at Sutton Forest and Exeter. The many 19th century buildings, such as Oldbury, Swanton, Kenmore Cottage and Newbury, the modest farmhouses such as Bonheur on Oldbury Road and the grander houses such as Golden Vale, Comfort Hill, Whitley and Rotherwood in the rural areas, and the churches, graveyards, old shop buildings, and residences in the villages remain as reminders of 19th century settlement in the*

area. The pattern of land tenure today is still much the same as it was in the 19th century particularly in the Golden Vale Road, and Oldbury Road areas.

By the 1880s almost all the fertile land was settled with the areas remaining as bush becoming a source of wood for construction and firewood. The Southern Highlands Shale Woodland and the Robertson Basalt Tall Open Forest are two Endangered Ecological Communities and Threatened Ecological Communities that would not have survived had all the land been cleared.

From the early days of settlement the area attracted prominent people. These included early surveyors and road builders, such as Surveyor General Thomas Mitchell and bridge builder David Lennox; settlers James Atkinson of Oldbury, his daughter naturalist and journalist Louisa, and his brother John of Mereworth; the Badgery family who played an important role in the development of the Australian cattle and race horse breeding; early grantee John Nicholson and later the Simpson family of Newbury; the Morrice family including, John Morrice of Eling Forest, Ecclestons Park and Browley and William Morrice of Comfort Hill; Sir Cecil Hoskins of Invergowrie and Cardrona; and Edward Carter, Sir Philip Goldfinch and the Keighley family of Golden Vale.

The area developed a reputation as a weekend retreat for the wealthy and influential. The opening of the rail line to Moss Vale in 1867 and the use of Hillview at Sutton Forest by 16 NSW Governors from 1879 contributed to this attraction. Accessibility increased further with the opening of the last stage of the Hume Motorway in 1980 and the area is now considered by some to be within commuting distance of Sydney.

1 Jervis, J, A History of the Berrima District,

2 *ibid* page 66.

## Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

The following assessment is taken from the Cultural Landscape Assessment Report by Colleen Morris.

| NSW heritage assessment criteria   | Assessment of site   |
|------------------------------------|--|
|                                    | (no content = site has not been assessed against that criterion)   |
| <b>(a) HISTORICAL SIGNIFICANCE</b> | <p>The area is of historic significance:</p> <ul style="list-style-type: none"> <li>• as a place of early exploration beyond the limits of the Cumberland Plain in 1798 and early settlement and pastoralism from 1819 onwards.</li> <li>• The underlying early European response to the landscape is remarkably intact with new patterns from the twentieth century subtly accommodated within the pre-existing landscape. The physical evidence in the concentration of so many 19th century buildings and important 20th century houses such as Invergowrie, Rosedale and Mereworth add a layer to the rich cultural landscape.</li> <li>• The main circulation routes are historically important dating from the 1820s and 1830s onwards. The line of Old South Road through Sutton Forest and the new line of road from the 1830s, surveyed by Major Mitchell and on which Berrima stands, and Old Argyle Road are remnants from the past.</li> <li>• The area is also significant for its association with convictism.</li> <li>• The opening of the railway line is of historical importance in the development of the area and the rise of early twentieth century tourism.</li> </ul> |

| NSW heritage assessment criteria               | Assessment of site  |
|--|---|
| <b>(b) ASSOCIATIONAL SIGNIFICANCE</b>          | <p><i>This area “has a special association with important wealthy Sydney families and sixteen governors of New South Wales between 1879 and 1957. These include early surveyors and road builders Surveyor General Thomas Mitchell and bridge builder David Lennox; James Atkinson of Oldbury, his daughter naturalist and journalist Louisa and his brother John of Mereworth; the Badgery family from its earliest days of settlement especially the role they played in the development of the Australian cattle and race horse breeding; early grantee John Nicholson and later the Simpson family of Newbury; the Morrice family, John Morrice of Eling Forest, Ecclestone Park and Browley and William Morrice of Comfort Hill; Sir Cecil Hoskins of Invergowrie and Cardrona; and Edward Carter, Sir Philip Goldfinch and the Keighley family of Golden Vale. Prominent past and present owners include leaders of industry, horse racing and members of parliament and the banking and legal fraternity.”</i></p>   |
| <b>(c) AESTHETIC OR TECHNICAL SIGNIFICANCE</b> | <p><i>Colleen Morris considers the rich and varied cultural landscape to be of aesthetic significance at a State level.</i></p> <p><i>“The important formative early decades of settlement.....and evidence of early settlement is still etched in the landscape. This evidence, through grant boundaries, early roads, town layouts, cleared grazing lands and the placement of homesteads, makes a substantial contribution to the visual qualities and spatial arrangements associated with the area. The attachment to, and value of, the area by the early explorers and settlers, particularly for grazing, are still associated with the area. The early impressions of a rich and beautiful pastoral landscape remain, with mature avenue plantings and gardens signalling the location of country homesteads and their outbuildings.</i></p> <p><i>Its natural significance is based on the area’s close connection with the terrain of the Wingecarribee River particularly the containment of many early large land holdings with the valleys of its tributary the Medway Rivulet, the focus of which is Mt Gingenbullen and the landscape beauty this landmark generated.</i></p> <p><i>The villages of Exeter and Sutton Forest, the gardens and the rural landscapes.....are highly valued for their scenic qualities by visitors from all over Australia.”</i></p> |



