Two depictions of magistrate Robert Lowe’s Birling (where the earliest buildings have now long since been removed) with the distinctive local rise of the Maryland knoll behind as a scenic backdrop. The painting is Anne Dadswell’s 1843 depiction while the photograph (c. 1880) is from a very similar vantage point. In the latter view, remnant woodland trees and the profiles of young Araucarian pines at Maryland are just visible along the horizon. Note Birling’s Agave americana clumps in both images. Also, after the 1843 painting the lower slopes of Maryland’s knoll had been cleared for the documented vineyards. (Images courtesy of the September 2016 Historical Archaeological Assessment of Casey & Lowe for the Lowes Creek Maryland precinct)
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Abbreviations used in this report:

C & L  Casey & Lowe (relating to the Non-Indigenous Archaeological Assessment report of September 2016 by Casey & Lowe Pty Ltd)
CMP  Conservation management plan
cv. (cvv.)  Cultivar (cultivars) (horticultural botanical references)
DPE  Department of Planning and Environment
EPA Act  Environmental Planning and Assessment Act (1979, NSW)
GB  Geoffrey Britton (relating to the Cultural Landscape & Visual Context Review report of September 2018 by Geoffrey Britton)
HAA  Hector Abrahams Architects (relating to the CMP (Significance and Policies) report of November 2017 by Hector Abrahams Architects Pty Ltd)
ICOMOS  International Council on Monuments and Sites (as in Australia ICOMOS)
ILP  Indicative Layout Plan
NSW  New South Wales
LCM  Lowes Creek Maryland (planning precinct)
LEP  Local Environmental Plan
LFA  LFA (Pacific) Pty Ltd (urban design and planning firm)
LGA  Local Government Area
OEH  Office of Environment and Heritage (NSW)
RMS  Roads and Maritime Services
SEPP  State Environmental Planning Policy
SHR  State Heritage Register
sp. (spp.)  Species (plural in parentheses) (botanical references)
subsp.  Sub species (botanical reference)

Figure 1  Location plan showing the study area for this report including the remnant estates of Maryland and Birling – south and north of Lowes Creek respectively. (Figure courtesy of Casey & Lowe, 2017)
1 Introduction

1.1 Background

In 2018, Geoffrey Britton was commissioned by the Department of Planning and Environment (DPE) to provide a cultural heritage-related review of the developing final Indicative Layout Plan (ILP) for the planning of the proposed Lowes Creek Maryland (LCM) Precinct (Figure 1) as well as a reconciliation between the ILP and the findings of several recent cultural heritage studies for the same precinct.

Additional to this, Mr Britton was also commissioned to undertake a specific cultural landscape and visual context study of the precinct in order to determine and document various historic landscape attributes. Many of these attributes have exceptional or high cultural value. As a result of this additional study, while also being engaged in the process of reviewing the ILP, a number of refinements to the structure plan were considered and, in some cases, incorporated into the developing ILP.

The following review then, makes use of the findings of the most recent cultural landscape study as well as key findings of several other studies from 2016 and 2017 (see Section 1.4 below).

1.2 European Origins of the Precinct

Within the Lowes Creek Maryland Precinct are the remnants of two historic agricultural estates with origins in British land grants from the 1810s under Governor Lachlan Macquarie. South of Lowes Creek is the western half of the former Nonorrah estate of engineer and grazier John Dickson (1774-1843) that later became Maryland under the next owner, and fellow engineer and philanthropist, Thomas Barker (1799-1875), while to the north of Lowes Creek is the remnant Birling estate of local magistrate Robert Lowe (1783-1832) (see cover images). Important estate components of both these early grant areas remain including early buildings and other structures, archaeological resources (both Aboriginal and European), plantings, layout, views and picturesque pasturelands.

1.3 Planning Context (South West Growth Centre)

Following the designation by DPE of these two remnant estates as future components of the broader South West Growth Centre lands, the then NSW Minister for Planning entered into a contractual agreement (2014/6825 Lowes Creek and Maryland Parts Precinct Planning Agreement 1) with the current owners and developers to rezone the Precinct from rural to urban. The planning agreement was authorised under Division 6, Part 4 of the Environmental Planning and Assessment (EPA) Act 1979 while the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 will give effect to the land use controls for the precinct.

As a key part of the process of developing the planning proposal for the Lowes Creek Maryland Precinct, an Indicative Layout Plan is required that shows where proposed new land use zoning emphases are to be located in relation to the retained components (including interpretive curtilages) of Maryland and Birling as well as in relation to adjacent urban planning precincts within the broader South West Growth Centre area. For the LCM Precinct, a mix of residential, institutional, recreational/open space, infrastructure and some commercial and retail land uses are proposed. The ILP proposal is discussed further in Section 4.

1.4 Previous Cultural Heritage Studies

The most recent European cultural heritage studies for the LCM Precinct include a February 2017 Conservation Management Plan (CMP) report for both Maryland and Birling by Tropman & Tropman Architects; a September 2016 Historical Archaeological Assessment report of both former estates by Casey & Lowe; a November 2017 CMP (Significance and Policies) for both
former estates by Hector Abrahams Architects (HAA); and the September 2018 review of the LCM Precinct cultural landscape and its visual context by Geoffrey Britton.

Responding to the findings of these heritage studies, the Heritage Division of the Office of Environment and Heritage (OEH) proposed a heritage curtilage for the Maryland estate that covers the elevated land (on which the main homestead, outbuildings and former winery are located), the Home Farm (with remnant dairy complex) and view lines to and from the former northeastern gatehouse. Additional curtilage areas are proposed to cover the two historic Birling homestead sites. The OEH’s total heritage curtilage is shown on the ILP (Figure 3) for the Precinct.

In 2000, Maryland was included in a broad survey of Colonial (pre-1860) cultural landscapes within the Cumberland Plain and adjacent areas by Colleen Morris and Geoffrey Britton on behalf of the National Trust of NSW (Australia) for the then Heritage Office.1 One of the findings of this study was that the whole cultural landscape (including buildings and archaeology) qualified for listing on the State Heritage Register (SHR) and should be listed as soon as possible.

All of these studies are independently consistent in their conclusions about the importance of the former Maryland estate and its ability to demonstrate its qualification for listing on the SHR. Where considered, the studies are similarly in agreement about the status of the former Birling estate as also warranting consideration for SHR listing. Together with other early European estates remaining throughout the Camden Local Government Area (LGA), these two remnant estates make up a highly significant Colonial-era cultural heritage resource of importance at a State, and probably even National, level.

The emphasis of this review is on European cultural landscape heritage and does not include a review of known and potential sites of Aboriginal cultural landscape heritage. The latter aspect of the LCM Precinct has been reviewed by Extent Heritage Pty Ltd. Their various findings and recommendations are described in a report of December 2017.2

1.5 Heritage Listings/Recognition

In relation to past recognition of the heritage values of Maryland, there are a number of listings (statutory and non-statutory). The Camden Local Environment Plan (LEP) 2010 currently lists Maryland as Item 1 (of Local environmental heritage) under Schedule 5 (Figure 2). However, in the context of the various heritage studies over recent years this listing should be revised as Maryland is demonstrably of State environmental heritage significance. To this end, a SHR nomination for Maryland was lodged with OEH in 2018 by the owners and is currently under consideration.

A further two heritage listings of Maryland have been made by the former Australian Heritage Commission through the Register of the National Estate and the National Trust of NSW (Australia)(non-statutory).

Remnant historical components of Birling – standing structures, layout and archaeological resources - are presently not recognised on either the LEP or the SHR though these too can be demonstrated to satisfy the nomination requirements. The 1812 Birling site is demonstrated to be of State heritage significance. The various 1930s components of the former estate (1937 homestead, garage and stables) justify listing as Local items of environmental heritage in the Camden LEP.

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1 Colleen Morris & Geoffrey Britton, Colonial Cultural Landscapes of the Cumberland Plain, on behalf of the National Trust of Australia (NSW), Unpublished report in 3 volumes, 2000
2 Extent Heritage, Lowes Creek and Maryland Part Precinct: Aboriginal Cultural Heritage Assessment Report, December 2017
1.6 Authorship and Acknowledgements

Geoffrey Britton is the author of this report and acknowledges the assistance and contributions of the following people.

Evelyn Ivinson, Manager, Land Release, Department of Planning and Environment
George Koshy, Director, Land Release, Department of Planning and Environment
Grace Macdonald, Senior Precinct Planner – Land Release, Department of Planning and Environment
Renee Coull, Senior Planning Officer – Land Release, Department of Planning and Environment (formerly involved with the LCM precinct and for the initial project briefing)
Louise McMahon, Strategic Planner, Camden Council
Martin Cooper, Team Leader, Growth Areas, Camden Council
Isaac Clayton, Formerly Heritage Advisor, Camden Council
David Hoffman, Senior Heritage Operations Officer, Heritage Division, Office of Environment and Heritage (formerly reviewing the LCM precinct)
Stuart Read, Senior Heritage Operations Officer, Heritage Division, Office of Environment and Heritage (currently reviewing the LCM precinct)
Stephen Anders, Director, LFA (Pacific) Pty Ltd
Shilpa Singh, Urban Designer, LFA (Pacific) Pty Ltd
Stephen Blaxland, Director, BN Group
David Hazlett, Managing Director, Cameron Brae Group (Land owner and developer)
Arnold Vitocco, Director, Macarthur Developments (Land owner and developer)

Figure 2 Heritage Map – Sheet HER_006 of the Camden Local Environmental Plan 2010 showing the listed Item 1 (Maryland) area under Schedule 5. No items are currently listed in the Camden LEP for the former Birling estate. (https://www.legislation.nsw.gov.au/#/viewEPI/2010/514/maps)
2 Cultural Significance

2.1 Maryland: Summary of Findings

Over the last two to three years, a number of studies and listing nominations have provided statements of significance to describe the cultural value of the remnant Maryland estate. These include the Camden Local Environmental Plan 2010 listing; a State Heritage Inventory listing of 2015 (now replaced by the current SHR nomination material); Casey & Lowe’s 2016 report; and that of Tropman & Tropman (2017). As part of the Hector Abrahams Architects (HAA) study of 2017, all of these statements of significance were restated then collectively encapsulated within a ‘synoptic statement of significance’ that included additional material where appropriate. This latter statement is given below:

Maryland is State significant as a highly intact major mid-19th century rural estate, built on an 1815 grant of 300 acres within the Cumberland Plain which continues as a working estate. It is closely associated with the two families, that of prominent 19th-century engineer, businessman and philanthropist Thomas Barker who established the estate, as well as his son and local identity, Thomas Charles Barker. The estate was then occupied Annie and Elizabeth Thomson, who were prominent in the local community and the dairy industry. The Barker and Thomson families owned Maryland until 2012, while members of the Thomson family continue to live in the homestead, a total of c.160 years of continuous occupation by two families.

