

FIGURE 3.8: MITTAGONG'S THREE MAIN SECTIONS

Source:

R I Jack

particularly since he won a prize at the London Mining Exhibition in 1890.

Unlike Bowral and Moss Vale, the presence of the railway encouraged further industrial development rather than the development of Mittagong as a fashionable resort or country retreat. It became a railway coach building centre. Evidence also remains to illustrate the role of servicing the coal mining industry, servicing the shale oil industry at Joadja and the development of the Maltings as a substantial industry at the turn of the century. Major institutions were established and remain today (e.g. Frensham School and the Renwick Child Welfare Institutions).

During the course of the heritage study it was noted that town form; major routes; and, buildings and structures, industrial, institutional, commercial and residential; all survive to illustrate

the key aspects of the town's development. Existing heritage listings however, do not reflect Mittagong's wealth of historic evidence.

Even without the benefit of a comprehensive survey of the town, at least as many new items of potential heritage significance were noted or surveyed during the heritage study as are currently officially listed. (See Figure 3.9 showing Heritage items currently listed in the core area of the town.)

The need for more appreciation and recognition of the stock of heritage in Mittagong and its environs is even more pressing with the opening of the new Mittagong Freeway by-pass through the Nattai gorge (construction of which destroyed well presented and unrecorded adits of the Fitzroy Company's colliery of the 1840's). At this point in time with its highway role removed, Mittagong is poised to take new directions in its development.

PLATE 55: New Sheffield residences with cast iron verandah columns



Photograph:

J Colleran

Wingecarribee Heritage Survey

Item Location Map

MITTAGONG

Scale: 1:4,000 JRC Planning Services 1991

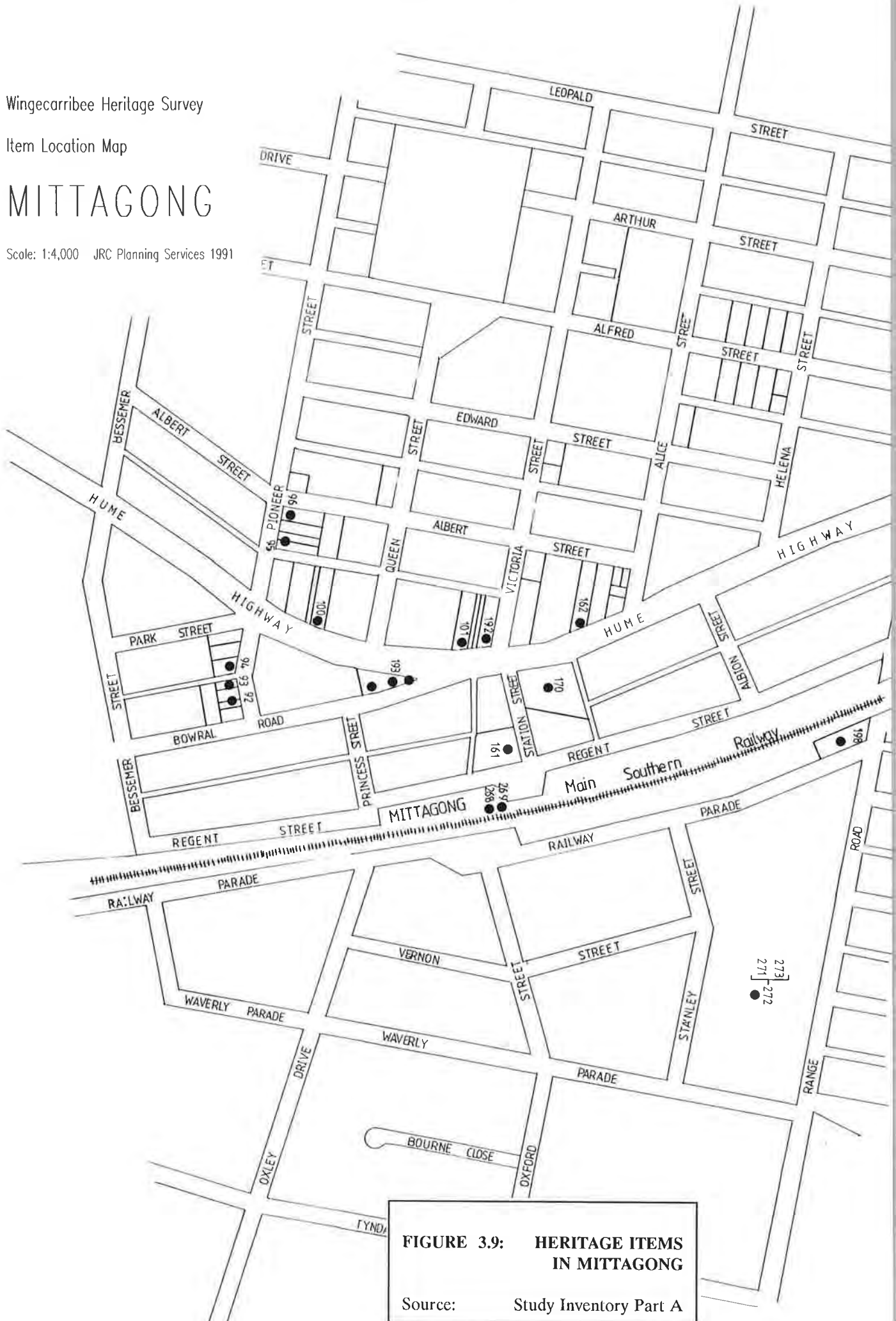


FIGURE 3.9: HERITAGE ITEMS IN MITTAGONG

Source: Study Inventory Part A

MOSS VALE _____ Historic Town

Moss Vale, as with Mittagong, contains evidence of its history of development, which has not been widely recognised or documented.

The impetus for the town's growth and survival is due to the influence of the railway. The land on which Moss Vale stands was previously owned by Charles Throsby as part of his land grant, Throsby Park. Subdivision for the town began around 1864 following news of the coming of the railway which was completed to Moss Vale in 1867. The Moss Vale Railway Refreshment Rooms and former governor's waiting rooms are testimony to the trend to spending summer in the Southern Highlands which was facilitated by the presence of the railway and initiated by the Governor of New South Wales, the Earl of Belmore, at the time. The Moss Vale-Port Kembla railway line, opened in 1932, also contributed to Moss Vale's development.

Moss Vale, like Bowral became a resort destination for Sydneysiders seeking a more temperate climate. Large town and country houses were built with extensive gardens and planted with "English" trees. Prominent Sydney businessmen politicians and professional people had country residences in Moss Vale and its surrounds. A new wave of "retreat" development occurred in town areas in the first decades of the 20th century. While many houses remained as country retreats a number of the larger establishments were converted for use as private schools or resort hotels.

In addition to these factors, the growth of Moss Vale, like Bowral, also benefited from farming developments to the east. The dense rainforest of the Yarrawa Brush surrounding the Wingecarribee Swamp, was ignored by the early pastoralists and was thus available to small farmers after the Free Selection Acts of 1861. After clearing and burning the brush, the settlers ran cattle and grew potatoes turning to dairying. The cattle markets at Moss Vale were of importance and the town serviced the farming community for needs which could not be satisfied in the smaller rural settlements.

Development of streets and construction of buildings which commenced in the 1860's is in evidence today. East, Railway and Argyle Streets and the Yarrawa Road were among the earliest developed streets. Although many allotments

were the standard 330 x 66 foot parcel, the layout was not confined to the Darling Grid Plan. The railway station, post office and the nearby hotel were the first major buildings and still stand today.

The railway and grazing base of the town is now being expanded. Government departments and services are growing and the town is expanding to the west and east along the Unanderra railway line. The new functions and increased population growth create a need for a greater awareness and nurturing of heritage items noted and surveyed during the study, which reflect the range of influences on the development of Moss Vale. Places such as the Moss Vale Post Office, the Catholic, Uniting and Presbyterian churches, Dormie House, and many commercial buildings and dwellings noted or surveyed during the Heritage Study are not currently recognised on official listings.

PLATE 56: Moss Vale Post Office



Photograph:

M McNeill

3.4 COUNTRY ESTATES

Summer town houses, rural estates, weekenders, hotels and retirement homes are all part of the tradition of country retreats in the Southern Highlands. This tradition received its main impetus from the vice-regal presence in the area which had its genesis in the summer holidays taken in rented accommodation (Throsby House) during the 1860's and later the Governor's own summer residences which were established (e.g. Hillview). The development of these estates extended from a core area around Bowral, Moss Vale and Sutton Forest as far as Robertson in the east.

Over a period of time, the late Victorian enthusiasm for the Southern Highlands and the Blue Mountains lost its momentum as financial fortunes changed and the cost of farm and domestic labour increased. Some country retreats were converted for institutional uses, particularly during the World Wars. Others became private schools and hotels which are now well known institutions themselves. In recent decades there has been a revival of interest in town and country properties of the Southern Highlands

Today, the large numbers of town and country retreats, with their well detailed architectural styles and extensive gardens and tree planting, themselves contribute to the distinctive character of Wingecarribee. Town areas which contain concentrations of these residences and rural landscapes with distinctive planting patterns are widely recognised as attractive places to live.

The social, as well as the built, environment, has also been influenced by the development of country estates. Many places have strong associations with prominent individuals, families and groups. In addition to the early colonial landowners, country property ownership became the province of many politicians, members of the judiciary, mercantile and commercial family dynasties, newspaper publishers and financiers. While the Southern Highlands shared something of the "hill station" attributes of the Blue Mountains, the area attracted more owners who were interested in creating large rural estates and fewer of those in artistic and literary circles. In a number of instances, prominent owners and their guests have left a permanent reminder of their presence by planting individual tree specimens with commemorative plaques or by the

development of horticultural collections or by massed tree plantings.

The heritage significance of the country retreats of the Southern Highlands is as a substantial but unique array of buildings and landscapes each with individual architectural and landscape characteristics. Many are recognised as outstanding examples of their style of architecture or gardens at the State level. They represent all periods from colonial homesteads to recognised inter-war styles. The tradition of summer retreats and the associations and networks of prominent people have also been an important aspect of the history of NSW.

At the time of construction many properties represented the "latest" in architectural fashion or garden style. Examples of the substantial gardens are discussed in Section 3.5. The range and excellence of architectural styles of both town and rural retreats is illustrated in Plates 57-62 which follow. These photographs show residences which are widely acknowledged to be of architectural significance at the State level for styles of architecture from the Colonial to the Inter-war period. A discussion of each follows:

Oldbury is significant as an early and stylistically rare representative of Colonial Georgian country house (its lack of a verandah making it a reasonable contemporary English Georgian farmhouse). The building's significance is further enhanced by its extensive and attractively landscaped setting with mature 19th century trees; the quality of its original craftsmanship and detailing, its aesthetic integrity; and, the high degree of intactness of original features and fabric (assisted by careful and appropriate conservation). (*Browley* is also an excellent example of an early homestead, still in its rural setting and little altered since the last century.)

Wingecarribee is significant within the state as a fine and rare example of a Victorian prefabricated iron house, this significance being enhanced by the high degree of intactness or original fabric and the quality of its Italianate detailing. It is thought to be the only house of its kind in NSW and a rare example within Australia. The building has local aesthetic significance as an attractive landmark sited on the top of Oxley's Hill. The building also has significance within the

town and region through its association with an early pioneer of the area, Henry Molesworth Oxley, the house actually being built by Oxley as part of the early settlement. This significance has been further enhanced by the house's continued ownership and occupation by the Oxley family.

The Rift is significant to the local community as one of the large Victorian "Gentlemen's Residences" in the area which provide evidence of the pattern of settlement in Bowral associated with the building of "summer houses" in the Southern Highlands - it provides evidence of the economic prosperity in the region during the 19th and early 20th century period. The building also has considerable regional and statewide aesthetic significance as a rare, idiosyncratic, remarkably intact example of a Victorian Italianate villa with "Moorish" inspired decoration, this significance being enhanced by the sound condition and high degree of intactness of original features and fabric, particularly the Indian influenced iron lace.

Highfield House is significant through its associations with the development of the Southern Highlands as a place of rural retreats. It is also a representative example of the State level of the Queen Anne Revival style of English domestic architecture of the period.

Bidura is significant in illustrating the period of rapid development in Bowral which took place through subdivision for rural retreats from 1917 to 1921. It is also significant in contributing to the creative accomplishment of 20th century architectural design in both the local region and state as a particularly fine and intact representative of an Inter-war Californian Bungalow and displays a high degree of integrity in its aesthetic qualities.

Glen Ridge is significant in contributing to the creative accomplishment of mid 20th century architecture design in both the local region and state. The building is a substantial and relatively intact (if idiosyncratic) example of an Inter-war "Mediterranean Revival" inspired "gentleman's residence". It also has significance within the local community as evidence of the towns popularity and consequence as a residential area during the

early to mid 20th century period for rural retreats.

On the rural properties, the most recent agricultural or stock breeding methods were often employed and a substantial investment was made in terms of agricultural outbuildings.