| NSW heritage assessment criteria | Assessment of site  |
|----------------------------------|---|
| <b>(d) SOCIAL SIGNIFICANCE</b>   | <p><i>"There is a strong feeling of continuity, a sense of stewardship of the landscape and also participation in history among the local community who, across all social stratas, have rallied to support the retention of their heritage. Examples include the strong sense of stewardship that precipitated the gifting of Golden Vale to the National Trust.</i></p> <p><i>The Australian Garden History Society has a deep interest in the gardens and landscapes.... and has funded conservation studies and garden recordings for a number of gardens and an oral history of one of the gardeners at Mereworth.</i></p> <p><i>The villages of Exeter and Sutton Forest, the gardens and the rural landscapes of the Sutton Forest area are highly valued for their historic significance and their scenic qualities by visitors from all over Australia."</i></p> <p><i>Criterion (e) An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area).</i></p> <p><i>"Archaeological sites have the potential to contribute to our understanding of the history of the area. They include Aboriginal sites, e. g. around Mt Gingenbullen and at Comfort Hill, agricultural sites e.g. early ploughing fields at Sutton Forest, convict sites at Berrima and outbuildings associated with early settlement sites. Mt Gingenbullen includes the site of a documented Aboriginal burial ground, which imbues Gingenbullen with particular importance."</i></p> <p><i>Conservation of the Endangered and Threatened Ecological Communities has potential to contribute to the knowledge of the regeneration of these community types on previously cleared land.</i></p> |
| <b>(e) RESEARCH POTENTIAL</b>    |   |
| <b>(f) RARITY</b>                | <p><i>"The built form of the area, village layouts and rural landscapes combine to form a complex and distinctive character, which is not found elsewhere in the State. The Area's combination of early settlement pattern, including two historic townships, remnant Ribbon Gum lined country lanes, its links with sixteen Governors of New South Wales, combine to create a landscape which is arguably unique in the State of New South Wales.</i></p> <p><i>The rural landscapes in the vicinity of Mt Gingenbullen are recognised as cultural landscapes, which reflect historical associations and aesthetic qualities that reach back to the first Aboriginal people who lived in the area. The qualities found here are not found elsewhere in the State.</i></p> <p><i>It contains the remnants of two Endangered and Threatened Ecological Communities."</i></p>   |
| <b>(g) REPRESENTATIVENESS</b>    | <p><i>While Colleen's report notes that this particular area shares characteristics with the wider Wingecarribee Shire and with colonial settlement to the southwest near Marulan, Goulburn and Lake Bathurst this is not considered specifically significant.</i></p>  |

## Statement of Significance

The following Statement of Significance is taken from the *Cultural Landscape Assessment—Berrima, Sutton Forest, Exeter Area Study* by Colleen Morris.

*The cultural landscape of Berrima, Sutton Forest and Exeter is of historic significance at a State level as a place of early exploration beyond the limits of the Cumberland Plain in 1798, and of early settlement and pastoralism from 1819 onwards, the evidence of which is legible today. There is a direct relationship between early settlement and the area's natural significance demonstrated by the close connection of the settlement pattern with the terrain of the Wingecarribee River, particularly with the siting of Berrima as the intended country town, and the containment of many early large land holdings within the valleys of its tributary the Medway*

*Rivulet, the focus of which is Mt Gingenbullen with its landmark character. The rural landscapes in the vicinity of Mt Gingenbullen are significant as cultural landscapes, which reflect historic associations and aesthetic qualities that reach back to the first Aboriginal people who lived in the area the process of European settlement and dispossession documented through Louisa Atkinson's accounts of Aboriginal life on their occupied land.*

*The rich and varied cultural landscape, shaped by associations with early land grants and settlement of the region and its remnant stands of endangered woodlands, is of aesthetic significance at a State level. The evidence of these associations through early grant boundaries and roads, town layouts, remnant woodland, cleared grazing lands and the placement of homesteads, makes a substantial contribution to the overarching spatial arrangements and visual qualities of the cultural landscape. The attachment to the area by the early explorers and settlers, and the valuing of it, particularly for farming and grazing, is still associated with the area. Whilst the scene has changed in detail, the 1798 description of the finest prospect' from the top of Mt Gingenbullen can still be appreciated. The early impressions of a rich and beautiful pastoral landscape remain, with mature avenue plantings and gardens signalling the location of country homesteads and their outbuildings.*