It occupies a prominent hilltop location forming an important reference point in the local area, further emphasised by the conspicuous old Araucaria pine plantings and gate lodge along the Northern Road. The homestead and associated estate layout, gardens and plantings have characteristics of the Summit Model of homestead siting within an intact rural landscape setting fundamental to its interpretation. The traditional rural landscape character and its setting is largely uncompromised.

Maryland retains the nineteenth century estate layout and design by engineer Thomas Barker and his son Thomas Charles Barker. It contains an outstanding group of estate buildings including homestead, two gatehouses, winery buildings, a Home Farmhouse and associated stables and coach house, store building, several dairy buildings, a hay barn and many minor structures. The winery and store may be the oldest winery buildings in Australia.

Maryland is a rare example of mid-19th century gardening design and remains an historical resource in its remnant gardens and vineyards. Other historically related rural landscape elements beyond the homestead may still be appreciated in relation to it, including the driveways, Home Farm, creek lines, fence lines, in a considered arrangement. It retains important traditional historic views to and from The Northern Road.

The potential archaeological remains at Maryland are likely to include material associated with domestic occupation of the Barker and Thomson families, their household staff/servants, the archaeology of the workers and their families, notably those of German heritage, the nature and use of the winery and farm buildings, and the landscaping of the garden and vineyard. This has created a complex and layered landscape; much of which is visible but there are also buried and disused aspects to the place which archaeological analytical and spatial approaches could allow for further definition and understanding.

The potential archaeological remains have historic significance through their association with larger themes including the development of wine growing and dairy farming in the local area, German migration to NSW and everyday life on a large farm and ‘gentleman’ estate’. They also have
archaeological research significance through their ability to address various research questions related to rural domestic life, farm and winery practices and technology, and the rural landscape. The potential archaeological remains could provide material for comparisons both within different houses on the site, and with other sites.

It offers an outstanding landscape archaeological resource with its extensive remnant vineyard fields and other remnant functional and ornamental plantings.

It has a high potential to yield information about the technology of nineteenth century building construction and the function of farm buildings.

The estate is highly representative of a nineteenth century estate, being complete, integrated in design and intact.

Although longer, this HAA synoptic statement of significance probably better reflects the true nature and cultural value of the Maryland estate than that used for the 2018 SHR nomination.

2.2 Birling: Summary of Findings

Until recently, few studies have attempted to describe the cultural significance of the former Birling estate. The 2017 HAA report includes the statement of significance of Casey & Lowe. This is necessarily chiefly from an archaeological perspective, and also does not include information about the HH Young phase, yet it does provide a robust foundation towards an understanding of Birling’s cultural value. The Casey & Lowe statement of significance for the former Birling estate is given below:

The potential archaeological remains at Birling cover a period ranging from 1812 to the mid-1930s. Although their location is only approximately known, they are expected to be reasonably intact and legible. These remains are closely associated with Robert Lowe, who was a magistrate from 1815 up to his death in 1832. As a magistrate, Robert Lowe used his house and other associated buildings as an administrative centre, providing legal decisions, managing the convict system and interacting with local Aboriginal people as a government official. Other government officers lived on the site, including constables and, for a time, several soldiers during the frontier conflict of 1816. The archaeological remains of this period of the site are particularly unusual and closely associated with major themes in the history of NSW, in particular the administration of the convict system. Not only could the site provide information regarding day to day life during a formative period of British colonial expansion into the area, but it could also provide insights into the day to day administration of the area during this time.

After Robert Lowe’s death, the site continued to have a close connection with the Lowe family, until it was sold in 1881. In the early 20th century, the site was occupied by the dairy farmer D J Morrow and his family, as long-term tenants. The potential archaeological remains on the site include material associated with these extended periods of domestic occupation.

The potential archaeological remains at Birling are expected to be able to expand the archaeological knowledge of NSW. Those associated with the hybrid administrative/domestic phase (1815-1832), are particularly rare, as there were only a limited number of magistrates involved in the administration of the convict system in NSW at the time. The remains associated with the long term domestic occupation of the site are more common but the site is still notable as a non-Aboriginal domestic centre from 1812, shortly after large-scale, private colonial occupation of the area began. The potential archaeological remains have been assessed as being of State Heritage significance.
Additionally, the September 2018 Cultural Landscape & Visual Context Review by Geoffrey Britton resulted in the following statement of significance for the overall LCM Precinct’s cultural landscape:

The Lowes Creek Maryland planning precinct contains remnant cultural landscapes of considerable value to the Camden LGA and a broader NSW community. Maryland remains one of the most outstanding 19th century estate landscapes in NSW with its 1850s homestead and many of its early buildings (including stone winery structures) surviving along with integral pleasure grounds, vineyard slopes, large service garden, Home Farm, substantial gate ensembles and estate drives. Maryland can also demonstrate that, through its principal owner Thomas Barker, it was planned and designed with a view to sophisticated aesthetic purpose as well as viable agricultural enterprise (Humphry Repton’s classic ‘beauty and utility’3 – with the two ‘picturesque’ gate lodges and the remnant plantations along the southern drive testifying to planned serial aesthetic experiences in entering the estate before arriving dramatically at the homestead. Its large pleasure grounds heighten the visual prominence of the homestead knoll which is widely visible. All of these qualities reinforce the estate as a cultural landscape of considerable importance. These qualities also make Maryland rare within NSW.

Through its surviving fabric and layout, the Maryland cultural landscape retains strong and direct associational connexions with engineer, manufacturer, amateur gardener and philanthropist Thomas Barker along with his son Thomas Charles Barker and TC Barker’s wife Emily Macarthur Chisholm of Gledswood.

While most of the early Birling estate elements have been lost, there remains a potentially rich archaeological resource testifying to the 1812 homestead site with its associated outbuildings along with the western-most section of its original entry drive. These remaining vestiges testify to Birling’s original grantee, the local Colonial magistrate and farmer Robert Lowe.

Both Maryland and Birling remain as two of the earliest and longest continuously farmed estate remnants within the Cumberland Plain with beginnings in 1810s land grants through Governor Lachlan Macquarie.

Both Maryland and the old Birling core, are likely to hold considerable value and special cultural associations for various contemporary communities of interest both within the Camden LGA and within NSW more broadly. The locally conspicuous Maryland homestead knoll is likely of some value for a large number of passing travellers as a local Bringelly landmark and cultural reference point along The Northern Road.

### 2.3 Implications

Using the standard NSW heritage assessment criteria espoused by the OEH, the HAA 2017 report summarised the nature and degree of cultural significance of both Maryland and Birling in a table that is reproduced below.4

<table>
<thead>
<tr>
<th>NSW HERITAGE ASSESSMENT CRITERIA</th>
<th>BARKER’S MARYLAND</th>
<th>THOMSON’S MARYLAND</th>
<th>LOWE’S BIRLING</th>
<th>HH YOUNG’S BIRLING</th>
</tr>
</thead>
</table>

4 Hector Abrahams Architects, Maryland & Lowe’s Birling CMP Revised Policies, November 2017, pp. 23-24
<table>
<thead>
<tr>
<th>Criterion (a) An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area)</th>
<th>STATE</th>
<th>STATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>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 cultural or natural history (or the cultural or natural history of the local area)</td>
<td>STATE</td>
<td>LOCAL</td>
</tr>
<tr>
<td>Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in local area)</td>
<td>STATE</td>
<td>LOCAL</td>
</tr>
<tr>
<td>Criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons</td>
<td>LOCAL</td>
<td></td>
</tr>
<tr>
<td>Criterion (e) An item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area)</td>
<td>STATE</td>
<td>STATE</td>
</tr>
<tr>
<td><strong>Criterion (f)</strong> An item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area)</td>
<td>STATE</td>
<td>STATE</td>
</tr>
<tr>
<td>-------------------------------</td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Criterion (g)</strong> An item is important in demonstrating the principal characteristics of a class of NSW’s cultural or natural places or environments (or a class of the local area’s cultural or natural places or environments)</th>
<th>STATE</th>
<th>LOCAL</th>
<th>STATE</th>
<th>LOCAL</th>
</tr>
</thead>
</table>

Section 5 of the HAA report explains the reasons for these rankings (either for Local or State heritage significance) with respect to the overall properties. It also includes a table ranking the relative significance of various individual components of the properties.⁵

An obvious, and particularly important, implication demonstrated by the table above is that both the Maryland property and Birling 1812 site amply satisfy the OEH’s criteria for understanding the places as being of value to the State of NSW and, as a consequence, justify their listing on the State Heritage Register.

