

**VARROVILLE ESTATE:
166-176 ST ANDREWS
ROAD, VARROVILLE**

**HERITAGE IMPACT
STATEMENT**

16 OCTOBER 2017
SH349

PREPARED FOR CATHOLIC METROPOLITAN CEMETERIES TRUST

URBIS

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Stephen Davies, B Arts Dip. Ed., Dip. T&CP, Dip. Cons. Studies
Associate Director	Fiona Binns, B Arts, M Arts (Curatorial Studies)
Report Number	#1 16/10/2017

TABLE OF CONTENTS

Executive Summary	i
1. Introduction	4
1.1. Background	4
1.2. Site Location	4
1.3. Methodology	6
1.4. Author Identification	6
2. Site Description	7
2.1. Site Location, Description and Access	7
2.2. Landscape	7
2.2.1. Topography	7
2.2.2. Endangered Ecological Communities (EEC)	8
2.3. Cultural Landscape	9
2.3.1. Exotic Vegetation	9
2.3.2. Dams and Modified Watercourses	10
2.3.3. Vineyard Trenching	11
2.4. Varroville House	13
2.5. Outbuildings	13
2.5.1. The Former Coach House/ Machine shed	14
2.5.2. The Timber Slab Hut	15
2.5.3. The Cottage	16
2.5.4. Timber Barn	18
2.5.5. The Dairy	19
2.5.6. Other Outbuildings and Structures	19
3. Historical Overview	22
3.1. Historical Overview	22
3.2. Phase 1 c. 1810 – 1827: Alienation and Establishment of the First House	22
3.3. Phase 2 1827 – 1858: Extension of the first house	24
3.4. Phase 3 1858 – 1912: Construction of the second house	27
3.5. Phase 4 1912 – 1950: Dairying and decline	30
3.6. Phase 5 1950 – 1990: The Jackaman Period	31
3.7. Phase 6 1990 – 1993: Conservation issues	38
3.8. Phase 7 1993- Present: Disuse and Decline	39
4. Heritage Significance	41
4.1. What is Heritage Significance?	41
4.2. Statement of Significance	41
4.3. Schedule of Significant Elements	42
4.4. Significant Views and Vistas	45
5. The Proposal	47
5.1. Land Uses	47
5.2. Landscape Design and Planting	47
5.3. Burial Areas and Memorialisation	50
5.3.1. Lawn Burials	50
5.3.2. Burial Rooms	51
5.3.3. Natural burial area	52
5.3.4. Ash interments	52
5.4. The Outbuildings Precinct	53

5.4.1.	Historic Building Restoration – Outbuildings Precinct	53
5.4.2.	Interpretation Strategy	56
5.5.	New Development.....	56
5.5.1.	Chapel.....	58
5.5.2.	Gatehouse	59
5.5.3.	Administration Building	59
5.5.4.	Function Building	60
5.5.5.	Café.....	61
5.5.6.	Garden Staff Building.....	61
5.5.7.	Shelters	61
5.5.8.	Crypts.....	62
5.6.	Public art	62
5.7.	Site Access and Parking	63
5.7.1.	Site access.....	63
5.7.2.	Internal access and parking	63
5.7.3.	Fencing and gates	65
5.7.4.	Pedestrian Network.....	66
5.8.	Tree and Vegetation Removal	66
5.9.	Riparian Zones and Dams	67
5.10.	Anticipated construction Staging	68
6.	Impact Assessment.....	71
6.1.	Heritage Listing and Environmental Constraints	71
6.2.	Statutory Controls	74
6.2.1.	Local Environmental Plan	74
6.2.2.	Development Control Plan	84
6.3.	Conservation Management Plan Policy Assessment	86
6.4.	Heritage Office Guidelines	118
7.	Conclusion and Recommendations	126
8.	Bibliography and References.....	127
8.1.	Bibliography	127
8.2.	References.....	127
	Disclaimer	129

FIGURES:

Figure 1 – Site location plans and aerial views	5
Figure 2 - View of the densely treed northern property boundary and showing native vegetation	8
Figure 3 – Aerial view showing the dams	10
Figure 4 - Aerial view of the dams and watercourses	11
Figure 5 – Aerial and views of remnant vineyard trenching	12
Figure 6 – Aerial view of the outbuildings group and the location of the former drive	13
Figure 7 – Views of the former coach house/ machinery shed	14
Figure 8 – Interior views of the former coach house	15
Figure 9 – The timber slab hut.....	15
Figure 10 – The cottage.....	16
Figure 11 – Internal views.....	17
Figure 12 – Cottage floor plan	18
Figure 13 – Views of the timber barn.....	18
Figure 14 – Views of the dairy	19

Figure 15 – Remnant structures	20
Figure 16 – Parish Map (undated) showing Townson’s original grant	23
Figure 17 – 1850 survey of proposed new line of road from Campbelltown to the Cowpasture and showing Townson’s grant	27
Figure 18 – c.1885 survey	29
Figure 19 – Historic views of the outbuildings	30
Figure 20 - 1947 aerial of the house and estate (part view) with the house and outbuildings indicated	31
Figure 21 – c.1950s views of the outbuildings.....	32
Figure 22 - Late 20 th century aerial views.....	34
Figure 23 – Details of the 1961 site aerial showing the outbuildings and driveway	36
Figure 24 – 1973 subdivision plan showing lots 21 and 22 (22 being part of the subject site)	37
Figure 25 – Draft and approved PCO plans	38
Figure 26 – 2004 views of the interior of the slab hut (the roof has since collapsed)	40
Figure 27 – The Landscape Master Plan	xlviii
Figure 28 – Street Tree Plantings.....	xlix
Figure 29 – Lawn Burial Plan	50
Figure 30 – Burial Rooms Plan.....	51
Figure 31 – Natural Burials Plan.....	52
Figure 32 – Ash Interments Plan	53
Figure 33 – Existing Outbuildings Plan.....	54
Figure 34 – Proposed outbuildings precinct plan	55
Figure 35 – Buildings and site access	57
Figure 36 – Chapel Design	58
Figure 37 – Gatehouse design	59
Figure 38 – Administration building design.....	59
Figure 39 – Photomontage of proposed Function Building	60
Figure 40 – Café design	61
Figure 41 – Plan of the garden staff facilities building.....	61
Figure 42 – Shelter design (small and large options).....	62
Figure 43 – Crypt Structure	62
Figure 44 – Road Masterplan	63
Figure 45 – Typical road sections.....	64
Figure 46 – Parking Strategy	65
Figure 47 – Indicative fencing typologies	65
Figure 48 – Proposed pedestrian network.....	66
Figure 49 – Treatment of dams	67
Figure 50 – Typical dam edges	68
Figure 51 – Indicative Staging Plan.....	69
Figure 52 – LEP Heritage Plan with the subject site shown.....	72
Figure 53 – Environmental Constraint Map with the subject site indicated, along with the	72
Figure 54 – Proposed curtilage extension for Varroville Plan 1798	73

PICTURES:

Picture 1 - View southwest across the property towards St Andrews Road and showing the chain of dams along the western boundary (the western lakes, dams 5,4,3 and 2).....	11
Picture 2 - View west across the site towards the dams and St Andrews Road, and showing remnant terracing on the slopes of the hill. Varroville House is just outside the frame at left.	12
Picture 3 - View of remnant trenching on the slope.....	12
Picture 4 – The principal eastern façade	14

Picture 5 – The rear of the former coach house has collapsed and the timber shingled roof is exposed	14
Picture 6 – The southern façade	14
Picture 7 – The northern façade	14
Picture 8 – View south within the main room.....	15
Picture 9 – View north within the main room	15
Picture 10 – View northwest towards the slab hut, obscured by regrowth vegetation	15
Picture 11 – The eastern elevation of the slab hut	15
Picture 12 – The principal eastern façade	16
Picture 13 – View north west to the cottage and showing the 1950s addition	16
Picture 14 – The rear of the cottage and c.1950s wing addition	16
Picture 15 – The northern masonry façade and chimney.....	16
Picture 16 – View south towards the living room fireplace. Note that the interior was fully refurbished in the 1950s (R1).....	17
Picture 17 – View of the bedroom/ former living area (R2). It is noted that the fireplace has been covered with masonite sheeting.....	17
Picture 18 – View across the living room R1 to the front entry and R2 with the bathroom and R4 entries at left	17
Picture 19 – The kitchen.....	17
Picture 20 – Floor plan of the cottage.....	18
Picture 21 – View southwest to the timber barn	18
Picture 22 – View east to the timber barn.....	18
Picture 23 – View north to the dairy showing the principal eastern façade.....	19
Picture 24 – View east to the rear of the dairy	19
Picture 25 – View south to the dairy	19
Picture 26 – The interior of the dairy	19
Picture 27 – Ruin of a former shed building associated with the timber barn	20
Picture 28 – Galvanised shed to the south of the timber barn	20
Picture 29 – contemporary fencing and stalls between the timber barn and dairy buildings	20
Picture 30 –Chicken coop and tank.....	20
Picture 31 – Contemporary brick structure	20
Picture 32 – Later timber fencing.....	20
Picture 33 – Remnant post and rail fencing.....	21
Picture 34 – Concrete paved area at the rear of the dairy building.....	21
Picture 35 – c.1935 view of the former coach house, with the cottage behind. Note that there is no verandah and the façade appears to be enclosed by pairs of timber double doors.....	30
Picture 36 – Undated view of the coach house with the slab hut in the distance (right) (1935-1952)	30
Picture 37 – The 19 th century cottage.....	32
Picture 38 – The rear of the 19 th century cottage, part view of the former coach house at left and the former stables building in the distance (right)	32
Picture 39 – The former coach house and 19 th century cottage beyond. Note the verandah to the coach house has been added since the 1935 image.....	33
Picture 40 – The timber slab hut with the coach house visible at the rear right	33
Picture 41 – 1955 view showing the approximate site area	34
Picture 42 – Detail of the 1955 aerial showing the main house, the outbuildings, remnants of the original drive, the new drive from St Andrews Road (with new avenue of tree plantings) and extensive evidence of contour terracing, extending to St Andrews Road, and around the hill north of the main house. the newly constructed dairy building is also shown	35
Picture 43 – Detail of the outbuildings showing the recently constructed dairy	36
Picture 44 – Detail of the driveway from St Andrews Road, with the avenue of trees laid out	36
Picture 45 – Detail of the western lakes, dams 2, 3 and 4 which are shown with a much more defined edge to the dam walls.....	36

Picture 46 – The draft PCO curtilage included part of lot 22 incorporating the outbuildings.....	38
Picture 47 – The gazetted PCO curtilage included only lot 21	39
Picture 48 – View of the slab hut	40
Picture 49 – View of the interior of the slab hut. the sheet wall lining appears to be early 20 th century. The roof of the building has since collapsed and is unable to be inspected	40
Picture 50 – Plan showing proposed street tree plantings along the main road and proposed species (refer to the inset key)	xlix
Picture 51 – View from reflection pool and primary courtyard looking east	58
Picture 52 – Section showing ground line at roof peak	58
Picture 53 – Floorplan of the proposed function room	60
Picture 54 – Small shelter design, memorial preparation area.....	62
Picture 55 – Large shelter design, gathering space	62
Picture 56 – Typical road sections including a typical two way road, a road through CPW areas, and road with cut and fill. Cut and fill has generally been kept to a minimum by setting the centre line of all roads at existing ground level.	64
Picture 57 – Parking Plan	65
Picture 58 – Typical dam edges showing regrading and benching for dam compliance	68

TABLES:

Table 1 – Gradings of heritage significance	42
Table 2 – Significant views and vistas.....	45
Table 3 – Proposed works to Outbuilding Precinct	54
Table 4 – Indicative Staging Plan	69
Table 5 – Heritage Listings – Varroville House Lo	71
Table 6 – Heritage Listings – Varroville Estate (the subject site)	71
Table 7 – Local Environmental Plan	74
Table 8 – Development Control Plan.....	84
Table 9 – CMP Policy	86
Table 10 – Heritage Office Guidelines.....	118

EXECUTIVE SUMMARY

Urbis has been engaged by the Catholic Cemeteries Trust (CMCT) to prepare the following Heritage Impact Statement (HIS). This HIS accompanies a Development Application for the development of the Estate. The proposal is for the development of new cemetery and recreation area on the site, including all associated site facilities and infrastructure. The DA seeks consent for works across the entire site, which will occur over the next 150 years. Specifically, the proposal seeks consent for:

- Use and operation of the site for a “cemetery” and “recreation areas”;
- The landscape design of the entire site and the planting strategy as well as tree removal;
- Burial areas and memorialisation guides;
- Site access and parking including internal road and footpath network, onsite carparking and four vehicle crossovers onto St Andrews Road;
- Construction of six (6) new buildings on the site and the ancillary use of the buildings in association with the cemetery and public parklands, along with new shelters and crypts;
- Restoration of significant historic buildings within the outbuildings precinct (specifically the cottage, former coach house and slab hut);
- Provision of heritage interpretation of Aboriginal and European historical values of the site and locality;
- Public art sculptures;
- Site works including excavation, fill and dam wall stabilisation; and
- Services and infrastructure.

The subject site is (part) listed as a heritage item under the Campbelltown Local Environmental Plan 2015. Extension of the State heritage listed curtilage of Varroville House has also been proposed by the Office of Environment and Heritage (Varroville, Lot 21 DP 564065/ 196 St Andrews Road (Item #00737)) which includes part of the subject property, although it has not yet been gazetted.

The site is subject to a *Conservation Management Plan: Varroville Estate: 166-176 St Andrews Road Varroville*, prepared by Urbis (in conjunction with Artefact Heritage and MUSEcape Pty Ltd.) dated October 2015 and prepared on behalf of the Catholic Metropolitan Cemeteries Trust (CMCT). That report found the cultural landscape of the subject site to be of heritage significance at the state level for its historic values and for its rarity.

This HIS is therefore provided to assess the impacts of the cemetery proposal. The proposal has been assessed against the relevant provisions of the LEP and DCP as well as the site specific policies provided in the CMP and Heritage Division guidelines.

As set out in the assessment in section 6 and conclusion at section 7, it is considered that the proposed use and development of the site as a cemetery and parkland, overall, is sympathetic to the heritage character and significance of the former Varroville Estate. The proposal has been supported and is recommended to the consent authority for approval subject to the following recommendations:

- The former Varroville Estate should be subject to archival recording prior to any demolition or earthworks, in accordance with the CMP policy, Heritage Division guidelines and subject to DA conditions of consent. The archival should include (but is not limited to) significant landscape features (dams and remnant trenching) and built elements proposed for demolition (i.e. within the outbuildings precinct).
- Heritage interpretation is a critical aspect of the design and the subject proposal provides for extensive interpretation of the significant European and Aboriginal values as an integrated part of site design and planning. The Heritage Interpretation Strategy should be further expanded including development of detailed interpretation briefs, informed by archaeological test excavation, stakeholder consultation and any additional historical research. Delivery of heritage interpretation should be subject to DA conditions of consent.

1. INTRODUCTION

1.1. BACKGROUND

Urbis has been engaged by the Catholic Cemeteries Trust (CMCT) to prepare the following Heritage Impact Statement (HIS). This HIS accompanies a Development Application for the development of the Estate as a cemetery.

The subject site is (part) listed as a heritage item under the Campbelltown Local Environmental Plan 2015. Extension of the State heritage listed curtilage of Varroville House has also been proposed by the Office of Environment and Heritage (Varroville, Lot 21 DP 564065/ 196 St Andrews Road (Item #00737)) which includes part of the subject property, although it has not yet been gazetted.

The site is subject to a *Conservation Management Plan: Varroville Estate: 166-176 St Andrews Road Varroville*, prepared by Urbis (in conjunction with Artefact Heritage and MUSEcape Pty Ltd.) dated October 2015 and prepared on behalf of the Catholic Metropolitan Cemeteries Trust (CMCT). That report found the cultural landscape of the subject site to be of heritage significance at the state level for its historic values and for its rarity.

This HIS is therefore provided to assess the impacts of the proposal.

1.2. SITE LOCATION

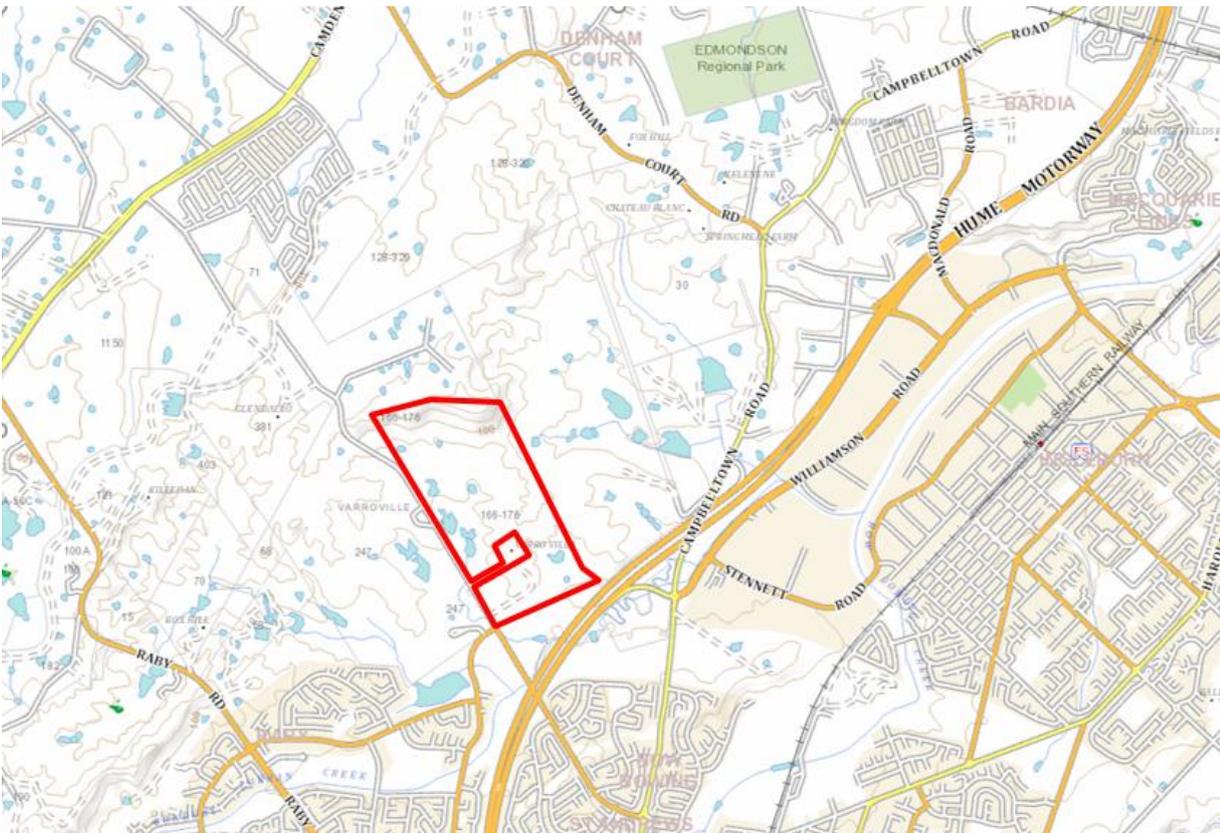
The study area (refer Figure 1) is located within a rural setting at 166-176 St Andrews Road, Varroville. The Hume Highway lies to the south of the study area; rural and residential properties are located along the northern and eastern boundaries. St Andrews Road bounds the study area to the west. Access to the property is via St Andrews Road and to the immediate north of the Hume Highway. The former drive which accessed Campbelltown Road has been made redundant by the South Western Motorway/ Hume Highway, and there is no direct access to Campbelltown Road or the motorway. The property is located approximately 7.5 kilometres (by direct line) north east of Campbelltown City Centre and approximately 38 kilometres (by direct line) south west of the Sydney Central Business District (CBD). The study area comprises approximately 113.37 hectares, is approximately 1.6km long by 800m wide.

It is part of an area known as the Scenic Hills (Landscape Unit 1) which offers complex topography, rich views with depth of field, contrasting vegetation in creeks and in ridge tops together with colonial cultural landscapes of Bunya Pines and other introduced species of large trees typical of the era.

Figure 1 – Site location plans and aerial views



Source: Spatial Information Exchange 2013



Source: Spatial Information Exchange 2013



Source: Spatial Information Exchange

1.3. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Branch guideline ‘Assessing Heritage Significance’ (2001). The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Campbelltown Local Environmental Plan 2015 and the Campbelltown (Sustainable City) Development Control Plan 2015.

As detailed above, the site is subject to a *Conservation Management Plan: Varroville Estate: 166-176 St Andrews Road Varroville*, prepared by Urbis (in conjunction with Artefact Heritage and MUSEcape Pty Ltd.) dated October 2015, and the supplementary information relating to the CMP provided by letter by Urbis on 22 August 2016. The CMP was prepared on behalf of the Catholic Metropolitan Cemeteries Trust (CMCT). The proposal is assessed against the relevant provisions and policies of the CMP as set out in section 6.3. The site description and historical overview sections 2 and 3 of this report also draw from the CMP.

1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Fiona Binns (Associate Director). Stephen Davies (Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

2. SITE DESCRIPTION

This section is summarised from the Urbis 2015 CMP. Reference should be made to that document for further detail.

2.1. SITE LOCATION, DESCRIPTION AND ACCESS

The subject site is known as 166-176 St Andrews Road, Varroville and has a land area of approximately 113.37 hectares and forms an irregular shaped parcel of land. The site comprises the following lots:

- Lot 22 in Deposited Plan 564065,
- Lot B in Deposited Plan 370979,
- Lot 1 in Deposited Plan 218016

The subject site forms part of what was originally the Varroville Estate (c.1810), which comprised 1,000 acres (approximately 404 hectares). The subject site **excludes** the remaining Varroville House lot (being Lot 21, DP 564065 and comprising approximately 8 acres) as well as the Sweeney's Scenic Riding Ranch (lot 1 of DP 541916 and comprising more than 200 hectares) to the east of the site, which are under separate respective ownership (refer to the plan at Figure 1 which shows the site area and relevant associated Lot/DPs from the former Estate).

Varroville is one of the few early estates remaining in the Campbelltown Area where the form of the original grant and the former agricultural use of the estate are still appreciable to any great extent. The estate has been associated with various farming activities, viticulture, orcharding, stock breeding, a horse stud, pasture and dairying and contains a complex of outbuildings in the southwest.

The property is located within a rural setting and is surrounded by rural residential landholdings to the north, the Hume Highway and the suburb of St Andrews to the south, the former Scenic Hills Riding Ranch and rural land to the east, and Our Lady of Mt Carmel Catholic Church and Mt Carmel Catholic Retreat Centre to the west. The Ingleburn industrial precinct extends along the southern side of the Hume Highway to the south east of the subject property.

2.2. LANDSCAPE

The subject site is in the Campbelltown City local government area and has been designated part of the Scenic Hills. The hills as a landscape structure run south west from south of Liverpool to about Mt Annan. They visually and physically separate the Georges River catchment to the east from the South Creek catchment of the Hawkesbury Nepean system to the west. Relative to Campbelltown, the rural break was predominantly conceived as the view westward from urban toward rural land.¹

2.2.1. Topography

The Varroville Estate is situated on a steady southeastern sloping landscape parallel to St Andrews Road with a steeper incline towards the vegetated northern boundary. Part of the Bunbury Curran Hill range is on the subject site and the Smiths trig at 154m AHD is the highest land in the vicinity and inside the site close to the north west corner of the subject site.² The site forms part of the Bunbury Curran Creek Catchment, with small creeks and tributaries across the site draining south east, joining until they reach the Creek.

In common with other areas of the Scenic Hills, the subject site is predominantly of an open and largely cleared character, with a small number of buildings, stands of remnant vegetation and water bodies.

Where present, native vegetation has a riparian structure due to small creeks and tributaries running through the site. In most areas, trees are around 15-25m tall, with a limited mid-storey which is mostly made up of

¹ Richard Lamb and Associates, 2013: *Response to RFI from Campbelltown Council: Planning Proposal to Campbelltown Council by the Catholic Metropolitan Cemeteries Trust. Assessment of Visual Opportunities and Constraints in Relation to the Zone Objectives*. Report prepared for Catholic Metropolitan Cemeteries Trust pg 5

² Ibid.

weeds such as African Olive, and a ground layer of grasses and herbs. The vegetation is highly modified throughout the study area due to previous clearing.³

2.2.2. Endangered Ecological Communities (EEC)

The site incorporates remnant endangered ecological communities, specifically Cumberland Plain Woodland (CPW) and Moist Shale Woodland in varying conditions. Cumberland Plain Woodland occurs on the gentle topography in the mid and lower slopes of the study area. Moist Shale Woodland occurs on the steeper south-facing slopes in the northern most part of the study area. Swamp Sclerophyll Forest on Coastal occurs on the adjoining crown lands⁴. Aerial photography in 1947, 1955 and 1961 shows the subject property to be largely cleared for grazing, with only scattered trees, presumably remnants of the original vegetation community or regrowth thereof. Extant communities largely represent regrowth.

The CPW encompasses the remnant native terrestrial vegetation south of the escarpment. There is approximately 9.69ha of moderate-high and 2.76ha of low condition Cumberland Plain Woodland present within the study area. The canopy comprises mostly a mixture of *Eucalyptus tereticornis* and *Eucalyptus moluccana* to a height of between 15-25m. The mid-storey is largely dominated by the exotic African Olive trees. Where native midstorey was present, the diversity is very low and generally incorporates *Bursaria spinosa* var. *spinosa*. The ground layer was found to be sparse in the majority of remnants due to a lack of light and competition from African Olives. Present native species include *Microlaena stipoides*, *Oplismenus aemulus*, *Themeda australis*, *Glycine clandestina*, *Brunoniella pumilio*, *Dichondra repens*, *Cheilanthes sieberi* and *Solanum prinophyllum*.⁵

Figure 2 - View of the densely treed northern property boundary and showing native vegetation



Source: CMCT Varroville Flyover

There is approximately 9.53ha of Moist Shale Woodland on the site. This vegetation community encompasses the remnant vegetation on the escarpment. There is approximately 6.48ha of moderate-high and 3.05ha of low condition Moist Shale Woodland. The canopy comprises mostly a mixture of *Eucalyptus tereticornis* and *Eucalyptus moluccana* to a height of between 20-30m. The mid-storey is largely dominated by the exotic African Olive trees. Native midstorey demonstrates low diversity generally restricted to *Acacia implexa* and less frequently *Bursaria spinosa* var. *spinosa*. The ground layer was found to be sparse in the

³ Travers Bushfire and Ecology, 2013, Ecological Constraints Assessment Lot 1 DP 218016, Lot B DP 370979 & Lot 22 DP 564065 166-176 St. Andrews Road Varroville, NSW: 4

⁴ Ibid i

⁵ Ibid 13

majority of remnants due to a lack of light and competition from African Olives. Ground layer vegetation includes *Oplismenus aemulus*, *Themeda australis*, *Dichondra repens* and *Cyperus gracilis*.⁶

African Olives are abundant on the escarpment, in particular, on the eastern side where it is the primary vegetation type. Severe African Olive infestations account for 7.3ha of vegetation coverage within the site.⁷

2.3. CULTURAL LANDSCAPE

The character of the landscape prior to coverage of the subject property by aerial photography post World War II can only be gleaned from documentary evidence in the form of primary and secondary sources such as press articles, advertisements, books and previous reports on the subject property or Varroville. Wine researcher Dr Philip Norrie states:

“Dr Townson had been living off his capital since arriving in Australia and fearing financial ruin he devoted himself to developing ‘Varroville’ to the exclusion of everything else. The property became a showpiece with orchards, gardens, sheep whose fine wool was in great demand, prime cattle and a vineyard that was ‘second only to that of Gregory Blaxland.’⁸

In a newspaper article⁹ about the history of Parramatta’s Woolpack Inn in 1935 it was reported that at the second annual banquet of the newly-formed Australian Agricultural Society held at the inn on 30 January 1823, the entire dessert of eighteen fruits was supplied from the gardens of Dr Townson and Mr Piper. This was seen as concrete proof of the colony’s progress in horticulture during 1822. A follow-up letter to the editor of the *Sydney Morning Herald*¹⁰ also mentions that in 1935 “about Townson’s old home [Varroville] may be seen the relics of what was once the finest orchard in the colony.”

The present land use is rural/ grazing and the majority of the Study Area has been previously cleared for agricultural uses.

2.3.1. Exotic Vegetation

Mid-20th century aerial photography in shows the subject property to be largely cleared for grazing, with only scattered trees, presumably remnants of the original vegetation community or regrowth thereof. Exotic plantings within the present estate are largely limited to the driveway from St Andrews Road to the group of farm outbuildings which was constructed c1950s presumably to serve the new dairy constructed by the Jackamans c1952. Trees planted along the new drive are just visible in the 1955 air photo and are most likely the extant mix of *Erythrina x sykesii* (coral tree) and *Olea europaea* ssp. *cuspidata* (African olive).

The original drive from Campbelltown Road to the homestead is still clearly visible in historical aerials, but today is less discernible, apparent as a depression in the landscape. It is apparent on the southern section of the site, however further east, has been impacted by the introduction of the motorway. There is no evidence of introduced avenue plantings along the original drive.

The Varroville homestead and garden are on a separate title from the subject property and do not form part of the subject proposal, however the subject property is a large part of the original Varroville Estate and is an important element of its cultural landscape setting. When viewed from within the subject property, ‘Varroville’ sits in a mature landscape dominated by several large tree plantings. The oldest colonial plantings appear to be located in the tennis court area east of the house, which suggests that this may be the site of the previous house on the property (built by Townson and lived in by Sturt and Raymond).¹¹

⁶ Ibid 13-14

⁷ Ibid 14

⁸ Gregory Blaxland, who crossed the Blue Mountains with Wentworth and Lawson in 1813, had carried out initial experiments with vine cuttings sometime after 1806, then had more success at ‘Brush Farm’ near present day Eastwood in 1816 and was the first to export Australian wine in 1822. (Norrie 1990, p.8)

⁹ *Sydney Morning Herald* 20 July 1935, accessed at <http://nla.gov.au/nla.news-article17188946> on 30 September 2015

¹⁰ *Sydney Morning Herald* 24 July 1935, p8, accessed at <http://nla.gov.au/nla.news-article17193948>

¹¹ Office of Environment and Heritage, State Heritage Inventory: Varroville:
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045252>

The few trees and shrubs now growing in the vicinity of the outbuildings on the subject property include a rough-barked eucalypt, Norfolk Island pine and crepe myrtle and are relatively recent plantings from the second half of the 20th century.

2.3.2. Dams and Modified Watercourses

There are presently 10 dams on the subject site. Analysis of historic aerial views indicated that 5 of the 10 dams were present prior to 1947 (being dams 2, 4, 6, 10 and 11) (refer to Figure 3 for dam numbering). Captain Charles Sturt reportedly altered watercourses and put *water holes* (dams) in every paddock in the 1830s, thereafter citing Varroville as a *model of water conservation*.¹² It is not known however, how many dams Sturt constructed at the property and it has not been determined that the pre-1940s dams indeed correspond to Sturt's phase of occupation. Analysis of historic aerials suggests dams 3 and 5 may have been constructed between 1956 and 1961 while dams 7-9 on the north side of the site appear to post-date 1955.

Figure 3 – Aerial view showing the dams



Source: Urbis 2015: Figure 9

The subject site mostly drains in a south easterly direction into Bunbury Curran Creek, then into the greater Georges River Catchment. The watercourses of the site and its associated catchment are split by St Andrews Road and in part flow through Mount Carmel Catholic High School.¹³ An assessment of the watercourses undertaken by Travers Bushfire and Ecology divided the site into three catchments, being the

¹² Sturt, N., *Life of Charles Sturt*, Elder & Co., London, 1899, & Sale notice in the Australian, 31st January 1839

¹³ Ibid 4

western (catchment A), south eastern (catchment B) and north eastern watercourses. The report also credits Sturt with having established the western lakes¹⁴ (catchment A).

Catchment A, (referring to dams 2-9) incorporates two large dams with functional spillways, with dams 2 and 3 interconnected by the spillway. Dams 2, 3, 6, 7 and 8 are noted as stable. Dam 9 is small and does not hold significant water.¹⁵ In relation to Catchment B (the south eastern watercourses) the report notes that dam 11 (presumably) has been artificially created. Dam 10 is noted as small and has been breached in the main wall but still holds water.¹⁶

Figure 4 - Aerial view of the dams and watercourses



Picture 1 - View southwest across the property towards St Andrews Road and showing the chain of dams along the western boundary (the western lakes, dams 5,4,3 and 2)

Source: CMCT Varroville Flyover

2.3.3. Vineyard Trenching

Parts of Varroville were terraced for viticulture from the early days of Townson grant. Evidence of ground modelling for vineyard trenching is clearly visible in the landscape in the vicinity of Varroville House and outbuildings, to the east and northeast, as shown in the aerials and views at Figure 5 and in historical aerials. Remnant trenching is extensive and comprises an approximate area of more than 7 hectares, in varying degrees of integrity, and primarily focussed around the hill to the northeast of Varroville House and slopes to the east in front of the house.

¹⁴ Travers Bushfire and Ecology, September 2013: *Watercourse Assessment* Lot 1 DP 218016, Lot B DP 370979 & Lot 22 DP 564065, 166-176 St. Andrews Road, Varroville, pg 3

¹⁵ Ibid 9

¹⁶ Ibid 23

Figure 5 – Aerial and views of remnant vineyard trenching



Picture 2 - View west across the site towards the dams and St Andrews Road, and showing remnant terracing on the slopes of the hill. Varroville House is just outside the frame at left.

Source: CMCT Varroville Flyover



Picture 3 - View of remnant trenching on the slope

Source: Urbis 2015

2.4. VARROVILLE HOUSE

The subject site surrounds (but excludes) Varroville house and its immediate grounds (comprising approximately 3.16 hectares), which is in separate and private ownership. Varroville house is accessed via private drive from St Andrews Road and is known as 196 St Andrews Road/ Lot 21/DP 564065 (refer to the location plan at Figure 1). As detailed above, the subject site and Varroville House were part of the same land holding until the house was excised from the remainder of the estate via subdivision in 1973, forming the current lot boundary.

Varroville House (lot 21/DP564065) is listed as a heritage item under the Campbelltown Local Environmental Plan District 8 (Central Hills Lands) (1995), and Varroville Homestead group, part lot 21 DP564065 is listed as a heritage item under the Draft CLEP2014. The House is also listed on the NSW State Heritage Register (SHR) under the NSW Heritage Act 1977 as item 737. The National Trust also lists the property as item 10651. The homestead comprises the dwelling (c.1858), remnant gravelled carriage drive, lawn tennis court site, remains of a glasshouse and remnant early plantings reflecting a substantially intact mid-19th century garden plan.

2.5. OUTBUILDINGS

The subject site incorporates a group of 19th and 20th century outbuildings on the southern side of the site, south of the main house. The buildings are generally oriented to the north east and comprise the former coach house/ machine shed, a cottage, dairy building, timber slab hut, and timber barn, as well as the ruins of a large shed and a chicken coop/ shed and other modest structures. These buildings are discussed below in detail. The original drive from Campbelltown Road to the homestead is still clearly visible in historical aerials, but today is less discernible, apparent as a depression in the landscape, running from Campbelltown road and in front of the outbuildings group to the east. The original driveway was made redundant by the motorway and the outbuildings are now accessed via a later 1950s driveway from St Andrews Road.

Figure 6 – Aerial view of the outbuildings group and the location of the former drive



Source: CMCT Varroville Flyover

2.5.1. The Former Coach House/ Machine shed

An exact date of construction for the coach house has not been determined; however, the form and materiality, incorporating early wood fired brick and shingled roof suggest a late colonial/ early Victorian construction (c.1830-1860). Various sale records from the period make reference to a coach house; however, specifics as to the location or form of the building are not available.

The original form of the building comprised a simple gabled structure with a broken back skillion roof wing at the rear. Views of the building c.1935 illustrate that the principal eastern façade was enclosed with a wide bay of double timber doors, while the northernmost section of the façade was masonry, with a single door opening to a separate utility room. The northern façade features a double hung window at the ground floor, with a second matching window within the gabled roof and a vent on the rear skillion section of the façade. The southern façade retains remnants of a pulley and timber ledge within the gable end, for storage within the roof/ loft. The original roof was shingled and is retained beneath the galvanised sheeting on the eastern façade.