Over the years, some properties were allowed to decline and others were altered. In recent years many have been re-furbished, some with meticulous regard for the original features while others have been subjected to major changes. Overall, the majority of places reflect changes over time. One of the few properties to remain relatively unchanged however, is "Rotherwood".

The "*Rotherwood*" estate is the quintessence of the country retreat tradition, it's significance being enhanced by the relative intactness of the property as a whole and of the individual buildings. The property of 164 acres was established in 1880 by Christopher Bennett, proprietor of the "Sydney Evening News". It consists of a sandstock brick homestead of 150 squares. The homestead has a full size separate Billiard Room, a Croquet Lawn, a full size Garden Dolls House, a Glasshouse with a boiler room for heating, a Tennis shelter and change room, and service wings. There are horse stables and other farm buildings appropriate to the blood stock activities and grazing pursuits. The gatehouse is significant in its own right as an elaborate and picturesque example of a Victorian estate gate lodge with much intact and finely crafted detailing in the Tudor Revival style, including original gates.

This heritage resource embodied in the country estates of the Southern Highlands is worthy of careful attention to the significance of these items. This need not involve an onerous imposition of tight control on the ability of owners to make changes to properties. In Ku-ring-gai Municipality, an area with a similarly large number of architectural 'gems', an understanding of some important principles which are relevant, is being encouraged. A Ku-ring-gai conservation newsletter points out that:

"Conservation is all about prolonging the existence or the usefulness of resources, and knowledgeable maintenance is perhaps the most influential and under-rated aspect of conserving a heritage building or place.

Looking after a house, as and when some part of its fabric requires attention, is traditionally part of the

PLATE 57: Oldbury Homestead



PLATE 58: Wingecarribee Homestead



Photographs:

M McNeill

PLATE 59: The Rift



PLATE 60: Highfield House



Photographs:

M McNeill

PLATE 61: Bidura



PLATE 62: Glen Ridge



Photographs:

M McNeill

PLATE 63: Rotherwood homestead with billiard room on left and croquet lawn in front



Photograph:

J Colleran

PLATE 64: Doll's house, Rotherwood



Photograph

J Colleran

PLATE 65: Rotherwood Gate house



Photograph:

M McNeill

Australian homeowner's lot. In our increasingly wealthy and sophisticated society, it appears that more and more this work is done by hired tradespersons or "specialists" who know "what to do".

....It is absolutely essential that tradesmen working on heritage buildings be experienced in traditional building construction, and know that modern materials such as cement must be carefully used. Knowing what not to do can be just as valuable as knowing about the traditional techniques of building, and the behaviour of the materials found in older houses.³⁰

In addition, where changes are considered necessary for the comfort and convenience of a present owner, consideration should be given to making changes which are not permanent alterations so that later owners may chose to revert back to the original fabric or configuration. A simple example would be the retention of an entry gate if access arrangements to a property are changed. In this way the significant fabric of the building or garden may be retained for future generations to understand or enjoy.

Outbuildings are important elements. Stables, coachhouses, barns, pigeon lofts, gatekeepers cottages and other agricultural buildings are an integral part of country estates. These outbuildings should be conserved as an integral part of estates. Many are more original than the residences with which they are associated. Some have been separated by subdivision (for example, Laurel House outbuildings at Burradoo and the former Eridge Park buildings at East Bowral). In these instances it is useful to retain a sense of association, at very least, by naming the building with reference to its estate and function name (for example, the Eridge Park Gatehouse).

Similarly it is useful to be able to recognise major plantings and gardens associated with the original properties even where subdivision has occurred. A recent exercise undertaken by landscape architecture students from the University of Canberra traced the original hawthorn hedges and major trees planted by the Hon. J MacIntosh, the original owner of Laurel House, Burradoo.

3.5 GARDENS AND TREEPLANTING

Introduction

One of the notable features of the Southern Highlands is the vegetation of the area, both the natural vegetation and introduced plantings. This section might more properly be titled 'Parks, Gardens and Special Trees', using the terminology adopted by the Australian Heritage Commission to cover:

*"a variety of open spaces, with designed landscaping work, planting or garden architecture, and any naturally occurring tree or tree group which has acquired special importance."*³¹

The emphasis in this section is however, on the introduced planting elements of the landscape of Wingecarribee, both rural and urban.

These elements include:

- . private gardens and driveway plantings;
- . public parks and gardens;
- . street trees;
- . hedges and windbreaks; and
- . commemorative plantings.

The very essence of the character of the Southern Highlands has always been linked to the English landscape perceptions and translated into the garden tradition as it evolved in the area. Governor Macquarie's often quoted description epitomises the early views of the area. He observed that:

"The situation of the New Settlers, four miles south-west of Throsby Park, is particularly beautiful and rich, resembling a fine extensive pleasure ground in England."
Governor Lachlan Macquarie, 1820.

As more and more large country estates were built during the last decades of the nineteenth century this perception was further re-enforced. An article in the Illustrated Sydney News (10/5/1890) compares the Bowral district with the appearance of an English midland county:

"dotted as it is with beautiful estates'. Vistas up carriage drives displayed 'grounds where the trees are evidently allowed to grow with an eye on the picturesque . . . conveying the impression that a certain amount of care and attention has been expounded in its culture . . . undulating meadows and uplands, full foliated trees shading the road, well formed equipages drawn by carefully groomed

*horses. All these surroundings came to one like a very whiff of the old country in the summer time'."*³²

Today the Southern Highlands retain the tradition with a:

*"wealth of fine old gardens, most in the English tradition which is the Highlands' principal characteristic, which once existed and how few of them remain in anything like their original form."*³³

Approach to Heritage Garden Survey

When the heritage survey commenced, only a handful of gardens were recognised by inclusion in existing heritage lists and these gardens were seen mainly as settings for houses of heritage significance. Throsby Park, Oldbury, Milton Park, Robertson Park, Retford Park and San Michele gardens are the only Southern Highlands gardens on the Register of the National Estate as separate garden listings. A limited number of gardens are also acknowledged in National Trust listings for notable country estate residences.

A brief survey of public and private gardens was organised as part of the heritage study. The selection was based on the comprehensive overview and detailed description of Southern Highland gardens provided by the publication, *Gardens of the Southern Highlands, New South Wales, 1828-1988*³⁴. Over 50 gardens were surveyed or noted. They are listed in Figure 3.10 which follows.

Some well known gardens have not yet been fully surveyed and important gardens, large or small, may have been missed altogether. The survey information has been compiled as part of the heritage inventory whether information about the garden is complete or not. As well as assisting during the heritage study program, it is hoped that the recording system which has been established will allow the work of recording the garden heritage of Wingecarribee to continue after the study has been completed.

The field work undertaken to record details of the gardens confirmed the important contribution made by the gardens of the Southern Highlands to the heritage character of the area as a whole, and provided intriguing glimpses of gardens with a wide range of heritage attributes. Some contain important plant collections. Others provide excellent examples of garden design from particular periods in the development of the area. There are gardens which have links with notable



FIGURE 3.10: HERITAGE GARDENS SURVEYED OR NOTED

horticulturalists and professional gardeners who are associated with the area, or with past owners who had direct involvement in the original development of substantial gardens at their town or country retreats. A number of gardens give a great deal of pleasure to garden groups and the wider community when open for public inspection during the Tulip Festival and on other special occasions.

Heritage attributes of selected gardens

The heritage attributes of the gardens of Wingecarribee can be highlighted by the brief overview of the significance of a selection of gardens provided in the section which follows. Many other gardens not included could have provided equally definitive examples of the following key aspects.

- Gardens of colonial properties and country retreats;
- Development of the Garden Festival Tradition;
- Horticultural Collections;
- Tree Planting: avenues and driveways, windbreaks and hedges; and
- Bowral Town Gardens and Street Trees.

Gardens of Colonial Properties and Later Country Retreats

PLATE 66: Oldbury homestead, garden and trees



Photograph:

M McNeill

Oldbury, Sutton Forest

The Oldbury garden has planting of historic interest. The elm avenue, which is a surviving section of the avenue planned to link Oldbury to Mereworth, is associated with the early years of settlement of the Southern Highlands area. Some of the hawthorn hedges are also thought to be original. In terms of garden design, the garden is significant through its layout. It has the rare combination of a small, formerly enclosed "cottage" garden before the house, giving on to an impressively scaled carriage circle. The use of small enclosed gardens in front of homesteads appears to have been quite common once but few are now intact, their boundaries having been extended. Few appear to have been raised and are carefully formed as that at "Oldbury", or formed in conjunction with a carriage loop. The elm avenue is also an early example of the approach to planting on the properties in the area.

Laural House, Merrigang Street, Bowral

The gardens of Laural House (see Plate 67) are significant in their own right because they are a fine example of the features of a Victorian town garden. Although there are many notable gardens in the Southern Highlands, it is not usual for gardens to have retained the layout and plantings to the extent of that surviving at Laural House from the Victorian period. The garden is also significant to the local community because of the contribution the mature trees and hedge make to the streetscape as well as providing a setting for Laural House.

PLATE 67: Laural House town garden



Photograph:

B Potts

Bailey House (formerly Hopewood)

Although the former Hopewood property is associated with descendants of the early settlers of the district, the garden, as it exists today, is associated with Lebbeus Hordern, who lived there early this century. He developed the property as a country retreat and stock breeding establishment. This garden illustrates how garden settings were an important part of the setting of the country retreats in the area. Gardens were particularly important in all the Hordern family establishments in the area. The gardens are

significant as an example of a Federation garden on a large scale. Elements of the Federation style which remain today include the sweeping curved carriageway, large sloping lawns (made possible with the advent of the lawn mower) and the combination of smaller and larger trees dotting the lawns. Two palms at the front entry indicate the fondness of different and distinct plant forms within this Federation style of garden. The gold cypress is also a feature planting commonly selected in this period.

PLATE 68: Summerlees garden and trees



Photograph:

B Potts

Summerlees (formerly Mount Royal), Sutton Forest

Planting in the Summerlees gardens associated with famous house guests are significant and illustrate the importance of the Southern Highlands as a place where country retreats were often used by important political figures and their associates. There are surviving elements of a Victorian garden - the circular driveway directly in front of the house, intact brick edging and the lattice summer house which link the house to this period, although some changes during the 1950's were not in keeping with the Victorian style.

Notable features of the garden are the number of mature *Ulmus*, *Acer*, *Quercus* and *Populus* species and the presence of a Chinese elm planted by Billy Hughes and a *Liriodendron* (tulip tree) planted by Dame Nellie Melba. Previous owners included Henry Badgery, Chief Justice Stephens, and the Lloyd-Jones family.

The original garden was not extensive because the water supply was a constant problem. Mr & Mrs John See bought the house in 1953, and flower beds were put in front of the house at this time, but have since been removed. Many trees were

planted during the 1950's, including the poplars along the northern edge of the garden. The pine windbreak on the southern side provides shelter for both house and garden.

Whitley, Sutton Forest

Whitley's mature trees and hawthorn hedges are significant through their association with the development of the property as a rural retreat. These plantings also make a significant contribution to the rural landscapes in the vicinity of Mt Gingenbullen which are recognised as cultural landscapes which reflect historic associations and aesthetic qualities not found elsewhere in the State. The reconstructed house gardens are held in high esteem by the garden horticultural groups and visitors who travel from all over the State to view the gardens when they are opening for viewing.

PLATE 69: Original hawthorn hedges and mature trees, Whitley



PLATE 70: Whitley garden pool



Photographs:

B Potts

In 1889 Oldbury was sub-divided and Oldbury Road was formed around Mt Gingenbullen. The house was built by Sir William Owen, a Sydney High Court Judge, on slopes of Mt Gingenbullen (later to be known as "Judges Hill") and remained with the Owen family till 1914 when purchased by Thomas William Henney, the first Australian editor of the "Sydney Morning Herald". Henney befriended many young artists, including Ellis Rowan and Eliath Gruner. Gruner came to live at Whitley as a friend of the family.

The Owens and Henneys were responsible for the early planting. The Owens, who came from Shropshire in England, probably planted the hawthorn hedges. These were "laid" in the traditional English fashion in 1883 and again in 1886 by Mark Fowles, the champion hedge layer of England, from Bridgnorth in Shropshire. The oaks and elms, as evidenced by the 1896 photographs, remain. The plane tree on the entrance lawn replaces a cherry planted by Edward Hordern, a later owner, about 1930. The garden now serves as a setting for Haddonstone garden ornaments, and the design and layout in its present form is the work of Robyn Hawkins, with help from local nurserymen and horticulturalists.

Robin Wood (formerly Fernside), Bowral

Robin Wood's gardens have associations with the history of the development of country retreats in the district and tree specimens mentioned in the Bible which are represented in the garden today are a direct link with Ben Short, founder of the Sydney City Mission, who planted them. The garden layout and design based on woodland themes and the diverse spatial arrangements make it aesthetically significant and these attributes led to its recognition as one of the finest of the district's gardens in the post-war period.

