



1955 aerial – detail showing the main house, outbuildings, remnants of the original drive from St Andrews Road (with new avenue of tree plantings) extensive contours indicating vineyard trenching along with outbuildings (Urbis 2015) Vineyard Trenching (early and later). Earlier ones possibly based on Roman methods

### SIGNIFICANT LANDSCAPE ELEMENTS:

OUTBUILDINGS, VINEYARD TRENCHING, DAMS, VIEW LINES

Remnant Varroville estate showing Varroville, its outbuildings, the vineyard trenching, the dams and the views in the wider landscape setting - CMCT flyover (Urbis 2015)





### **OUTBUILDINGS PRECINCT**

Several early buildings survive on the former estate that testify to early phases of use of the site, including outbuilding structures (two of which are dated to the early 19<sup>th</sup> century, one - possibly Robert Townson's first house on the site - being among the earliest surviving cottages in the State) and a substantial archaeological resource associated with them.



### VINEYARD TRENCHING

'Varro Ville's remnant vineyard trenching, directly linked to original grantee Dr Robert Townson, is rare in Australia on account of its unusually extensive area, its very early period, its unusual trenching patterns relative to the topography and its dual function as a means of intercepting rainfall and runoff for water conservation (it is also possibly unique in an Australian context as a vineyard apparently inspired directly from ancient Roman writers on agriculture).

A section of the vineyard trenching (visible as dark green bands around the contours) at Varroville along the eastern-facing slopes of the eastern valley. The fence of Lot 21 to the right is making an arbitrary and artificial division across the lines of trenching (OPP 2016)

Visible extent of vineyard trenching at Varroville on the 1956 aerial photograph (OPP 2016)

## EY TO SYMBOLS naller dams evident in the 1947 aerial that remain and may be from the 19th century (possibly 1830s) rlier dams evident in 1947 that have been subsumed into mid-20° century dam structures Possible early dams requiring site investigation for confirmation

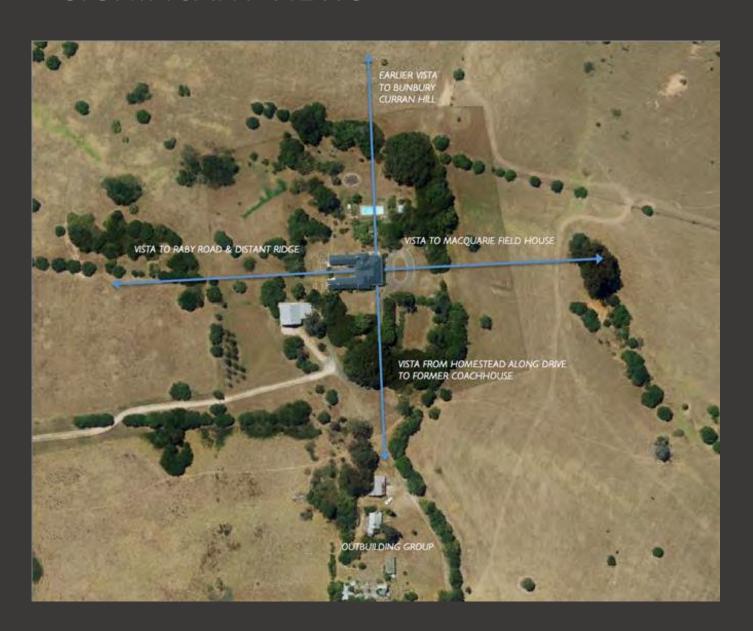
Possible early dam sites near the Varroville estate core—1947 aerial photo (OPP 2016)

# EVIDENCE EARLIER DAMS AND WATER MANAGEMENT

Through its documentary and largely intact physical evidence, the Varroville cultural landscape also demonstrates one of the earliest systematic attempts at water conservation in Australia' (OPP 2016, p108). Varroville, through the Sturt dams and <a href="modified">modified</a> watercourses from the Sturt period and the large underground water tank c.1858 that extends westwards from the ends of the wings of the house illustrates early recognition of the importance of water conservation to colonists in NSW.

Sturt later cited Varroville as a model of water conservation during his term as Assistant Commissioner of Lands in South Australia. "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 severe drought I not only fed 180 head of stock on 1,000 acres (of which 350 was under cultivation), but I permitted 19 families to supply themselves from my tanks".