The building was modified in the early 1950s for use as a machinery shed, incorporating a new verandah to the eastern façade. This incorporated provision of steel and timber framing to facilitate access for trucks. The extended masonry sections are of breeze block construction, with a rendered finish. A new room addition was also constructed at the northern end of the verandah in the latter part of the 20th century.

Figure 7 – Views of the former coach house/ machinery shed



Picture 4 – The principal eastern façade

Source: Urbis 2015



Picture 5 – The rear of the former coach house has collapsed and the timber shingled roof is exposed

Source: Urbis 2015



Picture 6 – The southern façade

Source: Urbis 2015



Picture 7 – The northern façade

Source: Urbis 2015

The interior is largely open plan, divided into east (front) and west (rear) sections. The eastern section features a concrete floor, while the rear section is an earth floor. The timber roof truss is exposed, and the underside of the original timber shingles is able to be viewed. The masonry structure has a painted finish.

The building is currently in extremely poor and dangerous condition, with the rear portion of the western roof structure having collapsed, leaving the original shingle roof exposed. Ground settlement has caused major cracks in the northern, southern and western walls and sections of the brickwork in the northern wall of the main room are failing, with a large area of the inner skin of the double brick wall having collapsed. The wall is also affected by rising damp. The fin walls of the skillion section at the rear indicate movement and there is major cracking along the juncture with the gabled main section of the building. The hard wood roof framing has suffered from dry rot and pest activity.

Figure 8 – Interior views of the former coach house



Picture 8 – View south within the main room

Source: Urbis 2013



Picture 9 – View north within the main room

Source: Urbis 2013

2.5.2. The Timber Slab Hut

The slab hut is likely to date to the early 1800s. Townson is recorded to have lived *in a very uncomfortable manner* while on his grant in 1812 and it has been speculated (although not documented) that the slab hut may have been Townson's first residence at Varroville. Such buildings were typical of the colonial period and the slab hut may have served as a temporary residence until the farm turned a profit and a more substantial dwelling of brick or stone could be built.

Figure 9 – The timber slab hut



Picture 10 – View northwest towards the slab hut, obscured by regrowth vegetation



Picture 11 – The eastern elevation of the slab hut

The slab hut is in a ruinous condition. Regrowth scrub is present throughout the area and has completely enclosed the rear of the slab hut, the roof has collapsed inwards and the southern verandah has collapsed. The interior of the hut was not able to be accessed assessment of exterior fabric is limited. The building is

constructed of vertical timber slabs and originally featured a low pitched gabled roof with gable vents. It was a residence in the 1950s but more recently was used as a laundry. The hut has been modified with a concrete floor, and sheet lined interior.

2.5.3. The Cottage

An exact date of construction for the cottage has not been determined; however, the form and materiality, suggest a mid-late Victorian construction (c.1860-1880).

Constructed in timber, weatherboard and masonry; the principal eastern and rear western facades are weatherboard and the northern and southern gable ends are masonry with brick chimneys. The principal eastern façade features a central entry and three refurbished double hung timber windows. The roof is gabled, clad in corrugated iron (over the original timber shingle), with a verandah supported on timber posts. The verandah is concreted with stone sandstone flagged path leading to the entry. There is a hipped roofed vent on the ridge line of the gable. At the rear, a small skillion roofed projection houses the WC (accessed internally).

Figure 10 – The cottage



Picture 12 – The principal eastern façade



Picture 13 – View north west to the cottage and showing the 1950s addition



Picture 14 – The rear of the cottage and c.1950s wing addition



Picture 15 – The northern masonry façade and chimney

The cottage originally served as two dwellings with the second doorway adjacent to the central entry (on the north side) infilled sometime after the 1950s. A low pitched skillion roofed extension wraps around the south western corner of the cottage, constructed in the early 1950s, reportedly from a prefabricated migrant hostel.¹⁷ It is understood that the Jackamans substantially reconstructed the cottage, noting that when they purchased Varroville, the cottage had no internal walls, a dirt floor and the southern wall is described as

¹⁷ Tanner, Howard, 22/02/2003 in correspondence from Cherry Jackaman to the General Manager Campbelltown Council 13/02/2003

having “disappeared”¹⁸ although it is assumed that this likely refers to the external weatherboard rather than the structure itself. Internal joinery, dropped ceilings, timber floors and lightweight walls date to the 1950s reconstruction and the eastern verandah was also reconstructed at this time.

Internally, the main cottage is divided into a main living area, with three bedrooms, a bathroom and kitchen. There is one internal masonry wall, which is thought to be original, dividing the two formerly separate residences. The rear southern extension is accessed via the kitchen. The flooring is timber and appears to be salvaged as the profiles are consistent with the likely Victorian period of the cottage. There is a suspended ceiling (c.1950s) obscuring the original timber lined underside of the gabled roof. The bathroom and kitchen are modern (c.1950s).

Figure 11 – Internal views



Picture 16 – View south towards the living room fireplace. Note that the interior was fully refurbished in the 1950s (R1)



Picture 17 – View of the bedroom/ former living area (R2). It is noted that the fireplace has been covered with masonite sheeting



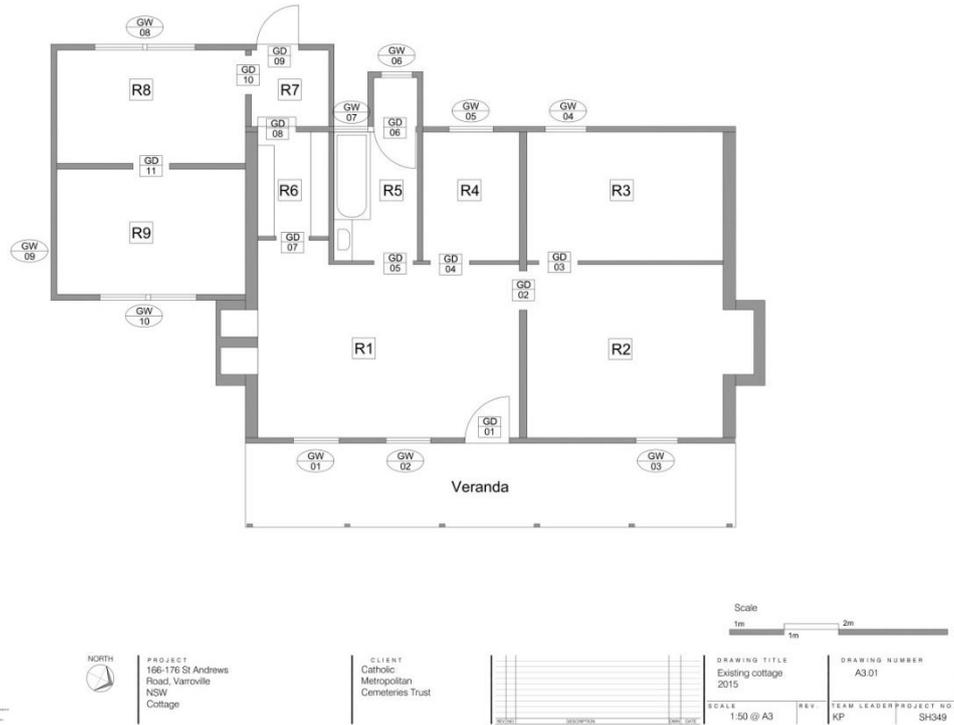
Picture 18 – View across the living room R1 to the front entry and R2 with the bathroom and R4 entries at left



Picture 19 – The kitchen

¹⁸ Ibid.

Figure 12 – Cottage floor plan



Picture 20 – Floor plan of the cottage

2.5.4. Timber Barn

The barn appears to be of late 19th / early 20th century construction and is a simple rectangular form, of timber and weatherboard construction, with a gabled roof, clad in corrugated iron. The eastern façade is the most intact, presenting a simple weatherboard façade with plain bargeboards to the gable end and the only decoration being the gable vent. The structure incorporates a low level brick wall at the base (rebuilt) and supporting timbers have been propped on concrete piers. The northern and southern sides appear to have been open, with the north side retaining a decorated pointed timber valance. There is a partial concrete floor with an earthen floor at the eastern end.

The barn is in a derelict condition, having partially collapsed. The original extent of the building is indicated by the retention of the western timber post of the building frame. Historic aerials suggest that the building attached to a larger shed on its southern side, the ruins of which survive, to the south and southwest of the building.

Figure 13 – Views of the timber barn



Picture 21 – View southwest to the timber barn



Picture 22 – View east to the timber barn

2.5.5. The Dairy

The dairy building and associated concrete slab to the rear was constructed between 1952 and 1955 by the Jackamans. The building is a masonry structure of breeze block construction with a rendered finish, semi open to the eastern façade and with a gabled timber framed and corrugated asbestos cement sheet roof. The interior features a concrete floor and vaulted and sheet lined ceiling. A later attached concrete structure at the rear houses animal stalls. The building is reportedly built to a standard specification for dairy buildings of the period and was common across NSW.¹⁹

Figure 14 – Views of the dairy



Picture 23 – View north to the dairy showing the principal eastern façade



Picture 24 – View east to the rear of the dairy



Picture 25 – View south to the dairy



Picture 26 – The interior of the dairy

2.5.6. Other Outbuildings and Structures

There are a number of ancillary corrugated iron sheds and remnant ruinous structures in the vicinity of the timber barn and dairy buildings as well as fences and yard structures including remnants of post and rail fencing. There is evidence of other former structures such as in ground footings, wells and cisterns. To the rear of the cottage there is a later 20th century chicken coop and water tank and the remains of a contemporary brick structure.

¹⁹ Ibid

Figure 15 – Remnant structures



Picture 27 – Ruin of a former shed building associated with the timber barn



Picture 28 – Galvanised shed to the south of the timber barn



Picture 29 – contemporary fencing and stalls between the timber barn and dairy buildings



Picture 30 –Chicken coop and tank



Picture 31 – Contemporary brick structure



Picture 32 – Later timber fencing



Picture 33 – Remnant post and rail fencing



Picture 34 – Concrete paved area at the rear of the dairy building

3. HISTORICAL OVERVIEW

A detailed history is provided in the CMP 2015 and reference should be made to that document for full historical analysis.

3.1. HISTORICAL OVERVIEW

Key development phases relating to primary periods of change or evolution at Varroville Estate are listed below:

- Phase 1 c. 1810 – 1827: Alienation and Establishment of the First House
- Phase 2 1827 – 1858: Extension of the First House
- Phase 3 1858 – 1912: Construction of the Second House
- Phase 4 1912 – 1950: Dairying and Decline
- Phase 5 1950 – 1990: The Jackaman Period
- Phase 6 1990-1992: Conservation Issues
- Phase 7 1993 - Present: Disuse and Decline

3.2. PHASE 1 C. 1810 – 1827: ALIENATION AND ESTABLISHMENT OF THE FIRST HOUSE

Varroville and the estate form part of the original grant of 1000 acres (405) hectares by Governor Macquarie to Dr Robert Townson. He was granted 1000 acres in the parish of Minto in 1810, and named his grant Varroville after Marcus Terentius Varro, a Roman scholar who had written a treatise on agriculture.²⁰ He also referred to the property as Bunbury Curran, when advertising in the Sydney press. Townson had occupied the grant since 1809 expending a considerable sum to build a horse yard, cultivate a large garden, clearing and fencing paddocks and making roads.²¹ Townson had at least 6 convicts to clear land, grow wheat, and tend to stock as well as build the necessary infrastructure for the farm.²²

On the 8th of November 1810, Governor Lachlan Macquarie visited Townson's farm, noting that the soil and pasturage was the best in the colony, along with the land at St Andrews. On the 21st of November, Macquarie again visited Townson. The Governor and Lady Macquarie are recorded as having viewed the estate from Bunbury Curran hill and Macquarie's journal records that he was "*highly gratified with the noble extensive view I had from the top of it of the surrounding country*". While having praise for the pasturage and the landscape, Macquarie does however refer to the location of the intended house and farm buildings (on the lower slopes) as "ill chosen".²³

Locating the homestead on the lower slopes however provided protection from the environment and better access to the farming land and water as well as avoided the house being silhouetted against the sky. This approach was endorsed by the horticulturalist and landscape designer, Thomas Shepherd (1776-1836, probably citing the British landscape architect Humphry Repton) when describing the siting of Elizabeth Bay House, Sydney, and later espoused by British writer on estate planning, John Claudius Loudon (1773-1843) whose writings were influential in colonial New South Wales.²⁴

²⁰ Colleen Morris & Geoffrey Britton 2000, *Colonial Landscapes of the Cumberland Plain and Camden, NSW*, prepared for the National Trust of Australia, Sydney.

²¹ Ibid

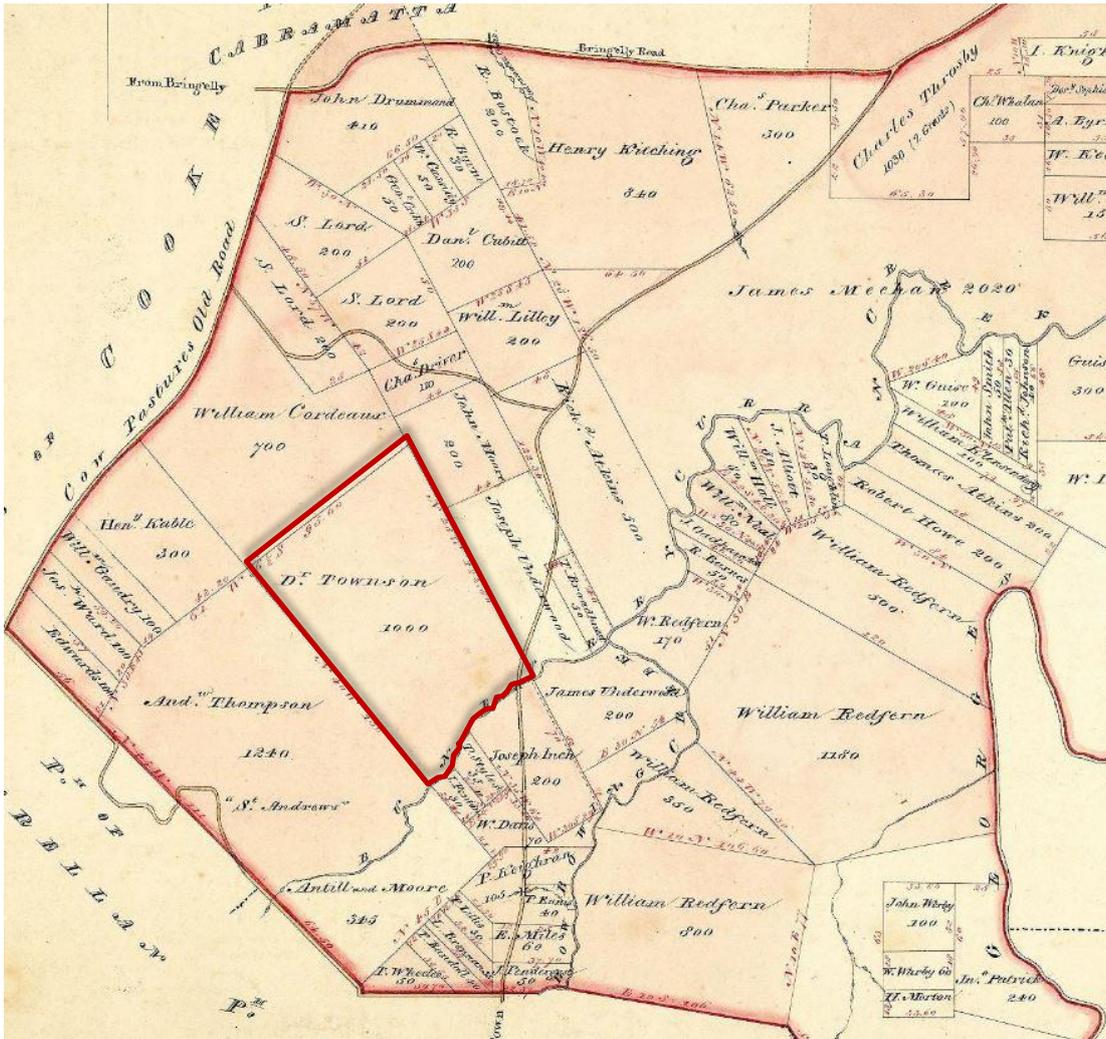
²² Harvard, Olive, 2015, *Townson of Varroville*, in the Royal Australia Historical Society Journal.

²³ Quoted in Liston, C. Campbelltown Bicentennial History, p. 9, in Thorp 1992, p. 10

²⁴ Office of Environment and Heritage: Varroville:

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045252>

Figure 16 – Parish Map (undated) showing Townson's original grant



source: Land and Property information

By 1812 Townson had still not built his house, and he was noted as “living in a very uncomfortable manner” at Bunbury Curran in the meantime.²⁵ It is suggested that Townson originally occupied a hut or some other shelter during his first years on the property, which may refer to the extant slab hut, although this has not been documented. He moved to the first permanent house at Varroville in 1813 close to the site of the current house.

By 1817 Townson appears to have developed his farm, and was granted a licence to establish a slaughterhouse on the estate in the same year²⁶. In the 1818 muster of stock, Townson had 214 head of horned cattle and 1961 sheep. He had twenty-two acres in wheat, eight in maize, four in barley, two in potatoes and two in garden and orchard. Following drought (and the caterpillar plague of 1819) Townson obtained a permit to pasture cattle across the mountains.²⁷ The house, outbuildings and gardens were firmly established by 1820. Wool sales were held at the property in the 1820s, implying stockyards, barns etc. The overseer and the convict labour also lived on the site.

In 1820, Townson advertised the estate for sale, along with his Goulburn property, as well as various flocks, with the intention of returning to England. The sales description provides evidence for the extent of the property in its early years:

“1000 acres of land at Bunbury Curran with a good House and offices and one of the best gardens in the colony. A great part is fenced in and divided into paddocks...”

²⁵ Fowler op.cit. 2003

²⁶ Bonwick Transcripts Box 16, 1989, in Thorp 1992

²⁷ Artefact 2015, Macarthur Memorial Park Archaeological Assessment, pg 6 (refer Appendix)

“To prevent unnecessary explanations Bunbury Curran Estate, the prime ewe flock and about 40 head of horned cattle will not be sold until all the other Lots are disposed of...”²⁸

However, the sale did not proceed and Townson did not return to England. He developed a psychopathic personality;²⁹ subordinating everything to the development of his farms, shutting himself off from society, and doing no scientific work in New South Wales. He became 'singular' and eccentric, and his rigid economy became a byword. He also nursed undue hostility towards all who had contributed to his critical situation; Macquarie described him as 'discontented' and one of his leading opponents, though there is no evidence that Townson took part in intrigues against him.³⁰

From evidence in advertising it is clear that a manager was hired to oversee the Bunbury Curran property and the property at Goulburn³¹, and that a granary was added to the property at some stage³². In 1822, Townson had 20 acres under wheat, 5 of barely, 6 acres of garden/orchard and held a total of 2680 acres (total of all his holdings) with 3 horses, 400 head of cattle, 3350 sheep and 24 hogs³³. Townson also planted experimental crops and established a thriving vineyard. Varroville became known for its beauty and abundance and for its variety of orchards and gardens. His vineyard was second only to that of Gregory Blaxland; his fine-woolled sheep and their clip were in great demand; his cattle were numerous and in the opinion of his contemporaries 'no single man had accomplished more in the rearing of stock'.³⁴

Townson is known to have employed assigned convicts at the estate, with several recorded in the Colonial Secretary's papers.

Townson died at Varroville in 1827 at age 64, after a few days illness. He was buried at St Johns Anglican Church, Parramatta. As he was unmarried, his death created much speculation over the distribution of his estate and he left his fortune to his brother Captain John Townson of Van Diemen's Land, two nieces (residing in England) and his nephew Captain John Witts.³⁵

3.3. PHASE 2 1827 – 1858: EXTENSION OF THE FIRST HOUSE

There is no documentation from the period between 1827, Robert Townson's death, and the sale of the house, in 1829. The new owner of the estate was Thomas Wills³⁶. Wills was born in 1800 and was the brother of Mrs Sarah Redfern and the son of ex-convict ship builder Edward Wills and his wife Sarah.

Wills lived at Varroville with his second wife, Marie Ann, who was the sister of Dr Richard Barry, Professor of the Colonial College in Mauritius. The pair had a son, born in 1827 but who died at 11 months, and a daughter, Catherine Spencer, born in 1831. The 1828 census records that Wills owned 300 horned cattle and 1,150 sheep.³⁷

Around 1830, 2 acres of the Varroville site was sold. Liverpool Road had separated this portion of the site and the Robin Hood Inn was licensed on this site in 1830. The NSW calendar and General Post Office Directory of 1832 refers to: *28½ (miles) gate leading to the residence of the late Dr Townson, now the property of Thomas Wills Esq. This place is celebrated for a garden and vinery. 1½ (miles) to the left, a little farther on is a Public House called the Robin Hood recently erected near the Bridge over Bunbury Curran Creek.*³⁸

Wills initially studied medicine but found no future in it and instead entered the Bank of NSW as a principal accountant. He became the first Australian born Justice of the Peace in 1833. He vacated Varroville in 1836

²⁸ Sydney Gazette October 21 1820, p. 3, in Thorp 1992

²⁹ Australian Dictionary of Biography: <http://adb.anu.edu.au/biography/townson-robert-2743>

³⁰ Ibid

³¹ Sydney Gazette September 25 1823, p. 5, in Thorp 1992

³² Sydney Gazette June 9 1825, p. 1, in Thorp 1992

³³ Townsend, R (Esq.), Molles, M, & Baxter, CJ (ed) 1988, *General Muster and Land and Stock Muster of New South Wales, 1922*, ABGR in association with the Society of Australian Genealogists, Sydney, in Colleen Morris & Geoffrey Britton 2000, *Colonial Landscapes of the Cumberland Plain and Camden, NSW*, prepared for the National Trust of Australia, Sydney.

³⁴ ADB op.cit: Dr Robert Townson.

³⁵ Sydney Gazette July 2 1827, p. 3, in Thorp 1992

³⁶ LTO Vendors Index Book 726, in Thorp 1992

³⁷ Fowler op.cit. 2003

³⁸ Ibid.

and returned to England the following year. The property was sold in 1836 to explorer Charles Sturt³⁹ for £2,500⁴⁰.

Sturt; explorer, soldier and public servant, was born in India in 1795, one of thirteen children of Thomas Lenox Napier Sturt, a judge in Bengal under the East India Co⁴¹. He procured a commission as ensign in the 39th Regiment of Foot, served in the Pyrenees in the Peninsular War, against the Americans in Canada and served in France after the Battle of Waterloo. On 7 April 1823, he was gazetted lieutenant and promoted captain on 15 December 1825. In December 1826 after a brief sojourn in England he embarked with a detachment of his regiment in the *Mariner* in charge of convicts for New South Wales and arrived at Sydney on 23 May 1827.

Sturt took part in a number of expeditions, exploring the Macquarie, Darling, Castlereagh, Murrumbidgee and Murray rivers. In 1830 Sturt was sent to Norfolk Island, before returning to England in 1832. He returned to the colony in 1834/1835, following his marriage to Charlotte Greene.

Sturt described himself as “an enthusiastic horticulturalist”. In 1835, while planning to purchase a property he wrote to his brother William, in Calcutta, requesting fruit, plants, bulbs or seeds “the rarer the better”, along with jungle fowl, peacocks and ducks, partridge and pheasants, even a pair of antelopes. He sought pineapples, bananas, arrowroot, sugar cane, melon seeds, pumpkins, Bengal chillies, and “above all, indigo seed”.⁴²

Sturt purchased lands at Queanbeyan and Mittagong, later selling his Mittagong lands when he purchased Varroville. At Varroville, Sturt gratified his passion for gardening as the gardens and orchards were thriving.

During the great drought of 1838, Sturt reportedly made water holes in each of the paddocks. He recorded:

*On my farm at Varroville, until labour and skill were exerted, one only of many channels held water, and that was brackish. When I passed that farm, every paddock had its proper water-hole. In a season of severe drought, I not only fed 180 head of stock on 1000 acres, of which 350 were under cultivation, but I permitted 19 families to supply themselves from my tanks.*⁴³

Sturt was absent from Varroville from April of 1838 until the end of the year, in charge of a party overlanding cattle to Adelaide. His wife remained at Varroville with ‘some score of assigned labourers’. Sturt’s letters record his worry for his wife alone, and she led an apparently lonely life at Varroville. The system of ‘assigned servants’ was strange to the Sturts; these were gangs of convicts sent to fulfil the functions of manservants, grooms and estate workers. Sturt is on the record as having criticised the system, as it was open to misuse which became a common social evil.⁴⁴

Sturt’s second son was born at Varroville in September of 1838 (Charles Sheppey), and their first (Napier George) was recorded as almost drowning in one of the water holes on the property. He was saved only due to the barking and whining of Sturt’s faithful retriever that drew attention to the boy.⁴⁵

The Sturts moved to Adelaide in 1839 and later returned to England in 1853. The sale notice for the property, advertised in 1839, mentions additional outbuildings and improvements to the water supply:

“The Estate of ‘Varro Ville’ situated on the Campbelltown Road ... This compact and beautiful property has proved its value by the abundance of its crops this season. It contains 1000 acres, 600 of which are cleared and 25 under cultivation ... The farm has an abundant supply of the purest water in several tanks of great depth and is laid out into numerous paddocks. The cottage is convenient and an excellent kitchen and wash-house have been added to it. The out-houses consist of stables, coach-house, verandah dairy, store, barn etc. and there is a well-stocked garden and vineyard”⁴⁶

The latter notations relating to the outhouses may refer to the subject buildings, in particular the reference to the coach house, although no specifics are provided. On the day of the auction other goods offered for sale

³⁹ LTO Vendors Index Book XYZ: 16/12/1825-5/1/1840 Book A, in Thorp 1992

⁴⁰ Primary Application 6462, in Thorp 1992

⁴¹ Australian Dictionary of Biography <http://adb.anu.edu.au/biography/sturt-charles-2712>

⁴² Fowler op.cit. 2003

⁴³ Ibid

⁴⁴ Langley, Michael, Sturt of the Murray, 1969: 141

⁴⁵ Ibid 178

⁴⁶ The Australian January 31 1839, p. 3, in Thorp 1992

included farm implements, working bullocks, pigs, horses, household goods, 9800 bricks, sawn stuff, seed oats and about 45 tonnes of hay.⁴⁷

The estate was conveyed from Sturt to a partnership of three; Thomas Wills (former owner), John Gilchrist and John Manning⁴⁸. Wills quickly transferred his share in the estate to John Gilchrist and a new partner David Chambers with the provision that they find a new owner as quickly as possible⁴⁹. Gilchrist and Chambers sold the property in November 1839 to James Raymond, the first Postmaster-General⁵⁰, for 2100 pounds⁵¹. Three generations of the family lived on the property with their spouses and children.

Raymond was responsible for the introduction of pre-paid postage in 1838, the world's first system of pre-paid postage. He suggested the use of stamped sheets as envelopes, an innovation that was adopted before the English brought in penny postage in 1840.⁵² Raymond also recommended that postage carriers wear the same livery as those in England and the distinctive uniform was thus introduced to the colony.⁵³

The Raymond's arrived in the colony from Ireland in 1826, with 8 of their 9 children. A further 2 children were born in the colony. Raymond was a keen follower of horse racing and owned several race horses. Their daughter Aphra (Aphrasia) married Arthur Kemmis in 1831 and she and her 4 children moved to Varroville in 1839 shortly before the birth of Aphrasia Minna (Missy). Kemmis died in 1842. Aphra's father Raymond had social position and frequently entertained at Varroville, which was considered part of the famous social triangle which included the Cordeaux family of Leppington and the Brooks family of Denham court.

Aphra's mother died in 1848 and her father 18 months later, when his will permitted his daughter to live rent free at Varroville. The 5 Raymond sons (James, Samuel, John, William and Robert) continued to run the estate as a farm until its sale in 1858 to new owner George T. Rowe. The 1850 survey shown below (Figure 17) depicts a cluster of buildings in the vicinity of the present buildings and an avenue to Campbelltown Road. This road is clearly depicted in aerial views of the site in 1947, 1955 and 1961 and remains partly discernible across the site, although it is no longer as defined. It became redundant with the construction of the south western freeway and is now grassed over.

⁴⁷ (ibid).

⁴⁸ Primary Application 6462, in Thorp 1992

⁴⁹ (ibid).

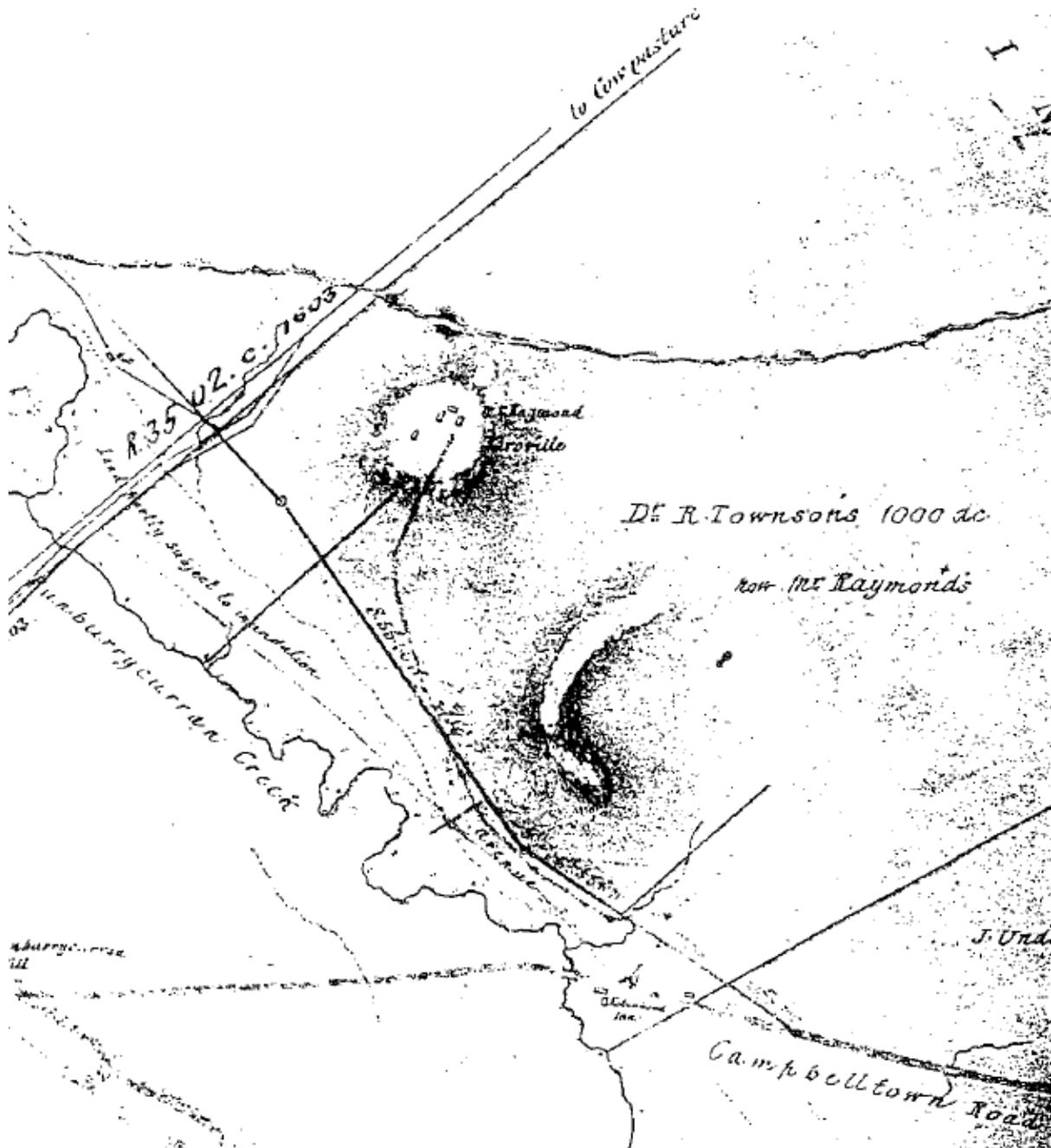
⁵⁰ Colleen Morris & Geoffrey Britton 2000, *Colonial Landscapes of the Cumberland Plain and Camden, NSW*, prepared for the National Trust of Australia, Sydney.

⁵¹ (ibid).

⁵² National Portrait Gallery: <http://www.portrait.gov.au/portraits/2010.21/james-raymond>

⁵³ Fowler op.cit. 2003

Figure 17 – 1850 survey of proposed new line of road from Campbelltown to the Cowpasture and showing Townson's grant



source: Figure 4.27.2 Britten and Morris 2000

3.4. PHASE 3 1858 – 1912: CONSTRUCTION OF THE SECOND HOUSE

Rowe quickly mortgaged the estate to H. H. Browne, and in the same month notices were posted advertising tenders for masons to lay the foundations for a house at 'Varro Ville' near Campbelltown. The architects for the project were Weaver and Kemp of Pitt Street Sydney⁵⁴. It is clear that Rowe was at least responsible for commencing the construction of the new and second 'Varro Ville', and while it is likely that it was completed during his tenure, later evidence (the 1876 sale notices) imply that the next owner, Alfred Cheeke, was responsible for at least part of the construction.

⁵⁴ Sydney Morning Herald 27 April 1858, in Thorp 1992

Rowe may also have been responsible for the demolition of some earlier buildings although there is no evidence for this action. One of the later sale notices mentions a second residence close to the new house, and this may have been the earlier cottage, though the evidence is ambiguous.

Rowe defaulted on his mortgage in 1859 and the mortgagee, H. H. Browne, claimed possession of the house. In 1859, he sold the estate to Alfred Cheeke for £4,500⁵⁵. Attracted by prospects of advancement in the colony English born Judge Cheeke migrated to Sydney in 1837, with a strong letter of commendation from Lord Glenelg to Sir George Gipps.⁵⁶ On 10 November he was admitted to the Bar of New South Wales and made a magistrate in 1838. In 1865 Rowe was elevated as a Judge of the Supreme Court of NSW.

Cheeke, a keen racing enthusiast, established a successful stud at 'Varro Ville', and also used the estate to train race horses. He established a private race course on the flat below Varroville, although a specific location has not been established. His filly 'Clove' won the first Australian Derby in 1865 and by 1872 his stable on the estate was being managed by a John Chaffe⁵⁷. In 1876, it was stated that the property had:

*"been admirably adapted for the breeding of blood stock and has been used by the present owner for the last twenty years as a breeding and training establishment."*⁵⁸

Alfred Cheeke died in 1876 and his executors put the house up for sale in the same year. It is believed that Cheeke completed Varroville house, started by Rowe. The sale notices give a good description of the estate during the latter nineteenth century. The notice describes that the property was *"a first class noted agricultural and grazing estate"*⁵⁹ located on the Campbelltown Road about 4 miles from Campbelltown Railway Station, and was larger than 1000 acres in size. The notice also describes the estate's numerous artificial dams *"which have never been known to fail"*⁶⁰ and its soil *"famed in the district for productiveness and acknowledged by all to be unsurpassed for richness by any other estate in the colony"*⁶¹.

The property itself, 'Varro Ville' house, is described as a *"commodious family residence recently erected by the late proprietor"*⁶², and refers to the most recent addition to the property by Rowe and then by Cheeke. The notice describes that it was built of brick and stone, surrounded by verandahs, and included a hall, drawing and dining rooms, 6 bedrooms, a dressing room, patent closet, stove, kitchen with oven, servant's hall, wine cellar, laundry with copper, larder, pantry, china closet etc. The notice also states that there was an additional residence of six apartments a few yards from the principal house, both surrounded by gardens and shrubbery, and *"erected on a beautiful elevation and approached by a fine carriage drive from the main road"*⁶³. The notice also includes a brief description of the outbuildings which were *"very numerous and comprise gardener's house, barn, cow-houses, calf pens, dairy, piggery with coppers, stock and drafting yards, complete range of stabling including a number of well finished spacious loose boxes for blood stock."*⁶⁴

Thus, at that time there were three houses on the property. One of the houses (probably the first house) appears to have been demolished prior to the 1950s, although there is evidence that the extant house incorporates parts of the original⁶⁵. The reference to the gardeners house could refer to the extant cottage in the outbuildings group which is consistent with the latter 19th century stylistically, however this is speculation and is not able to be documented.