Though not strictly a new garden, Robin Wood was one of the finest of the district's gardens in the post-war period. Built by Ben Short, founder of the Sydney City Mission, in 1890, it was originally called Fernside, and Mr Short planted many trees mentioned in the Bible. One of the well known professional gardeners of the late 19th-early 20th century, Ernest Henry Burchell, worked for Mr Short at Fernside after 1905. It was later bought by the Lewes family, who lived there until 1930's, and then by Mr and Mrs Absalom. There are some fine specimen trees in the garden.

PLATE 71: Specimen trees, Robinwood



Photograph:

B Potts

Milton Park, East Bowral

Milton Park gardens are directly associated with the Hordern family and the use of the property as a rural retreat. In terms of size and planting, they are unmatched by the other country houses in the Southern Highlands. They are significant for the extensive and excellent use of many exotic plant species, particularly Rhododendrons. The selection of species used in the garden displays innovation horticulturally as many species were planted for the first time in the region at Milton Park. The weeping Beeches are believed to be the first planted in Australia. Although the gardens have evolved over a period of time, much of the 1930s layout remains intact and is of significance through these design attributes. This garden is highly regarded by the garden community in the State and has an international reputation in garden circles as a fine garden.

FIGURE 3.11: **AERIAL
PHOTOGRAPH OF
MILTON PARK**

Source: Unknown



MILTON PARK.



BOWRAL, AUSTRALIA.



**A WONDERFUL CHATEAU-LIKE, PRIVATE COUNTRY
HOUSE HOTEL, HIDDEN AWAY IN THE HIGHLANDS.
ONE OF THE EIGHT BEST GARDEN ESTATES IN THE WORLD.**

Development of the Garden Festival Tradition

PLATE 72: St Judes Rectory Garden, Bendooley Street frontage



Photograph:

J Colleran

St Judes Rectory, Bowral

The St Judes Rectory garden has historic significance because of their association with the development of a horticultural focus for the town of Bowral. Flower shows initiated as a means of raising funds for a new church were the beginning of the flower and garden festival activities in the Southern Highlands.

The gardens are also significant aesthetically as the scale of the gardens, combined with the impact of its large trees, creates an important visual landmark from Bendooley Street. Design elements surviving from the original phase of the garden's development provide evidence of the High Victorian style. These elements include the curved carriageway with its border hedging and formal composition of shrub groupings. Other Victorian features which remain are remnants of the brick drains, garden edging and sculptural features such as the memorial bird bath further illustrated the gardens original composition.

Corbett Gardens, Bowral

Corbett Gardens reflect the burgeoning interest in gardens and floral displays which occurred in Bowral after the turn of the century. The role of the gardens as part of the garden character of Bowral has been strengthened by the massed planting of bulbs, particularly tulips, which together with annuals and cool climate perennials are displayed to spectacular effect against the background of mature trees. The Gardens provide an important focus for the Tulip Festival and are significant for the setting they provide for this major event on the garden calendar which attracts state and interstate visitors.

PLATE 73: Hillview garden



Photograph:

B Potts

Hillview, Sutton Forest

The garden and tree lined entry drive of Hillview is significant as a well sited feature within Sutton Forest landscape. The presence of large trees flanking the house and garden creates an aesthetically make a substantial contribution to views from all of the surrounding areas. The siting of the entry drive with its meandering course to the summit of the hill on which the house is situated, is well executed and forms an interesting feature visible from the Illawarra Highway. Although much of the garden is in a state of disrepair (some recent remedial work has been undertaken), the siting of the viewing terrace with its magnificent panoramic views together with the interrelationship of the various outdoor rooms and spaces forms an impressive garden to experience. The strong association of the gardens with the leisure and social activities which were generated by the residency of the State governors over a long period of time is also significant and the history of the use of the gardens for fetes, sport and other local activities indicates that this is a garden which has been held in high esteem by the local community for a long period of time.

Initially Hillview possessed the simple qualities of garden design by the Treseder brothers of Armfield Sydney, who espoused the work of Thomas Shepherd with an appeal to picturesque

simplicity in the face of the eclectic lavish and pretentious gardens associated with the fashion of high Victorian taste which prevailed in the late 19th century among the wealthy land owners who sought to out-do one another. Some advice for garden (during the early residency of Governors) came from Charles Moore, Director of the Royal Botanic Gardens Sydney. Moore is likely to have advised the pine avenue lining the driveway which was planted by the Earl of Jersey in the 1890's. After Queen Victoria died in 1901, there was a change of fashion and the pines were removed in favour of elms.

Gymkhanas, tennis and cricket were popular activities (the cricket ground became the home ground of the Sutton Forest Club). The gardens have had a long association with use as a venue for fetes and charity fund raising functions during the Governors' residencies. This tradition was continued by Mr Klein who enlarged the gardens from the 3.5 acres they covered in the 1950's to the present 7.5 acres. He constructed the terraces, lily ponds, balcony lookouts, stone walls and paths, venetian flower beds and ornamental steps from stone quarried from the grounds. He also put the top on the tower in 1970 to attract more visitors to use it as a lookout for charity fund raising.

PLATE 74: Hillview Garden



Photograph:

J Colleran

Horticultural Collections

Havelberg's 'Hillview' Garden, Exeter

'Hillview' was purchased 12 years ago by its present owner and at that time the only trees growing on the property were two Deodars. It is the work of its present owner, Mr Dean Havelberg and the late Doug Smith. On a number of occasions throughout the year the garden is open for inspection to garden groups and the community.

The 'Hillview' garden is held in high esteem by the large number of interested gardeners from the Southern Highlands area and from other parts of the State, who take the opportunity to visit the garden when it is open for inspection. It is significant, despite its recent creation, because of the collection of unusual cool climate flowers, shrubs and trees which have been planted and because of its aesthetic attributes. These relate not only to the plant material but to the use of circle gardens and curved edges which create a variety of outdoor rooms and spatial experiences.

Buskers End, Centennial Park

Buskers End Garden (formerly Woodside) is significant for its botanic collection of mature and semi-mature plantings, particularly cold climate plants. It features a combination of large conifers, hedges of Photinia and bamboo, deciduous and flowering trees and indigenous Eucalyptus species in a garden setting supported by a nursery. The garden is considered to be one of the finest collections in the district and is held in high esteem by the community and by garden organisations. Of particular note is the nationally recognised collection of hydrangeas and the notable laburnum walk. It is open to the public from September to November to support local charities.

Tree Planting: Avenues and Driveways, Windbreaks and Hedges

The characteristics and patterns of exotic tree planting and remaining indigenous vegetation is described in the different rural landscape units assessed in Section 3.2 of this report. The contribution of the pattern of plantings in the Wingecarribee LGA as a whole is succinctly described in the Southern Highlands Landscape Study undertaken by the NSW National Trust in 1990. An extract from the study report follows:

A distinctive feature of the Southern Highland landscape is the pattern of exotic plantings, which have come about as a result of the settlement pattern, climate and the fertile soils. The towns of Mittagong, Moss Vale and Bowral share a common framework of deciduous trees and conifers planted along the streets, in the parks and in private gardens. There are excellent examples of *Liquidamber spp.* Oak (*Quercus spp.*), Plane Tree (*Platanus spp.*), Elm (*Ulmus spp.*), Flowering Cherry (*Prunus serrulata*), Ash (*Fraxinus spp.*), Poplar (*Populus nigra 'italica'* and *P.alba*), Willow (*Salix spp.*), Maples (*Acer spp.*) and many others. Both the deciduous plantings in the towns and through the countryside produce a spectacular colour display in autumn, particularly when viewed against green pastureland of the native forests. An equal impact is made by the exotic conifers which have thrived in the area's climate and soil.

Town entry roads tend to be signalled by conifers (mainly *Pinus radiata*) and whilst large specimens are usually found in town parks or on larger holdings - species such as *Cupressus*, *Pinus*, *Araucaria* and *Cedrus* - town gardens hold a wide variety of other types with a bias to golden-leaved cultivars of Cypress (*Cupressus spp.*) and False Cypress (*Chamaecyparis spp.*). The combination of dense evergreen conifers and the lighter coloured (or in winter, bare-branched) deciduous trees interspersed by the native trees, has a strong visual impact in autumn and winter, particularly on the slopes and around farms.

Conspicuous also are hedges, both in the large and smaller towns, such as Exeter, Bundanoon and Sutton Forest. Most town hedges are evergreen, using species such as Privet (*Ligustrum spp.*) *Photinia*, *Cotoneaster*, *Viburnum* and Cherry Laurel (*Prunus lauro-cerasus*), and are usually clipped. Taller hedging species are used to act as windbreaks, such as Bhutan Cypress (*Cupressus torulosa*).

The grazing properties, studs and larger land holdings in the area are highlighted by similar combinations of deciduous and coniferous plantings. These plantings often act as

indicators of settlements (even after structures have disappeared). Older properties are typified by boundary plantings of Pines, Cyresses or Japanese Cedar (*Cryptomeria japonica*) often doubling as windbreaks, an avenue planting of conifers or deciduous trees, and intense plantings around the house and outbuildings, often obscuring them from the roadways. Along fence lines, particularly those abutting the public roads, there are often hedgerows of Hawthorn (*Crataegus spp.*), Barberry (*Berberis spp.*) or *Phracantha spp.* New properties have tended to follow this planting tradition. Another feature of the better managed properties is the pattern of windbreak planting of Pine or Cypress, carving vividly across contours and down slopes with a contrast of dark green forms against the bright green pasture.

Notable features along the roadsides are the Remembrance Drive plantings and the Jubilee planting. The Remembrance Drive was started between 1946-7 to the early 1950's, and was to commemorate all those killed in the Great Wars. The plantings were to link Sydney to Canberra - the first tree was planted in Macquarie Place opposite the Lands Department building in Sydney. The tree plots in Berrima are clustered on the Hume Highway, south-west of the town, and feature a mixed group of exotic coniferous and deciduous trees. The plots are maintained by local firms.

Mature *Pinus radiata* found throughout the highlands in groups and rows, were planted to commemorate the Jubilee of Queen Victoria in 1897. The trees were supplied by the Forestry Commission to landholders who planted the pines along front and boundary fences. Specimens of more than 30m in height can be seen near the cemetery at Burrawang, at the old Bong Bong Village site, near "Sutton Farm" at Sutton Forest, along the Moss Vale Road and on the north entry to Bowral. These mature trees, some now deteriorating, form impressive groups along the roads.³⁵

PLATE 75: *Cupressus torulosa* hedges, Moss Vale



Photograph:

J Colleran

PLATE 76: *Pinus Radiata*, Burradoo



Photograph:

J Colleran

Bowral Town Gardens and Street Trees

Bowral Conservation Area

The three distinct precincts of the Bowral Conservation Area reflect the growth of the township from the mid-19th century. The northern precinct has fine examples of residential street planting on wide street reservations. The mixture of building styles and front garden presentations reflect a diverse character evident in the larger district. Many larger mature conifers and broadleaf trees punctuate the avenues from their positions in front gardens. A diversity of front fences and walls compliment the styles of front gardens ranging from simple lawns to full formal beddings. The Merrigang Street plantings of red lead crabapple set a smaller scale than the full size quercus plantings of Boolwey Street or the eucalypts of Sheffield Road each of which impart a specific sense of scale against the built environment.

The central civic precinct contains the Corbett Gardens and numerous public buildings. Many of the gardens that present to the street are recent, however the Corbett Gardens and St Judes Church and Rectory contain significant plantings of mature trees and formal gardens of an earlier period. The southern precinct at the southern end of Bendooley Street and Kangaloon Road has many larger parcels of land with larger gardens. The streetscapes have significant planted avenues and the overall character reflected is one of a quiet rural area, with strong plantings of flowering trees and shrubs, high walls, hedges and long driveways. The gradual evolution of a distinctive town character is evident in the examination of the overall conservation area and well defined garden styles and periods are well documented, through public and private plantings.

PLATE 77: Bowral Streetscape, Southern Residential Precinct



Photograph:

J Colleran

PLATE 78: Bowral Street Trees, Station Street

Photograph:

J Colleran

Street Trees

The importance of Bowral's street tree planting is acknowledged in a regional context. A street tree survey of NSW country towns³⁶ nominates Bowral as one of four towns in the Illawarra region which are significant for their street trees.

The Station Street trees are historically significant. In 1886 the Town Council planted fifty trees along that street reflecting a wider interest in amenity street tree planting. "

3.6 INDUSTRIAL RESOURCES

Wingecarribee has an extensive industrial archaeology, stemming from the remarkable range of extractive activities in the LGA, amplified by its location on the major highway between NSW and Victoria and, this century, between Canberra and Sydney.

Extractive Industry includes the following:

- . coal: Bundanoon area and Nattai river
- . iron: Mittagong and surrounds
- . oil shale: Joadja
- . trachyte: Bowral
- . clay: Bowral
- . cement processing: Berrima
- . peat: Wingecarribee Swamp and Long Swamp (Penrose)
- . sand and gravel: numerous locations
- . basalt: Exeter, Berrima, Colo Vale

In addition there has been a considerable tourist industry, focussing on:

- . the Wombeyan Caves;
- . the Bowral-Berrima area; and,
- . Bundanoon.