*Important early convict built roads and the underlying early European responses to the landscape are remarkably intact with new patterns from the twentieth century subtly accommodated within the pre-existing landscape. The area is significant for its association with convictism, a convict workforce playing a crucial part in quarrying, the construction of early buildings and roads and as part of the workforce on early estates. These include the Old Argyle Road and the new line of the South Road from the 1830s (Old Hume Highway) surveyed by Major Mitchell, and the remains of its David Lennox bridge.*

*Berrima is of exceptional significance as one of the few substantially intact villages, dating from the Georgian period, that demonstrate the characteristics of 19th century town development from the period of convict settlement to the end of the Victorian era. Fine buildings of convict-quarried sandstone, especially the courthouse and gaol, churches and residences contribute to its aesthetic importance. Berrima's original town layout and town limits are remarkably intact and legible, the value of which is reinforced by the high landscape quality, in terms of both mature exotic gardens and streetscape features and its remarkable sense of enclosure with indigenous vegetation in undeveloped surrounds, these components, along with the stock of early buildings combine to provide a sense of timelessness that is Berrima's character and appeal.*

*The area has strong links with prominent colonial settlers, individuals and families and, from the latter years of the 19th century, a special association with important wealthy Sydney families. For many of these owners farming and grazing were core occupations and equestrian activities, gardening and the landscape have been deep interests. The use of Hillview, Sutton Forest as the governors' summer residence 1882-1957 and the influence of that use still permeate and render the area unique. The physical evidence in the concentration of so many 19th century buildings ranging from Oldbury, Kenmore Cottage and Newbury, the Berrima Gaol and Courthouse, the Surveyor General Inn, Harper's Mansion, St Francis Xavier's Church and the humble cottages of Berrima, modest farmhouses such as Bonheur on Oldbury Road through to grander houses and gardens including Golden Vale, Comfort Hill, Summerlees, Whitley and Rotherwood at Sutton Forest imbues the area with a high degree of historical importance. Important 20th century houses such as Invergowrie, Rosedale and Mereworth and gardens designed by Paul Sorensen and Claude Crowe added a layer to the already rich cultural landscape. A number of archaeological sites have the potential to contribute to our understanding of the history of the area.*

*There is a strong feeling of continuity, a sense of stewardship of the landscape and also participation in history among the local community and organisations including the Berrima and District Historical Society, the Australian Garden History Society and the National Trust of Australia (NSW). The three historic villages of Berrima, Exeter and Sutton Forest, their churches and cemeteries, the fine gardens and the surrounding rural landscapes - all these combine to*

*create a cultural landscape which is rare in the State of New South Wales and which is highly valued for its historic significance and scenic qualities by visitors from all over Australia.*



# **Wildes Meadow Village Heritage Conservation Area**

## **375-401 Wildes Meadow Road, Wildes Meadow**

### **Recommendation**

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Include as a new heritage conservation area in Schedule 5 (Part 2 Heritage conservation areas) of the Wingecarribee Local Environmental Plan 2010.

### **Description**

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October 2020: A small precinct encapsulating the former Wildes Meadow (originally Myra Vale) village which was bustling at the turn of the 20th Century. This small hamlet is worthy of LEP listing and DCP control.

There are 8 houses on the northern side of the road and 4 of these have early cottages: Nos. 375 (Blacksmith's cottage), 381 ('Daisy Hill'), 383 (Former Post Office) and 391 ('Ferriby'). Newer buildings on the northern side are Nos. 377, 387 and 401. On the southern side there are two houses: nos. 390 (which is new) and 372 which may have early elements as there was definitely a house on this site in 1963. Best heritage practice suggests that this opposite side of the side of the street should be considered for inclusion in any conservation area and it formed an important part of the Myra Vale village so there may be archaeological remains of earlier buildings or uses.