Between the 1880s and the first decade of the 20th century the property changed hands a number of times. The property was sold to M. Suttor, a grazier, for £8500⁶⁶ in 1876. Suttor mortgaged the property almost immediately for £5000 to W. F. Jones but remained in possession until 1885⁶⁷. At that time, the estate still encompassed the full 1000 acres, but it appears likely that soon after, subdivision commenced on the

⁵⁵ Primary Application 6462, in Thorp 1992

⁵⁶ Australian Dictionary of Biography: <http://adb.anu.edu.au/biography/cheeke-alfred-3197>

⁵⁷ Liston, C. Op Cit. p. 106-7, in Thorp 1992

⁵⁸ Sydney Morning Herald 11 March 1876, in Thorp 1992

⁵⁹ Sydney Morning Herald 15 April 1876, in Thorp 1992

⁶⁰ (ibid).

⁶¹ (ibid).

⁶² (ibid).

⁶³ (ibid).

⁶⁴ (ibid).

⁶⁵ Fowler, Grist Mills RAHS 2003 p86

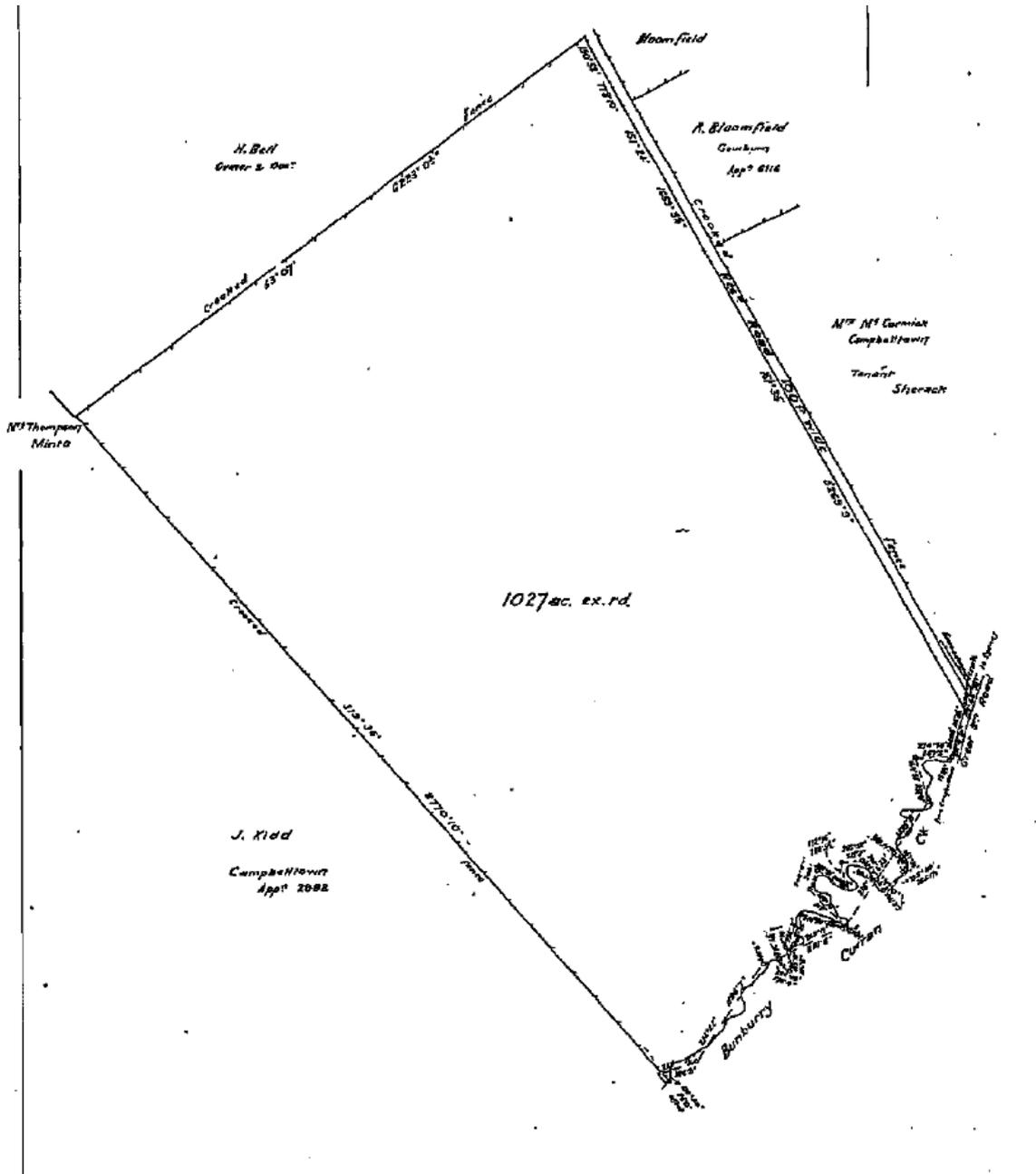
⁶⁶ Primary Application 6462, in Thorp 1992

⁶⁷ (ibid).

original grant⁶⁸. Sutor sold the estate to a Sydney solicitor, Thomas Salter, in 1885⁶⁹, and the survey from 1885 is pictured below at Figure 18, showing the site comprising 1027 acres. By the 1890s the property appears to have been reduced in size⁷⁰. At this time, the property appears to have been leased to an H. R Pockley for dairying.

In 1906 Salter sold the property to Reginald Thomas and, in turn, Thomas sold it in 1912 to William Henry Staniforth. During these last years of ownership there are no details with regard to any developments or changes made by the owners.

Figure 18 – c.1885 survey



Source: LPI primary Application 6462

⁶⁸ (ibid).

⁶⁹ (ibid).

⁷⁰ CT Volume 1079 Folio 61, in Thorp 1992

3.5. PHASE 4 1912 – 1950: DAIRYING AND DECLINE

William Henry Staniforth purchased Varroville in 1912, having previously owned a number of properties in the Barmedman and Condobolin districts. While living at Minto, he won hundreds of blue ribbons showing horses at most of the principal country shows. He also purchased St Andrews where he bred thoroughbred horses. Staniforth used the property for dairying, and mortgaged it a number of times during the period to 1923⁷¹. In that year, he leased the estate to three brothers, Percy, Austin and Arthur Smith of Concord. The brothers were all dairymen, and their lease lasted until 1929 at which time George Smith bought the property⁷². As well as running their own cattle, they transported milk from other dairy farmers.

The Royal Australian Historical Society visited the estate in July of 1935 and photographed the house and outbuildings including the coach house and 19th century cottage (refer below).

Figure 19 – Historic views of the outbuildings



Picture 35 – c.1935 view of the former coach house, with the cottage behind. Note that there is no verandah and the façade appears to be enclosed by pairs of timber double doors

Source: *Campbelltown and Airds Historical Society PHO5003B*.



Picture 36 – Undated view of the coach house with the slab hut in the distance (right) (1935-1952)

Source: *Campbelltown and Airds Historical Society PHO132B*

⁷¹ (ibid).

⁷² (ibid).

'Varro Ville' appears to have been sold again during the 1930s or 40s to a Robert Stanley Thompson⁷³. By this stage local reminiscences suggest that chickens inhabited the house; and at the very least it appears to have become very run-down. In 1950 Thompson sold the property to William Forest Ross, a grazier, and Ross quickly sold the estate to the Jackaman family in 1950⁷⁴.

Figure 20 - 1947 aerial of the house and estate (part view) with the house and outbuildings indicated



Source: LPI

3.6. PHASE 5 1950 – 1990: THE JACKAMAN PERIOD

The property was purchased by Mr and Mrs Jackaman in 1950, and they moved in during the following year⁷⁵. The family commenced a series of alterations, renovations and additions to the main house including alterations to room configurations, changing the use of windows and doors, an extension of one room onto the verandah, as well as many maintenance works. The family later added a pool and gazebo and Mrs Jackaman carried out extensive works in the garden⁷⁶.

⁷³ CT Volume 6364 Folio 86, in Thorp 1992

⁷⁴ (ibid).

⁷⁵ Pers. Comm. C. Jackaman, in Thorp 1992

⁷⁶ (ibid).

The founding president of the Campbelltown and Airds Historical Society visited the property in 1952 and photographed the house and outbuildings, as pictured below at Figure 21. The slab hut was being lived in at that time.

Figure 21 – c.1950s views of the outbuildings



Picture 37 – The 19th century cottage

Source: Campbelltown and Airds Historical Society PHO0129B Photos by Ivor G Thomas c.1952



Picture 38 – The rear of the 19th century cottage, part view of the former coach house at left and the former stables building in the distance (right)

Source: Campbelltown and Airds Historical Society PHO0158B Photos by K Hindwood c.1952



Picture 39 – The former coach house and 19th century cottage beyond. Note the verandah to the coach house has been added since the 1935 image.

Source: *Campbelltown and Airds Historical Society PHO0158B Photos by K Hindwood c. 1952*



Picture 40 – The timber slab hut with the coach house visible at the rear right

Source: *Campbelltown and Airds Historical Society PHO0131B Photos by Ivor Thomas c. 1952*

By the time the Jackamans purchased the property, the outbuildings were in a state of disrepair, in particular the 19th century cottage, and extensive reconstruction works were undertaken. Mrs Jackaman recalled that the southern wall was missing and further that there were no internal walls and a dirt floor. They replaced all the internal joinery and were also responsible for the southern addition, reportedly constructed from a pre-fab migrant hostel⁷⁷ sometime between 1952 and 1955.⁷⁸ Views of the cottage at Figure 21 above illustrate that it formerly was used for two dwellings, the northern most entry having since been infilled. The southernmost window is also shown as infilled and the southern chimney appears to have been reconstructed.

The former coach house was also modified for use as a machinery shed, with works including the addition of the front verandah and removal of the former timber doors and valance shown in the 1935 view at Figure 19. The dairy building was also constructed under the Jackaman ownership, c.1952. It had not yet been constructed when the Campbelltown and Airds Historical society viewed the property in 1952 and is not shown in the historic views at Figure 21 however is apparent on the 1955 aerial along with the associated concrete slab.

A new driveway to the property from St Andrews Road was also established in 1950s. The 1955 aerial below shows the driveway and the beginnings of the avenue of trees lining the drive at the western end adjacent to St Andrews Road. St Andrews Road was established along what was originally a farm track between Townson and Andrew Thompsons original land grants. The original drive remains apparent in the aerial view.

Figure 22 - Late 20th century aerial views



Picture 41 – 1955 view showing the approximate site area

Source: *Land and Property Information*

⁷⁷ Tanner, Howard, 22/02/2003 in correspondence from Cherry Jackaman to the General Manager Campbelltown Council 13/02/2003

⁷⁸ Varroville House Timeline 1810-2007, Campbelltown Local Studies Library Vertical File



Picture 42 – Detail of the 1955 aerial showing the main house, the outbuildings, remnants of the original drive, the new drive from St Andrews Road (with new avenue of tree plantings) and extensive evidence of contour terracing, extending to St Andrews Road, and around the hill north of the main house. the newly constructed dairy building is also shown

Source: Land and Property Information

The aerial illustrates the site as largely cleared land, and shows the remains of vineyard terracing around the main house and outbuildings and extending to St Andrews Road and up to the knoll northeast of the main house. The aerial also shows the dams on the western side of the site which have been attributed to Charles Sturt's occupation of the property in the late 1830s. Analysis of historic aerial views indicates that 5 of the 10 dams were present prior to 1947 (being dams 2, 4, 6, 10 and 11). Dams 3 and 5 may have been constructed between 1956 and 1961 while dams 7-9 on the north side of the site appear to post-date 1955. The 1961 aerial also suggests that works may have been undertaken to the dam wall of dams 2-6 as the edge is much more defined.

Figure 23 – Details of the 1961 site aerial showing the outbuildings and driveway



Picture 43 – Detail of the outbuildings showing the recently constructed dairy
source: Land and property information



Picture 44 – Detail of the driveway from St Andrews Road, with the avenue of trees laid out
Source: Land and property information



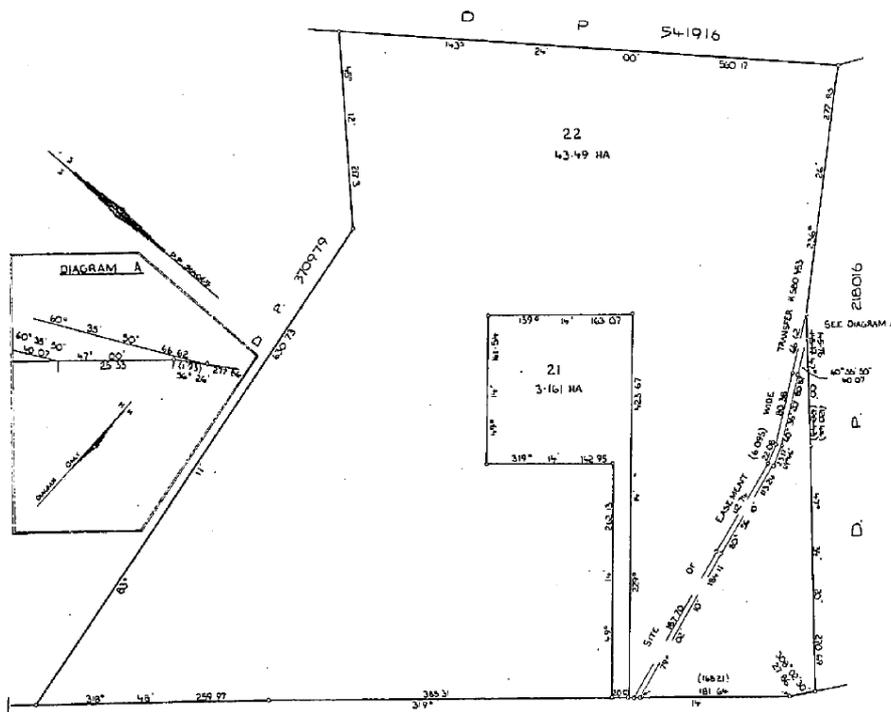
Picture 45 – Detail of the western lakes, dams 2, 3 and 4 which are shown with a much more defined edge to the dam walls
Source: Land and property information

In 1973, after various works had been made around the house, the Jackamans applied to the Council for a special subdivision that would preserve the historic curtilage. This was at first disallowed as the entire area was to be zoned as a Scenic Preserve and the Jackaman's proposed subdivision was considered to be too small. However, the subdivision was granted to the family, after an arrangement was made with the Council whereby the house was to be offered to the National Trust either during Mrs Jackaman's life or by the time of her and her immediate descendants' death.⁷⁹

Part of the plateau to the north west of the property was subdivided for large-lot (mostly 2ha) development prior to 1974.⁸⁰

The house was classified by the National Trust in 1976.⁸¹ This included approximately 108 hectares (268 acres), the main house and the outbuildings on the subject site. In the same year, Lot 21 of DP564065 (3.161 hectares) which contained the main house was created out of the larger property. The intention of the subdivision was to enable the bequest of lot 21 to the National Trust (refer Figure 24). Title documentation records that the property was transferred to Belen Investments in 1974 however the company was owned by or affiliated with the Jackaman's who continued to occupy the site until 1980

Figure 24 – 1973 subdivision plan showing lots 21 and 22 (22 being part of the subject site)



Source: LPI volume 12288 Folio 210

In 1981 Mrs Jackaman decided to let 'Varro Ville' after the death of her husband, and a local real estate agent, John Knapp, took up residence there until 1988.⁸²

⁷⁹ (ibid).

⁸⁰ Scenic Hills 2011 p84

⁸¹ Pers. Comm. C. Jackaman, in Thorp 1992

⁸² (ibid).

3.7. PHASE 6 1990 – 1993: CONSERVATION ISSUES

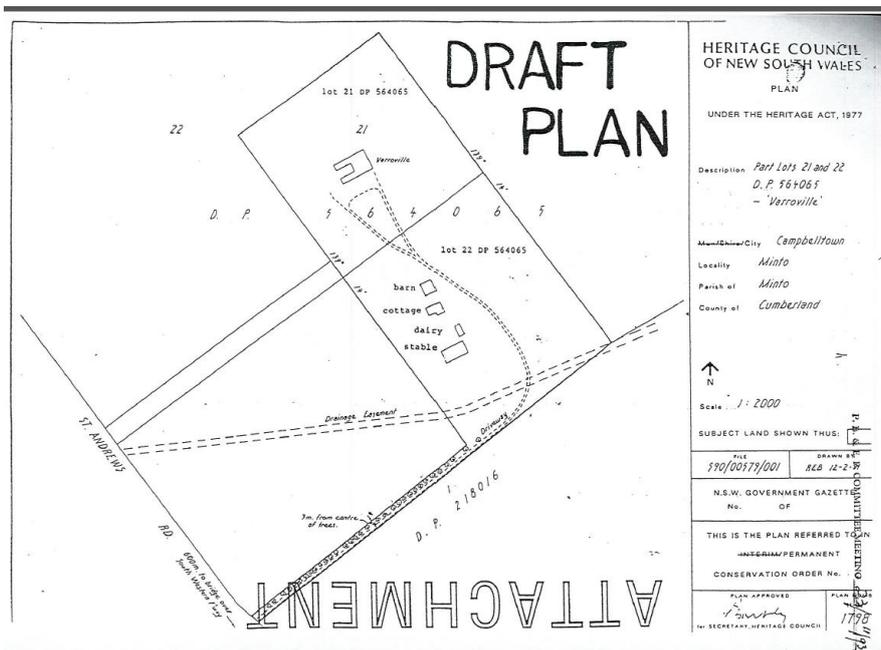
In 1990 'Varro Ville' was acquired by the National Trust (NSW). This was after a considerable period of discussion with Mrs Jackaman, herself a former board member and president of the National Trust. In the following year, a report was prepared by the Trust which recognised the importance of the property and recommended the sale of the main house into private hands.⁸³ It was withdrawn from sale, after protest from the Jackaman family. Council then resolved to write to the Trust requesting that they retain the house in public ownership, with a view to restoring the property. However, a use was unable to be found and the Trust did not have the resources to conserve or use the property and therefore the Trust again resolved to sell the property into private ownership.⁸⁴ This time the sale was with the consent of the Jackamans.

The farm outbuildings (lot 22 DP564065) however remained in the ownership of the Jackaman's (Belen Investment) until 2007.

The increasing concern with the environmental heritage inherent in this property was embodied by the commissioning of a Conservation Plan for the main house by Orwell and Peter Phillips in 1992. The conservation plan formed part of the agreement of sale and outlined positive covenants for the property, which formed part of the contract for sale when the house was purchased by the new property owners. Ken and Virginia Pearson-Smith, carefully restored Varroville before again selling to new owners. Pearson Smith and Associates Pty Ltd also revised the CMP in 1999.

In the same year attempts were made to have a Permanent Conservation Order placed over the property. The original PCO boundary included lots 21 (the main house) and 22 (the outbuildings) however when the Minister for Planning granted Permanent Conservation Order No. 737 (August 1993), the boundary only included lot 21.⁸⁵ This was based on an assessment of the outbuildings which did not consider the outbuildings to be of sufficient significance. The Trust however maintained that lot 22 should be included, as the subdivision had separated the house from associated component elements, which contributed collectively to the setting and context of the house.⁸⁶

Figure 25 – Draft and approved PCO plans



Picture 46 – The draft PCO curtilage included part of lot 22 incorporating the outbuildings

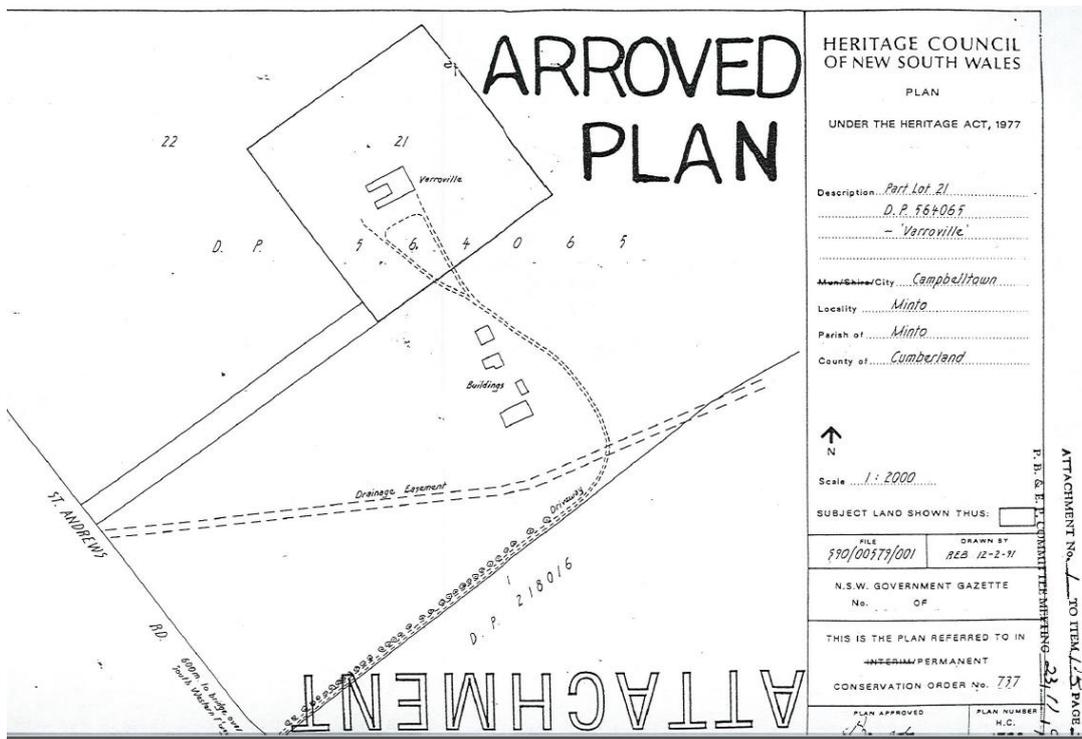
Source: PB& EP Committee meeting 23/11/1993, Campbelltown Local Studies Vertical File

⁸³ National Trust NSW Report of the Properties Task Force Volume 1, in Thorp 1992

⁸⁴ Campbelltown Council: Minutes of the ordinary Meeting of the Campbelltown City Council 9th February 1999: pg 17

⁸⁵ Ibid: 18

⁸⁶ Ibid: 20



Picture 47 – The gazetted PCO curtilage included only lot 21

Source: PB& EP Committee meeting 23/11/1993, Campbelltown Local Studies Vertical File

3.8. PHASE 7 1993- PRESENT: DISUSE AND DECLINE

In 1999 Council resolved that their Heritage Protection sub-committee would further investigate the outbuildings and the decision to only list Varroville House (lot 21). A brief heritage study was undertaken by the Council in 2000. The study found that the land had high significance for extant evidence of vineyard cultivation and for its historical values, demonstrated in its contribution to the development of Campbelltown and the colony. The study also noted that urgent repairs were required.

At its December 2000 meeting, the Council resolved to include the Varroville outbuildings in the curtilage of the Varroville local heritage items and further to write to the Heritage Office with a recommendation to extend the SHR boundary. The Heritage Council in turn opted to defer this pending completion of a separate study of colonial landscapes in the Cumberland Plain was being undertaken, and subsequent recommendations from that Study. The Heritage Council also requested a Conservation Management Plan however Council did not have the resources to provide this and as the buildings were in private ownership.⁸⁷

In December 2002 Councillor Verlie Fowler requested Council investigate condition of the outbuildings to see if any works could be enforced. Council inspected the property with tenant's approval and the buildings were found to be in severe disrepair. As the buildings were not then heritage listed, the repair order was issued by Andrew Spooner (Manager Compliance Campbelltown City Council), under Section 121B of the EP&A Act 1979. Works were to be completed by 14 March 2003.⁸⁸ In response, the Jackamans engaged Tanner Architects to undertake an assessment of the outbuildings. That assessment recommended demolition of the timber former stables building due to condition, and the dairy building, citing lack of significance (due to its comparatively recent construction c.1952). Tanner attributed construction of the cottage to 1880-1920 based on stylistic analysis and determined that it was not required to be retained, with consideration for the extent of reconstruction of the cottage by the Jackamans.⁸⁹ Only the former coach house/ machinery shed was considered to be of significance and was attributed to the pre 1860s (as early as c.1830s) based on its

⁸⁷ Varroville House Timeline 1810-2007, Campbelltown Local Studies Library Vertical File, pg 4

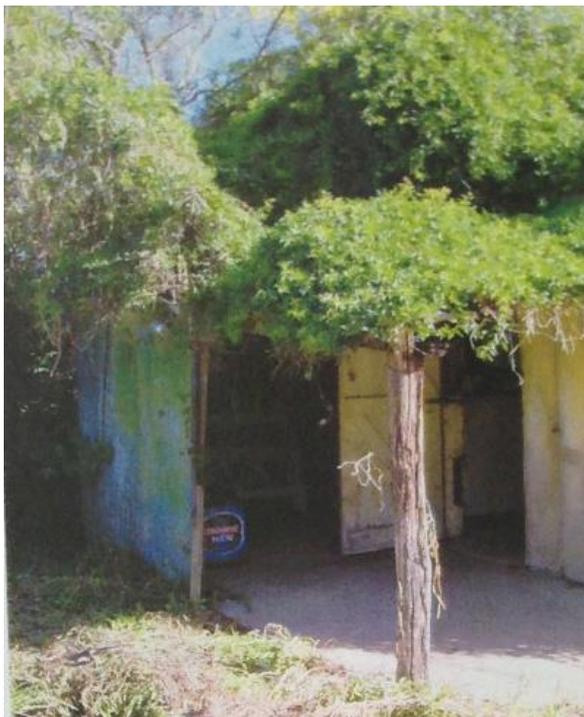
⁸⁸ Ibid 5

⁸⁹ Ibid

construction, however it's extremely poor condition meant that substantial funding was required for its restoration.⁹⁰

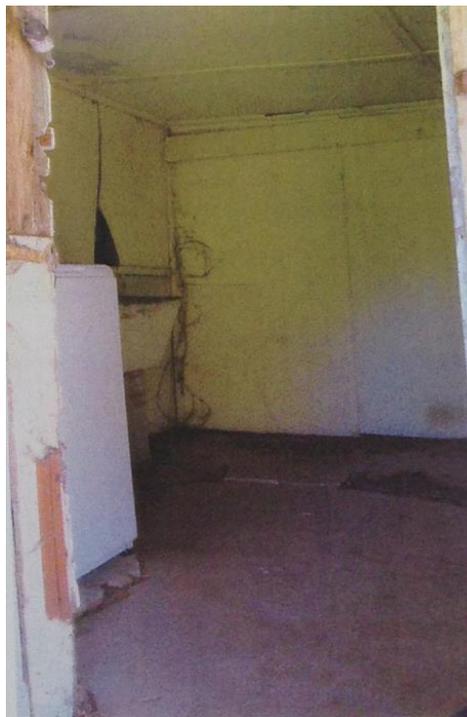
Mrs Jackaman sought leeway on the Order and the deadline was delayed 60 days and was further suspended. Council then engaged Conybeare Morrison to review the report by Tanner Architects. They recommended the restoration of the former coach house/ machinery shed, conservation of the cottage and the demolition and archival recording of the dairy building and timber shed (former stables).⁹¹ The slab hut was recorded during a further site inspection (2004) and was considered to be highly significant as it potentially dates to the first phase of occupation of Varroville. The roof of the building has since collapsed and is unsafe. Following the subsequent inspection, Conybeare Morrison also revised their position on the timber shed building, which they deemed required further research to determine significance.⁹²

Figure 26 – 2004 views of the interior of the slab hut (the roof has since collapsed)



Picture 48 – View of the slab hut

Source: Conybeare and Morrison 2004



Picture 49 – View of the interior of the slab hut. the sheet wall lining appears to be early 20th century. The roof of the building has since collapsed and is unable to be inspected

Source: Conybeare and Morrison 2004

The northern half of the subject site was used in conjunction with the adjoining scenic hills riding facility (hence the tracks over the northern half of the site), however the use was discontinued in 2010.

Ken and Virginia Pearson-Smith sold Varroville House in 2002 to solicitor John Metzopolous and his wife Vanessa Seary, who in turn sold the property to Jacqui Kirkby and Peter Gibb in 2005. The subject site remained in the ownership of Belen Investments (the Jackamans) until 2007. Campbelltown Council did not proceed with the proposed listing under the LEP at that time (it has recently been listed under the 2015 revision).

⁹⁰ Ibid.

⁹¹ Ibid. 6

⁹² Ibid 7

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

4.2. STATEMENT OF SIGNIFICANCE

The following statement of significance has been sourced from the 2015 CMP.

The cultural landscape of the subject site is of heritage significance at the state level for its historic values and for its rarity.

The estate is of historic significance as a large remnant of the 'Varroville' estate established by Dr Robert Townson from 1812 and further developed by a succession of subsequent owners. The subject site includes substantial remnants of the 19th century farm complex and cultural landscape potentially associated with the phase of development of the first permanent Varroville homestead (1812- 1858) including outbuildings, as well as dams, remnant agricultural evidence including vineyard terracing and evidence of the early access road. Varroville and the estate have been continuously occupied since the award of the grant in 1810. As a founding and significant estate in the development of the region (from c.1810), the estate is significant for its role in the early settlement and development of the area as a farming district and was significant to agriculture and food production and horticultural development in early New South Wales. The former cottage and stables buildings are a good example of 19th century farm buildings and reflect the 19th century development of the farmstead.

The estate also contains a series of dams attributed to Sturt's ownership, that show characteristics of having been hand-made and may therefore demonstrate the earliest attempts at water conservation for agricultural use in the colony.

The estate has a continuity of pastoral and agricultural uses that is becoming rare in the area due to urban expansion. The cultural landscape around 'Varroville' also demonstrates rarity as a largely-intact setting for an important colonial homestead and as one of the few larger estate landscapes remaining in the Campbelltown area where the form of the original grant and the former agricultural use of the estate and its rural landscape character may be appreciated, despite subdivision. Although excised from the original grant and the main homestead, the lack of development throughout this landscape has allowed Varroville House to retain its original visual and functional curtilage as a farmhouse set in a pastoral landscape of quality which is now rare in New South Wales.

The cultural landscape of the subject site is also of local heritage significance for its associative, aesthetic, social, and representative values and for its research potential.

Varroville and the estate have strong associations with several individuals and families important in the development of rural industries in the colony of NSW including agriculture, horticulture, viticulture and stock breeding. Other occupants were significant figures in exploration, postal services, horse racing and heritage conservation. This includes Doctor Robert Townson, the original grantee for the estate and the colonies most highly regarded academic when he arrived in 1807; explorer Charles Sturt, who is credited with the construction of the dams, James Raymond and Alfred Cheeke. The site is also significant for its relationship with Bunbury Curran Hill - a viewing point used by both Governor and Mrs Macquarie.

The cultural landscape collectively has high aesthetic significance as the setting of the historic colonial homestead 'Varroville' and a rural landscape of the Scenic Hills. The subject property complements and allows significant views to and from 'Varroville' and to the surrounding rural landscape. Significant views and visual connections are also retained to and from Bunbury Curran Hill and to other properties from the estate including Robin Hood farm and Macquarie Fields House, which is visible from the Varroville homestead.

The cottage and former stables have aesthetic significance as characteristic, albeit modest, 19th century farm buildings. The timber slab hut is of significance as a potentially early vernacular dwelling, reflecting the

first phase of development of the farm, (1810-1827). Significant landscape features include evidence of ground modelling for vineyard terracing, evidence of the original/ former drive and the dams, many of which appear to have survived in what is likely to be their original, hand formed configuration and have the potential to provide highly significant evidence of this important technological innovation from the period of early Colonial settlement.

Varroville is also of significance as a representative example of a pioneering homestead comprising early colonial structures, remnant 19th century farm, cultural plantings and landscape elements (including the access road and remnant ground modelling for vineyard terracing) and remnant forest. The outbuildings are representative of 19th century ancillary farm buildings, characteristic of the period and utilitarian functions.

The study area has a high probability for an intact archaeological resource that may provide additional and new evidence of significant phases of the development of the estate, and is likely to produce unique evidence which will considerably add to the story of its development and management. It is likely to provide complimentary evidence for the evolution and management of a continuously occupied country estate that could be compared to other significant colonial homesteads in the Campbelltown and Appin area and the broader Cumberland Plain such as Bella Vista and Rouse Hill House. Potential remains include evidence of agricultural practices, Townson's original hut (c.1810) and the first homestead (c.1812-17), 19th century development and outbuildings, artefactual evidence, landscape elements and evidence of the original driveway/ access road. The site also has Indigenous archaeological potential and significance with archaeological sensitivity mapping for the study area identifying areas of high, moderate, low and nil archaeological sensitivity.

The Sturt dams have the potential to provide important and very rare physical evidence of one of the earliest attempts at water conservation for agricultural use in the colony. The site's natural heritage values are also regarded as rare; the critically endangered community of MSW and CPW plantings have high natural significance as a rare remnant natural forest which has important value in terms of biodiversity for both flora and fauna.

4.3. SCHEDULE OF SIGNIFICANT ELEMENTS

Various elements of the Varroville Estate were graded in the 2015 CMP in relation to their contribution to the site's overall heritage significance. Elements include buildings, structures and landscape elements that are located within the site's curtilage.

Table 1 – Gradings of heritage significance

Structure, Space or Element	Location or Building	Grading
Landscape Elements		
Remnant viticultural terracing	Lot 22 DP564065	High
Dams 2,4,6, 10 and 11	Lot 1 of DP 218016, Lot 22 DP564065 and Lot B DP37097	Moderate
Dams 3,5, 7, 8 and 9	Lot 1 of DP 218016, Lot 22 DP564065 and Lot B DP37097	Neutral
Remnant original drive/ carriageway	Lot 22 DP564065 and Lot 1 of DP 218016	Moderate
c.1950s driveway from St Andrews Road incorporating avenue of <i>Erythrina x sykesii</i> (coral tree) and <i>Olea europaea</i> ssp. <i>cuspidata</i> (African olive) plantings	Lot 22 DP564065	Little

Structure, Space or Element	Location or Building	Grading
Outbuildings		
The former Coach House/ machine shed (1830-1860)	Outbuildings group/ Lot 22 DP564065	High
The 19 th century cottage (excluding c.1950s extension)	Outbuildings group/ Lot 22 DP564065	High
The timber slab hut	Outbuildings group/ Lot 22 DP564065	High
Timber barn	Outbuildings group/ Lot 22 DP564065	Moderate
Dairy (c.1952-1955)	Outbuildings group/ Lot 22 DP564065	Neutral
Former Coach House/ Machine shed (1830-1860) / Outbuildings group Lot 22 DP564065		
Overall form and facades	-	High
Masonry - baked brick masonry construction	North and south facades/ internal walls	High
Masonry – render (specific finish not identified – pre1935)	North and south façade (external)	High
Roofing – timber shingles	Roof	High
Roofing – timber structure	Roof	High
Roofing – corrugated iron sheeting (short sheets)	Roof	Moderate
Roofing – corrugated iron sheeting (contemporary)	Roof	Neutral
Verandah	Eastern façade	Neutral
Northern verandah infill room	R2	Intrusive
Window - Remnant timber window frame (W2)	North facade	Little
Window - Remnant timber window frame (W3 and W4) (excluding timber paling infill)	North and south façade gables	Moderate
Floor – concrete	R1, R3 and R2	Neutral
Remnant pulley and timber floor structure	South façade gable	Moderate
19th Century Cottage / Outbuildings group Lot 22 DP564065		
Overall form and facades	-	High
Masonry - brick masonry construction incorporating fireplaces	North and south facades and internal wall	High

Structure, Space or Element	Location or Building	Grading
Weatherboard façade (excluding infilled section)	East / Principal façade	High
Weatherboard façade	West/ rear façade	Moderate
Roofing – timber shingles	Roof	High
Roofing – timber structure and lining	Roof	High
Roofing – corrugated iron sheeting (short sheets)	Roof	Moderate
Roofing – corrugated iron sheeting (contemporary)	Roof	Neutral
Verandah	Eastern façade	Little
Windows – GW01, GW02, GW06 and GW07 (highly modified or replaced)	East and west façades	Little
Windows – GW03, GW04 and GW05 (with GW03 likely being the most intact and earliest surviving although not the original glazing or glazing bars)	East and west facades	Moderate
Doors – GD01 and GD09	East and west facades	Neutral
Interiors		
Ceilings – suspended	R1 – R6 throughout	Neutral
Floors – timber (replaced)	R1 – R6 throughout	Neutral
Walls – masonite wall sheeting	R1 – R6 throughout	Neutral
Walls – remnant beaded weatherboard	R4	Moderate
Walls – lightweight internal walls	Between R2 and R3 and to R4, 5 and 6	Neutral
Fireplace mantle (replaced)	R1	Neutral
Doors	R1 – R6 throughout (GD02-08)	Neutral
Kitchen fixtures, fittings and joinery (contemporary)	R6	Neutral
Bathroom and WC fixtures and fittings (contemporary)	R5	Neutral
Concrete stairs	R7	Neutral
Joinery hardware	Throughout	Neutral
c.1950s weatherboard extension and interiors	Comprising R7, R8 and R9	Neutral

4.4. SIGNIFICANT VIEWS AND VISTAS

The following views are identified in the CMP as being of heritage significance. Whilst a general pastoral character and significance has been noted within the scenic hills area, the views identified herein demonstrate significant historic associations and preserve significant heritage vistas. It is noted that Varroville House was not available for access for this report as it is in separate private ownership and attributed views from the House are based on previous assessments such as the Britton and Morris study (2000). Future works should therefore seek to clarify the extent and significance of these views and vistas.