Agriculture has been important in the Robertson area and agricultural processing is to some extent

represented by the Maltings at Mittagong, but Wingecarribee retains a substantial amount of uncultivated land which contrasts with an unusually high level of investment of both land and energy in private and public gardens.

The highway and railway networks service a huge volume of traffic and are accordingly on a large scale, constituting perhaps the most obvious industry in Wingecarribee.

Major industrial artefacts are:

- . The Maltings
- . The Mittagong complex of iron and coal mines
- . Joadja
- . Bowral brickworks
- . Berrima cement works
- . Bundanoon coalmines
- . Railways and rail tunnels
- . Freeways and highways

Minor industrial artefacts are:

- . quarries around Bowral and Mittagong
- . road to Wombeyan Caves
- . industrial railway lines around Berrima
- . Marulan-Port Kembla railway line
- . Boxvale colliery track

PLATE 79: Gibraltar "Gib" Railway tunnel



Photograph:

A Cremin

Gibraltar "Gib" Tunnel

This was the second rail tunnel in NSW (the first being the Redbank at Picton). It was 572 yards long, took 2 years to build and a year to line. Completed 1866, but operated only in 1867, it is an important historic and engineering site, associated with first stages of southern railway which was intended to link Australia's two major cities, Sydney and Melbourne. It opened up the Sydney market for Goulburn and its region.

Bowral Brickworks

The earlier (1922) part of the brickworks fronts onto the railway line. It is a stable, intact structure whose components include 2 Hoffman kilns, only one of which seems to be in use, and 2 abandoned updraught kilns.

The brickworks are of standard design for their period, but most of these 1920's brickworks have been modified or destroyed so that this site is acquiring a certain scarcity value: similar works at Goulburn and Canberra are no longer manufacturing and have been turned into community craft shops etc. In addition to representing a 1920's type, the Brickworks has value in the life of Bowral town, which is often presented as a rural retreat. In practice Bowral is more varied and has both brickworks and clay pit.

PLATE 80: Bowral Brickworks Kiln



Photograph:

A Cremin

Joadja Oil Shale Mines, Processing Plant and Village

Joadja is a complex of mining and refining sites, with attached village, cemetery and rail system. Details of individual items are listed in the attached inventory sheets, but this list is far from exhaustive: some sites were not accessible, others would require extensive fieldwork to locate (e.g. the water reticulation system described by Knapman in Joadja Creek, p.96.) The components of the complex surveyed during the heritage study fieldwork were:

- . Cemetery
- . School
- . School of Arts
- . Carrington Row
- . Boarding House
- . Stringybark Row
- . Refinery
- . Retorts
- . Experimental Retort
- . Inclines and Railways
- . Post Office
- . Homestead and Orchard

Joadja is the southernmost link in the chain of oil shale mines which curves along the western margin of the Sydney Basin. The shale is exceptionally rich in oil, of the order of 590 litres per tonne, which compares favourably with Newnes' 362 lpt and Glen Davis' 478 lpt. Unfortunately the deposit was very thin and was worked out by the start of the 20th century.

The works and attached village were constructed by the Australian Kerosene Oil and Mineral Co. (formed 1876). The shale was mined on the sides of the valley, railed to the retorts, where crude oil was extracted. Oil was then refined into kerosene and packaged on site. Secondary products such as waxes, grease, soap, candles etc. were also manufactured and packaged. All products were railed to Mittagong for export or local distribution. When mining ceased the company continued to sell its fruit to nearby Mittagong. The property was sold in 1911 and has been in private hands ever since.

The whole of Joadja is of heritage value: every phase and aspect of the historical process has left clear physical traces. These are charted overleaf in Figure 3.12. In addition to the numerous standing structures there are archaeological features above and below ground which, when

investigated, have the potential to clarify technological details which are not yet fully understood. The abandonment of the mines and plant after only 25 years of operation has preserved a significant historical site which has enormous archaeological potential.

Joadja has exceptional qualities as part of Australia's heritage. During the last third of the nineteenth century and the first quarter of the twentieth, oil shale in Scotland and New South Wales played an essential economic and social role: for oil shale a whole range of basic products was extracted - kerosene, naphtha, waxes, oils, candles. It was the precursor of the modern petroleum industry and helped to create the modern world. The shale industry was pioneered in the Lothians of Scotland in the 1860s and soon afterwards deposits of oil shale were identified and exploited in New South Wales.

Joadja was one of the earliest and most dramatically successful of these Australian ventures and is the only site where so much of the full range of activity has left meaningful and often spectacular remains. At Joadja alone are there mines, inclines, winding gear, retorts, refinery, housing, amenities such as school and School of Arts and cemetery surviving in recognisable form and capable of full comprehension through a wealth of early photographs. Furthermore, the retorting technology preserved at Joadja is of the earliest Scottish type, already superseded in Scotland before the Australian Kerosene Oil and Mineral Co. opened its Joadja Plant in 1879. Hartley Vale preserves a few horizontal retorts of a design similar to Joadja, but the remains of the retorts are very meagre whereas at Joadja the long benches are outstandingly well preserved.

Joadja is the prime example of the early phase of shale-oil processing in the world. No retorts or refineries at all survive in Scotland and in Australia the shale plants at Newnes, Torbane, Murrurundi, and Glen Davis used the later vertical retorts and, taken as totalities, do not have as great a scientific, historic and aesthetic importance as Joadja. The technology of shale processing was created in Scotland. Nothing at all remains of Scottish retorting and refining technology on the dozens of sites in Lothian. All that remains in Scotland of the technology so remarkably preserved at Joadja, is a set of nineteenth century engineer's models of retorts preserved at Edinburgh and Livingston.

JOADJA PHASES, THEMES AND INVENTORY ITEMS

Phase	Dominant Theme	Evidence
pre 1788	Aboriginal	NPWS report
pre 1820	exploration	not known contact sites (?)
after 1821	alienation	buildings and graves (Knapman, <i>Joadja Creek</i> , p.15)
1840's-1873	pastoral	Carter house (residence)
1873-1878	mining migration	early mines, tram and incline Stringybark row houses
1879-1903	industrialisation social life	processing plants village and cemetery
1911-1924	agricultural diversification industry	orchards vertical retort
1924-present	pastoralism	present use, residence, road
1980's	tourism	current signage, road

**FIGURE 3.12: JOADJA
PHASES, THEMES
AND EVIDENCE**

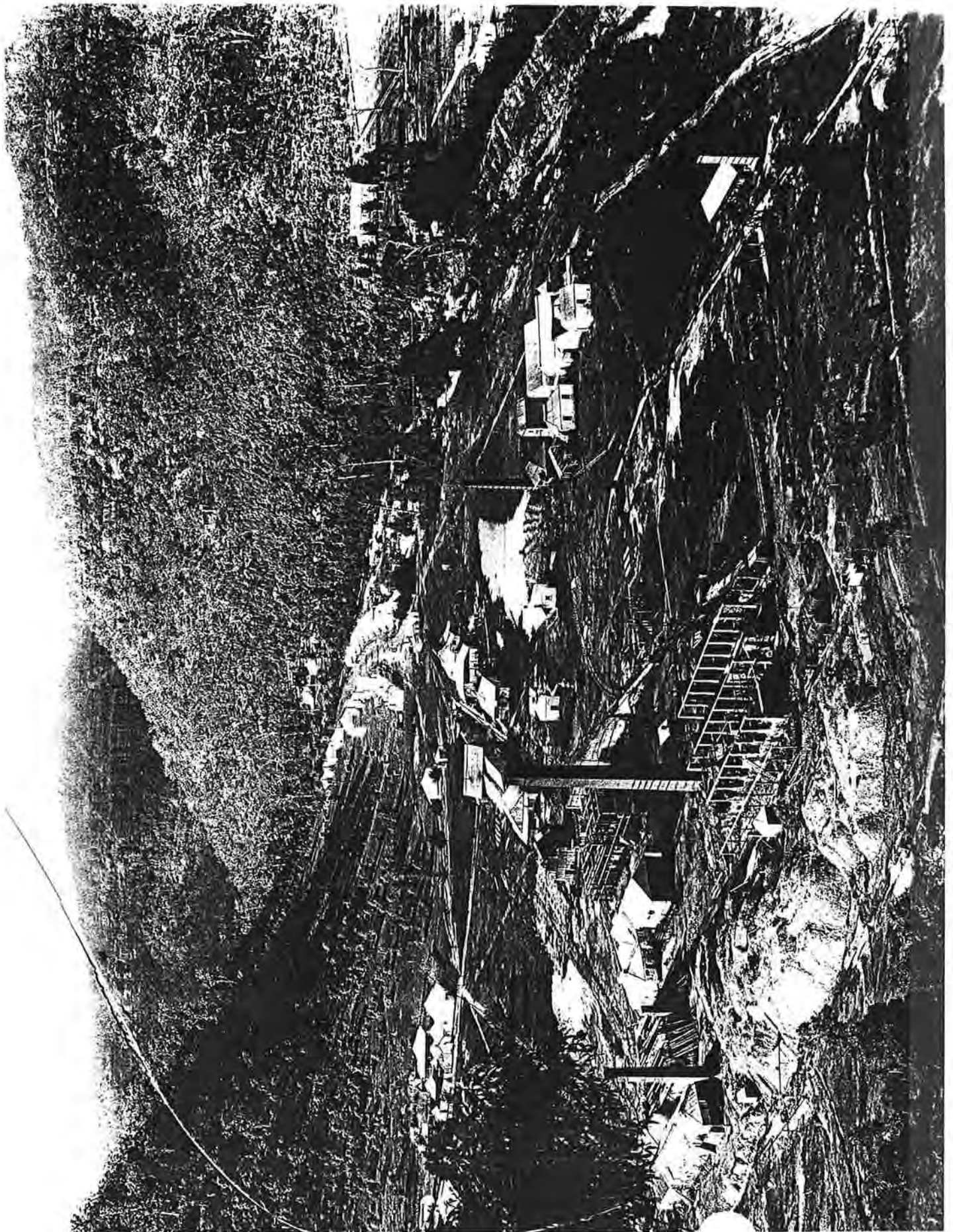


FIGURE 3.13: SHALE-OIL AT JOADJA
GENERAL VIEW OF REFINERY AND
VILLAGE C.1915

Source:

Socially, the valley was an ethnic enclave of skilled workers from Scotland, who had travelled with their families to work at Joadja. They lived in a settlement which was close to self-sufficient, growing, or purchasing locally, much of its own food. It had good community facilities: a community hall used for church meetings (both Presbyterian and Catholic), a school, a school of Arts, a chemist and (later) a hotel. The village of Joadja is thus an early instance of a company

town characterised to an unusual degree by company control of immigration.

The isolation and beauty of Joadja valley, the comprehensiveness of its physical testimony to a great Australian industry, a vigorous Scottish community and a vanished technology make Joadja an extremely important element in the heritage not just of Wingecarribee but of Australia and the world.

PLATE 81: Joadja Retorts - North stack and north-east bank of retorts from south-east



Photograph:

R I Jack

Fitzroy Ironworks Site

The Fitzroy Ironworks were the first ironworks in Australia, the first smelting from native ores taking place in 1848 in a Catalan furnace. This is the event commemorated by the Royal Aust Historical Society on its monument. However, the economic importance of the Fitzroy Works extends well beyond the initial experimental stage and a full ironworks operated here from the late 1850s through to the late 1860s and again in the 1870s-80s. The foundations now visible are likely to be those of the cold-blast furnace erected 1863 and modified to hot-blast in 1865, demolished 1927. The furnace was top-loaded from the hill immediately behind it (back of Bessemer St).

