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MENANGLE LANDSCAPE CONSERVATION AREA ASSESSMENT OF SIGNIFICANCE & PROPOSED BOUNDARIES



A Report prepared by Chris Betteridge, **MUSEcape Pty Ltd**
for
Wollondilly Shire Council

Final Draft, 19 June 2012

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OF CULTURAL HERITAGE

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Figure 1 (Front Cover): (Top): *Menangle Viaduct* 2010-11 by artist Michael Fitzjames, oil on linen, 30.5 x 106.5cm); **(Centre):** Panoramic photograph of part of study area viewed from Elizabeth Macarthur Agricultural Institute by Chris Betteridge, 1 May 2012; **(Bottom):** Panoramic photograph of part of study area from the south by Chris Betteridge, 1 May 2012.

Executive Summary

This assessment of the significance of the landscape around the Menangle Village Conservation Area has been commissioned by Wollondilly Shire Council (WSC) and prepared by Chris Betteridge of **MUSEcape** Pty Ltd, Heritage Consultants. This study has been prepared in response to development proposals for lands to the north and east of the village which pose potential threats to the cultural landscape heritage values and ambience of the village and its setting.

The findings in this assessment generally agree with the advice prepared by Dr Peter Kabaila, consultant Heritage Adviser to WSC and dated 14 April 2011 and recommend creation of a Landscape Conservation Area to protect the historical, associational, aesthetic and other heritage values of the wider cultural landscape setting of Menangle Village.

It finds that the boundary for the existing Menangle Village Conservation Area has too limited a focus, concentrated on the historic core of the village, and omits significant areas related to the historic boundaries of the former Camden Park estate and the Macarthur and Onslow families' agricultural enterprises as well as significant individual heritage items including the former Menangle Creamery, the Rotolactor site, the Menangle Railway Station, the Menangle Railway Bridge and Gilbulla.

In the opinion of this author lands to the east of Menangle Road, including sites both north and south of Station Street, Menangle, and Gilbulla, to the southeast of the village, are just as significant, if not more so, than paddocks on the western side of Menangle Road within the Elizabeth Macarthur Agricultural Institute (EMAI). Significant sites within EMAI and Camden Park are included on the State Heritage Register whereas those outside, with the exception of the Menangle Railway Station group and the Menangle Railway Bridge, are not. This omission should be rectified.

An analysis of the existing Menangle Village Conservation Area reveals the outstanding cultural heritage values that the area possesses as a result of its, its strong historical associations, its aesthetic landscape qualities, historic settlement patterns and tightly controlled recent development as a result of implementation of Wollondilly Development Control Plan (DCP) No.41. There is wide support in the local community for greater recognition and improved protection of the wider cultural landscape setting for the village.

External pressures for residential subdivision and employment-generating development are perceived threats to this cultural landscape, particularly in the visually sensitive areas between Station Street, the main Southern Railway Line and the Nepean River to the east and north.

It is acknowledged that there are opportunities for further sympathetic development related to heritage interpretation, cultural tourism and recreation and some potential for further sympathetically located and designed

residential and rural development subject to strict planning controls designed to conserve and enhance the cultural landscape heritage values.

Perceived threats include the risk of over-development of the type that has adversely affected many historic villages in Australia, traffic and parking impacts posed by increased population density, a proliferation of directional and advertising signage, unsympathetically located and designed rural structures such as farm sheds, the visual impact of new developments and possible associated road and other infrastructure upgrading.

A cultural landscape conservation approach is recommended, rather than an emphasis on individual items with limited curtilages. To provide for a greater degree of protection for heritage values, a more inclusive boundary is proposed. A flexible approach to new development is recommended, including the possibility of a land swap or transfer of development rights from the currently approved residential strip development on the northern side of Station Street to another, less visually sensitive site.

Measures designed to protect the area's heritage values are recommended.

A list of sources consulted and useful references is provided.

1.0 Introduction

This section provides background on the need for the assessment, the methodology employed, author details, acknowledgments, limitations and a disclaimer, a list of measurement units, abbreviations and conservation terms used in the text..

1.1 *The Brief*

In November 2011 Wollondilly Shire Council commissioned Chris Betteridge, Director, **MUSEcape** Pty Ltd to carry out a detailed heritage assessment to support Council's Planning Proposal for a Landscape Conservation Area around the village of Menangle. The brief required that the study should address the matters outlined in the NSW Department of Planning and Infrastructure Gateway determination received by Council on 31 August 2011. In its letter to Council the Department acknowledges the intent of such a proposal and "supports, in principle the rationale to conserve the character of the rural landscape pending future growth and development within the vicinity of the village".

However, the Department has deferred the issue of a Gateway determination in this matter pending the preparation of a detailed heritage study that "should clearly identify the heritage value of the land, the characteristics of the landscape that Council intends to preserve and detailed consideration of how Council intends to achieve its objectives. The study should pay particular attention to the proposals [sic] inconsistency with section 117 Direction 3.1 Residential Zones and should justify the impact of the proposal on potential future residential growth in the area and intended impact of a landscape conservation area on the built form."

1.2 *The Study Area*

The Study Area is shown in the map below and includes major parts of the visual catchment of Menangle Village including the historic village, retirement village development to the south, agricultural land to the north, parts of the Elizabeth Macarthur Agricultural Institute and private farm land to the west. Lands to the east of the main Southern Railway Line and west of the F5 Freeway are also considered, including the historic property Gilbulla.

description of the cultural landscape of the Study Area and a table of all listed and some potential heritage items within the Study Area;

5. Consideration of relevant issues, constraints and opportunities and recommendation of a boundary for a Landscape Conservation Area to complement the existing Menangle Village Heritage Conservation Area, with justification for boundary determination.
6. Development of draft guidelines for new development within the proposed Landscape Conservation Area.

1.4 Authorship

This report has been prepared by Chris Betteridge, BSc (Sydney), MSc (Leicester), AMA (London), MICOMOS, Director of **MUSEcape** Pty Ltd, specialists in the identification, assessment, management and interpretation of cultural landscapes. The author was Specialist – Environmental / Landscape in the Heritage & Conservation Branch, NSW Department of Planning for ten years (1978-88), then in a variety of senior management positions in NSW Government agencies. He has been in private practice as a heritage consultant since 1991, including eight years as consultant Heritage Advisor to both Wollondilly Shire Council and Port Stephens Council. Chris specialises in the conservation of significant places, including some of the most important cultural landscapes in NSW. He has prepared or contributed to conservation planning documents for many significant sites and has particular experience on community-based heritage studies, heritage conservation areas and the settings of significant heritage places. Chris is listed on the Register of Consultants maintained by the Heritage Branch, Office of Environment and Heritage, NSW Department of Premier and Cabinet.

Chris has recently completed a Conservation Management Plan (CMP) for the Macarthur Family Cemetery near Belgenny Farm and was part of the team which has prepared the CMP Review for the Elizabeth Macarthur Agricultural Institute (EMA). In recent years he has also prepared visual and landscape impact assessments for soil and sand extraction proposals at Menangle Park and Spring Farm and for employment-generating development proposals at Glenlee.

1.5 Acknowledgments

The assistance of the following individuals in the preparation of this report is gratefully acknowledged:

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 Brian Tench;
 Kate Terry;
 Peter Wright, Wollondilly Shire Council;

1.6 Limitations & Disclaimer

Research was limited to those sources readily available to the author within the timeframe of the study. Identification and assessment of sites was limited to external visual investigations from the public domain and no physical intervention into heritage items or conservation areas was carried out. No historical archaeological assessment of the study area was made. The potential for Aboriginal relics and non-indigenous archaeological sites is acknowledged but their investigation was beyond the scope of this study.

This document may only be used for the purpose for which it was commissioned and in accordance with the contract between **MUSEcape** Pty Ltd (the consultant) and Wollondilly Shire Council (the client). The scope of services was defined in consultation with the client, by time and budgetary constraints agreed between the consultant and client, and the availability of reports and other data on the site. Changes to available information, legislation and schedules are made on an ongoing basis and readers should obtain up-to-date information. **MUSEcape** Pty Ltd accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report and its supporting material by any third party. Information provided is not intended to be a substitute for site specific assessment or legal advice in relation to any matter. Unauthorised use of this report in any form is prohibited.

1.7 Definition of Terms

The following terms from the Burra Charter of Australia ICOMOS have been used in this document.

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*. Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the *place* including components, fixtures, contents, and objects.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

Restoration means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.

Adaptation means modifying a *place* to suit the existing use or a proposed use.

Use means the functions of a *place*, as well as the activities and practices that may occur at the *place*.

Compatible use means a use which respects the cultural significance of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the area around a *place*, which may include the visual catchment.

Related place means a place that contributes to the *cultural significance* of another place.

1.8 Abbreviations

AEP - Annual Exceedance Probability (Flood Extent);
 AHC - Australian Heritage Council;
 AMP – Archaeological Management Plan;
 BCA – Building Code of Australia;
 BFT – Belgenny Farm Trust;
 CA – Conservation Area;
 CC – Camden Council;
 CMP - Conservation Management Plan;
 CP – Conservation Plan;
 DA – Development Application;
 DCP - Development Control Plan;
 DECCW – NSW Department of Environment, Climate Change and Water;
 DEP – NSW Department of Environment and Planning;
 DOP - NSW Department of Planning;
 DoPI – NSW Department of Planning and Infrastructure;
 DPI – NSW Department of Primary Industries;
 EMAI – Elizabeth Macarthur Agricultural Institute;
 EP & A Act – *Environmental Planning & Assessment Act 1979*

EP & A Regulation - *Environmental Planning & Assessment Regulation* 2000;
 HCA – Heritage Conservation Area;
 HIS – Heritage Impact Statement;
 ICOMOS - International Council of Monuments and Sites;
 IDA – Integrated Development Application;
 ILP – Indicative Layout Plan;
 JMAI – John Macarthur Agricultural Institute;
 JRPP – Joint Regional Planning Panel;
 LEP - Local Environmental Plan;
 LMP – Landscape Management Plan;
 MV – Menangle Village;
 MVCA - Menangle Village Conservation Area;
 NPWS – National Parks and Wildlife Service;
 NT - National Trust of Australia (New South Wales);
 PCO – Permanent Conservation Area;
 PP – Planning Proposal;
 REP – Regional Environmental Plan;
 RNE – Register of the National Estate;
 SEPP – State Environmental Planning Policy;
 SHR - State Heritage Register;
 SOHI - Statement of Heritage Impact;
 TSC Act – *Threatened Species Conservation Act* 1995;
 WSC – Wollondilly Shire Council.

1.9 Measurement Units

Many of the historical documents relating to the Study Area have distances and areas measured in imperial units such as miles and acres. These have been converted to metric units and where possible both are shown in the text. Set out below are conversions for some imperial measurement units that may be found in the history and description of the site.

Distance

1 inch = 2.54 centimetres;
 1 foot = 30.48 centimetres;
 1 yard = 91.44 centimetres;
 1 rod = 5 1/2 yards or 16 1/2 feet = 5.0292 metres;
 1 rood = 5 1/2 to 8 yards, depending on local variations;
 1 chain = 66 feet = 20.1168 metres;
 1 mile = 5,280 feet = 1,760 yards = approximately 1.6 kilometres

Area

1 square rod = 1 perch = 30 square yards = 25.29 m²;
 1 rood = 40 square rods or 1/4 acre = approximately 1011.714 m²;
 1 acre = 4,840 square yards = 160 perches = approximately 0.405 hectare

Jyoti Somerville carried out a brief review of the historical origins of Menangle Village together with a building by building examination of its existing physical fabric, which revealed a settlement of considerable historic, social and visual significance which had undergone a number of changes particularly to its early building stock.

The consultant found that amongst its buildings the village featured a number of somewhat "out of character" modern structures as well as alterations to early buildings which were not particularly sympathetic to the original. As a whole, however, Jyoti Somerville was of the opinion that the village had retained the essential elements of its early layout and architectural character, patterns of landscape treatment and visual and social cohesiveness.

Accommodating additional residential development in Menangle on the scale then envisaged became, in this context, an issue of some concern and one not simply solvable by the provision of development controls for individual buildings. More important, in fact, was the need to address the impact of the scale and location of the proposed new development on the village, particularly in relation to the physical and visual curtilages of significant heritage items (St James' Church being the most important).

Jyoti Somerville prepared guidelines for the appropriate siting of the proposed new subdivision allotments as the essential precursor to the provision of building controls to highlight their priority in ensuring such development does not *"detract from the heritage significance of Menangle"*. General development controls for new buildings were then prepared, based on the significant characteristics of existing early buildings. General recommendations for streetscape upgrading were also made using the important qualities of the early village as their basis and essential reference point.

2.2 Draft Menangle Village Development Control Plan

Somerville expressed considerable concern that the number, extent and visual exposure of new residential developments proposed for Menangle posed a very real threat to the heritage values of the village and its setting which would require very detailed development controls. Her subsequent draft Menangle Village Development Control Plan was very detailed and comprehensive, addressing the following heads of consideration.

- Siting
- Proposed subdivision along Station Street and Menangle Road (north);
- Proposed subdivision to north of St James Church site;
- Development on south side of St James Church site;
- New buildings;
 - Site area;
 - Building height;
 - Building alignment;
 - Building and roof form;

- Façade character, including features which should not be used on prominent front or side elevations;
- Materials;
- For roofs;
- For external walls;
- Materials which should not be used;
- Garages and vehicular access;
- Fences.

2.3 **Menangle Village Conservation Area and DCP**

The village of Menangle was identified as Menangle Village Conservation Area (MVCA) in *Wollondilly Local Environmental Plan 1991 Amendment No. 3*, gazetted on 11 December 1992. *Wollondilly Shire Council Development Control Plan (DCP) No 41 – Menangle Village* was updated in March 2000. The DCP, developed from Jyoti Somerville's draft documents, also applies to that land south of the village outlined in *Wollondilly LEP 1991 Amendment No.6*. The area covered by the DCP is shown on the map below.

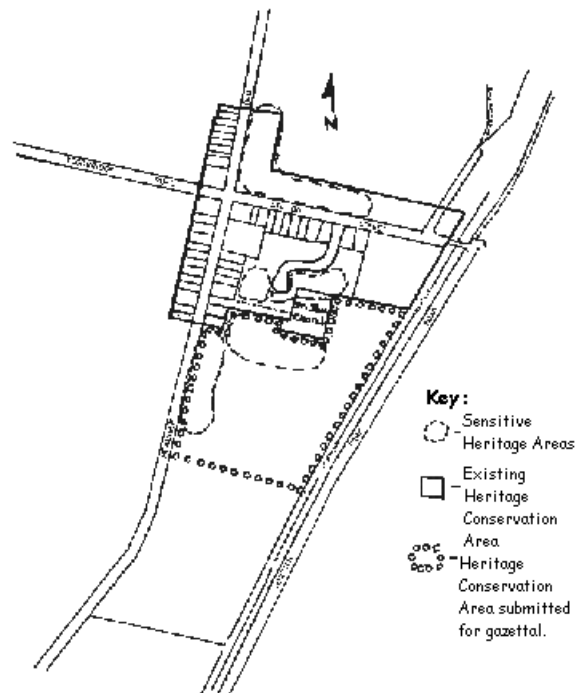


Figure 4 Map showing the sensitive heritage areas identified in Wollondilly DCP Menangle Village. (Source: Wollondilly Shire Council).

2.4 **Macarthur South Paper, Regional Environmental Study 1991**

Other planning studies of the region were being carried out at the same time as the Wollondilly Shire Heritage Study and the studies of Menangle Village.

The Macarthur South Paper, Regional Environmental Study 1991 concluded that "Development of Macarthur South should take into account its unique landscape and its natural and cultural elements as these play an important role in contributing to its visual character and living environment. Appropriate conservation strategies will be required. These strategies include preservation, reinforcement of character and

management. They may include acquisition or the retention of land in private ownership under strict environmental and development controls¹.

Areas identified by the Macarthur South Paper which have environmental and visual significance and for which particular treatment is suggested include:

- Razorback Range and foothills which include Spaniards Hill;
- Menangle Hills²;
- Nepean River and its tributaries;
- Beulah Forest and Beulah / Menangle Creek wildlife corridor;
- Areas adjacent to the Hume Highway corridor;
- Heritage buildings and sites;³

Ridgetops and localised high points give visual definition to the area and some of the ridgetops like Spaniards Hill could be acquired to provide lookouts and open space⁴. The Menangle Hills provide an important rural backdrop when viewed from within the study area at Menangle, the Hume Highway and the railway line⁵.

The Macarthur South Paper states that travellers along the Hume Highway will get their first impression of Sydney from the Macarthur South, the area near Menangle will require innovative planning and landscaping, this area could be used for both passive and active open space⁶. Razorback Range, its footslopes, and the Menangle Hill should be retained as a scenic backdrop⁷.

In July 2009 the NSW Government announced it had cancelled plans to investigate the feasibility of a huge new housing release in Macarthur South in Sydney's south west because it would be too costly. The then Planning Minister, Kristina Keneally, said investigations into the suitability of the 17,000 hectare site 25 kilometres south of Campbelltown would cease as other land could be developed more cheaply. She said infrastructure costs were estimated as "more than \$100,000" per lot for the 62,000 houses, a figure she said was "prohibitively expensive".⁸

2.5 Wollondilly Vision 2025

Wollondilly Vision 2025, a strategic planning document released by Wollondilly Shire Council in 2004 following consultant studies and extensive community consultation, identified a vision and strategies for various towns and villages within the local government area. The vision and strategy for Menangle were identified as:

Vision

A consolidated village centre and maintained rural setting.

Strategy

- maintain views to rural land and bushland at the end of new streets;
- strengthen road and rail infrastructure;
- nominate 1 in 100 flood zone as town edge;
- Create vibrant mixed use hub at rail station / interchange;

¹ *Macarthur South Paper, Regional Environmental Study 1991*, p.76

² *Macarthur South Paper, Regional Environmental Study 1991*, map 4, p.35

³ *Ibid.*, pp.76-7

⁴ *Ibid.*, p.79

⁵ *Ibid.*, p.26

⁶ *Ibid.*, p.77

⁷ *Ibid.*, p.26

⁸ *Sydney Morning Herald*, 23 July 2009

- create a town edge street to reinforce the town extents;
- maintain visual prominence of hilltop church and develop its curtilage as a public park; and
- investigate opportunities for sporting fields and open space in 1 in 100 year flood zone.

Maps supporting the *Vision 2025* document indicated the investigation of possible future employment opportunities on land between Menangle and the F5 freeway.

2.6 Wollondilly Economic Development Study 2007

This economic development study was adopted by Wollondilly Shire Council in April 2008. The goals of the strategy are to encourage increased business investment, good jobs and learning opportunities within a framework that improves the quality of life of residents and values the area's outstanding natural environment. There are no specific recommendations in regards to the Menangle area.

2.7 Wollondilly Industrial Lands Assessment Criteria March 2008

Wollondilly Shire Council adopted a criterion for the assessment of the suitability of lands for industrial development purposes.

In August 2008, consultants Environmental Resources Management (ERM) Australia prepared a report for Macquarie Bank Limited identifying the Constraints and Opportunities Mapping for a proposed development site of approximately 580 hectares adjacent to Menangle Village, as shown on the map below.

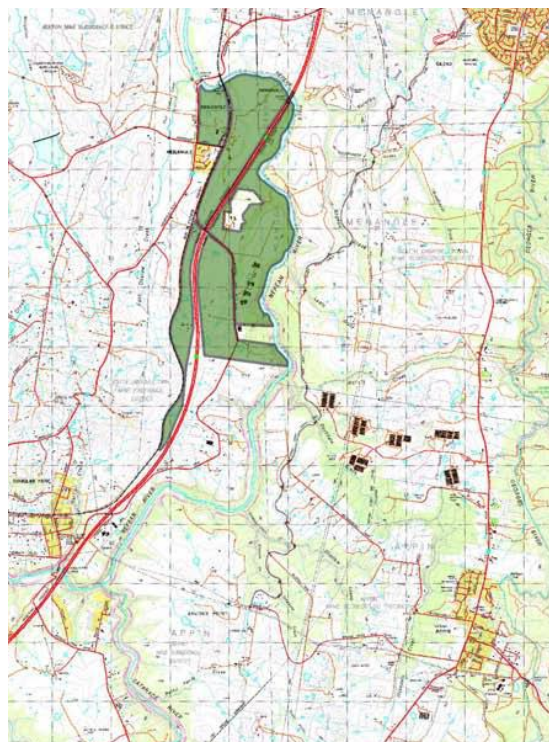


Figure 5 Map showing proposed development sites adjoining Menangle Village and along Moreton Park Road studied by ERM Australia for Macquarie Bank. (Source: ERM Australia Pty Ltd).

ERM identified those assessment criteria that they considered might impact on the development potential of their study area as follows:

- the consistency of the project with the South West Regional Strategy;
- provision of a 50m buffer from the top of the bank of major water courses;
- the provision of appropriate buffers to native habitats and the protection of sensitive areas within the riverine corridor;
- need for buffers to protect residential amenity;
- protection of critical habitat and significant tracts of remnant vegetation;
- exclusion of land affected by the 1% AEP event;
- exclusion of land having a slope of more than 1 in 10 (9%);
- impact on existing or future coal mining operations, including subsidence impacts;
- bushfire hazard;
- aboriginal and cultural heritage values;
- impact on visual catchments;
- impact on agricultural significance of the land and adjoining land;
- size and shape of land;
- access; and
- availability of infrastructure services.

At a meeting between ERM and Peter Wright, Wollondilly Shire Council's Strategic Planning Manager on 9 July 2008 to ascertain Council's position in regard to employment lands generally and to discuss the potential for development of ERM's study area, the following points were raised:

- Council's economic development strategy recognises the need for increased employment opportunities in the LGA and the strategic importance of the freeway corridor;
- the Sydney Metro Strategy deferred development of Macarthur South for 25 years. The recently exhibited South West Sydney Strategy identifies the study area as a potential employment site but without infrastructure and services;
- one of the problems of the Macarthur South area is the lack of infrastructure and its relative isolation from the nominated growth centres. APP has been commissioned by the Department of Planning to prepare a infrastructure analysis for the Macarthur South area;
- Council is in two minds about employment generating uses at Menangle. On one hand it has the potential to increase employment opportunities but on the other it would have a major impact on the rural ambience which is valued by many residents; there is a concern that warehouse style uses of the study area would not deliver employment benefits. Any development would need to be designed to attract employment generating uses;
- the residents of Menangle are concerned about the nature of any future use of the study area and the potential hours of operation. The village is a conservation area with high amenity. It is important that any development retains the rural ambience of this village. A curtilage to the conservation area needs to be identified and retained;
- the Menangle community would be looking for community benefits such as access to the river, walking/cycle tracks along the top of the river bank;
- Campbelltown Council have prepared a draft LEP to allow residential development in the southern part of the LGA. Development of the study area for employment uses may complement this development in

- Campbelltown;
- employment uses may assist in providing a critical mass to extend the electrification of the railway;
- Wollondilly Shire Council has supported a rezoning of land at Maldon for industrial use and a draft LEP is being prepared. Council has developed industrial lands assessment criteria;
- the study area is at the Gateway to the Wollondilly LGA, adjacent to the Nepean River. This would need to be respected in any design scenarios; and
- Council does not have information that suggests the land is of high agricultural value.

In its conclusions on non-indigenous cultural heritage, ERM found:

“Development [within the ERM study area] has the potential to impact upon the heritage listed sites and values both within and adjacent to the study area. Potential impacts may occur directly upon heritage sites or through developments which alter the context and setting that contribute to the heritage values of a site or the conservation zone.

A Heritage Impact Assessment would be required as part of the approval process. The detailed impacts analysis would need to consider options to avoid and minimise adverse heritage impacts, including visual as well as physical impacts. These mitigation measures may include ‘buffer zones’ around heritage sites and conservation areas, and interpretation strategies.”

2.8 Draft Wollondilly LEP 2009

Draft Wollondilly LEP 2009 extended the Menangle Village Conservation Area to the north and east to include part of Lot 201 DP 590247, part of Lot 21 DP 581462, part of the railway line, the Menangle Railway Station and part of Moreton Park Road, as shown on the map in Section 2.11 below.

2.9 Planning Proposal Employment Lands Moreton Park Road, Menangle

In 2010 Wollondilly Shire Council received a Planning Proposal (formerly known as a rezoning application) for Employment Lands in the vicinity of Moreton Park Road, Menangle. The subject land is situated southeast of Menangle village straddling the Hume Highway/F5 Corridor. The land is bordered to the west by the Main Southern Railway and the Nepean River to the east and is located on both sides of Moreton Park Road. The subject site is approximately 600 hectares in size of which the planning proposal identifies approximately 240 hectares to be rezoned for employment uses.

A report by Council staff to Council on 26 August 2010 acknowledged the site’s potential for employment lands, however it also acknowledged that there were a number of unresolved matters affecting its suitability, capacity, and appropriate timing.

Accordingly the report recommended that Council indicate its in-principle support for the planning proposal subject to it being amended and resubmitted by the applicant so as to address the following matters:

- a) The need to reducing the scale of the proposal to reduce its landscape and heritage impacts;

- b) Key Policy Directions from the Draft Growth Management Strategy P1, P2, P5, P11, P12, P14, P15, P17, P18, P21;
- c) Relevant Key Directions of the draft South West Sub-regional Strategy relating to the inter-relationship of this site to the longer term development of Macarthur South
- d) Comparison with other potential future land uses which do not require a planning proposal (rezoning) process; and,
- e) Assessment criteria from the draft GMS.

The Report also recommended therefore that the planning proposal not be forwarded to the Minister for a '*Gateway determination*' at that stage. It was considered that the above matters should be addressed by the proponent in consultation with Council's Strategic Planning staff with additional information and a revised proposal being subject to community notification and consultation with the Department of Planning, MACROC and major infrastructure providers before Council could consider supporting the proposal and sending to the Gateway Planning Process.

The Applicant requested the Minister for Planning to delegate the Joint Regional Planning Panel (JRPP) as the Responsible Planning Authority for the proposal. The Minister granted the delegation.

2.10 Elton Consulting Planning Proposal March 2011

In March 2011 Elton Consulting prepared a planning proposal (PP) on behalf of Menangle Pastoral, seeking to amend the principal *Wollondilly Local Environmental Plan 2011* to allow for employment uses on land along Moreton Park Road, Menangle and residential development with a vibrant neighbourhood space adjacent to Menangle village. The Planning Proposal was submitted to the JRPP. The JRPP requested Council to provide assessment comment on the proposal and Council's response is contained in Item PE3 to the Ordinary Agenda of 16 May 2011.

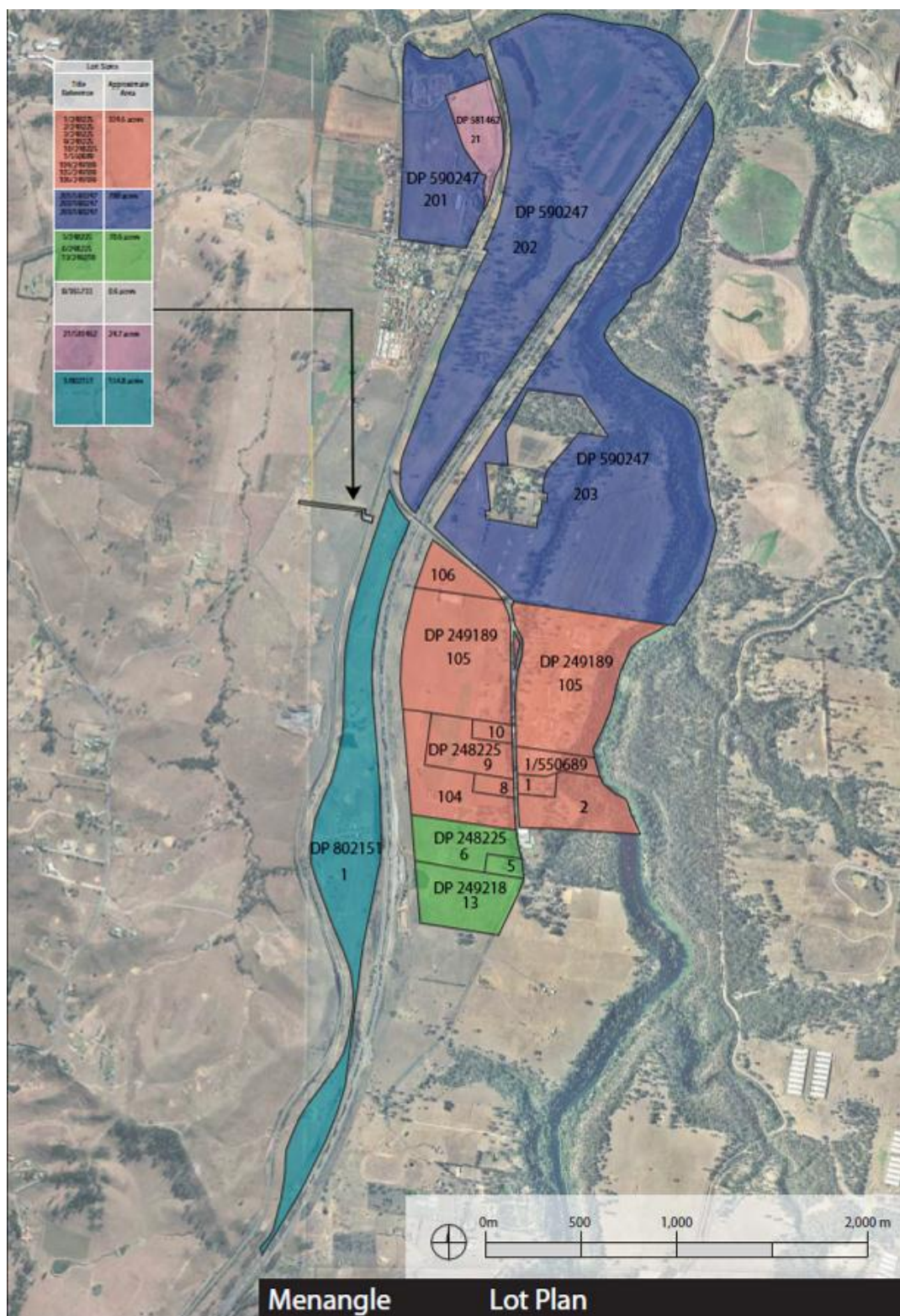


Figure 6 Map showing extent of Menangle Pastoral land holdings in the vicinity of Menangle Village. (Source: Elton Consulting).

2.11 Wollondilly LEP 2011

The heritage maps for Wollondilly LEP 2011 shows the extended Menangle Conservation Area as well as listed heritage items in the vicinity of the village

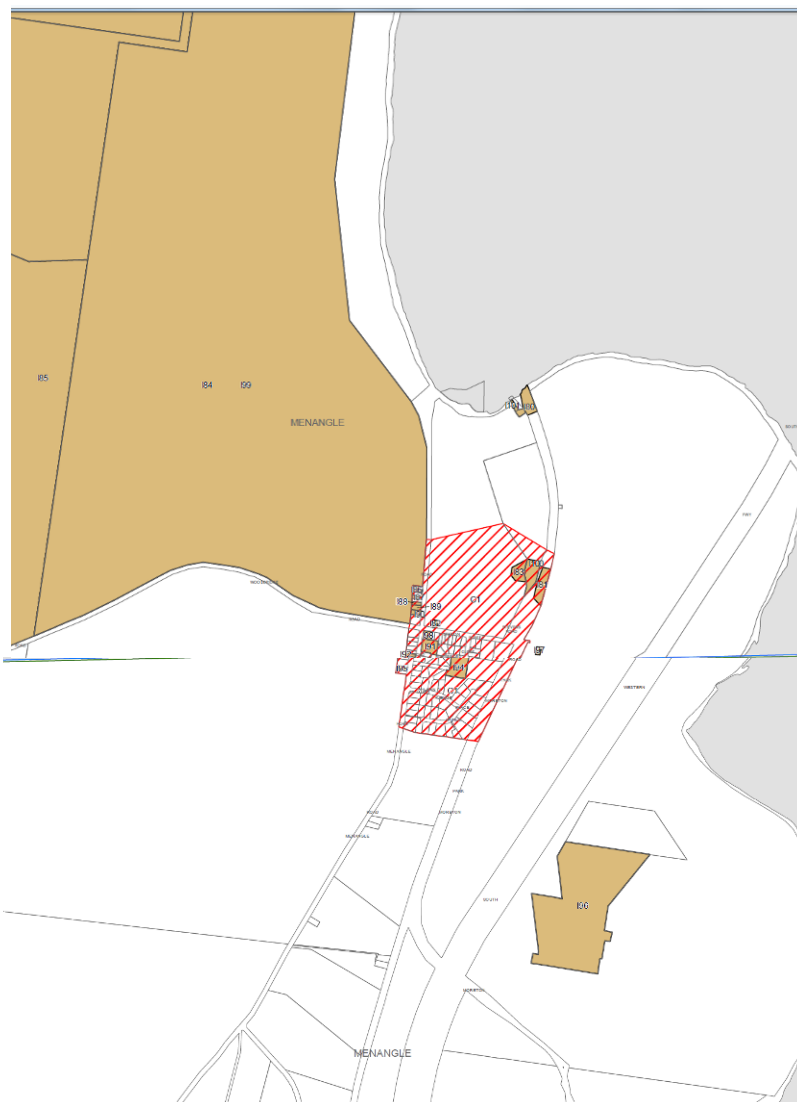


Figure 7 Extract from heritage maps 11D and 10B from Wollondilly LEP 2011, showing expanded Menangle Heritage Conservation Area (MHCA) hatched red, with individually listed heritage items coloured buff. The large buff area to the west and northwest of the village is part of EMAI while the buff area to the southeast of the village is Gilbulla. (Source: Wollondilly LEP 2011)

In addition to the MHCA shown above, Schedule 5 to the WLEP 2011 lists the following heritage items in Menangle.

Description	Address	Property Description	Level	LEP Schedule No.
Slab Hut	40 Carrolls Road	Lot 123, DP 809576	Local	179
Menangle Rail Bridge over Nepean River	Menangle Road (Main Southern Railway)	Nil	State	180

Description	Address	Property Description	Level	LEP Schedule No.
Camden Park Estate— Central Creamery Manager's Cottage	15 Menangle Road	Part Lot 201, DP 590247	Local	I82
Camden Park Rotolactor	15 Menangle Road	Part Lot 201, DP 590247	Local	I83
Bungalow	92 Menangle Road	Lot A, DP 940830	Local	I86
Bungalow	96 Menangle Road	Lot 1, DP 305932	Local	I87
House	100 Menangle Road	Lot 1, DP 587187	Local	I88
Cottage	102 Menangle Road	Lot A, DP 322713	Local	I89
Bungalow	106 Menangle Road	Lot B, DP 322713	Local	I90
St Patrick's Catholic Church	119 Menangle Road	Lot 100, DP 790213	Local	I91
Cottage	124 Menangle Road	Lot 1, DP 979893	Local	I92
Cottage	128 Menangle Road	Lot B, DP 398310	Local	I93
St James' Anglican Church	131 Menangle Road	Lot 1, DP 306367	Local	I94
Cottage	138 Menangle Road	Lot 1, DP 963033	Local	I95
Gilbulla (Anglican Conference Centre)	710 Moreton Park Road	Lot 1, DP 370921	Local	I96
Dairy Cottage	1370 Moreton Park Road	Part Lot 202, DP 590247	Local	I97
Menangle Weir	Station Street	Lot 2, DP 775452	Local	I101
Menangle Railway Station Group	Station Street (Main Southern Railway)	Nil	State	I81
Menangle Store	2 Station Street	Lot 8, DP 531899	Local	I98
Camden Park Estate Central Creamery	45 Stevens Road	Part Lot 21, DP 581462	Local	I100
Dairy No 4 (EMAI Cottage 29)	60 Woodbridge Road	Lot 2, DP 1133910	Local	I84
Menangle Gate Lodge (former)	60 Woodbridge Road	Lot 2, DP 1133910	Local	I99
Dairy No 9 (EMAI Cottage 24)	240 Woodbridge Road	Lot 1, DP 130288	Local	I85

2.12 Wollondilly Development Control Plan 2011

Section 2.2 of Wollondilly DCP 2011 provides general controls and guidelines for conserving heritage in the local government area as well as guidelines for new development in heritage conservation areas generally and Menangle Conservation

Area particularly. Section 2.2.9 of the DCP includes the following description of the MCA.

“Character Description

Menangle Village, created in the 1850's and 1860's, is unique in that it has remained essentially contained within the settlement boundaries formed by village development by the second decade of the 20th century. It was established by the Macarthur family for their estate workers and was centred on St James' Church, then later the school and the general store.

The town has had a strong association with the dairy industry, which developed following the opening of the railway after construction of the railway bridge over the Nepean River in 1863. The railway line became the commercial focus of the village and the growing dairy industry and the historic character of the village, as we see it today, is largely a reflection of the railway-related development that took place in the late 19th and early 20th centuries.

Further evidence of the association with the dairy industry includes buildings such as the Camden Estate Central Creamery (1910) and Rotolactor (1952) and worker cottages for the nearby Camden Park Estate (1870's to 1920's). The Macarthurs of nearby Camden Park Estate patronised the Village and were directly responsible for many of the fine buildings in Menangle, which assisted the village to grow and gives its character. They paid for St James's church (including Horbury Hunt's nave in 1876 and Sulman's chancel and steeple in 1898) and in circa 1904 they built the present General Store (used by the Estate as its buying agent for all provisions, stores, seeds fuel etc),”

The objectives and controls for Menangle repeat many of those in the former Wollondilly DCP No.41.

2.13 Wollondilly Growth Management Strategy 2011

This strategy, adopted by Wollondilly Shire Council in February 2011, seeks to balance the need for growth in keeping with the NSW Government's policies, mainly around existing town centres, with the need to maintain Wollondilly's promotion of the local government area as a place for “rural living”.

The Structure Plan for Menangle is shown in Figure 8 below.

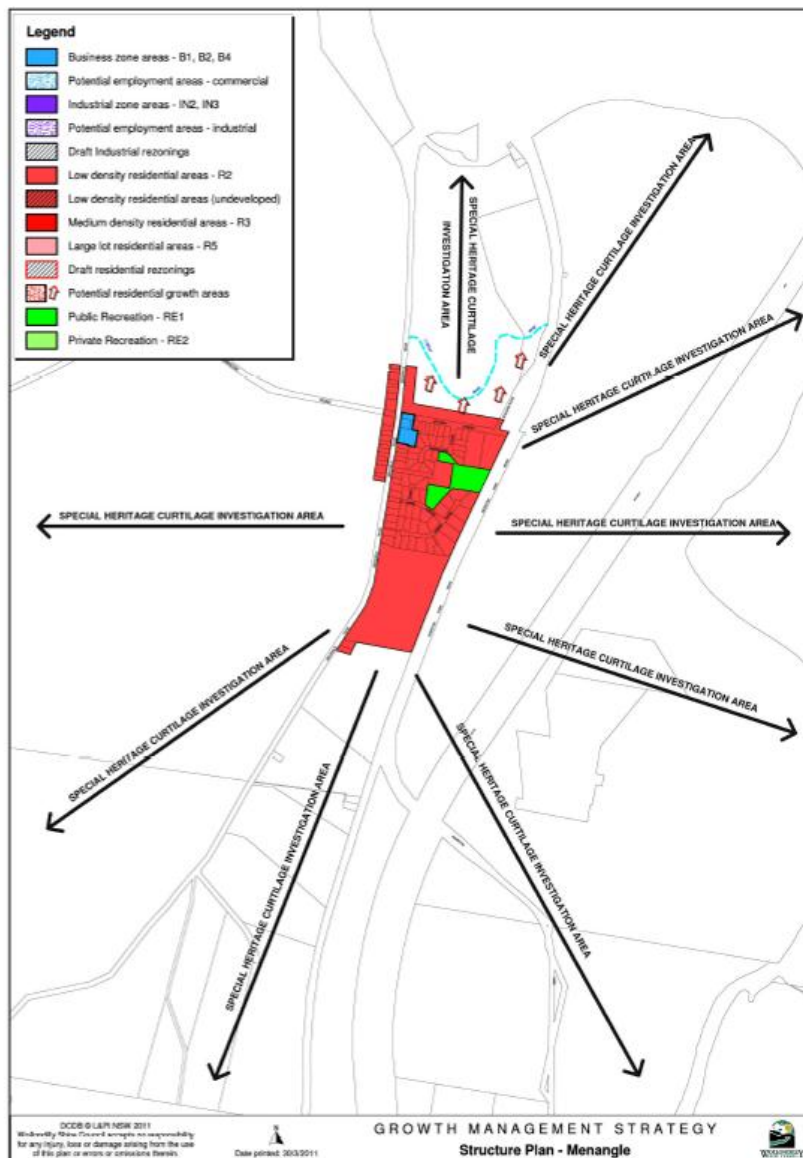


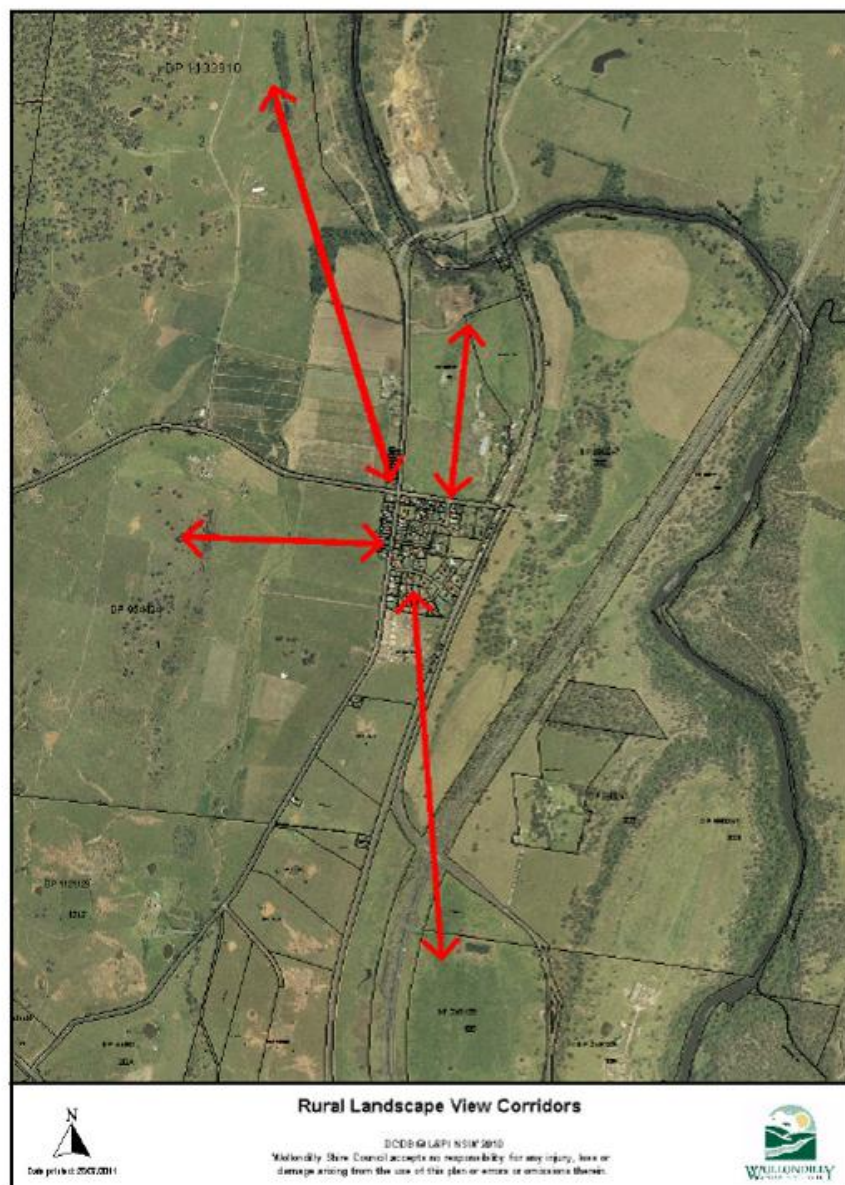
Figure 8 The Structure Plan for Menangle in the Wollondilly Growth Management Strategy 2011 identifies potential residential growth areas north of the existing village, between Menangle Road and the railway. The landscape around Menangle is identified as a “Special Heritage Curtilage Investigation Area”. (Source: Wollondilly Shire Council).