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⁵ Hector Abrahams Architects, November 2017, pp. 27-28
3 Summary of Policy

In this review of the ILP with respect to recent heritage studies, not only is it necessary to consider the assessed cultural significance of the Lowes Creek Maryland Precinct, it is also important to consider the policies that have been methodically developed for the two former estate areas that comprise the LCM Precinct. Policies in relation to places of cultural significance are usually developed on the basis of the assessed significance as well as other factors such as legal obligations (the Camden LEP 2010 for example), the condition and intactness of the place and external influences (the NSW Government’s commitment to transform this rural landscape to an urban one for example).

For the purposes of this ILP review, the policy section (Section 8) of the HAA 2017 CMP is used as the basis of consideration. Policies are structured according to categories suggested in the Burra Charter of Australia ICOMOS: Fabric and Setting; Use; Interpretation; Management; Control of physical intervention in the fabric; Future developments; and Adoption and Review [of the CMP].

Much of the cultural significance of these places is embodied in the intact and surviving fabric that includes constructed and planted elements (and also encapsulates historic layout). Both the fabric and setting encompass spaces (including architectural and landscape spaces along with vegetation) as well as historic visual relationships and historical associations with the site. The chief policies covering these estate components, as stated in the HAA 2017 CMP, are briefly summarised below.

3.1 Assessed Components

All identified items assessed as having either Exceptional or High cultural value, are to be retained and repaired (HAA Policy 4) while all items assessed as having Moderate cultural value are to be retained and repaired as much as possible (HAA Policy 5). The retention of those items graded as having Low cultural value is discretionary (HAA Policy 6) and where items are assessed as being of an Intrusive nature, their removal (as much as possible) is recommended (HAA Policy 7).

3.2 Use

In relation to the use of the Maryland and Birling properties, the continuation of the original use of the places as working rural estates is preferable though, where this is not possible, new uses that have less impact on the precinct as a whole are more preferable to those with the potential for more impact (HAA Policy 8). Use of the historic names Maryland, Birling and Lowes Creek should be continued (HAA Policy 10).

3.3 Interpretation

The cultural significance of the Maryland and Birling estates should be interpreted to present and future generations through conservation and an interpretation strategy focussing on the Maryland estate as a whole, the 1812 Birling site, each identified landscape space as well as the restoration and/or reconstruction of missing elements of Exceptional value (HAA Policy 11). In relation to future urban development, HAA Policy 23 indicates the need to maximise potential opportunities to interpret the existing historic layout of the estates within the new urban layout. Note too that the first, and most important, parameter of any interpretation approach is to ensure the appropriate conservation of those elements of Exceptional and High cultural value

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6 Hector Abrahams Architects, November 2017, p. 61 foll.
7 Australia ICOMOS (International Council on Monuments and Sites) is a peak body of cultural heritage conservation management professionals. The Burra Charter was adopted by Australia ICOMOS to provide guidance for the conservation and management of places of cultural significance and is based on the knowledge and experience of Australia ICOMOS members.
that already remain especially those that are intact (alluding to HAA Policies 4 to 7). The retention and use of original fabric and layout (as well as retention of long-appreciated views) is always of a much higher priority than the reconstruction of those elements or belated depiction of them by way of virtual reality.

3.4 Management

The most appropriate future management of the LCM Precinct is that which best facilitates the effective conservation of its significance for present and future generations. This would include a management structure that effectively manages the place’s significance over time and during change (HAA Policies 17 and 12), provides for appropriate further research to refine or expand the current understanding of significance (HAA Policy 13), provides for necessary archaeological investigations (HAA Policy 14) and that ensures further CMPs are undertaken for all estate components (including movable heritage) of Exceptional and High cultural significance (HAA Policies 15 and 16).

3.5 Control of Intervention

In relation to unavoidable change within the precinct, firstly, obligatory archaeological works plans with respect to Aboriginal or European archaeological resources, would inform the nature and extent of future site interventions (HAA Policy 18) along with, secondly, more detailed architectural directions (eg Table at HAA Section 8.5, pp. 65-66) for any mandatory upgrade works to significant buildings (HAA Policy 19).

3.6 Future Developments

The HAA CMP acknowledges the likely future urban context of the LCM Precinct and provides policies that address the location or layout of future urban development (HAA Policy 20), the potential range of development type options (HAA Policy 21) and the need for development principles to minimise negative impacts on the heritage significance of the precinct (HAA Policy 22).

3.7 Adoption and Review

As a key part of the future management of the precinct, HAA Policy 24 advocates the adoption of the HAA CMP as the basis of conserving the precinct’s significance while ensuring the CMP’s scope, focus and effectiveness is reviewed at appropriate periods.
Figure 3 ILP 09 for the Lowes Creek Maryland Precinct (LFA & Department of Environment and Planning)
4 Planning Proposal

4.1 Indicative Layout Plan (ILP) 09

The proposed Indicative Layout Plan 09 (Figure 3) effectively ensures that the existing pastoral landscape of the LCM Precinct is transformed to a predominantly urban landscape. The ILP retains the Precinct’s principal creeklines (Lowes Creek and its main tributaries) as a network of riparian corridors with substantial contiguous open space (mainly playing fields) and drainage areas across the lower-lying elevations. The Maryland knoll and ridge system is proposed to be retained in its current or traditional landscape character. Elevated land further to the west is proposed as low density (15 to 25 dwellings per hectare) residential zoning with the highest outer edges zoned as Environmental Living (residential with a maximum of 10 dwellings per hectare). The ILP shows the majority of the Precinct developed for low and medium density housing with typical urban infrastructure to support it.

The following section broadly reviews the ILP proposal in relation to the LCM Precinct before specific considerations are reviewed for each identified heritage attribute in Section 6.

4.2 Detailed Considerations

4.2.1 Town Centre

A town centre for the LCM Precinct is proposed to be located between Lowes Creek and the Maryland knoll. Typical of other such retail/commercial nodes, the town centre would involve large plate buildings comprising multiple storeys – particularly so where a residential component is proposed in conjunction with the town centre. A maximum of six storeys is possible for the residential structures associated with the town centre. View lines over these buildings from the Maryland knoll would be maintained.

While large plate buildings are proposed to be located within traditionally important view lines of the Maryland homestead and knoll, the ILP concept seeks to minimise adverse impacts by organising the main town centre buildings into a ‘wedge’ form where the closest structure to the homestead is also the narrowest end of the town centre. As the natural ground levels in this area descend towards Lowes Creek, the change in gradient is proposed to ‘hide’ at least one level of the new buildings.

The ‘L’-shaped configuration of the town centre would partially encompass the Home Farm area. An obvious implication of this is that the transition between the town centre buildings and the Home Farm needs to be designed with care to avoid an abrupt contrast in scale and massing between the two.

To the west of the town centre a wedge-shaped area of open space is proposed that would link the Maryland homestead curtilage area with Lowes Creek – a desirable relationship.

4.2.2 Maryland Homestead Complex and Dairy/Home Farm Group

Both the Maryland homestead group – located along the knoll – and the Home Farm are shown to be within a designated ‘Heritage Curtilage’ area. Most of this curtilage also coincides with a zoning as a privately owned Recreation Area (heritage site). The curtilage area relates specifically to heritage listing nominations currently being considered. Importantly, the curtilage area includes the 19th century Engine Pond and shed to the east of the knoll that were crucial components of the irrigation system for Maryland’s pleasure grounds, orchards and kitchen gardens. Additionally, the Maryland curtilage area extends to the east to include the 19th century southern carriage drive route from The Northern Road and associated remnant 19th century plantations. The curtilage also extends from the Home Farm to the former lower gate lodge at The Northern Road.
A local road traverses the Maryland homestead area to the north at the bottom of the knoll while another local road straddles the southern part of the same landform dividing the private area from a proposed public park to the south where remnant woodland trees are to be retained. Another public park is proposed adjacent Maryland’s lower eastern pleasure grounds and a collector road.

### 4.2.3 Birling Sites

Within the Birling property, both the 1812 and 1937 Birling homestead sites are shown to be within heritage curtilages that are further encompassed by recreation areas. The 1812 site is within a designated public open space reserve to be managed by Camden Council while the 1937 homestead site is within a privately owned area adjoining a Council open space reserve. In each case the reserves are defined by local roads with mostly low density housing development adjacent.

Importantly, in the case of the 1812 Birling site provision is made in the ILP for the conservation of the historic alignment of a remnant of Robert Lowe’s early carriage drive between the two Birling homestead sites. The ILP also makes provision for the retention of the important view line between the 1812 Birling site and the Maryland knoll.

### 4.2.4 The Northern Road Frontage

The ILP proposes mainly residential development along The Northern Road frontage to the LCM Precinct with some limited commercial, retail, bulky goods and utility land uses. Entry points to the precinct would change with three new entry intersections currently being built by the RMS. The two traditional entry points off The Northern Road to Maryland would be abandoned though the alignment of the southern carriage drive is shown to be retained and incorporated in local path networks adjacent to a local road.

The perceived landscape character of the Precinct will change with the proposed changes to land uses along The Northern Road however this needs to be put into the context of the adjacent creek tributary being reconstructed with full height riparian vegetation. This is explored further in **Section 4.2.6** below.

### 4.2.5 Residential Zones

Much of the development within the LCM Precinct is proposed to be zoned as residential land uses of mostly low density housing with the remainder, with one exception, as medium density housing. The exception is between the eastern tributary and The Northern Road where the ILP shows two limited areas of high density residential zoning (40 to 60 dwellings per hectare). The southern such area is associated with a land use zoning for Mixed Use that forms a ‘gateway’ into the Precinct with a vista to the Maryland knoll. The northern area of proposed high density residential zoning lies between proposed medium density housing and an area that contains public open space and a small area of private land that retains Maryland’s former lower gate lodge.

Also throughout the Precinct, local parks - complimented by the playing fields and drainage reserves - are located for most residential neighbourhood groups.