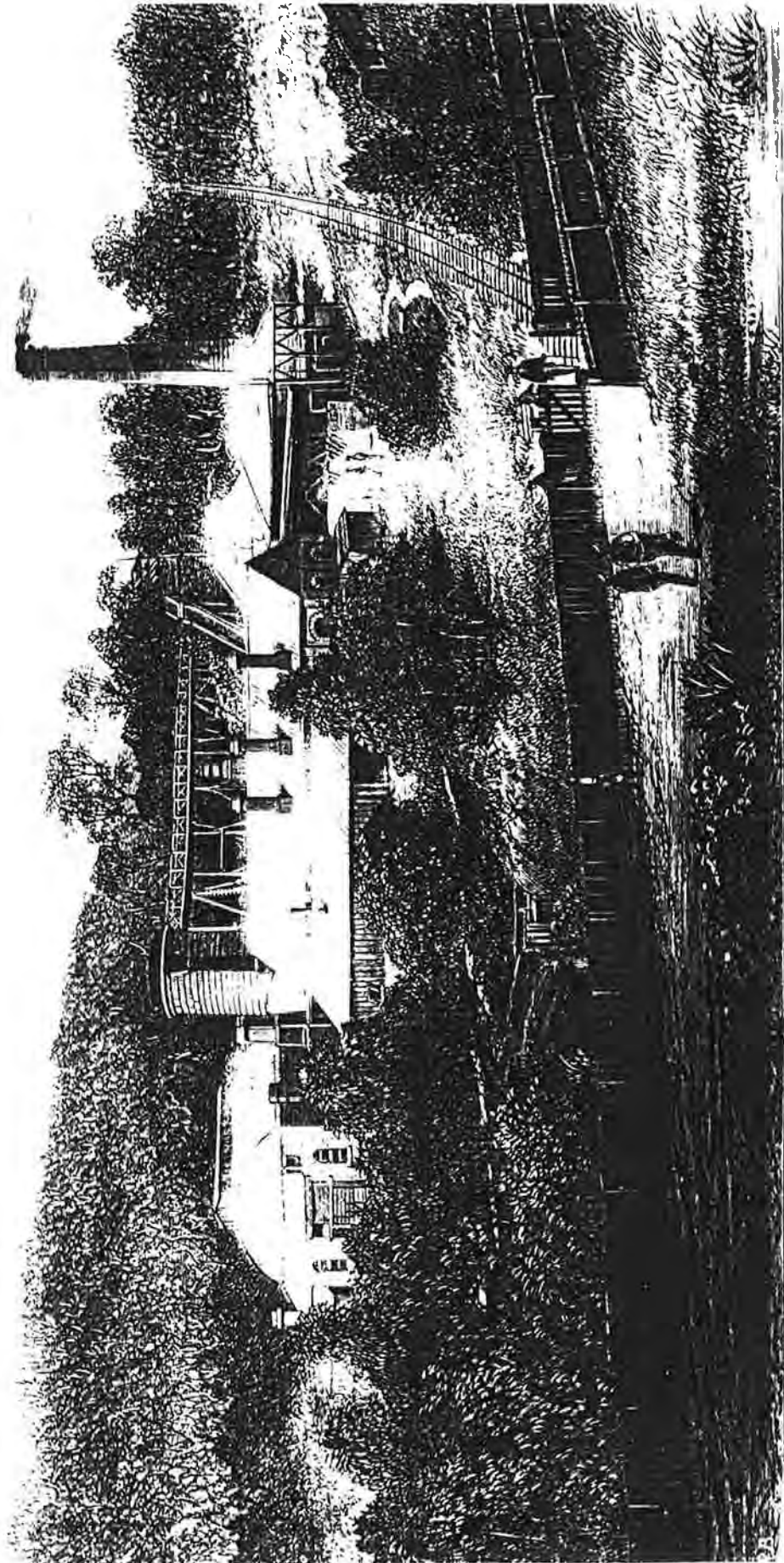
This is a key historic site in the development of Australia's economic history. The start of the iron and steel industry, one of Australia's principal resources, it is rightly commemorated here. Despite the excellent work done by Else-Mitchell, the technicalities of the site are still poorly understood and the distribution of the ironworks mills and moulding shops is not yet properly documented. It is urgent to remedy this deficiency and to expand our understanding of this important heritage item, which includes the Fitzroy coal mines and iron ore mines as well as the smelting and manufacturing areas.

PLATE 82: Fitzroy coalmine track, tunnel entry



Photograph:

R I Jack



F I T Z R O Y I R O N W O R K S N A T T A L

FIGURE 3.14: FITZROY IRONWORKS

Source: "Illustrated Sydney News"

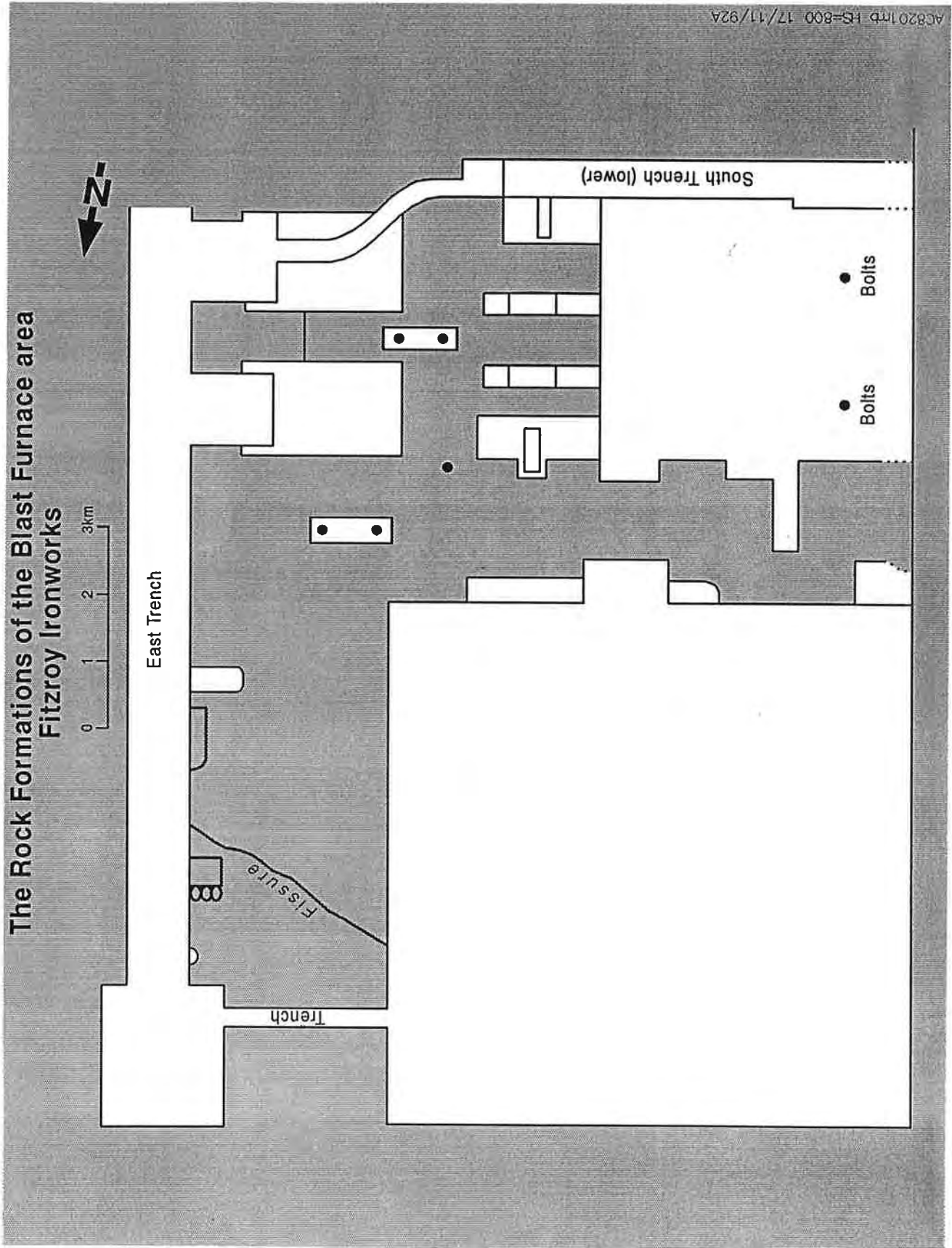


FIGURE 3.15: ROCK FORMATIONS OF THE BLAST FURNACE AREA
Source: R I Jack

Erith Coal Mine

The mines complex which is situated in the Morton National Park near Bundanoon, consists of 3 main features:

1. The mines themselves are located on a shelf midway down the sides of a narrow gully at the head of which is a waterfall. The mines are on the western side of the gully. Access is by steps alongside the waterfall. The main drive (No. 1 on attached sketch) is the northernmost and has the remains of a massively built timber rail track, projecting from the mine entrance on to the walking track. Adits 2 and 3 are part of the same system. At a slightly lower level going southwards down the track to the creekbed is adit 4, which has its entrance filled by the remains of an arched brick structure (max. dimensions 1800mm wide, 2500mm long, walls 350mm thick, arch spring about 1000mm above present ground level). This structure may be a furnace intended to create a draught for ventilation.
2. On the eastern side of the creekbed and just above the creek itself are the remains of a rectangular rubblestone structure with fragments of brick lining. It is the former coke oven.
3. A smaller mine adit on the eastern face of the gully.

The coke oven structure backs onto an excavated area, filled with shale debris and some scraps of coal. This is likely to be the stockpile area for coal about to be coked. The coal was washed prior to coking 'in long troughs' placed beneath the waterfall. These were not found during inspection and may have been washed away by now, or removed when the mines closed. The whole system deserves some investigation, with a detailed archaeological record to be carried out.

There is a signposted walking track. National Park leaflets are available ("Bundanoon area walking tracks", 1981 & "The coal mine trail", n.d.). Steps are maintained and the mine adits fenced in on the western face of the gully. There is no conservation of the coke oven, which is overgrown and in poor structural condition.

The Rock Roof mine is poorly known and the later company (Erith) must have considerably expanded the works, as a part of the plan by MP

E. A. Baker to develop Bundanoon, where he owned a considerable amount of land. His company built the coke oven in 1885. The coal was taken to the railway by a tramline running along the present Coal Mines Road which connected with an incline at the mine face. There must be remains of the haulage system above the mine face, but these were not located during the Heritage Study. The brick structure in adit 4 may be the 'furnace' installed by Baker in 1884-5 to comply with the Mines Department request (Annual Report Department of Mines 1884, 144).

The complex of mines is important in the historical development of Bundanoon. The good state of preservation of the timber supports for the inner mine railtrack is unusual and this makes the mine adit particularly significant. The coke oven, though in poor condition, is a significant technical structure, which should be stabilised. The furnace structure inside adit 4 is also of some technical interest. The whole complex should be more thoroughly recorded, with particular attention to be paid to the haulage system and its connection to the tramline running to and along Coal Mines Road.

3.7 SYNOPSIS OF HERITAGE ATTRIBUTES

Method

The synopsis of each of the heritage values embodied in Wingecarribee's heritage resources uses the SHIP evaluation criteria outlined in Figure 3.1 (see Section 3.1), as a framework for the assessment of the nature and degree of the heritage significance of the heritage resources. For each of the four values - historic, aesthetic, social and scientific - the *nature* is described and qualified by reference to the *degree* criteria - rarity, representativeness and associative values.

For each of the four values relating to the *nature* of significance, a definition is provided at the beginning of each section of this synopsis together with the definitions for the three values relating to the *degree* of significance.

It should be noted that the assessment of the nature and degree is further qualified according to the levels of importance be it State, Regional or Local. These levels are not ratings or classes but indicate the relevance of an item/place in relation to that particular attribute. Definitions of the levels are provided below.

Locality

Means the Wingecarribee Local Government Area (LGA).

Region

Means the sub-region which is the outer area of the Sydney Region identified in the Draft State Historical Guidelines.

State

Means the State of New South Wales and may encompass broader areas such as Australia as a whole.

Historic Values

In determining why Wingecarribee's resources have historic significance two questions are asked. They are:

- a. Does Wingecarribee have heritage resources of importance in the density or diversity of cultural features illustrating the human occupation and evolution of the Locality, Region or the State.
- b. Does Wingecarribee have heritage resources of importance in relation to a figure, event, phase or activity of historic influence in the Locality, the Region or the State.

In addition three further questions are asked in each case to qualify the degree of historic significance.

These questions are:

- a. *Is it rare? ie. Does it have importance in demonstrating a distinctive way of life, custom, process, landuse, function or design no longer practised in the Locality, the Region or the State.*
- b. *Is it representative? ie. Does it have importance in demonstrating the principal characteristics of the range of human activities (including way of life, philosophy, custom, process, design or technique) in the environment of the Locality, the Region or the State.*
- c. *Is it associative? ie. Does it have importance for the association with the life or works of individuals or groups with the activities, phases or events which have played a significant role in the evolution of the Locality, the Region or the State.*

Wingecarribee contains an overwhelming diversity of evidence which illustrates many of the major themes in the history of development of the State as well as the themes which distinguish Wingecarribee within the Sydney Region. The diversity can be best seen in the towns of Mittagong and Bowral, particularly Mittagong with a range of industry as well as residential and commercial functions which have developed over a long period of time. As well as the towns, the rural landscapes of Wingecarribee contain planting patterns, crop marks, farm complexes subdivision boundaries, fencing and

road hierarchies which reflect the history of the area. Numerous rural farm complexes, exhibit a range of evidence grouped in close proximity to the main homesteads. Throsby Park is a classic example. Joadja shale oil mines and village also exhibits a diversity of evidence.

Particular themes which are well represented by the historical evidence include the changes to the environment created by landscape planting, estate layout and the architecture of country retreats. There is no comparable area anywhere in the State. Other themes which are illustrated include the unique aspects of the Southern Highlands as a place to live. Collectively, the built form, the streetscapes and landscapes created by subdivision and planting provide a distinctive character which is not found in the rural areas of the State. Themes relating to extractive industry; pastoralism and agriculture; tourism; and, the development of building styles are also well represented.

Much of the evidence shows continuity and change over a long period of time and is expressed in individual places/items and cultural landscapes, both rural and urban. Many of the rural landscapes show signs of the changes over time. Landscapes in the Yarrunga and Robertson areas present patterns established by the "Yeomen" farmers of the free selection phase, overlain by dairying activities and cropping such as potato growing.

Wingecarribee has strong links with influential individuals or families of note, both colonial settlers and later, wealthy and prominent members of Sydney social, political, legal, financial and commercial circles. These associations are particularly well represented in the country estates, the cemeteries and the churches of Wingecarribee.