Table 2 – Significant views and vistas

View	Significance
<p>(1) Bunbury Curran Hill Panorama</p>	<p>The vistas from Bunbury Curran Hill were noted by surveyor James Meehan in 1809 and the following year, Lachlan and Elizabeth Macquarie - as part of their 1810 tour of the Liverpool, Campbelltown and Camden areas - also visited Townson's grant. The Governor's poignant response mentioning the "<i>highly gratifying view ... of the surrounding country</i>" reflects the significance of the site and Bunbury Curran Hill as one of the most scenically and historically significant natural landscape features in the area.</p> <p>Significant panoramic views from Bunbury Curran hill should be retained and conserved, in particular the vista to Varroville House.</p> 

View	Significance
(2) View from the main homestead to the landmark trees of Denham Court	<p>Early homesteads of the Cumberland Plain typically featured marker trees which made the homesteads apparent in long range views. Historical associations have been demonstrated between Denham Court and Varroville; particularly during the period of ownership of James Raymond, the first Postmaster-General (1839 – 1858). Raymond had social position and frequently entertained at Varroville, which was considered part of the famous social triangle which included the Cordeaux family of Leppington and the Brooks family of Denham court.</p> <p>Denham Court is marked by Araucarias and vistas to the marker trees were noted in Britton and Morris' 2000 study of colonial properties of the Cumberland Plain. The Davies and Britton Scenic Hills landscape study acknowledges that the vista is now partly obscured.</p> <p>Views to and from the marker plantings of Denham Court and Varroville should be retained and conserved, subject to further assessment as detailed above.</p>
(3) View from the main homestead to and from Macquarie Fields House	<p>Early homesteads of the Cumberland Plain typically featured marker trees which made the locations of the homesteads apparent in long range views. Macquarie Fields House is marked by Bunya Pines. Morris and Britton have suggested that Varroville was deliberately aligned to Macquarie Fields House however no specific historical associations have been noted.</p> <p>Views to and from the marker plantings of Macquarie Fields House and Varroville should be retained and conserved, subject to further assessment as detailed above.</p>
(4) View from the main homestead to and from Robin Hood Farm	<p>Early homesteads of the Cumberland Plain typically featured marker trees which made the homesteads apparent in long range views. Historical associations have been demonstrated with Robin Hood farm; with the original site of the Robin Hood Inn forming a 2-acre lot excised from Townson's original grant around 1830, when Liverpool Road separated this portion of the site. The Robin Hood Inn was licensed on this site in 1830, with the first license issued to Thomas Humphreys, who was also overseer of Varroville. The house and farm developed later on an adjoining lot (c.1860).</p> <p>Views to and from Robin Hood Farm and Varroville should be retained and conserved, subject to further assessment as detailed above.</p>

5. THE PROPOSAL

The proposal is for the development of new cemetery and recreation area on the site, including all associated site facilities and infrastructure. The DA seeks consent for works across the entire site, which will occur over the next 150 years. Specifically, the proposal seeks consent for:

- Use and operation of the site for a “cemetery” and “recreation areas”;
- The landscape design of the entire site and the planting strategy;
- Burial areas and memorialisation guides;
- Construction of six (6) new buildings on the site and the ancillary use of the buildings in association with the cemetery and public parklands;
- Restoration of the historic buildings and heritage interpretation of Aboriginal and European historical elements of the site and locality;
- Public art sculptures;
- Site access and parking including internal road and footpath network, onsite carparking and four vehicle crossovers onto St Andrews Road;
- Tree removal;
- Site works including excavation, fill and dam wall stabilisation; and
- Services and infrastructure.

Relevant elements of the proposal are described in further detail in Sections 5.1 to 5.9 below, however reference should be made to the Statement of Environmental Effects (SEE) for a full description of the works and approvals sought.

5.1. LAND USES

This DA seek approval for the use of the site as a “cemetery”, “lawn cemetery” and “recreation areas” as defined in the *Campbelltown Local Environmental Plan 2015* (CLEP 2015). The “cemetery” and “lawn cemetery” uses are referred to as the memorial park to reflect the contemporary landscape design of MMP. The “recreation areas” are referred to as the public parklands.

As illustrated in the submitted Landscape Masterplan, approximately one third of the site is to be developed as public parklands and two thirds of the site are to be developed as a memorial park. The public parklands are located along the St Andrews Road alignment, throughout the escarpment zone in the north eastern portion of the site and surrounding existing water courses and bodies on the site. The proposed landscape and built form design of MMP is described throughout this Section.

5.2. LANDSCAPE DESIGN AND PLANTING

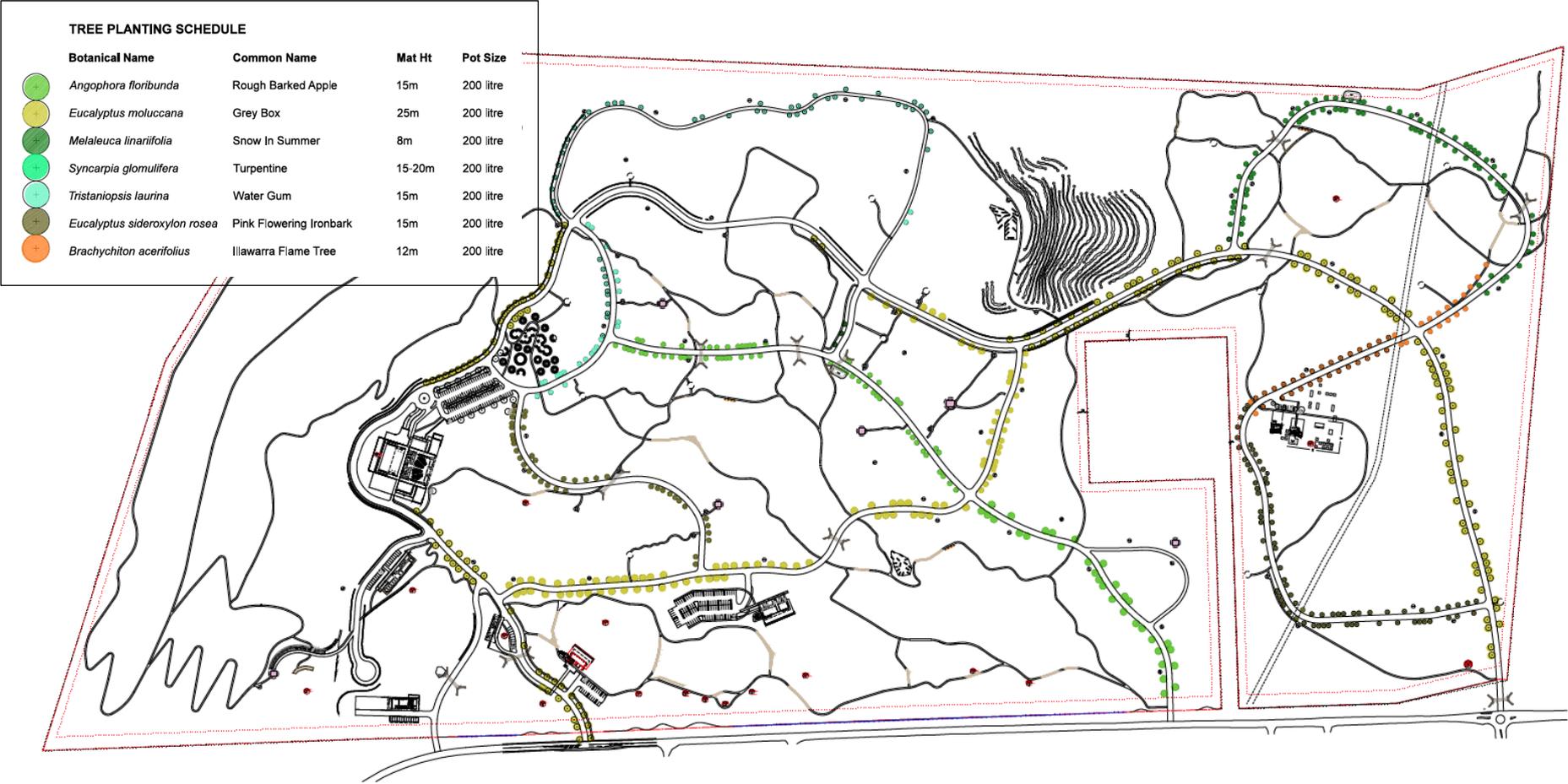
This DA seeks approval for the Landscape Masterplan (refer to the submitted SEE). The Landscape Masterplan will guide development across the entire site. The Landscape Masterplan details the location of burial areas, public parklands, significant landscape features, new built form, public art, site access, roads and other supporting infrastructure. The Landscape Masterplan has been informed by all technical reports which accompany this DA.

Figure 27 – The Landscape Master Plan



Source: Florence Jaquet Landscape Architect

Figure 28 – Street Tree Plantings



Picture 50 – Plan showing proposed street tree plantings along the main road and proposed species (refer to the inset key)

Source: Narelle Sonter Botanica Landscape and Horticultural Specialists DWG no: L527/A

5.3. BURIAL AREAS AND MEMORIALISATION

The proposed landscape design has been designed to accommodate 136,000 full body burial plots in addition space for ash interments. Unique to MMP, this DA includes a highly considered landscaped response to the planning and design of burial areas across the site. A key objective of MMP has been to design a memorial park where burial areas and memorialisation are visually subordinate to the rural character of the site and surrounding area.

The proposal includes areas for lawn burials, natural burials, burial rooms, ash interments and crypts. The different burial areas and typologies across the site are subject to memorialisation design guidelines which are a location specific response to ensure the protection of the visual qualities of the landscape.

5.3.1. Lawn Burials

Lawn burial areas are characterised by grassed areas and simple plaque style memorialisation which sit flush within the lawn. Lawn cemetery design is considered contemporary cemetery design across Australia. The south-eastern portion of the site will constitute a lawn cemetery and will accommodate lawn burials only in accordance with the LEP no build area (refer to Figure 53 below).

Under the CLEP 2015, a “Lawn Cemetery” is defined as “a cemetery in which monuments and grave markers memorialising the interment of deceased persons do not extend above natural ground level”. The areas of the site to be developed for lawn burials are indicated in the Lawn Burials Plan at Figure 29 below.

Lawn burials areas are to abide by the following burial and memorialisation guides:

- Use of flush lawn plaques with rows of graves to generally follow topography of land;
- Concealed concrete beams below ground level;
- Re-grading only where localised water ponding may occur; and
- Occasional specimen tree planting for shade and respite.

The above principles will ensure memorialisation has minimum visual impact on the landscape.

Figure 29 – Lawn Burial Plan



Source: Florence Jaquet Landscape Architect

5.3.2. Burial Rooms

For burial areas of the site which will include memorialising extending above ground level, the proposal has adopted the concept of the “burial room”. A burial room is a district burial area separated and concealed from other areas of the site by landscaping and planting.

The screening for each burial room is provided in the form of native planting of varying height, ensuring the planting blends into the existing rural and native landscape. Burial rooms are further divided into burial sub-rooms which create a human scale for each burial area. The areas of the site which will include burial rooms are indicated in the Burial Rooms Plan at Figure 30 below.

Burials within Burial Rooms are to abide by the following burial and memorialisation guides:

- Provide screening in the form of native planting of varying height, ensuring the planting blends into the existing rural and native landscape;
- Avoid using exotic tree species which may clash with heritage landscape;
- Set the burial rooms against the backdrop of the existing and future Cumberland Plain Woodland zones;
- Provide ash internment and memorialisation options within each burial room; and
- Provide 3 types of burial rooms as indicated below:
 1. Low headstones (700mm max) on concrete beams in a lawn setting
 2. High headstones (1.2m high max) on concrete beam or full monumental
 3. Lawn graves on terraces Stone retaining walls with headstones recessed into wall face

Figure 30 – Burial Rooms Plan



Source: Florence Jaquet Landscape Architect

5.3.3. Natural burial area

Natural burials, including full body burial and ash interments are to occur in the natural burial area indicated in Figure 31 below. The natural burial area is located within an existing pocket of Cumberland Plain Woodland, providing a contemporary and sustainable alternative to traditional burial.

The natural burial area provides a bushland setting with denser perimeter plantings for privacy. Grave locations are recorded and marked with steel pegs in the ground (traceable with metal detector).

Figure 31 – Natural Burials Plan



Source: Florence Jaquet Landscape Architect

5.3.4. Ash interments

Dedicated spaces for ash interments are provided throughout MMP as indicated at

Figure 32 below. MMP will continue to cater for the increasing proportion of cremations by providing substantial space for the interment of cremated remains.

Guidelines for ash interments are as follows:

- Provide new and sculptural designs in keeping with design rationale;
- Provide a variety of 'Ash interment option' varying in prices, aesthetics and cultural relevance; and
- Provide options for ash interments along all path networks which are within 50m of a road, with memorialisation to complement the 'park-like' setting as these paths will also be used for recreation.

Figure 32 – Ash Interments Plan



Source Florence Jaquet Landscape Architect

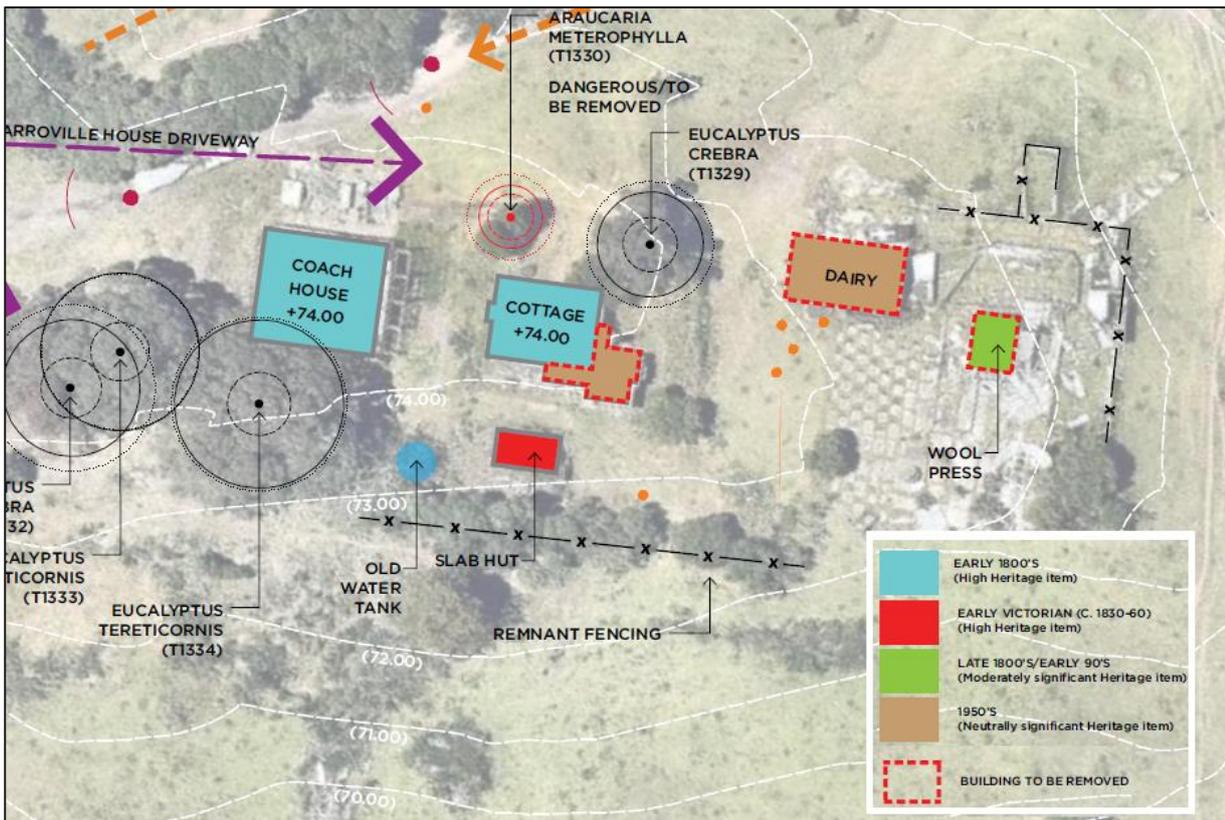
5.4. THE OUTBUILDINGS PRECINCT

5.4.1. Historic Building Restoration – Outbuildings Precinct

This DA seeks approval to restore and repurpose the heritage outbuildings on the site. As indicated in the Buildings and Access Plan at Figure 35 below, the outbuildings are located south of the adjacent battle-axe block containing the Varroville Homestead. The outbuildings originally formed part of Varroville Estate, along with the State heritage listed Varroville Homestead. The land containing Varroville Homestead was subdivided from the remainder of the original estate in 1973 (and is excluded from the subject site).

The outbuildings are collectively referred to as the Outbuildings Precinct within this DA and include the former Coach House, Cottage, Old Water Tank, Slab Hut, Dairy and Timber Shed (housing the Wool Press). These buildings are identified in the Existing Outbuildings Plan at Figure 33 below and have discussed in detail in section 2.5 above.

Figure 33 – Existing Outbuildings Plan



Source: Florence Jaquet Landscape Architecture

The proposed works and future use of the outbuilding precinct are detailed in Table 3 and illustrated in the Proposed Outbuildings Precinct Plan at Figure 34 below. Reference should also be made to the following documentation supporting this DA:

- Heritage Building Architectural Plans prepared by Architectural Projects
- Interpretation Strategy prepared by Florence Jaquet Landscape Architecture
- Landscaping Plans prepared by Florence Jaquet Landscape Architecture and
- Species Plans prepared by Narelle Sonter Botanica

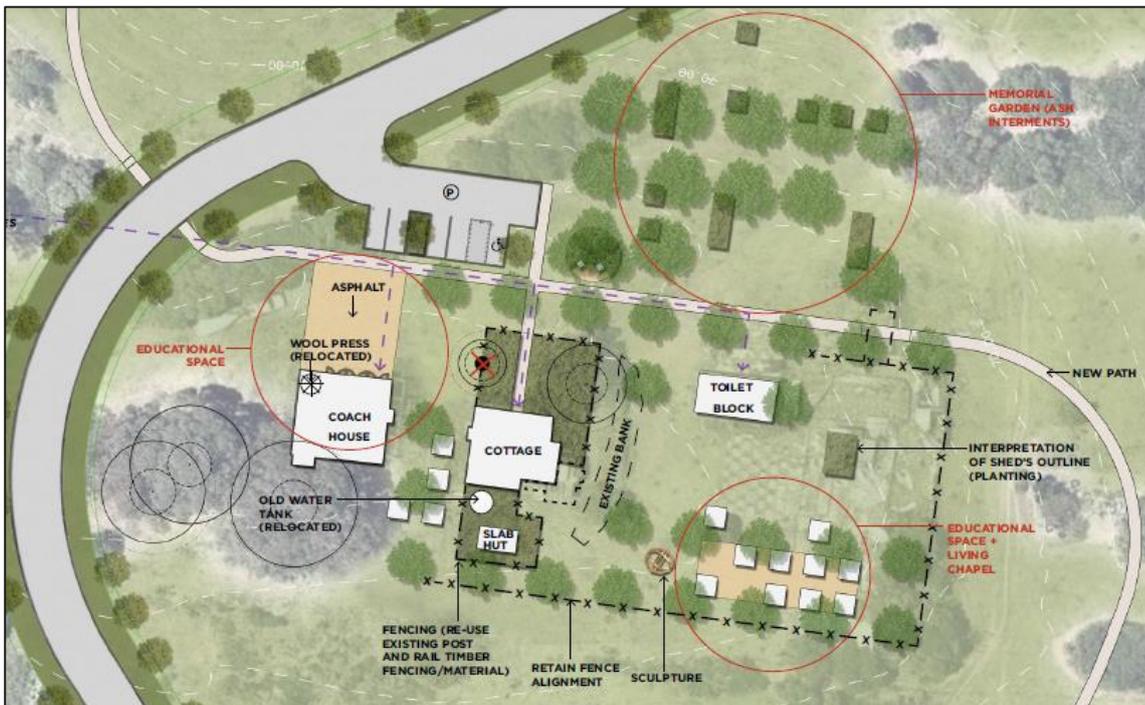
Details of the proposed works to the outbuildings are set out in the table below.

Table 3 – Proposed works to Outbuilding Precinct

Element	Proposal
Former Coach House	<ul style="list-style-type: none"> • Retain and restore building in accordance with the Heritage Buildings Architectural Plans • Adapt building for educational purposes – site and local area history • The Wool Press is to be re-located to the Coach House for display and preservation
Cottage	<ul style="list-style-type: none"> • Retain and restore building in accordance with the Heritage Buildings Architectural Plans • Adapt building for educational purposes – site and local area history • Demolition of the c.1950s extension
Old Water Tank	<ul style="list-style-type: none"> • To be relocated in a visible area adjacent to the Slab Hut.

Element	Proposal
Slab Hut	<ul style="list-style-type: none"> The slab hut that will be retained, stabilised, fenced off and managed as a ruin and interpreted.
Dairy	<ul style="list-style-type: none"> The Dairy Building and sheds will be removed. A toilet block will be provided within the existing footing as part of an adaptive re-use of the building.
The Timber Shed	<ul style="list-style-type: none"> The Shed will be demolished (due to condition). The location will be interpreted with low planting or paving patterns.
Fencing and landscaping	<ul style="list-style-type: none"> The lay of land is to remain unchanged and predominantly grassed. The spaces around the buildings will be developed as teaching or gathering/ceremonial places to respond to the adaptive re-use of the area as a cemetery and as an educational precinct. Groves of small distinctive trees and platform seating will be provided, using a grid layout, reminiscent of the orchard and productive gardens which once existed on the property. Existing rail and timber fencing material will be re-used for fencing where possible.
Access	<ul style="list-style-type: none"> A path is provided from St Andrews Rd to facilitate access by the school/students. The Outbuildings will be open to the public from 8.00am - 3.00pm, Monday to Friday. The car park provides five spaces.

Figure 34 – Proposed outbuildings precinct plan



Source: Florence Jaquet Landscape Architecture

5.4.2. Interpretation Strategy

Along with the restoration and interpretation of the Outbuildings Precinct, the DA includes a consolidated heritage interpretation strategy for the site. As a memorial park and public parklands, the site will be open for public enjoyment in perpetuity. As such, MMP presents a unique opportunity to convey and celebrate the history of the site and Campbelltown Area.

An Interpretation Strategy has been prepared by Florence Jaquet Landscape Architecture and is included with the Statement of Environmental Effects (Appendix E). The Interpretation Strategy has been informed by the Conservation Management Plan, which accounts for both the Aboriginal and European heritage of the site. The Interpretation strategy details the methodologies and the rationale for conveying historical themes within MMP, including walking trails, lookout, reinstatement of historic vineyards, storyboards, sculptures, signage and internal road naming.

5.5. NEW DEVELOPMENT

This DA seeks consent for the construction of six (6) new buildings on the site, the Chapel, Administration Building, Function Building, Café, Grounds Staff Buildings and Gatehouse. The proposal also seeks consent for new shelters throughout the site and crypts located in the north-western area, near to St Andrews Road. The proposed buildings and design philosophy are detailed in the Architectural Plans (refer to the SEE) and the Architectural Design Report prepared by FJMT.

Through highly considered siting, design and materials selection, the buildings achieve a seamless integration with the rural qualities of the landscape. The design of the buildings has been driven by key design principles, including:

- **Memorial and recreational landscapes:** The cafe, function building, gatehouse and administrative facilities have a greater integration with the daily activities occurring in the recreational landscape and are therefore located in the southern portion of the site along St Andrews Road. The memorial landscape is located further north east and is to include the Chapel and Crypts.
- **Access, orientation and topography:** The axis and orientation of each building has been carefully considered to optimise views, solar access, amenity, accessibility and connection to the landscape. Each building position has generally been aligned with the topography of each specific location on the site and where possible has been located in close proximity to existing water bodies.
- **Materiality:** The buildings utilise a considered palette of natural materials and colours to compliment the natural landscape. The material palette embodies timber and stone to create a contemporary expression which will remain timeless.
- **Sustainability:** The Sustainability Strategy applicable to the site also directly relates to the design, construction and use of the buildings on site. Areas to achieve excellence in sustainability include environmental management, community integration, sustainable and active transport promotion, energy, water, materials and waste efficiency and optimisation.

The proposed buildings directly support the use of the site as memorial park and public parklands. The locations of each proposed building and the site access points from St Andrews Road are indicated in the below. The following sections provide a description of each building and a numeric overview of new built form, including the parking provisions for each building.

Figure 35 – Buildings and site access



Source: FJMT Architects

5.5.1. Chapel

The Chapel will provide a multidenominational facility for services associated with MMP. The Chapel has been sited in the hillside to present as a single storey building and to achieve integration with the natural landscape. The building provides panoramic views of the site and its surrounding rural area.

The built form and roof features have been designed to emulate the rolling ridgeline which forms the dominant backdrop of the Chapel. Natural materials and tones have been chosen to ensure that the Chapel complements its landscaped setting as indicated in the photomontage at Figure 36 below.

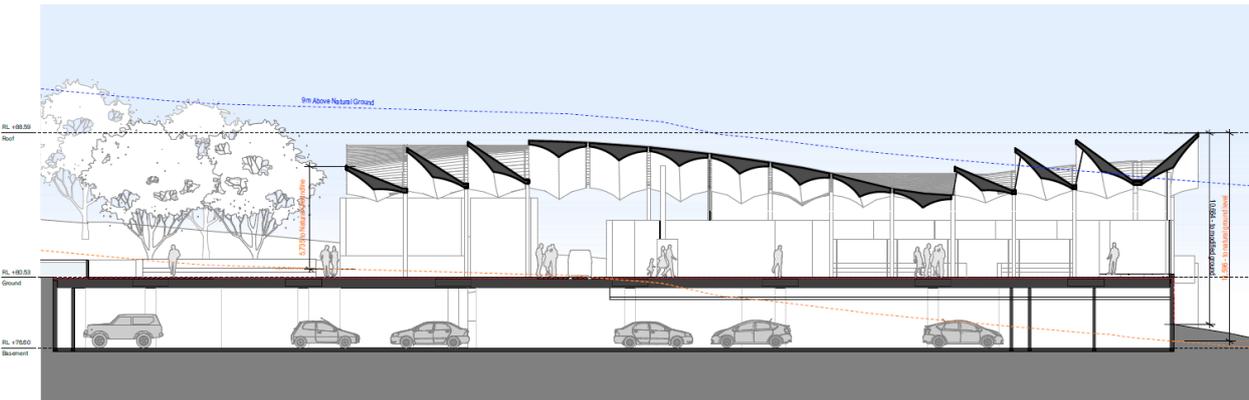
The ground floor of the Chapel has been designed as a multifunctional space, which can be divided and used as three separate chapels to suit the requirements of individual services. The ground floor of the Chapel is framed by three separate courtyards to the north, west and south of the building. The basement level accommodates 93 car parking spaces, an ancillary mortuary and building plant.

Figure 36 – Chapel Design



Picture 51 – View from reflection pool and primary courtyard looking east

Source: FJMT



Picture 52 – Section showing ground line at roof peak

Source: FJMT

5.5.2. Gatehouse

The proposed Gatehouse is located beyond entrance E1 (refer to Figure 35 above), which is to be used for funeral parties and visitors accessing the Chapel. The Gatehouse forms part of the processional journey from St Andrews Road to the Chapel. The building accommodates administrative areas where staff will provide relevant wayfinding information for visitors and hearse drivers.

Figure 37 – Gatehouse design



Source: FJMT Architectural Design Report

5.5.3. Administration Building

The proposed Administration Building is located south of the Chapel (refer to Figure 35 above). The building is single storey and accommodates ancillary office space and a boardroom for staff, a visitor's area with condolence rooms and a protected external courtyard.

Figure 38 – Administration building design



Source: FJMT Architectural Design Report

5.5.4. Function Building

The proposed Function Building is a single storey building located adjacent to and an existing site dam (refer to Figure 35 above). The Function Building includes a flexible function space which can be purposed as one or two rooms, a kitchen, amenities and an outdoor deck which extends over the dam. The Function Building has been designed to accommodate 168 people seated or 300 people standing.

The Function Building is indicated in the photomontage provided below at Figure 39.

Figure 39 – Photomontage of proposed Function Building



Source: FJMT Architectural Design Report



- 1** Cloak Room
- 2** Flexible Function Rooms
- 3** Verandah
- 4** Chair, Table & AV Store
- 5** Male WC
- 6** Unisex Accessible WC
- 7** Female WC
- 8** Kitchen
- 9** Cool Room
- 10** Store
- 11** Plant
- 12** BOH Vehicle Access
- 13** Play area
- 14** Rain Water Tank

Picture 53 – Floorplan of the proposed function room

Source: FJMT Architectural Design Report

5.5.5. Café

The proposed Café Building is of a similar design to the Function Building and is located within the public parklands and adjacent the existing dam near to the primary entrance of the site (refer to Figure 35 above). The Café Building includes seating, outdoor deck, kitchen, amenities and an ancillary flower shop. The café and flower shop will operate as ancillary facilities for the use of the general public visiting the parklands and for those specifically visiting the Memorial Park and Chapel. The Café has been designed to accommodate 80 people.

Figure 40 – Café design

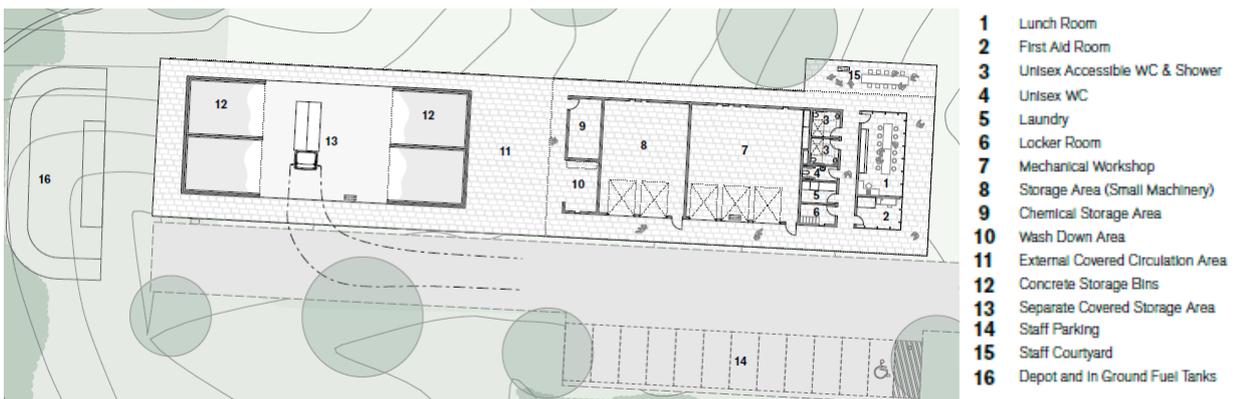


Source: FJMT Architectural Design Report

5.5.6. Garden Staff Building

The Proposed Garden Staff Building is located adjacent to the St Andrews Road alignment and is accessed from site entrance E3 (refer to Figure 35 above). As detailed below, E3 is for staff access only. Similarly, the Garden Staff Building is not open to the public and is for staff use only. The building includes staff areas, storage areas, and machinery and workshop areas.

Figure 41 – Plan of the garden staff facilities building



Source: FJMT Architectural Design Report

5.5.7. Shelters

Consent is sought for 16 shelters located throughout the site and adjacent to burial rooms (refer to Figure 35 above). The shelters are open structures with a curved roof design. There are two shelter designs to be implemented across the site; a small shelter which can accommodate 5-10 people, and a large shelter which can accommodate 10-30 people. The shelters will provide a weather protected space for visitors to prepare flowers and memorials and to gather for small memorial services near to graves. The small and large shelter designs are indicated in the images below at Figure 42.

Figure 42 – Shelter design (small and large options)



Picture 54 – Small shelter design, memorial preparation area



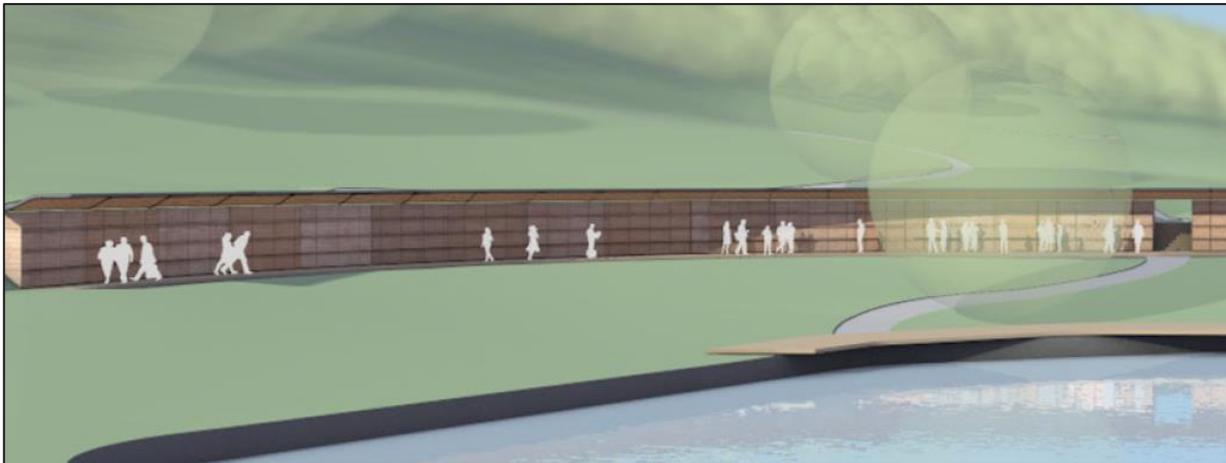
Picture 55 – Large shelter design, gathering space

Source: FJMT

5.5.8. Crypts

The proposed crypts are to be located adjacent to the existing dam in the north-western area of the site (refer to Figure 35 above). The crypts are an above ground burial chamber located within a singular curved shaped structure fronting the dam. The crypts have been designed and sited to sit within the hill adjacent to the dam. As such, they appear to be buried when viewed from the north west. The structure is one crypt deep and four crypts high, creating a structure which is approximately 3.5m in height. The structure accommodates individual crypts and is indicated at Figure 43 below.

Figure 43 – Crypt Structure



Source: FJMT Architectural Design Report

5.6. PUBLIC ART

Consent is sought for the siting of approximately 34 individual public art pieces / sculptures. A comprehensive Public Art Strategy has been prepared by Florence Jaquet Landscape Architecture and is included with the SEE. The Public Art Strategy details the locations and proposed height of each future artwork. The Public Art Strategy also contains parameters to guide the materiality of each artwork to ensure that it is in keep with the rural and natural aesthetic of the site.

This DA does not seek consent for the design of individual artworks, rather it sets the parameters for the siting and scale of future art within MMP. It is the intention that no further approval is required for the application of art within the designated zones.

The Public Art Strategy is closely linked with the Interpretation Strategy (refer to section 5.4.2). Most artworks are proposed to be located in close proximity to the building and public parklands for the enjoyment of visitors.