### 4.2.6 Riparian Zones

The ILP proposes that Lowes Creek is retained as a major drainage line with its locally indigenous riparian vegetation conserved and enhanced. A series of stormwater basins are also proposed to assist in mediating the flow of stormwater drainage from the residential catchment areas into Lowes Creek. The two main Maryland tributaries draining to Lowes Creek – presently largely cleared and degraded - are proposed to be reconstructed and replanted with locally indigenous riparian vegetation that will desirably enhance biophysical values as well as assist in screening some of the proposed development from the Maryland homestead group. As
part of the reconstruction of the Maryland tributaries, the two large dams (built in the 1960s), including their long dam walls, would be removed.

The vegetation occurring naturally along these watercourses comprises some tall canopy species such that, where continuous, the riparian vegetation has the potential to confine views of the open areas beyond. With the proposed vegetative reconstruction of the eastern-most tributary of Lowes Creek within the former Maryland estate, the number and extent of views into the estate area from The Northern Road will be reduced. Instead, proposed development next to The Northern Road will be more emphasised with a tall riparian vegetation backdrop. This will also affect views between the former lower gate lodge and both the Maryland knoll and the Home Farm.

4.2.7 Proposed School & Community Centre Zones

A combined primary and secondary school is proposed in the ILP with its site nominated to the northeast of the Maryland homestead, in close proximity to playing fields and the town centre. The schools would likely involve separate buildings and the high school component may entail a structure over several storeys. Depending on its height and massing, the taller school buildings may impinge on key views from the Maryland knoll and homestead area – particularly as a potential backdrop to traditional views of the Home Farm. (These views from the knoll to the Maryland Home Farm have been identified as historically important visual connections.)

4.2.8 Roads

To support the development of proposed new land uses within the LCM Precinct, a substantial network of roads is planned throughout the Precinct ranging from local roads to collector and sub-arterial roads. The latter roads are also planned to eventually connect into adjoining land release areas.

Collectively, all of these planned roads will reinforce the urban nature of the new landscape and will necessarily entail other components of standard road engineering infrastructure – signs, light fixtures, drainage culverts and kerbs and gutters along with, in some locations, traffic lights, bridges and medians.
5 Reconciliation of ILP with Assessed Significance and Policy

5.1 Significance

5.1.1 Maryland

The ILP shows most of the proposed urban development to occur over the low gradient, flat lands of the former Maryland estate area. Of particular interest to the estate elements assessed as having high or exceptional cultural significance are the proposed development areas between the Lowes Creek tributary to the west of the Maryland knoll through to Lowes Creek in the north and The Northern Road in the east. Cultural landscapes encompassed by these areas chiefly include the knoll area, broad-acre paddocks, the Engine Pond area, the 1960s dams, riparian zones and the Home Farm group.

Section 2 included statements of significance that indicated the value of these broad-acre pastoral landscapes as having considerable cultural value as important components of the traditional rural setting of the Maryland homestead group and the adjacent Home Farm. Also the extant evidence of Maryland being a deliberately designed estate with a view to demonstrating both sustainable agriculture and aesthetic excellence, places it in an exceptional cultural value category (GB Cultural Landscape & Visual Context Review, 2018). The HAA CMP report has assessed each of the broad-acre rural spaces around the homestead knoll as being of exceptional significance (HAA CMP Appendices 9.1 and 9.2). The findings of the HAA CMP are independently corroborated in the 2018 Cultural Landscape & Visual Context Review.

Various components of the ILP proposal are now considered with respect to the Maryland cultural landscape – particularly the broad-acre spaces surrounding the knoll – and potential impacts arising from the proposed development components. The structure of this review is based on the order of proposed ILP components provided in Section 6 of the HAA CMP (from p. 36). In each case the potential for heritage impact is considered. This is necessarily reviewed by comparing the proposed development component with the rural cultural landscape that has been a feature of these estates for about 200 years.

* Sub-arterial and collector roads

The ILP shows sub-arterial and collector roads near the southern and northern boundaries of the precinct and to the west and east of, and roughly parallel to, the main Maryland ridgeline. These roads are generally proposed along land with up to medium gradients though with one section (at the southern precinct boundary) traversing the southern ridge of Maryland. The nature of these roads is defined as broad, highly engineered access corridors comprising large scale signs, high levels of flood lighting at night, numerous structures (such as poles) and a high level of noise. Substantial clearing is required in the vicinity of the corridors and in some cases road cuttings or embankments may be required.

Probable heritage impact: The HAA CMP indicates that the existing traditional rural landscape character will be substantially altered wherever the sub-arterial and collector roads are located within the Precinct. As a result, the heritage impact is likely to be severe.

* Residential zones

Proposed residential zones make up the highest proportion of new ILP land uses within the LCM Precinct and would replace most of the existing open pastureland and traditional farming within the Precinct. These are comprised of ‘low’ and ‘medium’ density detached housing as well as forms of ‘high’ density housing. In each case, the HAA CMP indicates these types of land use will result in new “streets of uniform character due to common traffic design standards” along with other traits of urban uniformity such as “common setbacks and [a] regular size of houses” or an “undifferentiated character of mass market apartment design, regular floor plate design and standard design of car parking modules”. Generally, residential development in this
context requires extensive clearing of any remaining woodland vegetation, levelling to ensure adequate benches for building, filling over the smaller creek tributaries with their drainage function replaced by underground pipes and the new streets characterised by regular lighting structures and street signs.

Probable heritage impact: The HAA CMP indicates that the existing traditional rural landscape character will be substantially altered wherever residential zones are located within the LCM Precinct. The resultant heritage impact is likely to be severe.

* Schools, open space, community facilities

The ILP proposes a public school within the LCM Precinct that would provide both primary and secondary level facilities. It is also highly likely that the school buildings will include multi-storey components. So even though the school zone is proposed to be located on relatively flat land to the northeast of the Maryland Home Farm and homestead group, the highest of the school buildings may impact on important views from culturally significant elements of the designated Maryland heritage curtilage (and possibly also within that of the former Birling estate).

Numerous designated community open space areas, of varying size, are proposed in the ILP. The nature of the open space areas is not known at this stage apart from the larger areas being likely to be used for playing fields meaning that they would be levelled, feature irrigated grass and be generally open (with minimal tree planting). Two of these larger areas of open space are in close proximity to the proposed school site. The main impact on heritage significance from the designated open space areas would arise from the change in landscape character – from a traditionally rural character to an urban, irrigated grass character. Depending on the choice of tree plantings within some of the suburban parks on areas of higher elevation, there may also be some impact on views from key sites such as the Maryland homestead group and knoll.

Probable heritage impact: Even though the public school site has some capacity to retain desirable remnant woodland vegetation and the designated open space reserves would be generally in areas of the lowest elevation, the existing traditional rural landscape character is still likely to be substantially altered within most of the precinct. The resultant heritage impact is likely to be locally severe.8

* Town centre retail

The ILP locates a town centre within the LCM Precinct just to the northeast of the Maryland homestead and knoll and to the immediate west of the Home Farm. The nature of the town centre is likely to comprise large plate, bulky, multi-storey buildings with roofs spanning large internal spaces. While a considerable amount of associated car parking is likely to be accommodated within the building footprint, it is likely that some car parking will need to be provided outside and around the periphery of the buildings. The HAA CMP anticipates the proposed new landscape character of this zone to feature a distinctly “built up, urban character due to commercial requirements for density, [to be] inward looking due to [the] preferment of cars as [the main] mode of address and [with the] air-conditioning of retail space”. Considerable clearing and excavation is likely for this zone. Also considerable architectural skill would be required in the design of the buildings – particularly their massing and detailing - where they are located adjacent the Home Farm with its characteristically low elevation, human scale and finely detailed buildings. High levels of night lighting (along with many supporting structures such as poles and stanchions) would be required for a town centre and there would likely be numerous signs and colourful graphics of a large scale to be easily read from a distance.

Probable heritage impact: The nature of the town centre dictates that the existing traditional rural landscape character will be substantially altered. The close proximity of the town centre

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8 The location and designated width of the school site in the ILP approximates the location and width of the former 1812 land grant to Michael Dowdell although the latter extended further north to Lowes Creek.
zone to the Home Farm as well as the Maryland homestead group and knoll will likely affect the
traditional rural curtilages of these 19th century estate components. The resultant heritage
impact is likely to be severe.

* Highway service centre & other road facilities

A highway service centre is proposed in the ILP to be located along The Northern Road in the
vicinity of a major new site entry near Maryland’s lower gate lodge. A ‘Bulky Goods’ zoning is
shown in the ILP next to the planned new entry to the Birling property off The Northern Road.
Buildings and structures associated with these land uses would be utilitarian in nature and,
depending on the type of use, they may be low rise (in the case of a petrol station) to tall and
bulky (in the case of warehouse style retail use). High levels of night lighting would be required
for road facilities and prominent large-scale signs and colourful graphics would be expected.

Probable heritage impact: The HAA CMP indicates that the existing traditional rural use and
caracter will be removed and that some historic visual relationships may be obscured. The
resultant heritage impact is likely to be locally severe.

* Substations & other above ground infrastructure

The ILP proposes an electrical substation to the south of the proposed highway service centre
along The Northern Road. Built elements associated with the substation are likely to be wholly
utilitarian in nature and, as a major component for the Precinct’s power provision, the site is
expected to be large and a dominant feature at this point in the local landscape. It is also
expected that other components of infrastructure would be present such as poles and
overhead wires leading out into the overall Precinct as well as other; smaller structures, such as
those for sewerage substations, may also be expected elsewhere within the Precinct.

Probable heritage impact: The HAA CMP indicates that the existing traditional rural landscape
character will be substantially altered wherever large components of engineering infrastructure
are located within the precinct. The resultant heritage impact is likely to be locally severe.