2.14 Amendment to Wollondilly LEP 2011 Menangle Landscape Conservation Area (Extension of Menangle Heritage Conservation Area)

On 28 July 2011 Wollondilly Shire Council submitted a draft Planning Proposal to the Department of Planning and Infrastructure. The draft PP seeks to add a Landscape Conservation Area to Menangle. The Landscape Conservation Area is intended to apply to an area of land to be identified in an Assessment of Heritage Significance which defines a visual catchment and the historic landscape which are relevant to the locality.

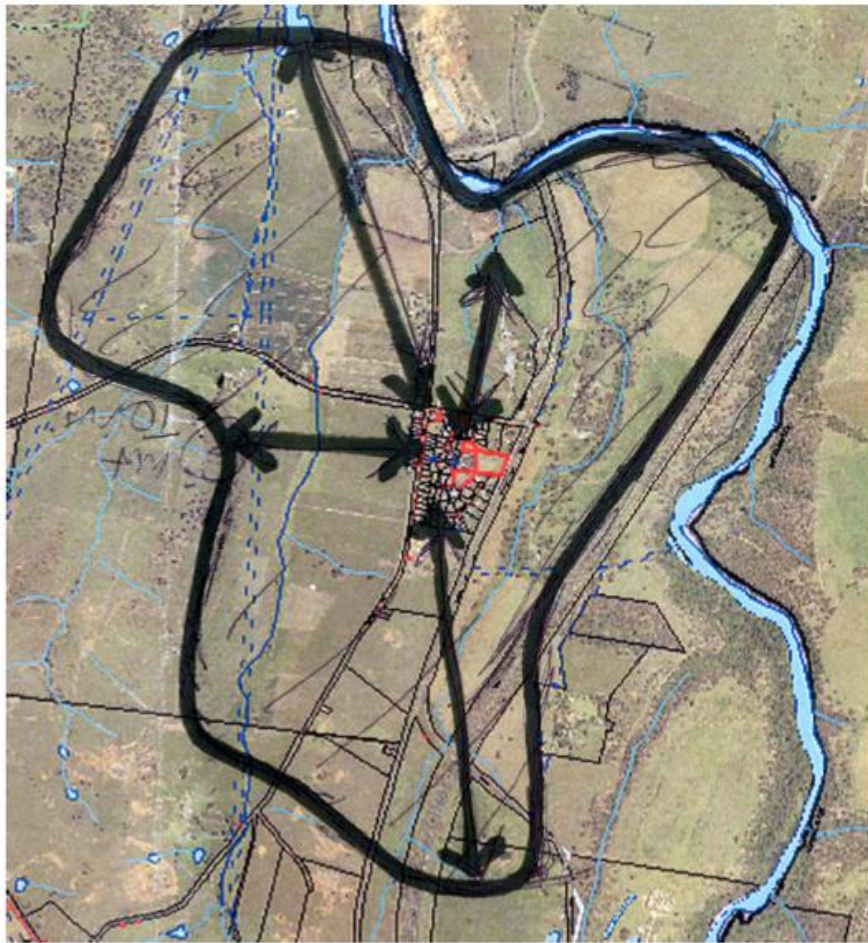


Figure 9 Tentative boundary for proposed Menangle Landscape Conservation Area in WSC Planning Proposal Amendment to Wollondilly LEP 2011 (Extension of Menangle Conservation Area). (Source: WSC)



From north, running clockwise, these are:

1. North: Railway, Rotolactor, Central Creamery with grazing and cropping land.
2. South: St James Hill to Gilbulla with grazing and cropping land.
3. West: Mt Taurus with grazing and cropping land.
4. North west: Menangle Pond and Barrigal lagoon with grazing and cropping land.



Map 1

Proposed extension of Menangle Heritage Conservation Area to surrounding ridges to include visual catchment and historic landscapes identified as Menangle Landscape Conservation Area.

3.0 Analysis of Documentary and Physical Evidence

This section provides a brief analysis of the available archival and documentary evidence relating to the place, both chronologically and thematically. It describes the evolution of the Macarthurs' agricultural enterprises in The Cowpastures and places Menangle and its cultural landscape in its historical context.

3.1 Documentary Evidence

This section presents the documentary evidence relating to the place, presented both chronologically and thematically. The European history of Menangle, Camden Park and the Macarthurs is largely derived from historical research carried out by Dr Rosemary Annable, with additional material provided by Annette Macarthur-Onslow, John Wrigley, the Menangle Action Group, Menangle Community Group and others. Chris Betteridge added material on the early history of the place.

3.1.1 Pre- and Early Post-contact Period

In May 1788, five months after the First Fleet settlement at Farm Cove in Port Jackson, two bulls and four cows escaped from Sydney and headed south, eventually travelling some 40 miles through undeveloped country to the area around present day Menangle. These cattle would have been seen by the local indigenous people but it was not until 1795, seven years after they had escaped, that the cattle were sighted by a convict hunter. By then they had multiplied to about forty cows and two bulls. That same year Governor Hunter visited the area to see the cattle, climbing a hill which he named Mount Taurus, after the Latin word for bull and he named the area "The Cowpastures". Some of these cows gave the infant colony its first taste of fresh beef but Hunter then made it a crime to kill these cattle, keeping the bulk of the herd for breeding to ensure an ongoing meat supply. The Governor now realized that the colony could survive after the scarcity of food in its first few years.

The explorer Barrallier in 1802 wrote of the Aboriginal people near Camden, at the southern extremity of the Cumberland Plain, noting that in 'the swamps of Manhandle, Carabeely, and others, enormous eels, fishes and various species of shells are found, which are sometimes used by the natives as food.'⁹ He also commented that the local indigenous people:

*'... usually feed upon opossums and squirrels, which are abundant in that country, and also upon kangaroo-rat and kangaroo, but they can only catch this last one with the greatest trouble, and they are obliged to unite in great numbers to hunt it.'*¹⁰

The Cowpastures area was declared a government reserve to enable the cattle to continue to multiply and two constables were stationed in a new structure called 'Cowpastures House' in early 1805 at Elderslie, near the ford crossing of the Nepean River to protect the cattle.

In 1821 Reverend William Walker listed the 'Cowpastures tribe' as one of three 'numerous' tribes among the nine he identified in the greater Sydney area.¹¹ Although the fight by Aboriginal people to retain some land in the Sydney region had

⁹ Ibid., p.70

¹⁰ Ibid., p.71

¹¹ Ibid., p.22

been lost by the 1820s, some of the original inhabitants and their descendants remained in many parts of the region, including at 'Camden Farm'.¹²

The 1828 NSW Census and the 1832-43 Returns of Aboriginal Natives suggest that prior to the European occupation of the Cowpastures, the area around Camden Park was occupied by the Muringong clan of the Gundungurra Aboriginal people¹³. Pioneer anthropologist / linguist R H Mathews, at the beginning of the 20th century, reported that Aboriginal people at Camden spoke the Dhar'-rook (Darug) dialect, which closely resembled the Gundungurra¹⁴.

There is still much debate on the languages and dialects spoken by Aboriginal people at the time of European settlement: it is also possible that aborigines in the Camden area may have used the Dharawal language, spoken from the Georges River south to the Shoalhaven, and possibly as far west as Camden.¹⁵

Governor Lachlan Macquarie issued 38 breastplates to Aboriginal individuals with whom the British colonists communicated and negotiated as leaders or 'chiefs'. These included Cogie or Cogy, Chief of the George's River (Cowpastures) tribe.¹⁶

A lithograph dated 1828 by the French artist E B de la Touanne depicts an Arcadian¹⁷ scene beside the Nepean River 'near the house of Mr Macarthur' in which a small group of Aborigines in skin cloaks are clustered around a fire on the river bank.¹⁸ (see Figure 10, below).

As indicated in the section on limitations of this assessment, the brief did not include consideration of Aboriginal sites. However, it is known from Dreamtime stories handed down from generation to generation and from the historical record that parts of the Study Area were occupied and / or visited by Aboriginal people.

In her introduction to a recent interpretive publication on Belgenny Farm¹⁹, Glenda Chalker, on behalf of the Local Aboriginal People states:

"The Dharawal people recorded the arrival of the missing cattle from Sydney in a rock shelter, where two bulls with no horns were drawn in charcoal. The missing cattle were found near Menangle, and the area became known as the Cowpastures. By association, the local people became known as the 'Cowpastures Tribe.'"

During archaeological investigations for the Camden Park Urban Release Area, six scarred trees were recorded within the release area²⁰, to the west of the Elizabeth Macarthur Agricultural Institute (EMAI). The occurrence of scar trees in the survey area was assessed as indicating "the frequency of use of the landscape by Aboriginal

¹² Ibid., p.159

¹³ Attenbrow, V 2010, pp.23, 27

¹⁴ Ibid., p.32

¹⁵ Ibid., p.34

¹⁶ Ibid., p.61

¹⁷ The term Arcadian, particularly in regard to picturesque landscape painting, is often applied to scenes that are rural, rustic, simple or innocent. It is derived from Arcadia, a mountainous district in Greece in the centre of the Peloponnesus, known from ancient times for its quiet rural simplicity.

¹⁸ Attenbrow, V 2010, p.46

¹⁹ Wood 2010, p.5

²⁰ Layman, S 1999, Section 4.8.6, p.69

people".²¹ This occurrence, together with the close proximity of the survey area to both Navigation Creek and Matahill Creek, produced a medium level of local Aboriginal archaeological potential.²²

The elevated lands in the western part of the Study Area, overlooking the Nepean River and tributaries, would have provided Aboriginal people with a good vantage point from which to view the surrounding country. The riparian corridor and adjoining lands would have provided them with a variety of opportunities for camp sites and for hunting and fishing.



Figure 10 New South Wales: view along the course of the Nepean River, near the house of Mr Macarthur in Camdenshire by E B de la Touanne (artist), Louis P A Bichebois (engraver), Langlume (lithographer), c1828. (National Library of Australia, accession no. S11039/32)

3.1.2 The Cowpastures District

In November 1795 a herd of wild cattle was discovered grazing 'in a pleasant and apparently fertile pasturage' on the west bank of the Nepean River. It was quickly realised that these were the progeny of the two bulls and four cows that had wandered from Sydney Cove in June 1788 and the district was soon named the Cowpastures. It seemed to be a bovine paradise:

*'The country where they were grazing' wrote David Collins, 'was remarkably pleasant to the eye; every where the foot trod on thick and luxuriant grass; the trees were thickly scattered, and free from underwood, except in particular spots; several beautiful flats presented large ponds, covered with ducks and the black swan, the margins of which were fringed with shrubs of the most delightful tints, and the ground rose from these levels into hills of easy ascent.'*²³

²¹ Ibid, Section 4.8.7, p.69

²² Ibid, Section 4.8.8, p.72

²³ David Collins: *An account of the English Colony in New South Wales*, Volume 1, edited by Brian H Fletcher, Royal Australian Historical Society & A H & A W Reed, 1975, pp 26-27 & 365-366

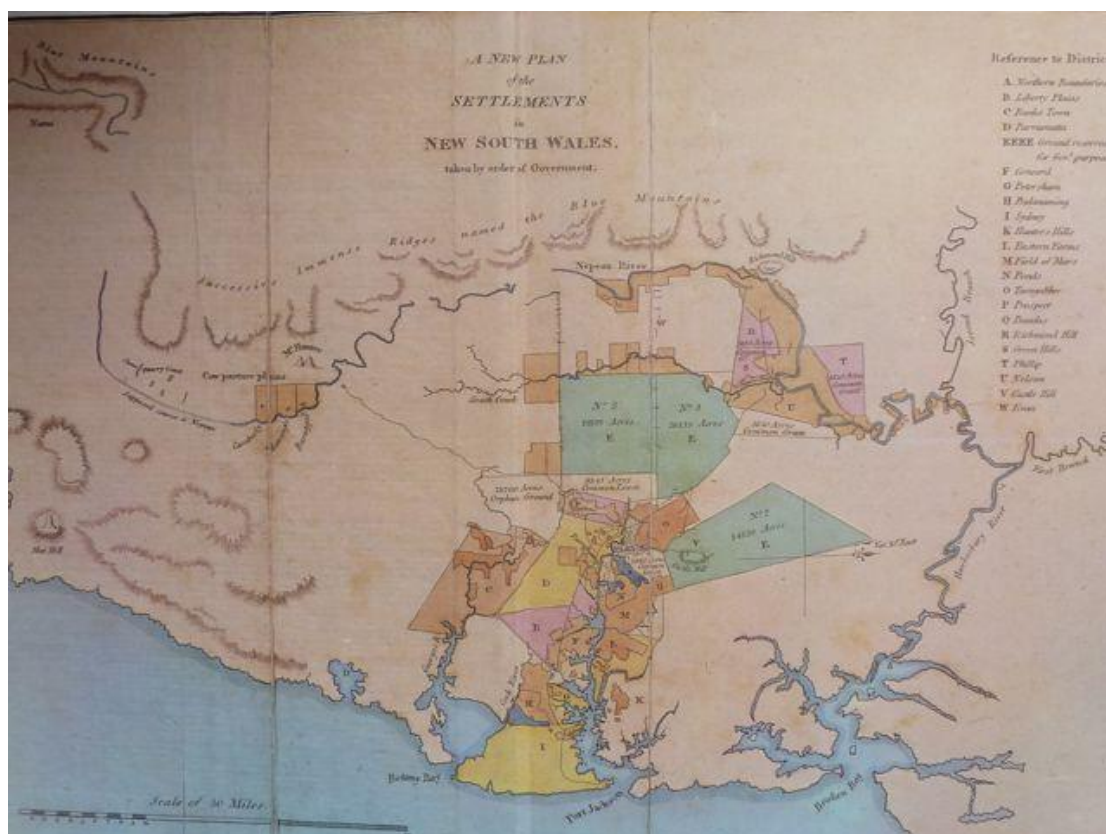


Figure 11 The comparative remoteness of the 1805 grants to Macarthur and Davidson is illustrated in 'A New Plan of the Settlements in New South Wales ...' published by John Booth in London in July 1810. (Frontispiece to D D Mann: *The Present Picture of New South Wales 1811*, Facsimile reprint published in 1979 by John Ferguson, Sydney, with an introduction by B H Fletcher)

Following the discovery of the wild cattle the district had been officially declared out of bounds to settlers, but the prohibition did not prevent visitors, including vice-regal parties and those 'in search of curiosity' from traversing the area. By September 1805 when the government surveyor James Meehan was marking out a road to the south-west of Prospect he was following an established track.²⁴ In the same month John Macarthur and Walter Davidson were camping out at the Cowpastures where, in December, Meehan surveyed their grants on the west bank of the Nepean.²⁵

The main natural feature of all three grants at the Cowpastures was the Nepean River that provided valuable flood plains and lagoons with land suitable for both crops and pasture, while the higher land provided security for sheep in wet seasons. Davidson's 2000 acres called 'Belmont' separated Macarthur's 2250 acre 'Camden Park' and 2750 acre 'Upper Camden'. The division gave both owners access to their properties by fordable routes across the Nepean, Macarthur at Kirkham and Davidson at what became known as Menangle. In January 1806, when he had moved some of his flocks to the Cowpastures, Macarthur received more assigned convicts as shepherds to protect his new enterprise.²⁶

²⁴ See *Sydney Gazette* 23 September 1804, p 2c for an account of a visit by a traveller exploring the interior in search of curiosity.

²⁵ M H Ellis: *John Macarthur*, Angus and Robertson, Sydney, Famous Australia Lives edition, 1978, p 249 quoting Macarthur Papers A 2958 p 60

²⁶ M H Ellis: *John Macarthur*, 1978, p 250

The ban on settlement beyond the Nepean provided protection not only for the wild cattle (still claimed and prized by government) but also for Macarthur's flocks. Further protection from contamination was provided during the Macquarie period when government orders were frequently issued forbidding settlers from sending their cattle to graze in the area. Only civil and military officers of government and the families of Mr Macarthur and Mr Davidson and their shepherds and servants were allowed into the district.²⁷

In October 1806, two months after his arrival in the Colony, the new governor, Captain William Bligh, set out to visit the Cowpastures, via Government House, Parramatta. Bligh's predecessor, Governor King had prevaricated about the legitimacy of the instructions received from Lord Camden to grant land to Macarthur and although he had issued the grants, he had referred the matter back to his superiors in London. It was still unresolved when King left and when Macarthur took the opportunity to raise the question of the Cowpastures land with Governor Bligh, the nature of the governor's reply shocked not only Macarthur but also those around him. It was to be recalled and retold four years later at Colonel Johnstone's court martial for the overthrow of Governor Bligh.²⁸

If the Governor had been annoyed by the mention of Macarthur's enterprise then his visit to the Cowpastures, accompanied by the Reverend Samuel Marsden, to see the land and the cattle for himself cannot have improved his temper. After crossing the Nepean and visiting Davidson, Bligh was stranded as heavy rains caused the river to rise to some forty feet and was only extricated a week later in 'a slight canoe, which had been constructed in his presence by a few obliging natives'.²⁹ The experience can have done little to encourage the Governor to think favourably of the area and its occupants.

3.1.3 Early settlement at Camden Park

Activity on Macarthur's land at the Cowpastures centred first on an area which the local Aborigines called 'Benkennie' (meaning 'high, dry land') close to the Nepean crossing, where he and William Davidson had first bivouacked. Given the isolation of the place it seems likely the two men worked closely together for the two years in which Davidson engaged in agriculture, before turning to commercial enterprises.³⁰ Macarthur's work in developing his sheep enterprises lasted until 1809 when he was once again forced to leave Sydney for London, this time as a witness for the defence at Johnstone's court martial. From then until his return in 1817 the responsibility for managing all of his business and agricultural enterprises fell upon his wife Elizabeth. By this time the Macarthur flocks numbered between 3500 and 5500.³¹ The home flock of the merinos was kept at Parramatta, and the remainder at the Cowpastures.

³²

²⁷ Government orders 1812-1817, Index to Colonial Secretary's correspondence 1788-1825 under the names of Walter Davidson and John Macarthur (State Records NSW)

²⁸ 'What have I to do with your sheep, sir? What have I to do with your cattle? Are you to have such flocks of sheep and herds of cattle as no man ever heard of before? No, sir, I have heard of your concerns, sir. You have got five thousand acres of land, sir, in the finest situation in the country, but by God you shan't keep it!' quoted in M H Ellis: *John Macarthur*, 1978, pp 269-270

²⁹ *Sydney Gazette* 26 October 1806 p 1b

³⁰ *Australian Dictionary of Biography Volume 2: 1788-1850 I-Z*, Melbourne University Press, 1979 entry for Walter Stevenson Davidson

³¹ M H Ellis: *John Macarthur*, 1978, p 427

³² Hazel King: *Elizabeth Macarthur and her world*, Sydney University Press, 1980, pp 72-73

Bligh's successor, Governor Macquarie met Mrs Macarthur on one of her periodic visits to her 'first farm called by the natives Benkennie' in 1810 and sat with her in a 'small miserable hut'. In 1813 a store was built and by 1815 a small cottage had been constructed, sited in error outside the boundaries of the grant. Governor Macquarie obligingly promised a small addition of some 60 acres to rectify the mistake but this never eventuated during his administration. By 1820 the original Macarthur grants at the Cowpastures were known as Lower and Upper Camden and Walter Davidson's property, which they also managed, as Menangle.³³

Within a few years the early peaceful and open encounters with the local aborigines had ceased and in 1814 an old shepherd of the Macarthur's, William Baker and a shepherd's wife were killed at the Upper Camden yards while convicts were also 'roving uncontrolled through the country'.³⁴ When some shepherds' huts were burned two years later, soldiers were sent to the area to offer some protection.³⁵

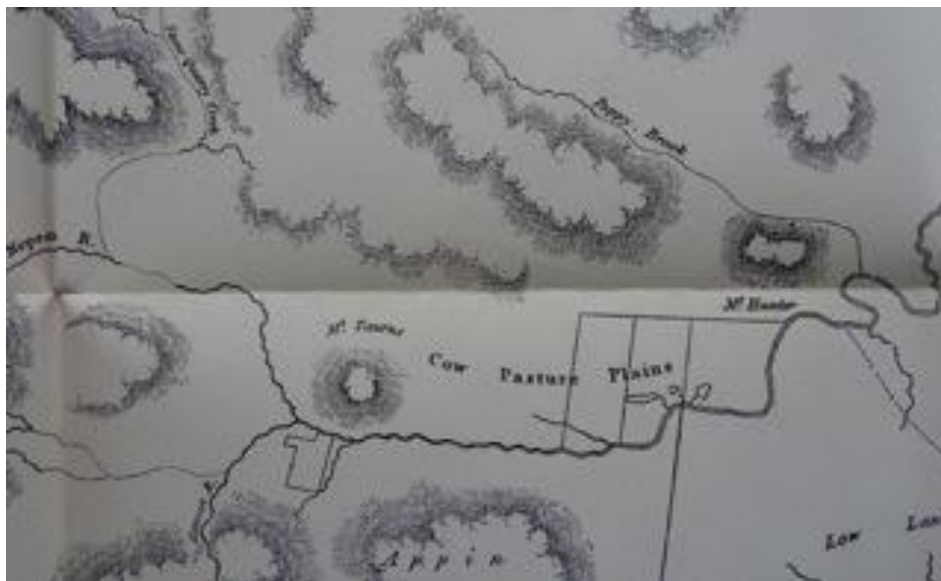


Figure 12 On 18 November 1810 Governor Macquarie and his party went to see Walter Davidson's 2000 acres, 'excellent rich land for both tillage and pasture, with a fine large lagoon in the centre of it, which is called Manangle and is the native name of this farm'. Grimes and Flinders 'Topographical Plan of the Settlement of New South Wales', 1815, illustrates the extent of the lagoons at 'Manangle' (Belmont) and also at Lower Camden. (*Lachlan Macquarie Governor of New South Wales Journals of his Tours in New South Wales and Van Diemen's Land 1810-1822*, Library of Australian History in association with the Library Council of New South Wales, Sydney, 1979, p 9 & facsimile of map)

3.1.4 Extending the estate

The return of John Macarthur in 1817 brought extra manpower to the family enterprises with the arrival of two of his sons, William and James, who had been to school in England. In 1818 assisted by Andrew Murray, a gardener, they began work at Belgennie where there was only a small weatherboard cottage and an acre of

³³ *Lachlan Macquarie Governor of New South Wales. Journals of his tours in New South Wales and Van Diemen's Land 1810-1822*, Library of Australian History in association with the Library Council of New South Wales Sydney, 1979, pp 6-10, 114, 165-166

³⁴ S Macarthur Onslow (ed): *Some early records on the Macarthurs of Camden*, 1914, p 301-302

³⁵ Hazel King: *Elizabeth Macarthur and her world*, 1980, pp 72-74

cleared land.³⁶ Activity intensified, not only in sheep rearing but also in horticulture and viticulture, which William, James and their father had studied during a tour in Europe, bringing much plant stock back with them to Australia.

In July 1822 James and William Macarthur each received grants of 1150 acres to the south of Upper Camden with frontages to the Nepean River. These they named Melrose (William's grant) and Rosslyn (James' grant). In addition to the usual condition that the land was not to be sold within a period of five years, they were each required to take eleven convicts off the stores. These men would have provided useful additions to the Macarthur workforce.³⁷

The following year their father secured the boundaries of his existing Camden properties by giving up land in the District of Toongabbie for 2065 acres along the western boundary of his existing lands (West Camden) and 1565 acres along the southern (South Camden), and so linking William and James' grants with the rest of the family property.³⁸ At the same time he also acquired 4368 acres around Mount Hunter as payment for 300 rams that had been purchased by government.³⁹ The name given to this grant, Brisbane Farm, acknowledged the somewhat better relationship between John Macarthur and this governor, than with his predecessors.

In the meantime Macarthur, aided by his son John in England,⁴⁰ continued to press his claim for the additional 5000 acres promised by Lord Camden and to purchase an adjoining area (some 5700 acres) under the terms suggested by Commissioner Bigge in his report. Not only was it intended to effect further improvements and to increase the number of merino sheep, but also to undertake 'the establishment of vineyards and olive-grounds, and the introduction of various agricultural products' and to spend a great deal of money in doing so.⁴¹

Further complications arose when it was realised that Earl Bathurst had not known that some 600 acres of the land that he had agreed be made available to Macarthur had been reserved for a church and school, centred around the existing government stock establishment at Cawdor.⁴² By 1824 the matter was reaching a resolution and Macarthur was allowed possession of the 10,400 acres that were finally granted to him in 1825.⁴³ With the addition of these two grants, some 5400 acres originally known as Lefevres Corner [later North Camden and North Cawdor] and 5000 acres known as Cawdor or Cawdor South⁴⁴ the Macarthur holdings at Camden totalled over 25,000 acres.

³⁶ S Macarthur Onslow (ed): *Some early records on the Macarthurs of Camden*, 1914, p 314

³⁷ Ser. 14 Nos. 13 (Roslyn) and 14 (Melrose) (LPMA)

³⁸ Ser. 14 Nos 173 (West Camden) and 174 (South Camden) (LPMA)

³⁹ Ser. 14 No. 172 (LPMA)

⁴⁰ Joy N Hughes: *The Macarthurs: a brief family history*, Historic Houses Trust of New South Wales, 1984, pp 14-15

⁴¹ John Macarthur junior to Under Secretary Horton 21 July 1823, enclosure with Bathurst to Brisbane, Despatch No. 27, 31 July 1823, *Historical Records of Australia* (Ser. 1) Vol. XI, pp 93-95

⁴² Brisbane to Bathurst, Despatch No. 73, 4 August 1825, *Historical Records of Australia* (Ser. 1) Vol. XI, p 699

⁴³ Brisbane to Archdeacon Scott 30 July 1825, Enclosure No. 6 (E) with Despatch No. 73, 4 August 1825, *Historical Records of Australia* (Ser. 1) Vol. XI, pp 715-716

⁴⁴ Ser. 14 Nos 185 & 186 (LPMA)

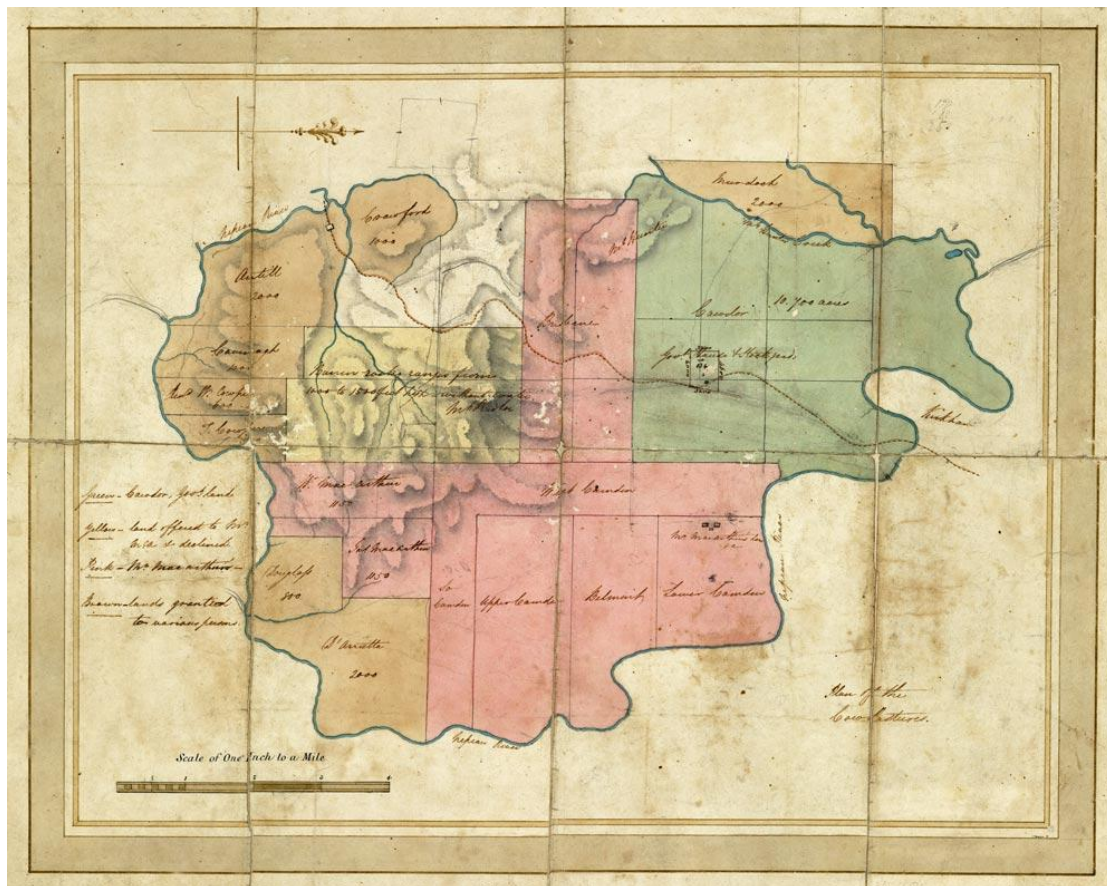


Figure 13 In 1823 John Macarthur rejected an offer of land to the south of his grant 'Brisbane', described as 'Barren rocks ranges 1000 to 1500 ft high – without water' [shown in yellow] and instead was granted the much more productive Cawdor [shown in green] with the old government stockyards. Belmont was not owned by Macarthur at this date, but was worked by him for Walter Davidson. (Macarthur Papers, M Ser 4 000/1 A 30004 Map 20, undated but 1823-1825, Mitchell Library)

3.1.5 Diversifying the activities of the estate: 1817 to mid-1830s

The arrival of Macarthur's sons, William and James, marked the beginning of much greater and more diversified agricultural and horticultural activity at Belgenny. Plant stock brought from Europe, described by John Macarthur as 'everything we can think of that may be most useful or ornamental in the Colony' together with the best and newest agricultural implements were ultimately to transform a sheep farm into a highly productive enterprise and a gentleman's estate.⁴⁵

While Elizabeth Macarthur had paid regular visits to her shepherds at the Cowpastures, this part of the Macarthur estates now benefited from the care and supervision of resident family members, in particular William who was to devote the next thirty years to its development. By the early 1820s these efforts were considerably assisted by a large convict workforce. In 1824 the total number of people employed on all of the Macarthur estates (at Parramatta and the Cowpastures) was 208 of whom 90% were convicts, mostly employed as shepherds, herdsmen, general farm labourers or in clearing gangs.⁴⁶

⁴⁵ S Macarthur Onslow (ed): *Some early records on the Macarthurs of Camden*, 1914, p 292

⁴⁶ Hazel King: *Elizabeth Macarthur and her world*, 1980, pp 117-118

At Belgenny wheat, corn and maize cultivation began on some 400 acres of river flats while English grasses were grown for seed for pasture improvement. In addition, a large clearing party worked on the newer land acquisitions at Cawdor.⁴⁷ The first vineyard was planted in 1820⁴⁸ but early attempts at viticulture were disappointing when it was discovered that vine stock brought out from Europe were not, as had been thought, the valuable varieties that had been seen in France.⁴⁹

By 1826 the homestead included the cottage where William and James lived, a garden stocked with flowers and fruit trees, stables, coach house and other outbuildings. While Belgenny was supplied in its early years with many goods from Elizabeth Farm, it still had to be self-sufficient in essential skills. In 1823 Belgenny's tradesmen included: a bricklayer, carpenter, gardener, blacksmith, sawyer, hurdler, shoemaker, wool sorter and clerk, together with shearers, grass cutters and corn pitchers.⁵⁰

The security of the Macarthur estates from public access was gradually eroded. In 1824 three lines of road had been laid out through the Macarthur grants. Two of these, the Razor Back and Menangle roads were to be public highways for carriages, which should have prevented unauthorised access through the Macarthur land by the other route which lay closer to the main homestead. But when government working parties were removed from the Razor Back and from work on the bridge at Menangle, both public roads became useless leaving the road through the Macarthur estates as the main route between the County of Cumberland and the southern counties. In April 1833 James Macarthur (on behalf of his now incapacitated father) complained of the damage done to fencing, by fire and trespass and the infection of his valuable flocks by scabby sheep passing through the property. A reduction of quit rent was suggested, as compensation for the loss of valuable improvements.⁵¹ This road [the Old Hume Highway and Finns Road] was not marked on early maps but was obviously well known and utilised.⁵² By 1866 it was officially mapped.⁵³

After more than ten years investment in farming and sheep rearing centred on Belgenny, attention finally turned to the construction of an elegant house for the estate. Named Camden park in honour of his benefactor and designed by architect John Verge the house took four years to complete and Macarthur died before it was finished, spending his final days in a cottage at Belgenny.

3.1.6 John Macarthur's Legacy

On John Macarthur's death in 1834 his Camden estate passed to his sons William and James, as tenants in common. Their mother retained for her lifetime the use of Elizabeth Farm, which would then pass to her eldest son Edward who had also inherited the rest of the Macarthur estates at Parramatta, Sydney and in Argyle. The two unmarried Macarthur daughters, Emmeline and Elizabeth were to receive

⁴⁷ Carol J Baxter (ed.): *General Muster List of New South Wales 1823, 1824, 1825*, Australian Biographical and Genealogical Record, Sydney, 1999, Appendix 4 p 654

⁴⁸ *Some account of the vineyards at Camden, on the Nepean River, forty miles south west of Sydney, the property of James and William Macarthur*, London, 1849, republished June 1851, p 3

⁴⁹ Peter Mylrea: *Belgenny Farm 1805-1835. The early years of the Macarthurs of Camden*, Camden Historical Society Inc., 2nd ed., 2007, pp 15-16

⁵⁰ Peter Mylrea: *Belgenny Farm 1805-1835. The early years of the Macarthurs of Camden*, Camden Historical Society Inc., 2nd ed., 2007, pp 5-17

⁵¹ James Macarthur (on behalf of John Macarthur) to Collector of Internal Revenue 19 April 1833, Colonial Secretary re: land, John Macarthur, 2/7918, Reel 1158 (State Records NSW)

⁵² P J Mylrea; *Camden District. A history to 1840*, Camden Historical Society Inc, Camden 2002, pp 41-43

⁵³ County Camden, Crown Plan C.1521.a, Map 2360 dated 1866 (State Records NSW)

annuities chargeable on both Edward's estate and William and James', as too was the larger annuity payable to their mother. In the more lucid moments of his later years, John Macarthur had wanted to change the provisions of his will to make better provision for his younger sons but, for his own protection, they had refused to release their father from their guardianship.

The property division caused a rift between the brothers that was exacerbated by the changing value of parts of the estate and by William's perhaps justifiable resentment that it was his unstinting work that had built the family fortunes while Edward pursued his own career overseas. After originally agreeing that the family estates should be run as a whole and shared equally, Edward decided that his father had intended to provide for him separately (as the eldest son) and thereafter tended to treat his brothers as his agents rather than as partners while holding out to them the promise that, if they survived him, they would be his heirs.⁵⁴



Figure 14 The heart of the Macarthur estate at the Cowpastures in about the later 1830s, comprising Lower Camden (granted in 1805) and West Camden (granted in 1823) where Elizabeth Macarthur had, 'by mistake', built a small cottage. The area includes Belkennie with its deer park, family cemetery and first vineyard and the later mansion, Camden Park House, to the east. Camden Park House has been built, but Camden village has not yet been laid out. (Macarthur Papers, M Ser 4 000/1 A 30004 Map 1, undated but possibly later 1830s, Mitchell Library)

In 1837, with borrowed funds, James and William finally purchased Walter Davidson's grant Belmont that been worked by the family since Davidson left the Colony in 1809.⁵⁵ The price was £4000 for 2000 acres of good land 'fit for every purpose whether of grazing or agriculture and well watered'.⁵⁶ With this purchase the

⁵⁴ Hazel King: *Elizabeth Macarthur and her world*, 1980, pp 172-174 & 178-181

⁵⁵ Conveyance Bk 10 No. 277 (LPMA)

⁵⁶ Land Boards report No. 437 of 18 September 1830, 30/7071, Colonial Secretary re: land, Walter Stevenson Davidson, 2/7839, Reel 1118, (State Records NSW)

Macarthur estates at Camden reached their maximum extent; ten separate grants totalling some 27,698 acres.

3.1.7 Migrant workers 1830s to 1840s

Adding to the family's considerable expenses from the construction of the big house and outbuildings, the cessation of the assignment of convicts to private service that had provided the estate's large, unpaid workforce ended. A few emancipists who had worked for many years for the Macarthurs stayed on and leased land from their former masters, but in general the end of the convict system caused a major upheaval in labour arrangements and the financing of large estates.

The answer to the looming labour shortage lay, for James and William Macarthur, in the bounty system introduced in 1835 by Governor Bourke under which employers could bring free labourers out to the Colony at a reasonable cost. Between 1837 and 1839 William and James brought out to Camden a total of 41 families of agricultural labourers from Dorset and Kent in England, vine dressers from the Rhineland in Germany and a few single men. With the introduction of these immigrants, the demographic structure of the Camden Park workforce changed dramatically from an almost exclusively male domain to one with families. New accommodation was required of a quite different type from that provided for convict workers. Each family was provided with a pise cottage, allowed a milking cow, a pig and poultry and was bound to work for the Macarthurs for three or five years.⁵⁷

By 1841 there were 208 people living on the Camden estate, of whom about one-third were children. While there was still a large single male workforce there were now some thirty married couples and the vast majority of the workers were free. In addition to the estate's two 'landed proprietors' James and William, there were five artificers or mechanics, eight shepherds, seven domestic servants and fifty-nine people engaged in agricultural work or as stockmen and gardeners.⁵⁸ By now agriculture, horticulture and viticulture formed a large part of the economy of the estate.

As employers the Macarthur's established in Camden a model of paternalistic benevolence and management typical of the English gentry in which the landlord's superior wealth and social standing enabled him to direct the lives of others within his domain. It was, in many senses, a system completely at odds with the entrepreneurial spirit of the Colony, but for rural workers who had come from impoverished circumstances, it did at least offer the possibility of a livelihood.

3.1.8 Camden Village

John Macarthur had sought to maintain the purity of his flocks by precluding outside intrusions upon his Camden properties but by 1835, only a year after his death, his sons had an area cleared for a town and opened a subscription list for a church. A plan for the private town of Camden went to the Surveyor General's office in 1836 but it was not until 1841 that allotments were put up for public sale. By this time there was already a post office, a steam mill and a few cottages on the town site, but it was an inauspicious time to look for buyers as the financial depression deepened. Meanwhile an advertised sale of 2000 acres of the Macarthur estate subdivided into small farms, found no buyers.⁵⁹ By 1843 only twelve lots had been sold in Camden

⁵⁷ Alan Atkinson: *Camden*, Oxford University Press Australia, 1988, pp 38-41

⁵⁸ 1841 Census returns, Co. of Camden, District of Picton X 949 p 75, entry No. 66 James & Wm Macarthur Camden (State Records NSW)

⁵⁹ Hazel King: *Elizabeth Macarthur and her world*, 1980, p 189 and

village.⁶⁰ With money in short supply the Macarthurs were not able to complete the church until 1849.⁶¹



Figure 15 The creation of Camden Village within the Macarthur estate in 1841. The surrounding land was already leased. The private road to Camden House met the eastern side of the village on either side of the church being built by the Macarthur family (Plan of the Village of Camden, Macarthur Papers, Camden Park Estate Land Sales 1841-1881, A4218, CY 2150, Mitchell Library)

3.1.9 Leasehold settlement

James and William Macarthur's model of management was that their migrant workers should aspire to work for themselves as estate tenants on small farms of about 30-40 acres after the period during which they were obliged to work for them. Rents would rise with the increasing cultivation and productivity of the land and, where tenants proved successful, they might then lease additional farms. Under this system much of the success of the estate rested on the skills of its tenant farmers, their ability to improve their own lot and so to pay increasing rents.⁶² From just four leases in the later 1830s, all located around the Camden village site, leasehold settlement spread during the 1840s into three main areas: Menangle road; the foot of Razorback (the Great High Road); and Cobbitty paddock. Meanwhile the area immediately associated with the Home Farm (Belgenny) and the main house was divided into

⁶⁰ Listed as reservations from the mortgage taken out in that year Bk 5 No. 502 and FP 192218 (LPMA)

⁶¹ Alan Atkinson: *Camden*, Oxford University Press Australia, 1988, pp 44-46

⁶² *Ibid.*, pp 67-79

some thirty enclosures or paddocks. Plans of the estate drawn in the later 1840s show these leased areas and also the paddocks at the home farm.⁶³

Although the land had been owned by the Macarthur family for many years, this did not necessarily mean that it was ready to farm. Tenants had to clear and fence to form their farms and then had to build their houses and establish their own gardens.

⁶⁴ At Belmont, Walter Davidson's original grant, the buildings and improvements made some thirty years previously had long been dilapidated. In 1830 it was reported that only twelve acres near the crossing place on the Nepean River called Menangle were cleared, but not stumped, and most of the fencing at the old stockyard was decayed.⁶⁵ For tenants in this area it seems there was much to do.