5.7. SITE ACCESS AND PARKING

5.7.1. Site access

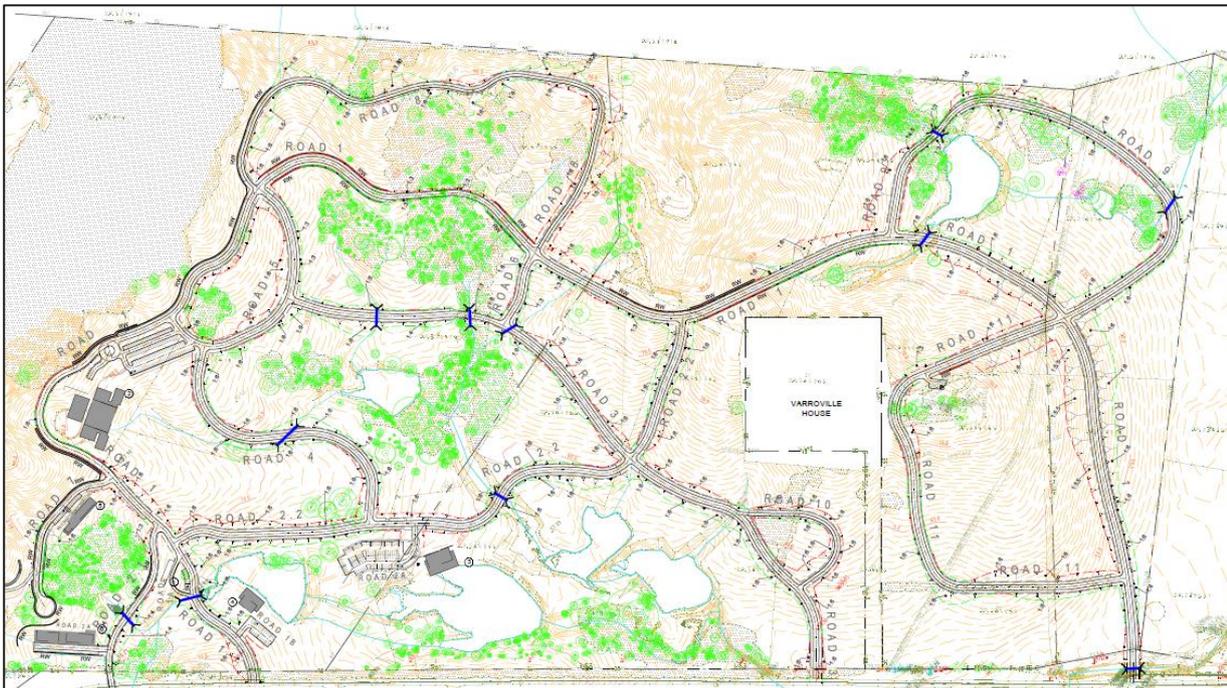
Vehicular access is proposed to be provided from four new driveways on St Andrews Road, as indicated in the Buildings and Access Map at Figure 35 above and the road master plan at Figure 44 below. Reference should be made to the Civil Engineering Plans and Road Masterplan prepared by Warren Smith and Partners, which illustrates the proposed site access and road layout arrangements.

5.7.2. Internal access and parking

Consent is sought for all internal roads, footpaths and on-site parking as indicated in the Road Masterplan prepared by Warren Smith and Partners below. The road alignment has been developed to promote ease of access between buildings and through burial areas. The Road Masterplan has been developed to align with the existing topography and to minimise cut and fill where possible.

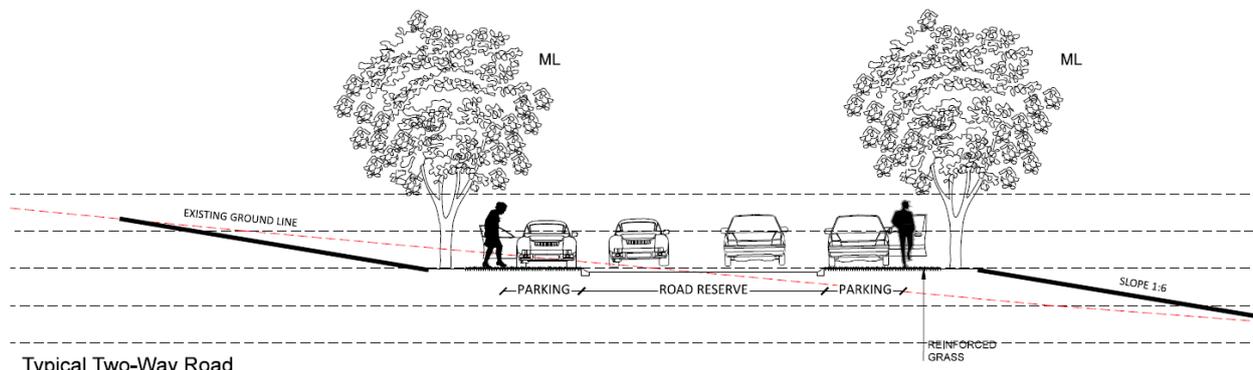
The proposal includes 350 formal on-site car parking spaces which are co-located with the buildings and the Outbuildings Precinct. The Landscape Masterplan and Road Masterplan have been developed to accommodate road-side parking throughout burial areas. Road-side parking will facilitate access to grave sites. Road-side parking will utilise a re-enforced grass surface to minimise impervious surfaces and the visual impact of the road layout.

Figure 44 – Road Masterplan

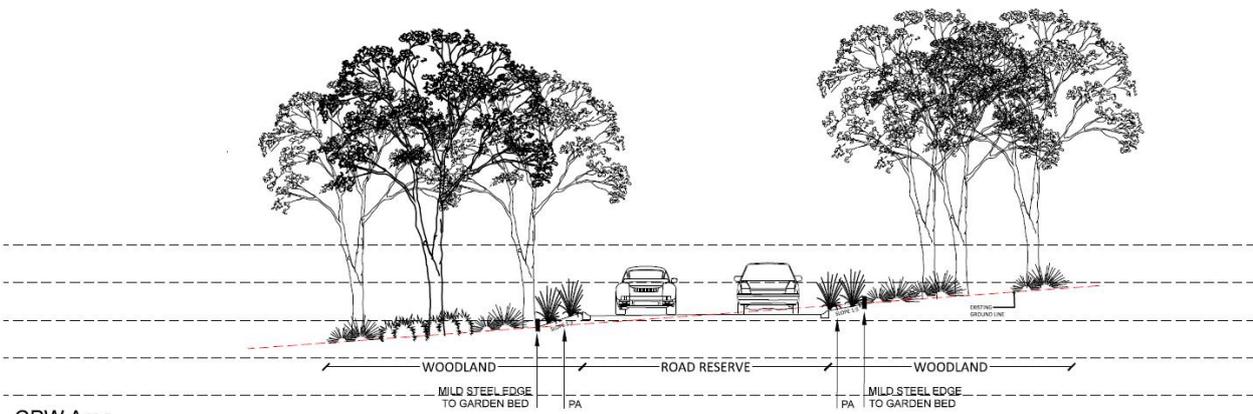


Source: Warren Smith and Partners

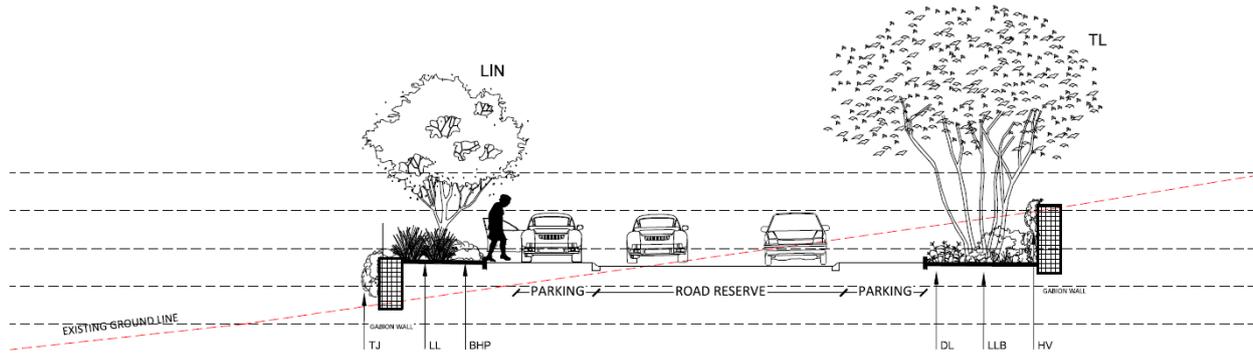
Figure 45 – Typical road sections



Typical Two-Way Road



CPW Area

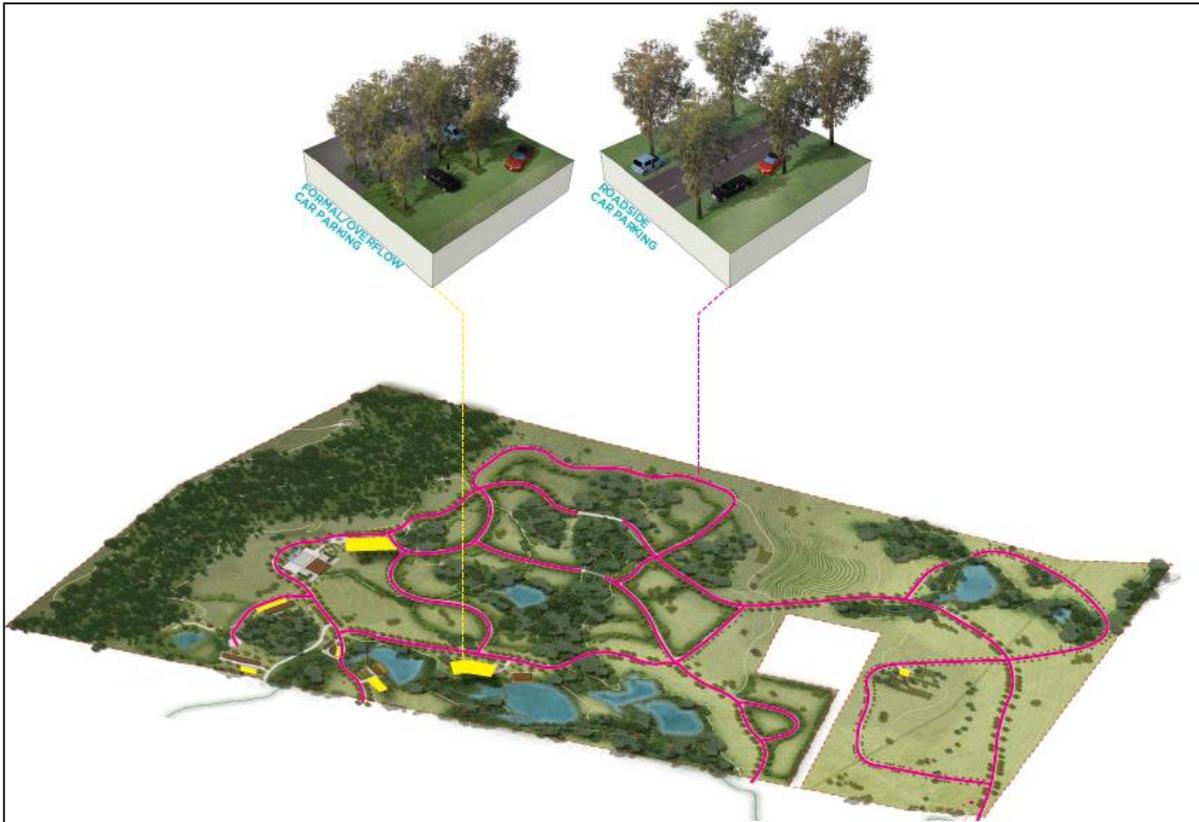


Road in Cut & Fill

Picture 56 – Typical road sections including a typical two-way road, a road through CPW areas, and road with cut and fill. Cut and fill has generally been kept to a minimum by setting the centre line of all roads at existing ground level.

Source: Narelle Sontar Botanica Landscape and Horticultural Specialists DWG no: L528/A

Figure 46 – Parking Strategy



Picture 57 – Parking Plan

Source: Florence Jaquet Landscape Architecture

5.7.3. Fencing and Gates

Consent is sought for fencing around the perimeter of the site and gates at each entrance point. Fencing and gates are a means of identifying the site and formal entrance points. The proposed fencing and gates are rural in character, with most fencing typical of rural property fencing in the Varroville locality. Gates are proposed to be provided at each entrance point in order to restrict access into the site outside of opening hours. The Fencing and Gates Strategy incorporates different fencing depending on the site frontage. A rural style farm fencing is proposed along much of the site perimeter.

Figure 47 – Indicative fencing typologies

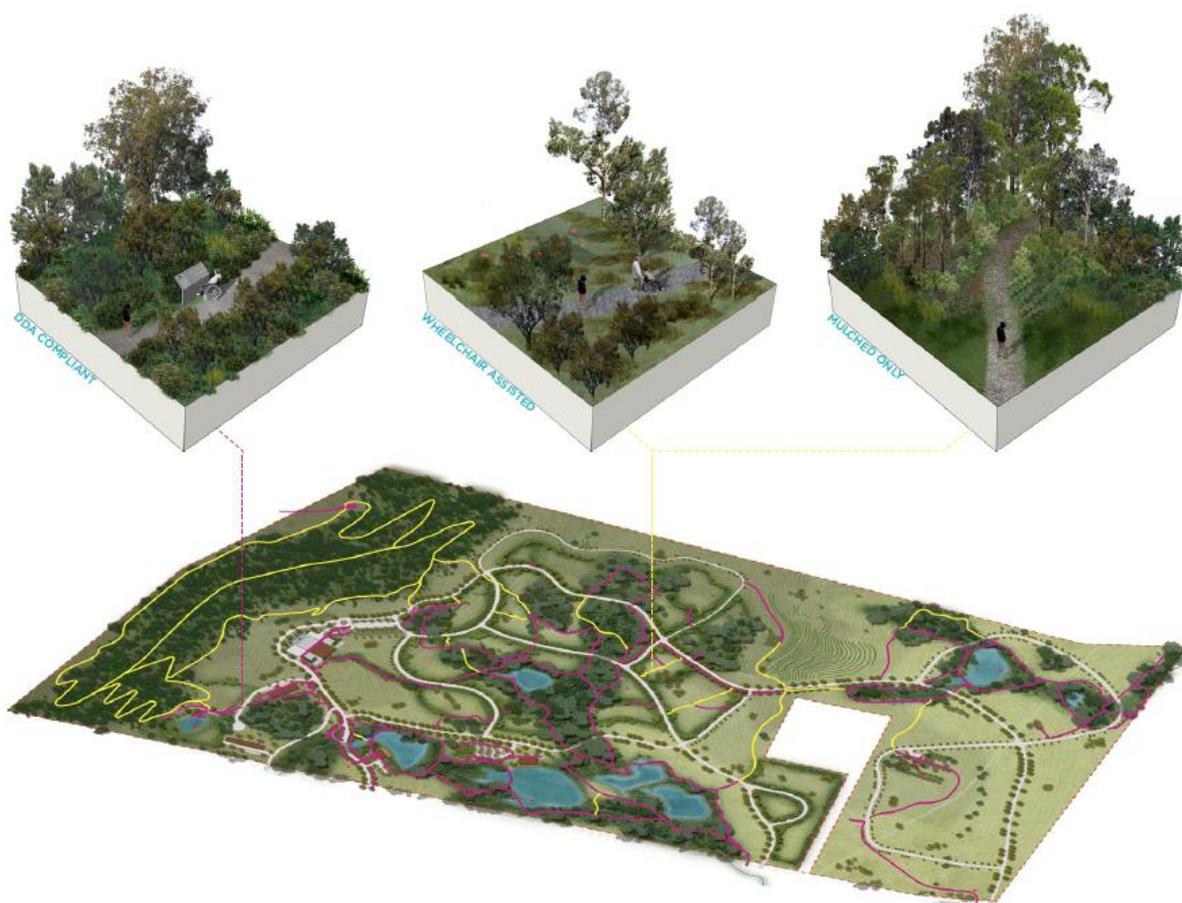


Source: Florence Jaquet Landscape Architecture

5.7.4. Pedestrian Network

The proposal includes a network of pedestrian pathways, providing access through all areas of Public Open Space and linking them through a network of approximately 7 kilometres of walking paths. Paths will be DDA compliant: near and in between buildings, shelters, in the interpretation areas (outbuildings, Timeline Walk in some, parts of the CPW), bird hides, dam walk and Living Chapels. Materials will be either concrete, asphalt, timber or malting. In steeper areas, paths may be DDA - non-compliant. Materials will be either concrete, asphalt or mulch. Paths are generally 1.5m wide, with some paths being memorialised with ash interments. Boardwalks are generally located where a crossing is required over water courses and drainage lines. Boardwalks are generally timber with non-slip property, on steel frame structure for ease of maintenance and durability.

Figure 48 – Proposed pedestrian network



Source: Florence Jaquet Landscape Architecture

5.8. TREE AND VEGETATION REMOVAL

The proposal includes the removal of 119 trees out of 1,418 trees currently present on the site. A Tree Assessment Report has been prepared by Travers Bushfire and Ecology to assess the condition and significance of each tree on site (refer to the SEE). Tree removal is required and recommended for the following reasons:

- **Required to accommodate proposed development:** 28 trees (1.97% of total trees) are required to be removed to accommodate the proposed development.
- **Unsafe trees:** 91 trees (6.42% of total trees) have been deemed unsafe are recommended for removal.

5.9. RIPARIAN ZONES AND DAMS

Visitors to the parkland will be encouraged to experience the riparian zones by creating a scenic pedestrian network, especially around the dams, as part of the passive recreation activities. Impacts will be mitigated by confining paths and structures to the outer half of the riparian zone and using elevated boardwalks and bridges where wet or crossing over watercourses and drainage lines.

Riparian areas will be revegetated with indigenous species (with size of plantings carefully regulated to mitigate visual impacts, particularly from Varroville House).

There are ten (10) dams of varying size on the site. All are presently used as water holes for grazing animals. The proposal retains 8 of the 10 dams. The CMP refers to Dams # 2, 4, 6, 10, 11 as being “of moderate significance” as they may have been associated with Charles Sturt’s water management strategy for the site. These potentially significant dams are retained for the purpose of water management however will necessarily be modified to bring them up to current safety standards (dam edges are required to ensure safety bench compliance, with safe batter treatment around all dams or fencing to prevent access to unsafe edges or where dams cannot be made compliant). Two small dams 7 and 9 are to be removed, however these are not recorded on historic aerials and appear to date to the latter half of the 20th century. Reshaping of the significant dam 4 is proposed to limit stagnant areas and potential for algae bloom, however the form of this dam has been previously modified and enlarged.

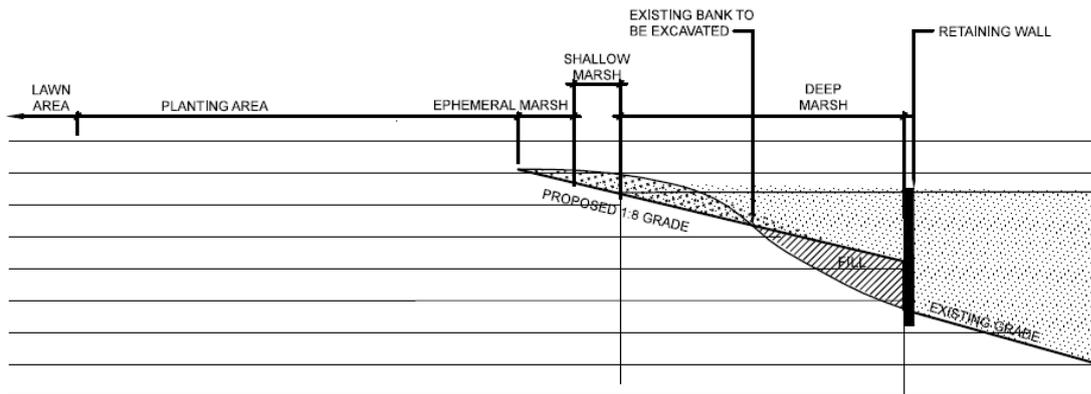
Additional wetland vegetation and other works is also proposed in selected shallow areas for WSUD treatment.

Figure 49 – Treatment of dams

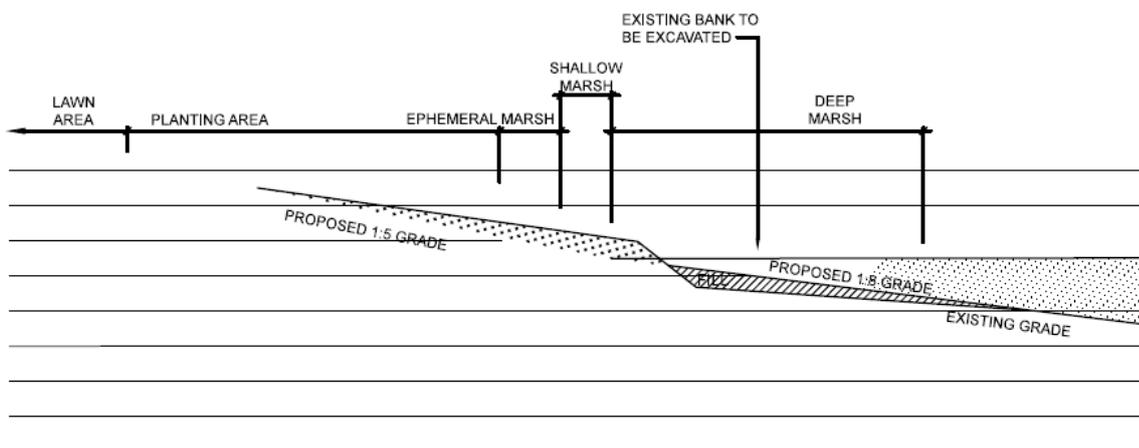


Source: Florence Jaquet Landscape Architecture

Figure 50 – Typical dam edges



 **TYPICAL DAM EDGE SECTION - WETLANDS**
1:100



 **TYPICAL DAM EDGE SECTION**
1:100

Picture 58 – Typical dam edges showing regrading and benching for dam compliance

Source: Narelle Sontre Botanica Landscape and Horticultural Specialists DWG no: L529/A

5.10. ANTICIPATED CONSTRUCTION STAGING

Whilst this DA seeks approval for the use and physical works across the entire site, MMP will be delivered in stages to respond to the ongoing demands for burial space. The footprint of the memorial park will slowly be extended as burial space is required. It is anticipated that MMP will be developed as per the Indicative Staging Plan at Figure 51 below. The works associated with each stage are described in Table 4 below.

Figure 51 – Indicative Staging Plan



Source: Florence Jaquet Landscape Architecture

An indicative staging program for delivery of the MMP is set out below.

Table 4 – Indicative Staging Plan

Stage	Works
Stage 1	<ul style="list-style-type: none"> • Six new buildings and associated car parking • Entrances and roads within Stage 1 area • Landscaping and furniture within Stage 1 • Outbuildings restoration works, keeping existing road for access <p>The rest of site remains unchanged. Stage 1 will provide burial for approximately 85 years.</p>
Stage 2	<ul style="list-style-type: none"> • Extension of road network to extent shown in Stage 2. • Landscaping and furniture within Stage 2. <p>The rest of site remains unchanged. Stage 2 will provide burial for approximately 25 years.</p>
Stage 3	<ul style="list-style-type: none"> • Extension of road network to extent shown in Stage 3. • Landscaping and furniture within Stage 3 <p>The rest of site remains unchanged. Stage 3 will provide burial for approximately 10 years.</p>
Stage 4	<ul style="list-style-type: none"> • Extension of road network to extent shown in Stage 4. • Landscaping and furniture within Stage 4. <p>The rest of site remains unchanged. Stage 4 will provide burial for approximately 15 years.</p>
Stage 5	<ul style="list-style-type: none"> • Extension of road network to extent shown in Stage 5.

Stage	Works
	<ul style="list-style-type: none"><li data-bbox="363 226 903 255">• Landscaping and furniture within Stage 5.<li data-bbox="363 277 954 306">• Additional entrance/exit in South-West corner.<li data-bbox="363 329 1043 358">• Stage 5 will provide burial for approximately 25 years.

6. IMPACT ASSESSMENT

6.1. HERITAGE LISTING AND ENVIRONMENTAL CONSTRAINTS

The following heritage listings apply to Varroville House. The CMCT lands surround but do not include the former Varroville House.

Table 5 – Heritage Listings – Varroville House Lo

Type of Listing	Name of Item	Assessed Level of Significance
STATUTORY LISTINGS		
State Heritage Register under the <i>Heritage Act 1977</i> (items of state significance)	Varroville, Lot 21 DP 564065/ 196 St Andrews Road (Item #00737)	State
Campbelltown Local Environmental Plan (CLEP) 2015 - Schedule 5-Environmental Heritage– is listed as a State heritage item – Part Lot 21 DP564065).	Varro Ville Homestead Group, 196 St Andrews Road/ Part Lot 21 DP 564065 (Item #00737)	State
NON-STATUTORY LISTINGS		
Register of the National Estate under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (items of local, state or national significance)	Varro Ville, St Andrews Road, Varroville. Place ID 3268, Registered (21/03/1978), Place file no: 1/15/010/0010 (no boundary given)	
National Trust of Australia (items of local, state or national significance)	Varroville (extent of the classification is unknown however is thought to include Lot 22).	

The following statutory listings apply to the subject property:

Table 6 – Heritage Listings – Varroville Estate (the subject site)

Type of Listing	Name of Item	Assessed Level of Significance
STATUTORY LISTINGS		
State Heritage Register under the <i>Heritage Act 1977</i> (items of state significance)	Draft Curtilage Extension (not yet gazetted) Varroville, Lot 21 DP 564065, Lot 22 of DP 564065, Lot 1 of DP218016 and part of Lot B DP370979 St Andrews Road (Item #00737)	State
Campbelltown Local Environmental Plan (CLEP) 2014 - Schedule 5-Environmental Heritage– is listed as a State heritage item – Part Lot 21 DP564065).	Varro Ville Estate, 166-176 St Andrews Road Lot 1, DP 218016 and Lot 22, DP 564065 (Item #1105)	Local

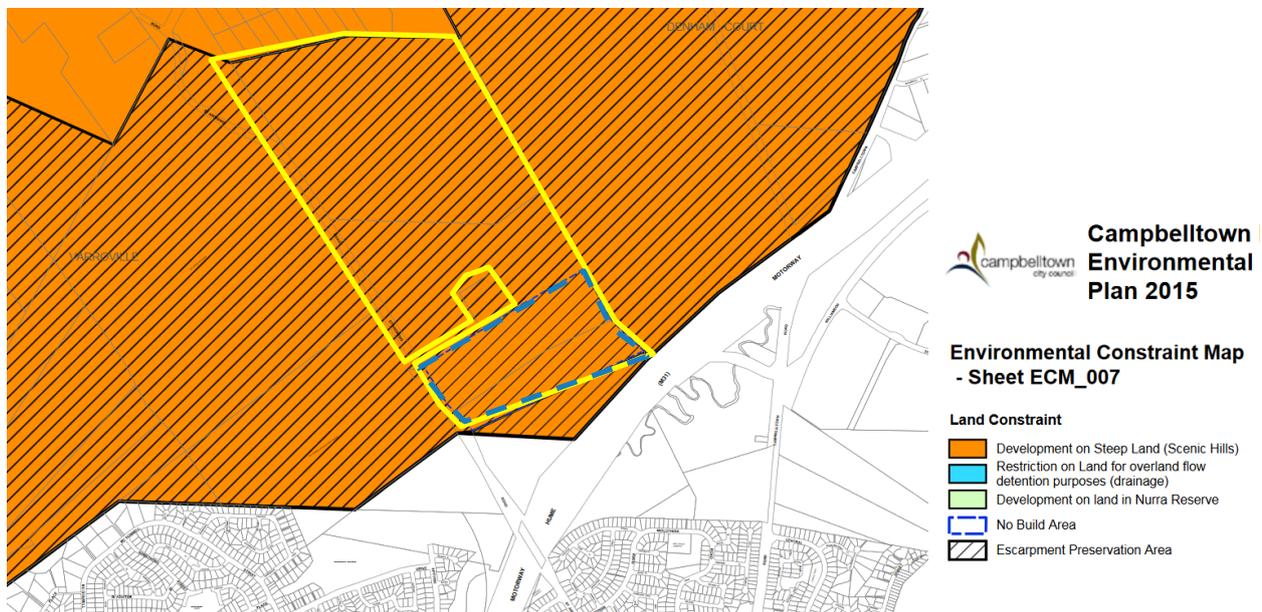
Figure 52 – LEP Heritage Plan with the subject site shown



Source: Campbelltown Local Environmental Plan 2015 Heritage Map- Sheet HER_007

The whole Site is mapped in orange as Development on Steep Land (Scenic Hills) and as an Escarpment Preservation Area, indicated by hatching on the Environmental Constraints Map, ECM_007. A designated “no build” area is also shown on the southern portion of the site.

Figure 53 – Environmental Constraint Map with the subject site indicated, along with the

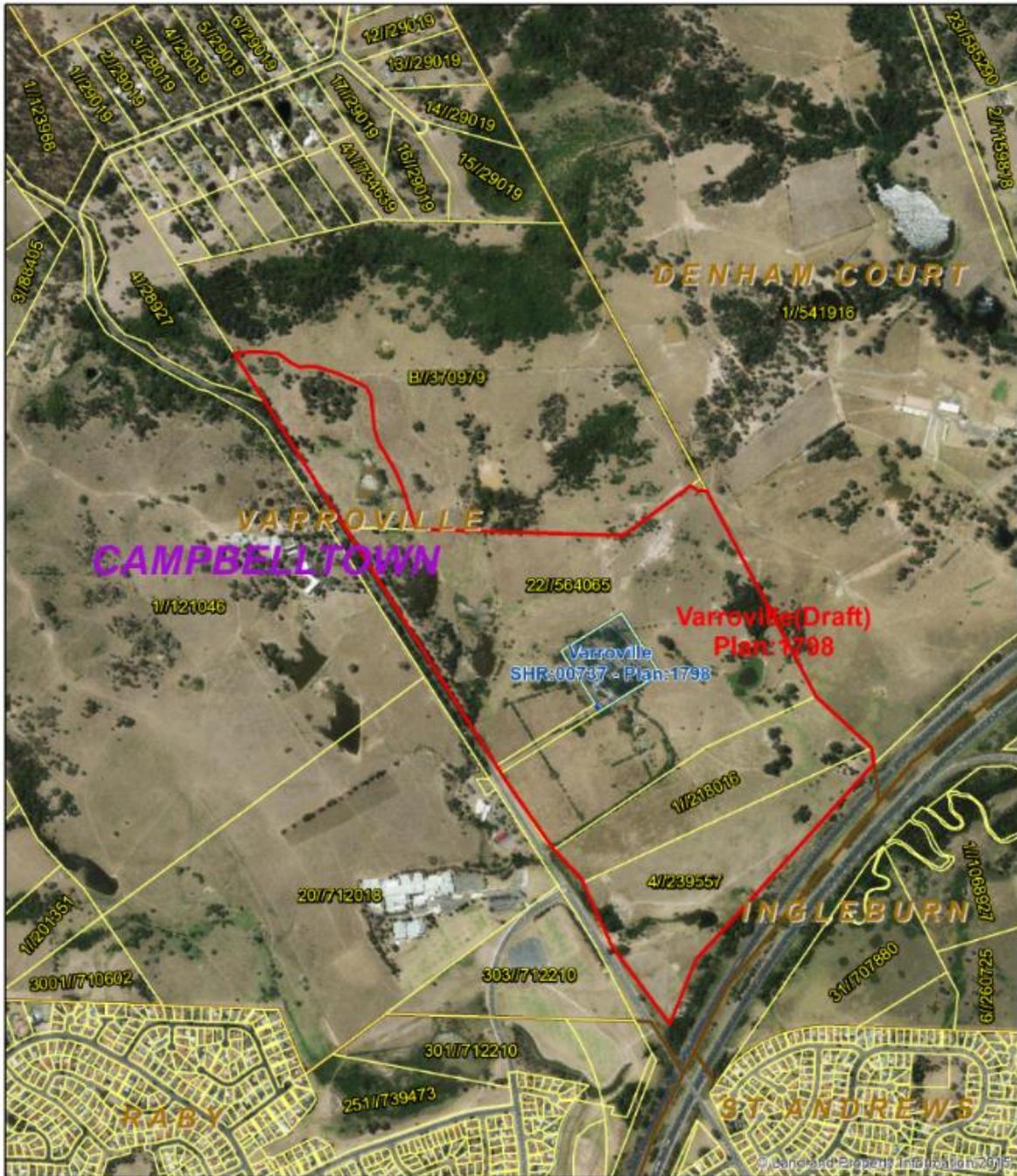


Source: Campbelltown Local Environmental Plan 2015, Environmental Constraint Map – Sheet ECM_007

With consideration for the identified significance of the Varroville Estate, the Office of Environment and Heritage has recommended extension of the SHR curtilage to Varroville House. The proposed curtilage extension includes the whole of Lot 22 of DP 564065 and Lot 1 of DP218016 and part of Lot B DP370979 as illustrated in the Notice of Intention (Proposed curtilage for investigation: Varroville Plan 1798). The extension also includes lot 4 of DP239557, which is not owned by the CMCT. The proposed curtilage extension is shown below at Figure 54 but has not yet been gazetted.

Figure 54 – Proposed curtilage extension for Varroville Plan 1798

Heritage Council of New South Wales



State Heritage Register - Proposed Curtilage for Investigation:
Varroville. Plan 1798



Scale: 1:12,000 @A4
Datum/Projection: GCS GDA 1994
Date: 7/07/2017



Legend

- ▣ Proposed Curtilage
- ▣ SHR Curtilage
- ▣ LGAs
- ▣ Suburbs
- ▣ Land Parcels

Source: Office of Environment and Heritage, SHR – Proposed Curtilage for Investigation: Varroville Plan 1798

The CMP authored by Urbis (October 2015) has acknowledged the significance of the former Estate, which is assessed in the CMP as being of state heritage significance. Accordingly, a further extension of the SHR curtilage of Varroville House was recommended (refer to Policy 12/ Figure 50 of the CMP). The curtilage extension proposed in the Notice of Intention, increases the curtilage recommended in the CMP however is generally consistent with the intent of the CMP. The proposed curtilage extension is therefore supported by the CMCT and Urbis.

6.2. STATUTORY CONTROLS

6.2.1. Local Environmental Plan

The proposed works are addressed in the table below in relation to the relevant clauses in the LEP.