In general, Wingecarribee's historical evidence represents main themes and recurring influences in the development not only of the LGA but of the State as a whole. To a lesser or greater extent, all the State themes outlined in Section 2.4 are related to physical evidence in Wingecarribee. Apart from adjacent areas in the outer Sydney Region such as Wollondilly and the Blue Mountains area, it is unusual to find evidence of as many State themes in one locality. This comprehensive representation of State themes reflects the proximity of Wingecarribee to Sydney which resulted in exploration, pastoralism and settlement activities occurring in Wingecarribee

early in the colony's development. Proximity to Sydney also led to interaction with Wingecarribee's natural resources to develop agriculture, transport infrastructure and the major economic activities to service metropolitan Sydney.

Aesthetic Values

In determining why Wingecarribee's resources have aesthetic significance the question asked is:

- . Does Wingecarribee have resources which are of importance in demonstrating a high degree of creative or technical accomplishment in the Locality, the Region or the State.

It should be noted that this evaluation criteria has been devised to clarify the distinction between notions of 'heritage' and 'conservation' on the one hand, and of 'amenity' and 'design' on the other.³⁷ It is intended to avoid the difficulties which arise when 'taste' is confused with acknowledged excellence in design. 'Taste' begs to be qualified as 'good' or 'bad'. Residences and gardens, in particular, are subject to the vagaries of fashion. What was considered 'good taste' in the last century, or even decade, has often been rejected in the next. So, while individuals have their own preference for architectural styles, landscape 'beauty' and garden settings, it is not possible to extend these preferences 'good taste' in relation to aesthetic attributes.

Three further questions are asked to qualify the degree of aesthetic significance. These questions are:

- a. *Is it rare? ie. Does it have importance in demonstrating a distinctive way of life, custom, process, landuse, function or design no longer practised in the Locality, the Region or the State.*
- b. *Is it representative? ie. Does it have importance in demonstrating the principal characteristics of the range of human activities (including way of life, philosophy, custom, process, design or technique) in the environment of the Locality, the Region or the State.*
- c. *Is it associative? ie. Does it have importance for the association with the life or works of individuals or groups with the activities, phases or events which have played a significant role in the evolution of the Locality, the Region or the State.*

Aesthetic values in the cultural heritage context are assessed according to the degree of technical or aesthetic accomplishment in meeting the relevant standards or criteria for particular periods, styles, types etc. On the other hand, Bowral Brickworks and the Maltings Brewery

contain excellent examples of industrial technology of their kind of industry and can be considered to have aesthetic (technical) attributes of State importance whether or not, they are pleasant to view. Older coal mines and railway structures in Wingecarribee are aesthetically (technically) significant because they present innovative solutions or provide strong solutions to technical problems by expanding established technology or developing new technology.

Wingecarribee contains many major heritage resources of aesthetic/technical importance at the state level. These include items of engineering interest particularly related to transport, mining and industries such as brewing and building materials.

There are also many places of architectural importance, widely recognised as exceptional examples of their kind at the state level. While some of these places are associated with prominent colonial families and notable colonial architects there are many outstanding examples of architectural styles from colonial times through all periods including recognised excellence in post WWII buildings. This architectural resource is unparalleled in any rural LGA in the State, although, in the urban areas, the collection of architectural 'gems' of all styles and periods is similar to that of the Ku-ring-gai municipality and the Blue Mountains.

In terms of the aesthetic quality of improving an area by their presence, or of being recognised landmarks or well sited structures, the town and country estates, both buildings and plantings, of the Southern Highlands are remarkable as individual items and as contributions to the aesthetic character of Wingecarribee as a whole. This character is distinguished by its 'picturesque' nature compared to the more 'sublime' aesthetics of the Blue Mountains and is unique in the State. Many other local examples exist also. Examples include street and private plantings in the Centennial Road area of north-west Bowral and numerous individual civic buildings, churches and cemeteries throughout Wingecarribee. Cemeteries at Berrima, Sutton Forest and Exeter are notable State level examples of cemeteries with a high degree of integrity of design and aesthetics.

Social Values

In determining why Wingecarribee's resources have social significance the question asked is:

- Does Wingecarribee have heritage resources which are of importance as places highly valued for reasons of social, cultural, religious, spiritual, aesthetic or educational associations by a community in the Locality, the Region or the State.

This evaluation criteria is intended to identify places with special associations for significant or identifiable segments of communities. That is, places held in high esteem. The association is such that it is beyond the normal regard felt for such places. Often it reflects a sense of place or identity.

In addition three further questions are asked to qualify the degree of social significance. These questions are:

- a. *Is it rare? ie. Does it have importance in demonstrating a distinctive way of life, custom, process, landuse, function or design no longer practised in the Locality, the Region or the State.*
- b. *Is it representative? ie. Does it have importance in demonstrating the principal characteristics of the range of human activities (including way of life, philosophy, custom, process, design or technique) in the environment of the Locality, the Region or the State.*
- c. *Is it associative? ie. Does it have importance for the association with the life or works of individuals or groups with the activities, phases or events which have played a significant role in the evolution of the Locality, the Region or the State.*

The Heritage Study program did not extend to activities or tasks which could reveal community perceptions of heritage values such as the relationship between places in their local setting (for example, the 'Top' (Mittagong) and 'Bottom' (Lion) hotels at Mittagong which reflect the industrial links of the town), and the patterns of local understanding and meaning attached to places in Wingecarribee's physical fabric, landscape and character. It was possible however, to observe some obvious examples of places with social values. Community facilities such as the library at Mittagong and the hall at Exeter have

provided a community focus over a long period of time. Similarly, the "village green" area at Exeter is the core for the surrounding church and community hall, the Volunteer Fire Brigade Shed, the General Store, Post Office and workers dwellings which provide the 'sense of place' for the rest of Exeter. Exeter Station is another focus for the functions of Exeter. Like other railway stations in Wingecarribee, it is a treasured place for its links with the town's development and for the collective community memories associated with arrivals and departures.

At a regional and state level, the rural landscapes, the gardens, historic villages and other conservation areas of Wingecarribee are highly valued for their scenic qualities by visitors from all over Australia.

Scientific Values

In determining why Wingecarribee's resources have scientific significance the question asked is:

- Does Wingecarribee have scientific resources which are of importance for its potential to yield information contributing to a wider understanding of the history of human occupation of the Locality, the Region or the State.

In addition three further questions are asked to qualify the degree of scientific significance. These questions are:

The scientific values attributable to places with the potential to yield research information are based on either a strong presumption of that research potential relating to the history of occupation (archaeological values) or specific evidence of technology or cultural values where evidence is not available through other research techniques.

- a. *Is it rare? ie. Does it have importance in demonstrating a distinctive way of life, custom, process, landuse, function or design no longer practised in the Locality, the Region or the State.*
- b. *Is it representative? ie. Does it have importance in demonstrating the principal characteristics of the range of human activities (including way of life, philosophy, custom, process, design or technique) in the environment of the Locality, the Region or the State.*
- c. *Is it associative? ie. Does it have importance for the association with the life or works of individuals or groups with the activities, phases or events which have played a significant role in the evolution of the Locality, the Region or the State.*

Within Wingecarribee there are a number of sites of archaeological interest which relate to particular sites or networks of sites, an understanding of which would further increase our knowledge and of aspect of the history of the Sydney Region and the State. These sites include early roads and stockade sites (e.g. Wingello); agricultural sites (eg. ploughing fields, Sutton Forest, the vineyard at Newbury); early settlement sites such as Throsby Park; and, as a class of buildings generally, vernacular farm structures (eg.

Yarrunga and Canyonleigh farm buildings). Exceptional industrial sites with scientific values of State important include the Joadja Shale Oil complex, the Fitzroy Ironworks, and the Erith Coalmine.

Summary Statement of Cultural Heritage Significance

"To interpret correctly the place's role as a component of the State's heritage, reference must be made to the concise statement of its cultural significance as a whole, not solely to its individual attributes. The nature and degree of its overall significance incorporates and synthesises all its attributes."³⁸

SHIP Evaluation Criteria and Application Guidelines.

The cultural heritage of the Wingecarribee reflects major and continuing influences which have shaped its history of development and established the character of the region as it is today. The particular cultural heritage significance of the Study area's buildings and work, relics and places of historic, aesthetic, scientific, and social value in the local, regional and State context is summarised in the Statement of Significance below.

Wingecarribee is outstanding for its diversity of historical evidence representing all facets of the history of development of the State. The rural landscapes and villages of the Southern Highlands are unique in the State in that they contain layers of evidence which show pastoral and agricultural development and environmental landscape changes over nearly 200 years. The interpretive value of the rural landscapes and pattern of settlement provides an exceptional illustration of the relationship of man and the environment which has produced a gentrified and picturesque landscape in the English tradition. It is a landscape redolent with associations with prominent colonial settlers and influential and wealthy members of Sydney society in the late 19th century who stamped their aesthetic perceptions on the built and natural form of core areas of the LGA.

The aesthetic and technical values of Wingecarribee are outstanding. Rural landscapes, village areas and streetscapes are all widely recognised for their fine aesthetic qualities. Landmark and distinctive plantings, private and public gardens and an array of architecturally notable town and country residences, civic buildings, churches and cemeteries are recognised examples of their kind at the State level.

Exceptional sites of archaeological interest with a potential to yield further information about extractive industry, agriculture and early settlement exist within Wingecarribee.

In addition to sites of social value to the local community, the Southern Highlands landscapes and towns are held in high esteem by residents and visitors alike who value the distinctive character of Wingecarribee as a place in which to experience a 'sense of place' unique to the area.

Endnotes:

1. Note that because this study is confined to the cultural European aspects, some of these terms (e.g. natural) are not applicable in this study.
2. Domicelj, J., *Op. cit.*, p.27.
3. Australia ICOMOS, Charter for the Conservation of Places of Cultural Significance (Burra Charter and Guidelines), 1988.
4. Department of Planning, *Heritage Assessment Guidelines*, Sydney, 1989.
5. Domicelj, J., *Op. cit.*, p.27.
6. Department of Planning, *Heritage System Review. A Discussion Paper*, Sydney, 1992.
7. Jack, R. Ian & Jeans, D.N., *Draft State Heritage Inventory. Historical Guidelines*, Department of Planning, 1990. p.xxxiv.
8. Ibid.
9. See Taylor, K., *Cultural Landscapes Meanings and Heritage Values*. Research thesis for Master of Landscape Architecture, University of Melbourne in which the reference to the '*Intellectual and cultural background...*' from Sullivan, S. (1905), *Cultural Resource Management and Historical Studies*, p.14 in Committee to Review Australian Studies in Tertiary Education (CRASTE) History and Cultural Resources Project, Part 2 Seminar Papers, 4-17, CRASTE, Canberra is developed.
10. Jack, R. Ian & Jeans, D.N. *Op cit.*
11. Lowenthal, D (1975), Past Time, Present Place Landscape & Memory, p.12, *The Geographical Review*, 65, 1036.
12. Historic values and social values are two of the values identified in *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter)* for the purposes of establishing cultural significance. Other values are aesthetic and scientific value.
13. A more detailed account of the assessment methodology is contained in an unpublished report prepared for the Wingecarribee Shire Council and the Department of Planning, *Historical Cultural Landscape Assessment and Evaluation - Wingecarribee Shire*, by Landscan in association with Ken Taylor, 1991.
14. Prell, A (1985) *Historic Landscapes and their Significance*; Bachelor of Landscape Architecture Thesis, CCAE.
15. McClelland, L & Land & Community Associates, *How to Identify, Evaluate and Register Rural Historic Landscapes*: National Register Bulletin, 30 US Department of the Interior, National Park Service, Washington DC 20240.
16. Jeans, D.N. & Spearritt, P (1980) *The Open Air Museum. The Cultural Landscape of New South Wales*, p.19, Allen & Unwin, Sydney.
17. Sullivan, S. *op cit* (note 3 above).
18. Jervis, J (1986) *A History of the Berrima District 1798-1973* p.19 Library of Australian History. First published 1962 by Berrima County Council with revised editions 1973, 1978, 1986.