At the same time, the agricultural and horticultural activities of the home farm were considerably diversified due to the specialist interests of William Macarthur, assisted by a more skilful workforce. James' visit to Europe in 1836-1838 had resulted in the introduction of new machinery and the importation of more vines, as well as citrus and ornamental trees. In about 1840 a new vineyard was established on a different type of site and soil type from that begun in 1830, with the hill slope artificially terraced to prevent damage from heavy rains.⁶⁶ Wine production and the sale of vine cuttings, fruit trees and garden plants began to form a substantial part of the income and reputation of the estate. The list of fruit bearing trees in the catalogue of plants cultivated at Camden Park published in 1845 included: 32 varieties of apple; ten varieties of cider apples; apricots; cherries; figs; oranges; pears; plums; peaches and nectarines; almonds and quince, as well as vines for table grapes and for wine.

⁶⁷ Underground silos were also constructed to store grain, possibly as a response to the drought of the late 1830s. Their location has not been identified but the form of construction was illustrated in several contemporary publications.⁶⁸

Butter production and horse breeding were also large enterprises.⁶⁹ By 1849 the estate livestock consisted of 22,000 sheep, 400 horses and 2000 cattle. Some 16,000 gallons of wine had been produced during the year and there were 800-900 people living on the estate.⁷⁰ In addition to trees and vines, William had introduced over one thousand varieties of plants at Camden Park including exotics such as camellias, orchids and some tropical plants.

⁶³ Chart of the District of Camden including Camden Estate, 1842 (Mitchell Library M Ser 4 000/1 A30004 Map 3) and Plan of the north-eastern section of the Macarthur holdings in the early 1840s, 1842 (Mitchell Library M Ser 4 000/1 A30004 Maps 4 & 5)

⁶⁴ William Macarthur 10 April 1846, A 2935 p 136 (Mitchell Library)

⁶⁵ Antill to Colonial Secretary 7 September 1830 with Land Boards report No. 437 of 18 September 1830, 30/7071, Colonial Secretary re: land, Walter Stevenson Davidson, 2/7839, Reel 1118, (State Records NSW)

⁶⁶ *Some account of the vineyards at Camden, on the Nepean River, forty miles south west of Sydney, the property of James and William Macarthur*, London, 1849, republished June 1851, p 6

⁶⁷ *Catalogue of plants cultivated at Camden, 1845*, Statham and Forster, Sydney.

⁶⁸ Cameron Archer & Val Anderson: *Colonial silo mysteries*, C B Alexander Foundation, Tocal, 2003 pp 21-22

⁶⁹ Alan Atkinson: *Camden*, Oxford University Press Australia, 1988, pp 90-91

⁷⁰ Memorandum dated 4 June 1849, James Macarthur In-letters 1847-1856, Macarthur Papers Vol. 27, A2923, CY 955 (Mitchell Library)



Figure 16 The Camden Estate in 1847, showing areas under cultivation. This map shows the extensive areas being farmed around Riversford (now Menangle). (Plan of the Camden Estate in the County of Camden the property of James & Willm Macarthur Esqres Shewing the Extent of Agriculture 1847, Macarthur Papers, M Ser 4 000/1 A30004 Map 4, Mitchell Library)

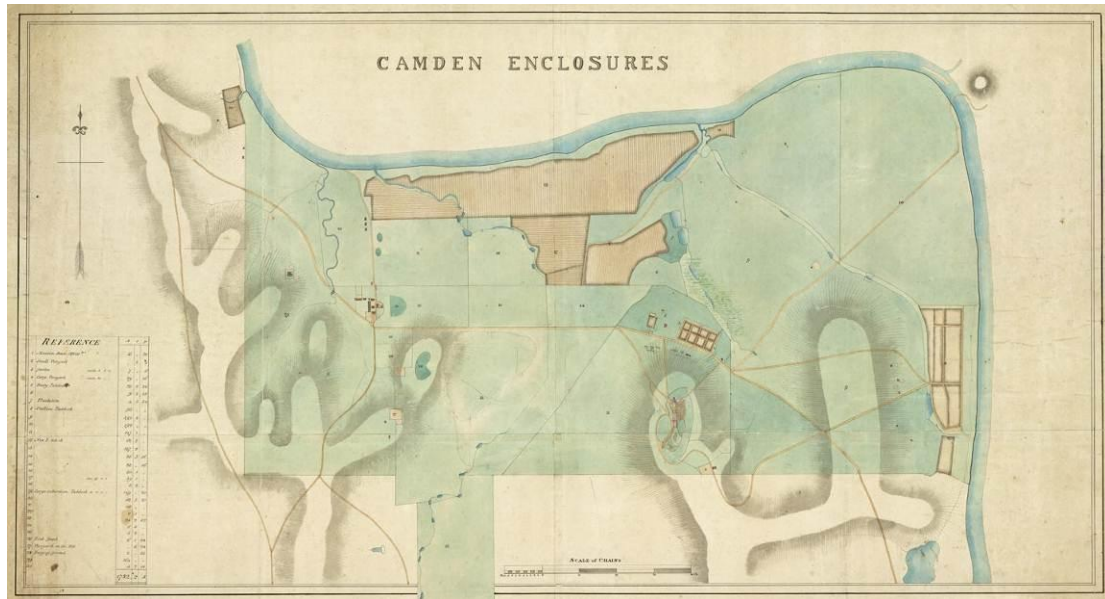


Figure 17 The Camden Enclosures, probably in the late 1840s. This part of the estate was run by the family and was never leased to tenants. (Macarthur Papers, M Ser 4 000/1 A 30004 Map 5, Mitchell Library)

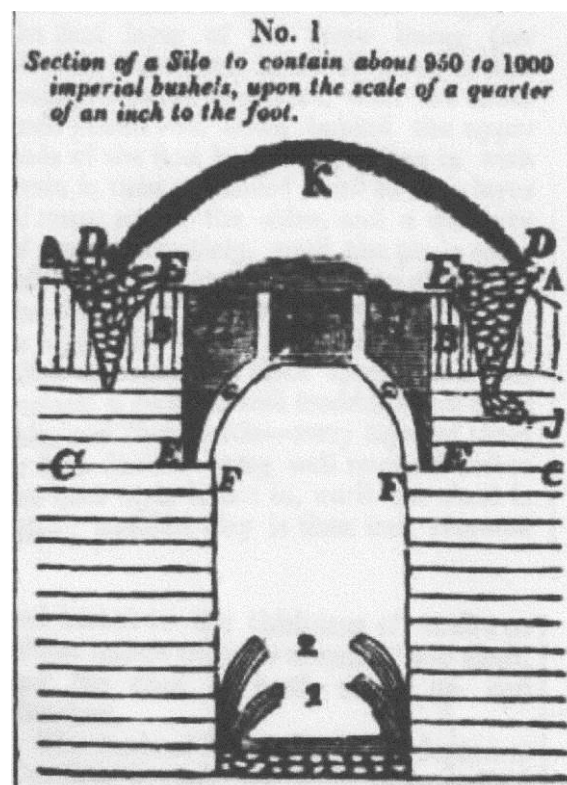


Figure 18 One of many agricultural innovations at Camden: the construction of eight underground silos for the storage of grain. A full description, with costs, section and plan, were published in the *Sydney Herald* in 1842. Four more silos were planned. (*Sydney Herald* 15 March 1842, p 4)

3.1.10 Harder times

The costs of running and improving the estate, even with immigrant labour, were considerable and in the economic depression of the 1840s these became harder to sustain. Family members made various sacrifices. James and William's sisters, Elizabeth and Emmeline and their mother Elizabeth gave up their annuities but parts of the Macarthur estates were mortgaged to the two sisters at a rate calculated to provide an equal annual income. Interest payments on the marriage settlement made in 1838 for James' wife-to-be, Amelia [Emily] Stone, the daughter of a London banker, further taxed the estate's finances. In 1838 James raised a £10,000 loan in London, followed by others in 1841 from the Bank of Australasia and in 1842 from their London bankers. The money helped to build twenty cottages for their emigrant workers and to make considerable improvements including the vineyard, a vine house and dairy, while other lands were purchased to the south in the County of Argyle.⁷¹

Interest on their various loans together with quit rent payments comprised a large part of the outgoings of the estate, which also suffered by the fall in wool prices in the late 1830s and substantial losses during the economic depression of the early 1840s particularly at their Richlands property. Meanwhile the cost of wages and general supplies rose from £1800 a year between 1834-1843 to £2500 a year from 1844-1854.⁷²

The death of their sister Elizabeth in 1842 caused James and William both personal grief and further financial worry, as they had to find the money owing to her under the terms of their father's will, now held in the form of a mortgage and only finally paid in 1853.⁷³

When Emmeline married Henry Parker in November 1843, James and William entered into a mortgage with her trustees to cover her annuity. The only remaining portion of the estate that was not already mortgaged, some 5400 acres at the north-west corner of the estate, less the allotments that had already sold in the village of Camden, was mortgaged and remained so until after Emmeline's death in 1888.⁷⁴ James and William's family responsibilities were not confined to those imposed under the terms of their father's will. Their sister Mary had married James Bowman in 1823 and so had not previously needed to be provided for, but in 1842 it was discovered that her husband was in dire financial difficulties. James and William came to his aid, took over his liabilities and managed his estates, an act of familial kindness of which their brother Edward did not approve.⁷⁵

The sale of allotments in the village of Camden did little to improve the family's financial position in the 1840s. By 1847 there was still comparatively little development and the inn and the steam engine were the main commercial buildings.

3.1.11 The changing scene: the 1840s to 1850s

From a tenantry roll of some sixty people in 1849, there were by the late 1850s about 160 farms on Camden Park. Many of the original tenants who had migrated as married men in the 1830s now had adult children or in-laws to help them and so leased additional farms, while those with younger families often pooled labour to help

⁷¹ Hazel King: *Elizabeth Macarthur and her world*, 1980, p 188

⁷² Statement of expenditure from 1834 to 1854 inclusive, James Macarthur financial statements, Macarthur Papers Vol. 32, pp 48-56, A2928 CY 1016 (Mitchell Library)

⁷³ Bk 32 No. 564 1 August 1853 (LPMA)

⁷⁴ Bk 5 No. 508 dated 20 November 1843 (LPMA)

⁷⁵ Hazel King: *Elizabeth Macarthur and her world*, 1980, pp 185-187

each other. With the ability to take on a second farm, tenants could aim for profit, not just subsistence and became employers in their own right. The most densely tenanted area was the north-west corner of the estate, west of the Great South Road, known as Cobbitty Paddock (mortgaged to provide Emmeline's annuity) all of which was divided into farms. Not only was the area well watered but it also enjoyed the benefits of proximity to Camden, to the Cobbitty Road and the route to Sydney.⁷⁶ While the Camden Park Estate continued to be renowned for its produce, it was still a considerable financial worry to its owners. In 1851 James and William sold the southern parts of their Rosslyn and Melrose grants to their neighbour, Lachlan Macalister.⁷⁷ The sale made sense in terms of the topography of the Camden estate and of Macalister's adjacent property Clifton; but selling land was not part of the usual pattern of Macarthur economic management and the £750 that the land raised may have been crucial.

In August 1853 James and William mortgaged the whole of their Camden Park property (with the exception of allotments in the village that had already been sold and allotments set aside for schools and churches) to John Thacker, Campbell Drummond Riddell and Sir Charles Nicholson for a loan of £10,000 at 10% interest.⁷⁸ Camden Park Estate had made application for a school at Riversford (later known as Menangle) in 1849 and a church school was established. The mortgage was subsequently transferred to other mortgagors but was repaid in 1857.⁷⁹ The plan accompanying the 1853 mortgage shows the extent of the Macarthur estate after the sale of the southern parts of Rosslyn and Melrose. The paddock boundaries in the vicinity of Camden House and its home farm [Belgenny] are closely comparable with those shown in 1840s plans.⁸⁰

While the rent roll at Camden Park was growing, other factors required substantial changes in farming practice that saw an end to the wool growing that had formed the basis of the Macarthur family reputation. The 'sweet natural herbage' at the Cowpastures had gradually been replaced by coarse wiry grasses whose barbed seeds caused perpetual skin irritation to sheep, while the land that had once been 'naturally all forest' became choked with thickets of saplings and large thorn bushes. In about 1853 the general flocks at Camden Park were disposed of and only the registered flock of about 1000 rams and ewes was retained. In 1858, in the absence of any demand for rams, and facing considerable expense to maintain them on poor pasture, the Camden Park registered merino flock was sold.⁸¹ In the same period the horse stud was also sold.⁸²

As pastoralism declined, grain crops became a staple of the estate, first wheat and then mixed grain production. Wine and butter remained important products for the Sydney markets, the latter a female enterprise undertaken by Emily Macarthur (James' wife) who also oversaw the estate during William and James' absences on parliamentary business.⁸³

⁷⁶ Alan Atkinson: *Camden*, Oxford University Press Australia, 1988, p 70 & 74 and Map 4 p 75

⁷⁷ Bk 20 Nos 807 & 808 (LPMA)

⁷⁸ Bk 27 No. 894 dated 3 August 1853 with plan (LPMA)

⁷⁹ Bk 30 No. 193 dated 20 October 1853 and reconveyance Bk 49 No. 419 dated 21 May 1857 (LPMA)

⁸⁰ Plan with mortgage 3 August 1853, Book 27 No. 894 (LPMA)

⁸¹ Sir William Macarthur: 'The Camden Flock' *Sydney Morning Herald* 31 August 1866, p 3c-e

⁸² Alan Atkinson: *Camden*, Oxford University Press Australia, 1988, p 71

⁸³ Joy Hughes in Richard Aitken & Michael Looker (eds): *The Oxford Companion to Australian Gardens*, Oxford University Press, 2002, p 384

If William and James had been able to set up on their own they might by now have been doing well. Instead their difficulty had been 'keeping up and carrying on a complicated joint and family property' which, together with the deterioration of grazing at their property at Richlands and the subsequent losses was the cause of much financial anxiety.⁸⁴ In 1860 the two brothers finally paid off the £10,000 mortgage raised in 1838 from James' wife Emily's family that had encumbered seven of the grants that comprised the estate.⁸⁵

As in all of the Macarthurs' agricultural endeavours, the move into arable production included the best from overseas. Following his visit to the French Exhibition in 1857 William brought back new machinery, including iron ploughs and a McCormick reaper while new wheat varieties from England were also introduced. Attempts were made to encourage tenants to educate themselves in new farming techniques, both by example on the Camden estate and in the formation of the Camden Farmers and General Improvement Society.

Horticulture remained William's passion and a means of providing additional income for the estate, with the publication of nursery catalogues in 1843 and 1845 and their re-publication in 1850 and 1857. Like his management of the Camden flocks, William's plant breeding successes and failures were meticulously recorded while his letters and sales books documented the extensive contribution made by Camden Park to the distribution of vines, bulbs and plants to the four eastern colonies.⁸⁶

3.1.12 Floods and Drought

While innovation and experimentation helped to keep Camden Park in the forefront of modern agricultural developments, some factors remained outside the control of its owners. Flooding had been a common feature of life on the Nepean but from the 1840s flooding became a much more frequent phenomenon, with almost three times as many floods in the years from 1843-1868 as in 1819-1842. In earlier years the floodwaters had come and gone slowly, 'assuming the appearance, for several successive days, of tranquil lakes over the greater portion of their extent' and doing little damage. From 1860 the shorter duration of the flooding, rising and falling with great rapidity, caused immense damage to the land and to fencing.⁸⁷

Access across the Nepean had been at a point north of Menangle called the 'Bird's Eye Crossing' with another east of the village known as 'Archie's Crossing' near river features called the 'Black Hole' and the 'Narrows'. The first road bridge, built in 1855, improved transport and helped to open up the area but it was damaged in the 1867 flood and replaced further upstream by a lower height bridge that would be less prone to flood damage.

In the 1860s and 1870s both rain and drought affected the area, with devastating results. At the same time the arrival of 'stem rust' brought another form of destruction and eventually wheat ceased to be cultivated and the geographical distribution of the crop moved south.

For those who survived, and stayed in the area oats became the staple crop together with maize and barely, with a greater dependence upon livestock. In 1862 there had

⁸⁴ James Macarthur [to Edward Macarthur] 15 January 1858, James Macarthur financial statements, Macarthur Papers Vol. 32, pp 48-56, A2928 CY 1016 (Mitchell Library)

⁸⁵ Bk 74 No. 267 dated 12 April 1860 (L&PI)

⁸⁶ Joy Hughes in Richard Aitken & Michael Looker (eds): *The Oxford Companion to Australian Gardens*, Oxford University Press, 2002, pp 383-385

⁸⁷ William Macarthur, Letter to the Editor, *Sydney Morning Herald* 25 February 1868 p 3d-e

been 4733 acres under wheat but by 1869 this had changed to a mixture of wheat (1163 acres), oats (1562 acres), barley (318 acres), and rye (127 acres).⁸⁸ Others moved further out towards Goulburn, often following family members, and quietly deserted their leases. At Camden Park the number of tenants declined from 167 in 1862 to 120 in 1869 while large arrears of rent were written off for those who had suffered in floods and drought.⁸⁹ The Macarthurs eventually changed the long leases they had originally offered to yearly tenancies, an acknowledgement that their model of long-term commitment to improvement and development by tenants was no longer relevant, or workable, in changed circumstances.

3.1.13 The Coming of the Railway

The old railway line south of Sydney had finished at 'Menangle North' station, close to the site of the house 'The Pines' at present day Menangle Park. The railway was extended south in 1863 with the construction of the steel girder and brick pier construction Menangle Railway Viaduct over the Nepean and its floodplain and a new station at Menangle,



Figure 19 Menangle Railway Station, dating from 1864⁹⁰, is one of the earliest surviving station complexes in NSW. (Image source: Wikipedia)

⁸⁸ Papers re: land 1849-1888, Macarthur Papers A 4220 (CY 2150)

⁸⁹ Alan Atkinson: *Camden*, Oxford University Press Australia, 1988, pp 94-100

⁹⁰ State Heritage Inventory database.



Figure 20 Menangle Railway Bridge over the Nepean River is the earliest bridge of its type in NSW. (Photo: Chris Betteridge, 5 November 2003).

3.1.14 Generational change

After more than forty years at Camden Park, James and William Macarthur were now in their late fifties and early sixties and finding it difficult to be optimistic. In 1859 James resigned from colonial politics, disillusioned with the rise of popular liberalism. The following year he returned to England, at the same time mortgaging his half of 2250 acres at Camden Park for a loan of £10,000.⁹¹ After representing New South Wales in various capacities, and touring the continent from 1860-1864 with his wife Emily and daughter Elizabeth,⁹² James was eventually persuaded to return to Camden by Elizabeth and once again took up parliamentary duties.⁹³ He died in April 1867, just a few months after Elizabeth's marriage to Captain Arthur Onslow RN, a grandson of Alexander Macleay, and left a life interest in his share of the estate to his widow Emily, with Elizabeth, his only child, as his heir.

In 1862 William too had left for a visit to England, as a commissioner at the London International Exhibition, leaving his agents to deal with tenants while he also toured Europe with James and his family. On his return in 1864 William was appointed to the Legislative Council and continued his involvement in numerous societies and his horticultural interests. Despite the difficulties of defaulting tenants, the original estate remained almost intact. Only one piece of land was sold, 95 acres with a frontage to Mt Hunter rivulet sold to James Wheeler in 1865 for £700, a rare exception to the integrity of the Macarthur holdings.⁹⁴

⁹¹ To William and James Kinghorne Chisholm of Gledswood, Bk 88 No. 523 dated 14 April 1860 (LPMA)

⁹² Joy N Hughes: *The Macarthurs: a brief family history*, Historic Houses Trust of New South Wales, 1984, p 19

⁹³ *Australian Dictionary of Biography Volume 2: 1788-1850 I-Z*, Melbourne University Press, 1979 entry for James Macarthur

⁹⁴ Bk 95 No. 411 dated 28 June 1865 (LPMA)

3.1.15 A School and a Church at Menangle

Pressure for a public school culminated with the opening in 1871 of a school on land donated by William 'for the education of the children at Menangle' with an initial enrolment of 43 pupils. A residence was added before repairs in 1876 but the first school building was sold by auction along with the fence on 7 January 1876. A two room weather shed was added in 1878.⁹⁵

The spiritual life of the community in the eastern part of the estate was not neglected. Church services had been held in the old school building from 28 May 1871 but on 24 March 1876 the foundation stone was laid for St James Church on the hill at Menangle. Specifications included side walls 18 inches thick, end walls 14 inches thick, a roof of colonial pine and a cedar door with a good 9 inch draw lock. This fine church on land provided by the Macarthur family was built to the design of architect John Horbury Hunt who also designed the 'fairy tale' Queen Anne Revival mansion 'Camelot' at Kirkham for the Faithfull Anderson family. A lectern was added in 1878.

3.1.16 Selling off the farms: the 1880s

Flooding and drought in the 1870s continued to put tenants under stress and, in its turn, the income of the Camden Park Estate. From 1876 many tenants were given notice to quit, generally without compensation for any improvements that they had made. William now had the help of his niece Elizabeth Onslow in running of the estate of which she became part owner in 1880 on the death of her mother. With her husband Arthur Onslow, Elizabeth lived at Camden Park. After an active career in the navy (from which he formally retired in 1871) Arthur had entered colonial politics and the Legislative Assembly, winning the seat of Camden in 1869. While busy raising a family of eight children, Elizabeth had begun to play an important role in running of the estate, an essential training for eventually assuming her inheritance.⁹⁶

In changing times and with the influence of the next generation, there was a major shift in approach concerning the Macarthur lands at Camden. In 1881 William Macarthur entered into a private contract with a syndicate of four purchasers to sell 5100 acres including the flourishing north-west corner of the estate, Cobbitty Paddock and Cawdor, that consisted entirely of tenanted farms, together with all of the unsold allotments in the township of Camden. The land was still encumbered by the annuity payable to Lady Parker (William and James' sister Emmeline). The vendors undertook to attempt to discharge this and in the meantime covered the liability by investing £5000 of the purchase price.⁹⁷

Numerous tenants were affected by the proposal.⁹⁸ Their names and holdings are shown on the plan prepared for the first of the syndicate's sales in March 1882.⁹⁹ While some of the tenants' leases had been divided to provide the 96 lots on offer 'all fenced-in, and fronting wide and well-made roads', the plan provides a good idea of the workings of the tenanted estate. The new plan was intended to provide both large and small farms not only for local residents, but also for 'farmers and yeomanry

⁹⁵ Menangle Action Group & Menangle Community Group Draft Submission to the Wollondilly Growth Management Strategy, June 2010

⁹⁶ *Australian Dictionary of Biography Volume 5: 1851-1890 K-Q*, Melbourne University Press, 1974 entry for A A W Onslow.

⁹⁷ Private contract 6 September 1881, Hardie & Gorman, Papers re: land 1849-1888, Macarthur Papers A 4220 (CY 2150)

⁹⁸ List of 'Tenants in that portion of the Camden Estate sold to syndicate', Papers re: land 1849-1888, Macarthur Papers A 4220 pp 115-116 (CY 2150)

⁹⁹ Hardie & Gorman: Cawdor Estate, Camden Park for auction sale Monday & Tuesday, 13th & 14th March 1882, Town Plans, Camden, Z TP: C1/21 (Mitchell Library)

from all parts of the colony determined to settle in this charming and productive district' as well as potential homestead blocks 'for gentlemen from Sydney', some early 'hobby farmers'.¹⁰⁰



Figure 21 Camden Park as a tenanted estate of small farms, before the sale of the Cobbitty Paddocks in 1882. Unlike the rest of the estate, the farms at Riversford (Menangle) were named. (Macarthur Papers, M Ser 4 000/1 A30004 Map 43, undated, Mitchell Library)

¹⁰⁰ Sale advertisement *Sydney Morning Herald* 11 March 1882 p 14 d and Hardie & Gorman auction sale plan Town Plans Camden Z TP: C1/21 (Mitchell Library)

The first sale took place in March 1882. Six months later Sir William Macarthur died leaving his niece Elizabeth Onslow as his heir and the sole owner of the Macarthur properties at Camden.

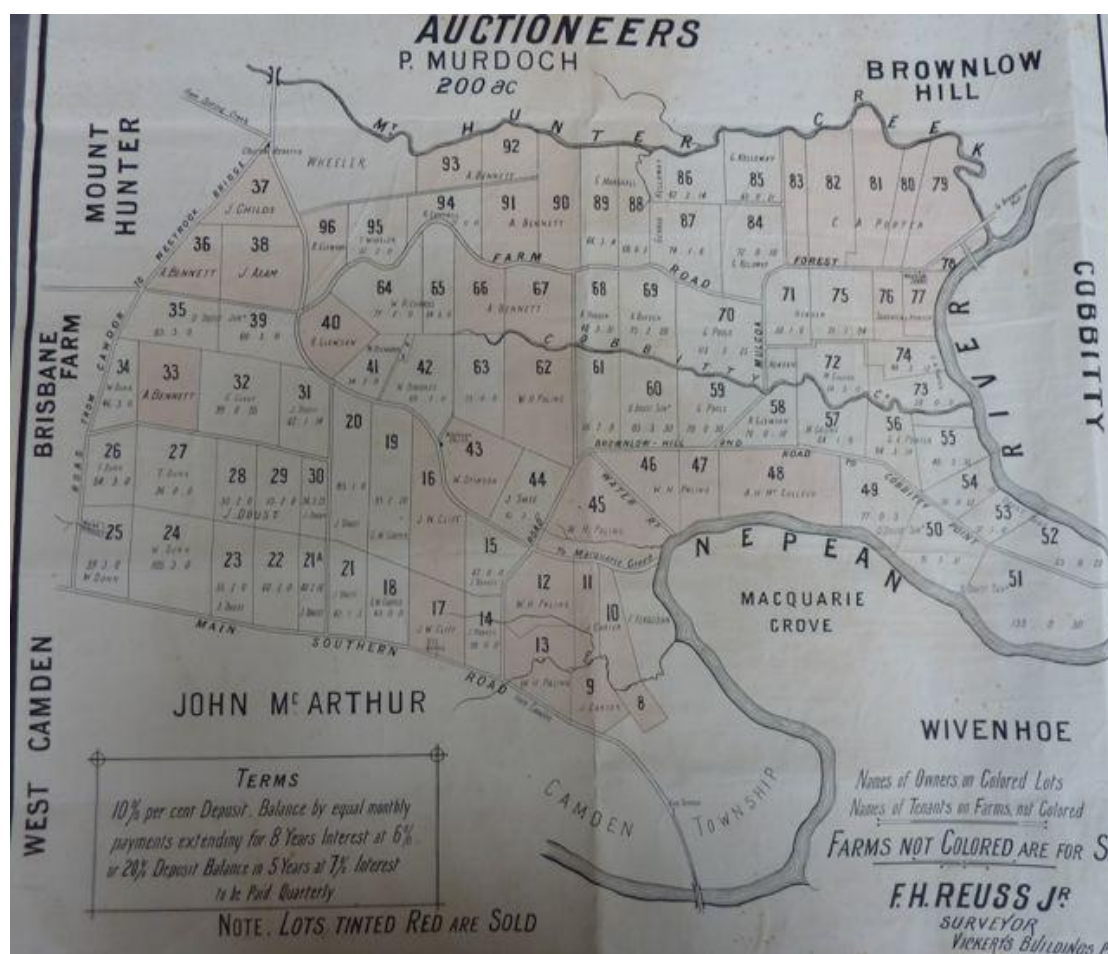


Figure 22 The Cobbitty paddocks, marketed as the Cawdor Estate, were put up for auction in March 1882 but by May 1887 a considerable number remained unsold. Purchasers' names are shown on the lots tinted pink. The unsold lots, with tenants' names, are uncoloured. The land to the west of Lots 95 and 96 had been sold to James Wheeler in 1865. (Camden Park Estate, Cawdor Farms for auction sale on Queen's Birthday 24th May 1887 by Hardie & Gorman, Maps of Country Properties CP: C1/55 Mitchell Library)

At the time of Sir William's death, following the agreed sale to the syndicate, the Camden estate had been reduced to 19,993 acres of which 14,030 acres were tenanted. While the grazing land occupied by Elizabeth Onslow was the 'very pick of the estate' the remaining tenanted farms were of variable quality. One-third, stretching from Mount Hunter Creek along Razorback and the Greenhills to Douglas Park consisted of rough, hilly and inferior grazing land that had to be let in large areas together with some arable in order to be workable, while some of the farms around Cawdor were also 'of very middling quality'. Although rents had been reduced there was clearly some hesitation amongst potential tenants as to whether they could make the farms pay.¹⁰¹

¹⁰¹ Correspondence from [Dawson] 4 April 1883, Valuation of Camden Estate for probate after death of Sir W Macarthur, Macarthur Papers Vol. 109, D185 pp 165-167 (Mitchell Library)

The Camden properties of which Sir William Macarthur owned a half share, were valued as:

Mansion and offices; 13 acres ornamental grounds; 205 acres in farm cultivation; 4 acres in vineyard; 14 acre orchard; 5 1/2 acre kitchen garden; 5721 acres grazing land; 14028 acres tenanted as farms; 4 Menangle village lots; Doust's allotment in Camden; the house and land on Church Hill, Camden; Parsonage; chief gardener's cottage (Reddy's); school house; gate houses; overseers' labourers' and stockman's dwellings; winehouse; dairy; farm buildings and steadings; 3 acres in Elderslie village (severely damaged all over by excavating sandpits).

The whole was valued at £103,621.10s.¹⁰²

On paper Camden Park was still very much the gentleman's estate; but the vision that had inspired it had never quite worked in the Australian context. The old model of a profitable tenantry was in decline, while the varied quality of the land meant that ideas about the future economic basis of the estate would require a different approach to land holding from that fostered by the founders of Camden Park.

In 1885 there were still 88 tenants on the Camden Estate. Sales of the syndicate's land were slow and a second auction in 1887 once more offered tenanted farms varying from 40 to 130 acres. Three members of the original syndicate had personally invested in the area and their properties were noted amongst the improvements surrounding the sale lots. An illustrated sales booklet extolled the comforts and benefits of the district.¹⁰³

In the meantime the syndicate had become the Anglo-Australian Investment Finance & Land Co. Ltd. Homestead blocks, nursery and vineyard areas were all a possibility on the rich arable land, the sale advertisements suggested, but the main attraction for farmers was now the prospect of dairying. The incentives for this form of farming were not just the 'rich herbage' that grew in 'rare luxuriance' on the estate but the Camden tramway that provided the means of sending milk to the Sydney markets.¹⁰⁴ The description was reminiscent of David Collins' 1795 account of the landscape that had once tempted the cattle that gave the Cowpastures its name.

3.1.17 The introduction of dairying on the Camden Park estate

The earliest years of Elizabeth Onslow's ownership of Camden Park were ones of personal tragedy. In just two years she lost her husband Arthur, her uncle Sir William Macarthur and her last child, Alexander, aged only one. With six surviving children aged between three and fourteen, Elizabeth had much to do, but it is clear that she already had ideas for the development of the estate. When an instalment of the purchase price was overdue from the syndicate in January 1883 she wrote to the family solicitors asking them to demand payment. The sum owing was 'too much to leave unpaid' and the money was required, Elizabeth wrote, for 'objects which I have

¹⁰² Correspondence concerning valuation of Camden Estate for probate after death of Sir W Macarthur, Macarthur Papers Vol. 109, D185 p 162 (Mitchell Library)

¹⁰³ Hardie & Gorman: North Cawdor Estate, Camden New South Wales To be sold at auction 25 May 1887, available online at <http://nla.gov.au/nla.map-lfsp444> (National Library of Australia)

¹⁰⁴ Auction sale advertisement Hardie & Gorman, *Sydney Morning Herald* 21 May 1887 p 16a and sale plan Camden Park Estate Cawdor Farms, Country Properties Z CP: C1/55 (Mitchell Library)

in view'.¹⁰⁵ Those objects were to herald a radical change in farming at Camden Park.

By 1884 the main Camden Park holdings occupied by Elizabeth Onslow consisted of 6000 acres, with 140 horses, 840 cattle, 1420 sheep and 50 pigs. The estate's tenants occupied farms of varying size in Menangle, Camden, Mount Hunter, Upper Camden and Razorback with horses and cattle as their main livestock. In about 1886 a timber weir was constructed across the Nepean River as part of the Upper Nepean Water Scheme to maintain landholders' riparian water rights. The remains of this weir can still be found about a metre below the surface but a second weir made of concrete was constructed circa 1911 near the Menangle Railway Bridge as part of an eleven weir system to maintain water levels right along the length of the river.



Figure 23 Menangle Weir with the railway viaduct in the background at left. (Photo: Chris Betteridge, 5 November 2003).

In 1887 Elizabeth took her children to Europe for their education and during her two years absence from Australia studied dairying in southern England and the metayage share farming system in Italy. On her return she established a dairying complex at Camden Park and employed a relation, Captain A J Onslow Thompson, as manager.¹⁰⁶ In 1889, following the death of her aunt, Elizabeth finally paid off the mortgage that had been raised on the Cawdor and Cobbitty Paddock property and so the land purchased by the syndicate could finally be conveyed without encumbrance.¹⁰⁷ Now free of debt and with no more historic encumbrances on the estate, the way was clear for new investment and a modern form of management. In 1892 Elizabeth Onslow changed her name to Macarthur-Onslow.¹⁰⁸

¹⁰⁵ Elizabeth Onslow to Norton Smith 18 January 1883, Papers re: land 1849-1888, Macarthur Papers A 4220 (CY 2150)

¹⁰⁶ *Australian Dictionary of Biography Volume 10 1891-1939 Lat-Ner*, Melbourne University Press, 1986 entry for James William, George Macleay and Francis Arthur Macarthur-Onslow

¹⁰⁷ Bk 427 No. 615 dated 20 November 1889 (LPMA)

¹⁰⁸ *Australian Dictionary of Biography Volume 5: 1851-1890 K-Q*, Melbourne University Press, 1974 entry for A A W Onslow

In 1891 during Arbor Day celebrations, funds were raised for a library at the Menangle School and from 1892 fifty-two shade trees and twenty citrus trees were planted in the school grounds.¹⁰⁹

3.1.18 Camden Park Estate Ltd

In 1899 the Camden Park estate became a private company, Camden Park Estate Ltd, in which Elizabeth Macarthur-Onslow's children were shareholders.¹¹⁰ At the same time the property, which now comprised some 21,392 acres, was brought under Torrens Title. As well as the land sold to the syndicate and the allotments in Camden village, several lots had been given for churches and schools and an area on the east side of the property had been taken for the Great Southern Railway. There were 39 tenants on the estate, the majority at Menangle, Cawdor and Camden, with much less activity in the Mount Hunter and Razorback areas.¹¹¹

The property was held under two separate titles: the house and 956 acres of land surrounding it was owned by Elizabeth Macarthur-Onslow¹¹²; and the remainder of the land was owned by Camden Park Estate Ltd.¹¹³ A survey prepared in 1899 for the purposes of the Torrens application shows the location of a number of buildings and their occupants' names. Only four of these names appear in the list of tenants, suggesting that the rest were employees at Camden Park. With the exception of the home farm and the main house, these occupants were concentrated in the Menangle area.

In 1898 the chancel sanctuary and tower were added to St James Church at Menangle to the design of John Sulman, with a second-hand manually pumped organ (built by Bryceson & Bryceson of London circa late 1870s) purchased from Hill & Son by Elizabeth Macarthur Onslow and installed in 1902.¹¹⁴

3.1.19 The 1880s to World War I

From the late 1880s Camden Park began to take on a new aspect as a farming enterprise based on dairying. The ledgers of workmen's duties at this period indicate considerable activity including brick making, quarrying, new buildings, irrigation and drainage¹¹⁵ with a substantial investment in the orangery and orchard and a renewed vineyard in which 4000 vines were replaced in 1889.¹¹⁶ In place of Sir William Macarthur's plant sales, the estate specialised in the production of cut flowers, in particular hyacinths, for the Sydney market. These were grown on the flats south of the orchard. A horse stud was also re-established. The introduction of the cream separator provided by-products such as skim milk that opened up another potential source of income from an investment in pig farming.

¹⁰⁹ Menangle Action Group & Menangle Community Group Draft Submission to the Wollondilly Growth Management Strategy, June 2010

¹¹⁰ Memorandum & Articles of Association of Camden Park Estate Ltd., Norton Smith Papers, Camden Park Estate A5383/2 Item No. 127. The company was incorporated on 15 August 1899. (Mitchell Library)

¹¹¹ PA 11487 (LPMA)

¹¹² CT Vol. 1364 Fol. 142 dated 29 July 1901 (LPMA)

¹¹³ CT Vol. 1364 Fl. 143 dated 29 July 1901 an area of 20415a 3r 28p (LPMA)

¹¹⁴ <http://www.ohta.org.au/organs/organs/StJamesManangle.html>

¹¹⁵ Workmen's duties 1887-1888, Macarthur Papers A4224, CY 2390 (Mitchell Library)

¹¹⁶ Howard Tanner & Associates: Camden Park Estate Conservation Plan prepared for the Department of Planning NSW, April 1989, Appendix 7 History by K Blackmore & P Ashton, pp 16-17

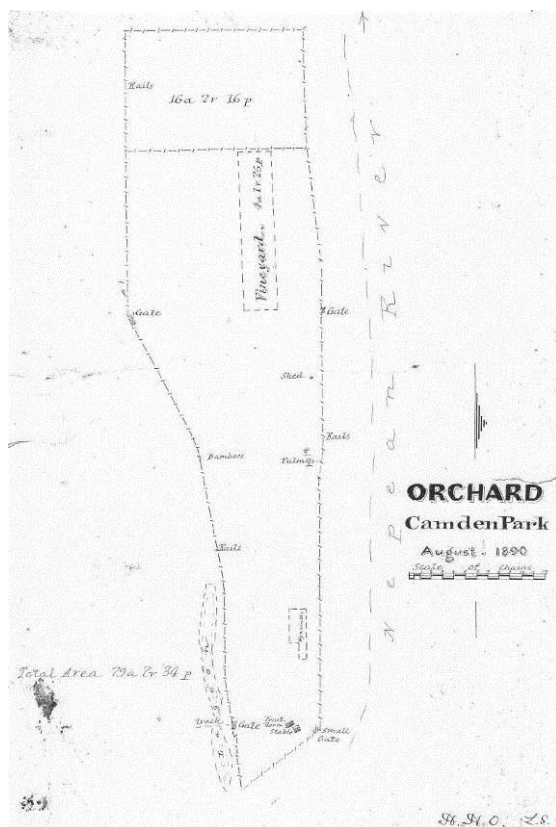


Figure 24 The orchard at Camden Park in August 1890 and within it the hyacinth bed, bamboos, palms, a shed, fruit room and stable and a vineyard of over 4 acres (PXD 507 Mitchell Library)

The orchard was damaged by flooding in 1890, but two years later 2,500 additional trees were planted and fruit, mainly peaches, became an important component of the income of the estate.¹¹⁷ By 1899 the orchard had been extended to the north-west at the bend in the Nepean River.¹¹⁸

New developments meant new buildings, some for dairying, and others for show. Plans and specifications for additions to the estate during the early 1890s included:

- Hay shed, feed pens and chaff house at Farm No. 18 (W Mills farm);¹¹⁹
- New dairy, milking shed, cooler, cow yards and pig yard at Camden House in 1890;¹²⁰
- Two private entrance lodges, one at Menangle¹²¹ and the other on the private entrance road to Camden Park, suitably adorned with the family coat of arms;¹²²
- Alterations & additions to farm stables / draught horse stables 1891.¹²³

Plans of other cottages, including accommodation for T Reedy and J Veness may also be of the same period.¹²⁴ For the more stylish parts of the establishment, the

¹¹⁷ Howard Tanner & Associates: Camden Park Estate Conservation Plan prepared for the Department of Planning NSW, April 1989, Appendix 7 History by K Blackmore & P Ashton, pp 22-23

¹¹⁸ PA11487 and DP61487 (Roll Plan 222) The tenants are listed on PA11487 (LPMA)

¹¹⁹ PXD 507 f.26 Camden Park miscellaneous plans (Mitchell Library)

¹²⁰ PXD 507 [no folio number] Camden Park miscellaneous plans (Mitchell Library)

¹²¹ PXD 507 f.7 dated March 1895 and initialled RJC, Camden Park miscellaneous plans (Mitchell Library)

¹²² PXD 507 fols 8 & 9 Camden Park miscellaneous plans (Mitchell Library)

¹²³ Plan lists and specifications, Macarthur Papers MSS 4378 Item 65 (66) (Mitchell Library)

Macarthur-Onslow family's architects of choice were the fashionable firm of Sulman & Power.¹²⁵



Figure 25 The Menangle Gate Lodge, attributed to architects Sulman and Power. The visible gable end features the coat-of-arms of the Macarthurs with the motto 'Fide et opera' (by fidelity and work). The other gable end features the coat-of-arms of the Onslow family, relocated from the former Camden Gate Lodge, now in residential development on Camden Valley Way. (Photo: Chris Betteridge, 11 September 2008).



Figure 26 (Left): Macarthur coat-of-arms, bearing the Latin motto '*Fide et Opera*' (through faith and work); **(Right):** Onslow family crest, bearing the Latin motto '*Festina lente*' (hasten but without impetuosity). **(Photos:** Chris Betteridge, 11 September 2008).

In 1892 the Camden Park dairy was described as 'a factory which has 30 suppliers and sends its cream for treatment in Sydney'¹²⁶ but by 1895 creameries had been built on the estate.¹²⁷

By the mid-1890s the estate had been cleared to provide additional grazing, co-operative dairy farms had been established, (in addition to the leased farms), creameries built including those at Camden and Menangle, pig farming and bacon curing were in operation and the orchard and flower cultivation were in full production. An undated newspaper article about Woodford bacon factory, near

¹²⁴ PXD 507 f.11 (cottage), f. 10 (for T Reedy) and f. 13 (for J Veness) Camden Park miscellaneous plans (Mitchell Library)

¹²⁵ Zeny Edwards: 'The life and work of Sir John Sulman 1848-1934', PhD thesis, Faculty of Design Architecture and Building, University of Technology Sydney, July 2006, Chapter 16.

¹²⁶ 'National Prize Competition 1892, Dairies', *Agricultural Gazette of New South Wales* Vol. IV Pt 4 April 1893, pp 265-269

¹²⁷ The Camden Park Estate in *Beautiful Sydney (1895-1896)*, Geo. Robertson & Co.