Table 7 – Local Environmental Plan

CLAUSE	DISCUSSION
<p>5.10 Heritage conservation</p> <p>(1) Objectives The objectives of this clause are as follows:</p> <p>(a) to conserve the environmental heritage of Campbelltown,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p>	<p>1)a) The MMP concept is underpinned by a strong understanding of the heritage values and significance of the place (including built form, the cultural landscape, views and vistas, European and Indigenous archaeology etc). This has informed every aspect of the proposal, from the treatment of the landscape, the location and different types of memorialisation, tree plantings, siting of roads, siting and architectural design of new buildings, the conservation and adaptive reuse of the outbuildings precinct, on-site detention and treatment of the dams, reinterpretation of significant landscape elements, provision for public art, and regeneration of CPW.</p> <p>The result is a highly considered proposal that not only retains and conserves but also celebrates the heritage aspects of the place, as set out in the detailed assessment below.</p> <p>b) Significance is set out in section 4 of this report, with further detailed assessment in the Conservation Management Plan.</p> <p>In summary, the subject site is of state heritage significance as a large remnant of the ‘Varroville’ estate established by Dr Robert Townson from 1812. The subject site includes substantial remnants of the 19th century farm complex and cultural landscape potentially associated with the phase of development of the first permanent Varroville homestead (1812- 1858) including outbuildings (namely the slab hut and potentially the former coach house), as well as dams, remnant agricultural evidence including vineyards and evidence of the early access road.</p> <p>The cultural landscape around ‘Varroville’ is rare and of significance as a largely-intact setting for an important</p>

CLAUSE	DISCUSSION
	<p>colonial homestead and as one of the few larger estate landscapes remaining in the Campbelltown area where the form of the original grant and the former agricultural use of the estate and its rural landscape character may be appreciated, despite subdivision.</p> <p>The site also has a high probability for an intact European and Aboriginal archaeological resource that may provide additional and new evidence of significant phases of the development of the estate, and is likely to produce unique evidence which will considerably add to the story of its development and management.</p> <p>The site's natural heritage values are also regarded as rare; the critically endangered community of MSW and CPW plantings have high natural significance as a rare remnant natural forest which has important value in terms of biodiversity for both flora and fauna.</p> <p>Significant views and vistas are also acknowledged, including views within the site, historic views to and from Varroville House and broader district views to and from the site.</p> <p>The MMP concept has been developed in a manner which respects the land and its heritage and natural values, by limiting the footprint of and sensitively locating development and infrastructure e.g. using minimum widths for roads, using boardwalks, designing around significant landscape elements, designing and siting new development to sit into the landscape and mitigate visual impacts etc.</p> <p>Acknowledging the beauty of the Scenic Hills, its landscape character of rolling grassy hills, farm dams and vegetation, the proposal seeks to minimise impact on the existing environment, especially the topography, ecology (Moist Shale Woodland and Cumberland Plain Woodland), and further to protect the colonial landscape qualities. The proposal retains the existing landform, features and protected vegetation offered on the site and it provides more than 35Ha of enhanced native habitat through its riparian, CPW and MSW landscapes.</p> <p>The masterplan provides for recreational and memorial landscapes. The recreational landscape is generally located along St Andrews Road and provides a visual buffer to the interior memorial gardens. This recreational landscape is host to the Café, Function building and historical outbuildings, all of which have a more public use and a respite function, consistent with the passive and recreational landscape. The area also comprises the significant chain of</p>

CLAUSE	DISCUSSION
<p>(c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p>	<p>dams, which is retained (albeit modified to achieve compliance) and interpreted.</p> <p>The Memorial landscape is located deeper within the landscape and blends with the site's rural character with its lawn and native tree clusters. The Memorial landscape also incorporates the Chapel, Mortuary, Administration Building and Gatehouse, all of which are associated with the funeral operational activities. New development is sympathetically sited and designed, with natural materiality and organic forms, nestled into the topography to minimise visual impacts. With consideration for the sites visual qualities and the importance of the rural landscape, new development, burial areas and memorialisation zones are visually subordinate to the rural character of the site and surrounding area. Very specific and localised responses have been developed for memorial areas, (responding to significant features in the landscape and topography/ visual prominence of specific locations) with screening to mitigate visual impacts.</p> <p>The proposal also has considerable benefits for heritage in that it:</p> <ul style="list-style-type: none"> • provides for the conservation, restoration and adaptive reuse of the outbuildings, all of which are in varying states of dereliction and neglect (with the slab but being a ruin) • provides for public access and use of the site as a cemetery, and for public parkland. It also returns Bunbury Curran Hill top and its magnificent views to the public domain. • provides for extensive heritage interpretation including interpretation in the landscape design e.g. the vineyard trenching, with vineyard plantings, and reinterpretation of the carriage drive. The proposal also integrates interpretation into the public parkland and outbuildings precincts, the latter of which becomes a focus for interpretation. <p>c) and d) Reference should be made to the submitted archaeological reports (Artefact Heritage). Archaeological assessment and potential has informed the concept design for MMP.</p>
<p>(2) Requirement for consent Development consent is required for any of the following:</p>	<p>2) The Varroville estate is a listed heritage item under the LEP (part site only as set out in section 6.1) and consent is therefore required for the proposed works as set out in clause 2. The proposal is for the development of new</p>

CLAUSE	DISCUSSION
<p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</p> <p>(i) a heritage item,</p> <p>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</p> <p>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</p> <p>(d) disturbing or excavating an Aboriginal place of heritage significance,</p> <p>(e) erecting a building on land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance</p>	<p>cemetery and recreation area on the site, including all associated site facilities and infrastructure. The DA seeks consent for works across the entire site, which will occur over the next 150 years. As set out in section 5, the proposal seeks consent for:</p> <ul style="list-style-type: none"> • Use and operation of the site for a “cemetery” and “recreation areas”; • The landscape design of the entire site and the planting strategy; • Burial areas and memorialisation guides; • Construction of six (6) new buildings on the site and the ancillary use of the buildings in association with the cemetery and public parklands (noting that the majority of new development is outside the LEP heritage item curtilage); • Restoration of the historic buildings and heritage interpretation of Aboriginal and European historical elements of the site and locality; • Public art sculptures; • Site access and parking including internal road and footpath network, onsite carparking and four vehicle crossovers onto St Andrews Road; • Tree removal; • Site works including excavation, fill and dam wall stabilisation; and • Services and infrastructure. <p>The sites archaeological potential and significance has also been documented and is subject to separate assessment by Artefact Heritage.</p>
<p>(4) Effect of proposed development on heritage significance</p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage</p>	<p>4) Refer also to the objectives discussion above and specific assessment in the CMP section 5.3 below.</p> <p>Overall the proposal is sympathetic to the heritage significance and character of the place, as a large remnant of the former Varroville estate and a largely-intact setting for the important Varroville homestead. The cemetery and parkland use maintains the significant rural landscape character though informal and carefully considered landscape design and retention of significant elements, such as the undulating topography, farm dams and forested areas (CPW and MSW). The overall character as a green backdrop of the Scenic Hills is maintained.</p>

CLAUSE	DISCUSSION
<p>conservation management plan is submitted under subclause (6).</p>	<p>The general intent of the proposed landscaping and new tree plantings is to blend into the existing landscape character of grassed hills amongst native vegetation. New tree and other plantings generally incorporate native rather than exotic species to maintain the rural character. New planting in the vicinity of Varroville House/ Homestead is recessive in appearance to respect the cultural plantings associated with Varroville House. Some formal plantings are limited to the area between the entrance and main buildings to provide a sense of arrival as part of the ceremonial process, however planting across the remainder of the site is predominantly informal, avoiding avenues and randomly spaced for better integration into the natural and rural character of the site. more ornamental planting is proposed within burial rooms, which are screened within the site and externally.</p> <p>Screen planting for burial areas has been designed and created to respond to the visual sensitivities of the site and the perceived visual impact of a cemetery. Planting is generally informal and natural in character, for better integration in the CPW landscape. Predominantly native and drought resistant with some occasional small exotic trees and shrubs for seasonal effect and ease of wayfinding.</p> <p>Road and path networks are primarily located in the northeast portion of the site (outside the LEP and proposed SHR curtilage). Cut and fill has generally been kept to a minimum by setting the centre line of all roads at existing ground level (refer to typical road sections at Figure 45). A noted exception to this is the road to the north of Varroville House, this is cut and set below ground level to minimise visual impacts from the house. Roads on the southern portion of the site are located to minimise impacts on the significant archaeological resource (the vineyard trenching) whilst allowing access to the outbuildings and southern portion of the site.</p> <p>Associated car parking has been designed to protect the visual qualities of the site, with roadside parking and within overflow parking areas, being on reinforced grassed surfaces to minimise hard impervious surfaces and visual impact.</p> <p>Fencing and gates maintain a rural character, with low level and transparent fencing to the street frontage, to minimise visual impacts and respect the visual qualities of the site.</p> <p>With consideration for significant views and vistas and the need to maintain rural character, a large proportion of the burial types will be lawn burials and ash interments, particularly on the southern side of the site, in proximity to</p>

CLAUSE	DISCUSSION
	<p>Varroville House. This is also consistent with the CLEP2015 'no build area' which limits burials in the area south of Varroville House to lawn burials only (refer to section 7.7 of the LEP discussion below). Lawn burials are only allowed as a plaque flush with the lawn, to mitigate visual impacts and to enable retention and interpretation of the rural character. Grave rows generally follow the landscape and topography to further assist in minimising visual impacts.</p> <p>Natural burials are located within areas of retained CPW and bushland settings, retaining the natural character.</p> <p>Proposed burial rooms are predominantly located outside the LEP and proposed extended SHR curtilage areas, with the exception of one area to the west of Varroville House. These areas refer to more traditional lawn graves, some with monumental headstones (with heights up to 1.2m). They have however been very carefully sited to conceal all headstones and memorialisation from the main roads and Varroville house, and further to minimise impacts on the broader Campbelltown township,</p> <p>and Hume highway. Screening is provided in the form of native planting of varying height, ensuring the planting blends into the existing rural and CPW landscape. Burial rooms are also typically set against the backdrop of the existing and future CPW zones which assists to maintain character.</p> <p>Burial rooms and natural burials also allow for ash interments, with other interments located along path networks, in proximity to roads. Memorialisation will be more sculptural to compliment the 'park-like' setting however will have no significant visual impact. some ash interments are also proposed in the area of the vineyard trenching, following the contours and trenches and in conjunction with new vineyard plantings, to provide for heritage interpretation.</p> <p>As set out in section 5.5, this application seeks approval for construction of six (6) new buildings on the site and the ancillary use of the buildings in association with the cemetery and public parklands, as well as provision of crypts and various shelter buildings spotted across the site.</p> <p>Proposed cemetery buildings have been designed by FJMT architects. New buildings are located in areas of lower sensitivity, with the majority of development being outside the heritage item boundary (under the LEP). The proposed café, workshop, gatehouse, and function room are within the area of the proposed extension of the SHR curtilage,</p>

CLAUSE	DISCUSSION
	<p>however these buildings are sited sensitively to minimise visual impacts, and respond to their specific settings.</p> <p>The architecture seeks to integrate the landscape and built form. The site will maintain a natural landscape identity and topography, with careful placement and consideration of the proposed buildings. The buildings are inspired by the surrounding landscape in their form and materiality, responding to their specific locations within the site whether adjacent to the existing dams or positioned in relation to the increased slope of the site to the north. Although all buildings are individual, there is a consistently legible overall built form and tectonic across the site.</p> <p>The proposal also has a heritage benefit in that it provides for the conservation and restoration of the outbuildings. This includes stabilising the slab hut and managing this as a ruin (with interpretation), and the conservation of the former coach house and cottage both of which are in a derelict condition and their reuse, for interpretation and education purposes.</p> <p>The proposal also provides for extensive areas of heritage interpretation, including:</p> <ul style="list-style-type: none"> • Conservation and restoration of outbuildings and repurposing the former coach house and cottage for educational (interpretive) purposes (including interpretation displays). • Retention and interpretation of a significant portion of the former vineyards, including re-establishing a vineyard on part of the existing trenches, retention of a section of the trenches as existing (with no works) and removal of more degraded areas of trenching, with new interments following the original contours (informed by archaeological test excavation) • Interpretation of the former carriage road, with a new path on its alignment (informed by archaeological test excavation) • Interpretation of the former kitchen gardens in the outbuildings precinct • Interpretation of the former orchards that would have been at the site • Interpretation in the ground plane (on pathways) and traditional signage media • Provision of a “timeline walk”

CLAUSE	DISCUSSION
	<ul style="list-style-type: none"> • Provision of a naming strategy (for internal road and interment section names) recognising European and Indigenous site values. • Interpretation of ecological features (MSW and CPW) • Retention and interpretation of the remnant quarry • Interpretation of indigenous values (in conjunction with relevant indigenous stakeholders and groups) including provision of plant species that relate to the earlier Aboriginal presence on the site including as food species. <p>Interpretation also informs the public art and the provision of the sculpture walk, dotted throughout the parkland.</p>
<p>(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p style="padding-left: 40px;">require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>5) This Heritage Impact Statement has been prepared to assist the consent authority in their assessment of the subject proposal, and satisfies this clause.</p>
<p>(6) Heritage conservation management plans</p> <p>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</p>	<p>6) The site is subject to: <i>Conservation Management Plan: Varroville Estate: 166-176 St Andrews Road Varroville</i>, prepared by Urbis (in conjunction with Artefact Heritage and MUSEcape Pty Ltd.) dated October 2015 and prepared on behalf of the Catholic Metropolitan Cemeteries Trust (CMCT). The proposal has been assessed against the relevant CMP policy in section 6.3 below.</p>
<p>7.7 Considerations for development on environmentally constrained land</p>	<p>7.7) Section 7.7 (3)d) specifies that development on the southern side of Varroville House as designated in the CLEP2015 Environmental Constraint Map at Figure 53 and</p>

CLAUSE	DISCUSSION
<p>(1) The objective of this clause is to prevent inappropriate development on land that is subject to environmental constraints.</p> <p>(2) This clause applies to land identified as “Development on land in Nurra Reserve”, “Restriction on land for overland flow detention purposes (drainage)” and “No build area” on the Environmental Constraints Map.</p> <p>(3) In determining whether to grant development consent to development on the land to which this clause applies, the consent authority must consider the following matters:</p> <p>(d) for land in Varroville, identified as “No build area” on the Environmental Constraints Map—the fact that the land is not capable of accommodating development other than a lawn cemetery and associated fencing.</p>	<p>for the purposes of a cemetery, is limited to a lawn cemetery only, and associated fencing. The subject proposal is consistent with this.</p>
<p>7.8A Use of certain land at 166–176 St Andrews Road, Varroville</p> <p>(1) This clause applies to land at 166–176 St Andrews Road, Varroville, being Lot 1, DP 218016, Lot B, DP 370979 and Lot 22, DP 564065.</p> <p>(2) Development for the purposes of a cemetery is permitted with development consent, but only if the consent authority is satisfied that:</p> <p>(a) the development will complement the landscape and scenic quality of the site, particularly when viewed from surrounding areas including the Campbelltown urban area, “Varro Ville” (homestead group at 196 St Andrews Road, Varroville) and the Hume Highway, and</p> <p>(b) the development will not adversely affect the visual or physical qualities of the site, and</p>	<p>7.8)a)-e) Section 7.8 specifically allows for the use and development of the site as a cemetery, with consent and so long as the development will complement the landscape and scenic quality of the site, particularly when viewed from surrounding areas including the Campbelltown urban area, “Varro Ville” (homestead group at 196 St Andrews Road, Varroville) and the Hume Highway. The subject proposal is considered consistent with this intent, as detailed in the LEP discussion above.</p> <p>The landscape design and siting of new built forms has been carefully considered to maintain the green character of the site as part of the scenic hills and particularly considers significant views to and from the site and Varroville House (both internal and external) as well as broader district views to the site from the local area.</p> <p>Significant internal views identified in the CMP include the vista to Varroville house (and broader panoramic views) from Bunbury Curran Hill. The scheme not only provides for the enhancement of these views through landscape management, but presents a significant benefit in that it provides public access to the Hill and the significant vistas. Other historic views identified in the CMP include views from the house to other historic homesteads (Denham Court, Macquarie Field House and Robin Hood Farm). The CMP</p>

CLAUSE	DISCUSSION
<p>(c) the development will cause minimal effect on the existing landform and landscape, and</p> <p>(d) the site will also include a publicly accessible passive recreation space, and</p> <p>(e) the development will be carried out in accordance with the conservation management plan titled “Conservation Management Plan, Varroville Estate: 166–176 St Andrews Road, Varroville”, dated October 2015, and the supplementary information relating to the plan provided by letter by Urbis on 22 August 2016, published on the website of the Department of Planning and Environment.</p>	<p>excluded the house and hence was unable to verify these views. These views are generally within the “no build” area, where lawn cemetery is proposed, minimising visual and landscape impacts.</p> <p>A Visual impact assessment was prepared by Richard Lamb and Associates and a Visual Impact Study prepared by Virtual Ideas (refer to the SEE). The RLA report found that <i>the proposed use is compatible with and complementary in terms of design, size and scale with the character of the land in the zone. The built components are confined to the area of low sensitivity to views from outside the site, are small in scale and complementary in design, size and scale with others in the locality.</i>⁹³ The report further notes that: <i>the combined effect of the sensitively designed DA and the policies for heritage management in the CMP would be likely to better protect the aesthetic heritage values of the Site than would be likely to occur with continued use of the Site for agricultural uses, therefore achieving a satisfactory planning outcome.</i>⁹⁴</p> <p>The Virtual Ideas report illustrates that the scenic green character of the site will remain much the same in district views. Revegetation and new landscaping will enhance the green character, whilst also maintaining pastoral open spaces.</p> <p>As detailed above, the proposal will have minimal impact on the landform and landscape, with excavation and cut and fill minimised and sited with consideration for visual qualities, significant landscape and built features.</p> <p>The proposal is consistent with part (d) of the provision, which requires that the site incorporate public recreation space.</p> <p>e) The proposal is generally considered consistent with the intent of the CMP and supplementary correspondence. This is further considered in section 6.3 below, where the proposal is assessed against the relevant CMP policy therein.</p>

⁹³ RLA,2017, pg 43.

⁹⁴

6.2.2. Development Control Plan

The proposed works are addressed in the table below in relation to the relevant provisions in the DCP.

Table 8 – Development Control Plan

PROVISION	DISCUSSION
<p>2.3 Views and Vistas</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Protect the scenic value of Campbelltown’s natural and built environment. • Protect significant views and vistas from and to public places. 	<p>2.3) The proposal has been informed by extensive visual analysis, including identification of significant heritage views and vistas, views within the property and in relation to Varroville House, as well as the broader role and importance of the landscape as part of the scenic hills and in district/ locality views. A Visual impact assessment was prepared by Richard Lamb and Associates and a Visual Impact Study prepared by Virtual Ideas (refer to the SEE).</p> <p>The design response for MMP is unique, tailored to the site, and as a critical aim of the design brief, seeks to minimise visual impacts and retain the scenic and rural landscape character. This is achieved through the following:</p> <ul style="list-style-type: none"> • retention of landform; • retention of significant landscape features such as dams; • considered location of burial and interment typologies; • provision of screen planting and revegetation of CPW and MSW; • provision of extensive areas of parkland; • considered design of new buildings, with sympathetic forms and materiality and sited with consideration for significant internal views and vistas. <p>The proposal also has a significant benefit in that it returns the panoramic vistas from Bunbury Curran hill to public access.</p> <p>With consideration for significant views and vistas to and from Varroville House, and the need to maintain rural character, a large proportion of the burial types will be lawn burials and ash interments, particularly on the southern side of the site, in proximity to Varroville House.</p>
<p>Design Requirements</p> <p>a) Development shall appropriately respond to Campbelltown’s important views and vistas to</p>	

PROVISION	DISCUSSION
<p>and from public places. These include views and vistas to and from:</p> <ul style="list-style-type: none"> i) the Scenic Hills; ii) rural/semi-rural landscape areas; iii) the Georges and Nepean River corridors; iv) areas of significant public open space (formal and informal); and v) heritage items. 	<p>a)i)-v) As detailed above and in the submitted Virtual Ideas report, the scenic green character of the site will remain much the same in district views. Revegetation and new landscaping will enhance the green character, whilst also maintaining pastoral open spaces.</p> <p>The site is private land, however MMP includes considerable areas of public parkland and open space. Moreover, the cemetery itself is designed as if it was a park to ensure that the public feels a sense of ease in contrast to the formality typical of other cemeteries.</p> <p>Significant views and vistas include views between Varroville House and other significant Cumberland plain homesteads (Denham Court, Macquarie Fields House and Robin Hood Farm). Potential impacts are mitigated through provision of predominantly lawn cemetery and ash interments in proximity to the house. Screen planting has been designed to ensure minimal visual impact of headstones from the main internal roads, St Andrews Rd and Varroville House.</p> <p>Views to the chain of dams from Varroville House are retained. Extensive riparian planting utilising Cumberland Plain Woodland species will be undertaken along the drainage lines and around the existing dam areas on the site. However, special selection will be modified as appropriate in several locations to maintain significant, long enjoyed views towards the western chain of dams from Varroville House.</p>
<p>2.11 Heritage Conservation</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Ensure that new development takes appropriate account of the significance of heritage items, heritage conservation areas, relics and their settings. • Respect the City's heritage resource • Promote the protection or conservation of those resources wherever possible. 	<p>2.11)</p> <p>Significance is established and acknowledged in this report (section 4) and has also underpinned the development of the MMP proposal. Refer to the LEP discussion above which assesses potential impacts and mitigating measures.</p>

PROVISION	DISCUSSION
<ul style="list-style-type: none"> To conserve the environmental and cultural heritage of the City in accordance with the principles contained within the Burra Charter. 	
<p>2.11.2 Heritage</p> <p>Design Requirements</p> <p>a) Any development application made in respect to development on land that is:</p> <p>i) occupied by a heritage item; or</p> <p>ii) adjoining land occupied by a heritage item; or</p> <p>iii) located within a heritage conservation area,</p> <p>shall provide a Statement of Heritage Impact (SHI) that assesses the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item or conservation area.</p> <p>b) Any development on land occupied by an item of heritage, or land located within a heritage conservation area shall be designed by a suitably qualified person and have regard to the provisions of any relevant study or Conservation Management Plan (CMP).</p> <p>c) Unless otherwise advised by council, a Conservation Management Plan (CMP) shall be required for all proposed development involving the adaptive reuse of a heritage item, or major alterations and additions.</p>	<p>a) This Heritage Impact Statement has been prepared to assist the consent authority in their assessment of the subject proposal, and satisfies this clause.</p> <p>b) and c) The site is subject to: <i>Conservation Management Plan: Varroville Estate: 166-176 St Andrews Road Varroville</i>, prepared by Urbis (in conjunction with Artefact Heritage and MUSEscape Pty Ltd.) dated October 2015 and prepared on behalf of the Catholic Metropolitan Cemeteries Trust (CMCT). The proposal has been assessed against the relevant CMP policy in section 6.3 below.</p>

6.3. CONSERVATION MANAGEMENT PLAN POLICY ASSESSMENT

The proposed works are addressed in the table below in relation to the relevant policies in the CMP dated October 2015, and the supplementary information relating to the CMP provided by letter by Urbis on 22 August 2016.

Table 9 – CMP Policy

POLICY	DISCUSSION
8.2 Principle Management	
8.2.1 Adoption and Implementation of this Management Plan	
<p>Policy 1.</p> <p>This conservation management plan should be adopted by present and future owners and operators of the site and used as a guide for</p>	<p>Policy 1.</p>

POLICY	DISCUSSION
<p>management and conservation of the place. A copy of this conservation management plan should be provided with the sale of the site (or part of the site) and retained by the property on site at all times for use by those responsible for the management and conservation of the place.</p>	<p>The MMP proposal directly responds to the CMP, its assessment of significance, identified opportunities and constraints and policy.</p>
<p>Policy 3.</p> <p>This conservation management plan should be submitted to Campbelltown Council and OEH as part of any application for new works. Where appropriate or requested, it should be accompanied by a heritage impact statement that assesses the specific impacts of the proposal against relevant legislation and policies in this CMP.</p>	<p>Policy 3</p> <p>The CMP has been submitted with the SEE for reference.</p>
<p>8.3 Conservation Processes</p>	
<p>8.3.1 Best Practice Heritage Management</p>	
<p>Policy 8.</p> <p>The future conservation and management of the place should be carried out in accordance with the principles of the Burra Charter. The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.</p>	<p>Policy 8</p> <p>The proposal is for a cemetery and parklands on rural lands, which are presently used for cattle grazing. This will of course necessitate change; however, the intent of the principle is not to “freeze” heritage items in time and the Burra Charter also recognises that all places and their elements change over time at varying rates. It further states that the amount of change to a place and its use should be <i>guided by the cultural significance of the place and its appropriate interpretation</i>.</p> <p>Accordingly, and in recognition of the significance of the place, the proposal is underpinned by the Conservation Management Plan and assessed significance of the site and component elements. The proposal retains the significant landforms and scenic qualities, significant landscape elements such as the remnant vineyard trenching (some as existing, some reinterpreted with new vineyards and interments or through interpretation of the alignment in the areas where the trenches are more degraded), and significant dams (albeit with minor modifications to ensure compliance).</p> <p>The proposal also retains and restores significant built form elements, being the former coach house and cottage (both of which are in a derelict condition), and</p>

POLICY	DISCUSSION
	<p>also provides for the stabilisation and conservation of the slab hut, with maintenance as a ruin.</p> <p>The proposal also provides for extensive heritage interpretation, as detailed in the LEP discussion above.</p> <p>The cultural significance of the place as large remnant of the 'Varroville' estate established by Dr Robert Townson from 1812 is preserved and the relationship and setting it provides for Varroville House remains able to be interpreted.</p>
<p>Policy 9.</p> <p>All future decisions and works to the place must be guided by the statement of significance and the identified significant spaces, views, fabric, and building elements identified in this CMP (section 5.4) together with any additional detailed research and assessment.</p>	<p>Policy 9</p> <p>Refer also to discussion in policy 8 above.</p> <p>Significant views identified in the CMP include the panoramic views from Bunbury Curran Hill over the site and significant views between Varroville House and other important historic homesteads. Panoramic views from the Hill are retained and enhanced by management of the trees on the hill and slope, and the proposal provides public access to the hill and these views. With regard to the views between Varroville and other homesteads (denoted by marker trees), these are maintained and potential impacts mitigated by limiting the types of burials in proximity to the House and within those view corridors (lawn cemetery and ash interments). It is reiterated that the presence of these views has not been confirmed, as no access was provided to the House.</p> <p>Following discussions with the Office of Environment and Heritage, the importance of the vistas from the House northwest to the chain of dams have been recognised, retained and conserved, with required riparian regeneration being designed to maintain views (in terms of siting and types of plantings to mitigate height impacts).</p> <p>In terms of the outbuildings precinct, the buildings which are worthy of retention (determined by significance or poor condition) will be restored and become the venue for an educational precinct, easily accessible by school and local residents. This includes conservation of the former coach house and cottage and stabilisation of the slab hut. The proposal also includes demolition of the non-significant (neutral) dairy and ancillary buildings and demolition of the timber barn. Although this latter item is identified as</p>

POLICY	DISCUSSION
	<p>being of some (moderate) significance, its deterioration is such that retention is not feasible</p> <p>Refer also to discussion of the outbuildings policy section 8.5.3 below.</p>
8.3.2 Statutory Compliance	
<p>Policy 11.</p> <p>The current SHR curtilage is considered inadequate and should be enlarged to enable further protection of the outbuildings and significant landscape elements. Options for extension of the curtilage are depicted in the plan at Figure 50. This includes extension of the curtilage to either incorporate an area around Varroville House comprising the outbuildings, former drive and remnant vineyard terraces (curtilage 1), or alternatively, extension of the listing to include lot 1 in Deposited Plan 218016A and Lot 22 in Deposited Plan 564065 to also include the majority of the potential Sturt dams (curtilage 2).</p>	<p>Policy 11</p> <p>The Office of Environment and Heritage has recommended extension of the SHR curtilage to Varroville House. The proposed curtilage extension includes the whole of Lot 22 of DP 564065 and Lot 1 of DP218016 and part of Lot B DP370979 as illustrated in the Notice of Intention (Proposed curtilage for investigation: Varroville Plan 1798). The extension also includes lot 4 of DP239557, which is not owned by the CMCT. The proposed curtilage extension is shown at Figure 54 but has not yet been gazetted.</p> <p>Urbis supports the curtilage extension so long as it does not preclude the cemetery use and development in accordance with the CMP policy.</p>
<p>Policy 12.</p> <p>It is considered that the extended listing would not preclude development. Development within the proposed conservation zone/ curtilage 1 (refer Figure 50) would be permissible but should be carefully considered. The extended listing should be gazetted with applicable site-specific exemptions to facilitate future works in accordance with the master plan.</p>	<p>Policy 12</p> <p>The proposal includes predominantly lawn cemetery and interments within the extended SHR curtilage zone. Where burial rooms are proposed, these have been limited to areas with minimal visibility (due to topography) or have been designed such that appropriate landscape and riparian screening will obscure any memorials/ headstones from internal and external views. The proposal retains the landscape and rural character of the place and provides for retention and revegetation of CPW and MSW species. New landscaping seeks to blend into the existing landscape character of grassed hills amongst native vegetation and will be recessive in appearance to respect the cultural plantings associated with Varroville House and the rural character of the site. This includes use of predominantly native species rather than exotics to retain the informal nature of the landscape.</p> <p>The proposal includes new built forms, specifically the gatehouse, function room, café and ground staff facilities as well as various shelters. The function room and café are located alongside the chain of dams, the</p>

POLICY	DISCUSSION
	<p>gatehouse is located between the main processional road and the service road, and the ground staff facility is located to the north, adjacent to the service road.</p> <p>Each of the buildings responds specifically to its location, with a consistent aesthetic and materiality. The approach for designing each of these buildings has been to understand the relationship they have to their immediate topography within the site. The buildings are low lying and are apparent as single storey to minimise the visual impact they would otherwise have on the site. The varied geometry of the proposed buildings and in particular the roof profiles have been generated from an interpretation of the changing topography of the site and how each building has been positioned within the site, following the natural contours of the land. Shelters are located variously across the site including within the extended curtilage zone. These are modestly scaled ancillary structures.</p> <p>Refer also to policy 11 above. The curtilage has not yet been gazetted. Urbis has liaised with the Office and Environment and Heritage with regard to potential site-specific exemptions and these remain to be determined.</p>
<p>Policy 15.</p> <p>A Heritage Impact Statement (HIS) should be prepared for all proposals for new development within the Varroville Estate. Where relevant, the HIS should assess impacts on landscape, setting and views, built elements and the potential archaeological resource.</p>	<p>Policy 15.</p> <p>This HIS satisfies this policy. Potential impacts have been assessed in the LEP/DCP discussion above and in further detail in the CMP policy discussion herein.</p>
<p>8.4 Protecting Curtilage, Setting and Views</p>	
<p>Policy 16.</p> <p>The Scenic Protection zoning should be retained to maintain the scenic landscape values of the site and the setting of the homestead. The zoning and land uses of the subject property should retain the rural landscaped setting, with any new development designed to minimise adverse visual impacts on the landscape setting of 'Varroville'.</p>	<p>Policy 16.</p> <p>The Scenic protection zoning is maintained, and the cemetery use is permissible. The proposal is highly considered, with the intent to retain the rural and green character and to mitigate any visual impacts. In immediate proximity to Varroville House, the proposal mitigates impacts through provision of predominantly lawn cemetery and ash interments, with limited areas of memorialised burial rooms. New development is sympathetically located and designed, screened in</p>

POLICY	DISCUSSION
	<p>views from Varroville House (with riparian revegetation).</p> <p>Refer also to discussion in policy 12.</p>
<p>Policy 17.</p> <p>The original topography and open landscape character of the site must be retained and conserved and must remain the dominant feature of the site.</p>	<p>Policy 17.</p> <p>Complies. The proposal retains the significant landscape and landforms, and all landscaped areas follow the original topography. The proposal has modified the road layout to achieve the least cut and fill and vegetation (grass and trees) remain the dominant feature on site. Reference should be made to the Visual Impact Study prepared by Virtual Ideas and submitted with the SEE. This report shows existing views and photomontages of the proposal and illustrates the retention of the landform and rural character.</p>
<p>Policy 18.</p> <p>Significant views to, from and within Varroville should be retained and conserved. This includes views between the house and Bunbury Curran Hill and long-distance views between the house and other significant homesteads as identified in section 5.7. Identified distant views to other homesteads should be subject to further assessment.</p>	<p>Policy 18.</p> <p>As set out in section 7.8 of the LEP discussion above, significant views and vistas include the view from Bunbury Curran Hill, which is restored and made publicly accessible in the subject proposal. Views to historical homesteads, Macquarie Field House, Denham Court and Robin Hood Farm are retained with the proposal generally incorporating lawn cemetery and ash interment within these corridors to and from the House. Following discussion with the Office of Environment and Heritage, the view from the House to the chain of dams has also been acknowledged and is retained in the subject proposal, however it should be noted that the Cumberland Plain Woodland will naturally establish in the riparian zones.</p>
<p>Policy 19.</p> <p>The dense stand of African olive below the summit of Bunbury Curran Hill should be controlled to open up the main views to the east and south.</p>	<p>Policy 19.</p> <p>Complies. Removal of the olives is planned over time (refer to the submitted Vegetation Management Plan) and will be replaced with MSW vegetation. Views are to be retained via selective planting and management.</p>
<p>Policy 20.</p> <p>Development in the immediate vicinity of Varroville house and significant outbuildings should have regard to the heritage significance of the place and/or individual elements and should enhance the setting of the site.</p>	<p>Policy 20.</p> <p>A 10m non-burial zone has been applied all around the Varroville House property boundary. Graves are limited to lawn or low headstones within the vicinity of the house (50-100m). Views have been tested to ensure no headstone will be visible from Varroville homestead and its immediate surrounds.</p>

POLICY	DISCUSSION
	<p>All graves around the Outbuildings are to be lawn graves to retain the pastoral quality of the site.</p> <p>New plantings are in keeping with the existing rural character.</p> <p>The proposed road to the north east of the house has been set below ground level to minimise visual impacts. The road has also been sited in this location to minimise physical impacts to the most intact areas of the remnant vineyard trenches and the archaeological resource.</p>
<p>Policy 21.</p> <p>Development and the placement and selection of larger specimen trees should be carefully planned to avoid impacting or obscuring identified significant views and should not impact on the pastoral character or cultural landscape.</p>	<p>Policy 21.</p> <p>No specimen trees have been placed in identified significant views. It should be noted, however, that Cumberland Plain Woodland will naturally establish in the riparian zones and will continue to have an impact on the views.</p>
<p>Policy 22.</p> <p>There should be no further subdivision of the estate, to maintain the rural character.</p>	<p>Complies. No further subdivision is proposed.</p>
<p>Policy 23.</p> <p>Any development should be below the main ridgeline from Bunbury Curran Hill and should not impact significant views or the overall appreciation of the rural setting. The 'main ridgeline' refers to the ridge on the eastern side of the property running south from Bunbury Curran towards Varroville House.</p>	<p>Policy 23.</p> <p>No built elements are proposed along the "main ridgeline". Any plantings have been carefully placed to retain appreciation of the rural landscape. The proposal provides public access to the hilltop.</p> <p>New built forms are sympathetically located and as detailed above, have been designed to sit into the landscape with forms influenced by the landscape. The most prominent building will be the chapel, which is located outside of the extended SHR curtilage. The chapel has been positioned where the topography steepens and the orientation takes maximum advantage of the views to the south over the site. The chapel is in the most elevated position on the site. It is visible from most vantage points on the site and is a clear focal destination in the landscape. However, the chapel is considered sympathetic in its form and materiality, with the curved roof features designed to emulate the topography of the landscape, in particular the steeper slope behind the chapel. This will soften its visual impact.</p>
<p>Policy 24.</p>	<p>Policy 24.</p>

POLICY	DISCUSSION
<p>Development of land within Varroville for cemetery uses within the land identified as a “No build area” on the Environmental Constraints Map pictured at Figure 51 (and included in the LEP) should be limited for use as lawn cemetery only. The area is not capable of accommodating any development other than a lawn cemetery comprising road network, additional landscaping and minimal signage with graves marked by in-ground name plates (at natural ground level), in order to minimise visual impacts and impacts on the significant landscape within the conservation zone (refer to figure 50) as well as views into the site from the Campbelltown Urban Area. Development within the ‘No build area’ should only permit non-reflective name plates of a suitable colour-range in conjunction with an approved Plan of Management (POM). Refer also to policy 59 for guidance on new landscaping.</p>	<p>Complies. The no build area is shown at Figure 53 and incorporates lawn cemetery and ash interments, consistent with the proposal. Consistent with the policy, memorialisation in these areas is only allowed as a plaque flush with lawn. This is intended to minimise visual impact of cemetery. Grave rows will generally follow existing contouring of the land, with re-grading only where localised water ponding may occur. Within the no build area, ash interments are limited to the areas around dams 10 and 11, around the outbuildings precinct and some in proximity to roads/ pathways. Interments may also be associated with trees, or sculptures.</p> <p>The intent is to minimise the visual impact of cemetery from the main internal and external roads. In designing the interment memorials, it is proposed to provide new and sculptural designs in keeping with design rationale. They will be complimentary to the ‘Park-like’ setting and public activities within.</p> <p>Reference should be made to the Landscape Design Response.</p>
<p>Policy 25.</p> <p>A Plan of Management should be prepared for the No Build Area (refer to Figure 51) which details the following:</p> <ul style="list-style-type: none"> • No mementos such as glass cases, ornaments, photo frames, candles, toys should be permitted, with the exception of flowers, within the lawn cemetery area; • Confirmation that decorative borders, kerbing, pebbles, plants or the like will not be permitted with only non-reflective name plates permitted for each burial plot; • The weekly maintenance schedule to be undertaken for the area including a strategy for the removal of non-compliant items; 	<p>Policy 25.</p> <p>The Landscape Design Response, Public Art Strategy, and the Interpretation Strategy collectively demonstrate the intent for the memorials.</p> <p>Refer also to policy 24.</p> <p>Weekly maintenance and management schedules are not required at this stage of the project and do not preclude the assessment of the subject proposal.</p>
<p>8.5 Protection of Heritage Significance</p>	
<p>Policy 26.</p> <p>The relative grading of significance of individual elements should determine the</p>	<p>Policy 26.</p> <p>Elements in the CMP identified as being of high significance include the following: remnant viticultural terracing; built forms including the former coach</p>