5.1.2 Birling

The Birling estate landscape is naturally very similar to that of the Maryland estate with the
exception that the principal central ridgeline (on which the 1812 and 1937 homesteads were
built to exploit views) is of a lower elevation than that of Maryland. As a consequence, the
extant Birling structures of assessed high cultural significance are relatively less visually prominent
within the local landscape. Unlike the Maryland estate where various forms of land use are
proposed (along with a heritage curtilage encompassing the main ridgeline, the Home Farm and
other 19th century estate components), fewer types of urban transformation are proposed for
the former Birling estate. Though the ILP shows these to be proposed across almost the entire
estate area. Proposed residential zoning is shown, for example, to extend from behind a retail
zone at The Northern Road to the western hills and from the northern precinct boundary to
Lowes Creek. The proposed uniform suburban patterns are varied by local open space reserves
and various kinds of stormwater drainage basins.

Areas of particular interest are the zones around the former 1812 homestead group, the 1937
homestead site and the section of remnant carriage drive between the two complexes. Beyond
these, the existing open rural landscape remains a characteristic traditional setting for the two
sites and at places along Lowes Creek there also still remain some traces of 19th century crop
cultivation patterns. The HAA CMP report has noted two broad landscape spaces associated
with the Birling estate – an eastern space from the historic carriage drive to The Northern Road
and a larger western space from the 1812 Birling site to the western boundaries. The former
space is assessed as having exceptional cultural significance while the latter is assessed as being
of high significance (HAA CMP Appendices 9.1 and 9.2).
Various components of the ILP proposal are now considered with respect to the Birling cultural landscape and potential impacts arising from the proposed development components. Again, the structure of this review is based on the order of proposed ILP components provided in Section 6 of the HAA CMP (from p. 36). In each case the potential for heritage impact is considered in the context of a rural cultural landscape that has characterised the estate for about 200 years.

*Sub-arterial and collector roads*

The ILP shows sub-arterial and collector roads shared equally with the Maryland estate. As with the latter, these major roads are generally proposed along land with up to medium gradients with the nature of the roads defined as being broad, highly engineered access corridors comprising large scale signs, high levels of flood lighting at night, numerous structures (such as poles), a high level of noise and substantial clearing in the vicinity of the corridors.

Probable heritage impact: The HAA CMP indicates that the existing traditional rural landscape character will be substantially altered wherever the sub-arterial and collector roads are located within the precinct. As a result, the heritage impact is likely to be severe with a complete transformation of landscape character.

*Residential zones*

Proposed residential zones make up the highest proportion of new ILP land uses within the former Birling estate and would replace all of the existing open pastureland and its traditional farming. The HAA CMP indicates that the residential zones will result in new “streets of uniform character due to common traffic design standards” along with other traits of urban uniformity such as “common setbacks and [a] regular size of houses”. The proposed housing ranges between ‘Environmental Living’ zoning (a maximum of 10 dwellings per hectare) at the more elevated western edges of the Birling land through low density residential to medium density residential zonings.

Generally, residential development in this context requires extensive clearing of any remaining woodland vegetation, levelling to ensure adequate benches for building, filling over the smaller creek tributaries with their drainage function replaced by underground pipes and the new streets characterised by regular lighting structures and street signs.

Probable heritage impact: The HAA CMP indicates that the existing traditional rural landscape character will be substantially altered wherever residential zones are located within the precinct. The resultant heritage impact is likely to be severe with a complete transformation of landscape character.

*Open space, community facilities*

Various designated community open space areas, of varying size, are proposed in the ILP for the former Birling estate. Apart from being local neighbourhood reserves, the nature of the open space is not known at this stage though none are proposed as playing fields.

Probable heritage impact: Proposed open space reserves and designated stormwater basins will likely involve some earthworks and the transformation of the traditional pastureland to a more urban type landscape treatment. Possible exceptions may be the two former homestead sites where the 1812 site should be managed in a more rural setting and the 1937 site already has an established garden setting from the latter half of the 20th century. Given the cultural heritage importance of these two sites and their generally more elevated prospects, there is a possibility that, with a proposed public school and the town centre in the adjacent Maryland estate both having multi-storey building components, the new school and parts of the town centre may impinge on views from the 1812 and 1937 homestead sites.
In most cases the resultant heritage impact for the open space reserves and designated drainage basins is likely to be locally severe with the transformation of the local rural landscape character. Exceptions are expected to be the two former homestead sites though the traditional curtilages for these sites (involving changes to the surrounding pastoral landscape) would be expected to impact on their integrity.

5.2 Policy: Maryland and Birling

Having established a basis for understanding the cultural significance of the former Maryland and Birling estates, various policies have been devised for the purpose of managing this significance in the context of proposed urban development. In considering the ILP in the context of these policies, both the Tropman & Tropman CMP and the HAA CMP have been consulted and quoted in the following review. Additionally, recommendations contained in the Casey & Lowe Historical Archaeological Assessment are also referred to.

Both the Tropman & Tropman CMP and the HAA CMP recognise Maryland’s historic pastoral landscape setting as an important aspect of its cultural significance. This is reflected, for instance, in Policy 2.1 of the Tropman & Tropman CMP where it states “[m]anage the character of the subject site, which is that of a rural estate, to maintain the dominance of the homestead on the knoll surrounded by … open paddocks. This includes conserving the original setting which relates to the topography, open space towards Lowes Creek and distant views in the vicinity of the house”.9 Similarly, as noted in Section 3.1 above, the HAA CMP advocates the retention of “all components graded as of Exceptional and High significance” (Policy 4)10 where these are defined to include the characteristic estate landscape spaces around the Maryland knoll11. In reconciling the ILP proposal with these policies it is clear that there is some conflict. In this case the planning proposal for the Precinct’s urban transformation does not allow for the conservation of the major estate landscape spaces or, at least, not in their traditional rural landscape character.

Policy 8 of the HAA CMP calls, in the first instance, for the continuation of the original use of Maryland as a working rural estate.12 With the scale and nature of change envisaged by the ILP, the retention of Maryland as a traditional working farm would not be possible. New uses for the Home Farm, the various components of the Maryland homestead complex and the broader landscape spaces beyond would need to be found. The latter part of Policy 8 recognises the inevitability of future change by advocating “new uses that have less impact on the site as a whole are preferable to uses that have more impact”. Where the ILP is reconciled with this policy in relation to the broader landscape spaces, the main areas where the traditional site character is best retained (or restored) is within the designated ‘heritage curtilage’ for the Maryland core and Home Farm as well as along Lowes Creek and its main tributaries. Elsewhere, the ILP allows for the retention of open space as part of the allocated drainage reserves, parks, playing fields and surrounds to the school site however these would all involve a change to the intrinsic character of the open landscape areas.

As part of its recognition of future changes to the LCM Precinct landscape, Policy 20 of the HAA CMP establishes principles for the location of possible urban development in order to conserve estate components of assessed Exceptional and High cultural significance.13 The principles are to locate future development:

<table>
<thead>
<tr>
<th>Location</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Away from elevated lands of the estate boundary of Maryland and Birling as shown in Figure 13: Estate Boundary;</td>
<td></td>
</tr>
</tbody>
</table>

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9 Tropman & Tropman, Thomas Barker Estate: Maryland & Lowe’s Birling CMP, February 2017, p. 155
10 Hector Abrahams Architects, Maryland & Lowe’s Birling CMP Revised Policies, November 2017, p. 62
11 Hector Abrahams Architects, November 2017, Appendix 9.1, p. 87 and Appendix 9.2, pp. 94, 95 and 99
12 Hector Abrahams Architects, November 2017, p. 62
13 Hector Abrahams Architects, November 2017, p. 66-67
2. Away from land of the Lowes Creek Landscape Space as shown in Figure 14: Lowes Creek Landscape Space;

3. So as to conserve the prospect of Maryland as shown in Figure 16: Item 273 – Prospect of Maryland Homestead and Garden above farm;

4. To conserve the driveway to Maryland as shown in Figure 17: Item 263 – Driveway to Maryland;

5. Away from land comprising the Maryland Homestead and Garden as shown in Figure 18: Item 261 – Maryland Homestead and Garden Space;

6. Away from land comprising the Maryland Vineyard Slopes as shown in Figure 19: Item 266 – Maryland Vineyard Slopes 69;

7. So as to conserve the prospect of home farm as shown in Figure 20: Item 271 – Prospect of Home Farm;

8. So as to conserve the open character of the Home Farm and Alluvium Space as shown in Figure 21: Item 262 – Home Farm & Alluvium Space;

9. Away from the Birling 1812 site as shown in Figure 22: Birling 1812 Site;

10. So as to conserve the outlook from the 1937 Birling Homestead as shown in Figure 23: Item 266 – Outlook from 1937 Birling Homestead; and

11. So as to conserve historic visual relationships shown in Figure 24: Historic Visual Relationships.

Considering each of these principles in turn, the ILP allows for the conservation of the elevated spaces along the main Maryland knoll and ridge along with elevated land at the Precinct’s western boundary where a park is designated (Principle 1). Elsewhere along these elevated western fringes, the ILP provides for the lowest density residential development with an ‘Environmental Living’ zoning. However, the majority of land to which Principle 1 applies in the CMP (land 15m below Precinct ridges) is along the northern boundary of the Precinct where a mainly low density residential zoning is shown.

The ILP provides for the conservation of the Lowes Creek riparian corridor (Principle 2) and satisfies the intent of part of the policy. As much as the desirable reconstruction and restoration of Maryland’s eastern tributary riparian vegetation would allow, the view prospects noted in Principle 3 could be retained within the planning provisions of the ILP. The current 19th century carriage drive to Maryland from the south (Principle 4) is shown to be retained within the ILP but not the southern-most conjectural alignment of an earlier drive noted in the CMP. The evidence for this latter drive is purely based an early 20th century bridge crossing while the existing drive is known to have been in use at least from the 1870s. The elevated topography mentioned in the CMP in relation to this item is retained in the ILP as is the location of the bridge crossing within the tributary riparian zone.