The precinct comprises the following properties which are all separately covered in the Recommended (Part A) and Not Recommended (Part B) of this document:

On the northern side of Wildes Meadow Road:

part of Meadow Farm, 48 Church Street (as this property does not contain any built form within the precinct, this property is not covered separately in this report)

375 Wildes Meadow Road (see separate entry in Part A of this document)

377 Wildes Meadow Road (see separate entry in Part B of this document)

[379] Wildes Meadow Road (unnumbered property between 377 and 381) (see separate entry in Part B of this document)

381 Wildes Meadow Road (see separate entry in Part A of this document)

383 Wildes Meadow Road (see separate entry in Part A of this document)

387 Wildes Meadow Road—'Summerfield' (see separate entry in Part B of this document)

391 Wildes Meadow Road—'Ferriby' (see separate entry in Part A of this document)

401 Wildes Meadow Road (see separate entry in Part B of this document).

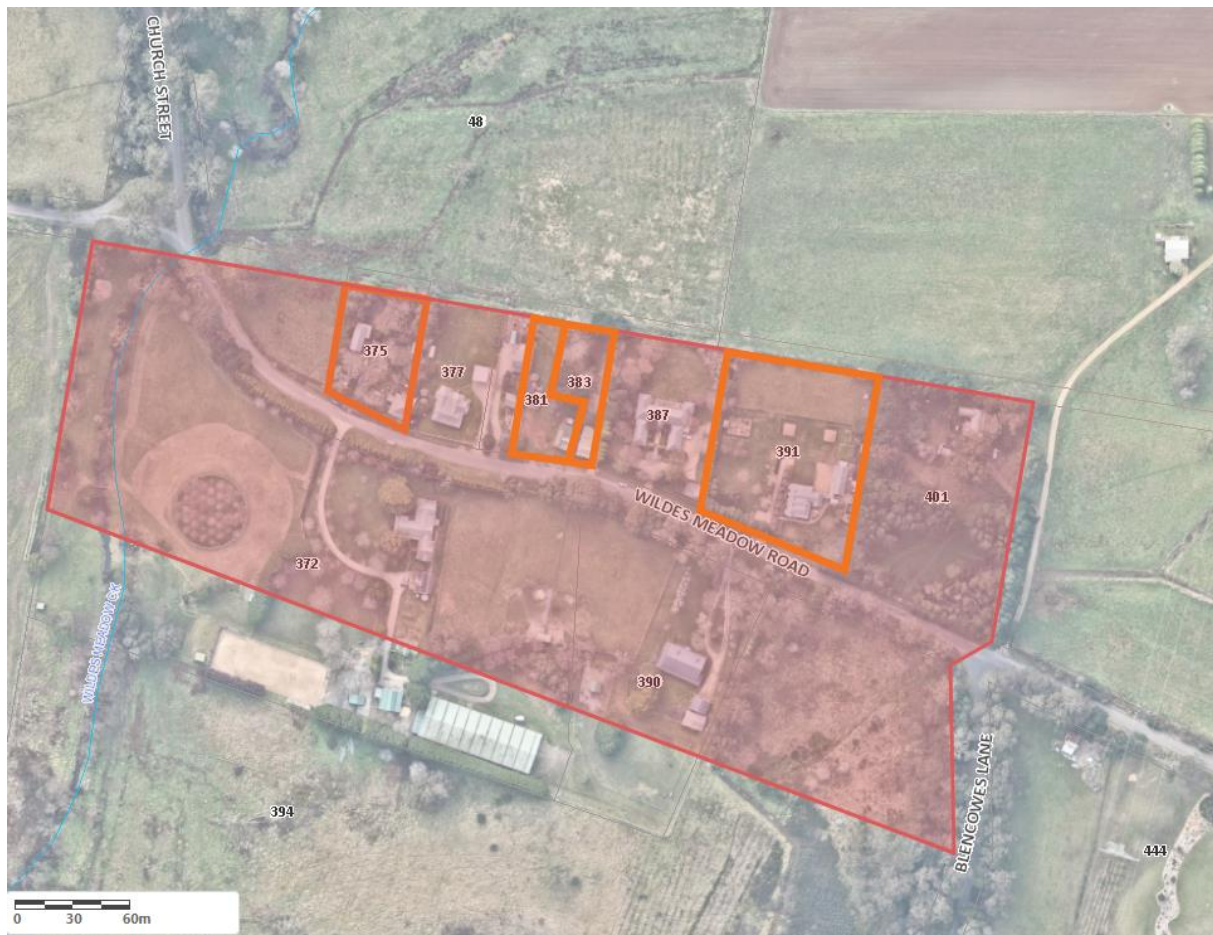
On the southern side of Wildes Meadow Road:

Part of 372 Wildes Meadow Road (see separate entry in Part B of this document)

Part of 390 Wildes Meadow Road (see separate entry in Part B of this document)

Part of 394 Wildes Meadow Road (as this property does not contain any built form within the precinct, this property is not covered separately in this report).

The precinct is shown mapped on the aerial photograph below together with the proposed heritage items.



**Above:** A map of proposed Wildes Meadow Village Heritage Conservation Area (shaded red) also showing the proposed heritage items outlined in orange (Source: Wingecarribee Shire Council; aerial photograph by Nearmap, 29 June 2022.)