### SIGNIFICANT VIEWS



Key view axes from the homestead demonstrating its siting rationale (OPP 2016)

The Varro Ville estate landscape setting holds exceptional aesthetic value for its ability to demonstrate a rare surviving example in NSW of an English landscape park approach to estate planning indicating an awareness of the highly influential work of landscape pioneers Capability Brown and Humphry Repton.

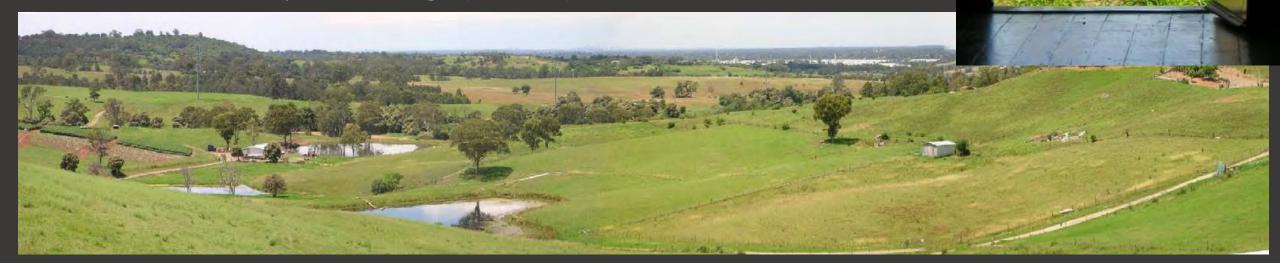
The Varro Ville homestead also demonstrates former Colonial Architect William Weaver's awareness of classic country villa siting, formal planning and design principles espoused by ancient European writers such as Pliny the Younger and Renaissance architects such as Leon Battista Alberti and Andrea Palladio.

Front elevation of Varroville homestead (OPP 2016)



Axial view from the rear door of Varroville homestead through to the hill to the west, with Raby Road (horizontal line near summit visible (OPP 2016)

View from the distinctive hill past Raby Road to Varroville (reversal of axial view from rear of homestead – photo to the right (OPP 2016)



### Significant views of the enlarged dams from the Varroville living room window





Image above by Rudolph Ackermann (1764-1834) showing 'preferred' pastoral view from a grand house



Closer view of the dams from the living room window

An essential component of Varro Ville's ability to demonstrate notions of classic villa planning and Reptonian landscape typologies is that its impressive picturesque views (to and from the homestead core) are an integral part of its significance- the homestead cannot be seen in isolation from its visually cohesive landscape setting' (OPP 2016, p108).

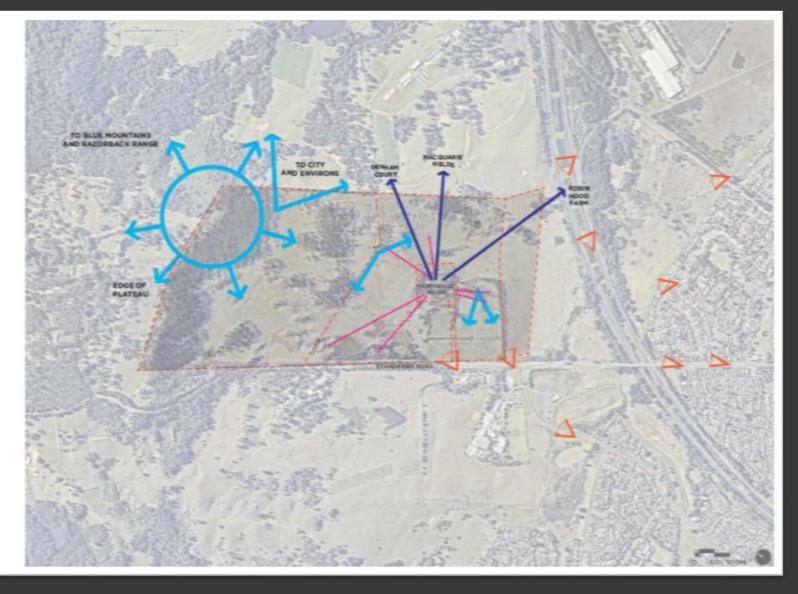


Panorama to the estate core from the north east – homestead location indicated (OPP 2016)



Panorama to the estate core from St Andrews Road (across the western valley) – homestead location indicated (OPP 2016)

## LANDSCAPE PLAN: VIEWS AND VISTAS



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Slide 8 from CMCT/URBIS presentation to Heritage Council 6 September 2018 and included in the SHRC package at their meeting of 28 September 2018 when they considered the Rec to List – note key views from Varroville Homestead to the former Vineyards, Outbuildings and Dams are recognised.