POLICY	DISCUSSION
<p>appropriate conservation process as per the following policies:</p> <p>Elements of high significance have a high degree of original fabric; they demonstrate a key aspect of the place’s overall heritage significance and should be retained and conserved; retention should be considered in-situ; minor change is allowed so long as significant values and fabric are retained and conserved. Removal is appropriate only where it can be demonstrated that it is essential for the ongoing function of the element or place. Elements of high significance should not be obstructed by new works, structures or services, and they should be clearly visible and interpreted as part of any new works.</p>	<p>house, the cottage and timber slab hut (all of which are located within the outbuildings precinct).</p> <p>The submitted interpretation strategy details the proposal for the remnants vineyard areas, thought to have been associated with Townson’s first phase of occupation. This includes retention of substantial areas of the trenches. Those on the steepest side of the hill (north-east of Varroville House) are in the best condition. Those lower down (south-east of Varroville House) are more degraded. The area is also slowly getting invaded by African Olives and is at risk due to cattle trampling activities. It is proposed to:</p> <ul style="list-style-type: none"> • Remove all invasive African Olives and other weed species. • Partially reinstate a vineyard within the contoured trenches and memorialise the grapevines as part of an adaptive reuse and interpretation of the original estate • Partially retain and conserve a section of the trenches in their existing condition • Consolidate the quarries’ eroded embankments and provide memorial gardens within the walls and area as part of an adaptive re-use of the quarry sites. • Minimise the impact on the existing contoured trenches by locating the road on the natural “saddle” on the ridge and due to gradient challenges by sinking it to minimise visual impact. (It is noted that the road was previously proposed through the vineyard area where its visual, cultural and environmental impacts were much greater). <p>Archaeological investigation is also proposed, to inform the interpretation.</p> <p>Whilst the proposal does include works to the highly significant cultural landscape element, a substantial proportion of the trenches are retained and the proposed heritage interpretation is considered to enhance an understanding of the landscape.</p> <p>Reference should be made to the submitted archaeological report.</p> <p>There are specific policies which address the outbuildings and the proposal is discussed in detail below, however overall the scheme retains all of the highly significant built stock, and provides for their</p>

POLICY	DISCUSSION
<p>Elements of moderate significance may have been altered or modified or do not demonstrate a key aspect of the significance of the place. They contribute to the place's overall heritage significance however change is allowed so long as it does not adversely affect values and fabric of exceptional or high significance or the significance of the place as a whole.</p>	<p>conservation, interpretation and adaptive reuse as part of a new education/ interpretation precinct.</p> <p>Elements identified in the CMP as being of moderate heritage significance include: dams 2,4,6, 10 and 11, as potential early dams built for Charles Sturt; the remnant original carriage way/ drive; and the timber barn.</p> <p>The dams are retained albeit modified to ensure safety bench compliance (1:5 above NWL and 1:8 below as per RLSS's Guidelines for Water Safety in Urban Water Developments – refer to the Landscape Report). Waters edges will be planted for water quality (whilst maintaining views). Safe batter treatment is required around all dams or fencing to prevent access to unsafe edges. It is proposed to create a scenic pedestrian network around the dams, as part of the passive recreation activities, however this is sympathetically designed, including boardwalks to minimise visual and environmental impacts. Dam 4 has some proposed reshaping to limit stagnant areas, however it is understood that this dam has been enlarged and modified following flooding in the mid-20th century.</p> <p>The original driveway from Campbelltown Road to the homestead is clearly visible in historical aerials and remains partly discernible today on aerial views as a depression in the landscape. No original finishes or fabric are apparent. The most southern portion of the driveway has been grown over by CPW and has now become the invert for one of the validated watercourses. It is also evident from early aerial photos that its alignment changed and was duplicated in places. The proposal includes interpretation of the original driveway whilst ensuring all proposals respect and reinforce its original alignment. This includes aligning road 11 and the start of road 9 with the original driveway. Exotic tree planting is proposed to distinguish the element and the interpretation in the landscape and interpret the likely more formal character of the original drive. There is an opportunity to consider plantings pending further investigation.</p> <p>Archaeological investigation of the dams and the former drive is proposed to inform detailed development and interpretation. Archaeological investigation of the former drive will assist to</p>

POLICY	DISCUSSION
<p>Elements of little significance do not substantially add to the significance of the place in a positive way, though neither do they detract from its overall significance. Elements of little significance may refer to historical fabric that may have been substantially altered or modified or may reflect non-significant phases of development or new elements. Changes are allowed so long as it does not adversely affect values and fabric of exceptional or high significance or the significance of the place as a whole.</p> <p>Elements identified as neutral do not contribute or detract from significance. The attribution of 'neutral' typically applies to introduced new or utilitarian fabric that does not relate to a significant historical period or use. Changes are allowed so long as they do not impact on associated fabric of higher significance.</p> <p>Intrusive elements are damaging to the place's overall heritage significance; they should be considered for removal or alteration to reduce adverse heritage impact.</p>	<p>determine the exact alignment, the material used and the pattern of tree planting (or lack of).</p> <p>With regard to the timber shed, it is proposed to demolish this building, due to its ruinous condition (with much of the building having collapsed). Archival recording should be undertaken to mitigate impacts. The building is also interpreted either through proposed plantings or paving patterns. The building appears to be of late 19th or early 20th century construction and is an ancillary building, of simple form and detailing.</p> <p>The only element identified in the CMP as being of little significance is the 1950s driveway (from the Jackaman period and the present access to the outbuildings). The CMP policy (refer to policy 33 below) allows for the removal of the driveway and associated plantings (many of which are African olive) as it does not reflect a significant early phase.</p> <p>Elements identified in the CMP as being of neutral significance include dams 3,5, 7, 8 and 9. Analysis of aerial views illustrates that these dams were added in the later 20th century and were not part of Sturt's water conservation efforts at the site.</p> <p>The dairy building is also identified as being of neutral significance. The building was constructed by the Jackaman's in the mid-20th century and is not required to be retained in accordance with the CMP policy. A new toilet block is proposed in the area of the dairy building. This will serve the outbuildings precinct.</p> <p>Intrusive elements have been identified with regard to component elements of the outbuildings, refer to policies below addressing the outbuildings.</p>
<p>Policy 27.</p> <p>All future planning, management, works and impact assessment must be guided by the statement of significance and the significant spaces, landscape, fabric and building</p>	<p>Policy 27.</p> <p>Complies, refer discussions above.</p>

POLICY	DISCUSSION
<p>elements identified in this CMP together with any additional detailed research and assessment. The significance assessment should be used to identify the contribution that individual elements make to the significance of the site collectively. Individual elements should not be assessed in isolation.</p>	
8.5.2 Managing the Cultural Landscape	
<p>Policy 28.</p> <p>Significant aspects of the natural topography and landforms should be retained; this includes the primary ridges and valleys and undulating slopes. Development is to respond to the topography.</p>	<p>Policy 28.</p> <p>The Bunbury Curran Hill top is being retained, cleared of African Olives and enhanced to reinstate his prominence in the landscape.</p> <p>The main ridges, valleys and undulating forms of the landscape are all being retained. Cut and fill for roads or excavation/ works for new built forms have been minimised and are localised.</p>
<p>Policy 29.</p> <p>The significant rural and pastoral character of the estate should be retained and conserved.</p>	<p>Policy 29.</p> <p>Complies, refer discussions above.</p> <p>The visual impact of the cemetery use has been minimised by providing lawn graves in all open views and screening headstones in “burial rooms” elsewhere. The plantings are generally natives in keeping with the existing landscape character.</p>
<p>Policy 30.</p> <p>The remnant significant endangered ecological communities, specifically Cumberland Plain Woodland (CPW) and Moist Shale Woodland should be retained and conserved in the majority and subject to ecological advice.</p>	<p>Policy 30.</p> <p>As set out in the landscape design response, 90% of CPW has been retained and conserved, expanded and enhanced. 2% of CPW has been retained but turned into a Natural Burial area. Only 8% has been removed.</p> <p>All of the MSW is proposed to be retained. The remainder of the hillside is proposed to be restored to MSW in lieu of the African Olive which has currently invaded.</p> <p>Reference should be made to the Vegetation Management Plan by Travers.</p>
<p>Policy 31.</p> <p>Those dams identified and assessed by archaeological or other detailed physical investigation to have been formed in the Sturt period are regarded as being of heritage significance and should be retained and</p>	<p>Policy 31.</p> <p>As set out in policy 26 above, dams 2,4,6, 10 and 11, have been identified as potential early dams built for Charles Sturt. These are retained in the subject proposal, albeit modified to ensure safety compliance. Modifications are able to be undertaken to maintain</p>

POLICY	DISCUSSION
<p>conserved where possible, and used for ongoing water management of the subject property. Dams should be managed in accordance with dam safety guidelines, geotechnical advice, ecological and riparian requirements. Geotechnical advice should be sought in regard to any dam failure, seepage or landslip event. Where dams are to be retained, the profile of said dams should be maintained where possible.</p>	<p>the general profile, with the exception of dam 4 which incorporates some reshaping, but has been previously modified.</p>
<p>Policy 32.</p> <p>Remnant timber post and rail fencing should be retained and conserved where possible. Repairs and replacement should be sympathetic in material and style whilst being able to be identified as new work. There is little early fencing remaining, generally located in proximity to the outbuildings group.</p>	<p>Policy 32.</p> <p>Complies. Remnant timber post and rail fencing survives in the outbuildings precinct and along the associated driveway (the 1950s Jackaman drive). These are proposed to be salvaged and reused in the proximity of the outbuildings. Reference should be made to the submitted interpretation strategy.</p>
<p>Policy 33.</p> <p>The plantings along the c1950s driveway to the outbuildings from St Andrews Road are of little significance and are dominated by two species which are invasive (African olive) or have structural problems as they age (coral tree). Where the driveway is proposed to be retained, consideration should be given to replanting this driveway with more suitable species (preferably native species that are part of the original vegetation community or non-invasive exotic species that are sympathetic to the historic landscape). Where the plantings are proposed for removal, the driveway would not be required to be retained.</p>	<p>Policy 33.</p> <p>It is proposed to retain the driveway in the short term to gain access to the outbuilding's "educational precinct" together with the progressive removal of its African Olives and Coral trees.</p> <p>In the medium to long term, the driveway is proposed to be removed and specimen trees randomly planted along its alignment to provide a visual cue and historical reference in the landscape.</p> <p>The policy does not require retention of the drive or associated plantings.</p>
<p>8.5.3 Outbuildings</p>	
<p>Policy 34.</p> <p>Buildings identified as being of high significance, specifically the former coach house, the cottage and the remnant slab hut should be retained and conserved or reconstructed, with reconstruction being appropriate only where required by a detailed condition assessment, incorporating structural engineer's advice. This should include salvage of fabric where possible.</p>	<p>Policy 34.</p> <p>Complies. The proposal retains the former coach house, cottage and the early 19th century slab hut.</p> <p>Reference should be made to the submitted conservation schedule, prepared by Architectural Projects. With regard to the slab hut, the building is in extremely poor condition, has partially collapsed and shows evidence of active termites on the timber slabs and structural beams. The structure remains unprotected from the weather, ground water, the</p>

POLICY	DISCUSSION
<p>Reconstruction is appropriate only where there is sufficient evidence to reproduce an earlier state of the fabric. Reconstruction should be identifiable on close inspection or through additional interpretation. (Burra Charter Article 20).</p>	<p>invasive vine and termites and thereby continues to deteriorate. It is proposed to conserve and reconstruct the hut from salvaged materials in a manner to ensure its long-term conservation. All original and sound fabric and finishes will be protected. Further on-site investigation will be required following removal of the vine and to establish footings, determine the condition of the interior etc. The hut will be enclosed by a fence and managed as a ruin (to enable retention of a greater extent of original fabric) with accompanying interpretation.</p> <p>The former coach house is also in poor condition, and has partially collapsed. It is proposed to conserve and restore the building in accordance with the submitted conservation schedule (refer to Appendix V in the submitted SEE). This includes provision of new timber boarded doors to the main façade, based on historical images.</p> <p>The cottage is in fair condition and has recently been used as a dwelling. It is proposed to conserve and restore the building in accordance with the submitted conservation schedule (refer to Appendix V in the submitted SEE). It is further proposed to demolish the rear/ southern mid-20th century addition as well as later internal partitions and services (WC and kitchen), making good the façade and interiors. Research suggests that the dwelling formerly provided attached accommodation and it also proposed to reinstate the second door opening to the main façade.</p> <p>The former coach house and cottage are to be adapted for educational purposes (interpretation and teaching space in accordance with the submitted interpretation strategy). The spaces around the buildings will be developed as teaching or gathering/ceremonial places to respond to the adaptive re-use of the area as a cemetery and also as an educational precinct. The proposal has a considerable heritage benefit, in providing for the conservation and ongoing maintenance of the significant outbuildings, as well as their adaptive reuse and interpretation.</p> <p>The landform is to remain unchanged and predominantly grassed.</p> <p>The precinct should be subject to detailed archival recording, prior to any works.</p>

POLICY	DISCUSSION
<p>Policy 35.</p> <p>Extant significant building elements, spaces and fabric, both internally and externally should be retained and conserved, in accordance with the levels of significance identified in this CMP and in accordance with particular actions specified in specific policies of this CMP.</p>	<p>Policy 35.</p> <p>Complies. With regard to the former slab hut, interiors were not able to be inspected due to condition so the component elements of the structure were not assessed.</p> <p>With regard to the coach house, elements identified as being of high significance include the overall form and facades, the masonry construction, rendered finishes, timber roof shingles and structure. Elements of moderate significance include the corrugated iron sheeting (short sheets), remnant timber window frames and remnant pully. These elements will be retained and conserved to the highest extent feasible, and reconstructed, as guided by the schedule of conservation works (refer to appendix V in the submitted SEE).</p> <p>With regard to the cottage, elements identified as being of high significance include the overall form and façades, masonry construction elements (e.g. the fireplace), the timber roof shingles and structure. Elements of moderate significance include the rear weatherboard façade, early iron roof sheeting (short sheets) the more intact windows and remnant internal beaded weatherboard walls. These elements will be retained and conserved to the highest extent feasible, as guided by the schedule of conservation works (refer to Appendix V in the submitted SEE). It is noted that the rear c.1950s extension is graded as being of neutral significance and is not required to be retained.</p>
<p>Policy 37.</p> <p>Where it is clear that original or significant fabric has been removed it is considered appropriate if proposed to adaptively reconstruct based on documentary evidence.</p>	<p>Policy 37.</p> <p>Refer to discussion in policies 34 and 35 above.</p>
<p>Policy 38.</p> <p>The timber barn is identified as being of moderate heritage significance however is in extremely poor condition and would likely require a full reconstruction should it be proposed to be retained. Demolition is considered appropriate, subject to a detailed archival recording, incorporating detailed measured drawings including plans,</p>	<p>Policy 38.</p> <p>The timber barn is proposed to be demolished, due to its poor condition, the degree or lost fabric and ancillary nature of the building. This is in accordance with the CMP policy. Archival recording should be undertaken prior to any demolition, in accordance with the policy and/ or conditions of consent.</p>

POLICY	DISCUSSION
<p>elevations and scaled drawings of any significant detailing.</p>	
<p>8.6 Conservation and Maintenance</p>	
<p>Policy 39.</p> <p>The schedule of Conservation works (Table 12) should be undertaken as a priority as part of long term management and maintenance of the property and to stabilise the outbuildings.</p>	<p>Policy 39.</p> <p>The schedule in the CMP is superseded by the detailed conservation schedule submitted with the SEE and prepared by Architectural Projects (Appendix V). Conservation of the significant outbuildings is proposed in accordance with the policy and will be undertaken as part of the initial stage 1 works although the precinct is within the stage 5 precinct (scheduled for delivery between 2156 and 2170, the latter stages of the cemetery).</p>
<p>Policy 42.</p> <p>Any reconstruction or restoration works (e.g. restoration of the collapsed slab hut) should be based on historical documentation rather than speculation and should be undertaken in conjunction with heritage advice.</p>	<p>Policy 42.</p> <p>Complies. The proposed reconstruction is informed by the CMP and documentation therein and will be further informed by further on-site investigation. Refer to policy 34 and 35 discussion above.</p>
<p>Policy 43.</p> <p>Materials used for repair and reconstruction of significant outbuildings should preferably be traditional materials used in the construction of the building. Missing or damaged fabric will be replaced observing the 'like for like' principle. For example, replace with similar fabric (e.g. timber with timber) or replace with new fabric of similar appearance or replace with different fabric of similar profile and dimensions.</p>	<p>Policy 43.</p> <p>Complies. Reference should be made to the submitted conservation schedule.</p>
<p>8.7 Use</p>	
<p>Policy 47.</p> <p>Any proposed new use of the Varroville Estate should be compatible with the nature and identified significance of the place. A cemetery use is considered appropriate, where the required associated development and landscaping works are able to maintain the natural character of the Scenic Hills and the significant character of the cultural landscape.</p>	<p>Policy 47.</p> <p>This DA seek approval for the use of the site as a "cemetery", "lawn cemetery" and "recreation areas" as defined in the Campbelltown Local Environmental Plan 2015 (CLEP 2015). The "cemetery" and "lawn cemetery" uses are referred to as the memorial park to reflect the contemporary landscape design of MMP. The "recreation areas" are referred to as the public parklands.</p> <p>The proposed cemetery use is permissible under the LEP and was subject to a previous rezoning</p>

POLICY	DISCUSSION
	<p>application. Where works are consistent with the CMP and policy therein, the proposed cemetery use will not compromise the significant cultural landscape and/ or setting of the place. In response to the heritage significance and the scenic values, the character of the proposed cemetery is of grassed lawn and native informal plantings whilst retaining the natural topography and character of the site. This is complemented by provision of substantial areas of public parkland and retention of key features such as the dams.</p>
<p>Policy 48.</p> <p>The use of the property as a cemetery should not require any significant changes to landform (including primary ridges, valleys and undulating slopes), which would be seen as inappropriate to the relatively natural overall topography of the site and its rural character.</p>	<p>Policy 48.</p> <p>Complies. The main ridges, valleys and undulating forms of the landscape are all being retained. Cut and fill for roads or excavation/ works for new built forms have been minimised and are localised.</p>
<p>Policy 49.</p> <p>The use should not necessitate substantial built form development and in fact should minimise development to maintain the open and scenic rural character. Furthermore, development should be sympathetically located, to minimise impacts on significant views and vistas.</p>	<p>Policy 49.</p> <p>Complies. Refer to discussion of new builds in policy 12 discussion above.</p> <p>Only 6 new buildings are proposed, in addition to 2 typologies of modest shed buildings. The most prominent building will be the chapel, which is located outside of the extended SHR curtilage. Each of the buildings responds specifically to its location, with a consistent aesthetic and materiality. The buildings are low lying and are apparent as single storey. The varied geometry of the proposed buildings and in particular the roof profiles have been generated from an interpretation of the changing topography of the site and how each building has been positioned within the site, following the natural contours of the land. Shelters are located variously across the site including within the extended curtilage zone.</p> <p>Refer to the submitted Architectural Design Response.</p>
<p>Policy 50.</p> <p>The outbuildings should maintain similar rural residential uses in the short term however adaptive reuse in association with the cemetery function may be considered in the long term. New and future uses for the outbuildings should not require excessive</p>	<p>Policy 50.</p> <p>It is proposed to reuse the cottage and former coach house for education/ interpretation uses. Both the former coach house and cottage will be retained and conserved, with the later rear additions to the cottage being removed. New amenities are separately provided with a new toilet block in the precinct,</p>

POLICY	DISCUSSION
adaptation or intervention for upgrading to ordinance compliance and should not obscure significant fabric.	replacing the dairy building (which is of no heritage significance).
8.8 Managing Change: Alterations, Adaptation and New Work	
8.8.1 General Policy	
<p>Policy 51.</p> <p>Whilst the conceptual Memorial Park is consistent with the retention of a grassy and open character for the landscape; detailed design of the cemetery and further staged development should consider nominated significant view lines, vistas, landmarks and cultural landscape features. Reference should be made to the site description in section 2 and significance assessment in section 5, in particular sections 5.6, 5.7 and 5.8</p>	<p>Policy 51.</p> <p>As detailed above, the proposal has been informed by the statement of significance and schedule of significant elements, including views and vistas and the archaeological resource. Whilst the proposal provides a new use for the rural landscape, it retains its significant form and character.</p>
<p>Policy 52.</p> <p>New development associated with the cemetery use should be controlled to minimise the required built form development to mitigate impacts to views from the public domain, and ensure the retention of the overall rural character. As a guide to the potential location of buildings, the concept Master Plan is consistent with visual impact assessment and traditional siting of buildings.</p>	<p>Policy 52</p> <p>As set out in section 5.5 above, the proposal includes the construction of six (6) new buildings on the site and the ancillary use of the buildings in association with the cemetery and public parklands. New buildings include the Chapel, Administration Building, Function Building, Café, Grounds Staff Buildings and Gatehouse. The proposal also seeks consent for new shelters throughout the site and crypts located in the north-western area, near to St Andrews Road. Water stations are also proposed dotted throughout the site.</p> <p>The gatehouse, function room, café and ground staff facilities as well as various shelters are located within the proposed extended SHR curtilage. The function room and café are located alongside the chain of dams, the gatehouse is located between the main processional road and the service road, and the ground staff facility is located to the north, adjacent to the service road. The chapel is the largest building proposed however is located outside the proposed SHR curtilage and is nestled against the slope of Bunbury Curran Hill. Proposed crypts are built into the slopes with grassed roofs. Proposed water stations are modest structures associated with the cemetery use and enhance amenity.</p> <p>As detailed in the policy discussion above, new built development is considered sympathetic in their materiality and scale, and particularly in the geometric</p>

POLICY	DISCUSSION
	<p>architectural forms which directly respond to the topography and siting in the landscape, following the natural contours of the land. New development in proximity to the dams (a key vista from Varroville House) is sited to minimise visual impacts, and screen planting and revegetation is also proposed to minimise view impacts and enhance the green character.</p>
<p>Policy 53.</p> <p>New development should be responsive to the rural nature and scale and be of materials and colours that are recessive. Location, form, design, siting and materials for buildings should be subject to further detailed design in conjunction with heritage advice and subject to heritage assessment.</p>	<p>Policy 53.</p> <p>Complies. Refer to policy 52 and further discussion above.</p> <p>As set out in the Architectural Design Report, the material selection strategy aims to minimise the broader environmental impact of the development through selection and use of lower impact materials.</p> <p>The buildings will utilise a considered palette of natural materials and colours to compliment the natural landscape. This will create an appropriate “timeless” contemporary expression through the use and assembly of carefully proportioned and expressive forms that embody the natural topography of the existing landscape. The palette includes timber, glazing, stone floors and internal painted finishes.</p>
<p>Policy 54.</p> <p>Detailed design of the future cemetery should be subject to close assessment of the specific areas to be used in different ways, for example burial areas, commemorative gardens, sculpture park and public recreation areas, are to be located in a manner which considers their appearance, visibility, potential for effects on heritage values and the intended landscape character.</p>	<p>Policy 54</p> <p>Complies. The proposal is for the use and operation of the site for a “cemetery” and “recreation areas.” Substantial recreation areas are located along the St Andrews Road frontage, around the chain of dams. This serves to create a visual buffer into the internal cemetery functions. As detailed in section 5.3 above, several types of burials are proposed within the site including lawn burial, ash interment, and natural burials all of which will minimise visual impacts on the landscape. Proposed “burial rooms” do have more traditional burials with headstones (up to a max height of 1.2m) and terraced graves with markers within low height retaining walls.</p> <p>Consideration has been given to the visual impact of the cemetery onto the existing landscape character by providing lawn burials in all open views, while screening headstones in “burial rooms” elsewhere and siting buildings carefully. Land within the proposed extended SHR curtilage is largely dominated by lawn burials and ash interments, with limited areas given to “burial rooms” and effectively screened. In accordance</p>

POLICY	DISCUSSION
	<p>with the LEP and applicable environmental constraints (refer to Figure 53), the southernmost section of the site is limited to lawn burials and ash interments. Potential impacts to Varroville House are further mitigated through provision of a buffer zone of no burials immediately around Varroville House (10m) as well as provision of screen planting to the west of the house.</p>
<p>Policy 55.</p> <p>The master plan and future development should provide for public access to the main eastern ridge of Bunbury Curran Hill so that the significant view over the main Campbelltown valley to the East Edge Scenic Protection Lands and beyond; and to the south over the distant hills of Mount Sugarloaf, Mount Annan, Badgally Hill, Kenny Hill and the intermediate landscape can be appreciated.</p>	<p>Policy 55</p> <p>Complies. Bunbury Curran Hill is one of the highest hills in the region. It has been a vantage point since its formation, for both fauna and man alike. It is significant to the local Aboriginal People. It also played a part in the local European Settlement history.</p> <p>Bunbury Curran Hill commands views to the Blue Mountains, Razorback range, the Sydney CBD, Campbelltown area as well as Varroville House. It is currently on private land and not accessible to the public. The views are impeded by invading African Olives and other weed species.</p> <p>It is proposed to return the hill top to the public domain by opening the fence and allow its grassy knoll to merge with the adjacent Council Reserve. Weed species will be removed and replaced with MSW species (managing the vegetation height with careful plant selection to ensure views are preserved).</p> <p>Interpretation of the indigenous values and apparent landmarks will be provided.</p>
<p>Policy 56.</p> <p>Planting schedules, location, density and identity of plant species should be subject to detailed design development as part of future development applications, to ensure that the prevailing natural and rural character of the site is retained. Preference should be given to locally indigenous plant species and those non-invasive exotic species traditionally grown on the property.</p>	<p>Complies.</p> <p>The proposal retains the existing landform, features and protected vegetation offered on the site and it provides more than 35Ha of enhanced native habitat through its riparian, CPW and MSW landscapes.</p> <p>In keeping with the rural character of grassed hills amongst native vegetation and the significance of the cultural landscape, proposed new landscape plantings preference natives rather than exotic plantings. Reference should be made to the submitted Landscape Species Plan prepared by Narelle Sonter Botanica and landscape Plans prepared by FJLA.</p> <p>The proposal includes retention of stands of indigenous trees, extensive regeneration of significant Moist Shale Woodland and Cumberland Plain</p>

POLICY	DISCUSSION
	<p>Woodland, provision of sedges and grasses in the wetland (dam) areas and provision of street trees.</p> <p>As shown on the street tree plan at Figure 28 and the submitted NSB landscape plans, proposed street trees are all native varieties including Rough Barked Apple (<i>Angophora Floribunda</i>), Grey Box (<i>Eucalyptus Moluccana</i>), Snow in Summer (<i>Melaleuca linarifolia</i>), Turpentine (<i>Syncarpia glomulifera</i>), Water Gum (<i>Tristaniopsis laurina</i>), Pink Flowering ironbark (<i>Eucalyptus sideroxylon rosea</i>), and Illawarra flame Trees (<i>Brachychiton acerifolius</i>). Indigenous grey box plantings are proposed along the major linking road through the site. Illawarra Flame trees (also natives) are proposed along the line of the interpreted carriageway, and will give a more formal character to the drive and enhance the reinterpretation in the landscape.</p> <p>Some exotics are proposed, including screened within burial rooms, or used for seasonal effect, interpretation or way-finding.</p> <p>The height and species of screen planting considers the associated burial areas (e.g. memorials with headstones) and ranges between 1 and 6 metres. These include small tree and shrub plantings, with a mix of natives (including wattle and bottlebrush varieties) and exotics.</p> <p>The proposal includes use of crepe myrtles in the outbuildings precinct, laid out in a grid pattern to interpret former orchards on the site whilst remaining apparent as a new landscape element.</p> <p>Around the chapel proposed tree species include some large exotics (Lilly Pilly, Maidenhair Tree, Golden Wych Elm and Jacaranda) however these are outside the area of the extended curtilage and are informally arranged. Additional native tree plantings are also proposed including <i>Melaleuca linariifolia</i> and <i>Callistemon citrinus</i> (Bottlebrush). A memorialised garden is also proposed incorporating small shrubs and accent plants, grasses and ground covers.</p> <p>Similarly, a mix of tree and shrub plantings are proposed around the café, gatehouse, function room and workshop buildings (including Spotted Gum, Forest Red Gum and Grey Box among the native tree plantings) randomly placed to retain the rural character.</p>

POLICY	DISCUSSION
	Specialist advice with regard to plantings has been provided by Chris Betteridge of MUSEcape Heritage. MUSEcape also provided advice and input to the CMP.
8.8.2 The Landscape	
<p>Policy 57.</p> <p>Burial markers and conventional headstones are to be located in areas where their visibility does not lead to a perception of a significant change to the existing rural character. Specific controls regarding height, colour, materials etc. must be applicable, to mitigate visual impacts on the rural character, in association with an approved Plan of Management.</p>	<p>Policy 57.</p> <p>Complies. Refer to section 5.3.2. Reference should also be made to the Landscape Design Response. Proposed “burial rooms” comprise three types of rooms:</p> <ul style="list-style-type: none"> • Low headstones (700mm max) on concrete beams in a lawn setting (Type 1). • Lawn graves with high headstones (1.2m high max) on concrete beam or full monumental (Type 2). • Lawn graves on terraces with stone retaining walls with headstones recessed into the wall face (Type 3). <p>Burial rooms have been sensitively located to minimise visual impact of the cemetery from the main internal and external roads, Campbelltown township, Varroville house and the Hume highway. Each “burial room” has its own maximal height for headstones which has been tested in the site’s 3D model to ensure it is not visible from the internal main roads, St Andrews Rd and Varroville Homestead. The rooms are screened (refer to policy 56 above) to further mitigate impacts, with proposed screen planting blending in with existing rural and CPW landscape.</p>
<p>Policy 58.</p> <p>No structure that may break or compromise the skyline, in either close or distant views formed by the main ridgeline should be permitted. The ‘main ridgeline’ refers to the ridge on the eastern side of the property running south from Bunbury Curran towards Varroville House.</p>	<p>Policy 58.</p> <p>Complies. Proposed new development is sited well below the ridge to maintain this and other significant views and vistas, and to retain the visual prominence of the landform.</p>
<p>Policy 59.</p> <p>New works would need to recognise the need to maintain the landmark character of the garden vegetation of Varroville House and the distinctiveness of any significant informal</p>	<p>Policy 59.</p> <p>The gardens of Varroville House (excluded from the subject site) comprise significant cultural plantings. Buffer vegetation proposed around the House is modestly scaled – siting and plant selections seek to</p>

POLICY	DISCUSSION
<p>vegetation in choice of species, locations, densities and distribution of areas of any new vegetation. Any new vegetation needs to be of appropriate scale and species and distributed in space and at densities and future heights that do not conflict with the Varroville House or with significant views. Preference should be given to locally indigenous plant species and those non-invasive exotic species traditionally grown on the property.</p>	<p>maintain identified significant views as detailed above (long-distance vistas). Vegetation along the western boundary of Varroville Homestead is proposed to be less than 2m and predominantly native. Buffer vegetation to the north of Varroville's driveway is proposed to be 2-3m high with occasional small trees, in keeping with other existing plantings between the Homestead and St Andrews Rd, which are associated with farm fencing and paddock sheltering. These plantings are also proposed to be predominantly native. The boundary plantings are proposed to screen the adjacent burial room and no headstones will be apparent in views from Varroville House. New tree plantings are proposed along roads 1 and 2 to the north and east of the Homestead, with <i>Eucalyptus molucanna</i> lining the roads. Whilst these trees can be substantial (up to 25m), the roads are somewhat distanced from the house lot and the trees will not detract from the distinctive formal character of the gardens.</p> <p>Plantings around the Outbuildings precinct are also distinctively different, sparse and much smaller than those of Varroville to avoid screening significant views and confusion with the Heritage Landscape.</p> <p>Refer also to the discussion of policy 56 above in relation to species.</p>
<p>Policy 60.</p> <p>The alignment of the original drive/ carriageway should be reinstated or interpreted.</p>	<p>Policy 60.</p> <p>Complies. The submitted interpretation strategy provides for the interpretation of the former carriage drive in the road and pedestrian pathway as detailed in discussion of policy 26 above. Reference should be made to the submitted Interpretation Strategy.</p>
<p>Policy 61.</p> <p>Modifications to identified significant dams are permissible for safety and compliance or for minor adaptation in conjunction with use of the area as public open space.</p>	<p>Policy 61.</p> <p>Complies, refer discussion of dams above (policies 8 and 26).</p>
<p>Policy 62.</p> <p>Remnant vineyard terracing to the east and north east of Varroville House and the outbuildings group, has been identified as being of high significance, with as much of the terracing as possible to be retained and conserved. This would not preclude</p>	<p>Policy 62.</p> <p>Complies, refer to policy 26 discussion above for details of the proposed interpretation/ treatment of the trenches.</p> <p>Works and detailed design will be further informed by future historical archaeological excavation.</p>

POLICY	DISCUSSION
development in this area; however, development should be more restricted and should be subject to detailed design development as well as heritage and potential archaeological assessment.	
<p>Policy 63.</p> <p>New works within the terraced area should provide for the interpretation of the current extent of the terraced areas.</p>	<p>Policy 63.</p> <p>The proposal includes the removal of some of the lower more degraded sections of the vineyard trenching. New lawn burials in these areas will follow the contours of the former trenching to assist to interpret the landform and former trenches.</p>
<p>Policy 64.</p> <p>New roads and tracks should be minimal, maintain a rural character and incorporate appropriate surfaces with low reflectivity and visually recessive finishes.</p>	<p>Policy 64.</p> <p>Complies. Refer to section 5.7.2 and discussions above. Consent is sought for all internal roads, footpaths and on-site parking as indicated in the Road Masterplan. The road alignment has been developed to promote ease of access between buildings and through burial areas. The Road Masterplan has been developed to align with the existing topography and to minimise cut and fill where possible with roads largely located outside of the proposed extended SHR curtilage.</p> <p>Road-side parking will utilise a re-enforced grass surface to minimise impervious surfaces and the visual impact of the road layout.</p> <p>Cut and fill has generally been kept to a minimum by setting the centre line of all roads at existing ground levels and the general topography is therefore retained.</p>
<p>Policy 65.</p> <p>Future detailed design of the lawn cemetery within the 'no build area' should be undertaken in accordance with the landscape plan provided at Appendix F</p>	<p>Policy 65.</p> <p>The current proposal improves on that in the CMP Appendix F as it minimises roads and retains a greater extent of the vineyard trenches. Consistent with the policy however, the designated no build area comprises lawn burials (as per the sample) as well as ash interments.</p>
<p>8.8.3 Outbuildings and Structures</p> <p>General</p>	
<p>Policy 66.</p> <p>The timber barn should ideally be stabilised and conserved but may be considered for</p>	<p>Policy 66.</p> <p>As detailed above, the proposal includes removal of the timber barn due to its poor and dilapidated</p>