Warrnambool in Victoria, amongst the Macarthur family papers, annotated 'The origin of the scheme', suggests the origin of the piggery enterprise.¹²⁸ However the most up-to-date piece of dairy mechanisation, the imported milking machine, first used at Bodalla in 1892, was not included in the new developments and it was to be many years before this labour saving invention appeared at Camden Park.¹²⁹

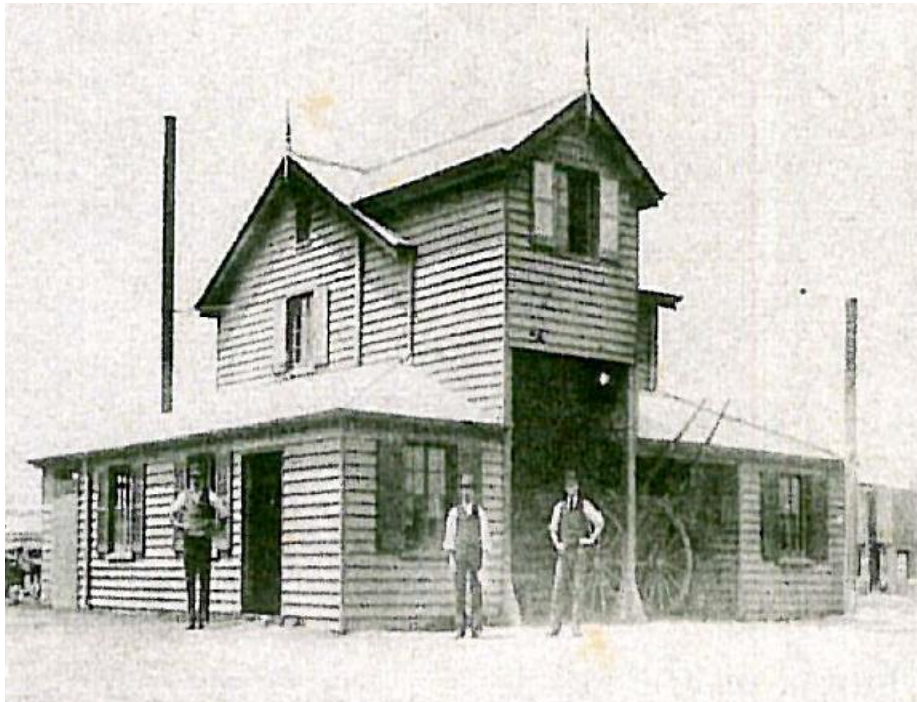


Figure 27 The original Menangle creamery, illustrated in Anon, *Beautiful Sydney* (1895-96): including Newcastle coalopolis and fertile Maitland. The form of this building is similar to the surviving former creamery at Mount Hunter.

A description of Camden Park published in *Beautiful Sydney* (1895-1896) provides a snapshot of the property.

"The estate has now over a dozen co-operative dairy farms, and over forty leased farms beside the home farm of 5000 acres. The various creameries have been admirably designed as will be seen from the picture of the one at Menangle, which is about four miles from Camden Park House. Saving of labour, perfect cleanliness, being the watchwords of the manager, steam and water are laid on everywhere, and the milk from over a thousand cows is delivered each morning. Model Milking yards close by the factory are connected with one of the largest of the co-operative dairy farms, and have answered excellently. The dairy herd is chiefly cross-bred Ayrshires with a few jersey cattle. The Central Creamery at Camden, like that at Menangle, is seen in the illustrations. Here the cream is churned, which is separated at the outlying creameries, and butter made, chilled and packed ready for export. Ice for local consumption is also manufactured, and a bacon-curing establishment with the necessary chilling and curing rooms is attached."

¹²⁸ Plan lists and specifications, Macarthur Papers MSS 4378 Item 65 (66) (Mitchell Library)

¹²⁹ *Agricultural Gazette of New South Wales* Vol. III Pt 8 August 1892, pp 620-621

The clearing of estate was done under good supervision, and the clumps of trees then preserved afford grateful shade for the cattle. The view of the ponds near the house brings into strong relief the varied character of the trees and shrubs, which include English oaks, elm, ash, and willow, many wonderful old trees having grown from seeds, and were planted by Captain Macarthur and others.

The stud includes the thoroughbred stallion "Stockdale" and the Suffolk Punch "Samson" ... and about eighty brood mares.

The orchard at Camden Park covers about one hundred and fifty acres, from which numberless varieties of fruit find their way to the Sydney market every season. Not only summer fruits, but olives, walnuts, and chestnuts are grown, and successfully too, and from one corner there have been sent over a hundred thousand spikes of flowers raised from choice hyacinth bulbs.

The co-operative farms have a simple system, which works well, as Captain A J Onslow Thompson says: - "At first we had trouble no doubt. It was not easy to make people understand the system, but now the whole thing works admirably. All we want is a family man with a good knowledge of practical farming. We find house, farm, cows and horses, tools, everything that is necessary, although of course many of our farmers have some of these things of their own, and prefer to use them.

We supply each farmer on an average with about sixty cows in full milk. All dry stock are kept by ourselves, and as the cows come in they are apportioned to the various farms. Of course considerable oversight is needed, but our people see that the whole arrangement is a mutual one, and the results are fairly divided."

By this time, two of Elizabeth's sons were assisting Captain Thompson in running the estate.¹³⁰

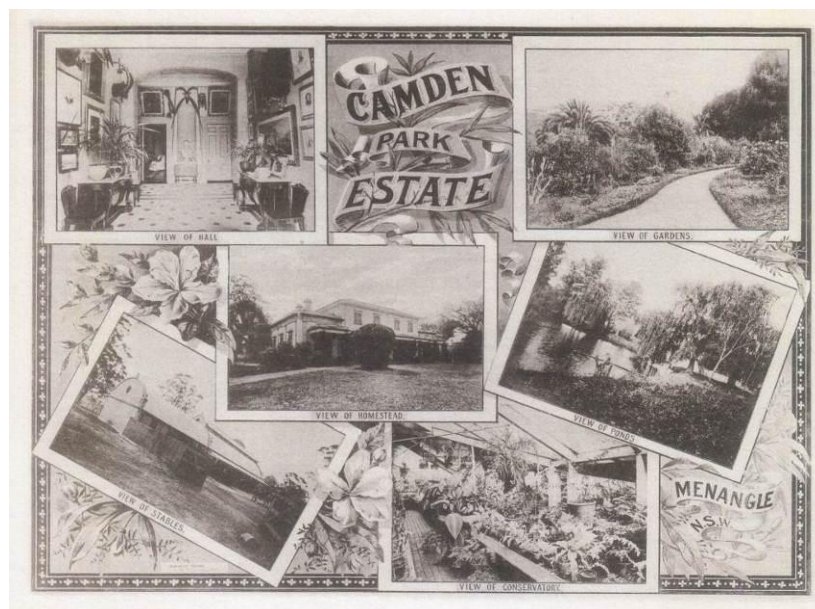


Figure 28 Views of Camden Park House and its associated buildings and grounds, listing the location as Menangle, published in *Beautiful Sydney* (1895-1896), by Geo. Robertson & Co. (Mitchell Library)

¹³⁰ The Camden Park Estate in *Beautiful Sydney* (1895-1896), Geo. Robertson & Co.

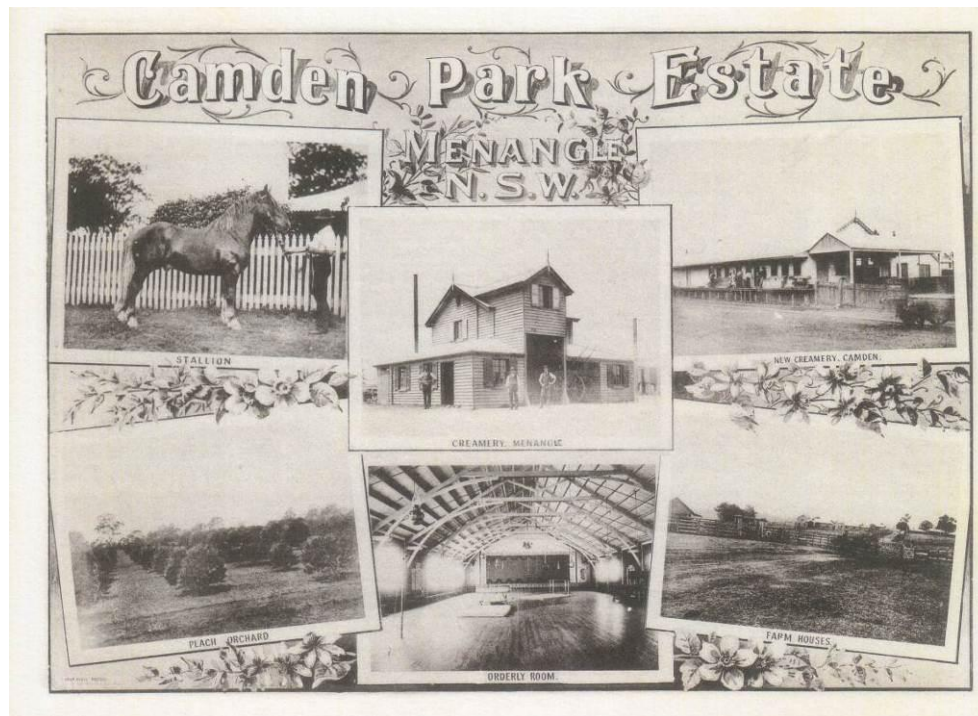


Figure 29 Views of the Menangle side of the Camden Park Estate published in *Beautiful Sydney* (1895-1896), by Geo. Robertson & Co. (Mitchell Library)

While co-operative factories were a major development in the dairy industry in the 1880s and 1890s, enabling individual producers to share equipment and transport, the form of co-operative dairy farming employed at Camden Park still involved elements of the tenant farming ethos that had typified the estate many years previously. Under the metayage system that Elizabeth Onslow had studied in Europe, the cultivator (metayer) used land that he did not own, was supplied with the chief capital items required for farming (mainly stock) by the landowner and paid rent in kind. In its purest form the shared tenancy involved the payment of approximately half of the annual output to the landowner.¹³¹ Captain Thompson's description of the co-operative dairy farms in operation at Camden Park in 1895 contains all of these elements. None of these farmers owned their own land and there was the same emphasis, as in earlier years, on the family man - the stable unit of the system, who came with the added advantage of family members to assist run the farm. Contemporary developments in the dairy industry such as the introduction of machinery and an emphasis upon scientific methods required greater capital investment than many small farmers could afford. For these farmers, tenancies at Camden Park may have provided a suitable solution to a lack of investment capital.

In 1895 St Patrick's Church was built at Menangle to serve the local Catholic community. Prior to this a small Catholic school with up to sixty children existed, run by the Josephite nuns and one of six local schools initiated by Mary MacKillop.

The rosy picture of the estate presented in 1895 was again mitigated by long dry spells in the late 1890s culminating in the great drought of 1902. Fodder was imported from South America while new dams and twenty timber silos were

¹³¹ *New Encyclopaedia Britannica*, Volume 8 Micropaedia, 15th edition, 2007, p 64

constructed to increase the storage capacity of water and fodder.¹³² Making silage was a comparatively new practice in dairying and one that was being actively promoted at this period.¹³³ The existence of silos on some neighbouring farms was remarked upon as a new practice in the sale booklet for the Cawdor Estate in 1887.¹³⁴ The dry years continued, in 1905 and 1907-1908 with another major drought in 1914 while considerable sums were spent on another form of pasture destruction, the rabbit pest.¹³⁵ Real income from the estate fell as the sale of more peripheral land helped to support continuing investment.

Despite the adverse conditions, investment in dairying continued with new machinery for the Westbrook Creamery¹³⁶, operating near the Mount Hunter Rivulet on Burragorang Road. This was the first butter factory erected in the district and was originally a dairy co-operative (the Camden Dairy Company Limited), subsequently acquired by the Camden Park Estate.¹³⁷ It operated from 1880 to 1907, the first creamery building being burnt down in 1902 and almost immediately replaced by the two-storey timber building which still stands today.¹³⁸

The original timber Menangle Creamery, shown in Figures 24 and 26, was replaced by a two storey brick creamery built in 1898 by Camden Park Estate Co.



Figure 30 The 'new' Menangle Creamery built in 1898, as it appeared in 1992. (Source: Wollondilly Heritage Study).

¹³² Howard Tanner & Associates: Camden Park Estate Conservation Plan prepared for the Department of Planning NSW, April 1989, Appendix 7 History by K Blackmore & P Ashton, pp 21-22

¹³³ For example various articles in the *Agricultural Gazette of New South Wales* in the 1890s

¹³⁴ Hardie & Gorman: North Cawdor Estate, Camden New South Wales To be sold at auction 25 May 1887, available online at <http://nla.gov.au/nla.map-lfsp444> (National Library of Australia)

¹³⁵ Howard Tanner & Associates: Camden Park Estate Conservation Plan prepared for the Department of Planning NSW, April 1989, Appendix 7 History by K Blackmore & P Ashton, p 23

¹³⁶ Plan lists and specifications, Macarthur Papers MSS 4378 Item 65 (66) (Mitchell Library)

¹³⁷ Ian Willis: 'The Gentry and the Village', Camden, 1800-1939, *Camden History Journal of the Camden Historical Society*, Vol. 1 No. 10, September 2005, p 236

¹³⁸ Akers, Jenny *Mount Hunter*, <http://www.camdenhistory.org.au/Mount%20Hunter.pdf>

Also built on Macarthur land at Menangle circa 1890s was a School of Arts. Such buildings were encouraged by the NSW Government to stimulate community interaction and enlightenment and it became a focus for events such as regular dances¹³⁹.

3.1.20 Consolidation and sale

As Elizabeth Macarthur-Onslow's children returned to Camden after their overseas education and travel, a second storey was added to one of the courtyard wings at Camden House. There were other additions for the next generation. At Menangle a fashionable house called Gilbulla, designed by Sulman & Power, was built by James at his own expense in 1899 (he had married in 1897) to be followed in about 1904 by a house near Camden (also by Sulman & Power) for Arthur John ('Jack') Macarthur-Onslow and his wife Christian.¹⁴⁰ Originally called Balwearie, the name was changed to Murrundah when it became the home of George Macarthur-Onslow and his wife Violet who had married in October 1907.¹⁴¹



Figure 31 Gilbulla, off Moreton Park Road, to the southeast of Menangle Village. (Photo: Chris Betteridge, 11 August 2004).

While James and George married, Sibella did not, and Camden Park remained her home and that of Elizabeth's other unmarried children. In 1902 Gilbulla and its surrounding 14 acres were leased to James for an annual rent of £5 for a term of 99 years, in effect a peppercorn rent.¹⁴²

Subdivision of the estate, in progress in a small way in 1900 when Camden Park was brought under Torrens title, continued.¹⁴³ Further subdivisions to the west and east

¹³⁹ Wayne McPhee & Associates, 2010.

¹⁴⁰ Zeny Edwards: 'The life and work of Sir John Sulman 1848-1934', Doctor of Philosophy thesis, Faculty of Design Architecture and Building, University of Technology Sydney, July 2006, Chapter 16.

¹⁴¹ *Sydney Morning Herald* 19 October 1907

¹⁴² Memorandum of lease 352422 (LPMA)

¹⁴³ Called Section 12, DP3812 with sales from c.1901 to 1916

of this area were offered for sale in 1905 and 1910.¹⁴⁴ In the same period substantial tracts of land around the peripheries of the estate, that were much less suitable for dairying, were also subdivided into farm lots. These included the area to the west of Mount Hunter¹⁴⁵ divided into 15 lots and sold from 1910-1912; and the southern end of the estate, south of the road from Cawdor to Menangle. The first part (including Rosslyn and Melrose) was sold in 1905 and was still selling in 1916 and the second between 1912 and 1914.¹⁴⁶ The effect of these subdivisions was to consolidate the Camden Park Estate around its main dairying facilities, the creameries at Camden, Menangle and Cawdor, on its richest lands. Sales were slow but presumably provided useful income. At the same period there were some sales of allotments at Menangle, originally a private village, to long time estate workers such as members of the Hickey and Hawkey families.

Developments at Menangle during this period included the Menangle Store, a two storey building designed by Sulman and Power and erected in 1904 on a prominent site at the intersection of Menangle Road and Station Street. The store had a butcher's room, chill room, cool rooms, a domed brick well and its own ovens. It supplied groceries, fresh bread, fresh store-killed meat, drapery, tinware and many other provisions. It also served as a post office and a meeting place for the local community. Deliveries from the store were made by horse and cart 'in all directions' including via Moreton Park Road to Douglas Park and on to Wilton as well as via the Camden Park estate to Camden and across Archie's Crossing on the Nepean up through Mt Gilead to Appin. In 1906 a new public school building and residence were built on a half-acre given by the Macarthur family and alterations to the Menangle Railway Bridge were carried out the following year to increase its load bearing capacity.¹⁴⁷

The consolidation of the estate into the family company Camden Park Ltd, received a considerable blow in 1910 with the introduction of the Federal *Land Tax Act*, a tax on the unimproved capital value of land, designed to break up large estates. In response to this impost both George and [Francis] Arthur purchased substantial areas of the estate in their own names in 1911. At least some elements of these 'sales' were essentially paper transactions, presumably to reduce the land tax burden on the company. The £5000 deposit for George's 2,414 acres between the southern road and the road to Menangle [the Old Hume Highway] was paid for by a ten-year loan from his mother¹⁴⁸ and the land was immediately mortgaged to Camden Park Estate Ltd.¹⁴⁹

Transfers to family members continued in 1917 when 567 acres at Menangle, west of the Campbelltown Road, was transferred to Arthur;¹⁵⁰ in 1921 with the transfer to James of 1,008 acres adjacent to Gilbulla;¹⁵¹ and in 1927 to the next generation with the transfer of 1,103 acres to Denzil, Arthur's son.¹⁵² Like George's property, James' and his nephew Denzil's lands were mortgaged to Camden Park Estate Ltd. The exception was the land owned by Arthur. In 1927 part of this was subdivided into six

¹⁴⁴ DP4538 sold 1905-1912 and DP5895 sold 1910 and 1914 (LPMA)

¹⁴⁵ DP5827 (LPMA)

¹⁴⁶ DP5995 and DP4450 (LPMA)

¹⁴⁷ Menangle Action Group & Menangle Community Group Draft Submission to the Wollondilly Growth Management Strategy, June 2010

¹⁴⁸ Norton Smith papers A5383/2 No. 93 Miscellaneous agreements re: land 1911 (Mitchell Library)

¹⁴⁹ Vol. 2216 Fol. 40 (LPMA)

¹⁵⁰ Vol. 2728 Fol. 178 (LPMA)

¹⁵¹ Vol. 3182 Fol. 66 (LPMA)

¹⁵² Vol. 3980 Fol. 178 (LPMA)

lots, only two of which were sold. The remainder was transferred back to Camden Park Estate in 1935.¹⁵³

3.1.21 The death of Elizabeth Macarthur-Onslow and the war

In 1911 Elizabeth Macarthur-Onslow died in England. Her shares in Camden Park Estate Ltd were divided between her six children, with Sibella inheriting slightly more than her brothers. Elizabeth's own property, Camden Park House with its 963 acres, was inherited jointly by James, George and Sibella¹⁵⁴ with the use of the house and its contents to Sibella for her lifetime (or until she married) with an annual income of £20,000 for its upkeep. For Elizabeth Macarthur-Onslow, an essential part of the Macarthur-Onslow legacy was that family members should live at Camden Park House and the arrangement for Sibella was conditional upon this. Should Sibella choose not live at Camden Park, then it would be held in trust for James who would have to undertake to live there, and who would then give his home, Gilbulla, to George.¹⁵⁵ These arrangements were a reflection of family members' individual interests for, of Elizabeth's six surviving children, it was James, George and Sibella who had the greatest involvement in running the Camden Park estate.

Military service was very much a family tradition. James, Arthur, John and William all saw service in the South African War and the outbreak of World War I saw George, James and William on active service while Arthur remained at Camden to manage the estate. George and James returned, but William died at Ypres and the estate's long time manager, Major Onslow Thompson, was killed in action at Gallipoli.¹⁵⁶ The estate also served in the Great War with the Menangle School being used in 1915 as sleeping quarters for non-commissioned officers (NCOs) being trained locally.¹⁵⁷

3.1.22 Post World War I to early 1930s

From 1914 until the early 1930s George and Arthur Macarthur-Onslow were joint managers of the estate. By the 1920s the main thrust of activity was towards modernisation and improvement, as new standards brought the dairy industry into a new age. In 1920 the family set up the Camden Vale Milk Company, which processed its milk at its Menangle and Camden factories and then sent it by rail to the Sydney market. The following year Camden Vale Milk Co. became a co-operative with 162 milk suppliers and 289 cream suppliers. From 1926 the company sold bottled milk under its own name and even when it merged with Dairy Farmers in 1928 it continued to sell milk under its own label.¹⁵⁸

Hygiene was of paramount importance for the production of clean milk, while the nutritional value of milk and milk products was part of the active promotion of health, particularly that of children and invalids. With its herd certified as tuberculosis free in 1924 Arthur, assisted by his son Denzil, began to specialise in the production of pasteurised milk specifically suited to children and adults, the 'milk with the golden cap' that spread the reputation of the Camden Vale brand. New buildings and improvements, the 'model' dairies, exemplified modernity and an emphasis upon

¹⁵³ Vol. 4687 Fol. 85 (LPMA)

¹⁵⁴ Transfer A215470 & Vol. 1363 Fol. 142 (LPMA)

¹⁵⁵ 'Camden Park Estate', *Sydney Morning Herald* 5 September 1911 p 8e

¹⁵⁶ *Australian Dictionary of Biography Volume 10 1891-1939 Lat-Ner*, Melbourne University Press, 1986 entry for James William, George Macleay and Francis Arthur Macarthur-Onslow and *Camden Vale Special Pasteurised Milk Production & Distribution* [nd but pre-1946]

¹⁵⁷ Menangle Action Group & Menangle Community Group Draft Submission to the Wollondilly Growth Management Strategy, June 2010

¹⁵⁸ Ian Willis: 'The Gentry and the Village', Camden, 1800-1939, *Camden History Journal of the Camden Historical Society*, Vol. 1 No. 10, September 2005, pp 236-237

hygiene and milk quality. The estate was used by the Department of Agriculture for demonstrations, to host conferences of dairy inspectors and it frequently featured in Health Week campaigns, all proof of its high reputation.



Figure 32 The Camden Vale brand: an important marketing asset (Reproduced from *Camden Vale Special Pasteurised Milk Production & Distribution* c. 1937)

In 1921 there were some 1400 cows on the estate, still milked by hand. The horse stud had also come back into its own, producing an income from racing earnings and the sale of yearlings.¹⁵⁹

Improvements in the 1920s and early 1930s included: a new milk depot and railway siding at Menangle in 1921; additions to the central creamery at Camden in 1920, later remodelled and improved in 1929-1930; the Menangle model dairy in 1926; a model dairy at the home farm in 1928;¹⁶⁰ and two new dairies (Nos. 5 & 6) built in 1930.¹⁶¹ Transport routes were an important determinant in the location of the dairies and Menangle, with its railway connection, was of considerable importance to the viability of the dairying enterprise. By the early 1930s the land owned by Camden Park Estate Ltd was concentrated at Menangle and to the east and west of Camden Park House, protected all around by the properties that had been transferred to family members, much as its founder had wished when securing such large land grants to protect his sheep.

The importance of Menangle during this period is further evidenced by developments at the school, with a tennis court and 45 foot flagpole added in the playground, together with vegetable plots¹⁶² which had become common practice in school

¹⁵⁹ William Muggridge: Thoroughbred Studs of NSW "Camden Park", *The P.F.A. [Pastoral Finance Association] Quarterly Magazine*, Vol. 8 No. 31, December 1921, pp 23-24

¹⁶⁰ 'Camden Park Dairies', *Sydney Morning Herald*, 14 April 1928, p 15f. The Menangle model dairy was in operation during this visit by dairy inspectors, and the Home Farm dairy was under construction.

¹⁶¹ Howard Tanner & Associates: Camden Park Estate Conservation Plan prepared for the Department of Planning NSW, April 1989, Appendix 5 Historical Archaeology report by Wendy Thorp, p 21

¹⁶² Menangle Action Group & Menangle Community Group Draft Submission to the Wollondilly Growth Management Strategy, June 2010

grounds across the state. In 1928 Menangle Public School, which by then had 54 pupils, was voted the school with the best garden within 50 miles of Sydney.¹⁶³

St James Church at Menangle was consecrated on 25 October 1923 and transferred to the local Diocesan Property Trust. The stables which had been erected behind the church to house the carriage from Camden Park during services and also the rector's buggy and horse were removed in 1930 following the advent of the motor car and were sold to R E Hawkey and re-erected at the back of his home.

3.1.23 New management: 1930s to 1940s

In September 1931 George Macarthur-Onslow died and the following year his brother and fellow manager, Arthur retired. In their place J S Haddin was appointed as estate manager.¹⁶⁴ Changes also took place in the other siblings' domestic arrangements as Sibella (who remained unmarried) moved to Gilbulla and James moved into Camden Park House, as provided for in their mother's will.

A plan and valuation of the estate drawn up in 1932 following George's death provide considerable details of the land held by Camden Park Estate Ltd and the associated family holdings at this date.¹⁶⁵

A much briefer 'reappraisal' of the property by the Valuer General's Department in November 1931 helps to identify some of the tenants and the location and numbering of the dairies, of which there were seven at this date. The majority of the land had been improved by 'clearing and fencing' and included farm and residential buildings, the exception being the 1,103 acres at the southern end of the estate owned under mortgage by Denzil that had been improved only by: 'clearing, ring-barking & fencing' and contained '2 dams and windmill'.¹⁶⁶

The new manager brought in a new system of recording. All of the paddocks and their stock were itemised while a paddock and building book recorded the paddocks and fencing and the estate houses, their occupants and when works were carried out, for the period from 1931-1952.¹⁶⁷

In 1934-1935 those parts of the estate that had been sold to family members and then mortgaged to Camden Park Estate Ltd were transferred back to the family company. This included: James' land at Menangle, (920 acres to the west of the main road and extending north towards the orchard);¹⁶⁸ Denzil's 1103 acres at the southern extent of the estate;¹⁶⁹ George's estate including Murrandah (2390 acres);¹⁷⁰ the unsold portion of the land at Cawdor that had belonged outright to Arthur;¹⁷¹ and Arthur's land to the south of the Menangle Road (some 567 acres).¹⁷² The

¹⁶³ Menangle Action Group & Menangle Community Group Draft Submission to the Wollondilly Growth Management Strategy, June 2010

¹⁶⁴ *Camden Vale Special Pasteurised Milk Production & Distribution* [nd but pre-1946]

¹⁶⁵ Dobbie & Foxall, Licensed Surveyors, Camden Park, M3 811.31/1932 and Valuation of estate, Raine & Horne 22 March 1932 Valuation No. 12,845 in Norton Smith & Co. Documents, Camden Park Estate A5383/2 (Mitchell Library)

¹⁶⁶ Valuation of estate, Raine & Horne 22 March 1932 Valuation No. 12,845 in Norton Smith & Co. Documents, Camden Park Estate A5383/2 (Mitchell Library)

¹⁶⁷ Camden Park Estate papers, Paddock Books MSS 4778 Item 5 (66) (Mitchell Library)

¹⁶⁸ Vol. 3182 Fol. 66 (LPMA)

¹⁶⁹ Vol. 3980 Fol. 178 (LPMA)

¹⁷⁰ Vol. 2734 Fol. 8 and Vol. 4689 Fol. 70 (LPMA)

¹⁷¹ Vol. 4687 Fol. 85 (LPMA)

¹⁷² Vol. 2728 Fol. 178 (LPMA)

purpose of the original transfers and their later re-amalgamation into Camden Park Estate Ltd is not known. This may have been for taxation purposes, or perhaps to provide each of the siblings with an independent income.

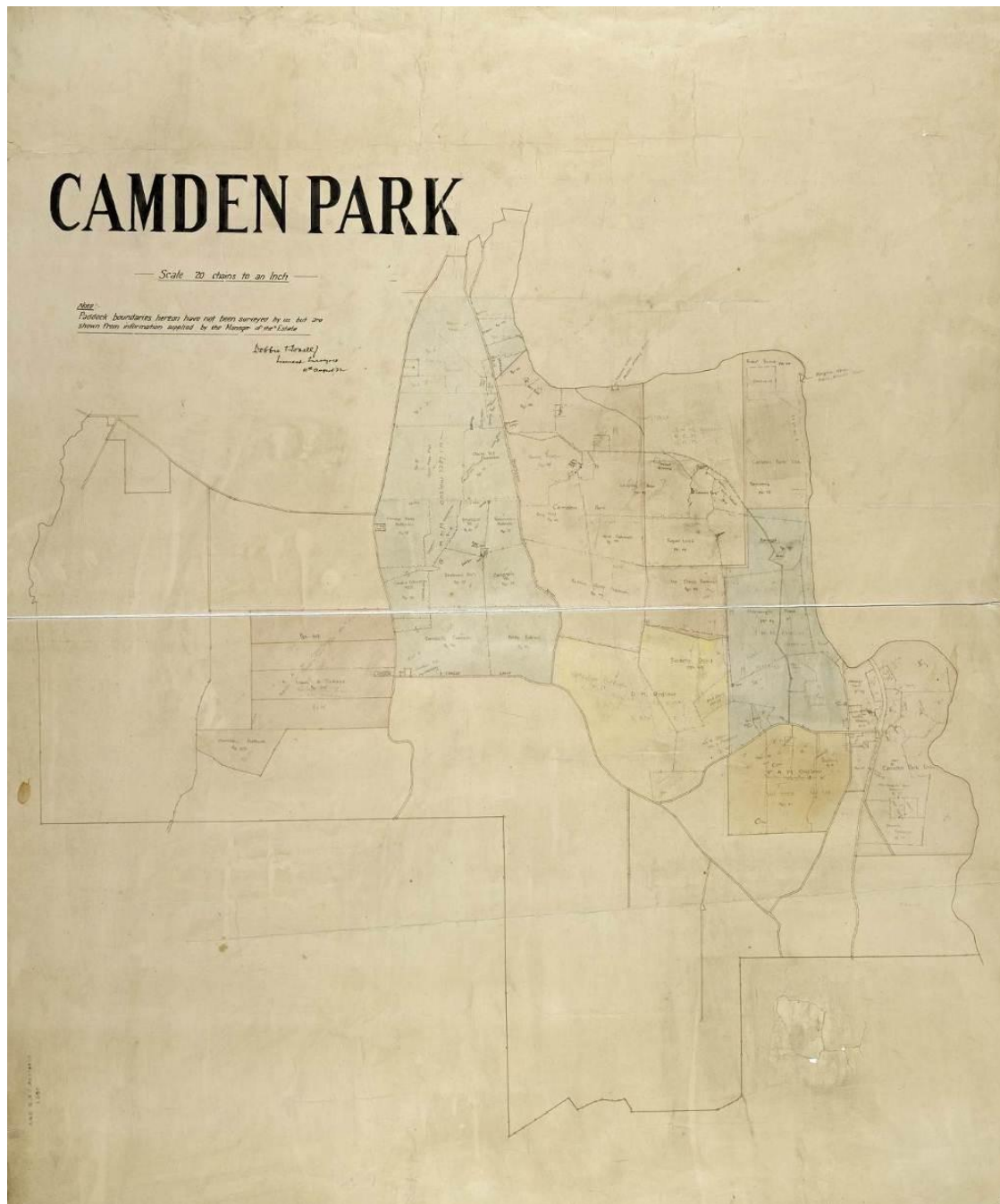


Figure 33 The Camden Park estate in 1932: the colouring identifies the various owners. At this date the company owned land to the west, east and south of Camden Park House and also at Menangle. (Camden Park, Dobbie & Foxall Licensed Surveyors 11th August 1932, Map Z M3 811.31/1932/1 Mitchell Library)

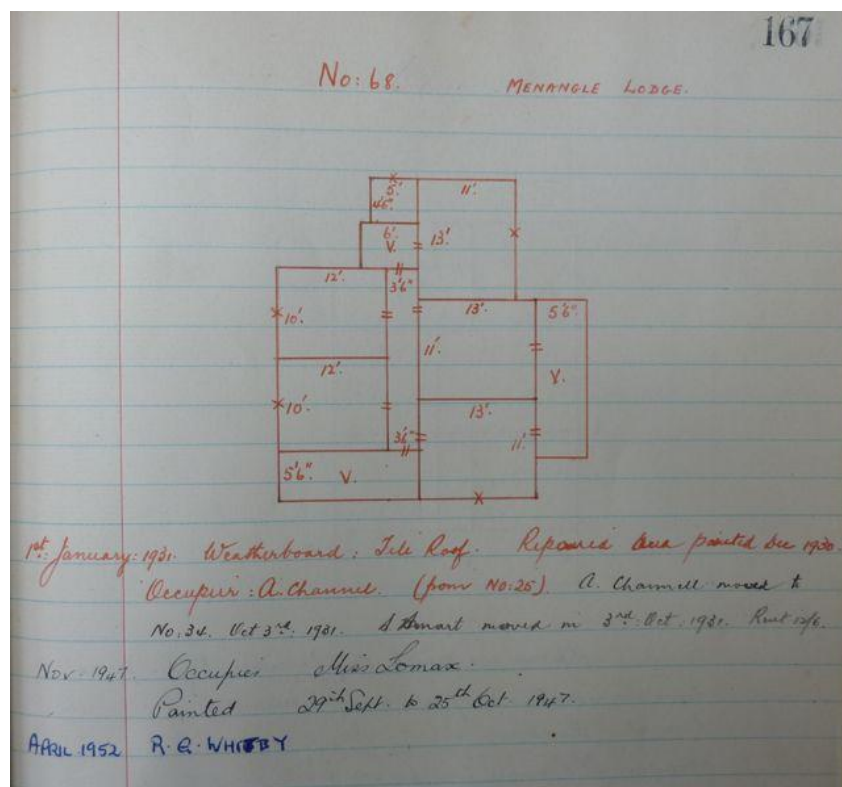


Figure 34 A sketch plan of the Menangle Lodge in 1931 with notes on repairs and occupants. (Camden Park Estate Ltd, Paddock & buildings book 1931-1952, MSS 4378 Item 5 (66), Mitchell Library)

In 1937 a replacement weather shed for the Menangle Public School was built.¹⁷³

3.1.24 Modern marketing: the Milk Bar

By the later 1930s, with growing car ownership, another element was added to the estate's enterprises; the potential for milk to be marketed in attractive surroundings to travellers on the Hume Highway. In 1937 plans were prepared by architect Cyril C Ruwald for the Camden Vale Inn, or Milk Bar, on the Hume Highway at Camden.¹⁷⁴ Designed in Tudor style 'with walls in attractively coloured brickwork suggesting a touch of modernity' and set in a landscaped setting, the inn was designed with a view to 'offering the utmost in comfort and convenience'. Milk drinks would be served, milk and cream would be available for sale and a special feature would be 'delicious morning and afternoon teas'.¹⁷⁵ The promotion of Camden Vale products in a modern 'roadhouse' was an interesting development in dairy marketing that was to be exemplified to an even greater extent in developments in the 1950s.

The importance of Camden Park as a model dairying establishment, and innovations such as the Camden Vale Inn, were however no protection from falling dairy prices, and profits declined dramatically throughout the 1930s. Considerable attention was given to fodder supply, with experiments in pasture improvement and much greater provision for ensilage both in pits and in above ground silos. Many of the estate cottages were overhauled; some 50 buildings, housing a workforce of 135

¹⁷³ Menangle Action Group & Menangle Community Group Draft Submission to the Wollondilly Growth Management Strategy, June 2010

¹⁷⁴ The plans for the grounds were by Hazelwood Bros of Epping, PXD 507 Camden Park Estate miscellaneous plans fols. 49-52 (Mitchell Library)

¹⁷⁵ Camden Vale Special Pasteurised Milk Production & Distribution [nd but pre-1946]

employees. At the seven dairies, the sharefarmers were milking nearly 750 cows a day while the Camden Park Estate Ltd herd had 600 Ayrshire cows as well as a Guernsey stud.¹⁷⁶

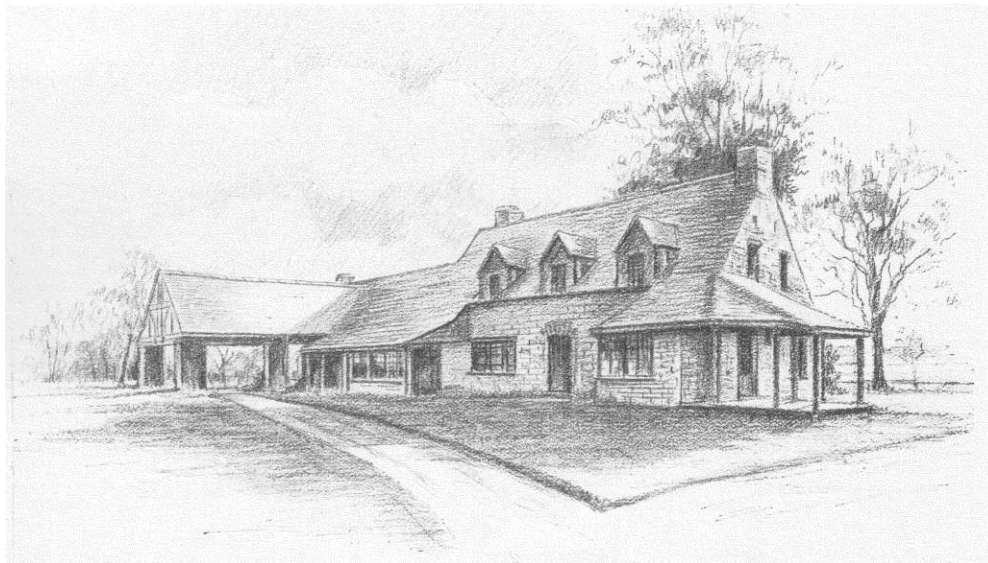


Figure 35 An artist's impression of the proposed Camden Vale Milk Bar on the Hume Highway between Camden and Picton, a modern concept in the marketing and promotion of Camden Park and its dairy produce. (Reproduced from *Camden Vale Special Pasteurised Milk Production & Distribution* c. 1937)

Premiums paid to sharefarmers based upon the quality of their milk, helped to ensure high standards of hygiene. In 1937 there were 450 acres of maize, 150 acres of lucerne, 16 overhead silos as well as many pits, and 70 purebred Suffolk punches, a sizeable component of working horses. 'The whole conveys an impression of enlightened closer settlement, community interest, and progressive association' wrote the *Sydney Morning Herald's* special representative.¹⁷⁷ Breeding dairy cattle to increase milk production and quality, a particular interest of James Macarthur-Onslow, was an integral part of the work of the estate.

¹⁷⁶ Howard Tanner & Associates: Camden Park Estate Conservation Plan prepared for the Department of Planning NSW, April 1989, Appendix 7 History by K Blackmore & P Ashton, pp 28-29

¹⁷⁷ 'Camden Park Inspection of Estate. Progressive dairy methods', *Sydney Morning Herald*, 10 February 1936 p 9g

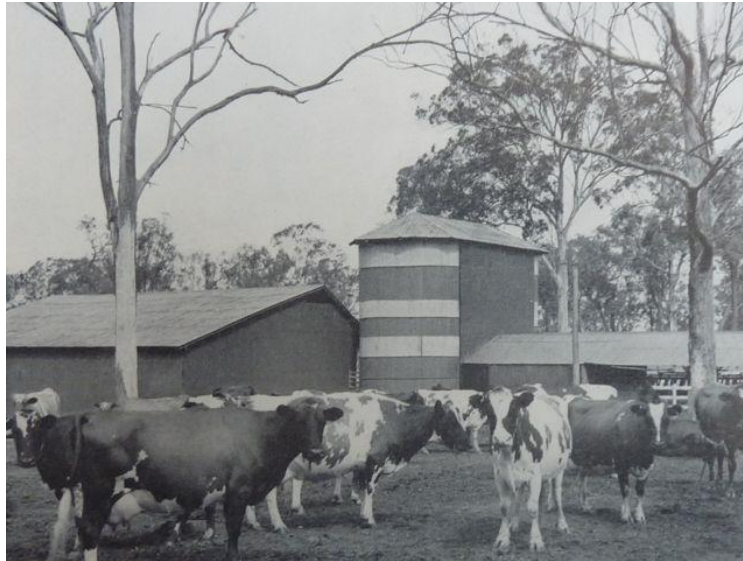


Figure 36 Cows at No. 8 Dairy with dairy buildings, including silos in the background. (Reproduced from *Camden Park Estate. Australia's oldest pastoral property*, Halstead Press, 1958)

The expansion of the 1930s was soon tempered by the war years. Poor working conditions and low wages, which had long been a feature of the dairy industry, did little to help retain workers during World War II when enlistment, or the opportunity to work in factories, took both men and women away from the land. In 1942 the Milk Board removed the premium previously paid for special milk for infants, an important part of the Camden Vale brand, and in 1943 a new Federal dairy industry award increased the Camden Park payroll with no commensurate increase in the price of milk. Some vegetable growing and freezing was carried out in 1944 to supply the American Army but this enterprise did not outlast the war.¹⁷⁸ Subsidies helped to keep the dairy industry in business.¹⁷⁹

With the death of Arthur in 1938, Sibella in 1943 and James in 1946 the fourth generation of the founding family came to an end. Gilbulla, which had been converted into a Red Cross convalescent hospital during the war, was acquired in 1949 by the Church of England, eventually serving as a diocesan conference centre until sold to the present owners Ellet Ministries in about 1999. James' widow continued to live at Camden Park and the house was eventually inherited in 1958 by their daughter, Helen, who had married Major General Sir Reginald Stanham.¹⁸⁰

¹⁷⁸ 'On the Land. May go out of dairying. Camden Park Estate', *Sydney Morning Herald*, 10 February 1944 p 7f

¹⁷⁹ Howard Tanner & Associates: Camden Park Estate Conservation Plan prepared for the Department of Planning NSW, April 1989, Appendix 7 History by K Blackmore & P Ashton, pp 28-29

¹⁸⁰ Vol. 2659 Fol. 208 (LPMA)



Figure 37 Menangle Public School residence, 1950. (Source: Menangle Action Group & Menangle Community Group Draft Submission to the Wollondilly Growth Management Strategy, June 2010)

3.1.25 Modern dairying: the 1950s to 1960s

As the fifth generation took over, the Camden Park Estate was still a family firm and it was Lieut. Col. Edward Macarthur Onslow who brought back from the USA the idea of what was to be the estate's most revolutionary development in dairying, the Rotolactor. Of all farming enterprises, dairying was perhaps the most labour intensive, with its twice daily, year round, milking schedule combined with all of the cleaning and hygiene procedures necessary to maintain the purity of the product. Refrigeration eventually enabled the dairy farmer to be free from the rigid time schedule dictated by milk collection, but nothing substantially altered the considerable labour of milking.