### Description of the precinct from the Heritage Survey 2009

2009 report said: At the time of the September 2008 inspection significant elements which include historic buildings warrant careful management and retention is desirable. No restrictions relate to the retention of new buildings. A small hamlet along the road side primarily on north side of road. Mostly simple Ninetieth Century cottages but now restored. Probably former workers accommodation initially. Cottages close to street, 5 of edge to verge, lush vegetation and red soil. Several buildings. Define boundary and prepare DCP.





Above Aerial view of Wildes Meadow in 1963. From <http://www.bonzle.com>



**Above:** Aerial photo of the Wildes Meadow (Myra Vale) village area (Source: Nearmap, image date 12 June 2023.)

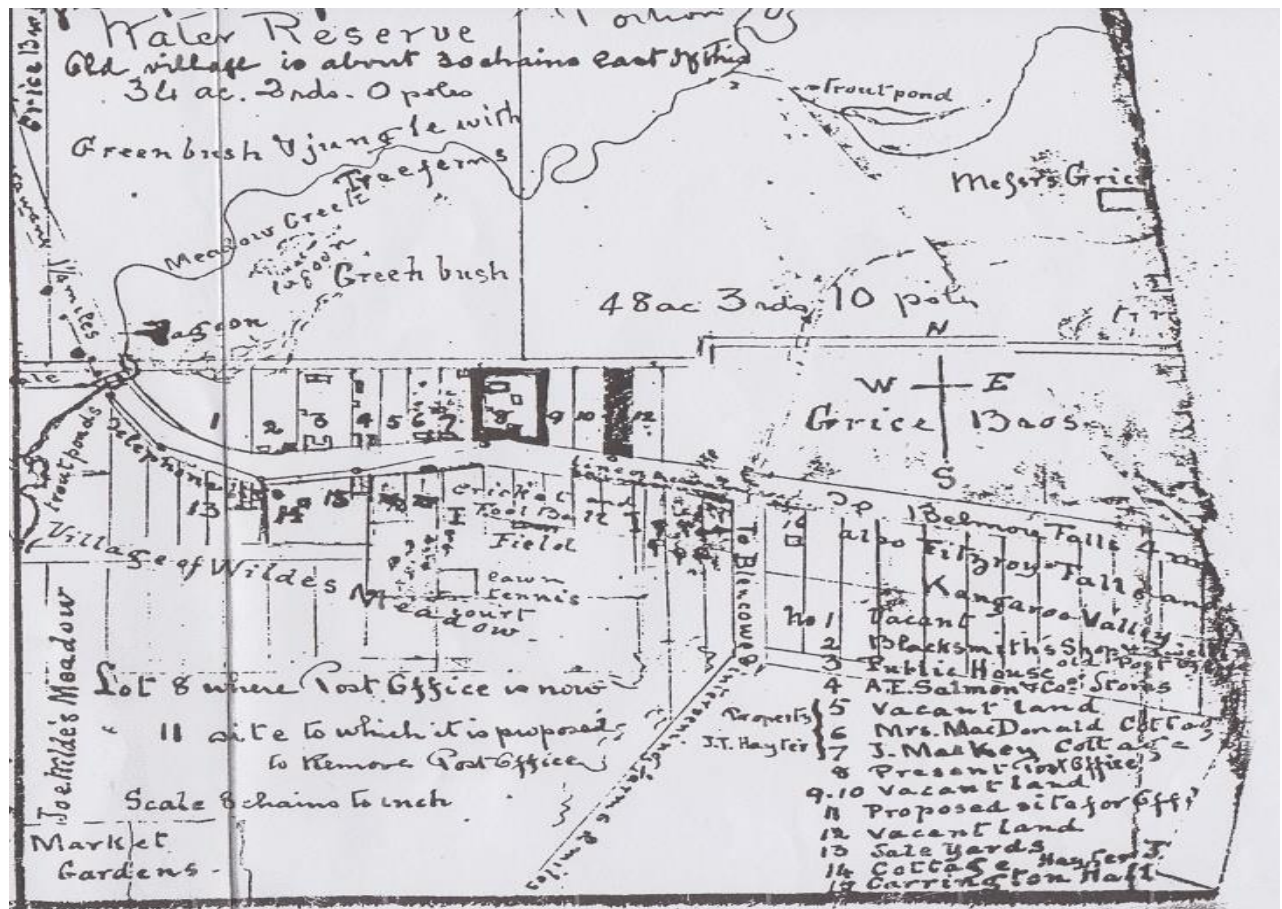
## History

**History of Wildes Meadow.** These notes derived from Linda Emery's *Pictorial History of the Southern Highlands*. 2008

The Wildes Meadow area was not settled until the 1860s when the swamp in the area was gradually drained. The village that grew up in the area was first known as Myra Vale. The Methodist Church was built in 1874 and school in 1879. Soon there was a hotel, two stores, a masonic lodge, bank, post office, sports ground and blacksmith. Dairying the major industry. By 1900 the population was about 200 but declined thereafter exacerbated by the 1932 Unanderra to Moss Vale railway line which bypassed



Wildes Meadow. By WWII shops had closed and only the post office and school and some houses remained.