Legend

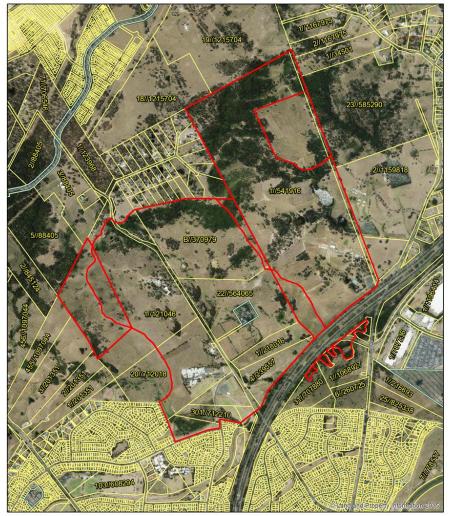
LGAs

Suburbs

Proposed Curtilage

SHR Curtilage

Land Parcels



State Heritage Register - Proposed Curtilage for Investigation:

Varroville Curtilage Extension

Scale: 1:20,000 @A4 Datum/Projection: GCS GDA 1994

Date: 8/08/2016



Image 1 (Option 1) Left is the curtilage that was recommended by the 'Curtilage Study – Varro Ville'. This was presented to the SHRC meeting in September 2016. This option was not recommended to be investigated because it was very large and it included areas of significance that are also part of the St. Andrews Estate to the south-west of St Andrews Road.

Image 2 (Option 2) right was the minimum curtilage recommended by the study deemed acceptable by the nominators, which includes all areas of significance considered in the 'Curtilage Study – Varro Ville'. This option was not pursued as it is large, non-contiguous and includes areas of significance that are also part of the St Andrews Estate to the southwest of St Andrews Road.

#### **Heritage Council of New South Wales**





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

0 300 600 1,200 Meters w Scale: 1:20,000 @A4 Datum/Projection: GCS GDA 1994

Carlor Light Carlor Light Carlor Light Carlor Light Carlor Land Parcels

Legend

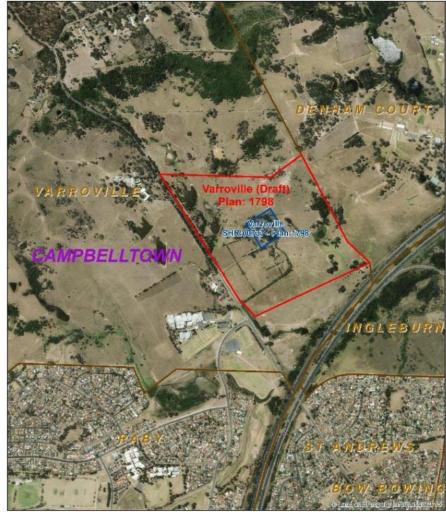
Proposed Curtilage

SHR Curtilage

2017

Date: 20/06/2017





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

125 250 500 Meters

Scale: 1:13,000 @A4 Datum/Projection: GCS GDA 1994

Date: 9/05/2017

Legend

✓ Proposed Curtilage

SHR Curtilage

LGAs

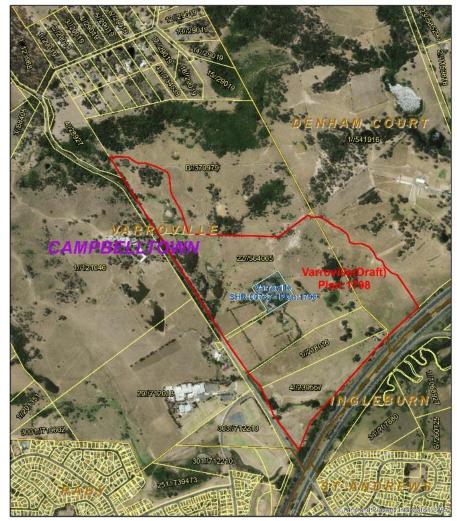
Suburbs

**Image 4 (Option 8)** <u>left</u> is curtilage options that were based on the Campbelltown's LEP (2017 Amendment) but were discounted as not capturing enough of the significant values of Varroville's wider landscape.