The Rotolactor, an American invention, designed by Henry W Jeffers and first installed in 1930 by the Walker-Gordon Laboratory Co. at its dairy farm in New Jersey, was a rotating milking parlour capable of feeding and milking 50 cows simultaneously. Not only was the invention a model, labour-saving milking parlour but, as practised in New Jersey by the Walker-Gordon enterprise, it also included an integrated system of cattle breeding and feeding, fodder production and manure collection and was worked by sharefarmers.

In 1950 work began on the Camden Park Rotolactor (only the third of its kind in the world and the second outside the Walker-Gordon enterprises).¹⁸¹ The proposed construction time of 18 months lengthened to two and a half years due to wet weather delays, bricklayers' strikes and material shortages and the building was finally completed in September 1952.¹⁸² The washing and preparation of the cows took place in a separate enclosure and they then stepped into one of 50 stalls where, in the 12 ½ minutes it took for the Rotolactor to rotate, they were milked and fed. As

¹⁸¹ 'Milking merry-go-round solves a dairy farm labour problem', *Milk Board Journal* Vol. 1 No. 1, January 15, 1950, pp 6-7 and 'Rotolactor taking shape', *Milk Board Journal* Vol. II No. 3, March 15, 1951 p 127

¹⁸² *Camden Park Estate Australia's oldest Pastoral Property*, [nd but c. early 1950s], Halstead Press

the Rotolactor publicity brochure explained, the milk was not touched by human hands during the entire operation and within 90 seconds of being taken from the cow, the milk was on its way, through stainless steel pipes, to the Menangle Milk Depot. Nine hundred cows a day were milked in this way by 'the ultimate in modern milking technology'.¹⁸³

An important element of the system was the feeding regime, which did not involve pasture grazing but consisted instead of a 'balanced ration of concentrates' fed to the cow when on the Rotolactor and roughage (chopped green feed, hay or silage) available in the feeding yards between milking times. The liquid manure from the system was also harvested and held in an underground pit before being pumped in liquid form to be sprayed on the paddocks, an unpleasant by-product for those living nearby.

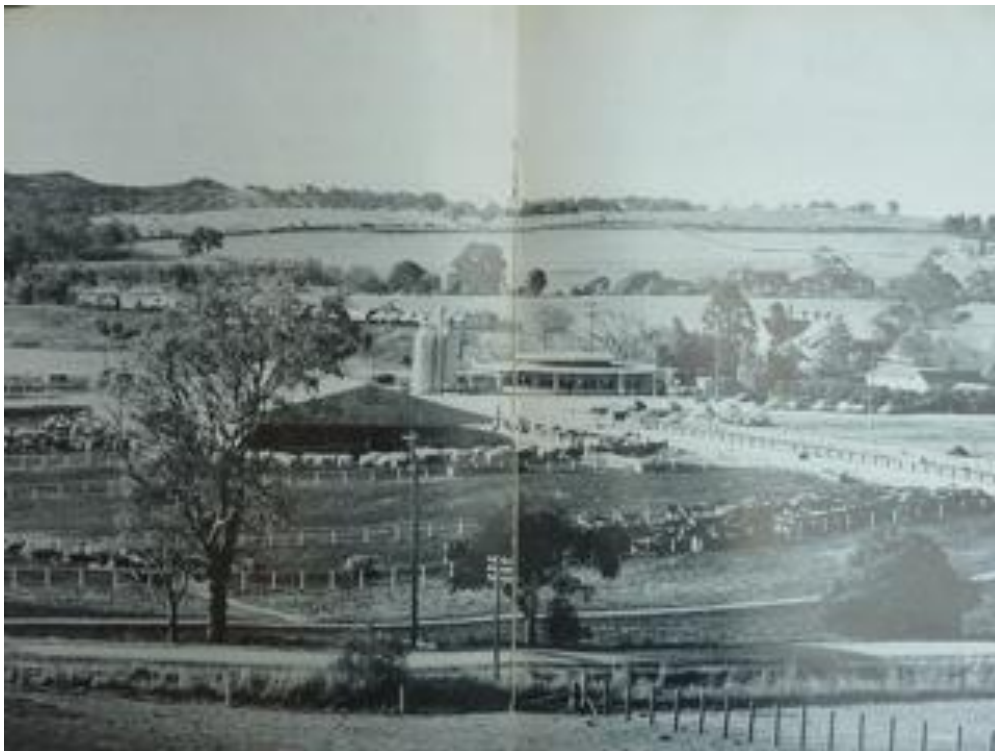


Figure 38 The Rotolactor at Menangle with milking in progress. To its right can be seen the Creamery buildings, with a goods train hauled by a steam locomotive on the main southern railway line in the background. (Reproduced from *Camden Park Estate 1795-1965. Australia's oldest pastoral property*, Camden Park Estate Pty Ltd, Menangle, 1965)

As 'the most modern Dairy Building in the world' and the focus of the largest dairy farm in Australia, the Rotolactor was not only a unique innovation but also a tourist attraction.¹⁸⁴ A modern milk bar at the entrance to the Rotolactor enabled visitors to sample the product while watching milking in progress.¹⁸⁵ There were also plans for a roadhouse with cabins by the river, swimming areas and dressing sheds¹⁸⁶ as well

¹⁸³ Camden Park Estate Pty Ltd: *Camden Park Estate 1795-1965. Australia's oldest pastoral property*, Camden Park Estate Pty Ltd, Menangle, 1965

¹⁸⁴ *Introducing The Rotolactor The home of ... the milk with the Golden Cap*, leaflet produced by Camden Park Estate Pty Limited, Camden Park papers MSS 4378, M Ser 4 000/1 (Mitchell Library)

¹⁸⁵ 'District Supervisors' Notes, The Rotolactor', *The Milk Board Journal* Vol. 3 No. 5, May 1952, pp 16-17

¹⁸⁶ PXD 507 Camden Park Estate miscellaneous plans fols. 67 & 69 (Mitchell Library)

as a residence for the Rotolactor superintendent, an amenities building and bachelors' quarters¹⁸⁷ but none of these additional facilities was built. From the 1950s and into the '60s as many as 2,000 visitors a week saw the Rotolactor in operation, while The Camden Vale Inn moved with the times, supplying not just wonderful morning and afternoon teas but also dinners, with wine.¹⁸⁸

Other developments at Camden Park in the '50s and '60s included irrigation, mechanised fodder collection and improvements in breeding. Like John Macarthur's sheep, the Camden Park cattle were protected by not bringing any animals from outside on to the estate. Artificial insemination was introduced, with Camden Park being the first estate in New South Wales to breed exclusively by this method.



Figure 39 The cows on the left are walking up the race to the revolving milking platform while those on the right are leaving after milking. The glass walls of the Rotolactor enabled visitors to see milking in progress. (Reproduced from *Camden Park Estate 1795-1965. Australia's oldest pastoral property*, Camden Park Estate Pty Ltd, Menangle, 1965)

¹⁸⁷ PXD 507 Camden Park Estate miscellaneous plans fols. 62, 65 & 66 (Mitchell Library)

¹⁸⁸ *Introducing The Rotolactor The home of ... the milk with the Golden Cap*, leaflet produced by Camden Park Estate Pty Limited, Camden Park papers MSS 4378, M Ser 4 000/1 (Mitchell Library)

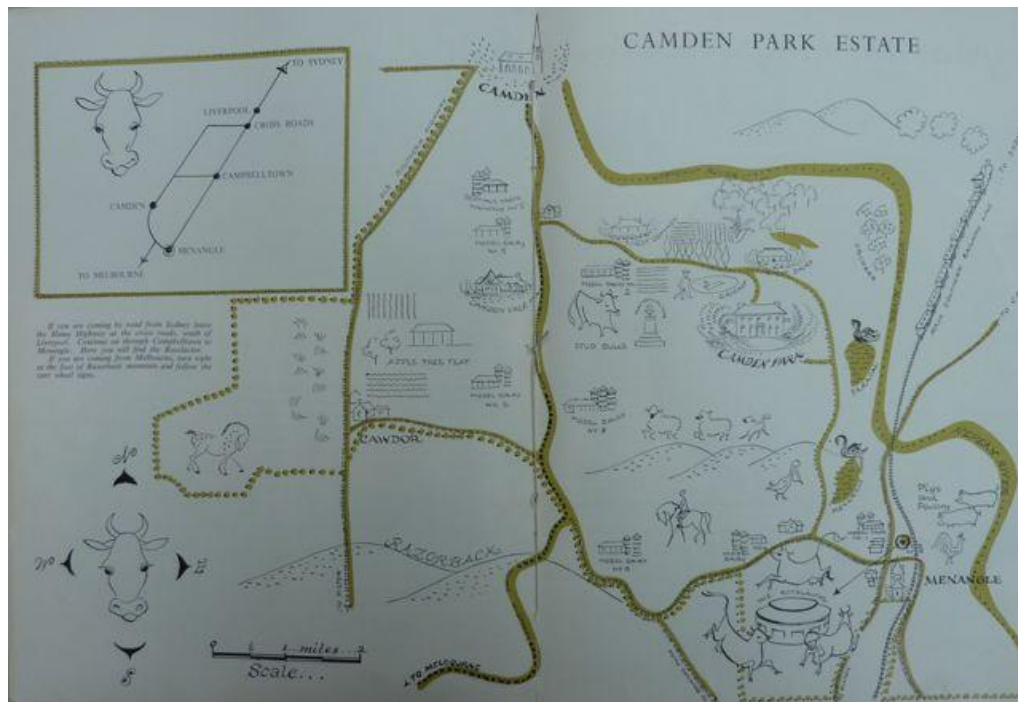


Figure 40 From its inception, the Rotolactor was a tourist attraction and the estate had its own visitors' map. Enterprises included Pig and poultry production between the railway line and the Nepean River at Menangle. (Reproduced from *Camden Park Estate. Australia's oldest pastoral property*, Halstead Press, 1958)

Two additional acres for the Menangle Public School were obtained from Camden Park Estate, a new brick residence and brick toilet block were built, the school building was painted and a new flagpole was erected.¹⁸⁹

While the Rotolactor dominated Menangle, there were still six model dairies, each with its own herd of 90 to 140 cows out to pasture. Stocking, fodder, pasturage, equipment and hygiene were dealt with by the general management, while the ordinary operation of each dairy was the responsibility of individual farmers who were paid a salary, with a bonus for calf rearing.

The orchard and its associated pig farm, run by a manager, remained a major enterprise and a substantial contributor to the income of the estate. In 1965 it occupied some 74 acres, with roughly 7,200 trees of which 3,300 were fruit bearing. Apples, peaches, pears and plums produced a dazzling array of blossom in springtime.¹⁹⁰ A detailed plan of the orchard, dating from the 1950s to the 1970s, gives the varieties of fruit and their year of planting: oranges, apples, grapefruit, nectarines, peaches, apricots, plums, cherries, pears and also some 'aged' trees, interspersed with a magnolia, camellias, japonica, an American live oak and a cork tree.¹⁹¹

¹⁸⁹ Menangle Action Group & Menangle Community Group Draft Submission to the Wollondilly Growth Management Strategy, June 2010

¹⁹⁰ Camden Park Estate Pty Ltd: *Camden Park Estate 1795-1965. Australia's oldest pastoral property*, published by Camden Park Estate Pty Ltd, Menangle, 1965,

¹⁹¹ Camden Park Estate plan of orchard, Macarthur Papers ML MSS 4378 ADD-ON 1731 Item 5 (6) (Mitchell Library)



Figure 41 The orchard in the 1960s looking south towards Menangle, with the riparian corridor of the Nepean River on the left. (Reproduced from *Camden Park Estate 1795-1965. Australia's oldest pastoral property*, Camden Park Estate Pty Ltd, Menangle, 1965)

3.1.26 'Drought-proofing' with the Keyline system

Insurance against drought was more difficult to achieve but was tackled by another major innovation, this time of Australian origin, the 'keyline' system, developed from the late 1940s by Percival Yeomans on his properties Yobarnie and Nevalan at North Richmond. Yeomans' scheme, a world first, published in 1954 in his book *The Keyline Plan*, was an integrated approach to sustainable cultivation and landscape management and was intended to make the landscape drought-proof, fire-proof and more fertile. With a combination of dams, water channels, contouring and specific ploughing techniques, the principal water storage was the soil itself, replenished by rainfall and topped up from the dams, working as a total irrigation system.

Major investment in new dams included; Razorback Dam (1961); Cameron Dam; Hawkey's Dam and finally the Bull Paddock Dam on the western side of the Hume Highway, completed in 1964, although drought precluded its immediate use.¹⁹² By 1965 a gravitational system of irrigation (devised after aerial survey) was being practiced in several parts of the estate and it was anticipated that 'ultimately every irrigatable acre will be artificially watered and cropped or pastured'.

¹⁹² Camden Park Estate Pty Ltd: *Camden Park Estate 1795-1965. Australia's oldest pastoral property*, Camden Park Estate Pty Ltd, Menangle, 1965



Figure 42 On the head watershed of Navigation Creek looking south-east: Hawkey's Dam (in the distance), Cameron's Dam (right) and Razorback (in the foreground), part of a keyline system installed in the early 1960s (Reproduced from *Camden Park Estate 1795-1965. Australia's oldest pastoral property*, Camden Park Estate Pty Ltd, Menangle, 1965)

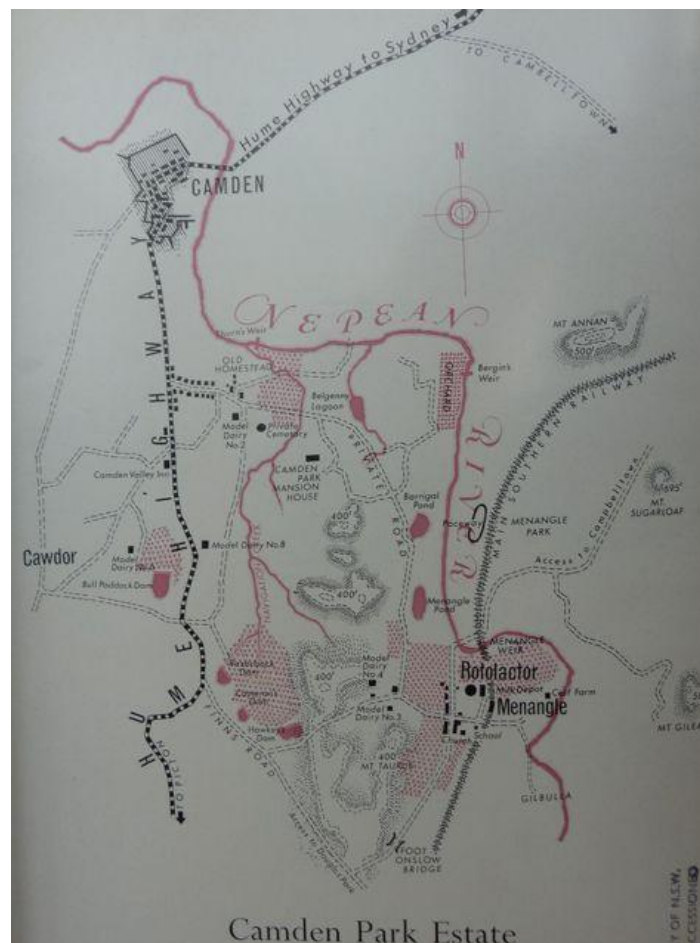


Figure 43 A simplified plan of the Camden Park Estate in the 1960s, after a keyline system had been installed, with irrigated areas shown in pink, including the river flats north of Menangle Village. (Reproduced from *Camden Park Estate 1795-1965. Australia's oldest pastoral property*, Camden Park Estate Pty Ltd, Menangle, 1965)

Heavy timber that might interfere with water flow and pasture growth was cleared and the irrigation drains were cut mechanically along a course devised by a Bunyip level, Yeomans' own invention.¹⁹³ Artificial contours on the lower levels prevented any overflow and the land was chisel ploughed in order to be sown with mixed pastures. The emphasis at Camden Park on drought proofing the property and its success in doing so in 1965, suggest that Yeomans' principles were being closely followed.

3.1.27 Paying for improvements: the 1950s to 1960s

From the early 1950s Camden Park Estate Ltd began to sell off land to the south of the town of Camden bounded by the Hume Highway, the Old South Road [Cawdor Road] and Wire Road, part of the area once owned by George Macarthur-Onslow. Private sale was initially tried, but later auctions were through established agents.¹⁹⁴ Several of the proposed subdivisions were private (that is, unregistered) and so were open to negotiation by individual purchasers. At the north end of what had been George's land, in close proximity to the town of Camden, much of the subdivision was for housing lots and some land was taken for use by the Housing Commission.¹⁹⁵ In the Elizabeth and Pindari development to the west of the Hume Highway, ready-made 'Craftsman' exhibition homes could be purchased for erection on any block.¹⁹⁶ In 1957 and 1958, as the result of the Camden Park sales, several subdivisions were created along the Nepean River and this development continued into the early 1960s.¹⁹⁷

Further to the south, away from the town boundaries, there was still an emphasis on the continuing potential for farming and dairying. An undated sale leaflet shows the area divided into ten lots including two dairy farms (probably dairy farms 5 and 7) one of which was still working; smaller blocks for 'farmlets'; and some potential residential subdivision. Each dairy farm had a three-room cottage, 8-bail dairy, associated sheds and paddocks. On the east side of the Hume Highway a subdivision of home and shop sites on the south side of Macquarie Road was also up for sale.¹⁹⁸

By July 1958 the southern part of the area had found buyers but the dairy farm in the northern half of the area had not. The premises seem to have been improved since they were previously advertised, as the dairy was now a 12-unit one. New lots were also added to the sale; some to the east of the Hume Highway including Kent Row Paddock and its entrance lodge, described in the sale leaflet as a 'Colonial type weatherboard Cottage' and three small lots with river frontages, two of which had semi-detached cottages on them. The remainder of what had been Arthur Macarthur-Onslow's land at Cawdor was also up for sale, comprising four lots that

¹⁹³ P A Yeomans: *Water for every farm. Using the keyline plan*, 1981, pp 170 & 206-207

¹⁹⁴ 'Subdivision of part of historic Camden Park Estate' about 1000 acres ... sales of land negotiated privately write to The Manager, M Ser 4 000/1 ML MSS 4378 / Item 156 (Mitchell Library)

¹⁹⁵ Vol. 7002 Fol. 221 (LPMA)

¹⁹⁶ 'Elizabeth and Pindari development at Camden' M Ser 4 000/1 ML MSS 4378/Item 160 (Mitchell Library)

¹⁹⁷ For example DP29251 Hawkey Crescent and Murrandah Avenue and DP29162 Christopher and Peter Avenues, also off Murrandah Avenue (LPMA) and Macquarie Avenue on Camden Heights M Ser 4 000/1 ML MSS 4778/Item 207 (Mitchell Library)

¹⁹⁸ L J Hooker Ltd: 'Disposal of ... part of Historic Camden Park Estate [nd], ML MSS 4378 M Ser 4 000/1 Item 205 sale leaflet (Mitchell Library)

had been cleared and partly fenced but did not have any buildings on them.¹⁹⁹ These had all been sold by 1959.²⁰⁰

In November 1958 land to the east of the Hume Highway was up for auction including two model dairies. According to the sale notice all of the structures on the dairies, one of which was still in production, were in first class order 'and have just been completely renovated'.²⁰¹

With these sales the Camden Park estate had largely contracted to the east side of the Hume Highway, with the main focus of economic activity at Menangle.

3.1.28 Declining returns: the 1960s to 1970s

The very considerable investment that had been undertaken at Camden Park in the 1950s and '60s had sought to keep the property at the forefront of modern developments in dairying and pasture improvement, with automation as an important contributor to the problem of a declining rural workforce. By the 1960s however there was a diminishing market for dairy products such as butter and cheese. In NSW generally the number of dairy farms fell by 60% between 1970 and 1980 as they failed to provide an adequate living for families, while still requiring arduous and constant work.²⁰²

At Menangle, the Rotolactor had its problems. It had been very costly to build and was expensive to maintain when its rotating mechanism broke down, as it did quite frequently. While it was productive in good times, in times of drought, feed for the largely feed lot cattle had to be brought in from other Macarthur properties and even further afield, with a consequent reduction in returns.²⁰³ Only the Milk Bar, which continued to provide a family day out, made a real profit. With the sale of lands near Camden, the Camden Park Estate had been reduced to its most productive core but it did not generate large profits. Meanwhile, the Macarthur-Onslow family's interest in dairying, while strong in the older generation, was diminishing among younger members who were restless about the return on their investment and wanted to realise their assets for other purposes. With some 65 shareholders Camden Park Estate Ltd was no longer a close-knit family firm.

In May 1971 the Menangle Public School celebrated its centenary.²⁰⁴

3.1.29 The sale of Camden Park Estate Ltd

In May 1973 a majority interest in the family company, Camden Park Estate Ltd was sold to Talga Ltd,²⁰⁵ a company whose activities included property investment, land development, pastoral investment and the operation of a lawn cemetery.²⁰⁶ After 168

¹⁹⁹ Elder, Smith & Co., Limited: Auction sale portion historic Camden Park Estate (in subdivision) RSL Hall, Camden, Friday 4th July, 1958, 11 am sharp', ML MSS 4378, M Ser 4 000/1 (Mitchell Library)

²⁰⁰ Vol. 4687 Fol. 85 (LPMA)

²⁰¹ Elder, Smith & Co., Limited: 'Auction sale portion historic Camden Park Estate (in subdivision) RSL Hall, Camden Friday, 21st November, 1958, 11am sharp', ML MSS 4378 / Item, M Ser 4 000/1 (Mitchell Library)

²⁰² A Curthoys, A W Martin & Tim Rowse (eds): *Australians from 1939*, Fairfax, Syme & Weldon Associates, 1987, pp 110-113

²⁰³ Information from John Wrigley

²⁰⁴ Menangle Action Group & Menangle Community Group Draft Submission to the Wollondilly Growth Management Strategy, June 2010

²⁰⁵ 'Historic property at Camden is sold', *Sydney Morning Herald* 28 May 1973, p 1

²⁰⁶ *Talga Limited 1973 Annual Report and Notice of Meeting* (Mitchell Library)

years of continuous ownership in one family, a substantial part of the Camden Park estate passed out of the Macarthur-Onslow family's hands.²⁰⁷ Its selling price was \$6.8 million.²⁰⁸ Camden Park Estate Ltd was now part of the portfolio of a property development company.

The reason for Talga's purchase soon became apparent. In July 1973 Talga's chairman noted that under the 1968 Sydney Region Outline Plan parts of the estate at Camden and Menangle were allocated for residential development and it became obvious that the company would soon seek a change of zoning from farming to housing. A statement that the company would undertake 'a thorough review of existing dairying and other operations at Camden Park to consider possible areas of change or improvement' did little to allay concerns that it was the property investment and land development aspects of Talga's activities that would now dominate at Camden Park and not pastoral interests.²⁰⁹

3.1.30 The State Government Steps In

A week later things changed dramatically when the State Planning Authority (SPA) announced its plan to make Camden, Campbelltown and Appin satellite cities by the year 2000. In its plan the Authority noted that the:

"Campbelltown and Camden New Cities are bounded on the south by the Camden Park Estates which have always been in the ownership of the Macarthur family. The rotolactor which is now used for milking some thousands of cows is a national tourist attraction. The conservation of these estates in their present form is regarded as an objective of national and State importance. It is understood that the Macarthur family also shares these objectives at present."

In January 1973, the Minister for Local Government had stated that 'in the event that circumstances in the future might make it difficult for the [Camden Park] Estates to continue in their present ownership, the Government would wish to consider measures to ensure that this outstanding national asset is preserved in the public interest'. The new plan was therefore based on the assumption that the Camden Park Estate would be preserved and so it had been set aside as a 'scenic protection area' and so remained zoned for farming. The plan had also identified the flood plain occupying much of the northern part of the Camden Park Estate as a natural constraint.²¹⁰

Talga advised it was unaware of the restriction imposed by the new plan but that it 'did not cut across their plans at this stage'.²¹¹ While Talga dissembled, concern for the protection of such an historic estate was growing and the Committee of Inquiry into the National Estate visited Camden Park. Talga agreed to preserve the historically important buildings on the estate and to spend no less than \$200,000 to maintain them and to protect the merino flock.²¹² However, there was growing concern about the future of what was publicly acknowledged to be an estate of national importance. Meanwhile Talga's first action as the new owner was to dismiss

²⁰⁷ 'Houses may be built at Camden Park' *Sydney Morning Herald* 11 July 1973 p 2e-h

²⁰⁸ 'Uren orders Camden Park inquiry', *Sydney Morning Herald* 18 July 1973 p 15b-c

²⁰⁹ 'Houses may be built at Camden Park' *Sydney Morning Herald* 11 July 1973 p 2e-h

²¹⁰ The State Planning Authority of New South Wales: *The new cities of Campbelltown Camden Appin Structure Plan*, 1973, p 84, p 43 plan showing natural constraints & p 109 plan showing zoning

²¹¹ 'Camden Park preserved', *Sydney Morning Herald* 19 July 1973 p 10c-e

²¹² 'Uren orders Camden Park inquiry', *Sydney Morning Herald* 18 July 1973 p 15b-c

all of the employees of Camden Park Estate, which did little to reassure workers that the estate would keep farming.²¹³

In September 1974, little more than a year after the takeover, Talga was placed in receivership by Cork Investments Ltd for failing to meet interest payments on the \$5 million that it had borrowed late in 1973. The loan was from a consortium of financiers who, as part of the loan agreement, had obtained a 30% interest in Camden Park Ltd. As opposition to residential development at Camden Park grew, Talga offered to donate half of the estate to the Federal or state government, but the plan had received little encouragement. Only \$4.8 million of the purchase price had been paid in cash, with the remainder to be paid after July 1976. In the meantime the vendors had been issued with shares in Talga, presumably a now valueless asset.

With this change in ownership, the new owner, Cork Investments Ltd was not bound by the promises that had been made by Talga concerning the provision of funds for the maintenance of historic buildings and elements of the estate. Its first action on taking over management was to plough in the 74-acre orchard, just as the harvest was about to begin.²¹⁴ The action was a public relations disaster and also robbed locals of a valued form of seasonal employment.

3.1.31 Government ownership

With the safeguards that had been established at the time of the original sale now gone, and the historical significance of the estate well established, the Macarthur Development Board purchased 782 hectares of the Camden Park Estate in April 1976. Funded by a Federal grant of \$800,000 and \$400,000 from the Sydney Region Development Fund, the purchase included Belgenny (the Home Farm), the former orchard and land to the south of Camden Park House and its associated 936 acres which remained in private ownership, separate from the family company, as Elizabeth Macarthur-Onslow originally intended.

The land purchased by government did not include a substantial area to the east of the Hume Highway that continued to be developed for residential subdivision.

Title to the land purchased by the state government was transferred to the NSW Planning and Environment Commission.²¹⁵ The 1976 sale contract included life tenancies on four cottages each with a weekly rental of \$5 comprising; Cottage 37 occupied by Ernest and Eileen May Holdsworth; Cottage 38 by Allan Leonard and Stella May Smith; Cottage 39 by Joseph William and Lilian Agnes Latham; and Cottage 40 by Edward George Holdsworth.²¹⁶ Meanwhile the rest of the estate continued to be appraised by both Federal and State governments for eventual acquisition as part of the nation's heritage.²¹⁷

²¹³ Leone Ziani de Ferranti: The legacy of Camden Park. Advanced Study Report for BArch, University of Sydney, 1979 (Architecture Department, University of Sydney)

²¹⁴ Leone Ziani de Ferranti: The legacy of Camden Park. Advanced Study Report for BArch, University of Sydney, 1979 (Architecture Department, University of Sydney)

²¹⁵ Vol. 10966 Fol. 214 comprising Lot 11 in DP531897 (LPMA)

²¹⁶ Sale contract in LGA Wollondilly – Camden Park Estate – Transfer to Dept of Agriculture, General matters W91/01269/001, File No. 84/2805, (File held at Office of Strategic Lands, Department of Planning, Parramatta)

²¹⁷ Leone Ziani de Ferranti: The legacy of Camden Park. Advanced Study Report for BArch, University of Sydney, 1979 (Architecture Department, University of Sydney)

Cork Investments and British merchant bankers, Kleinwort Benson Ltd continued in ownership of the remainder of the land purchased from the Macarthur-Onslow family,²¹⁸ a period of management that saw the gradual decline of the estate and its building stock. The Rotolactor closed on 14 January 1977, although some of the other dairies remained in production.²¹⁹ At the same time the Federal government declined to provide more funds to buy the remainder of the land held by Talga's mortgagees.²²⁰

In November 1983 the remainder of the estate was offered for sale, in three freehold titles: Navigation Creek (443.7 hectares); Barragul (410 hectares); and Mount Taurus (229.5 hectares), together with the dairy herd of 1000 milking cows, producing one of the biggest milk quotas in the State.²²¹ On Australia Day 1984 the State government announced the purchase of 850 hectares of the estate, Barragul and Navigation Creek, together with the flock of merino sheep descended from Macarthur's own flock.²²² The government's purchases were formally acquired in March 1984, again using the Sydney Region Development Fund. Mount Taurus, to the south of the road through Menangle was sold in 1988 to Len Peel Pty Ltd.²²³

Two substantial parts of the original Camden Park estate that had not been sold by the company in the 1950s and 1960s were not included in the government purchases. These were the land to the east of the road and railway at Menangle, and to the west of the Old Hume Highway, between Wire Road and Cawdor Road bounded on the west by the Great South Road [Cawdor Road]. The latter was sold to Milino Pty Limited.²²⁴

In July 1984 Cork Investments changed its name to Camden Park Estate Ltd and the company was delisted in March 1989.

3.1.32 A new agricultural purpose

While the northern part of the estate had been acquired in 1976 for its historical value, the government's second purchase had a pragmatic purpose, suitably related to the history of the estate. The Department of Agriculture's Veterinary Research Station at Glenfield had ceased to be viable as a livestock property to support its veterinary laboratories, because of urbanisation and flood mitigation works and in 1983 Cabinet decided to transfer Glenfield's functions to Camden Park.²²⁵ The Department of Agriculture was soon to be its main occupant. The dairy herd from Glenfield was transferred to Camden Park and the Department also undertook the care of some 350 sheep, the descendants of the merino flock established by the Macarthurs.²²⁶

²¹⁸ 'Macarthur's historic Camden estate goes up for sale', *Sydney Morning Herald* 8 November 1983 p 16

²¹⁹ Information from John Wrigley

²²⁰ 'Uncertain future for Camden Park. Aid refused by federal Govt', *Sydney Morning Herald* 6 January 1977 p 2 a-d

²²¹ 'Macarthur's historic Camden estate goes up for sale', *Sydney Morning Herald* 8 November 1983 p 16

²²² *Report of the Department of Agriculture for the year ended 30th June 1984*, p 1

²²³ Vol. 2728 Fol. 178 (LPMA)

²²⁴ Vol. 11009 Fol. 169 dated 18 March 1969, Lot 12 in DP531898 and current title Computer Folio 12/531898 (LPMA)

²²⁵ Cabinet Minute No. 405-83 in LGA Wollondilly – Camden Park Estate – Transfer to Dept of Agriculture, General matters W91/01269/001, File No. 84/2805, (File held at Office of Strategic Lands, Department of Planning, Parramatta)

²²⁶ *Department of Environment & Planning Annual Report 1983-84*, pp 44-46

3.1.33 Researching and preserving the heritage of Camden Park

In the years between the two government purchases at Camden Park, attention had turned to the need to document, research and maintain the estate's historic structures and landscape. In 1979 two architecture students undertook research on aspects of the history of the estate, Leone de Ferranti on the buildings and G V Wells on the landscape, including a detailed survey of the cemetery plantings and an inventory of its monumental inscriptions.²²⁷

In 1980 Howard Tanner and Associates prepared a conservation study of the Belgenny Farm group and in 1983 the Department of Environment and Planning commissioned a complete study of all of the property in public ownership 'to identify essential conservation and restoration works ... in line with the historic and technological importance of the Camden Park Estate'.²²⁸ This report, also by Howard Tanner & Associates, was completed in November 1983 and although it pre-dated the purchase of the southern part of the estate, included all of the land that was eventually consolidated in government ownership. As a part of the study, two areas were identified as 'suitable for future building development'. An immediate priority of the report were recommendations for urgent repair work required to prevent further degradation of the buildings, many of which were in bad repair.²²⁹

The Department of Agriculture also set to work, placing a chain wire quarantine fence around the property, doing extensive clearing up and pasture re-establishment as well as caring for the 'historic sheep flock'.²³⁰ In some cases its priorities were at variance with historic conservation and late in 1983 the Department sought permission to demolish several structures associated with the orchard area, including the piggery. With advice from the architects Howard Tanner and Associates these were eventually retained.²³¹ While not all of the work being carried out on the estate was in accordance with the recommendations of the 1983 study, several cottages were renovated and retained including; the gate house; Cottage 18; dairy, Cottage 9; Cottages 47 and 48; Cottage 51; and Cottage 50.²³²

By January 1985 the Department of Agriculture was enjoying the benefit of a \$1.2 million Commonwealth Government Community Employment Programme which it was using to develop the property (which had certainly deteriorated), to renovate

²²⁷ Leone Ziani de Ferranti: The legacy of Camden Park. Advanced Study Report for BArch, University of Sydney, 1979 and G V Wells: The landscape of the Camden Park Estate, Advanced Study Report for course Conservation & Restoration, Department of Architecture, University of Sydney, 1979 (both held in Room 426, Architecture Department, University of Sydney)

²²⁸ *Department of Environment & Planning Annual Report 1983-84*, pp 44-46

²²⁹ Howard Tanner and Associates: 'Camden Park Estate Report for the Department of Environment and Planning and Inventory of buildings, structures & significant landscape features, November 1983, plan

²³⁰ Note from Head, Land & Estates Division 2 September 1985 in LGA Wollondilly – Camden Park Estate – Transfer to Dept of Agriculture, General matters W91/01269/001, File No. 84/2805, (File held at Office of Strategic Lands, Department of Planning, Parramatta)

²³¹ Howard Tanner and Associates 15 January 1984 to Secretary, Department of Environment & Planning in LGA Wollondilly – Camden Park Estate – Transfer to Dept of Agriculture, General matters W91/01269/001, File No. 84/2805 (File held at Office of Strategic Lands, Department of Planning, Parramatta)

²³² Correspondence 3 January 1985 from Ron Neville, Clerk of Works, Department of Agriculture to B Mitchell, Department of Environment and Planning in LGA Wollondilly – Camden Park Estate – Transfer to Dept of Agriculture, General matters W91/01269/001, File No. 84/2805 (File held at Office of Strategic Lands, Department of Planning, Parramatta)

buildings, construct a shearing shed on the east side of Hawkey's Dam,²³³ modify the existing dairy and construct the security (quarantine) fence. In addition, the area along the Nepean River that was being sand mined and which was infested with Noogoora Burr was being sprayed. With funds for 53 positions for twelve months and six months employment for 106 people it had a substantial workforce.²³⁴ In November 1984 a proposal for a National Agricultural Museum at Camden Park had the support of New South Wales Premier, Neville Wran.²³⁵

By 1987 the conservation of the Belgenny (or Home Farm) group of buildings had been identified by the Department of Environment and Planning as one of its 'major contributions' to the Bicentennial celebrations and the Department commissioned the preparation of a conservation policy for the whole of the estate.²³⁶ This was completed in April 1989. Building on earlier studies, the report combined historical, archaeological, architectural and landscape evidence for the prehistory and history of the estate. Twenty-one distinctive landscape zones were identified '(i) to encourage consideration of the whole land surface of the study site, since it is essentially an agricultural property, rather than concentrating on individual structures and sites of concentrated heritage interest, and (ii) to provide a framework for discussion, comparison of separate discipline findings and the making of conservation recommendations'.²³⁷

In 1990 the management of Belgenny Farm became the responsibility of NSW Agriculture and in May 1993 the Belgenny Farm Agricultural Heritage Centre Trust was established 'with a charter to develop Belgenny Farm as a viable tourism and education resource, whilst conserving and enhancing the heritage integrity of the site.' On 28 September 1993 the whole of the area at Camden Park purchased by the government was transferred to the Department of Agriculture. In November 1994 and March 1995 the Belgenny Farm trust deed was amended to enlarge the area managed by the Trust from 5 hectares to 32 hectares, to include the Macarthur family cemetery, Cottages 38 and 39 and areas for car parking and animal presentation.²³⁸ In promoting the heritage of the Camden Park estate, Belgenny Farm 'Australia's most complete and authentic Georgian farm complex' is now managed by the Department of Industry and Investment and the Belgenny Farm Trust. Activities include a wide range of educational programs as well as commercial venue hire to fund the work of the Trust.²³⁹

3.1.34 The Elizabeth Macarthur Agricultural Institute

As work on the heritage of the estate continued, the Department of Agriculture's new facilities were being constructed at the south-west corner of the estate. Named The

²³³ Correspondence dated 26 and 31 October 1984 in LGA Wollondilly – Camden Park Estate – Transfer to Dept of Agriculture, General matters W91/01269/001, File No. 84/2805 (File held at Office of Strategic Lands, Department of Planning, Parramatta)

²³⁴ Director-General Department of Agriculture to Secretary to Treasury, 13 January 1985 in LGA Wollondilly – Camden Park Estate – Transfer to Dept of Agriculture, General matters W91/01269/001, File No. 84/2805, (File held at Office of Strategic Lands, Department of Planning, Parramatta)

²³⁵ LGA Wollondilly – Camden Park Estate – Transfer to Dept of Agriculture, General matters W91/01269/001, File No. 84/2805 (File held at Office of Strategic Lands, Department of Planning, Parramatta)

²³⁶ *Department of Environment & Planning Annual Report 1987*, pp 36-37

²³⁷ Howard Tanner & Associates: Camden Park Estate Conservation Plan prepared for the Department of Planning NSW, April 1989, p 51

²³⁸ NSW Agriculture: *Belgenny Farm Conservation Management Plan prepared for the Belgenny Farm Trust*, by Chris and Margaret Betteridge MUSEcape Pty Ltd, June 2000, p 11

²³⁹ Belgenny Farm website, viewed July 2009

Elizabeth Macarthur Agricultural Institute, the new world-class veterinary laboratory was opened by the Premier, the Honourable Nick Greiner on 25 April 1990. The new building complex, 'an agricultural showpiece', designed by the Department of Public Works and constructed by Belmadar Constructions, was 'largely concealed from the casual visitor' despite its considerable extent.²⁴⁰

In addition to the Glenfield laboratories, the Hawkesbury Research Unit at Richmond and the Advisory Service offices at Camden had all been relocated to EMAI, whose veterinary and animal production research laboratories, with a staff of about 180, had cost \$35 million. The Institute's mission was 'to improve the health, welfare and productivity of livestock through research and the provision of diagnostic services' and also 'to enhance and promote the heritage, environmental and agricultural characteristics of "Camden Park", and to provide educational and access opportunities for the community.' In order to do the latter, its aims included the need 'to commercialise the management of the non-research component of farm enterprises to generate funds for the maintenance of historic buildings on Camden Park'. In the first year of its existence the Institute also looked to develop: a landscaping program (especially around the new buildings); a program to regenerate mature timber trees across the property; and to maintain and develop riparian vegetation within Sawyers Wildlife Reserve and a section of the riverbank adjacent to the orchard.²⁴¹

The last of these objectives became a major program promoting the recovery and management of bushland across the property as an integrated part of large-scale farm management. From the mid-1980s areas have been fenced to form conservation corridors and revegetation works undertaken as part of the objective to make the EMAI a demonstration farm on sustainable agriculture. Restoration activities have included areas as Sawyers Reserve, Barragal Lagoon, Menangle Lagoon, the Institute Dam, on Ridgetop, riparian areas and grazing paddocks and along the western boundary. A revegetation program began in 2005 along boundary buffer zones where 2500 seedlings were planted in March-April 2005.²⁴²

The major priorities of the EMAI remain promoting animal and plant health and ensuring animal and plant biosecurity. In 2005 a new computerised dairy complex was built, a 21st century successor to the innovative Rotolactor, which enables cows to be milked and fed at any time without the stress of human contact. In July 2008, following the equine influenza outbreak, the New South Wales government announced that \$43 million would be made available over a five-year period to upgrade biosecurity facilities at EMAI.

Close to the boundaries of the EMAI, residential development continues to the east of the Hume Highway, including a land release at South Camden in 2000-2001 and the 2003-2005 Bridgewater Estate development on what was Dog Trap Paddock, west of Navigation Creek.

3.1.35 Recent Developments

In the late 20th and early 21st centuries the proposed subdivisions around St James' Church and to its south, with vehicular access from Station Street and from

²⁴⁰ NSW Agriculture & Fisheries: *Elizabeth Macarthur 'Camden Park' Agricultural Institute Opened 25 April 1990* [booklet for opening] (Mitchell Library)

²⁴¹ NSW Agriculture & Fisheries: *Elizabeth Macarthur Agricultural Institute "Camden Park" Strategic Plan 1 July 1990 to 30 June 1991*

²⁴² Department of Environment and Conservation (NSW): *Elizabeth Macarthur Agricultural Institute demonstration site*, July 2005

Menangle Road occurred, with new residential development controlled, with varying degrees of success, by DCP No.41 – Menangle Village.

In 2005 a peel of six bells was added to St James Church at Menangle, which became a stand-alone parish in 2008.

To the south of the Conservation Area, the Tulich Family Communities aged care company has developed Durham Green, described in their promotional literature as an “over-55s lifestyle village”.²⁴³

3.2 A Thematic Approach

The State Heritage Inventory identifies 36 themes which signify historical processes, but do not describe physical evidence or items in a study area. These State Themes are very general and many heritage items will relate to more than one theme. The themes however, do aid in understanding the historical context of individual items. These themes provide the context for assessment of heritage significance.

3.2.1 National, State and Local Themes

The following themes have been identified as being applicable to the site and its history. The potential ability of the place to demonstrate these themes is indicated.