This undated plan and uncertain origin was provided by Ian Mackey from BDHS on 8 Nov 2021.. Not clear where it comes from but has a lot of annotations on it. The top of the map says Old Village is about 30 chains (603 metres) to the east and above that and missing from this print are the words "Rough plan of New Village of Wildes Meadow." 15 sites in the village are numbered on the plan and the handwritten key at the bottom right. Lots 8 and 11 which involve a move of the post office (from 8 to 11) are heavily marked so this may have been the reason for this map to be drawn.

**1 to 12 are on the northern side of the road**

- |    |                               |                 |
|----|-------------------------------|-----------------|
| 1  | vacant                        |                 |
| 2  | Blacksmith's shop             | Current No. 375 |
| 3  | Public house                  | Demolished      |
| 4  | A . E. Salmon Co Stores       | Demolished      |
| 5  | vacant                        |                 |
| 6  | Mrs McDonald's Cottage        | No. 381?        |
| 7  | J Mackey cottage              | No. 383?        |
| 8  | present Post Office           | Demolished      |
| 9  | vacant                        |                 |
| 10 | vacant                        |                 |
| 11 | Proposed site for Post Office |                 |
| 12 | vacant                        |                 |

13 to 15 are on the southern side of the road

13 sales yard

14 cottage – Hayter Current locality of No. 372

15 Carrington Hall Demolished

**Important note the above plan and notation appears not be accurate** in locating buildings. If the “public house” is the Myra Vale Hotel, it is in the wrong position. The Myra Vale Hotel was actually located to the east of the Post Office (383 Wildes Meadow Road) but the form of the building appears correct, just not in the correct location.

**A NSW Government Aerial photograph taken in 1963** shows the Wildes Meadow Village and indicates the following properties extant at that time:

Northern side left to right

no. 375 –note that early photos of this building next to the hotel show the same scalloped verandah fascia as the post office building at no. 383.

no. 377 – former Myra Vale Hotel lastly operated by Irving (See Bk 1560 No. 673 – transfer from Irving’s widow, Alice Irving to Stephen & James Bresnahan in May 1929). Hotel had been demolished and replaced by 1963.

no. 379 (now demolished and replaced)

no. 381 – Daisy Hill

no. 383 – a former post office

no. 387 (now demolished – possibly a more recent post office building)

no. 391 – Ferriby

Southern side only one house

No. 372



**Above:** View of Wildes Meadow Village in 1963 (Source: NSW Government Spatial Services, Historical Imagery Viewer, accessed March 2023).

Above: 1963 aerial photo and additional photos from 1970, 1979 and 1993 follow (Source: NSW Government Historicl.



**Above:** View of Wildes Meadow Village in 1970—note that building at no. 379 has been demolished (Source: NSW Government Spatial Services, Historical Imagery Viewer, accessed March 2023).