19. Ibid, 24-25.
20. Ibid, p.41.
21. This publication of 1988 is available from the Australian Garden Journal, Bowral.
22. Taylor, K, Winston Gregson, J, Johnson, K (1987), *Study of the Conservation, Preservation and Interpretation of the Rural Heritage Landscape of the Lanyon - Lambrigg Area* p.98. Research Report to the Department of Territories, ACT.
23. Kerr, J S (1982), *The Conservation Plan. A Guide to the Preparation fo Conservation Plans of European Cultural Significance*, the National Trust of Australia (NSW), Sydney.
24. Map 6 in Rosen & Ashton's *Outline of the Thematic History of the Wingecarribee Shire* - Mitchell Library: M2 811. 31/1843/1, Plan of 50 Portions of sale at Bong Bong and Sutton Forest, Dept of Lands 1859.
25. Jervis, J., *Op. cit.*, p.6.
26. Lester Firth & Murton, *Berrima Conservation Study*, 1978.
27. Jack, R Ian & Jeans, D.N., *Op. Cit.*, p1.19.
28. *Ibid.*, p1.20.
29. *Ibid.*, p1.19,1.20.
30. Ku-ring-gai Municipal Council Planning Department, *Heritage Conservation in Ku-ring-gai. Guidelines for Development*, undated.
31. Ramsay, J., *Parks, Gardens and Special Trees. A Classification and Assessment Method for the Register of the National Estate*, Australian Heritage Commission, 1991. p2.
32. Illustrated Sydney News, 10th May, 1890, as quoted in Cavanough, J., *et al.*, *Gardens of the Southern Highlands, New South Wales, 1828-1988*, The Australian Garden Journal, 1988, p36.
33. *Ibid.*, p7.
34. *Ibid.*
35. National Trust of Australia (NSW), *Southern Highlands Landscape Conservation Study, 1990* pp.11,12.
36. Armstrong, H., and Burton, C., *New South Wales Street Tree Survey Report*, School of Landscape Architecture, University of NSW, 1966.
37. Domicelj, J., *Op. cit.*, p.26.
38. *Ibid.*, p.31.

PART FOUR: HERITAGE CONSERVATION STRATEGY

4.1 INTRODUCTION

Purpose of Strategy

The previous sections of this report have indicated the diversity, depth, extent and importance of Wingecarribee's cultural environmental heritage. The purpose of this section of the study is to recommend ways in which that heritage can be conserved by the implementation of a conservation strategy within the existing planning and management framework. The proposed strategy is translated into recommended policies and actions to provide a framework for decision making and conservation activity in Wingecarribee.

Approach

In approaching the task of preparing a Heritage Conservation Strategy for Wingecarribee the important role played by different private and public groups represented in the community and by all levels of government is acknowledged.

Role of the Community

Increased community interest in heritage, and an awareness of the ways in which the significance of an item can be retained for future generations while addressing the needs of the present, leads to the most satisfactory conservation results. The willingness and abilities of owners to care for their property so as to retain the features and qualities which make them significant is a major factor in conservation of Wingecarribee's heritage. The great majority of buildings are conserved by interested and knowledgeable owners. If an owner is disinterested, or positively anti-conservation, it is very difficult to retain a building, without adverse changes being made to it. Sometimes, a place is not kept, but demolished or damaged before there is an opportunity to discuss ways to retain the item while allowing for change to occur.

In the main, however, there appears to be widespread interest in caring for heritage places in Wingecarribee. This is apparent in the increasing level of maintenance, retention of original fabric and sympathetic restoration of buildings, both rural and urban, in Wingecarribee. The main problems appear to be the unintentional removal of significant fabric in efforts to "tidy" up a place and the misguided replacement of deteriorated or missing fabric with

new material, often, in a "historic" looking manner which is, however, not appropriate to the period or style of that place. Use of inappropriate fences and doors are one example of this, as is decorative embellishment such as cast-iron lacework on buildings which would never have included such a feature.

There is also a high level of activity among historical groups in research and publication of heritage related material. The Berrima and District Historical Society and the Berrima National Trust are outstanding examples of well-informed local groups taking initiatives in the area of research and interpretation of the area's history. The Berrima District Historical Society, for example, has been progressively photographing the facades of houses and business premises in Wingecarribee, particularly in Mittagong. Other historical groups in Wingecarribee such as the Bundanoon History Group, have also researched and published information on particular topics and town or village histories.

Mention has previously been made of the initiatives by resident action groups such as ARROW to provide a forum for discussion and debate on the urban and rural character of Wingecarribee.

Role of Council

Council's own initiatives and example can establish, through its own works and decision making processes, a proper standard of conservation practice within the community.

Council's own buildings including community facilities such as local halls, libraries and parks which are historic buildings, are well maintained and show respect for the significance of each place.

Role of State and Federal Government

Through use of the statutory process, through the application of a number of State and Commonwealth Acts, and through the heritage conservation incentives, a measure of conservation can be achieved to support the conservation activities of community and Council.

Existing Planning and Management Framework

A number of different organisations have an interest and/or responsibility in the planning and management of conservation within Wingecarribee. From a statutory perspective the major groups responsible for managing the State's cultural heritage legislation are the Heritage Council, the Department of Planning and local government. The NP&WS is the principal agency responsible for managing the Aboriginal and natural heritage of the State. State government departments are also major heritage property owners and as such have responsibility for managing the State's heritage. The major acts and administrators are shown in Figure 4.1. Community groups, such as the National Trust, and local history groups also play an important non-statutory role in heritage conservation. The following provides a brief description of all of the major bodies involved:

Wingecarribee Council

Under the Environmental Planning & Assessment Act, 1979, (EP&A Act), local councils identify and manage heritage items which are of significance in their areas. They do this through heritage studies and local environmental plans (LEPs) and as part of the development assessment process.

The Council is responsible for the administration of Wingecarribee LEP 1989 (as amended), which provides controls on items listed on Schedules 2, 3 & 4. Council is required to consider the effect of new development on the historic, architectural, aesthetic, social, scientific and natural character of the scheduled items. This has been included in response to the direction issued under Section 117 of the EP&A Act which requires local councils to address heritage issues when preparing LEPs. Standard clauses have been inserted in the Wingecarribee LEP which requires consent for development of a heritage item and includes matters councils must consider in determining such an application.

Some Councils have been given delegated authority to place Section 130 Orders under the Heritage Act, 1977, to control the demolition of heritage items. They can only do this for items listed in draft local plans approved by the Heritage Council which are to be publicly exhibited. The increase in local government responsibility has been accompanied by a decrease

in the number of conservation orders the Heritage Council now places on items.

Department of Planning

The Department of Planning administers both the EP&A Act and the Heritage Act, 1977. It prepares State policies and regional plans and provides the framework within which local councils prepare local plans.

The Department, principally through the Heritage Branch, provides technical and administrative support to the Heritage Council. A number of specialist branches, such as legal, financial, valuation, natural resources and computer, assist in providing advice on heritage and related matters. In addition, regional offices of the Department provide a regionalised heritage resource.

The Department liaises widely with organisations and individuals concerned with the State's heritage such as local government, the community, national and international heritage organisations.

The Department is directly involved with councils in the preparation of local plans. The planning teams in the Department are required to inform the Heritage Council about plans which have major heritage considerations, or affect items covered by conservation orders.

The Department of Planning, as distinct from the Heritage Council, has a direct involvement within this planning process by way of Clause 28 of the Wingecarribee LEP.

Heritage Council

The Heritage Act, 1977, establishes the Heritage Council which is an advisory body to the Minister for Planning regarding heritage matters, including advising the Minister on which items warrant protection. It is also a decision making authority on requests to alter items which are protected by conservation orders. In addition, the Heritage Council has an important education function.

Until recently the Heritage Council responded to the immediate demands of conservation through regulation. With increasing use of the EP&A Act, the Heritage Council has reduced its use of protective orders available under the Heritage Act. In 1978, the Heritage Council adopted a policy not to place conservation orders on items

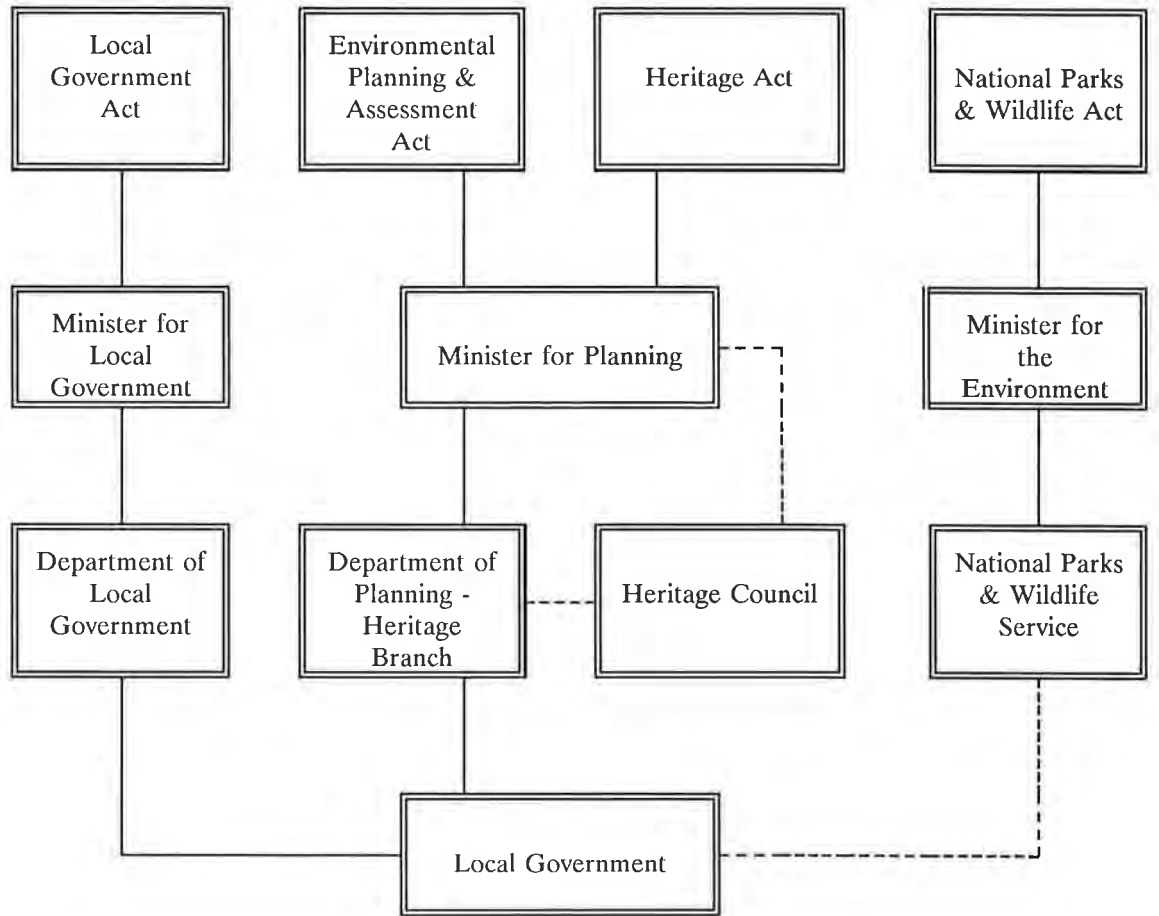


FIGURE 4.1: MAJOR ACTS AND ADMINISTRATORS
Source: Heritage System Review, p.24.

already protected by other means, even if these are of 'State wide' significance. This policy has been implemented in recent years because of the increased use of local plans for heritage conservation.

A number of places in Wingecarribee are currently affected by heritage orders. A **Permanent Conservation Order (PCO)** is an order made under Section 44 of the Heritage Act. This order remains in place indefinitely, unless revoked. There are 19 PCOs current for items in Wingecarribee. The majority of these relate to buildings in Berrima. An **Interim Conservation Order (ICO)** is an order made under Section 26 of the Heritage Act to control demolition and development. This order lasts for one year or until revoked. The **Section 130 Order** is an order made under Section 130 of the Heritage Act to control demolition. This control was used to protect Donald Bradman's Home at 52 Shepherd Street, Bowral. This order lasts for one year unless revoked or a Notice under Section 132 of the Heritage Act is lodged and no action is taken. The **Section 136 Order** is an order made under Section 136 of the Heritage Act to halt or prevent demolition. For example, in 1986 a Section 136 Order was used to protect a Cedar Tree in Merrigang Street, Bowral. This order lasts for 40 days unless revoked.

The Heritage Act, 1977, also regulates archaeological excavations by requiring a permit to be obtained from the Heritage Council before any excavation work is done in respect of a relic (**Section 139**).

The Heritage Council now sees its role as policy making and educational. It has developed policies and practices to achieve conservation objectives through a more pro-active approach. However, the Heritage Council has become more involved in providing resources and support to local councils to assist them in managing the heritage within their area. This has been achieved through the Heritage Assistance Program (HAP). These funds have been used to provide heritage advisers, for heritage studies and for educational and promotional activities as well as building conservation work.

• State Government

In 1987, Section 170 was added to the Heritage Act, requiring each government instrumentality to prepare a 'heritage and conservation register' of

heritage items in its ownership or under its control. Guidelines were issued by the Heritage Council about the composition and management of items in these registers.

To date, a number of government departments have not completed registers. This includes the Water Board, for example, which owns or controls a number of items of heritage significance in Wingecarribee. Completion by all government departments should eventually provide a comprehensive inventory of significant State-owned heritage items. The registers can also assist in the management positive promotion and support of heritage conservation at the State level.

The Historical Houses Trust of New South Wales was established in 1980 to manage and maintain, as "house museums", a number of government-owned historic buildings. None of the Trust's properties are in Wingecarribee but Throsby Park is managed by the NP&WS as an historic site.

• Australian Heritage Commission

The Australian Heritage Commission is a statutory authority established under the Australian Heritage Commission Act, 1975, as the Federal Government's policy advisory and administrative body responsible for the National Estate.