The ILP provides for the retention of the Maryland Homestead and Garden spaces as described in Principle 5 as well as the Maryland Vineyard Slopes (Principle 6) as far as the extent of the former vineyards have been established. The view corridor of the Home Farm from the lower gate lodge (Principle 7) may be retained depending on the extent of reconstruction and restoration of Maryland’s eastern tributary riparian vegetation which is highly desirable. As noted earlier for HAA CMP Policy 4, the ILP does not provide for the retention of the broad alluvial pastoral spaces to the east and north of Maryland and its Home Farm (Principle 8). The ILP provides for the retention of the Birling 1812 site (Principle 9).
The view prospects from the 1937 Birling homestead to the eastern dam (Principle 10) are noted in the CMP as being of Exceptional significance however the dam was introduced in the 1960s and is proposed in the ILP to be filled and built over for housing. The longer range views from the homestead over Lowes Creek to distant prospects would be retained. Insofar as other desirable conservation actions allow (such as the reconstruction and restoration of riparian vegetation) the ILP allows for the retention of many of the historic visual relationships noted at Principle 11.

Further principles for mediating the heritage impact of future development within the Precinct are outlined by Policies 21 and 22 in the HAA CMP. Policy 21 refers to HAA CMP Figure 24 that summarises where the envisaged basic land use types could be sustained within the LCM Precinct. The ILP follows much of this advice with the exception of the eastern collector road being located next to the main Maryland curtilage area rather than further to the east as advised in the policy.

The HAA CMP Policy 22 sets out a number of principles with specific reference to each of the land use types envisaged in the ILP. The aim of the policy is to limit negative heritage impact. The table summarising the principles for Policy 22 follows.

<table>
<thead>
<tr>
<th>Type of Development</th>
<th>Requirements to conserve &amp; limit negative impact on significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sub-arterial &amp; Connector Road</td>
<td>Preserve existing topography of landform. Preserve significant proportion of existing trees.</td>
</tr>
<tr>
<td></td>
<td>Lay out roads in the zones shown, the eastern road to recreate the prospect of Maryland from the Northern Road, the western road to interpret the natural bowl topography of the western pastures landscape space of Maryland.</td>
</tr>
<tr>
<td></td>
<td>Tree Planting associated with the road is to be of a species endemic to the Cumberland Plain. The character of space is to be kept open, not converted to bushland.</td>
</tr>
<tr>
<td>Low density detached housing</td>
<td>Preserve existing topography of landform. Preserve significant proportion of existing trees.</td>
</tr>
<tr>
<td></td>
<td>Design of minor roads is to maximise visual links to the Maryland knoll and Lowes Creek, 1812 Birling Site, Birling homestead, and the estate boundaries.</td>
</tr>
<tr>
<td></td>
<td>Street Tree Planting is to be of a trees endemic to the Cumberland Plain.</td>
</tr>
<tr>
<td>Medium density detached housing</td>
<td>Preserve existing topography of landform. Preserve significant proportion of existing trees.</td>
</tr>
<tr>
<td></td>
<td>Design of minor roads is to maximise visual links to the Maryland knoll and Lowes Creek, 1812 Birling Site, Birling homestead, and the estate boundaries.</td>
</tr>
<tr>
<td></td>
<td>Street Tree Planting is to be of trees endemic to the Cumberland Plain.</td>
</tr>
<tr>
<td>High density housing</td>
<td>Preserve existing topography of landform. Preserve significant proportion of existing trees.</td>
</tr>
<tr>
<td>Location</td>
<td>Design Principles</td>
</tr>
<tr>
<td>--------------------------</td>
<td>-----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Design of minor roads</td>
<td>is to maximise visual links to the Maryland Knoll and Lowes Creek.</td>
</tr>
<tr>
<td>Set out large building</td>
<td>forms to be consistent with the principles of planning existing in the estate.</td>
</tr>
<tr>
<td>Any major frontages of</td>
<td>buildings are to address Maryland Knoll</td>
</tr>
<tr>
<td>buildings are to address</td>
<td>Maryland Knoll Street Tree Planting is to be trees endemic to the Cumberland</td>
</tr>
<tr>
<td>Maryland Knoll Street</td>
<td>Plain.</td>
</tr>
<tr>
<td>Design of minor roads</td>
<td>is to maximise visual links to the Maryland Knoll and Lowes Creek.</td>
</tr>
<tr>
<td>Design of minor roads</td>
<td>in the western pasturelands is to maximise visual links to the Maryland Knoll and</td>
</tr>
<tr>
<td>Design of minor roads</td>
<td>Lowes Creek.</td>
</tr>
<tr>
<td>Large building forms are</td>
<td>to be arranged to maximise open space character of the estate, and be consistent</td>
</tr>
<tr>
<td>Building forms are to be</td>
<td>with the principles of planning existing in the estate whereby buildings are</td>
</tr>
<tr>
<td>Building forms are to be</td>
<td>arranged orthogonally to each other.</td>
</tr>
<tr>
<td>Large building forms are</td>
<td>to be arranged to maximise open space character of the estate, and be consistent</td>
</tr>
<tr>
<td>Large building forms are</td>
<td>with the principles of planning existing in the estate whereby buildings are</td>
</tr>
<tr>
<td>Large building forms are</td>
<td>arranged orthogonally to each other.</td>
</tr>
</tbody>
</table>

Most of these principles apply to planning and design phases subsequent to the ILP though many of the proposed road alignments do acknowledge either the Maryland knoll or the two Birling homestead sites.

Dealing with interpretation of the Maryland estate, Policy 23 of the HAA CMP advocates “the need to maximise potential opportunities to interpret the existing historic layout of the estates within the new urban layout”. The historic layout of the Birling estate is largely not clear from the archival evidence though the section of drive linking the two homesteads does appear to be that established very early in the original Birling’s history. The alignment of this important access way is retained as a local pedestrian path in the ILP. Within the Maryland property, the eastern

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14 Hector Abrahams Architects, November 2017, p. 69
half of the 19th century southern carriage drive alignment is retained for local pedestrian access way while the western half is retained within the ‘heritage curtilage’ area of the Maryland estate core.

In relation to the western paddocks, Policy 15.2 of the Tropman & Tropman CMP calls for the interpretation of Dam 2 (c. 1930s) adjacent Lowes Creek and Dam 3 (c. 1956) northwest of the lower winery building. The ILP allows this through retention of the structure in the case of Dam 2 but not for Dam 3 though the latter structure is noted as having Low cultural significance in the HAA CMP.

In relation to archaeology within the Maryland property, an overriding recommendation is that “any proposed development within the Maryland curtilage site should consider how to minimise impacts on the potential archaeological resource.” Generally, any potential heritage impacts on Maryland’s archaeological resources are referred to Section 140 of the Heritage Act of NSW, 1977.

Archaeological recommendations for the Birling estate relate mainly to actions required subsequent to the ILP process. The recommendations include:

* A program of archaeological testing would clarify the nature and extent of the potential archaeological remains within the area in this report as being of moderate to high potential (the Birling 1812 site). Such testing would require a methodology and research design written by a suitably qualified archaeologist, and approval from the Heritage Division, Office of Environment and Heritage, in the form of either a S139 exception or a S140 permit.

* The area identified in this report as being of moderate to high potential (the Birling 1812 site) should not be subjected to earthworks such as grading without further archaeological investigation.

* The future management of the potential remains should be determined following the results of archaeological testing, in discussion with the Heritage Division, Office of Environment and Heritage. Public interpretation as part of any new landscaping may also be required.

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15 Tropman & Tropman, February 2017, p. 162
17 Casey & Lowe, Lowes Creek Maryland Part (Precinct), Rezoning, Historical Archaeological Assessment, September 2016, p. 142
18 Casey & Lowe, September 2016, p. 141
6 Findings for Individual items

The HAA 2017 CMP and the GB 2018 cultural landscape review identify a number of specific items of significance within the precinct – each with an individual significance grading - and each of these needs to be addressed in relation to the ILP proposal. With respect to the grading of significance for these estate components, those with an Exceptional or High grading will attract more consideration and may have more potential for negative impact while those of a Low grading will warrant less consideration. The following discussion mainly concerns items of assessed Exceptional or High cultural significance.

For each of the items reviewed, there are references to item numbers in either the HAA, C & L or GB reports. These reports should be referred to for both the item descriptions and the associated figures that locate the items within the LCM Precinct.

6.1 Buildings

6.1.1 Maryland Homestead Complex (HAA Items 1 to 11, 14, 20 to 22 & 33)

The ILP provides for the retention of the entire Maryland homestead group along with the contextual knoll. A final CMP for this important zone would guide future actions including any proposals for future uses, the restoration of significant structures and adaptation of existing structures relative to appropriate new uses and the removal of intrusive structures. Where appropriate too, the reconstruction of significant structures – such as some of the early gates that are beyond reasonable repair - may also be required in the CMP.

6.1.2 Maryland Home Farm (HAA Items 21 to 29)

The ILP also provides for the retention of the Home Farm area though there is an expectation that some limited forms of development would also occur within this area to enable a transition to the adjacent town centre. Some development would likely entail car parking areas and new buildings that are limited to a single storey and assume a form and scale that is sympathetic to the historic farm buildings. As with the Maryland homestead complex, the Home Farm area should be the subject of a final CMP that provides pertinent guidance on future actions within this zone.

6.1.3 Maryland Lower Gate Lodge (HAA Items 104 and 249)

The former gate lodge to Maryland at The Northern Road is retained within the ILP with a public park designated to its immediate west and with high density residential and ‘Mixed Use’ zonings to the north and south respectively. In this context the setting for the gate lodge is expected to change considerably however, the intended reconstruction and restoration of the nearby tributary riparian vegetation will also have some influence on the future character of the setting for the 1870s structure.