POLICY	DISCUSSION
removal subject to structural assessment and archival recording.	condition. The building has partially collapsed and has been altered. As an ancillary building the CMP permits its removal. The proposal provides for its interpretation either through plantings or paving stones (subject to detailed design). The building should be subject to archival recording prior to any works.
<p>Policy 67.</p> <p>Fabric identified as being of neutral significance or fabric which has been excluded from the schedule of significant elements (i.e. modern structures as set out in the site description) is not required to be retained. This includes recent dairying infrastructure, stockyards, later fencing and infrastructure as well as non-significant shed buildings.</p>	<p>Policy 67.</p> <p>Consistent with the policy it is proposed to demolish the non-significant dairy building along with other ancillary buildings, including the galvanised sheds, chicken coop and remnant contemporary fencing.</p>
<p>Policy 68.</p> <p>Remains of former structures, e.g. the collapsed shed buildings should be documented and recorded prior to removal.</p>	<p>Policy 68.</p> <p>Archival recording should be undertaken prior to removal and subject to conditions of DA consent.</p>
<p>Policy 69.</p> <p>The c.1950s dairy building is not required to be retained. Removal is permissible subject to archival recording.</p>	<p>Policy 69.</p> <p>In accordance with the policy it is proposed to remove the dairy building, which is identified as being of neutral significance. A new WC is provided in the area of the dairy building, which will facilitate the ongoing use of the precinct, whilst minimising intervention to the remaining significant buildings.</p>
<p>Policy 70.</p> <p>Future proposed works should consider removal of nominated intrusive elements as identified in the schedule of significant elements, and/ or removal of neutral elements that obscure highly significant fabric.</p>	<p>Policy 70.</p> <p>With regard to the cottage, nominated fabric of neutral significance includes later roof sheeting and internal fabric and finishes, such as the suspended ceilings, replaced timber floors, masonite wall partitioning and lightweight internal walls, the replaced fireplace mantle, the kitchen and bathroom fixtures and fittings, various doors and the 1950s extension.</p> <p>Consistent with the policy the proposal includes demolition of the extension, bathroom, kitchen fixtures and lightweight partitions. The roofing is to be retained and protected in accordance with the conservation schedule. The sheet roofing is retained to protect the reconstructed timber shingle roofing beneath (in accordance with the schedule).</p>

POLICY	DISCUSSION
	<p>With regard to the former coach house, identified fabric of neutral significance includes the contemporary roofing, the replaced verandah and the concrete floor. Contemporary roof sheeting is retained in order to conserve the reconstructed shingled roof below. The verandah and the verandah infill (which is noted as intrusive) are retained for amenity.</p> <p>As set out above, the cottage and former coach house are to be adaptively reused for education and interpretation purposes and will be publicly accessible in conjunction with the cemetery use.</p>
<p>Policy 71.</p> <p>Siting of additional ancillary buildings within the curtilage of the outbuildings group is permissible, subject to heritage assessment. New development in the vicinity of the outbuildings should consider the context and setting of the group, the relationship to Varroville House and the original driveway. Any new buildings should maintain a consistent rural character; be subservient in scale, form and materiality; while remaining apparent as contemporary.</p>	<p>Policy 71.</p> <p>The proposal includes provision of a new WC in the location of the demolished dairy building. The proposed WC will be apparent as a new structure however remains ancillary to the precinct in its form and design and will not detract from the character and legibility of the outbuildings group, or their association with Varroville House. The amenity also allows for the WC to be removed from the cottage and facilitates the education and interpretation use of the precinct.</p>
<p>The Timber Slab Hut</p>	
<p>Policy 72.</p> <p>The slab hut should be reconstructed using salvaged materials and based on physical and documentary evidence or further detailed assessment.</p>	<p>Policy 72.</p> <p>Complies. A conservation schedule has been submitted which details the required conservation works for the slab hut (refer to the SEE and the report prepared by Architectural Projects). The intent is that it will be stabilised to the highest extent feasible, fenced off and managed as a ruin (with consideration for its extremely poor condition), and interpreted.</p>
<p>Policy 73.</p> <p>No further additions should be made to the slab hut and the building should retain its modest scale and character.</p>	<p>Policy 73.</p> <p>Complies. No additions are proposed.</p>
<p>The Cottage</p>	
<p>Policy 74.</p> <p>The cottage should be retained and conserved and is able to be sympathetically adapted and extended subject to heritage assessment. Any proposed additions should</p>	<p>Policy 74.</p> <p>Complies. The proposal retains and restores the principal form and facades of the cottage, demolishing</p>

POLICY	DISCUSSION
<p>be subservient to the principal form of the structure. The extant 1950s addition is not required to be retained.</p>	<p>the mid-20th century addition (consistent with CMP policy). No further additions are proposed.</p>
<p>Policy 76.</p> <p>Original/ early timber windows of moderate or greater significance should be retained and conserved</p>	<p>Policy 76.</p> <p>Complies. Significant windows are nominated in the CMP, specifically GW03, GW04 and GW05 (with GW03 likely being the most intact and earliest surviving although not the original glazing or glazing bars).</p> <p>The AP schedule of conservation works (refer to the SEE Appendix V) requires the preservation and restoration of windows as specified, specifically in relation to these nominated windows, specification includes, retention of the existing window frames and sashes (reseat), removal and replacement of non-original glazing bars and glazing, with new glazing bars to match perimeter mould to sills and rails. Install 6 panes of new glazing in clear glass.</p>
<p>Policy 77.</p> <p>Original/ early windows and doors in the principal facade should not be enlarged or filled in. Missing or damaged fenestration should be restored to match window W03 and should consider reinstatement of the six panes per sash arrangement, to match the original.</p>	<p>Policy 77.</p> <p>Original windows on the principal façade are retained and conserved (refer to the AP schedule), with no infill or enlargement proposed. The infilled door is reinstated, reinterpreting the attached nature of the dwellings. Refer also to policy 76 discussion above. W03 is the most intact and guides the restoration of W01 and W02. The original arrangement of glazing is reinstated (6 panes) in accordance with the policy.</p>
<p>Policy 78.</p> <p>The cottage previously functioned as two dwellings and the second doorway to the principal eastern façade should be reinstated where possible. Other than this, there should be no new openings to the principal eastern façade.</p>	<p>Policy 78.</p> <p>Complies. The proposal reinstates the second entry to the principal façade.</p>
<p>Policy 79.</p> <p>The extant eastern verandah is a later reconstruction (c.1950s) and is not required to be retained, however should be retained in preference to removing the element altogether. Any works to the verandah should maintain a traditional form, profile and</p>	<p>Policy 79.</p> <p>Complies, the extant verandah is retained and conserved as detailed in the AP schedule of conservation works (refer to the SEE Appendix V).</p>

POLICY	DISCUSSION
materiality, in keeping with the 19th century vernacular tradition.	
<p>Policy 80.</p> <p>Significant internal features presently obscured by the fit out of the cottage (such as the northern fireplace and the original exposed raked ceiling) should preferably be exposed in future works.</p>	<p>Policy 80.</p> <p>Complies. It is proposed to remove the suspended ceiling and expose the original raked ceiling. This includes conservation and reinstatement of any missing lining boards.</p> <p>The schedule of conservation works also includes retention of the fireplace surrounds, mantel, hearth and wood store. Infill or doors will be removed. The fireplace itself is to be repaired/ reconstructed as necessary.</p>
<p>Policy 81.</p> <p>The internal joinery, ceilings, floors and wall linings have been replaced and the room configuration is not of heritage significance (excluding the masonry walling). Internal refurbishment is permissible subject to heritage assessment. New works should aim to maximise exposure of original fabric and features</p>	<p>Policy 81.</p> <p>As detailed above, the proposal includes demolition of non-significant internal partitioning and dropped ceilings. Original raked ceilings will be exposed. Floors have been replaced and will be repaired in accordance with the schedule of conservation works (refer to the SEE Appendix V).</p>
<p>Policy 82.</p> <p>New services and amenities required should not cause damage, destroy or compromise the building or any interior spaces, elements and fabric of significance. Preference should be given to inserting new services in existing runs.</p>	<p>Policy 82.</p> <p>The kitchen and WC are to be removed and services capped. A new WC is proposed in a new building in the outbuildings precinct in the location of the demolished dairy building.</p>
The former Coach House and Cottage	
<p>Policy 83.</p> <p>Original roof shingles should be retained in future reroofing proposals (these are currently retained under the corrugated sheeting). The extant galvanised roof sheeting is a comparatively early addition (pre-1930s) and has some significance and should be retained where possible. Any replacement roofing should match the existing galvanised sheeting in traditional profile and traditional short sheet lengths and fixings.</p>	<p>Policy 83.</p> <p>Complies. The shingled roofs are retained, conserved and (where appropriate) restored to both the cottage and the former coach house, beneath the galvanised roof sheeting. The significant (short sheet) galvanised roofing is to be retained and conserved (except where replacement is required by condition) to protect the shingled roofing beneath. New roofing should be consistent with the profile and traditional short lengths of the early galvanised in accordance with the policy.</p>
The Former Coach House	

POLICY	DISCUSSION
<p>Policy 84.</p> <p>The former coach house should be retained and conserved and is able to be sympathetically adapted subject to heritage assessment. The form and utilitarian character of the coach house should remain able to be interpreted.</p>	<p>Policy 84.</p> <p>Complies. The building is to be retained, conserved and restored in accordance with the submitted AP schedule of conservation works (refer to the SEE Appendix V). No new additions are proposed.</p>
<p>Policy 85.</p> <p>Where reconstruction is required (subject to structural assessment), reconstruction should match the existing, based on documentary evidence, and using salvaged materials</p>	<p>Policy 85.</p> <p>Complies. Reference should be made to the submitted AP schedule of conservation works (refer to the SEE Appendix V) for details.</p>
<p>Policy 86.</p> <p>Additions to the former coach house should be minimal and sited to the rear, subservient in form and should retain and interpret the principal form of the building. Vertical additions are not permitted.</p>	<p>Policy 86.</p> <p>No additions are proposed.</p>
<p>Policy 87.</p> <p>Elements that reflect the utilitarian function of the coach house, such as the remnant pulley, should be retained, conserved and interpreted.</p>	<p>Policy 87.</p> <p>Complies. Proposed conservation works include the repair of the existing pulley beam, with a scarfed new section on the existing beam to match the existing. The associated door is to be reconstructed using salvaged timber, and the cat head landing is also proposed to be reconstructed.</p>
<p>Policy 88.</p> <p>Future proposals should consider reinstatement of missing elements, such as the loft, and reinstatement of the eastern façade, based on documentary evidence (refer Figure 32).</p>	<p>Policy 88.</p> <p>As detailed above, the proposal includes restoration of the former coach house and provision of new timber doors to the eastern façade (informed by the historic images). The extant later awning and northern verandah infill are however retained for amenity.</p>
<p>Policy 89.</p> <p>Missing or damaged fenestration should be restored based on extant original elements and documentation.</p>	<p>Policy 89.</p> <p>Complies. The proposal includes conservation of windows as detailed in the schedule of conservation works (refer to the SEE Appendix F).</p>
<p>Policy 90.</p> <p>Rendered and painted finishes should be maintained. Painted external surfaces should continue to be painted in a traditional colour scheme. Prior to any proposed stripping of</p>	<p>Policy 90.</p> <p>The proposal includes inspection of render, removal of loose or drummy render and provision of new render areas where render missing, damaged or removed, to</p>

POLICY	DISCUSSION
<p>paintwork or modifications to finishes, investigation and study of early paint schemes and finishes should be undertaken by a suitably qualified heritage consultant.</p>	<p>match the texture, finish and strength of the existing render. This includes investigation and analysis of the existing render mix and strength prior to installation of new render.</p> <p>Investigation of paint finishes should be undertaken prior to any works, consistent with the proposal. Previously painted surfaces will continue to be painted.</p>
<p>8.9 Managing the Archaeological Resource</p>	
<p>8.9.1 Historical Archaeological Significance</p>	
<p>Policy 91.</p> <p>Future development of the site should be informed by the archaeological assessment and the management strategy presented in section 6.0 of the assessment should be adopted (Appendix C). This includes undertaking an archaeological impact assessment for proposed works and archaeological test excavation within Area 1 to refine the understanding of significance and archaeological potential.</p>	<p>Policy 91.</p> <p>Complies. The proposal is informed by the archaeological assessment, identified significance and potential. Artefact Heritage have provided advice with regard to the subject application, and the scheme has been amended accordingly – including minimising roadwork in the area of the vineyards, improving on the concept appended to the original CMP.</p> <p>Pending DA approval, Artefact Heritage will undertake further test excavation of significant elements, including the former drive, remnant vineyard trenching and in the vicinity of the outbuildings precinct. This investigation will inform heritage interpretation and detailed design.</p>
<p>Aboriginal Archaeological Significance</p>	
<p>Policy 94.</p> <p>Future development of the site should be informed by the ASR and the management strategy presented therein should be adopted (refer to Appendix D). This may include undertaking test excavation of the various landforms located in the area of sensitivity under the OEH Code of Practice. Efforts to conserve these areas should be made where possible</p>	<p>Policy 94.</p> <p>Artefact Heritage undertook test excavation and reference should be made to the submitted Preliminary Test Excavation Report (refer to the SEE Appendix Z). As detailed in that report, test excavation was undertaken within 12 testing areas based on identified landforms within the study area. Eight areas within the testing program identified Aboriginal objects. In general, testing identified a low-density artefact scatter with isolated areas of high density deposits across the majority of tested landforms. It is expected that this distribution of Aboriginal objects is replicated across large portions of the remainder of the study area.</p> <p>An Aboriginal Heritage Impact Permit (AHIP) will be required prior to the commencement of works within the study area.</p>

POLICY	DISCUSSION
8.10 Moveable Heritage	
<p>Policy 97.</p> <p>Should the press be acquired by the CMCT, further research should be undertaken into its provenance and the press retained and interpreted at the site.</p>	<p>Policy 97.</p> <p>The proposal includes retention of the press and interpretation of the item within the outbuildings precinct (within the former coach house). The provenance of the item will be considered in developing the interpretation plan.</p>
8.11 Interpretation and Further Investigation	
<p>Policy 98.</p> <p>An interpretation strategy should be prepared for the site that interprets the significant use and historical values of the site in sympathetic and culturally appropriate ways. Interpretive themes and devices should take into account all periods of development and also consider the early agricultural history and uses of the site as part of the Townson's original grant and place the site in its broader context of colonial and 19th century farming and agricultural development in the Cumberland Plain.</p>	<p>Policy 98.</p> <p>A comprehensive interpretation strategy has been prepared for the site by Florence Jacquet, Landscape Architect. The strategy considers the Indigenous and European heritage values of the place, and recognises all significant historical phases and significant associations. The strategy integrates interpretation with the landscape design and includes:</p> <ul style="list-style-type: none"> • Conservation and restoration of outbuildings and repurposing the former coach house and cottage for educational (interpretive) purposes (including interpretation displays). • Retention and interpretation of a significant portion of the former vineyards, including re-establishing a vineyard on part of the existing trenches, retention of a section of the trenches as existing (with no works) and removal of more degraded areas of trenching, with new interments following the original contours (informed by archaeological test excavation) to interpret the extent of the former vineyards • Interpretation of the former carriage road, with a new path on its alignment (informed by archaeological test excavation) • Interpretation of the former kitchen gardens in the outbuildings precinct • Interpretation of the former orchards that would have been at the site • Interpretation in the ground plane (on pathways) and traditional signage media • Provision of a "timeline walk"

POLICY	DISCUSSION
	<ul style="list-style-type: none"> • Provision of a naming strategy (for internal road and interment section names) recognising European and Indigenous site values. • Interpretation of ecological features (MSW and CPW) • Retention and interpretation of the remnant quarry • Interpretation of indigenous values (in conjunction with relevant indigenous stakeholders and groups) including provision of plant species that relate to the earlier Aboriginal presence on the site including as food species.
<p>Policy 101.</p> <p>The highest form of interpretation is the retention and conservation of significant fabric, spaces and relationships and accordingly significant elements should be retained, exposed and interpreted.</p>	<p>Policy 101.</p> <p>Complies. As detailed above, the proposal retains the significant landform and rural character, significant landscape elements such as the dams and remnant vineyard trenching (albeit with alterations), and significant built form elements, being the cottage, former coach house and slab hut. Views and vistas are also acknowledged and protected.</p>
Records of Maintenance and Change	
<p>Policy 106.</p> <p>The site should be photographically recorded to archival standards prior to any new development taking place.</p>	<p>Policy 106.</p> <p>Archival recording should be undertaken in accordance with the policy and in conjunction with DA conditions of consent.</p>
<p>Policy 107.</p> <p>There is an opportunity to investigate lost elements such as the original garden layout, locations of paddocks and fence lines, previous orchards, previous development etc. to inform understanding of the site's history and significance. The results of further analysis and all new evidence uncovered during works to the place should be recorded to provide an on-going resource and added to the existing archive on the place or incorporated into a report or addendum to this Conservation Management Plan, as appropriate.</p>	<p>Policy 107.</p> <p>Pending DA approval, Artefact Heritage will undertake historical archaeological test excavation, including in the area of the outbuildings, the vineyard area and the former drive. This will inform detailed design development and heritage interpretation.</p> <p>Where required, the CMP may be amended to incorporate these findings.</p>

6.4. HERITAGE OFFICE GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Office's 'Statement of Heritage Impact' guidelines

Table 10 – Heritage Office Guidelines

QUESTION	DISCUSSION
<p>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</p>	<p>The proposal has been informed by the Conservation Management Plan, archaeological assessment and specialist heritage advice. Overall it is considered that the proposed use and development of the site for use as a cemetery and parkland is sympathetic to the heritage character and significance of the former Varroville Estate for the following reasons:</p> <ul style="list-style-type: none"> • The proposal retains the significant landform (primary ridges, valleys, watercourses etc) and topography. Cut and fill for roads, infrastructure and new development is minimised where possible. • The proposal retains the rural character of the place (grassed slopes and trees) with new landscaping (tree and shrub plantings and grasses) favouring native rather than exotic species in keeping with the character and also minimising formal plantings, gardens, avenues of formal tree plantings etc. • The proposal retains significant landscape elements including the dams (albeit modified for safety/ compliance), and a substantial section of the remnant vineyard trenching (incorporating part retention as existing, part reinterpretation with new vineyard plantings and part removal, with new lawn burials following the site contours and assisting to interpret the extent of the former trenching and the landform). • The proposal has sought from the outset to minimise impacts on views and vistas, with very careful consideration of burial typologies across the site. Burials within the southernmost portion of the site (within the no build area) are limited to lawn burials and some areas of ash interments to minimise visual impacts and retain the character of grassed slopes. Lawn burials also follow the contours to minimise impact on the landforms. <p>Within the proposed SHR extended curtilage area (refer to Figure 54) burials again are predominantly lawn burial and ash interments with limited areas of burial rooms proposed.</p> <p>Each of the said burial rooms across the site has been modelled to determine the individual memorialisation feasible within the burial room. There are 3 specific typologies to be used within the rooms, with varying</p>

QUESTION	DISCUSSION
	<p>heights of memorials (refer to section 5.3) and have only been proposed for use where 3D modelling has determined that they will not be visible from main internal and external roads or from the significant Varroville Homestead and therefore that they will not impact on the significant views and character of the place.</p> <ul style="list-style-type: none"> • New development is proposed in conjunction with the cemetery use (including the proposed chapel, café, function room, administration building, workshop and gatehouse as well as shelters and crypts). These have been sympathetically sited to minimise visual impacts and have been designed to specifically respond to their respective locations, with the form of buildings influenced by topography and the undulating form of the landscape. The proposed development is also sympathetic in its materiality, including natural materials and palettes, of timber and stone. • The proposal also seeks to mitigate potential impacts to the Varroville homestead, through: <ul style="list-style-type: none"> ○ providing a no burial buffer zone around the boundary of the homestead (to 10m), ○ providing screening to the northern boundary of the driveway and the western property boundary to mitigate any views to the proposed burial room, ○ sympathetic tree selection and siting in proximity to the homestead, utilising native species so as not to compete with the significant cultural landscape plantings within the Varroville Homestead site, and random siting to ensure an informal rural character persists, ○ setting the road in proximity to the house (to the northeast) below ground level to minimise visual impacts and ensure that remnant trenching retains its visual prominence in the vista, and ○ maintaining views and vistas to other historic homesteads and to the chain of dams. <p>The proposal also has considerable heritage and other benefits incorporating the following:</p> <ul style="list-style-type: none"> • The proposal provides for the conservation and restoration of the highly significant outbuildings, namely the Cottage, the former Coach House, and the slab hut, all of which are in poor condition and in varying states of collapse and dereliction.

QUESTION	DISCUSSION
	<ul style="list-style-type: none"> • The proposal also provides for the adaptive reuse of the cottage and former coach house for education and interpretive purposes. • The proposal provides for the regeneration of substantial areas of significant CPW and MSW. • Bunbury Curran Hill is one of the highest hills in the local area and provides panoramic views across the site and broader district views. The proposal manages the invasive African Olive and reinstates these important vistas, and moreover, makes the hill publicly accessible (where it is presently private property) so that all may share in these vistas. • Heritage interpretation is a critical aspect of the landscape design and the subject proposal provides for extensive interpretation of the significant European and Aboriginal values as an integrated part of site design and planning.
<p>The following aspects of the proposal could detrimentally impact on heritage significance.</p> <p>The reasons are explained as well as the measures to be taken to minimise impacts:</p>	<p>The proposed use is permissible in the LEP (refer to section 6.2.1 above) and whilst it does necessitate change to the rural landscape and significant landscape elements, Macarthur Memorial Park has been designed in response to the heritage character of the place and with the express intent to maintain and conserve the scenic and rural qualities of the place, as well as the colonial landscape. The proposal will not detrimentally impact on the heritage significance of the place as a remnant of the early (c.1810) Varroville Estate or compromise its legibility as the former setting of Varroville House.</p> <p>The proposal does include works to the significant remnant vineyard trenching. It is acknowledged that historical aerials illustrate that the trenches once covered a substantial area of the southern portion of the site, surrounding the house, and the trenches are of high archaeological and heritage significance. The proposal includes removal of more degraded sections, and conservation and reinterpretation of a substantial section of the trenches on the knoll to the northeast of the Varroville homestead. The present use of the site for cattle grazing has contributed to the degradation of the trenches particularly on the lower and flatter sections of the site.</p> <p>The retained sections will serve to interpret the vineyard, and is further enhanced by the proposed reinterpretation with new vineyard plantings. Lawn burials are proposed in the areas where the trenches are removed, and the burials will follow the contours assisting to interpret the landform and further extent of the trenching.</p>

QUESTION	DISCUSSION
<p>The following sympathetic solutions have been considered and discounted for the following reasons:</p>	<p>It is considered that overall the proposal is sympathetic to the heritage character of the place for reasons detailed above.</p>
<p>Demolition of a building or structure</p> <p>Have all options for retention and adaptive re-use been explored?</p> <p>Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?</p> <p>Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?</p> <p>Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?</p>	<p>The proposal includes demolition of buildings within the outbuildings precinct, specifically the timber barn (due to condition), the dairy (of neutral significance) and associated ancillary shed buildings. As assessed above, the loss of these elements will not significantly impact on the heritage significance of the place. These buildings are proposed for demolition either due to derelict or ruinous condition or as ancillary buildings of no contributing value. The significant cottage, former coach house and timber slab hut are retained and conserved, and the precincts associations with the Varroville homestead remain able to be interpreted.</p>
<p>Partial Demolition</p> <p>Is the demolition essential for the heritage item to function?</p> <p>Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?</p> <p>Is the resolution to partially demolish sympathetic to the heritage significance of the item?</p> <p>If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?</p>	<p>The proposal includes partial demolition of the cottage as set out above, including removal of the rear 1950s wing and internal partitioning as well as kitchen and WC fit outs. The proposed works are consistent with the CMP policy and affect only fabric of low or neutral significance. The proposal is sympathetic and facilitates the reinterpretation of the original configuration and use of the interiors, as well as the proposed adaptive reuse for educational and interpretive purposes.</p> <p>Demolition is not a result of the condition and the original fabric will be made good following the demolition.</p>
<p>Major additions</p> <p>How is the impact of the addition on the heritage significance of the item to be minimised?</p> <p>Can the additional area be located within an existing structure? If not, why not?</p>	<p>The proposal is for the development of new cemetery and recreation area on the site, including all associated site facilities and infrastructure. This includes:</p> <ul style="list-style-type: none"> • The landscape design of the entire site and planting strategy, as well as tree removal; • Burial areas and memorialisation;

QUESTION	DISCUSSION
<p>Will the additions tend to visually dominate the heritage item?</p> <p>Are the additions sited on any known or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?</p> <p>Are the additions sympathetic to the heritage item?</p> <p>In what way (e.g. form, proportions, design)?</p>	<ul style="list-style-type: none"> • Site access and parking including internal road and footpath network, onsite carparking and four vehicle crossovers onto St Andrews Road; • Construction of new buildings on the site and the ancillary use of the buildings in association with the cemetery and public parklands; • Heritage interpretation of Aboriginal and European historical elements of the site and locality; • Public art sculptures; • Site works including excavation, fill and dam wall stabilisation; and • Services and infrastructure. <p>The proposal has been variously assessed above.</p>
<p>Change of use</p> <p>Has the advice of a heritage consultant or structural engineer been sought?</p> <p>Has the consultant's advice been implemented? If not, why not?</p> <p>Does the existing use contribute to the significance of the heritage item?</p> <p>Why does the use need to be changed?</p> <p>What changes to the fabric are required as a result of the change of use?</p> <p>What changes to the site are required as a result of the change of use?</p>	<p>This DA seek approval for the use of the site as a “<i>cemetery</i>”, “<i>lawn cemetery</i>” and “<i>recreation areas</i>” as defined in the Campbelltown Local Environmental Plan 2015 (CLEP 2015). The “<i>cemetery</i>” and “<i>lawn cemetery</i>” uses are referred to as the memorial park to reflect the contemporary landscape design of MMP. The “<i>recreation areas</i>” are referred to as the public parklands.</p> <p>Approximately one third of the site is to be developed as public parklands and two thirds of the site are to be developed as a memorial park. The public parklands are located along the St Andrews Road alignment, throughout the escarpment zone in the north eastern portion of the site and surrounding existing water courses and bodies on the site.</p> <p>The proposed use is permissible in the LEP (refer to section 6.2.1 above) and whilst it does necessitate change, MMP has been designed in response to the heritage character of the place and with the express intent to maintain and conserve the scenic and rural qualities of the place, as well as the colonial landscape.</p>
<p>New development adjacent to a heritage item</p> <p>How does the new development affect views to, and from, the heritage item?</p> <p>What has been done to minimise negative effects?</p> <p>How is the impact of the new development on the heritage</p>	<p>MMP surrounds (but excludes) the state heritage listed Varroville House. As detailed in section 6.1, extension of the SHR curtilage for the house has been proposed (although not yet gazetted), which incorporates part of the subject site.</p> <p>Views have been assessed variously in the LEP/DCP and CMP provisions above. As set out in question 1 of the Heritage Office Guidelines above, the proposal seeks to mitigate potential impacts to the Varroville homestead, through providing a no burial buffer zone around the boundary of the homestead (to 10m), providing screening, sympathetic tree selection and siting</p>

QUESTION	DISCUSSION
<p>significance of the item or area to be minimised?</p> <p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits?</p> <p>If so, have alternative sites been considered? Why were they rejected?</p> <p>Is the new development sympathetic to the heritage item?</p> <p>In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item?</p> <p>How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<p>in proximity to the homestead, utilising native species, designing roads to have minimal visual impact, maintaining views and vistas to other historic homesteads and to the chain of dams. The proposal also conserves and restores the significant outbuildings, which will serve to enhance their contribution to the setting of the main homestead.</p> <p>The proposal provides for the use of the site as a cemetery and public parklands. The use allows development in keeping with the LEP, whilst also allowing for the sensitive scenic and cultural landscape qualities of the site to be retained and conserved.</p> <p>As set out in section 6.1, extension of the SHR curtilage has been proposed although not yet gazetted. Development within the area of the extended curtilage includes proposed parkland in the area of the dams while the proposed cemetery area is dominated by lawn burials. Question 1 above details ways in which the proposal seeks to mitigate potential impacts to the Varroville homestead. Essentially, the proposal retains the significant rural and scenic landscape qualities, as well as significant landscape and built form elements which distinguish it as part of the setting and colonial landscape of the homestead.</p> <p>Historical and Aboriginal archaeological potential were identified in the submitted CMP and subsequent reporting, which in turn has informed the development of the proposal. Aboriginal archaeological test excavation has been undertaken by Artefact heritage (reference should be made to the SEE Appendix Z) and AHIP will be required prior to the commencement of works within the study area, however the significance is not such that it precludes development in these areas.</p> <p>New development has been assessed in question 1 above.</p> <p>The public will in fact have an unprecedented access to the site, with the cemetery and parkland use, where the site was previously private property.</p>
<p>Re-roofing/re-cladding</p> <p>Have previous (including original) roofing/cladding materials been</p>	<p>The proposal includes restoration of the shingled roofs and roof structure to the cottage and former coach house, as well as maintenance/ replacement of the galvanised sheet roof over.</p>

QUESTION	DISCUSSION
<p>investigated (through archival and physical research)?</p> <p>Is a previous material being reinstated?</p> <p>Will the re-cladding effect the conservation of the fabric of the heritage item?</p> <p>Are all details in keeping with the heritage significance of the item (e.g. guttering, cladding profiles)?</p> <p>Has the advice of a heritage consultant or skilled tradesperson (e.g. slate roofer) been sought?</p>	<p>On the former coach house, it is proposed to install new galvanised guttering with an ogee profile (in keeping with the period of construction) and circular 90mm DIA downpipes to east and west elevations and connect to new stormwater drainage system.</p> <p>New edge rolls to the gables and ridge capping and new lead soakers are proposed to the north chimney of the cottage. As with the former coach house, new galvanised steel ogee gutters and round downpipes are proposed, connecting to a new stormwater drainage system.</p>
<p>New landscape works (including car parking and fences)</p> <p>How has the impact of the new work on the heritage significance of the existing landscape been minimised?</p> <p>Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?</p> <p>Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?</p> <p>Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?</p> <p>How does the work impact on views to, and from, adjacent heritage items?</p>	<p>Refer also to the first question in the table above, which details how the proposal is sympathetic to the cultural and scenic landscape.</p> <p>The proposal provides for the retention, conservation and reinterpretation of significant landscape elements such as the dams, the former vineyards, the former carriage drive and the interpretation of missing elements such as kitchen gardens and orchards. This will be enhanced and informed by proposed archaeological test excavation, proposed pending the resolution of the DA and subject to any relevant permits.</p> <p>The CMP was informed by specialist landscape heritage advice from MUSEcape Heritage. MUSE cape has also reviewed the subject application and provided advice with regard to proposed landscaping, tree species etc.</p> <p>Archaeological potential has been addressed above.</p> <p>Views have been variously assessed in the LEP/DCP and CMP provisions above.</p>
<p>Tree removal or replacement</p> <p>Does the tree contribute to the heritage significance of the item or landscape?</p> <p>Why is the tree being removed?</p>	<p>The proposal retains significant CPW and MSW wherever possible, with tree removal proposed only for dangerous trees or trees on the edge of roads and dams. As detailed in the Travers Tree Assessment Report, twenty-eight (28) trees within the subject site (1.97%) will require removal for the future development as they are located within or in close proximity to the development footprint. Ninety-one (91) out of the one thousand four hundred and eighteen (1,418) assessed trees</p>

QUESTION	DISCUSSION
<p>Has the advice of a tree surgeon or horticultural specialist been obtained?</p> <p>Is the tree being replaced? Why? With the same or a different species?</p>	<p>(6.42%) are recommended for removal due to their poor condition (refer to the tree removal plans by Travers Bushfire & Ecology P/L – Tree Assessment Report - submitted with the SEE).</p> <p>With regard to roads, impact on tree plantings has been mitigated by locating roads to avoid trees and hence minimising tree removal. Tree removal is also mitigated by extensive regeneration of CPW and MSW across the site.</p>

7. CONCLUSION AND RECOMMENDATIONS

The Macarthur Memorial Park proposal is underpinned by a strong understanding of the heritage values and significance of the place (including natural and scenic values, built form, the cultural landscape, views and vistas, European and Indigenous archaeology etc). This has informed every aspect of the proposal, from the treatment of the landscape, the location and development of different types of memorialisation, tree and shrub plantings (species and siting), siting of roads and infrastructure, siting and architectural design of new buildings, the conservation and adaptive reuse of the outbuildings precinct, WSUD and treatment of the dams, conservation and reinterpretation of significant landscape elements, provision for public art, and regeneration of CPW/ MSW.

The result is a highly considered proposal that not only retains and conserves but also celebrates the heritage aspects of the place. The proposal is supported and is recommended to Campbelltown Council for support, subject to the following recommendations:

- The former Varroville Estate should be subject to archival recording prior to any demolition or earthworks, in accordance with the CMP policy, Heritage Division guidelines and subject to DA conditions of consent. The archival should include (but is not limited to) significant landscape features (dams and remnant trenching) and built elements proposed for demolition (i.e. within the outbuildings precinct).
- Heritage interpretation is a critical aspect of the design and the subject proposal provides for extensive interpretation of the significant European and Aboriginal values as an integrated part of site design and planning. The Heritage Interpretation Strategy should be further expanded including development of detailed interpretation briefs, informed by archaeological test excavation, stakeholder consultation and any additional historical research. Delivery of heritage interpretation should be subject to DA conditions of consent.

8. BIBLIOGRAPHY AND REFERENCES

8.1. BIBLIOGRAPHY

- Architectural Projects, 2017, *Macarthur Memorial Park, Varroville Outbuildings, 166-176 St Andrews Road, Varroville, Conservation Works and Maintenance Schedules*
- Artefact Heritage, 2017, *Macarthur Memorial Park, Varroville, Preliminary Test Excavation Report*. Report to Catholic Metropolitan Cemeteries Trust,
- Catholic Metropolitan Cemeteries Trust, 2017, *Plan of Management*,
- Department of Lands 2011, Spatial Information Exchange, Department of Lands, Sydney, available at: <<http://imagery.maps.nsw.gov.au/>>.
- FJMT Architects, 2017, *Macarthur Memorial Park, DA Report, Design Statement*, Catholic Metropolitan Cemeteries Trust
- Florence Jaquet Landscape Architect, 2017a, *Macarthur Memorial Park, Landscape Design Response*,
- Florence Jaquet Landscape Architect, 2017b, *Macarthur Memorial Park, Public Art Strategy*,
- Florence Jaquet Landscape Architect, 2017c, *Macarthur Memorial Park, Interpretation Strategy*,
- Google Maps 2011, Aerial view of subject site, available at: <<http://maps.google.com.au/maps?hl=en&tab=wl>>.
- Narelle Sonter Botanica, 2017, *Landscape Specification Plantings Works, Macarthur Memorial Park, Varroville*
- NSW Roads and Traffic Authority 2005, *From the Skies: Aerial photographs of Sydney in 1943*, CD-ROM, NSW Roads and Traffic Authority, Surry Hills.
- Richard Lamb and Associates, 2017, *Development Application Macarthur Memorial Park, 166-176 St Andrews Road, Varroville*. Visual Assessment report prepared for the CMCT.
- RP Data 2011, Property Information search of subject site, available at: <<http://www.rpdata.net.au/>>.
- Telstra Corporation 2011, *WhereiS.com*, Digital Maps, Telstra Corporation, available at: <<http://www.whereis.com/whereis/map.do>>.
- Travers Bushfire and Ecology, 2017, *Tree Assessment Report, 166-176 St Andrews Road, Varroville*
- Urbis 2015 (amended 2016), *Conservation Management Plan: Varroville Estate: 166-176 St Andrews Road Varroville*, (in conjunction with Artefact Heritage and MUSEcape Pty Ltd.)
- Urbis 2016, Supplementary information relating to the CMP provided by letter by Urbis on 22 August 2016
- Virtual Ideas, 2017, *Visual Impact Study, Macarthur Memorial Park, St Andrews Road, Varroville – Development Application*

8.2. REFERENCES

- Apperly, R., Irving, R. and Reynolds, P. (eds) 2002, *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus and Robertson, Pymble.
- Australia ICOMOS 1999, *The Burra Charter: 2013 The Australia ICOMOS Charter for Places of Cultural Significance*, Australia ICOMOS, Burwood.
- Heritage Office and Department of Urban Affairs & Planning 1996, *NSW Heritage Manual*, Heritage Office and Department of Urban Affairs & Planning (NSW), Sydney.
- Heritage Office 2001, *Assessing Heritage Significance*, Heritage Office, Parramatta.

[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

DISCLAIMER

This report is dated 3 October 2017 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Catholic Metropolitan Cemeteries Trust (**Instructing Party**) for the purpose of Heritage Impact Statement (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.



BRISBANE

Level 7, 123 Albert Street
Brisbane QLD 4000
Australia
T +61 7 3007 3800

MELBOURNE

Level 12, 120 Collins Street
Melbourne VIC 3000
Australia
T +61 3 8663 4888

PERTH

Level 14, The Quadrant
1 William Street
Perth WA 6000
Australia
T +61 8 9346 0500

SYDNEY

Level 23, Darling Park Tower 2
201 Sussex Street
Sydney NSW 2000
Australia
T +61 2 8233 9900