Australian Theme	NSW Theme	Notes	Typical Examples	Study Area Examples
1 Tracing the natural evolution of Australia,	Environment - naturally evolved	There are two aspects to this theme: (1) Features occurring naturally in the physical environment which have significance independent of human intervention (2) Features occurring naturally in the physical environment which have shaped or influenced human life and cultures.	A geological formation, fossil site, ecological community, island, soil site, river flats, estuary, mountain range, reef, lake, woodland, seagrass bed, wetland, desert, alps, plain, valley, headland, evidence of flooding, earthquake, bushfire and other natural occurrences.	Remnant natural areas; Riparian corridor of Nepean River and tributaries; Lagoons and associated wetlands;

²⁴³ Durham Green website, accessed on 14 March 2012 at <http://www.durhamgreen.com.au/index.php/location.html>

Australian Theme	NSW Theme	Notes	Typical Examples	Study Area Examples
2 Peopling Australia	Aboriginal cultures and interactions with other cultures	Activities associated with maintaining, developing, experiencing and remembering Aboriginal cultural identities and practises, past and present; with demonstrating distinctive ways of life; and with interactions demonstrating race relations.	Place name, camp site, midden, fish trap, trade route, massacre site, shipwreck contact site, missions and institutions, whaling station, pastoral workers camp, timber mill settlement, removed children's home, town reserve, protest site, places relating to self-determination, keeping place, resistance & protest sites, places of segregation, places of indentured labour, places of reconciliation	Place names e.g. Barragal; Menangle; occupation sites; archaeological artefacts;
2 Peopling Australia	Convict	Activities relating to incarceration, transport, reform, accommodation and working during the convict period in NSW (1788-1850) – does not include activities associated with the conviction of persons in NSW that are unrelated to the imperial 'convict system': use the theme of Law & Order for such activities	Prison, convict shipwreck, convict system document, ticket-of-leave and probationary living quarters, guards uniform, landscapes-of-control, lumber yard, quarry, gallows site, convict-built structure, convict ship arrival site, convict barracks, convict hospital, estate based on convict labour, place of secondary punishment.	Camden Park estate was established using convict labour.
2 Peopling Australia	Ethnic influences	Activities associated with common cultural traditions and peoples of shared descent, and with exchanges between such traditions and peoples.	Blessing-of-the-fleet site, ethnic community hall, Chinese store, place or object that exhibits an identifiable ethnic background, marriage register, Coat of Arms, olive grove, date palm plantation, citizenship ceremony site, POW camp, register of ship crews, folk festival site, ethnic quarter in a town.	Associations with farm workers e.g. German vineyard workers;

Australian Theme	NSW Theme	Notes	Typical Examples	Study Area Examples
2 Peopling Australia	Migration	Activities and processes associated with the resettling of people from one place to another (international, interstate, intrastate) and the impacts of such movements	Migrant hostel, customs hall, border crossing, immigration papers, bus depot, emigrant shipwreck, Aboriginal mission, quarantine station, works based on migrant labour, detention centre.	History of immigrant workers from England, Ireland and Germany
3 Developing local, regional and national economies	Agriculture	Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Hay barn, wheat harvester, silo, dairy, rural landscape, plantation, vineyard, farmstead, shelterbelt, silage pit, fencing, plough markings, shed, fish farm, orchard, market garden, piggery, common, irrigation ditch, Aboriginal seasonal picking camp.	Barns; Silos; dairies; Rural landscape; shelterbelts; fencing types; Rotolactor site
3 Developing local, regional and national economies	Commerce	Activities relating to buying, selling and exchanging goods and services	Bank, shop, inn, stock exchange, market place, mall, coin collection, consumer wares, bond store, customs house, trade routes, mint, Aboriginal trading places, Aboriginal ration/blanket distribution points, Aboriginal tourism ventures	The former Camden Park Estate included a dairy shop at the Rotolactor, Menangle and the General Store at Menangle.
3 Developing local, regional and national economies	Communication	Activities	Post office, telephone exchange, printery, radio studio, newspaper office, telegraph equipment, network of telegraph poles, mail boat shipwreck, track, airstrip, lighthouse, stamp collection.	The Menangle Store served as a Post Office

Australian Theme	NSW Theme	Notes	Typical Examples	Study Area Examples
3 Developing local, regional and national economies	Environment - cultural landscape	Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	A landscape type, bushfire fighting equipment, soil conservation structures, national park, nature reserve, market garden, land clearing tools, evidence of Aboriginal land management, avenue of trees, surf beach, fishing spot, plantation, place important in arguments for nature or cultural heritage conservation.	Landscape character units; settings of dairies; cottage settings, views and vistas; the battle to save Camden Park from residential subdivision in the late 1970s, continuing with efforts by the Menangle community to protect the village's setting.
3 Developing local, regional and national economies	Events	Activities and processes that mark the consequences of natural and cultural occurrences	Monument, photographs, flood marks, memorial, ceremonial costume, honour board, blazed tree, obelisk, camp site, boundary, legislation, place of pilgrimage, places of protest, demonstration, congregation, celebration.	Barragal monument; possible flood marks; historic photographs of events at the Rotolactor.
3 Developing local, regional and national economies	Exploration	Activities associated with making places previously unknown to a cultural group known to them.	Explorers route, marked tree, camp site, explorer's journal, artefacts collected on an expedition, captain's log, surveyor's notebook, mountain pass, water source, Aboriginal trade route, landing site, map.	Explorer's routes; Surveyors' notebooks; Barrallier's descriptions of Camden area
Australian Theme	NSW Theme	Notes	Typical Examples	EMAI Examples
3 Developing local, regional and national economies	Fishing	Activities associated with gathering, producing, distributing, and consuming resources from aquatic environments useful to humans.	Fishing boat, whaling station, marine reserve, fisher camp, seafood factory, fish shop, oyster lease, artificial reef, fishing boat wreck, mooring, dock, marina, wharf, fish farm, fish trap	Records of aborigines fishing for fish and eels in marshes at Menangle, etc.

Australian Theme	NSW Theme	Notes	Typical Examples	EMAI Examples
3 Developing local, regional and national economies	Forestry	Activities associated with identifying and managing land covered in trees for commercial timber purposes.	Forested area, forest reserve, timber plantation, forestry equipment, saw mill, mill settlement, arboretum, charcoal kiln, coppiced trees, forest regrowth, timber tracks, whim.	Forest regrowth in revegetation areas; arboretum near Camden Park orchard.
3 Developing local, regional and national economies	Health	Activities associated with preparing and providing medical assistance and/or promoting or maintaining the well being of humans		None known
3 Developing local, regional and national economies	Industry	Activities associated with the manufacture, production and distribution of goods	Factory, workshop, depot, industrial machinery, timber mill, quarry, private railway or wharf, shipbuilding yard, slipway, blacksmithy, cannery, foundry, kiln, smelter, tannery, brewery, factory office, company records.	Rotolactor site; Menangle Creamery; Former railway spur line to Creamery.
3 Developing local, regional and national economies	Mining	Activities associated with the identification, extraction, processing and distribution of mineral ores, precious stones and other such inorganic substances.	Mine, quarry, race, mining field or landscape, processing plant, manager's office, mineral specimen, mining equipment, mining license, ore laden shipwreck, collier, mine shaft, sluice gate, mineral deposit, slag heap, assay office, water race.	Evidence of past sand and soil extraction
3 Developing local, regional and national economies	Pastoralism	Activities associated with the breeding, raising, processing and distribution of livestock for human use	Pastoral station, shearing shed, slaughter yard, stud book, photos of prizewinning stock, homestead, pastoral landscape, common, fencing, grassland, well, water trough, freezer boat shipwreck, wool store.	Photos of prize-winning stock; pastoral landscapes; wells; early plans of Camden Park property showing paddock boundaries

Australian Theme	NSW Theme	Notes	Typical Examples	EMAI Examples
3 Developing local, regional and national economies	Science	Activities associated with systematic observations, experiments and processes for the explanation of observable phenomena	Laboratory, experimental equipment, text book, observatory, botanical garden, arboretum, research station, university research reserve, weather station, soil conservation area, fossil site, archaeological research site.	Records of field research projects; soil conservation areas; archaeological research sites; publications on dairying history
3 Developing local, regional and national economies	Technology	Activities and processes associated with the knowledge or use of mechanical arts and applied sciences	Computer, telegraph equipment, electric domestic appliances, underwater concrete footings, museum collection, office equipment, Aboriginal places evidencing changes in tool types.	Evidence of changing dairying technologies
3 Developing local, regional and national economies	Transport	Activities associated with the moving of people and goods from one place to another, and systems for the provision of such movements	Railway station, highway, lane, train, ferry, wharf, tickets, carriage, dray, stock route, canal, bridge, footpath, aerodrome, barge, harbour, lighthouse, shipwreck, canal, radar station, toll gate, horse yard, coach stop.	Road and track network
4 Building settlements, towns and cities	Towns, suburbs and villages	Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Town plan, streetscape, village reserve, concentrations of urban functions, civic centre, subdiv'n pattern, abandoned town site, urban square, fire hydrant, market place, abandoned wharf, relocated civic centre, boundary feature, municipal Coat of Arms	Menangle Village

Australian Theme	NSW Theme	Notes	Typical Examples	Study Area Examples
4 Building settlements, towns and cities	Land tenure	Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Fence, survey mark, subdivision pattern, land title document, boundary hedge, , stone wall, shelterbelt, cliff, river, seawall, rock engravings, shelters & habitation sites, cairn, survey mark, trig station, colonial/state border markers.	Fences, survey marks, subdivision patterns, land title document, boundary hedges, , shelterbelts, cairns, survey marks,
4 Building settlements, towns and cities	Utilities	Activities associated with the provision of services, especially on a communal basis	Water pipeline, sewage tunnel, gas retort, powerhouse, County Council office, garbage dump, windmill, radio tower, bridge, culvert, weir, well, cess pit, reservoir, dam, places demonstrating absence of utilities at Aboriginal fringe camps	Weirs, wells, dams, cess pits; garbage dumps
4 Building settlements, towns and cities	Accommodation	Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Terrace, apartment, semi-detached house, holiday house, hostel, bungalow, mansion, shack, house boat, caravan, cave, humpy, migrant hostel, cottage homestead, , house site (archaeological).	Cottages; sites of former residential buildings
5 Working	Labour	Activities associated with work practises and organised and unorganised labour	Trade union office, Bundy clock, time- and motion study (document), union banner, union membership card, strike site, staff change rooms, servants quarters, shearing shed, green ban site, brothel, kitchen, nurses station, hotel with an occupational patronage.	Records relating to employees on Camden Park estate

Australian Theme	NSW Theme	Notes	Typical Examples	EMAI Examples
6 Educating	Education	Activities associated with teaching and learning by children and adults, formally and informally.	School, kindergarten, university campus, mechanics institute, playground, hall of residence, text book, teachers college, sail training boat wreck, sportsfield, seminary, field studies centre, library, physical evidence of academic achievement (e.g. a medal or certificate).	Menangle School; School of Arts; Rotolactor site where thousands of school children visited on guided tours
7 Governing	Defence	Activities associated with defending places from hostile takeover and occupation	Battle ground, fortification, RAAF base, barracks, uniforms, military maps and documents, war memorials, shipwreck lost to mines, scuttled naval vessel, POW camp, bomb practice ground, parade ground, massacre site, air raid shelter, drill hall,	Use of Menangle School as accommodation for NCOs during WW2 training; Use of Gilbulla during WW2
7 Governing	Government and administration	Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public programs – includes both principled and corrupt activities.	Municipal chamber, County Council offices, departmental office, legislative document, symbols of the Crown, State and municipal flags, official heraldry, ballot box, mayoral regalia, places acquired/disposed of by the state, customs boat, pilot boat, site of key event (eg federation, royal visit), protest site, physical evidence of corrupt practices.	Property acquired by NSW Government; Landcare programs.

Australian Theme	NSW Theme	Notes	Typical Examples	EMAI Examples
7 Governing	Law and order	Activities associated with maintaining, promoting and implementing criminal and civil law and legal processes	Courthouse, police station, lock-up, protest site, law chambers, handcuffs, legal document, gaol complex, water police boat, police vehicle, jail, prison complex (archaeological), detention centre, judicial symbols	None known
7 Governing	Welfare	Activities and process associated with the provision of social services by the state or philanthropic organisations	Orphanage, retirement home, public housing, special school, trades training institution, employment agency,	Proposals to establish special school on site of Menangle Public School.
8 Developing Australia's cultural life	Domestic life	Activities associated with creating, maintaining, living in and working around houses and institutions.	Domestic artefact scatter, kitchen furnishings, bed, clothing, garden tools, shed, arrangement of interior rooms, kitchen garden, pet grave, chicken coop, home office, road camp, barrack, asylum.	Cottages and their landscape settings
8 Developing Australia's cultural life	Creative endeavour	Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Opera house, theatre costume, film studio, writer's studio, parade tableau, manuscripts, sound recording, cinema, exemplar of an architectural style, work of art, craftwork, and/or public garden, bandstand, concert hall, rock art site, rotunda, library, public hall; and/or a, particular place to which there has been a particular creative, stylistic or design response.	Buildings designed by Sulman & Power - General Store, Gilbulla; Menangle Gate Lodge and its coats of arms; art works depicting Camden Park landscape; St James Church designed by J Horbury Hunt and, later, John Sulman

Australian Theme	NSW Theme	Notes	Typical Examples	EMAI Examples
8 Developing Australia's cultural life	Leisure	Activities associated with recreation and relaxation	Resort, ski lodge, chalet, cruise ship, passenger rail carriage, swimming pool, dance hall, hotel, caravan park, tourist brochures, park, beach, clubhouse, lookout, common, bush walking track, Aboriginal Christmas camp site, fishing spot, picnic place, swimming hole.	Use of School of Arts for community dances; fishing spots on river; swimming holes in river
8 Developing Australia's cultural life	Religion	Activities associated with particular systems of faith and worship	Church, monastery, convent, rectory, presbytery, manse, parsonage, hall, chapter house, graveyard, monument, church organ, synagogue, temple, mosque, madrasa, carved tree, burial ground	St James Anglican Church; St Patricks Catholic Church; Gilbulla as religious retreat,
8 Developing Australia's cultural life	Social institutions	Activities and organisational arrangements for the provision of social activities	CWA Room, Masonic hall, School of Arts, Mechanic's Institute, museum, art gallery, RSL Club, public hall, historical society collection, public library, community centre, Aboriginal mission hall or school room.	Menangle School of Arts; Material relating to Camden Park in Camden Museum collection; Material relating to Camden Park in EMAI Library collection;
8 Developing Australia's cultural life	Sport	Activities associated with organised recreational and health promotional activities	Oval, race course, swimming pool, bowling club, bowling green, trophies, calendar of fixtures, cricket set, yacht pens, tennis court, rugby field, speedway, sporting equipment, bocce court.	Historical records of sporting activities at Menangle

Australian Theme	NSW Theme	Notes	Typical Examples	Study Area Examples
9 Marking the phases of life	Birth and Death	Activities associated with the initial stages of human life and the bearing of children, and with the final stages of human life and disposal of the dead.	Birth control clinic, maternity hospital, nursery, baby clinic, baptism register, circumcision equipment, and Hospice, nursing home, funeral parlour, grave furnishings, cremation site, cemetery, burial register, disaster site, memorial plantings, shipwreck with loss of life,	Macarthur Family Cemetery contains graves of family members associated with Menangle.
9 Marking the phases of life	Persons	Activities of, and associations with, identifiable individuals, families and communal groups	A monument to an individual, a family home, a dynastic estate, private chapel, a birthplace, a place of residence, a gendered site, statue, Coat of Arms, commemorative place name, place dedicated to memory of a person (e.g. hospital wing).	Associations with members of the Macarthur family and their employees; Governors Macquarie and Hunter; Macarthur family tree

Editorial

- The table is arranged numerically in the order of the national themes, and then within each national theme alphabetically in order of the state themes – no other particular order is intended.

Thematic usages

- The inclusion of an example against one theme does not exclude its consideration against one or more of the other themes (e.g. asylum) to indicate that the physical development of an item can be shaped by more than one historical process of theme during its existence.
- Aboriginal histories can be analysed using any theme(s) relevant to the place or object being considered – it is not necessary to restrict analysis to the theme of 'Aboriginal cultures and interactions with other cultures' only
- The theme of 'Domestic Life' can be used to explore the historical contexts for interior or private, domestic spaces and objects.
- The theme of 'Forestry' can be used for the active management of natural and regrowth trees for timber production while the theme of 'Agriculture' can be used for the intensive cultivation of exotic trees for purposes other than timber production.

Correlations

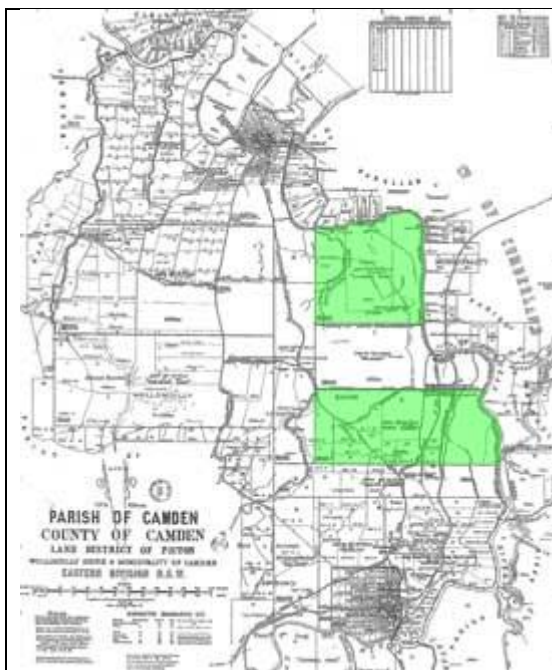
- The placement of the 36 State themes against the National themes was informed by the arrangement of the 84 national sub-themes and 116 national sub-subthemes developed by the AHC for each of its National themes – the placements are not random.
- The development of local themes is accommodated within this framework

with each local theme regarded as a correlation to a State theme in a similar manner to the relationship between the State and National themes

- Generally, local = local government area, but can also be used in other ways, such as a particular ethnic or social community, or a locality that is smaller than an LGA or straddles an LGA boundary, or a locality larger than an LGA such as a SHR historical region or an ecclesiastical diocese or an area smaller than the whole state but larger than an LGA, such as the area within an Aboriginal nation or Land Council.

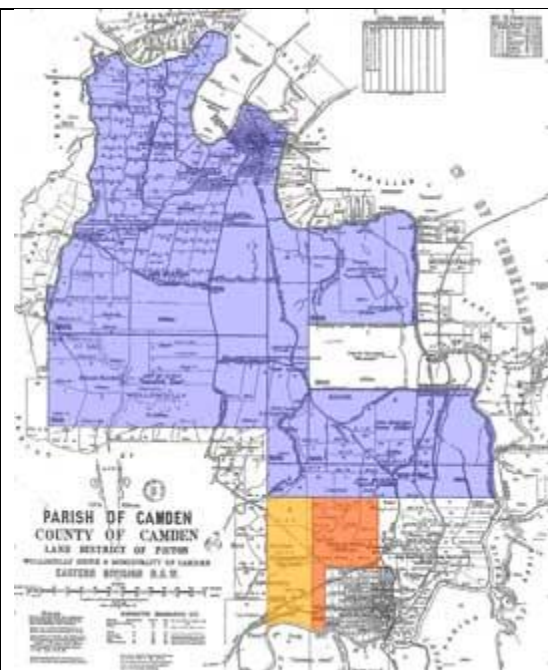
3.3 *Summary of changes to the Macarthur lands*

The following maps 1 to 11 show the development of the Macarthur lands from the initial grants to the present day.



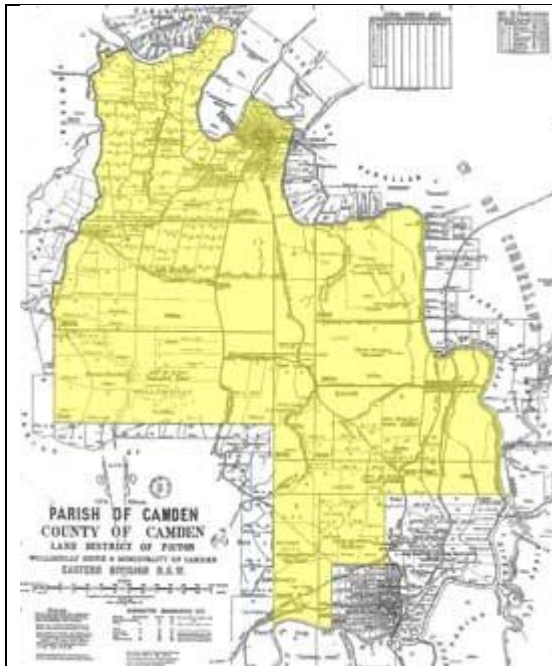
Map 1: 1805 to 1821

John Macarthur's first grants in the District of the Cowpastures: Lower Camden and Upper Camden. Walter Davidson's grant Belrose [Menangle] was in between.



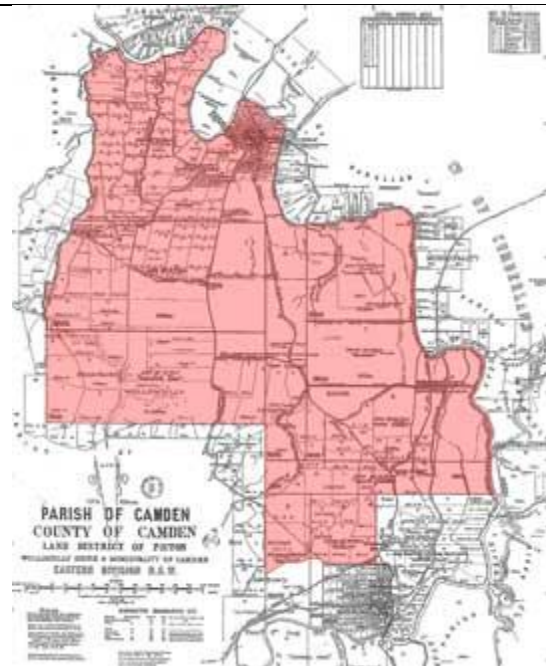
Map 2: 1822 to 1836

Between 1823 and 1825 John Macarthur obtained five more grants adjoining his existing holdings at the Cowpastures: Brisbane, West Camden and South Camden in 1823 and Lefevres Corner and Cawdor in 1825. In 1822 his sons William and James were given grants bordering Upper Camden: Melrose (yellow tint) and Rosslyn (orange tint).



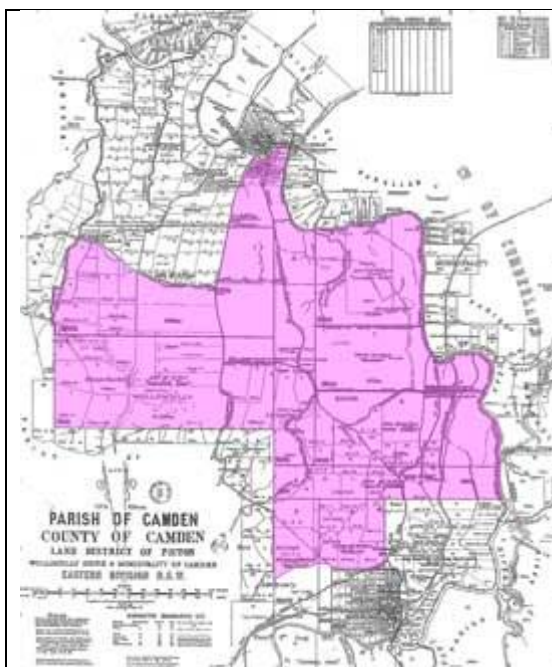
Map 3: 1837 to 1851

In 1837 James and William Macarthur, joint tenants of their late father's estate, purchased Walter Davidson's grant Belmont. With this addition the Macarthur estate at Camden reached its maximum extent, a total of 27,698 acres, including Menangle. From 1841 allotments were offered for sale in the village of Camden.



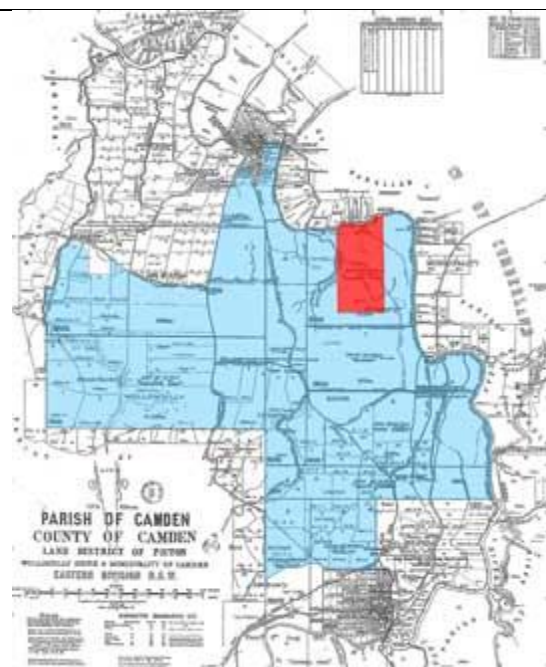
Map 4: 1852- 1881

In 1851 James and William Macarthur sold the southern part of their Rosslyn and Melrose grants to the adjacent landowner, Lachlan Macalister. With the exception of allotments in the village of Camden, only one other sale of land took place in the next thirty years, 95 acres on the Mt Hunter rivulet sold to James Wheeler in 1865.



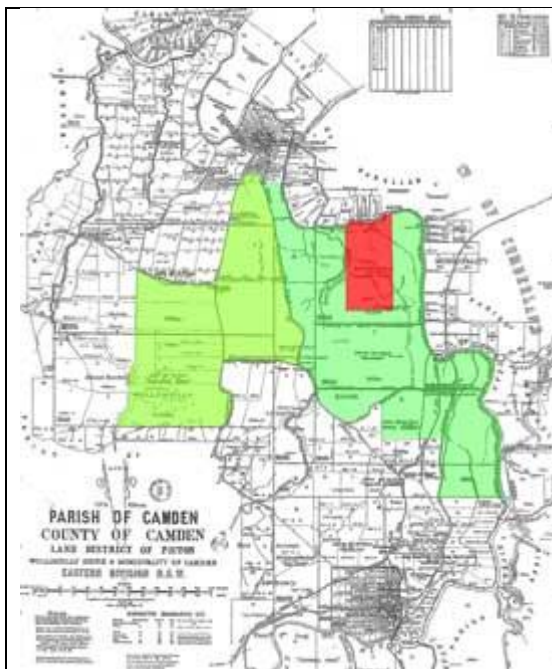
Map 5: 1882-1900

In 1881 William Macarthur contracted to sell over 5000 acres at the north-west corner of the estate, formerly tenanted farms, to a private syndicate, the first major sale of the Macarthur land holdings.



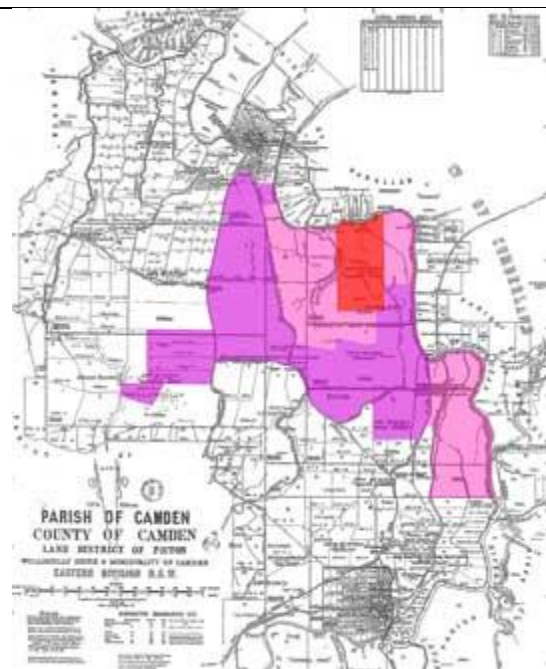
Map 6: 1901-1911

In 1901 the estate was brought under Torrens title. Camden Park House and its surrounding 956 acres (tinted red) were owned by Elizabeth Macarthur-Onslow and the remainder of the estate (blue), over 20,000 acres, by the newly formed family company, Camden Park Estate Ltd.



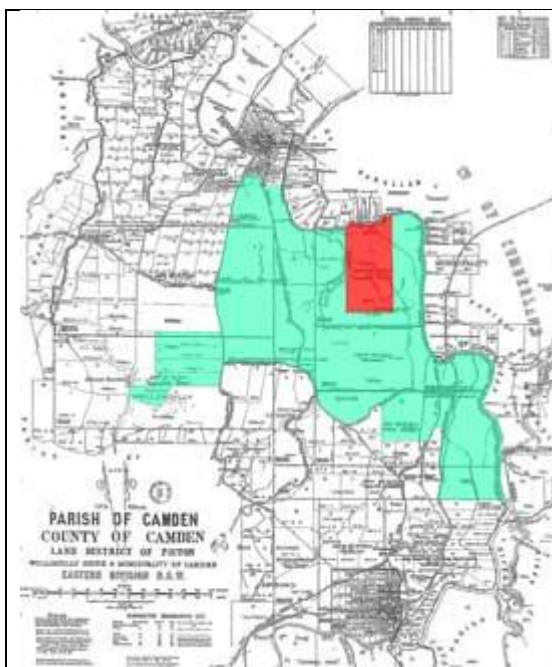
Map 7: 1912

By 1912 the sale and subdivision of peripheral, less fertile lands had begun while other parts of the estate (tinted pale green) had been conveyed to family members, Francis Arthur Macarthur-Onslow and George Macarthur-Onslow.



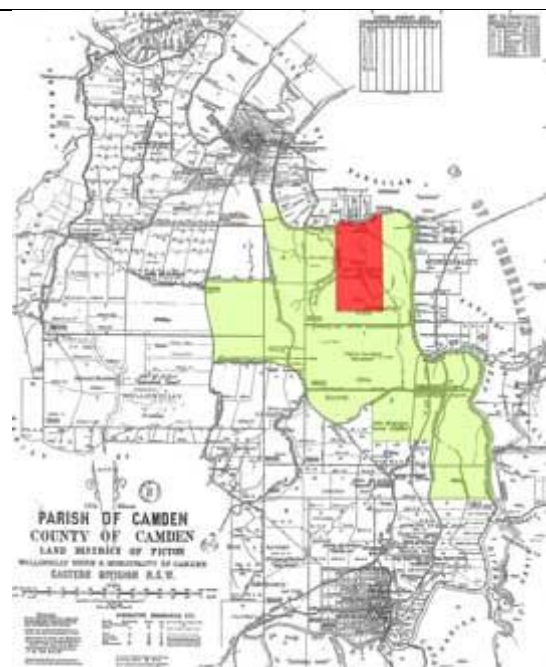
Map 8: 1912-mid-1930s

By the mid-1930s the land owned by Camden Park Estate Ltd (tinted mauve) had been further reduced by subdivision and sale while other parts of the company property (tinted purple) had been purchased by family members: Arthur, George, James and Denzil Macarthur-Onslow.



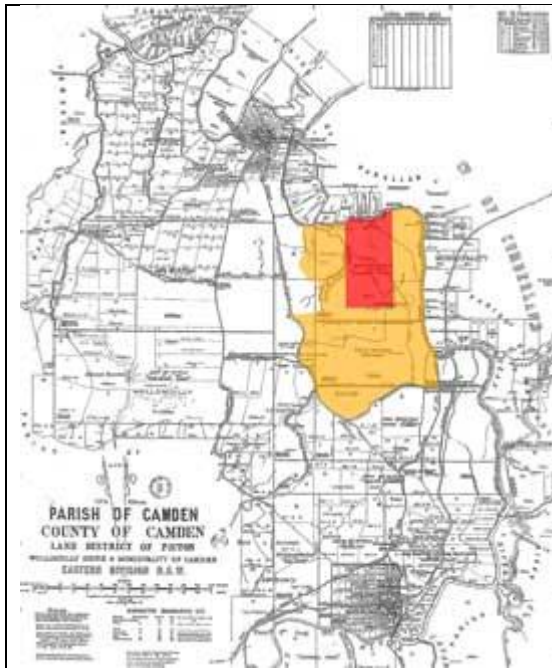
Map 9: Mid-1930s-1950

In the mid-1930s the land that had been sold to family members was transferred back to the Camden Park Estate Ltd. The company's land holdings then remained unchanged until the early 1950s.



Map 10: 1960s

Subdivisions and sales in the 1950s and early 1960s saw the contraction of Camden Park Estate Limited's holdings to the best lands around Menangle and Camden Park House, east of the Old Hume Highway. To the west of the Highway the company continued to hold the land between Wire Road and Cawdor Road bounded on the west by the Great South Road [Cawdor Road].



Map 11: 1976/1983 to the present

Following the takeover of Camden Park Estate Ltd by Talga, the NSW state government purchased part of the Camden Park Estate (tinted orange) in two lots in 1976 and 1983. Camden Park House and its 956 acres (tinted red) remained in the ownership of descendants of Elizabeth Macarthur-Onslow.

4.0 Description & Analysis of Physical Evidence

This section comprises the identification and analysis of the existing environmental and historic built fabric of the Study Area, including the landscape context, buildings and other structural elements, views and vistas. The documentary evidence for many of the built items is scarce or non-existent, as many of them were presumably not considered important enough to record. However, a number of plans and descriptions have survived in the Macarthur papers (unfortunately not always dated), and the fact that many of the built items are constructed to standard patterns enables useful comparison with similar patterns elsewhere.

4.1 *The Environmental Context*

The surface geology of the Study Area includes sedimentary rocks of the Wianamatta Group, comprising shale units, including claystone, laminites, and sandstones, overlying the Illawarra Coal Measures. In the floodplain of the Nepean River and its tributaries are Quaternary alluvial deposits of silt, sand and clay. The soil landscapes of the area reflect the underlying geology which is predominantly shale.²⁴⁴ Local soils include those of the erosional Luddenham group on the undulating to rolling hills and ridges that occur throughout the Wianamatta Shales and are often associated with occasional outcrops of Minchinbury Sandstone. These are generally shallow earthy clays on hill slopes, with moderately deep red and yellow podzolic soils on upper and lower slopes. Alluvial soils occur in the riparian zone of the Nepean River.

²⁴⁴ Hazelton & Tille, 1990

While much of the Study Area has been cleared since the first half of the 19th century for agriculture, transport corridors and village development, there are remnants of the original vegetation communities, or revegetation thereof, along the Nepean River and its tributaries and on parts of the Elizabeth Macarthur Agricultural Institute site. Three of the ecological communities to be found on the EMAI site are listed as endangered under the NSW Threatened Species Conservation Act 1995: Cumberland Plain woodland, Sydney Coastal River-flat Forest and Moist Shale Woodland.

4.2 Built Elements

The following sections discuss the locations and descriptions of the built items within the Study Area.



Figure 44 Map showing the location of built heritage items identified and assessed in the draft EMAI CMP, indicated by red dots, including a number within the Study Area (within thick red line). (Source: EMAI)



Figure 45 Undated (post 1896) oblique aerial photograph showing Menangle Village viewed from the north, with St James Church (with Sulman 1896 additions) in the background at far left. The row of estate cottages fronting Station Street is clearly visible, as is the cluster of cottages and farm buildings on the western side of Menangle Road, just north of its intersection with Woodbridge Road. (Source: WSC Planning Proposal).

4.2.1 Cottage 28, Menangle office and flats (EMAI OLB 001)

This building, an extended cottage on the western side of Menangle Road north of Woodbridge Road, is also known colloquially by EMAI staff as the 'Menangle Hilton'. It is a single storey structure with weather-board clad walls, timber-framed windows, and tiled roof. The south-eastern section of the building appears to be the original cottage, built as a residence using a traditional cottage plan probably in the 1940s, with fibrous plaster ceilings and cornices and face brick fireplaces in principal rooms, and asbestos cement linings in service areas. It has subsequently been extended to the west and north in the 1960s or 1970s, with similar external construction to the original but using plasterboard wall and ceiling linings internally. The building now appears to function mainly as offices. Its physical condition is fair, with evidence of water leaks through the ceiling of the room now used as a kitchen.



Figure 46 Cottage 28 exterior (left) and kitchen interior (right). Photos: O P Phillips, 2009

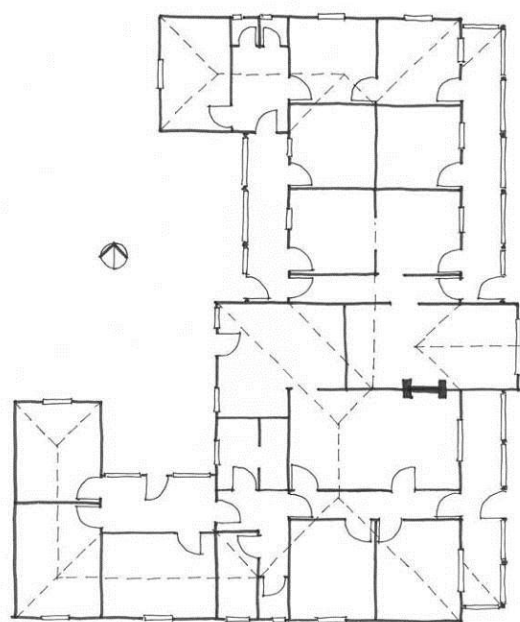


Figure 47 Plan of Cottage 28 (not to scale). O P Phillips, 2009

4.2.2 Cottage, 50 Menangle Road, Menangle (EMAI Cottage 29)

This early 20th century cottage, (on Lot 1, DP 1067320) on the western side of Menangle Road north of Cottage 28, was formerly known as Dairy No 1 cottage. Within EMAI it is now known as Cottage 29 and was formerly Cottage OLB 003. It is a timber framed building sheeted externally with asbestos cement joined with timber battens, and has a hipped and gabled galvanised iron roof and brick chimneys. The front corner verandah, partly infilled, has a weatherboarded balustrade, and there are decorative timber-framed hoods over windows in the gabled walls. Doors and windows are timber framed, and of a style indicative of a construction period around 1910. The rear (western) section of the building is evidently of later construction, possibly 1940s. Internally, principal rooms in the original part of the building have timber floors and walls lined with v-jointed boarding to dado height, and asbestos cement sheeting above, with timber picture rails and cornices and asbestos cement ceilings.



Figure 48 Cottage 29 exterior (left) and living room interior (right). *Photos: O P Phillips, 2009*

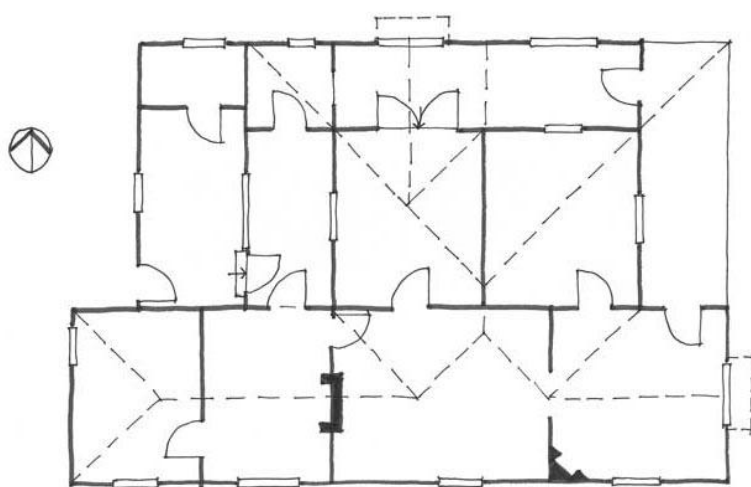


Figure 49 Plan of Cottage 29 (not to scale). O P Phillips, 2009

This cottage appears in the 1931 Paddock Book as No 1 Dairy House, No 67, fibro, iron roof. Comparison of the plan with Figure 49 above confirms that the western rooms are later additions, and that the front verandah was originally fully open.

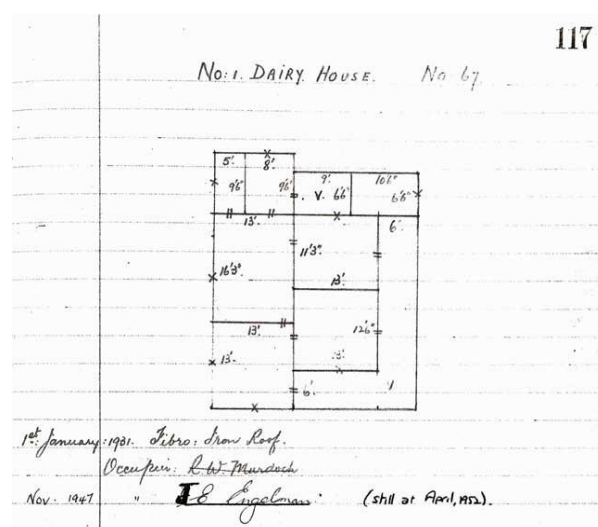


Figure 50 Extract from paddock book. Source: Macarthur papers, Mitchell Library.

The Statement of Significance in the 2009 draft revision of Wollondilly LEP is as follows:

“Cottage 29 has regional significance through its association with the EMAI and the former Camden Park Estate dairies. It is one of a group of similar dairy cottages, all reflecting the Arts and Crafts tradition prevalent at the time, making up the dairying establishment of the Camden park Estate. It is a good example of its type and an important component of the historical cultural landscape of Menangle and Camden.”

4.2.3 Storage shed, Menangle Yard (OLB 004)

This is the original milking shed for No. 1 Dairy, and appears from its style and construction materials to be one of the earliest of the dairy buildings. The building is of weatherboard, with some lower walls and the section at the eastern end of brick, and a large hipped roof of galvanised iron surmounted by a ridge vent. The cattle entrances have been bricked up but remain visible. Internally the building is lined with asbestos cement and has a concrete floor with a longitudinal drain. The former No. 1 Dairy complex, now known as Menangle Yard, also contains a pair of concrete silos (without roofs), and a number of later steel-framed sheds (including buildings numbered OLB 005 and OLB 008).