It's task is threefold:

- to compile and maintain a Register of significant parts of the cultural and natural environment of Australia.
- to assist the conservation of places on the Register; and
- to advise the Commonwealth Government on how to conserve these places.

Listing on the Register places no legal constraints on private, local government or state owned properties but does impose some constraints on Commonwealth Ministers and agencies. It provides that Commonwealth Ministers and agencies must not take any action which would adversely affect any place on the Register unless there is no reasonable alternative or measure to minimise these adverse effects.

In addition to its listings, the Commission administers a program of grants through the State

government. This Study has been funded on a dollar for dollar basis by such a grant.

Those places in Wingecarribee currently listed on the Commission's Register are noted on the Inventory records. About 45 places in Wingecarribee are listed on the Register of the National Estate.

National Trust

The National Trust of Australia (NSW) is a private conservation body established by an Act of Parliament, but it has no statutory powers. It is an independent community organisation which seeks to conserve the State's heritage. As part of its work, it has compiled a register of classified buildings, places, works and relics in New South Wales.

The Register lists those buildings, sites and areas which, in the Trust's opinion, fall within the following definition:

"Those places which are components of the natural or cultural environment of Australia, that have aesthetic, historic, scientific or social significance or other special value for future generations, as well as for the present community".

Currently, the Trust lists buildings as "recorded" or as "classified". Items previously "recorded" are being reassessed by the Trust to establish whether buildings should be upgraded to "classified" or removed from the register.

Listing by the Trust does not have legal force. It is however, recognised as an authoritative statement of the historical and/or architectural importance of a building site or area.

All buildings and places in Wingecarribee which have been classified or recorded by the National Trust are noted on the Inventory forms. Nearly half the items contained in Part A and Part B of the Heritage Study Inventory are listed in the National Trust Register. Most of these are in Part A and reflect the fact that the Wingecarribee LEP Heritage Schedule was compiled originally from National Trust listings.

Components of the Proposed Strategy

In general, there are three major factors which influence the extent to which the heritage conservation strategy can be achieved. They are:

- the willingness and ability of the owners to care for their property and respect its significance;
- the willingness and abilities of the Council to encourage conservation; and,
- potential threats posed by particular planning policies and/or lack of adequate conservation planning measures which encourage major changes to the place or its setting.

These factors have been taken into account in developing the proposed Heritage Conservation Strategy for Wingecarribee. The overall aim of retaining the significance of the environmental heritage of Wingecarribee has been further developed into a set of objectives to guide the use of planning and management measures for conservation purposes. These planning and management measures can be categorised into:

- statutory measures;
- education and information;
- conservation incentives; and,
- presentation and promotion.

This proposed strategy is shown diagrammatically in Figure 4.2. It has been modelled on the strategy successfully adopted by Ku-ring-gai Council¹. Each component of the strategy is discussed in detail in the sections which follow.

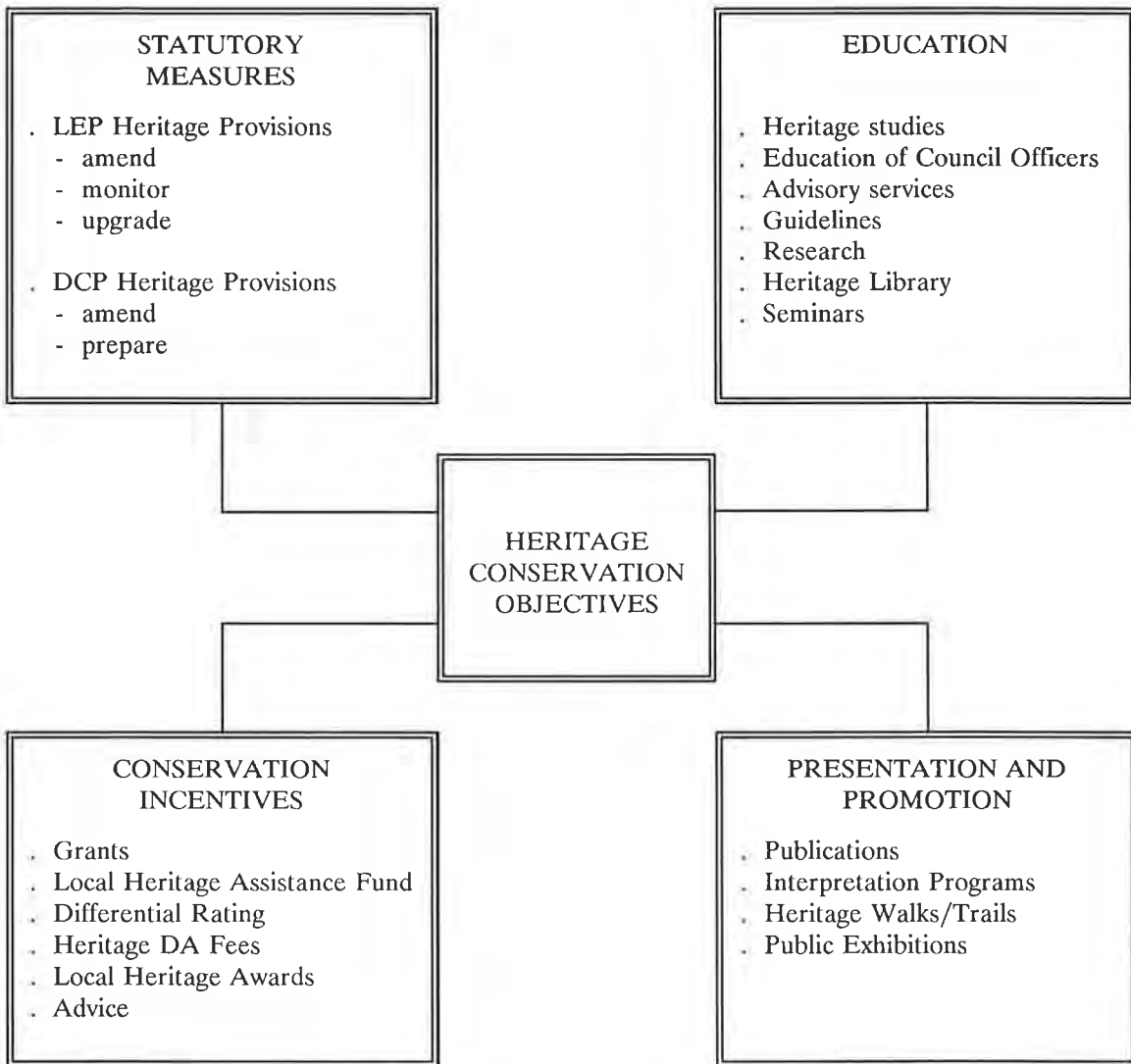


FIGURE 4.2: HERITAGE CONSERVATION STRATEGY

4.2 HERITAGE CONSERVATION OBJECTIVES

Objectives

The following objectives were prepared as a guide to the development of the conservation strategy and actions for the Wingecarribee. The objectives are to:

- **Retain physical evidence of Wingecarribee's past and actively conserve a balanced selection of evidence representing the history of development of Wingecarribee and its historical associations with events and people;**
- **Promote an understanding and appreciation of the area's heritage resources to encourage appropriate conservation activities by the community; and**
- **Present and interpret the historical evidence for the enjoyment of the local community as well as visitors to Wingecarribee.**

Objectives and Guidelines for Key Cultural Landscapes

Robertson Area

- (i) Protect the existing character of this landscape unit to maintain its cultural significance.
- (ii) Protect existing groups of trees - indigenous and introduced - as important landscape components.
- (iii) Retain the existing scale of this farming landscape and to preserve the remarkable empathy and fit between the natural landscape base and the patterns of human activity. (The current pattern still reflects the 1860's yeomen selection.) This may mean resisting small lot hobby farm subdivision.
- (iv) Recognise the significant historic attributes of the landscape in future planning and management of the area.

Robertson Village

- (i) Protect the encircling ridgeline vegetation cover and landuses and ensure development occurs below these ridgetops where residential development occurs. (See Figure 4.3)
- (ii) Maintain the grid pattern layout, but respect topography in road layout associated with any expansion of the village.
- (iii) Retain landscape areas (including all existing trees and windrows) to reflect the existing pattern and screen new development.

Burrawang

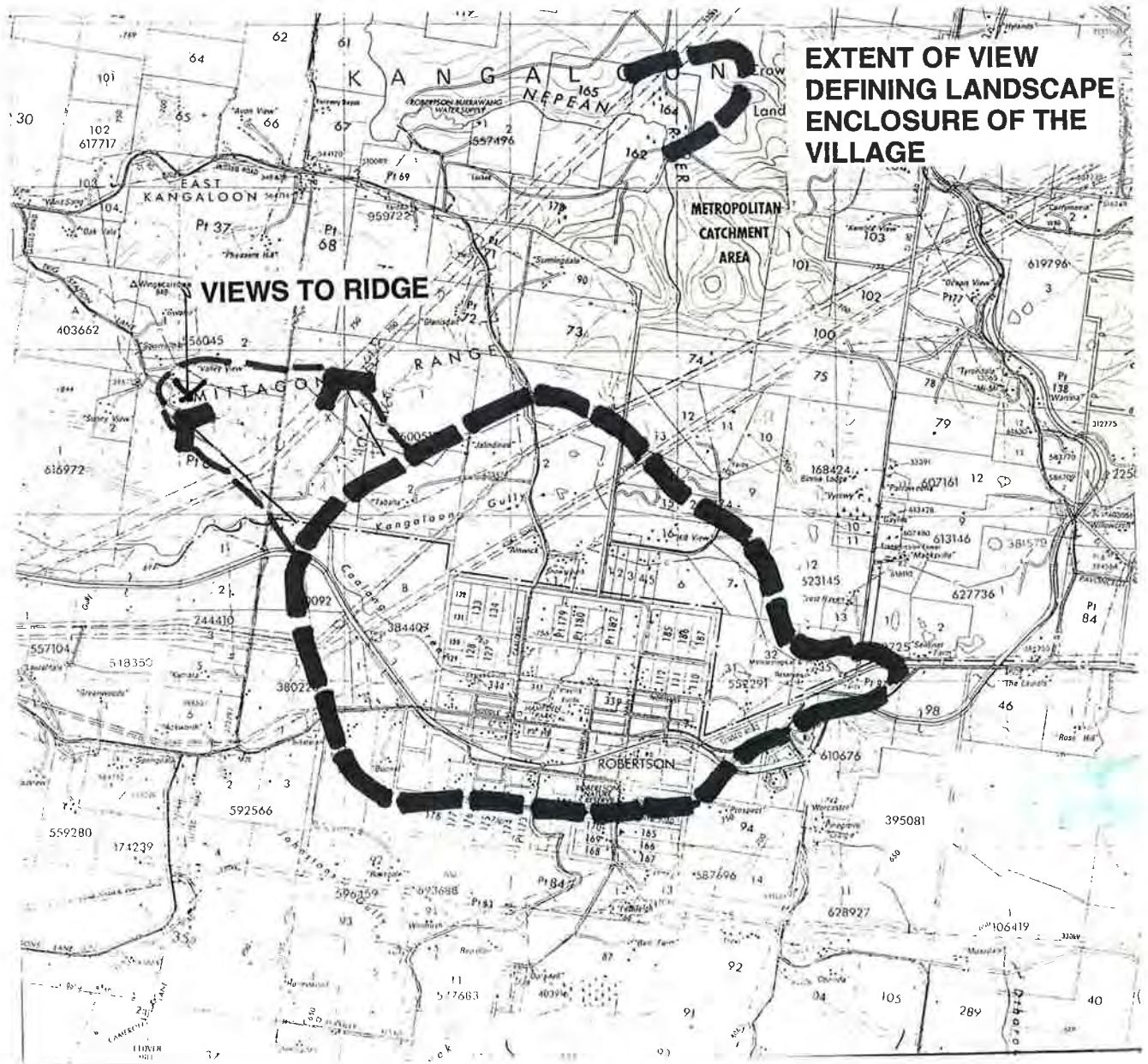
- (i) Avoid residential expansion. (See Figure 4.4)
- (ii) Limit infill and ensure that form, scale and traditional building materials are maintained.
- (iii) Retain existing trees.

Wingecarribee Unit

- (i) Preserve the view from the cottage and the homestead at Throsby Park to the north.
- (ii) Protect the view down to the Illawarra Highway, to the west and south from Throsby Park house.
- (iii) Protect existing trees and encourage replanting of pine shelter belts and avenues.
- (iv) Regenerate eucalypts in the existing groups.
- (v) Restrict any building fronting the peripheral roads to retain the rural character as seen from these roads.
- (vi) Restrict all development west of Church Lane.

Sutton Forest Area

- (i) Protect the integrity of the landscape fabric by excluding residential subdivisions. (It is important that development at the western side of Moss Vale is not allowed to creep south over the ridge running north from



**EXTENT OF VIEW
DEFINING LANDSCAPE
ENCLOSURE OF THE
VILLAGE**

**FIGURE 43: ROBERTSON
KEY VILLAGE:
Landscape Catchment**