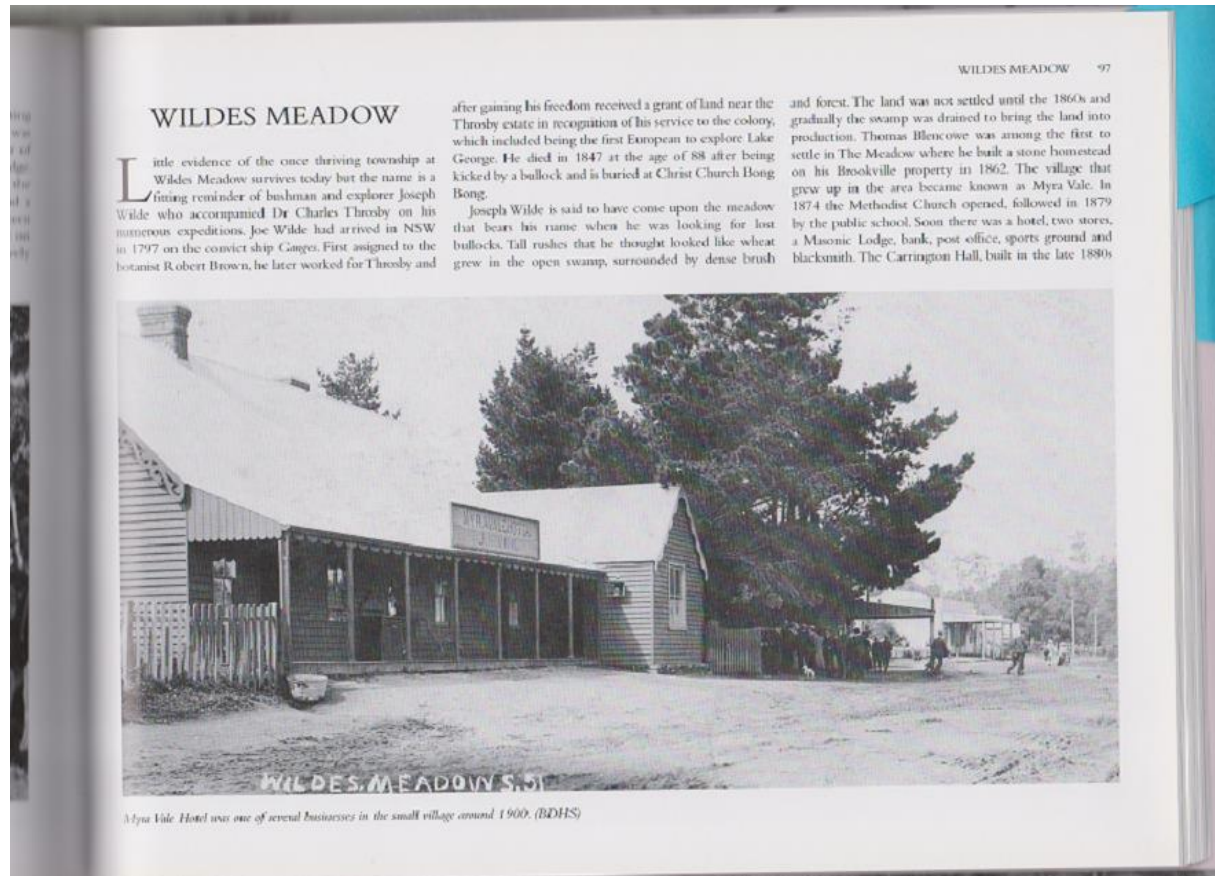


**Above:** View of Wildes Meadow Village in 1979—note new buildings (farm sheds?) at no. 390, opposite 'Ferriby' (Source: NSW Government Spatial Services, Historical Imagery Viewer, accessed March 2023).



**Above:** View of Wildes Meadow Village in 1993—note that the large building next to no. 383 has been demolished (Source: NSW Government Spatial Services, Historical Imagery Viewer, accessed March 2023).

**Linda Emery *Pictorial History of the Southern Highlands*. 2008.** Very concise history and images of Burrawang at pages 97-98 including the 2 page images below. Book notes that this area not settled until the 1860s when the swamp in the area was gradually drained. The village that grew up in the area was known as Myra Vale. The Methodist Church was built in 1874 and school in 1879. Soon there was a hotel, two stores, a masonic lodge, bank, post office, sports ground and blacksmith. Dairying the major industry. By 1900 population was about 200 but declined. By WWII shops had closed and only the post office and school and some houses remained.





98 SOUTHERN HIGHLANDS



was used as a skating rink. Dairying was the major industry and in 1889 the Emu Butter Factory, a co-operative of local farmers, began producing butter and cheese. Pasture improvement of the rich soil in the area led to increased stock-carrying capacity and the production of large quantities of potatoes and cabbages.

In the early years of the twentieth century, the population hovered around 200 but when the Moss Vale to Unanderra railway was built in 1932 and the line bypassed Wildes Meadow, business was gradually lost to the larger towns. By the war years the shops had closed and only the post office and school remained.

The announcement by the Sydney Water Board in 1968 of a scheme to channel water from the Shoalhaven Basin to the Sydney water supply via a system of dams, pipelines and open canals that threatened to reach back into the heart of Wildes Meadow sent shock waves through the local farming community. After land resumptions, heavy machinery moved in and blasting disrupted the peace and tranquility of the area. Wildes Meadow became a hive of activity for several years as the Fitzroy Falls Reservoir and canal through the area was constructed. The dam now provides a scenic backdrop for this exceptionally beautiful pastoral area of the Southern Highlands.

ABOVE: Haymaking at Wildes Meadow provided winter fodder for stock.  
(BDHS)

LEFT: Bearded shareholders of the Emu Butter Factory pictured outside the Myra Vale Hotel in 1896.  
(BDHS)

**BDHS Booklet *Lets Visit a Historic Village*.** This 1994 booklet provides a guided tour to the Wildes Meadow/Myra Vale area including numbered sites and related notes.