Figure 51 Former No 1 Dairy milking shed exterior (left) and interior (right). Photos: O P Phillips, 2009

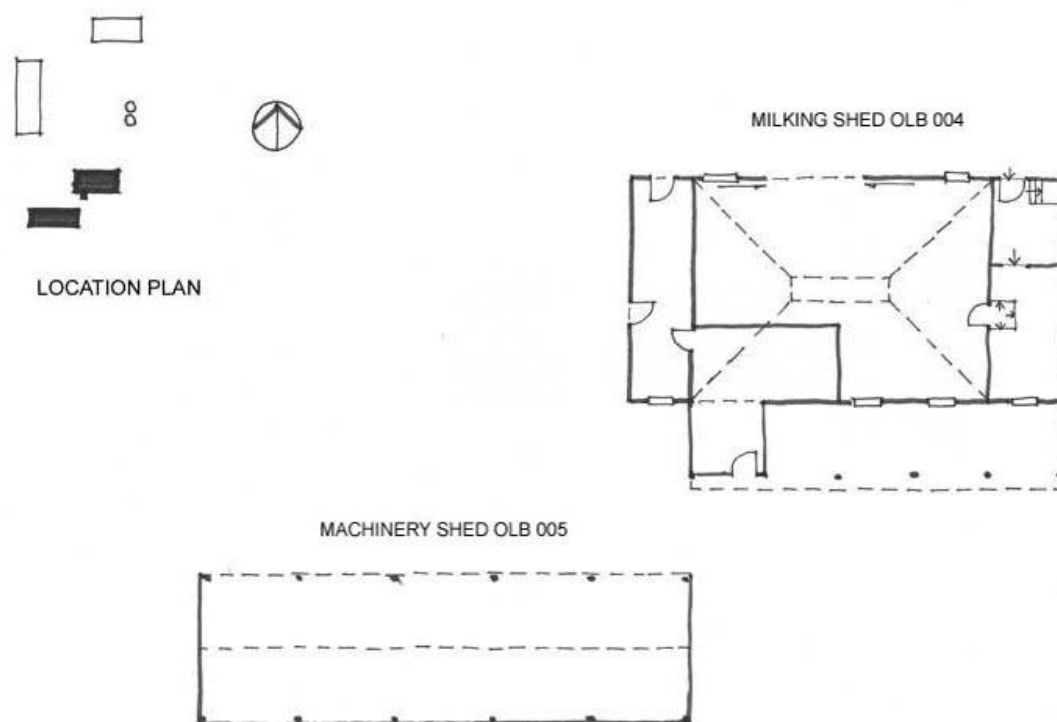


Figure 52 Plan of former No 1 Dairy complex (not to scale). O P Phillips, 2009

4.2.4 Menangle Gate Lodge / Cottage 27 (EMAI OLB 009)

This building is one of two former gate lodges on the Camden Park property; the other, on the old Hume Highway, was formerly known as the Camden Gate Lodge and is privately-owned and no longer within the EMAI boundary. The building is of Federation period construction, with weatherboard walls, brick chimneys, decorative half-timbered gables, and a terracotta tiled roof which has been replaced comparatively recently. Also of relatively modern construction are an addition at the south-west corner, with fibre cement walls and steel roof, and a timber framed porch on the western side. The east- and north-facing gables carry coats-of-arms of the Macarthur and Onslow families, one of the plaques removed from the former Camden Gate Lodge (now in private ownership), on Camden Valley Way. Internally the building has timber floors, and horizontal timber boarded wall and ceiling linings except in the kitchen, which has vertical boarding to dado height and asbestos cement sheeting above. Doors and windows are timber framed. The building is generally in good condition. The timber picket fence and posts at the entrance remain, although in poor condition, but the gate is of more modern steel construction. To the north of the cottage is a modern steel hay shed.



Figure 53 Former Menangle Gate Lodge exterior (left) and a bedroom interior (right). Photos: O P Phillips, 2009

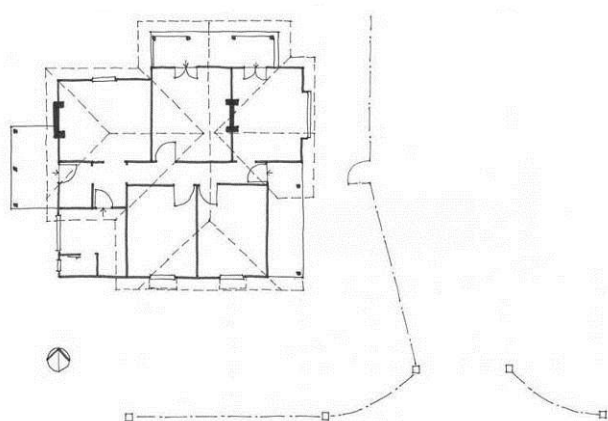


Figure 54 Plan of former Menangle Gate Lodge (not to scale). O P Phillips, 2009
The Menangle Gate Lodge was one of a pair designed for Elizabeth Macarthur-Onslow by John Sulman. The drawings for both lodges are in the Macarthur papers.

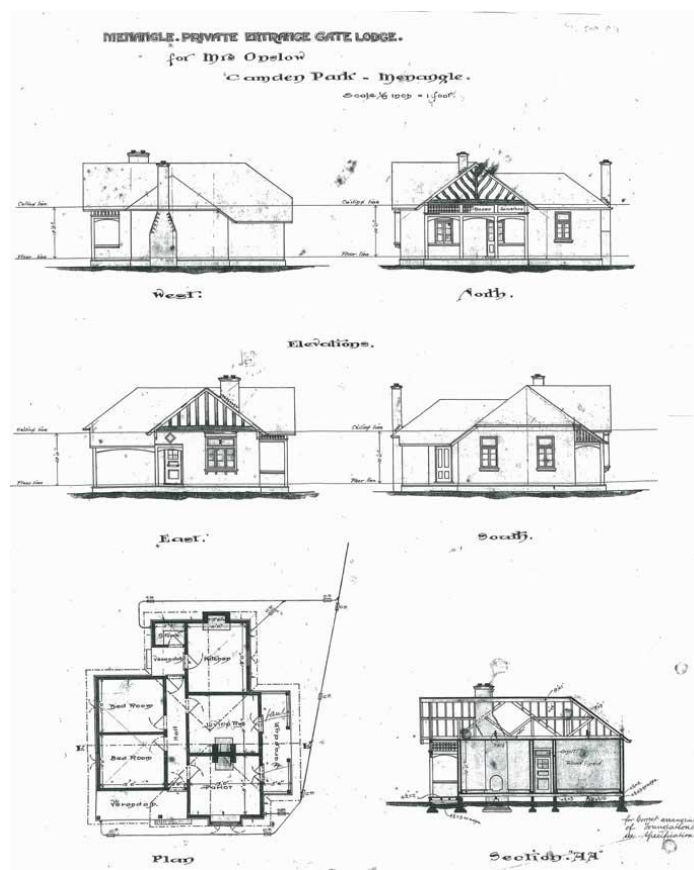


Figure 55 Drawing for Menangle Gate Lodge. Source: Macarthur papers, Mitchell Library.

The lodge appears to have been built as designed, as the original portion of it closely matches the drawings. Comparison with Figures 23 and 41 confirms physical evidence indicating that the bathroom enclosing the original back porch and the new porch at the rear are additions, built after 1931. The building carries two coats-of-arms, one of which was relocated from the Camden gate lodge on the old Hume Highway prior to its disposal. The fence and gateposts shown below are similar to the surviving elements at the Menangle gate lodge.

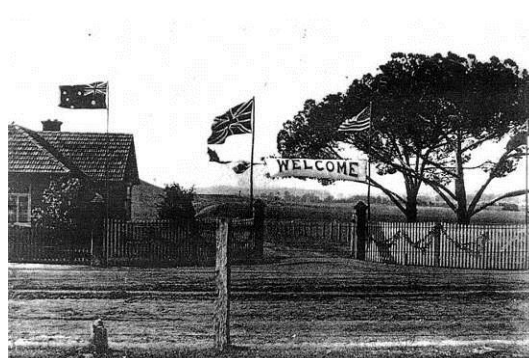


Figure 56 Camden Gate Lodge in 1960s (left), showing coat-of-arms and fence, and Menangle Gate Lodge in c1925. Source: Camden Historical Society.

4.2.5 No 4 Dairy Cottage, 65 Woodbridge Road, Menangle

This cottage, known in EMAI as No.4 Dairy Cottage (formerly OLB 041) is located on Woodbridge Road west of Menangle village, appears to consist of two separate weatherboard buildings from the late 19th century, of which the rear section (to the west) is probably the older. The central space has weatherboards on both long walls, indicating that they were originally external. The north-west extension is evidently of later construction; it has a concrete floor and fibro-clad walls. The earlier parts of the rear building have bead-jointed boarded walls and ceilings, and wider timber floor boards than the eastern wing of the cottage. The double fireplace suggests that this was a kitchen wing. The eastern section has walls lined in fibrous plaster, with bead-jointed boarded ceilings. The timber verandah has timber stumps and posts. The 12-pane window in the south-east room appears of earlier date than the remainder of the joinery and may have been reused from the western wing. The building is in very poor condition: most of the doors have been removed, the verandah is damaged and there is a considerable quantity of cattle dung throughout the building.



Figure 57 Cottage, No 4 Dairy. Photos: O P Phillips, 2009

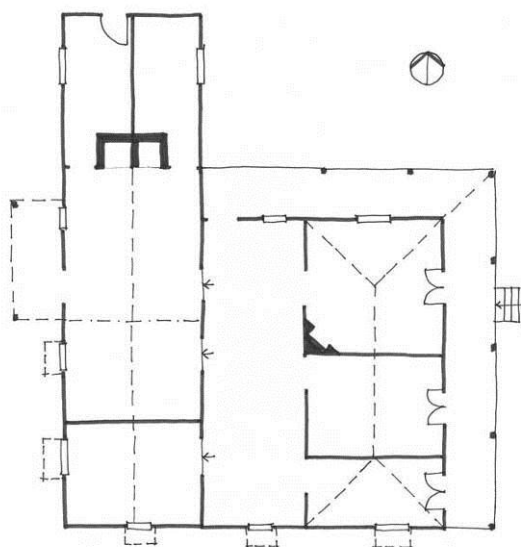
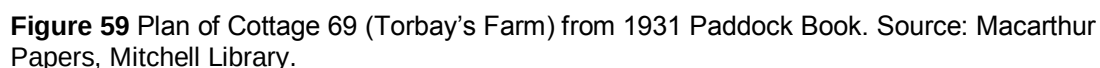


Figure 58 Plan of Cottage, No 4 Dairy (not to scale). O P Phillips, 2009

This cottage appears in the 1931 Paddock Book as No 4 Dairy House (No 28) – weatherboard, iron roof. Comparison with the existing configuration (Figure 79) indicates that the room at the southern end of the rear section has been demolished, while an extension has been added later to the northern end.



This complex is among the most complete of all those in the surviving EMAI dairies, as it retains its concrete silos as well as little-altered examples of sheds and feed stalls. These stalls have similar linked timber head bails and timber feed troughs to No 2 Dairy, and the central aisle also contains the wheeled bin used to supply the troughs from the storage shed at one end. The roof structure is similar to those at No 9 Dairy, and the large hay shed of the same pattern as that at No 8 Dairy. The whole complex is roofed and clad in painted corrugated iron sheeting.



Figure 60 Feed shed, hay shed and silos, No 4 Dairy. Photos: O P Phillips, 2009



Figure 61 Oblique aerial photograph circa 2009 of No.4 Dairy site (Source: EMAI)

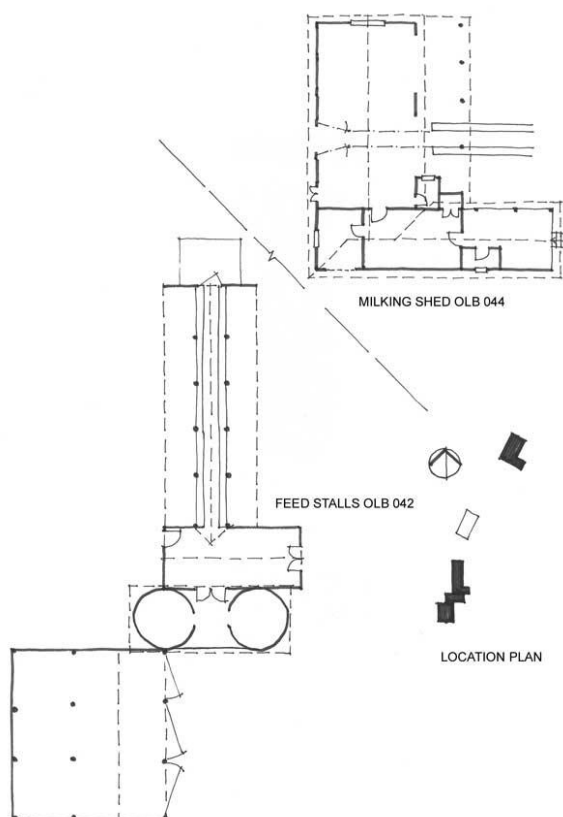


Figure 62 Plan of No 4 Dairy (not to scale). O P Phillips, 2009

4.2.7 Brick milking shed, No 4 Dairy (EMAI OLB 044)

The brick milking shed is also similar to others on the estate, but has been altered and extended with a large semi-enclosed verandah to the east. In addition, many of the former cattle exits and entrances have been bricked up, and a cattle race with elevated walkways either side has been built on the eastern side, leading to a cattle crush within the building. The former offices and stores at the southern end are comparatively intact. The building has face brick walls, concrete walls with a central drain in the main milking area, and a painted corrugated iron roof with skylights. Internally walls are rendered and painted and ceilings are painted fibro. The building is in fair to good condition.

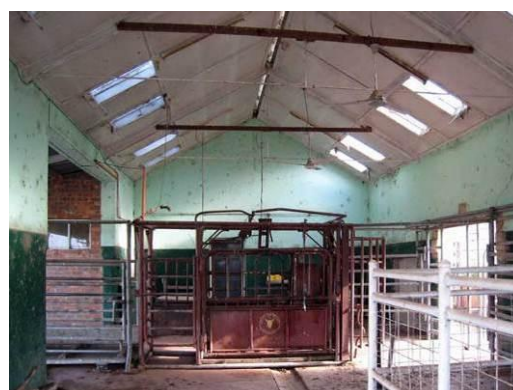


Figure 63 Former milking shed, No 4 Dairy. Photos: O P Phillips, 2009

Little documentary evidence of the dairy buildings has been located, although they were evidently built to a developing pattern (No 1 being the earliest). The design of the feed stalls was evidently established in the 1890s, as a plan from that period exists for Hay Sheds and Feed Pens at Farm No 18 (W Mills). This drawing shows the standard pattern for the sheds and feed stalls which exist with minor variations at all of the remaining dairies on the EMAI property. The concrete silos at a number of the dairies, and the brick milking sheds, were evidently 20th century additions.

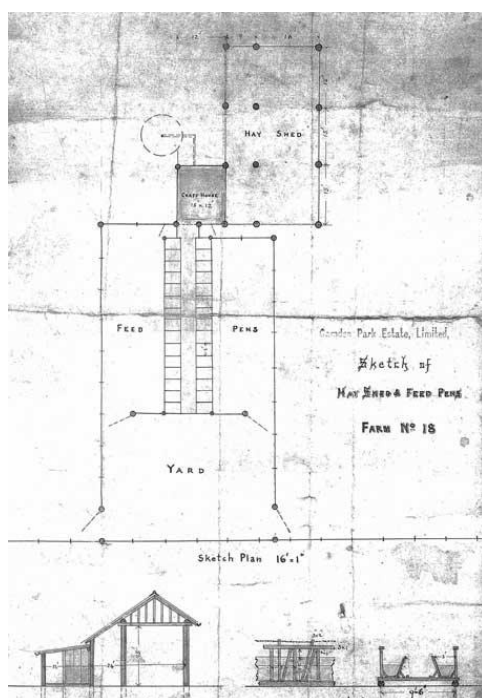


Figure 64 Sketch of Hay Sheds & Feed Pens, Farm No 18. Source: Macarthur Papers, Mitchell Library.

4.2.8 Mount Taurus Complex

This farm complex requires further investigation. The locality name has strong associations with Governor Hunter's naming of the high point from which he observed the escaped cattle in 'the Cowpastures'. The site was part of the Camden Park Estate.



Figure 65 Mount Taurus farm building complex viewed from Woodbridge Road. (Photo: Chris Betteridge 29 January 2009)

The Mount Taurus farm buildings complex includes a number of structures including a double silo with gabled roof of a type becoming rarer in the local government area and generally in NSW.

4.2.9 Former Camden Park Estate Cottages in Menangle Road & Station Street

A number of cottages and bungalows in Menangle Road and Station Street, Menangle have important associations with the development of the village as the Camden Park Estate's headquarters for its dairying operations after the construction of the 'new' Creamery in 1898. These residential dwellings provided accommodation for many of the estate's employees and are an integral part of the English-style rural enterprise established by the Macarthurs and Onslows.

Significant early residential dwellings include²⁴⁵:

Slab hut c1850, 40 Carrolls Road; Menangle (Lot 123, DP 809576);

Nos 50, 80, 92, 96, 98, 100, 102, 106, 119, 122, 124, 125, 128, 131, 135, 138, 149 and 151 Menangle Road, Menangle;

Nos. 8, 10, 12, 14, 16, 27 and 28 Station Street, Menangle and the dairy cottage on the corner of Station Street and Menangle Road, Menangle;

Lot 201, DP 590247, end of Stephen Street, Menangle (adjacent to Creamery and Rotolactor site).

4.2.10 Former Camden Park Estate Central Creamery

The Statement of Significance for the Menangle Creamery in the Wollondilly Heritage Study is as follows:

'The Camden Park Estate Creamery is significant as evidence of the scale of dairying activities carried out to supply Sydney's needs in the latter part of the 19th century and in the 20th century. It has associations with the Camden Park Estate and is part of the network of sites which provides a range of physical evidence of the commercial dairying industry in the Sydney region. With the removal [of] much of its equipment in recent times, it has lost its ability to demonstrate the operations of a creamery of this period but it is the most substantial and intact creamery building in Wollondilly.'

²⁴⁵ Oehm, Andrea 2006, WSC Heritage Study review.



Figure 66 Former Menangle Creamery (left). (Photo: Chris Betteridge, 4 May 2010)

The Menangle Creamery was listed as a heritage item in the Macarthur Region Heritage Study and is listed as Camden Park Estate – Central Creamery and Manager's Cottage, 15 Menangle Road, Part Lot 201, DP 590247, an item of local heritage significance (item I82) in Wollondilly LEP 2011.

4.2.11 Former Camden Park Estate Rotolactor remains

The Camden Park Rotolactor provides evidence of the post WWII phase of dairying activity in the Sydney Region. It represents the final advance in the mechanisation of commercial dairy farming in Australia and was the second facility of this type and scale in the world. Together with a range of physical evidence which survives in close proximity to Camden Park Estate, it is significant because of the opportunity it provides to interpret the history of dairy farming and production in the region for a period encompassing over 150 years of development.

The Rotolactor structure requires further investigation to ascertain its current condition and the feasibility of its adaptive reuse for interpretive or other purposes.

4.2.12 Menangle Store

The Menangle Store has historical significance as the only store in Menangle Village from the early 20th century to the present day and through its role in serving farmers in the rural hinterland and in provisioning the Camden Park Estate. It has links with the Macarthur family who sponsored the store. The building is unusual in the State as a particularly fine and relatively unusual freestanding example of a "Federation Arts & Crafts" style commercial shop. This significance is enhanced by the degree to which the building retains its original form & detailing. In addition, the store has aesthetic significance as a landmark building at the major intersection in Menangle village.



Figure 67 Menangle Store main elevation to Station Street. (Photo: 28 August 2009)

4.2.13 Menangle School of Arts

The following description and history of the School of Arts is taken from the Statement of Heritage Impact prepared in 2010 for Wollondilly Shire Council by Wayne McPhee & Associates to accompany a proposal for the building's demolition.

“The corrugated iron roofed single storey timber framed School of Arts Hall is sited adjacent to the Menangle Store, fronting Station Street. Its extant form and detailing although altered over time, shows evidence of construction c. 1890 although its exact date of construction, the name of the architect and builder is unknown. The only relevant information found in relation to the site is a newspaper article dating from 2002 stating that the Hall was built by 1893. Constructed by the Macarthur-Onslow family for use by the local inhabitants of the village, the School of Arts hall was an important social centre for Menangle. The building was used for fund raising for the Menangle Roman Catholic Church and the Australian Land Army used the Hall during World War 11.

*'36. Recreation Hall/School of Arts. There was a library and billiard room attached. Used for local dances, church bazaars, Agricultural Bureau meetings and shows of fruits, vegetables and flowers, voting day, wedding receptions, occasional cinema, public meetings and Christmas parties'*⁵

The Menangle General Store constructed in 1904, is adjacent and to the west of the School of Arts Hall. Activity generated by local trade at the corner shop, gave increased prominence to this area of the town.

Another community building of great importance in earlier times was the School of Arts. Buildings such as these date back to the early 1900s, when Government encouraged their formation to make for great community interaction. In the late 1920s and in the 1930s, certainly the School of Arts at Menangle was used for functions such as dances and for the production of plays and musicals. In 2005, the building externally appeared to be in reasonable condition, with a painted brick facade and side walls of timber. There are both front and side entrances. It still has a community noticeboard at the front where, presumably, events of interest to the people are displayed.

Following establishment of the *Theatres and Public Halls Act 1908*, the Hall was modified to provide additional side exits to improve safety to the occupants.

A number of changes were carried out to the building fabric of the Hall during the twentieth century as the local population increased, including:

- Alterations and Additions c.1960 to provide new double hung windows on the southern facade, damaged due to weather exposure;
- Major refurbishments to the hall during 1984 to provide new internal fibre linings, new male and female toilets, kitchenette and projection room;
- Alterations c.1994 to provide new hardwood tongue and groove flooring throughout the main body of the hall, concrete landings and steps to the western exit doors."



Figure 68 (Left): Menangle School of Arts; **(Right):** Memorial plaque to Frank Victor Veness on School of Arts gates. (Photos: Chris Betteridge, 28 August 2009).

4.2.14 Former Menangle Public School



Figure 69 Menangle Public School main building. (Photo: Chris Betteridge, 10 May 2000)

4.2.15 St James Anglican Church

St James Church, Menangle, is recognised within the state as an unusual and particularly fine example of a small country church of great architectural integrity, this significance being enhanced by the building's high degree of intactness and quality of

workmanship. It also has considerable significance as an important landmark by virtue of its form and siting on a prominent rise in the village and the surrounding screen of trees. This provides a romantic silhouette which is seen by travellers on the Southern Railway and from rural roads in the vicinity. The Church has historical significance through its links with the Macarthur-Onslow family of "Camden Park" and "Gilbulla"; its associations with two leading architects, J Horbury Hunt and Sir John Sulman; and, its more general association with the life and development of Menangle Village.

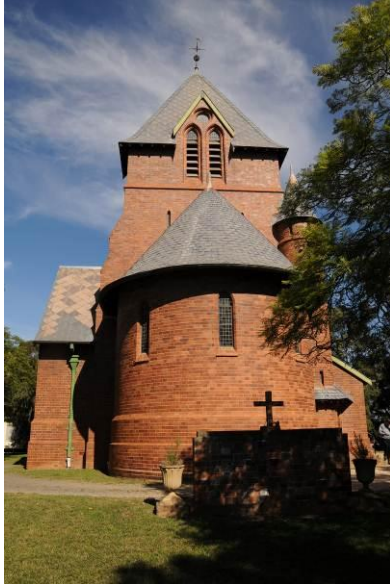


Figure 70 St James Anglican Church, Menangle. (Photo: Chris Betteridge, 1 May 2012)

4.2.16 St Patricks Catholic Church



Figure 71 St Patricks Catholic Church, Menangle Road, Menangle. (Photo: Chris Betteridge, 5 November 2003).

4.2.17 Gilbulla



Figure 72 Gilbulla. (Photo: Chris Betteridge, 11 August 2004)

4.2.18 Menangle Railway Station Group



Figure 73 Oblique aerial photograph of Menangle Railway Station Group with part of Menangle creamery site at right. (Photo: Australian Rail Transport Corporation).

4.2.19 Menangle Railway Viaduct



Figure 74 Menangle Railway Viaduct over Nepean River north of Menangle, with Menangle Road at left. (Photo: Australian Rail Transport Corporation).

4.2.20 Menangle Weir (concrete structure)

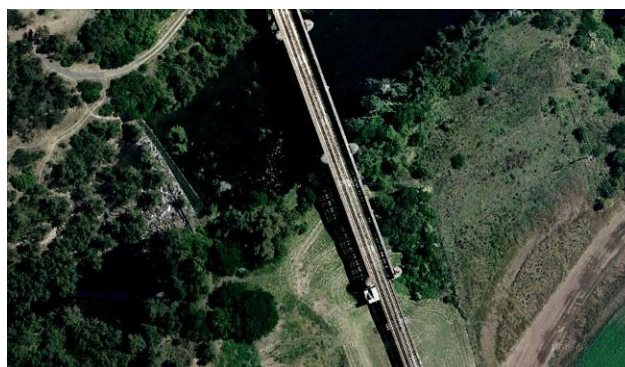


Figure 75 Menangle Weir and part of Menangle Railway viaduct. (Photo: Google Maps)

An important component of the Nepean River management system requiring further investigation.

4.2.21 Former Menangle Weir (timber structure)

The location and extent of the remains of the earlier timber weir require further investigation.

4.2.22 Remains of Menangle Road bridge over Nepean River

The sandstone foundations of the first road bridge, built in 1855 to replace fords, are located downstream of the existing road bridge and require further investigation of their historical and archaeological significance.

4.3 Cultural Landscape Units

The 1989 Camden Park Conservation Plan identified 21 'Landscape Zones' within the area now comprising EMAI and Camden Park as areas which have a distinct landscape character, assessed using the following criteria:

- Topography and natural features;
- Visual catchment;
- Existing vegetation and agricultural uses;
- Built environment;
- Ownership

The original rationale for this 'disaggregation' of the former Camden Park Estate into landscape character units was to encourage an holistic approach to the property and to provide a framework for discussion, comparison of separate discipline findings and the making of conservation recommendations.

The current EMAI lands include large areas of relatively poor country suitable for rough grazing and /or regeneration of native plant communities and areas of fertile alluvial flats of the Nepean River floodplain predominantly used for feed production for the Institute's dairy herds and sheep flocks. At various places there are concentrations of structures associated with agricultural and pastoral activities, including dairies, a former piggery, machinery and feed sheds, a former orchard packing shed, former bull pens, cattle yards, cottages and various other built elements, including the monuments in the Macarthur Family Cemetery.

The alluvial river flats between Menangle Road and the railway line are similar in character to the paddocks immediately west of Menangle Road.

4.3.1 Menangle Paddock

A group of cleared arable fields in the south-eastern corner of the EMAI site, bounded on the south by Woodbridge Road, on the east by properties fronting Menangle Road, on the west by the Exposed Hills and Eastern Slopes, an internal access road that enters the EMAI site immediately to the east of the Menangle Gate Lodge and on the north by the Nepean Plain and Mining Lands. The unit has gentle slopes and is slightly depressed along Foot-Onslow Creek.

The unit includes the Menangle Gate Lodge on Woodbridge Road and buildings and plantings along Menangle Road. The Woodbridge Road boundary is planted with a mature privet hedge and there are remnant exotic trees along the creek.



Figure 76 Menangle Paddock

4.3.2 Exposed Hills

An area to the west of Menangle Paddock flanking Woodbridge Road. It was largely cleared of tree cover apart from scattered specimens of *Eucalyptus crebra* but the lower slopes have been partly revegetated. This zone is the only one in which exposed hills can be viewed against the skyline. There are exotic plantings around the site of Dairy No.4.



Figure 77 Exposed Hills.

4.3.3 Ridge Top

A linear strip of ridgetop lands extending northwards from the northern boundary of the Exposed Hills to the southern boundary of Camden Park.

A two-hectare area to the east of the access road to the EMAI buildings was fenced and planted with 2000 tubestock seedlings in autumn 1992. Canopy and shrub species planted included *Eucalyptus crebra*, *E. tereticornis*, *E. amplifolia*, *Acacia floribunda*, *A. decurrens*, *Casuarina glauca*, *Bursaria spinosa*, *Dodonaea triquetra*, *Melaleuca stypheloides* and many more²⁴⁶.

Planting of steep cleared ridgetops is a priority in this area where mass movement and slumping is a major land erosion hazard. The planting also reduced infiltration of rainwater into recharge areas, thus lowering the watertable which had been causing a saline scald on the valley floor.

There are panoramic views from parts of this area east over Menangle Paddock and Menangle Village and sequential panoramic views west towards Top Paddock.



Figure 78 Ridge Top.

²⁴⁶ DEC 2005

4.3.6 Nepean Plain

This unit, comprising part of the Nepean River floodplain was completely cleared of tree cover and is slightly depressed towards Menangle Pond, which is the only significant feature. Includes sand and soil extraction sites on both sides of the river.



Figure 80 Nepean Plain

4.3.7 Mining Lands

This unit in the Nepean River floodplain was subject to sand and soil extraction operations, resulting in clearing of natural vegetation cover, lowering of the original land profile and destabilisation of the river banks.

Unlike the situation in more recent extractive operations along the Nepean River, the rehabilitation measures in this unit were minimal, resulting in a loss of original landscape character.



Figure 81 Mining Lands

4.3.8 Barragal

This unit comprises Barragal Lagoon and associated wetland and eucalypt woodland in the northern part of the Nepean River floodplain unit. It is important waterfowl habitat but was degraded by stock grazing. The diverse range of waterfowl using the lagoon varies with the seasons and fluctuating water levels. The lagoon diminished considerably in size during the extended drought of 2003-09. Barragal Lagoon was fenced and planted in March 1986 with eucalypts and casuarinas indigenous to the site²⁴⁷. Natural vegetation in this unit was of *Eucalyptus bauerana* fringing the lagoon itself, with *E. tereticornis* woodland and grassy understorey on the upper slopes.

From the hilltop above the lagoon there are panoramic views over the lagoon and swale in the foreground, the Nepean River Floodplain and Nepean River in the middle distance and to the village of Menangle beyond. On the top of this hill is a sandstone monument marking the spot where Governor Macquarie and his party camped in 1810 while on a visit to the Cowpastures area. One of the original plaques was removed from the stone but a new plaque was unveiled by Her Excellency Dr Marie Bashir, Governor of NSW, during her visit to the site in 2010 during the Macquarie Bicentenary celebrations.



Figure 82 Barragal Lagoon.

²⁴⁷ Ibid.

4.3.9 Rotolactor Paddock

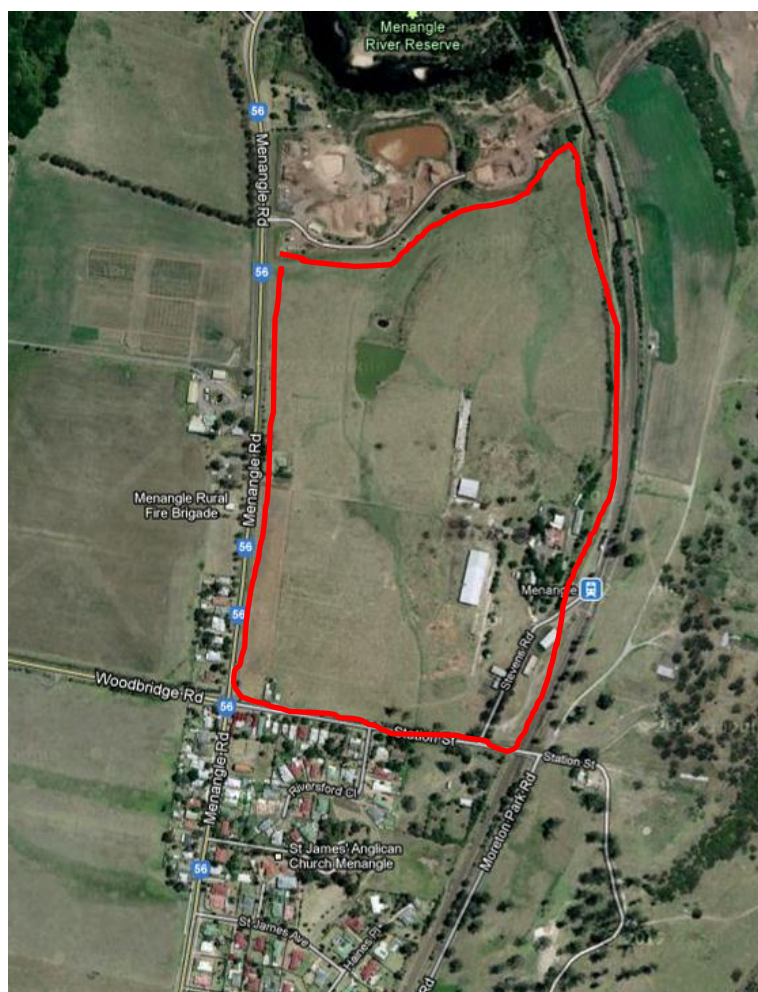


Figure 83 Rotolactor Paddock.

4.3.10 Menangle Village



Figure 84 Menangle Village.

4.3.11 Eastern Lands

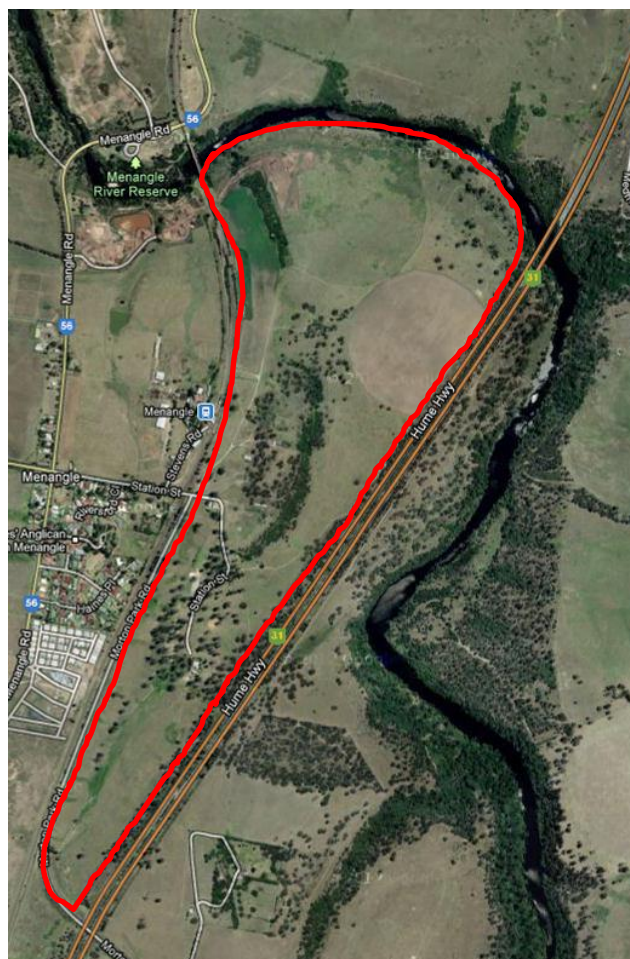


Figure 85 Eastern lands.

4.4 Views and Visual Absorption Capacity

Views and vistas can be significant elements within a cultural landscape, providing residents and visitors with panoramic views, restricted views, narrow vistas and glimpses of natural areas, geographic and historic landmarks and historic sites. There are existing and potential views and vistas from the public domain within the Study Area, from public roads, recreation areas and from the waterways themselves. Some of these views are panoramic while others are restricted to varying degrees by buildings, road and railway infrastructure, riparian vegetation and landscaping along roadsides and within properties. Within the Study Area there will be many existing and potential opportunities for motorists, train passengers, pedestrians and cyclists to gain visual access to a wide range of heritage items and their cultural landscape context.

Visual absorption capacity is an estimation of the ability of a particular area of landscape to absorb development without creating a significant change in visual character or a reduction in scenic quality of the area. The capacity of an area to absorb development visually is primarily dependent on landform, vegetation and the location and nature of existing development. A major factor influencing visual absorption capacity is the level of visual contrast between the proposed development and the existing elements of the landscape in which it is to be located. If, for example, a visually prominent development already exists, then the capacity of that

area to absorb visually an additional development of similar scale and grain is higher than a similar section of land that has no similar development but has a natural undeveloped visual character. Given the nature and extent of existing development within the Study Area, the visual absorption capacity for new developments will vary from very low to very high, depending on the location and the nature and extent of new development.



Arrows show the 4 most significant rural landscape view corridors.

From north, running clockwise, these are:

1. North: Railway, Rotolactor, Central Creamery with grazing and cropping land.
2. South: St James Hill to Gilbulla with grazing and cropping land.
3. West: Mt Taurus with grazing and cropping land.
4. North west: Menangle Pond and Barrigal lagoon with grazing and cropping land.

Figure 86 Major views into and out of Menangle.

4.5 Comparative Analysis

Time and budgetary constraints have precluded a detailed comparative analysis with other places of similar date and complexity but research carried out on the Menangle area suggests that there are relatively few comparable areas in terms of the variety and richness of cultural heritage values, period of European settlement and particular associations. Areas that come to mind include other villages established along English country estate lines, with or without tenant farms, and supporting an agricultural enterprise centred on a significant house and family / families.

4.5.1 Kameruka Estate

Kameruka Estate near Bega on the Far South Coast of New South Wales was established in the 1850s, and has been handed down through the Tooth brewing family line. The estate's name is synonymous with champion Jersey cattle, and its cheeses and butter won international awards after being shipped across the world over 100 years ago. In the mid-19th century Sir Robert Lucas-Tooth developed an entire agricultural community on the far south coast of NSW, bringing additional workers from Britain, Europe and America. He provided them with houses, recreational facilities, shops, schools, and a church. The Kameruka Group includes a store, hall, gate lodge, tower clock, homestead and outbuildings.

The estate originally spanned 200,000 acres. On it were built multiple share-farmed dairies named after villages in Kent, as well as a home dairy that still operates, with the oldest Jersey herd in Australia. In 2007 Kameruka owner Frank Foster, great grandson of Sir Robert Lucas-Tooth sold the property for an undisclosed figure to an English farmer, who would continue the traditional estate life of the farm. Asked about the reason for selling the historic 1600 hectares property, Mr Foster explained,

"A number of reasons, the main being that nobody can really carry on. My wife and I have no children, there are a number of beneficiaries to the place but none of them are interested in farming. So if it wasn't now, it would have been later."²⁴⁸

"It will be a tremendous wrench but on the other side, I think Kameruka will remain an icon". According to Frank, "We've been working [on the decision] for about 5 years, basically the place was sold through the grapevine. There was no advertising in Australia but we would have advertised here and the UK if this gentleman didn't pop out of the woodwork from the UK."

Frank stated, "One of the most important things as far as I was concerned with any sale... was that the person that bought it, first of all had the interest of Kameruka as the district has known it and hopefully not make too many radical changes and do the best thing for the staff and tenants (Twenty houses and 8 staff)."

Describing the buyer and his intentions, Mr Foster believed, "It seems that he's going to keep Kameruka in very similar condition to what it is at the moment. He wants to carry on with the jersey stud, plans to build a new dairy, will put in a dam for irrigation storage which I have a license to do, he's into race horses and I believe he'll keep horses here and develop a stable complex and carry on with sheep as well.

The buyer, who comes from a similar estate in England, spent a day and a half looking around the property, before negotiations took place by telephone. Details of the sale amount remained confidential between both parties.

²⁴⁸ 'Historic Kameruka Estate sold: A slice of the state's dairy history has sold for an undisclosed sum to an international farming and shipping operator', ABC South East NSW, 21 May 2007.

There are considerable similarities between Kameruka and Camden Park, particularly in the scale of dairying operations but Kameruka was established much later and is not on the outskirts of a major metropolis.

4.5.2 Brownlow Hill

Granted by purchase to Alexander Macleay, Colonial Secretary, in 1827. Macleay was a Fellow of the Royal Society, and had been Honorary Secretary of the Linnaean Society in London, but it was his son, George, who was responsible for the management of the farm and apparently for the architectural and gardening improvements. George returned to England in the early 1860s. Brownlow Hill was leased to Jeremiah Downes in 1857 and purchased by him in 1875. The Downes family still own the property.

This item is assessed as historically significant statewide aesthetically, rare statewide and historically representative statewide. In addition to the significance of the individual parts of Brownlow Hill, the group as a whole, encompassing alluvial flats and loop road, the homestead, gates, ornamental pond with stone causeway, entrance drive, flower garden, aviary, stable and roundhouse, is an excellent intact example of an early colonial country estate created by a notable colonial family.

Although an early colonial property relatively close to Menangle, in terms of size and complexity, Brownlow Hill does not compare with the scale of the Macarthurs' and Onslows' agricultural enterprises at Camden Park.

4.5.3 Tocal, Paterson, New South Wales

Tocal at Paterson is significant because it represents the complete range of human habitation in the Paterson Valley. There is evidence of its use by the Gringai Clan of the Wonnerau people through the name 'Tocal' and the presence of axe grinding grooves on site. The main significance of Tocal as a European site is the entire precinct which is a stud horse and cattle agricultural property from the 19th century. It is extremely rare to find such a complete complex of largely unaltered buildings. The fact that many are typical timber structures also demonstrates various construction technologies (Eric Martin and Cameron Archer 1998).

Tocal under James P. Webber is also significant for its association with the development of viticulture and the development of the Hunter Valley wine industry (Driscoll, 1969). The key element within this important precinct is the Homestead representing a very fine residence of which few of equal age and quality remain today. Also of exceptional significance is the original Webber's homestead and stables plus the barracks. The design of the homestead with the house, staff quarters and stables all part of one building but separately accessed plus the two storey town house type of accommodation (barracks) for farm workers are very rare, if not unique.

The Blacket-designed barn is a finely detailed building by one of Australia's prominent architects of the 19th century. There are many more elements of considerable significance including the cattle shed which represents a rare and special building to accommodate cattle. The other significant element is the generator and associated farm equipment. Although not old compared with Tocal, its completeness is an extremely valuable heritage asset. Most of the remaining elements have some significance in their own right.

The association of the Reynolds is also a very important one. They were pioneers in stud cattle and horses, who contributed greatly to stud breeding and recognition. Reynolds was a name synonymous with Hereford cattle in NSW for a nearly a century that remains largely as it was when they operated it.

While there are some similarities between Tocal and Camden Park, the former was never a tenant farm operation and did not encompass the scale of activities observed at Camden Park and Menangle.

4.5.4 Purrumbete, Weerite, Victoria

Purrumbete was settled by brothers Thomas, John and Peter Manifold who laid claim to 100,000 acres (40,000 hectares) around Lake Purrumbete in 1839 and the family subsequently became one of Victoria's largest landholders. The Purrumbete property developed into a highly prosperous and substantial farming complex during the latter half of the nineteenth century and the homestead grew from a core built in 1857-60, which was extended in 1882 and extensively altered in 1901. Successive generations of the Manifold family lived there until 1983..

By the early 1890s at least twenty outbuildings had been constructed at Purrumbete, all built in timber except for the bluestone men's quarters. The six predominantly intact buildings include the Coach House, House Stables and Dairy, Carpenter's (Blacksmith's) Shop, Manager's House and Cool Store, Men's Stables, Cart, Cow and Store Shed and Men's Quarters. Most of these were designed in a picturesque style, possibly by Alexander Hamilton, with gable roof forms, often with decorative features. Other contributory outbuildings, and the ruins of others, remain on the site.

The Manifolds made ample use of the lake as a water resource. A water reticulation system, including a network of underground cast iron water pipes, three tunnels, three above ground bluestone water tanks, steps to the lake and an early drain, remains from the 1870s and 1880s. Alexander Hamilton was largely responsible for the development and supervision of this work. A remnant turntable from the late nineteenth century rail system, used to run wood carts to the rear of the main house, also remains.

Some of the design elements of the homestead garden have been retained from the late nineteenth and early twentieth century, including the driveway, garden layout and the base of the former conservatory. A collection of plants and trees, representative of the periods of development, remain, as does ornamental planting in the wider landscape, in particular the areas known as the Wood and Picnic Point on Lake Purrumbete. A glass house, with original water reticulation system, situated to the west of the main house and probably dating from the early 20th century, also remains.