The former gate lodge is shown in the ILP as being within a privately owned area. The building should be the subject of a CMP with a view to removing later unsympathetic accretions and restoring and reconstructing the original building as required. The limited section of 19th century access drive to the south of the gate lodge should also be incorporated within the future development (possibly as a pedestrian access) while the planned open space reserve could be designed in a complimentary way to form a new setting for the gate lodge.

6.1.4 Maryland Engine Shed (HAA Item 202)

The remnant 19th century shed that housed the pump machinery for Maryland’s Engine Pond is shown in the ILP to be included within the privately owned ‘heritage site’ where a final CMP for
the Maryland site would form the principal guide for the conservation management of this building and its traditional setting (including the Engine Pond and any remnant machinery).

6.1.5 Birling Homestead Complex (c. 1937) (HAA Items 232 and 237)

The 1930s building group of HH Young, comprising the homestead, its associated motor garage and immediate enclosure, is proposed for retention within a designated open space reserve that would be privately owned. As the building group has been assessed as having exceptional heritage significance, it should be the subject of a CMP to guide its future conservation management including new uses and treatments for its substantial grounds. The ILP proposes a public park (managed by Camden Council) to the south of the homestead group along with additional parks on an axis to the Maryland knoll.

Existing woodland trees in the vicinity of the homestead group should also be retained as these form part of the group’s traditional setting. There is also an opportunity to design the adjacent parks in such a way as to compliment the homestead’s setting.

6.1.6 Birling Stables (c. 1937) (HAA Item 246)

The former Birling stables building (c. 1937) - located at the old Birling homestead site (see Section 6.2.1 below) - is proposed in the ILP to be retained within a designated open space reserve and reused for other appropriate purposes. The reserve would form part of the precinct's open space system managed by Camden Council. Both the former 1812 Birling homestead site and the HH Young stables building within this public park should be subject to a CMP to guide future actions (including interpretation) within the area. The CMP would necessarily be influenced by any archaeological considerations.

6.2 Archaeological Resources

6.2.1 Old Birling Site (HAA Item 247; C & L Item A9)

The ILP proposes a designated open space reserve to cover the area of the former Birling homestead complex from 1812. This is based on some limited surficial evidence of early brick paving and recycled stone in the vicinity of the existing buildings at the site. The actual extent of the former Birling homestead group area is not known and may need further archaeological investigation to determine whether the designated open space is adequate to cover the area of the Robert Lowe-era farm complex. The site is of considerable cultural value and should be the subject of a specific CMP to guide future actions within the area.

6.2.2 Maryland Possible Quarrying Sites (C & L Items A1 & A2)

These two items of interest are located along the main Maryland ridge, to the south of the ‘former entry cottage’ and close to the southern precinct boundary. Both items are retained in the ILP within the designated public reserve where there is presently a substantial copse of locally indigenous woodland trees. Both the trees and any remnant evidence of the quarries should be retained with the latter interpreted in any future actions considered for the park.

6.2.3 Maryland Bridge Site (HAA Item 206; C & L Item A4)

The current bridge and crossing point are located within the riparian corridor shown on the ILP so that their retention would not be affected by proposed adjacent development. However the bridge is not currently safe for public use of any kind and would need appropriate treatment to enable it to safely function as a creek crossing again – preferably only for pedestrian and bicycle use as part of a local neighbourhood recreation network.

6.2.4 Maryland Large Stone Cistern (C & L Item A5)

This item is located at the northern edge of the long winery store building behind the Maryland homestead and would be retained within the privately owned Maryland ‘heritage site’ where a
6.2.5 Maryland Feature (C & L Item A6)

This item relates to potential archaeological resources of an unknown building shown on an archival aerial photograph and demolished about 1970. The ILP includes the site within the privately owned Maryland ‘heritage site’ where a final CMP would provide advice regarding the future conservation of the potential archaeological resource.

6.2.6 Maryland Dairy Feature 1 (HAA Item 215; C & L Item A7)

This item concerns potential archaeological resources for a former building from the Barker period of ownership of Maryland. The item is located just to the north of the former farm manager’s residence and would fall near the northeastern corner of the designated Home Farm ‘heritage site’ within the ILP. As such the site could be retained intact and interpreted.

6.2.7 Maryland Dairy Feature 2 (C & L Item A8)

This item is located just to the east of the former farm manager’s residence and close to the eastern edge of the designated Home Farm ‘heritage site’ within the ILP. It is not clear if the evidence is of an earlier building or part of a disused cistern or septic system. The site may warrant further archaeological investigation to determine its cultural value before making further provisions for its retention within the ILP.

6.3 Cultural Landscape

6.3.1 Maryland Homestead & Grounds precinct (HAA Items 50 to 54, 261, 278 & 279)

Most of these items are located on (Items 50 to 54, 278 and most of 261) or around (Item 279 and part of 261) the Maryland knoll. As the ILP provides for the retention of the Maryland knoll, all significant items located along the knoll would be retained. The CMP states that the remnant timber gate ensembles (Items 278 and 279) are to be retained and properly conserved while HAA Item 261 (the landscape space enveloping the knoll and immediate flats) is mostly retained in the ILP apart from a section to the north of the knoll where the town centre, a local access road and a public park are proposed. A final CMP for this important central zone would guide future actions including any proposals for future uses and the restoration or reconstruction of grounds elements.

6.3.2 Maryland Home Farm & Alluvium on eastern creek precinct (HAA Items 203, 212, 259 & 262)

This section includes an item (Item 262 – the overall landscape space) where the ILP indicates there will be a transformative contrast between the existing pastoral landscape and a future urban landscape. While the ILP provides for the retention of the Home Farm area, within Item 262, it is anticipated that there would also be some limited forms of development due to its proximity to an adjacent town centre. However the surrounding open rural land would be fully changed with the ILP’s proposed town centre, residential, school and recreational land uses. As with the Maryland homestead complex, the Home Farm area should be the subject of a final CMP that provides pertinent guidance on future actions within this zone including the retention and conservation of remnant woodland trees noted in the GB 2018 Cultural Landscape Review.

HAA Item 203 or Dam 1 is the important 19th century Engine Pond and is shown in the ILP to be included within the privately owned Maryland ‘heritage site’. Item 212 refers to the substantial timber entry gate posts near the former lower gate lodge. The remnant entry structures may need to be relocated nearby in a meaningful way in relation to the limited remnant section of final CMP would include provisions for the future conservation of the structure. Interpretation of the structure as part of the Maryland ‘story’ would be paramount and any relevant conservation actions relating to the cistern would be guided by archaeological advice.
the northern carriage drive, the RMS widening of The Northern Road and proposed new land uses in this area. Notwithstanding the possibility of relocating the remnant entry structures, the gate ensemble should be repaired and, where necessary, reconstructed on the basis of advice in a final CMP. Another significant element in the vicinity of the former lower gate lodge is an old timber gate with beaded boarding (Item 259) that also be included within the advice of a CMP.

6.3.3 Maryland Driveway precinct (HAA Items 102, 204, 208, 263 & 284)

HAA Item 204 refers to the existing old southern carriage drive from The Northern Road to the Maryland upper gate lodge and homestead. The ILP provides for the retention of virtually all of this important historic access way. It is proposed to be truncated briefly where a new local road crosses it near the Engine Pond – though the crossing should be interpreted on the local road surface – and it may need a new pedestrian/cycle bridge where it crosses the Lowes Creek tributary. The eastern end of the carriage drive will need an appropriate and sensitive new design that takes into account the present RMS road widening and cessation of any connection of the old drive with The Northern Road. The substantial early Maryland gate posts (HAA Item 208) cannot be retained in their traditional location due to the widening of The Northern Road, however they should be relocated nearby in a meaningful way in relation to the remnant southern carriage drive.

HAA Item 102 refers to an earlier access way that is partially evident in the present landscape. The evident section of the road runs along the contour to the immediate east of the 1860s former ‘Entry Cottage’ located on the Maryland knoll. Most of this early road would be retained within the privately owned Maryland ‘heritage site’ while the southern part would be retained within a proposed public park. The ILP shows the early road truncated at one point (to the immediate south of the former ‘Entry Cottage’) to allow a proposed local road to traverse the Maryland ridge.

HAA Items 263 and 284 refer to the overall landscape space (as traditional open pastureland) along the southern Maryland boundary and a conjectural early access way respectively. Neither of these items would be retained on the basis of the ILP proposals.

6.3.4 Maryland Vineyard Slopes & Winery precinct (HAA Items 101 & 266)

The ILP provides for the retention of most of the extent of the former vineyard area shown for Item 266 in the HAA report though the full extent of Maryland’s vineyards has not been not determined – they may have continued further north on to the flats beyond the knoll. The northern slopes of the Maryland knoll are known to have been used for part of the vineyards and there is still visible evidence of terracing in this location. The knoll slopes are included within the area designated in the ILP as Maryland’s privately owned ‘heritage site’.

6.3.5 Maryland Western Pasturelands Landscape Space (HAA Item 267)

Item 267 refers to the traditional pastoral landscape space from the west of the Maryland knoll to the western Precinct boundary. The ILP shows all of this land to be developed for either housing or recreational use with associated infrastructure and the large 1960s dam removed with the former tributary reconstructed and restored as a riparian zone.

6.3.6 Birling (1812) Site Landscape Space (HAA Item 264)

The ILP indicates that the former 1812 Birling homestead site (Item 264)(including its potentially highly significant archaeological resources) would be retained within a public park reserve managed by Camden Council.

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19 Casey & Lowe, Lowes Creek Maryland Part (Precinct), Rezoning, Historical Archaeological Assessment, September 2016, p. 100
6.3.7 **Birling Homestead (1937) & Setting** (HAA Items 226 & 265)

While the 1930s Birling built elements and grounds are shown to be retained within a privately owned ‘heritage site’ in the ILP, the 1960s dam (HAA Item 226) and broader contextual landscape space would not be retained in their present state. The latter pastoral elements would be filled (the dam) and transformed for other land uses such as housing, access roads, parks and urban drainage reserves.