Image 5 <u>above</u>: CMCTs preferred curtilage (Blue) overlaid on the LEP boundary (red): The blue outline is the CMCT's preferred curtilage option from the URBIS CMP for the site, which now only encompasses the homestead, vineyard trenching, outbuildings and former driveway. This option removes the dams and much of the wider Varroville cultural landscape identified in the Orwell & Phillips Curtilage study.





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

0 150 300 600 Meters
Scale: 1:12,000 @A4
Datum/Projection: GCS GDA 1994

Date: 20/06/2017

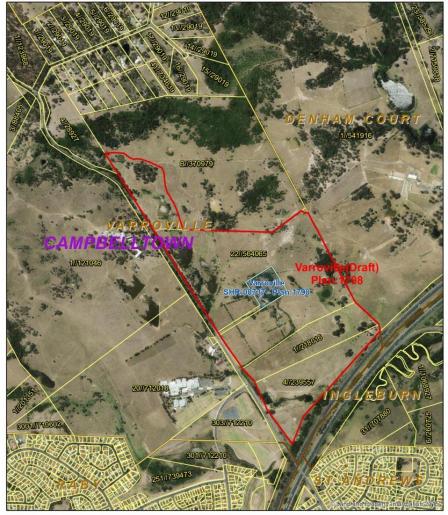


Legend
Proposed Curtilage
SHR Curtilage
LGAs
Suburbs
Land Parcels

Image 6 (Option 6) Left - is a smaller curtilage that includes some of the significant aspects of Varroville's cultural landscape. The features included are Varroville's outbuildings, vineyard trenching, some of the Sturt period dams, southern extent of Townson's original grant to the north of the highway and some important views from and to the Varroville homestead. The views captured include the views to the dams closer to St Andrews Road (from Varroville homestead) and the views towards the middle spur to the north-east of the homestead.

This option was taken to the SHRC prior to giving notice of intention to list. The SHRC amended this Option to that in the following image, to align the eastern boundary of the curtilage to the current lot boundaries.





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

150 300 600 Meters

Datum/Projection: GCS GDA 1994

Date: 7/07/2017

Legend

Proposed Curtilage
SHR Curtilage
LGAs
Suburbs
Land Parcels

### Amended Option 6 (Image 7 on right) was put on Notice of Intention.

- The proposed listing was advertised for public comment from 12 July 2017 to 9 August 2017.
- 37 submissions were received.
- All 37 submissions were generally in support of the listing.
- None were opposed to the listing.
- Of the 37, 18 requested an increased curtilage to match the 'minimum curtilage' recommended in the 'Curtilage Study – prepared by Orwell & Peter Phillips, 2016.
- One submission (from the land owner—Minister administering Environmental Planning and Assessment Act 1979) supported the listing but objected to the inclusion of their land, Lot 4/DP239557, in the curtilage (adjacent to Hume Highway at bottom of the plan) for operational reasons.
- One submission (from Urbis—consultants to CMCT) supported the listing, provided site-specific exemptions could be finalised for their land.
- This curtilage was taken to the SHRC as part of the Recommendation to List.
- The SHRC supported **this curtilage** as they considered it encompassed all the state significant values of the larger Varroville landscape identified in the curtilage study.



- Other listing considerations including need for long term conservation, reasonable economic use and financial hardship were not raised and thus not specifically considered by the Heritage Council.
- Site Specific Exemptions were requested to accompany the listing recommendation however the Heritage Council determined that they would consider these once the development proposal had been finalised.
- The Heritage Council affirms the curtilage it has recommended as it encapsulates the significant heritage values of the Varroville Estate and strikes an appropriate balance between the interests of the stakeholders and heritage protection.