Above: Undated but c 1910 postcard of old bridge at Wildes Meadow looking east showing the original stables, holding pens for the horses and original blacksmith shop identified by owner as 375 Wildes Meadow Road. Information and image courtesy of this site



<https://1910bc.com/2018/01/09/blacksmith-shop-from-the-1880s-found-on-the-new-1910-ironworks-site/>



Above. The old show grounds at Wildes Meadow opposite where the old shop stood around WW1. Check out the heavy horse and harness. Given his shield, he's won a few awards and horse brasses too. Showground site would include modern No 372 Wildes Meadow Road site.

Information and image courtesy of this site <https://1910bc.com/2018/01/09/blacksmith-shop-from-the-1880s-found-on-the-new-1910-ironworks-site/>







Above: Wildes Meadow or Myra Vale's main street as it was in 1908, the road is a lot narrower today. To the right of the shot is the show ground and cattle pens, hence the wagons and timber jinker. On the left hand side of the shot is current 375 Wildes Meadow Road next to the now demolished Myra Vale Hotel. Information and image courtesy of this site <https://1910bc.com/2018/01/09/blacksmith-shop-from-the-1880s-found-on-the-new-1910-ironworks-site/>

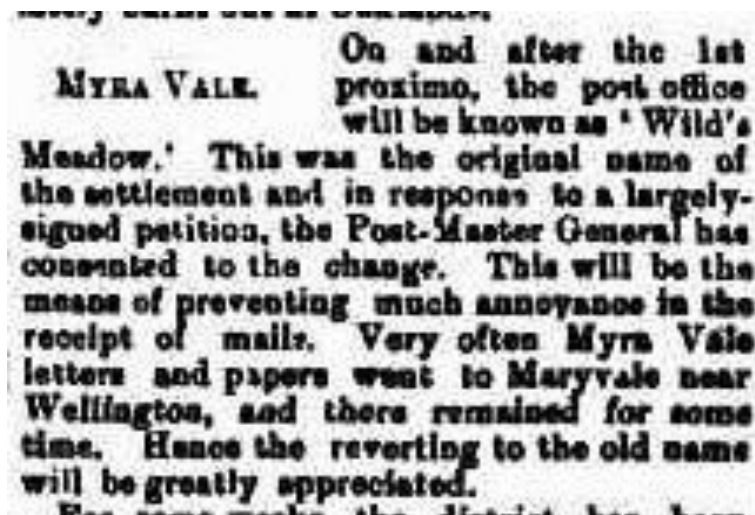


Above: Wildes Meadow or Myra Vale's main street as it was c.1910. On the left now demolished Myra Vale Hotel. From this site: <http://www.historicphotographs.com.au/searcher.asp?force=1&count=6655&statslogged=1&region=>

0&country=2&terms=&place=&startYear=0&endYear=0&subset=&property=&sort=2&start=6245&pr  
eview=0&changeresultsperpage=0&rnd=0

The name of Myra Vale reverted to the original Wildes Meadow in 1900.

(1900 'LOCAL AND DISTRICT.', *The Scrutineer and Berrima District Press* (NSW : 1892 - 1948), 21 November, p. 2. , viewed 04 Aug 2022, <http://nla.gov.au/nla.news-article127409444>)



## Heritage Significance Assessment

The proposed item has been assessed against the seven NSW Heritage Assessment Criteria. To be considered for local heritage listing, an item must meet one or more criteria on a local level. To understand more about the NSW Heritage Assessment Criteria, refer to the Heritage NSW publication *Assessing Heritage Significance* available online at <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>.

| NSW heritage assessment criteria        | Assessment of site  |
|---|---|
|   | <i>(no content = site has not been assessed against that criterion)</i>   |
| (a) HISTORICAL SIGNIFICANCE             | <i>Of significance to the history of the local area as a reminder of what was once a viable small village. It still contains buildings from the 19th Century.</i> |
| (b) ASSOCIATIONAL SIGNIFICANCE          | <i>Of significance because of its association in the local area with the life of many early pioneering families.</i>  |
| (c) AESTHETIC OR TECHNICAL SIGNIFICANCE | <i>Of significance in demonstrating aesthetic value in the local area because the beauty of its setting and architectural forms.</i>                              |
| (d) SOCIAL SIGNIFICANCE                 | <i>Of significance because of its strong association with the Wildes Meadow/ Burrawang and wider community.</i>   |
| (e) RESEARCH POTENTIAL                  |   |
| (f) RARITY                              |   |
| (g) REPRESENTATIVENESS                  |   |

## Statement of Heritage Significance

The settlement of Wildes Meadow is significant to the history of the local area as a reminder of what was once a viable small village. It still contains buildings from the 19th Century. It is also of significance for its association in the local area with the life of many early pioneering families, for its



strong association with the Wildes Meadow/ Burrawang and wider community and for demonstrating aesthetic value in the local area because of the beauty of its setting and architectural form.