6.3.8 **Birling Western Pasturelands Landscape Space** (HAA Item 268)

The ILP shows the undulating pasturelands west of the 1930s Birling homestead site to be almost wholly redeveloped as an urban landscape – the exception being the 1812 Birling homestead site.

6.3.9 **Lowes Creek Landscape Space** (HAA Item 269)

The culturally and ecologically important Lowes Creek corridor is shown in the ILP to be wholly retained apart from several crossing points for sub-arterial and collector roads. At various places along its course within the LCM Precinct, Lowes Creek is shown in the ILP to be reinforced by ‘Environmental Conservation’ zones and designated drainage areas.

6.3.10 **Maryland Knoll and Ridgeline** (GB Item)

The entire Maryland ridge has been recognised as being a key landscape feature within the LCM Precinct warranting an Exceptional significance grading and being conserved accordingly. The HAA report acknowledges the northern parts of this ridge (by way of Items 261 and 266 for example), however the entire length of the ridge is visually prominent in the local landscape. The ILP proposes the retention of most of this distinctive landform in an undeveloped state by including it within the privately owned Maryland ‘heritage site’ with the smaller southern section retained within a public park reserve that also includes a valuable copse of remnant woodland trees.

6.3.11 **Maryland Homestead Lower Estate Road** (GB Item)

The lower estate road is a 19th century farm access road defining the lower edges of Maryland’s knoll and formerly linked the lower winery area with the Home Farm. Although now grassed over, the bench for the road is still clearly visible. A new local road is shown in the ILP to divide the Maryland homestead area and knoll from the Home Farm ‘heritage site’. The proposed road encompasses the old estate road and, for the most part, allows a buffer zone between the two. However at its most western extent the former estate road is very close to the proposed local road which will require some careful detailed engineering design to avoid compromising the 19th century road formation and alignment.

6.3.12 **Early Plantings across Maryland Knoll** (GB Item)

Closely associated with the 19th century development of the Maryland homestead complex are the many contemporary plantings that remain – along with many other grounds elements such as lawns, retaining walls, steps, ramps, edgings, drains, gates and layout. All of these elements are included within the privately owned Maryland ‘heritage site’ shown in the ILP and all of these important elements should be included in a final CMP that provides ongoing advice on the appropriate conservation management of the site’s significant cultural resources.

6.3.13 **Southern Entry Drive Plantation Remnants** (GB Item)

At various places along Maryland’s southern carriage drive from The Northern Road to the upper gate lodge, there are remnants of 19th century plantations that were designed to enhance the experience of entering the estate from this direction. Of the three plantations north of the
drive, all retain remnants of the earlier vegetation and all are shown to be retained in the ILP. Two of these plantations are within the privately owned Maryland ‘heritage site’ while the eastern-most is shown in the ILP to be included within a specially designated public park reserve to the southeast of the Engine Pond. A fourth plantation (south of the drive) no longer has any surviving plantings and has been used more recently as a dumping site for fill. This latter area is shown in the ILP to be proposed for ‘low density’ housing.

6.3.14 Engine Pond and Plantation Remnants (GB Item)

The ILP shows the privately owned Maryland ‘heritage site’ to extend to the east far enough to encompass the important Engine Pond, its associated plantation remnants and the 19th century shed. Remnant industrial archaeology (including the former pump machinery) should be retained in this location and appropriately conserved as advised in a final CMP for the Precinct.

6.3.15 Remnant Woodland Vegetation (GB Item)

Throughout the LCM Precinct there remain old locally indigenous woodland trees and copses of regenerating woodland vegetation. As much as possible this indigenous vegetation should be retained for amenity, ecological enhancement of the Precinct, as a means of assisting with the visual integration of new urban development, as a historic reference point in the local landscape and as an important part of the traditional setting of retained culturally significant estate elements. The ILP provides many such opportunities for retention through designated land use zones for riparian corridors, ‘Environmental Conservation’, drainage reserves, parks, ‘heritage sites’, ‘Environmental Living’ and, possibly, within the school and ‘Community Centre’ areas at least.

Beyond the ILP planning phase, particular care – especially with regard to future ground levels and the underlying watertable - would need to be exercised in the more detailed planning and design of designated zones to ensure the retention of the indigenous vegetation.

6.3.16 Old Birling Drive Remnant (GB Item)

The present access road to the Birling site from The Northern Road is a relatively recent one and this is acknowledged in the significance grading for the road as ‘Low’ (HAA Item 225). However the western section of this access road – from the vicinity of the 1930s Birling garage down to the 1812 Birling site - is of considerable cultural significance as it probably represents the remnant of the drive used by Robert Lowe to access his original estate core and has remained in use ever since. The ILP provides for the retention of the alignment of this important cultural landscape element by indicating its potential use as a local neighbourhood pedestrian path/cycleway.

6.4 Views

6.4.1 Outlook from Maryland (HAA Item 270)

Item 270 of the HAA CMP indicates a presumed traditional outlook from the Maryland knoll (including the homestead and pleasure grounds) that encompasses a broad easterly prospect from the northeast around to the south across its integral rural landscape and beyond to adjoining rural properties, South Creek and distant vegetated ridges. Within the LCM Precinct, the ILP shows virtually all of this prospect to be transformed to a landscape of a predominantly urban character. Part of this planned estate transformation is the proposed reconstruction and restoration of the eastern tributary as a riparian corridor featuring its locally indigenous plant species. It is anticipated that this desirable objective will assist in ameliorating the traditional view prospects from the Maryland knoll by screening proposed zones of a more industrial nature along The Northern Road. Elsewhere within this view cone, the potential impact of the proposed development could be further mitigated by the retention of as much of the high-canopied remnant woodland vegetation as possible.
6.4.2 Prospect of Home Farm from Lower Gate Lodge (HAA Item 271)

The view prospect of the Home Farm from the lower gate lodge (Item 271) is identified in the HAA CMP and probably reflects traditional views since the 19th century of the arrival experience to Maryland from this direction. A number of changes to this cultural landscape are shown in the ILP that will likely affect these traditional views. One is the proposed relocation of the Precinct entry road further south such that views into the Precinct would change to address the Maryland knoll rather than the Home Farm. Another potential influence is the ILP proposal to reconstruct and restore the riparian vegetation along the eastern tributary. This is a desirable outcome for many reasons but a consequence of doing so may be to curtail some of the traditional view lines from the lower gate lodge to the Home Farm.

6.4.3 Formal Visual Connection: Stone Coachhouse & Maryland Homestead (HAA Item 272)

Another traditional view connection identified in the HAA CMP is that between key buildings within the Home Farm and the Maryland homestead and knoll area. The ILP provides for the retention of these view prospects.

6.4.4 Intermittent views of Maryland Core from The Northern Road (HAA Item 273)

There remain in the present cultural landscape numerous intermittent views to the distinctive Maryland knoll from The Northern Road beginning from just south of the Birling access road to beyond the southern part of the Precinct. Some of these views would have likely featured in similar views since the 19th century however it is not known to what extent such views were apparent in the past as the extent of roadside vegetation probably varied over time. It is accepted that some of these views would have been possible and are important from a heritage perspective while others are more notable from an amenity perspective.

With the proposed development in the ILP, many of these existing view prospects will change – either being lost altogether (being obscured by intervening development or vegetation) or being refocussed through a different cultural lens where views are framed by an urban context of 21st century buildings and infrastructure.

6.4.5 Prospect of Blue Mountains from Maryland Knoll (HAA Item 274)

The ILP provides for the retention of these view prospects.

6.4.6 Formal Visual Connection: Old Birling Site & Maryland Homestead (HAA Item 275)

This is one of the most important view connections within the entire Precinct because it has been documented as a key scenic view in 19th century archival material such as the two images on the cover of this report. The ILP provides for the retention of these key view prospects.

6.4.7 Birling (c. 1937) Outlook over South Creek to Mt Creer (HAA Item 276)

The ILP provides for the retention of these view prospects though the height of future school buildings may potentially impinge on them.

6.4.8 Sequential Views along Southern Entry Drive (GB Item)

The 2018 GB Cultural Landscape Review identified the importance of sequential view prospects along the southern carriage drive from The Northern Road to the Maryland knoll. The entry along the drive is seen to be a deliberately contrived scenic experience with controlled views of the distinctive knoll, a creek crossing, views across pastureland and the Engine Pond (as an ornamental water feature) and framed vistas by the use of carefully positioned plantations. To some extent these views would be retained in the ILP though with the transformed context of urban development as part of the setting.
7 Conclusions

The ILP signals various changes to the existing pastoral landscape within the LCM Precinct. The most obvious of these is the proposed transformation of the traditional broad-acre rural spaces to a more urban landscape. This contrasting change of landscape character will result in the loss of an important component of the Precinct’s heritage significance because, in the case of Maryland and extending into Birling as ‘borrowed scenery’, the traditional rural landscape has been a key part of its setting since the mid-19th century. This is acknowledged in all of the assessments of heritage significance for the Precinct. In tandem with the loss of the rural cultural landscape is the replacement of the traditional agricultural land use (from 200 years ago) with sundry urban land uses.

Within the context of the loss of this overall cultural landscape and its continuing agricultural emphasis, there are numerous instances where important estate components and traditional visual interrelationships are proposed to be retained. These include the key sites of the Maryland estate core (along and near the knoll), the Home Farm, Engine Pond, lower gate lodge, Maryland’s southern carriage drive and its early plantation remnants, the Birling homestead sites and the early Birling carriage drive remnant. ILP proposals also include the retention of Lowes Creek as a riparian corridor as well as the desirable reconstruction and restoration of its two main tributaries within the Maryland estate.