Purrumbete homestead is of historical significance for its association with the leading Victorian pastoralist family, the Manifolds. Developed from 1839 into one of the largest and most successful farming properties in Victoria, it remained in their ownership until 1983, and epitomises the pastoralist era in Victoria. It reflects the wealth and success of the Western District of Victoria pastoralists in the nineteenth and early twentieth centuries. The early recording of the property, by Captain Walter Synnot in 1842 and Eugene von Guerard in 1857-8, is also of note.

Purrumbete homestead is of architectural significance as an outstanding example of Arts and Crafts architecture in Victoria and as a highly important example of the work of architect, Guyon Purchas. The interiors, in particular the main hall, drawing room

and dining room, display highly developed, and highly significant, Art Nouveau interior design. The unique integration of six original paintings by Walter Withers, recording the development of Purrumbete, is also highly significant as is the intricate timber work produced by Murray and Crow.

Purrumbete homestead is of architectural significance for the involvement of Western District architect Alexander Hamilton in the development of the property in the 1870s and 1880s, and the retention of much of the form and some of the detail of his design in the 1901 remodelling of the homestead.

Purrumbete homestead is of architectural significance for its intact nineteenth century, picturesquely designed outbuildings which collectively illustrate the activities undertaken at the property.

Purrumbete homestead is of scientific (technical) significance for the remnants of the water reticulation system and railway turntable which represent unusual nineteenth century technology for a private farm complex. Together with the ruins of some outbuildings, they contribute to the understanding of the development of this property.

Purrumbete homestead is of aesthetic significance for its rare lake setting and the retention of the original driveway and circulation around the homestead, planting in the Wood and on Picnic Point and remnant trees, gardens, lawns, fences, pathways and steps.

There are similarities between Purumbete and Camden Park as large agricultural enterprises developed by prominent families. Comparisons can be drawn between the 1901 Arts and Crafts remodelling of Purumbete homestead with Gilbulla at Menangle, both substantial works of important architects for establishment landowners..

5.0 Assessment of Significance

This section describes the principles and criteria for the assessment of cultural significance and applies them to the study area.

The entire study area is an historic cultural landscape, including relict areas that demonstrate historic agricultural and horticultural practices and evolving areas that demonstrate the ongoing research and experimentation commenced by the Macarthur family and continued by the NSW agricultural agencies. Cultural landscapes by their name imply human intervention but they may also include substantial natural elements. "They can present a cumulative record of human activity and land use in the landscape, and as such can offer insights into the values, ideals and philosophies of the communities forming them, and of their relationship to the place. Cultural landscapes have a strong role in providing the distinguishing character of a locale, a character that might have varying degrees of aesthetic quality, but, regardless, is considered important in establishing the communities' sense of place."²⁴⁹

²⁴⁹ Pearson, Michael and Sullivan, Sharon (1995), *Looking After Heritage Places*, Melbourne University Press.

5.1 Principles and Basis for Significance Assessment

The concept of 'cultural significance' or 'heritage value' embraces the value of a place or item which cannot be expressed solely in financial terms. Assessment of cultural significance endeavours to establish why a place or item is considered important and is valued by the community. Cultural significance is embodied in the fabric of the place (including its setting and relationship to other items), the records associated with the place and the response that the place evokes in the contemporary community.

In Section 4A of the NSW Heritage Act 1977, as amended, "State Heritage Significance" in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item. "Local heritage significance", in relation to a place, building, work, relic, moveable object or precinct, means significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

An item can be both of State heritage significance and local heritage significance. An item that is of local heritage significance may or may not be of State heritage significance.

The Heritage Council of New South Wales must notify the Minister of the proposed criteria for the making of decisions as to whether or not an item is of State heritage significance and of any proposed change to the criteria. If the Minister approves the criteria or any proposed change, the Minister is to cause notice of the criteria or any change to be published in the Gazette.

The Heritage Council must use only criteria published in the Gazette under this section for the making of decisions as to whether or not an item is of State heritage significance.

The *Burra Charter* of Australia ICOMOS and its Guidelines for Assessment of Cultural Significance recommend that significance be assessed in categories such as aesthetic, historic, scientific and social. The *NSW Heritage Manual* outlines the same broad criteria for assessing the nature of significance. These criteria are considered in addition to an item's rarity and / or representativeness, criteria that relate to comparative significance. The seven criteria adopted by the Heritage Council of New South Wales for the assessment of items for potential listing on the State Heritage Register apply equally well for items of local significance.

5.2 Current Heritage Listings

The Study Area includes parts of EMAI listed on the State Heritage Register, two railway heritage items also listed on the SHR, the Menangle Conservation Area and a number of other individual items listed on the Wollondilly LEP schedule. s has revealed a number of items, including historic industrial sites, archaeological sites and landscape areas. These items are identified in the following table.

5.3 Potential Heritage Items

Analysis of documentary and physical evidence relating to the Study Area has revealed a number of potential heritage items, archaeological sites and areas worthy of further investigation.

5.4 Application of Heritage Assessment Criteria

As a place the Menangle Village Landscape Conservation Area appears to satisfy most, if not all, of the seven criteria established under the *NSW Heritage Act 1977* (as amended) for assessment of heritage significance and potential inclusion on the State Heritage Register or an LEP heritage schedule.

5.4.1 Historical Significance (Criterion A)

An item is important in the course, or pattern, of NSW's or an area's cultural or natural history.

The Menangle cultural landscape is historically significant for its evidence of early 19th century rural settlement and for its location along Menangle Road and the Main Southern Railway Line, a major mid-19th century engineering work in the colony of NSW.

The historical significance of the landscape derives from the fact that it was part of the Macarthur family's rural enterprise and the routes of major road and rail links south of Sydney. The cultural landscape is considered to be significant for the presence of these transport corridors and development directly associated with them, together with the conspicuous response of the patterns of settlement and agricultural land use to the strong influences of the topography, soils, flooding and the availability of water.

5.5.2 Historical Associational Significance (Criterion B)

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's or an area's cultural or natural history.

Menangle Village and its landscape setting have strong associations with the surveying and construction of the main Southern railway Line, a major mid-19th century engineering work in NSW. Also strong associations with many individuals and families influential in the settlement and subsequent development of the area, particularly the extended Macarthur, Onslow and Stanham families and the many convicts, tenant farmers and others employed to develop and run the estate.

5.5.3 Aesthetic Significance (Criterion C)

An item is important in demonstrating aesthetic characteristics and / or a high degree of creative or technical achievement in NSW or an area.

Aesthetically significant are the visual contrasts of surrounding ridges and cultivated river flats. The placement of buildings generally above the flood prone lands reinforces the dual unity between the landscape and its powerful biophysical determinants. The landscape has aesthetic qualities derived from the mix of remnant natural features with active and relict agricultural landscapes that are evolving with new land uses such as residential development and aged care facilities.

The Study Area includes a number of buildings of outstanding architectural quality, designed by prominent architects.

5.5.4 Social Significance (Criterion D)

An item has strong or special association with a particular community or cultural group in NSW or an area's for social, cultural or spiritual reasons.

While this criterion has not been tested quantitatively by this author, submissions by members of the Menangle community in response to development proposals in recent years suggest that they have very strong views about the significance of the place, for a variety of reasons, including its European historic heritage values and its cultural landscape values. It is considered highly likely that the community would feel a great sense of loss if these values were threatened, diminished or destroyed by unsympathetic development. The social significance is also attested by the fact that the area and / or heritage items within it have been recognised as significant by the local government authority and by the NSW Government.

5.5.5 Technical Significance and Research Potential (Criterion E)

An item has potential to yield information that will contribute to an understanding of NSW's or an area's cultural or natural history.

Further research of the documentary evidence and existing heritage fabric of the Study Area is considered highly likely to yield more information on the European and Aboriginal cultural history and natural history of the place. Archaeological investigations could reveal information about the fabric and methods of construction of various structures including the road and rail bridges, the Railway Station, the former Menangle Creamery and the former Rotolactor, as well as cottages, dairies and other agricultural structures.

5.5.6 Rarity (Criterion F)

An item possesses uncommon, rare or endangered aspects of NSW's or an area's cultural or natural history.

The Menangle Village Landscape Conservation Area possess a rare mix of natural, indigenous and non-indigenous cultural heritage values arising from the local topography, geology, soils, streams and vegetation and the ways in which those environmental attributes influenced the occupation of the land by Aboriginal people, the construction of the Menangle Road and the Main Southern Railway Line, early European settlement and agriculture, decline following development of alternative land uses and transport routes and, more recently, rural lifestyle developments and residential subdivision.

5.5.7 Representativeness (Criterion G)

An item is important in demonstrating the principal characteristics of a class of NSW's or an area's cultural or natural places or environments.

Menangle is representative of villages established along English country estate lines to provide accommodation and services for rural estate workers and a focus for particular agricultural enterprises, in Menangle's case, the estate's dairying operations.

5.6 Archaeological Significance

No archaeological investigation has been undertaken for this assessment. However, the nature of the Study Area and the likelihood of Aboriginal cultural heritage sites and the number of 19th and early 20th century historic buildings and their settings suggests that the area has considerable archaeological potential.

5.7 Summary Statement of Significance

The following draft Statement of Significance is a distillation of the individual statements for each of the above criteria.

The Menangle cultural landscape is historically significant for its evidence of early 19th century rural settlement and for its location along Menangle Road and the Main Southern Railway Line, a major mid-19th century engineering work in the colony of NSW. The historical significance of the landscape derives from the fact that it was part of the Macarthur family's Camden Park rural enterprise and includes the routes of major historic road and rail links south of Sydney. The cultural landscape is considered to be significant for the presence of these transport corridors and development directly associated with them, together with the conspicuous response of the patterns of settlement and agricultural land use to the strong influences of the topography, soils, flooding and the availability of water.

Menangle Village and its landscape setting have strong associations with the surveying and construction of the main Southern railway Line, a major mid-19th century engineering work in NSW. Also strong associations with many individuals and families influential in the settlement and subsequent development of the area, particularly the extended Macarthur, Stanham and Onslow families and the many convicts, tenant farmers and others employed to develop and run the estate.

Aesthetically significant are the visual contrasts of surrounding ridges, hill slopes and cultivated river flats. The placement of buildings generally above the flood prone lands reinforces the dual unity between the landscape and its powerful biophysical determinants. The landscape also has aesthetic qualities derived from the mix of remnant natural features with active and relict agricultural landscapes that are evolving with new land uses such residential development and aged care facilities.

The Study Area includes a number of buildings of outstanding architectural quality, designed by prominent architects John Horbury Hunt and Sulman and Power.

While the criterion for social significance has not been tested quantitatively by this author, submissions by members of the Menangle community in response to development proposals in recent years suggest that they have very strong views about the significance of the place, for a variety of reasons, including its European historic heritage values and its cultural landscape values. It is considered highly likely that the community would feel a great sense of loss if these values were threatened, diminished or destroyed by unsympathetic development. The social significance is also attested by the fact that the area and/or heritage items within it have been recognised as significant by the local government authority and by the NSW Government.

Further research of the documentary evidence and existing heritage fabric of Menangle Village and its cultural landscape setting is considered highly likely to yield more information on the natural history of the place and its Aboriginal and non-indigenous cultural heritage. Archaeological investigations could reveal information about the fabric and methods of construction of various structures including the road and rail bridges, the Railway Station, the former Menangle Creamery and the former Rotolactor, as well as cottages, dairies and other agricultural structures.

The area possesses a rare mix of natural, indigenous and non-indigenous cultural heritage values arising from the local topography, geology, soils, streams and vegetation and the ways in which those environmental attributes influenced the occupation of the land by Aboriginal people, the construction of the Menangle Road and the Main Southern Railway Line, early European settlement and agriculture, decline following development of alternative land uses and transport routes and,

more recently, residential subdivisions and rural lifestyle developments. A limited comparative analysis with other similar rural estates in NSW and elsewhere in Australia supports this assessment of rarity.

Menangle is representative of villages established along English country estate lines to provide accommodation and services for rural estate workers and a focus for particular agricultural enterprises, in Menangle's case, the estate's dairying operations.

6.0 A Cultural Landscape Management Approach

6.1 *Some Definitions*

"A cultural landscape is fashioned from a natural landscape by a culture group. Culture is the agent, the natural area is the medium. The cultural landscape the result."

Carl Sauer²⁵⁰

"Landscape is never simply a natural space, a feature of the natural environment. Every landscape is the place where we establish our own human organization of space and time".

John B. Jackson²⁵¹

Cultural landscapes by their name imply human intervention but they may also include substantial natural elements. "They can present a cumulative record of human activity and land use in the landscape, and as such can offer insights into the values, ideals and philosophies of the communities forming them, and of their relationship to the place. Cultural landscapes have a strong role in providing the distinguishing character of a locale, a character that might have varying degrees of aesthetic quality, but, regardless, is considered important in establishing the communities' sense of place."²⁵²

A 2010 publication by the NSW Department of Environment, Climate Change and Water (DECCW) provides guidelines for managing cultural landscapes. It defines the cultural landscape concept as emphasising "the landscape-scale of history and the connectivity between people, places and heritage items. It recognises the present landscape is the product of long-term and complex relationships between people and the environment. On any given area of land, it is likely that some historical activity will have taken place. Evidence of that activity may be detectable in the vegetation or in landscape modifications as well as in archaeological evidence, historical documents or people's stories. Some pasts have 'touched the landscape only lightly', while some places of historical activity are marked by imposing built structures or are commemorated for their association with important events or people.

For the purposes of the DECCW guide, cultural landscapes are defined as: '... those areas which clearly represent or reflect the patterns of settlement or use of the landscape over a long time, as well as the evolution of cultural values, norms and attitudes toward the land.'

²⁵⁰ Sauer 1963, p.343

²⁵¹ Jackson 1984, p.156

²⁵² Pearson and Sullivan 1995

The elements of a cultural landscape are illustrated below;

Landscape = Nature + People
Landscape = The Past + The Present
Landscape = Places + Values

Figure 87 The Elements of a Cultural Landscape. (Source: Diagram after Guilfoyle 2006:2, based on Phillips 2002:5)

The DECCW Guidelines emphasise that cultural heritage management has, until recently, conceptualised heritage mainly as isolated sites or objects. For example, a hut, woolshed, fence, ground tank, bridge, scarred tree, grave, orchard or piece of machinery. A site-based approach is thus an ‘easy’ concept for land managers and heritage practitioners as it supports separating the natural and cultural for management purposes. However, this site-based approach has the unfortunate effect of reinforcing the notion of culture and nature as spatially separate and thus able to be managed independently. In a national park or nature reserve context, cultural heritage sites are seen as isolated points or pathways that are set in a natural landscape. The work of nature conservation can go on around these sites. The authors of the guidelines argue that the natural environment is part of these sites. Similarly, in an environment that has been highly modified by industrial activity in the past, the natural values may have been almost obliterated but can be recovered through well-planned rehabilitation measures. A cultural landscape approach offers an opportunity to integrate natural and cultural heritage conservation by seeing culture and nature as interconnected dimensions of the same space.

6.2 Application of a Cultural Landscape Approach to the Study Area

Some landscapes such as declared wilderness areas, perhaps the bulk of Antarctica, etc. remain ostensibly natural, although all landscapes on earth are now affected by human intervention to some degree, even if only through limited exploration, and atmospheric and marine pollution. At the other end of the spectrum, landscapes that have been highly modified by human activity, such as the industrial areas within the Study Area would have once appeared entirely cultural. Clearing of early land grants for grazing and agriculture, followed by subdivisions and changes of use sometimes had disastrous implications for both land and watercourses in terms of land degradation, pollution, loss of natural vegetation cover and changes to natural drainage patterns. However, in more recent years, changes to land use, strict environmental controls and well-planned rehabilitation measures have resulted in a more sustainable blend of natural and cultural values in the Study Area.

The Study Area displays a rich diversity of cultural landscape demonstrating a wide range of historical themes including but not limited to environment – naturally evolved; Aboriginal cultures and interactions with other cultures; agriculture; commerce; environment – cultural landscape; events; exploration; industry; technology; transport; towns, suburbs and villages; land tenure; accommodation; labour; creative endeavour; events; and persons.

The Study Area supports agricultural production, scientific research, extractive industry, transport corridors and limited residential development, with areas of wetland and riparian corridor vegetation. Applying a cultural landscape approach to

managing the Study Area must proceed on the basis of a number of general principles:

1. Landscape is a living entity, and is the product of change, dynamic patterns and evolving interrelationships between past ecosystems, history and cultures.
2. The interactions between people and landscape are complex, multi-layered and are distinctive to each different space and time.
3. Community engagement and dialogue, where all people's values are noted and respected, are characteristic of a cultural landscape mentality.
4. All parts of the Study Area cultural landscape have community connection and associated values and meanings.
5. A key element of cultural landscapes is the continuity of past and present.

The general acceptance of the above principles is central to, and will underpin, a practical approach to the management of the cultural landscape around Menangle.

In an operational sense, a cultural landscape approach involves asking three basic questions:

1. what is the history of the place?
2. who has social attachment and historical connection to the landscape?
3. what impacts will a management action have on the place and its cultural values?

If these questions cannot be answered, further investigation is required. When the relevant information is available, management can be planned in such a way that it promotes the goal of integrated landscape management as well as meeting the management objectives established to conserve the values of Menangle Village and its landscape setting. One of the positive outcomes likely to arise from the creation of a Landscape Conservation Area around Menangle is its potential to provide enhanced opportunities for the permanent community and visitors to gain a greater appreciation of the area's natural and cultural heritage values through improved access and better interpretation.

6.3 Curtilage Considerations

6.3.1 Some definitions

In the past, the term curtilage has been interpreted in various ways by landscape professionals and the courts, often as the minimal area defined by a building and its outbuildings. The current Heritage Council of NSW interpretation, embodied in its 1996 publication *Historic Curtilages*, may be summarised as the area around a heritage item that must be conserved to retain the significance of the item.

The curtilages for many properties now listed on the State Heritage Register or on Local Environmental Plan schedules were defined at a time when more emphasis was placed on the architectural qualities of buildings than on their landscape contexts. Since the early 1980s there has been an increase in community awareness of the need to protect adequate settings for buildings and places, including their environmental context and views and vistas to, from and within the

places. This enhanced appreciation of landscape is highlighted in the 1999 revision of the Burra Charter of Australia ICOMOS, placing greater emphasis on 'setting'. Article 8 of the Burra Charter now reads:

"Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place. New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate".

The Explanatory Notes to Article 8 are as follows:

"Aspects of the visual setting may include use, siting, bulk, form, scale, character, colour, texture and materials.

Other relationships, such as historical connections, may contribute to interpretation, appreciation, enjoyment or experience of the place."

In the Menangle example it is necessary to apply these considerations of 'curtilage' to the whole place and to consider what it is that we are trying to conserve within the landscape conservation area.

6.3.2 What is a (Heritage) Conservation Area?

The NSW *Heritage Act No.136, 1977* did not include the term "heritage conservation area" but does include in its definitions the term "precinct" which means:

- a) *"an area;*
- b) *a part of an area; or*
- c) *any other part of the State [of NSW],*

containing buildings, works, relics or places, the majority of which are items of the environmental heritage".

The current, amended Act deletes the last phrase.

The Heritage Act, as amended, in January 2010 defines "environmental heritage" as those places, buildings, works, relics, moveable objects, and precincts, of State or local heritage significance.

"place" means an area of land, with or without improvements.

"area" has the same meaning as it has in the *Local Government Act 1993*.

"area" means an area as constituted under Division 1 of Part 1 of Chapter 9 of the LGA Act, namely:

"(1) The Governor may, by proclamation, constitute any part of New South Wales as an area.

(2) The area is to have the boundaries determined by the Governor by proclamation.

(3) An area must be a single area of contiguous land."

If one searches the internet for definitions of a conservation area, there are subtle variations but general agreement across a variety of countries and planning legislations. Some sample definitions appear below.

A conservation area²⁵³ is a tract of land that has been awarded protected status in order to ensure that natural features, cultural heritage or biota are safeguarded. A conservation area may be a nature reserve, a park, a land reclamation project, or other area.

Conservation Area²⁵⁴ - an area given statutory protection under the [UK] Planning Acts, in order to preserve and enhance its character and townscape.

An area²⁵⁵ of high architectural or historical interest within towns, designated under the [UK] Planning (NI) Order 1991 and identified in Development Plans.

A zone²⁵⁶ where there are special regulations on building and development in order to maintain the historical characteristics of the area.

An area “designated²⁵⁷ to conserve and enhance the (usually) built environments of special historical or architectural importance or natural areas of particular nature importance, eg coastal.”

“An area²⁵⁸ of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.”

In the NSW planning system “draft heritage conservation area²⁵⁹ means an area of land identified as a heritage conservation area, or a place of Aboriginal heritage significance in a local environmental plan that has been subject to public exhibition under section 66 of the *Environmental Planning and Assessment Act 1979*, other than an area that was exhibited prior to 1 March 2006 but has not been included in a plan before the commencement of the Codes State Environmental Planning Policy.

“Heritage conservation area” means “an area of land identified as a heritage conservation area or a place of Aboriginal heritage significance, including any heritage items situated on or within that area, in an environmental planning instrument.”

6.3.3 Wollondilly LEP 2011 and Conservation Areas

Clause 5.10 (Heritage conservation) of Wollondilly LEP 2011 contains the following:

Note. Heritage items, heritage conservation areas and archaeological sites (if any) are shown on the Heritage Map. The location and nature of any such item, area or site is also described in Schedule 5.

(1) Objectives

The objectives of this clause are:

- (a) to conserve the environmental heritage of Wollondilly, and
- (b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views, and
- (c) to conserve archaeological sites, and

²⁵³ en.wikipedia.org/wiki/Conservation_area

²⁵⁴ www.lawsonfairbank.co.uk/planning-glossary.asp

²⁵⁵ www.planningni.gov.uk/index/glossary/glossary_c.htm

²⁵⁶ www.eurogeographics.org/documents/toledo_terminology_bl_15Nov05.ppt

²⁵⁷ www.e-lindsey.gov.uk/localplan/text/app4.htm

²⁵⁸ old.torridge.gov.uk/local_plan/written/cpt28.htm

²⁵⁹ www.planning.nsw.gov.au/SearchResults/tabid/39/Default.aspx?Search=conservation+areas

(d) to conserve places of Aboriginal heritage significance.

(2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving a heritage item or a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area, including (in the case of a building) making changes to the detail, fabric, finish or appearance of its exterior,
- (c) altering a heritage item that is a building by making structural changes to its interior,
- (d) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (e) disturbing or excavating a heritage conservation area that is a place of Aboriginal heritage significance,
- (f) erecting a building on land on which a heritage item is located or that is within a heritage conservation area,
- (g) subdividing land on which a heritage item is located or that is within a heritage conservation area.

(3) When consent not required

However, consent under this clause is not required if:

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:
 - (i) is of a minor nature, or is for the maintenance of the heritage item, archaeological site, or a building, work, relic, tree or place within a heritage conservation area, and
 - (ii) would not adversely affect the significance of the heritage item, archaeological site or heritage conservation area, or
- (b) the development is in a cemetery or burial ground and the proposed development:
 - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
 - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to a place of Aboriginal heritage significance, or
- (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or
- (d) the development is exempt development.

(4) Effect on heritage significance

The consent authority must, before granting consent under this clause, consider the effect of the proposed development on the heritage significance of the heritage item or heritage conservation area concerned. This subclause applies regardless of whether a heritage impact statement is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage impact assessment

The consent authority may, before granting consent to any development on land:

- (a) on which a heritage item is situated, or
- (b) within a heritage conservation area, or
- (c) within the vicinity of land referred to in paragraph (a) or (b), require a heritage impact statement to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

(6) Heritage conservation management plans

The consent authority may require, after considering the significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies):

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(8) Places of Aboriginal heritage significance

The consent authority must, before granting consent under this clause to the carrying out of development in a place of Aboriginal heritage significance:

- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place, and
- (b) notify the local Aboriginal communities (in such way as it thinks appropriate) about the application and take into consideration any response received within 28 days after the notice is sent.

(9) Demolition of item of State significance

The consent authority must, before granting consent for the demolition of a heritage item identified in Schedule 5 as being of State significance (other than an item listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies):

- (a) notify the Heritage Council about the application, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(10) Conservation incentives

The consent authority may grant consent to development for any purpose of a building that is a heritage item, or of the land on which such a building is erected, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

- (a) the conservation of the heritage item is facilitated by the granting of consent, and
- (b) the proposed development is in accordance with a heritage conservation management plan that has been approved by the consent authority, and
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage conservation management plan is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

6.3.4 How does the complying development code relate to heritage items and conservation areas?

Complying development under the General Housing Code is excluded in its entirety from the following items or areas.

1. Items of State heritage significance listed on the State Heritage Register under the *Heritage Act 1977*;
2. Draft or existing local heritage items;
3. Land subject to an interim heritage order under the *Heritage Act 1977*;
4. Land within a draft or existing heritage conservation area;
5. Land within 100 metres or within a world heritage area;
6. Land within aquatic reserves and marine parks.

6.4 Why is a Landscape Conservation Area needed for Menangle?

The value of conservation areas in the protection of environmental heritage is addressed in *Managing Historic Sites and Buildings: Reconciling Presentation and Preservation*²⁶⁰ the *Issues in Heritage Management Series* published by Routledge in association with English Heritage.

“Conservation Area designation provides a useful measure protecting those industrial buildings and complexes that individually do not merit listing, but collectively are worthy of preservation. Thus outbuildings and boundary walls within the Ironbridge Gorge World Heritage site are protected, within the boundaries of the Conservation Area, by Conservation Area legislation, rather than its status as a World heritage site, which currently provides no additional legislative protection”.....“Legislation alone does not provide adequate protection, unless it is effectively administered by central and local government, with the informed, active interest of the local community”.

Menangle Village and its setting are a special place, as evidenced by its long-term recognition on authoritative heritage registers and schedules and the fervour with which recognisable groups within the local and wider community have sought to have its heritage values protected and new development within the area controlled.

In NSW there is a wide range of mechanisms available for the statutory and non-statutory protection and management of places of heritage significance, including but not limited to the following:

- listing on an LEP heritage schedule;
- listing on the SHR;
- inclusion within a heritage conservation area;
- environmental management zoning;
- short-term protection under an Interim Heritage Order;
- acquisition and management by Historic Houses Trust of NSW;
- reservation under the National Parks and Wildlife Act;
- listing on the National Heritage List;
- listing on the Register of the National Trust of Australia (NSW).

Given the very high level of significance of Menangle Village and its landscape setting, it is considered that inclusion within a landscape conservation area around the existing (urban) heritage conservation area, combined with listing of particular heritage items on the LEP schedule or the SHR and application of appropriate environmental protection and management zones represent the most appropriate form of statutory protection and planning control.

²⁶⁰ Chitty & Baker (eds) 1999, p.143

Nonetheless, statutory protection and planning control will not achieve the desired outcomes without enforcement, advice and encouragement by Wollondilly Shire Council on the one hand, and community support, financial input and involvement on the other.

7.0 Recommended Boundary

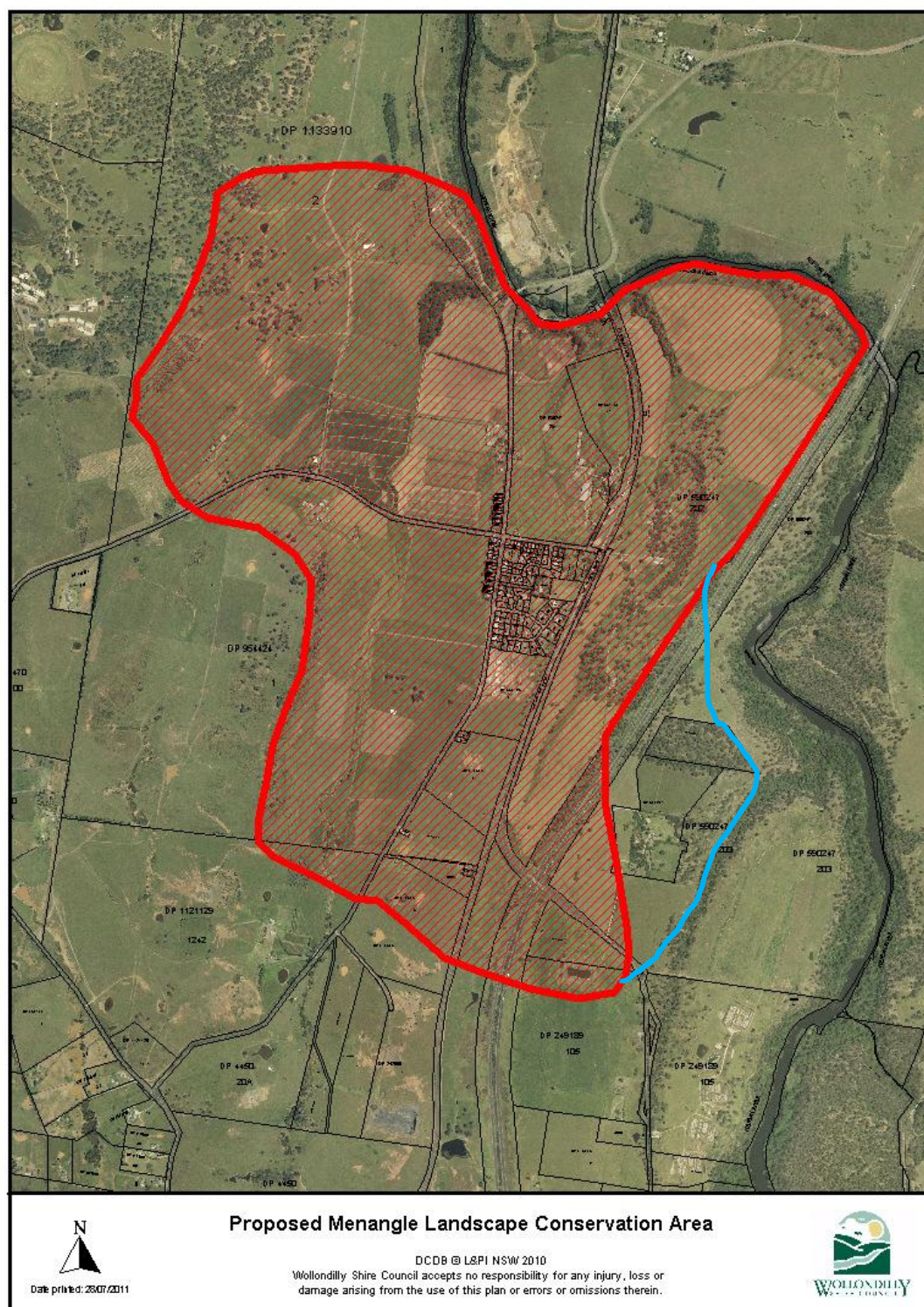


Figure 88 Proposed boundary for Menangle Landscape Conservation Area (hatched red) is as shown in WSC Planning Proposal with the addition of lands around Gilbulla (edged blue).

7.1 *Rationale for boundary of existing Menangle Conservation Area*

The original 1991 boundary for the Menangle Conservation Area was centred upon the hill where the landmark St James Anglican Church is located. The MCA included former Camden Park Estate cottages in Station Street and St Patricks Catholic Church as well as the School of Arts and the Menangle Public School. The northward extension in 2010 took in the Rotolactor site, Creamery and Railway Station as well as an area of agricultural land north of Station Street.

7.2 *Rationale for Extended Boundary*

The assessment of significance of the Study Area and application of a cultural landscape management approach suggests a Landscape Conservation Area around the existing Menangle Conservation Area is warranted to provide the recognition and greater statutory protection warranted by the area's considerable heritage values. The boundary is that shown in the Wollondilly Shire Council Planning Proposal: Amendment to Wollondilly LEP 2011 Menangle Landscape Conservation Area (Extension of Menangle Conservation Area) with the addition of lands around the former Macarthur property Gilbulla which not only has strong links to the family and the Camden Park estate but has high heritage significance in its own right derived from its aesthetic values as the work of noted architects Sulman & Power and strong religious associations as a retreat.

Parts of the former Camden Park Estate to the west of Menangle (comprising Camden Park and EMAI) are included on the State Heritage Register. It seems incongruous that equally significant parts of the former Camden Park Estate around Menangle are not so recognised or protected. While EMAI is NSW Government-owned, Camden Park is privately owned (by the Macarthur-Stanham family). Those parts of the former estate, including the hub of its dairying operations at Menangle deserve protection equal to SHR listing and further investigation may justify such listing. Inclusion within an expanded Landscape Conservation Area will at least provide further statutory protection and necessary controls over development.

8.0 Recommended Conservation Management Measures

The following measures are recommended to conserve the natural and cultural heritage values of the Menangle Landscape Conservation Area.

1. Listing of Menangle Landscape Conservation Area (as shown in Figure 88) in Schedule 5 to Wollondilly Local Environmental Plan 2011.
2. Consideration of appropriate land use zones within, and in the vicinity of the Menangle Landscape Conservation Area in the locations shown in Figure 89).
3. Amendment to the provisions of Wollondilly DCP 2011 such that they apply to Menangle Landscape Conservation Area.
4. Controls on subdivision to conserve historic settlement patterns as shown in Figure 90.
5. Location of subdivision in less visually sensitive areas as shown in Figure 91.
6. Development of complementary detailed design guidelines for new development and for sympathetic alterations and additions to existing buildings including adaptive re-use within the Menangle Landscape Conservation Area. Guidelines are to address siting, built form, materials, exterior finishes and landscaping similar to Article 22.2 of the Burra Charter of Australia ICOMOS and are to be added to Wollondilly DCP 2011.
7. Undergrounding of power lines wherever possible to reduce visual clutter and so as not to detract from visual landscape qualities.
8. Development of an Interpretation Plan for the Menangle Landscape Conservation Area and the Menangle Conservation Area that complies with the Interpretive Policy and Guidelines of the Heritage Council of NSW and current best practice in interpretation generally and provides culturally appropriate means of communicating significance to the community.
9. Integration of interpretation of Menangle Landscape Conservation Area and the Menangle Conservation Area with other places associated with the Macarthur family's agricultural enterprises in the Wollondilly, Camden and Campbelltown local government areas, both government-owned and privately-owned.
10. Additional provisions in Wollondilly DCP 2011 which discourage the introduction of discordant elements in the cultural landscape such as the following:
 - dense screens of fast growing conifers;
 - large farm sheds, particularly those of non-traditional design and with visually intrusive exterior finishes, in visually prominent locations;
 - solid fences such as metal panel types.

11. Additional 'urban - rural' interface design guideline provisions in Wollondilly DCP 2011 which encourage the following;
 - open form fencing with high ratio of voids to solids e.g. rural-style post and wire fencing;
 - perimeter roads separating urban land from rural land.
12. Controls in Wollondilly DCP 2011 for the location, size and design of way-finding, informational, interpretive and advertising signage to prevent a proliferation of unnecessary signs or insensitive signs.

Figure 89 Composite map based on Wollondilly LEP 2011 Land Zoning Maps 10B (top) and 11D (bottom) showing existing land use zones, with suggested deletion of 'Low Density Residential' north of Station Street and east of Menangle Road to retain views to historic core of Menangle Village. (Source: Wollondilly LEP 2011, **MUSEscape** Pty Ltd)

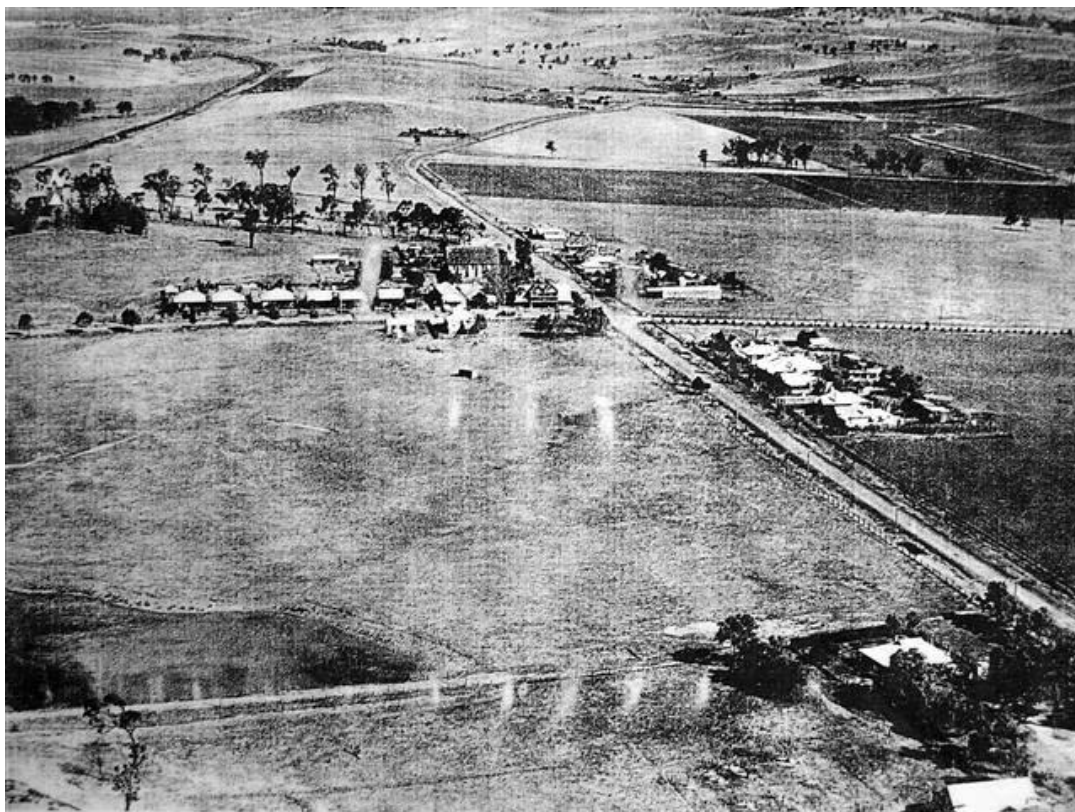


Figure 90 This aerial photograph shows the historic subdivision pattern of the village of Menangle post 1896. While there has been extensive residential subdivision south of Station Street in recent years, such subdivision north of Station Street would have a negative impact on the perception of the village as an historic settlement. If implemented, the approved residential strip subdivision along the northern side of Station Street and eastern side of Menangle Road would obscure the ability to read the historic cultural landscape. Visitors approaching from the north would be confronted by back fences, garden sheds and play equipment.

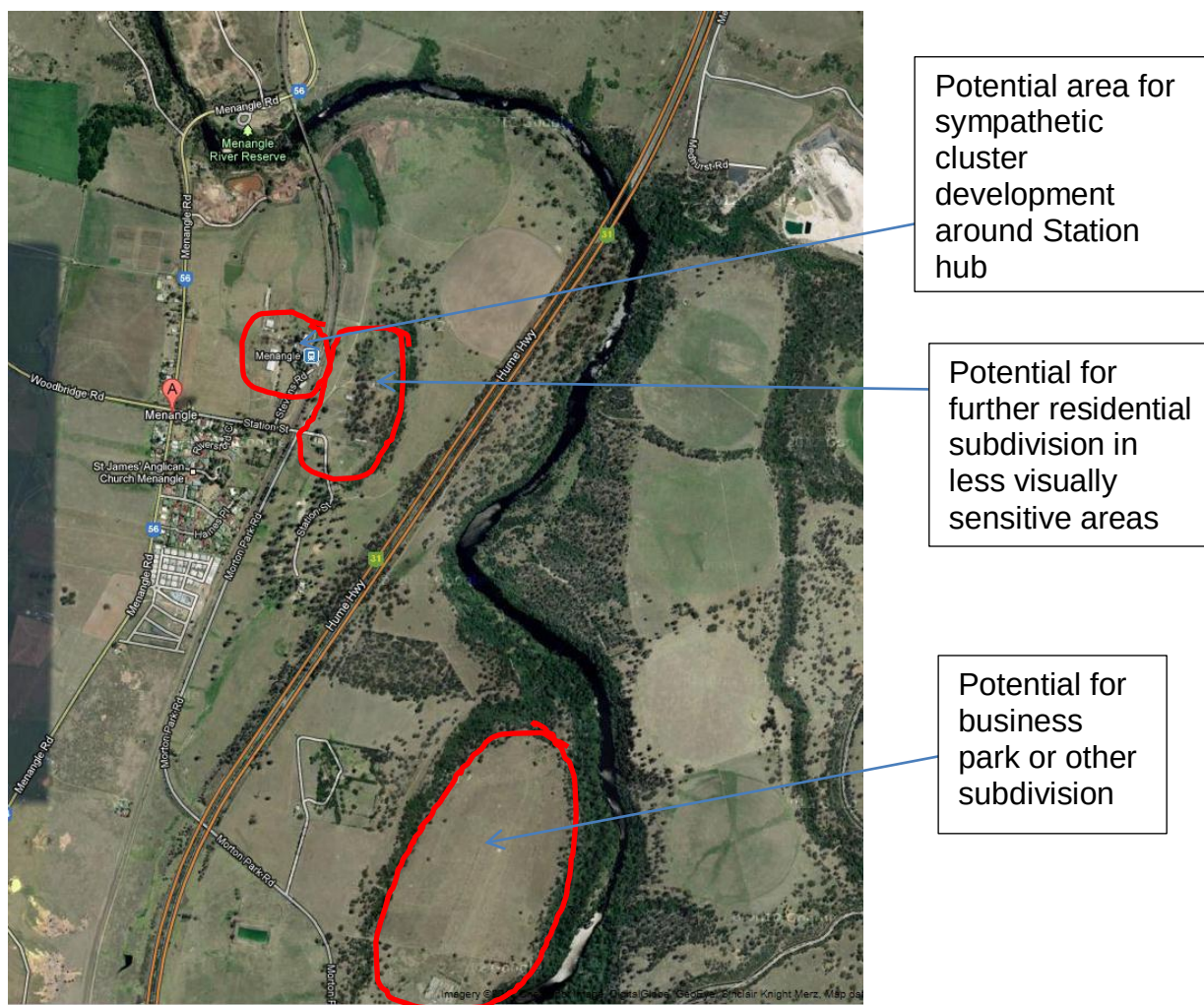


Figure 91 Aerial photo of area around Menangle showing potentially less visually sensitive areas for possible subdivision. (Source: Google Maps)

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9.5 Maps & Aerial Photographs

Wollondilly Shire Council provided the author with the following resources;
Map showing the locality and the Menangle Village Conservation Area as exhibited ; maps showing other potential boundaries for the landscape conservation area; aerial photographs of the area;
copies of State Heritage Inventory data sheets for listed items in the Menangle area;

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