



Premise

TERRAIN SOLAR

Marulan Solar Farm Heritage Assessment

STATEMENT OF HERITAGE IMPACT




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1. INTRODUCTION

Terrain Solar is proposing to develop an approximately 152.2 megawatt (MW) Solar Farm with associated Battery Energy Storage System (BESS) on land approximately 3 kilometres (km) east of the village of Towrang, 14 km east of Goulburn NSW, referred to as the Marulan Solar Farm (MSF). The project is a State Significant Development (SSD- 13137914).

As part of the consolidated agency advice issued for the project, a Statement of Heritage Impact (SoHI) assessment will be required to meet the Secretary's Environmental Assessment Requirements (SEARs). This report addresses the requirements for historic heritage outlined in the SEARS issued by Heritage NSW on 8 February 2021.

The site contains one local heritage item I032 'Lockyersleigh, Ruins of Kyle' and is in close proximity to local heritage item I033 "'Lockyersleigh" Homestead, Gardens as listed under Schedule 5 on the *Goulburn Mulwaree Local Environmental Plan* 2009 (LEP). Any potential impacts on these items pursuant to clause 5.10 of Goulburn Mulwaree LEP 2009 must be considered.

Premise Australia Pty Ltd (Premise) has been engaged by Terrain Solar to provide a SoHI for the proposed development to assess potential impacts of the proposed works on the existing built fabric relevant to the study area. The SoHI will also address the heritage impacts of the development within the broader context of the Marulan/Carrick area. The proposed development will be assessed in accordance with the local planning legislative requirements.

1.1 Study Area

The MSF study area is located near the small town of Marulan in the Southern Tablelands of New South Wales. The study area is located at Lot 55 DP1141136, otherwise known as 740 Carrick Road, Carrick, and consists of a large land holding, currently used for cropping and grazing. Lot 55 has an area of approximately 1,400 hectares (ha), of which the proposed MSF would disturb approximately 375.5 ha.

The study area is located within the Goulburn Mulwaree LGA, within the Parishes of Nattery and Billyrambija and County of Argyle. The study area is currently zoned as RU1 – Primary Production pursuant to the LEP.

The site details are depicted in **Figure 1**.

1.2 Authorship and Acknowledgments

This report was prepared by Latisha Ryall (Archaeologist, Premise). Management review was undertaken by David Walker (Premise).

A site inspection was undertaken on the 27 September 2021 by Latisha Ryall (Archaeologist, Premise) to assess the locally significant heritage items 'Lockyersleigh Homestead' and Ruins of Kyle' relevant to the study area.

1.3 Report Methodology

This report assesses the potential heritage impacts of the proposed development. The heritage assessment was prepared in accordance with the Heritage NSW guidelines and NSW Heritage Office publications for the preparation of *Statements of Heritage Impact* (NSW Heritage Office 2002) and *Assessing Heritage Significance* (NSW Heritage Manual 2001).

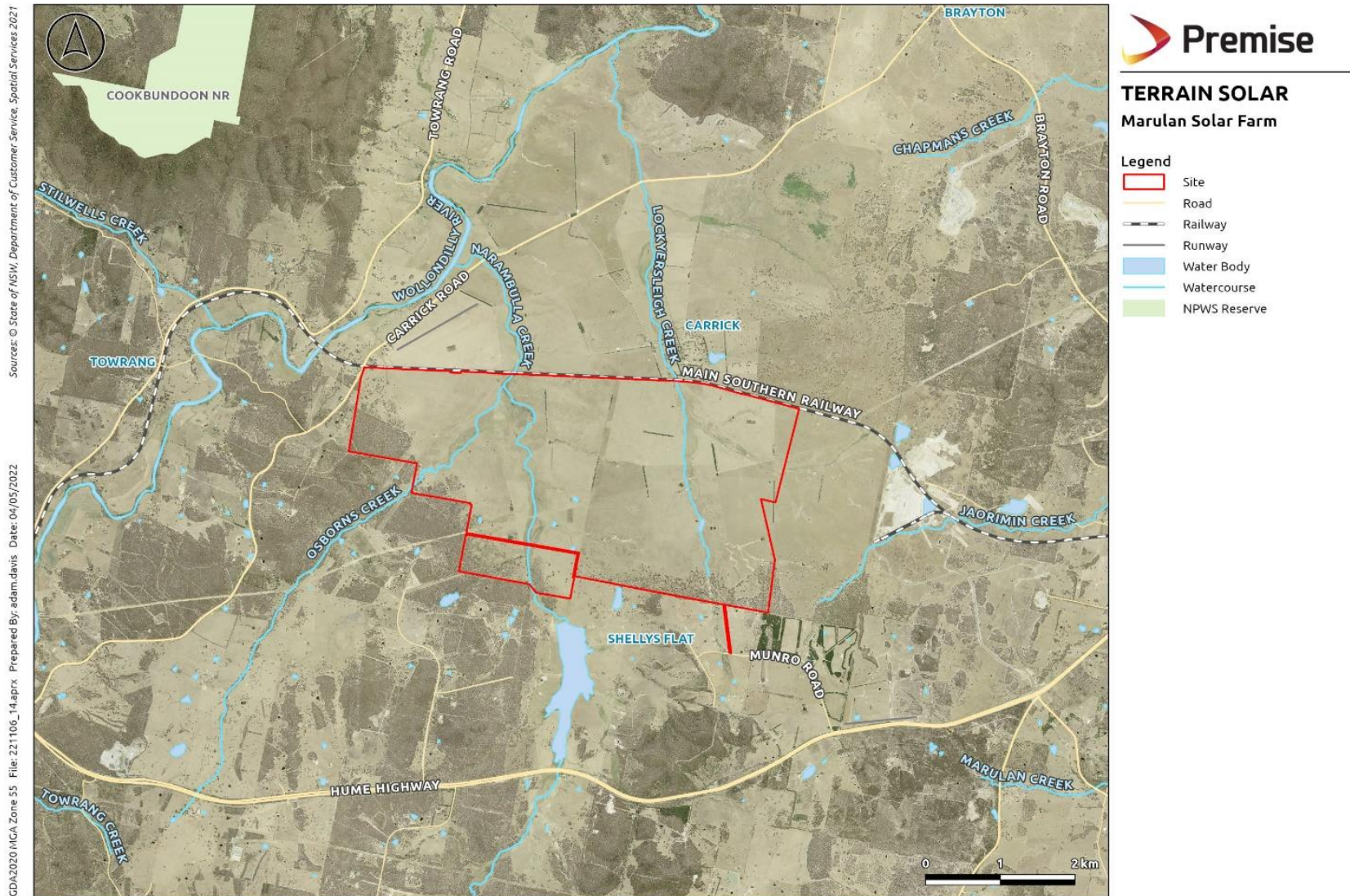
Together with best practice principles outlined in documents such as *The Burra Charter* (Australia ICOMOS 2013), the following legislative and regulatory context (**Section 2**) forms the basis of the framework within which heritage is managed in New South Wales.

1.4 Report Limitations

This report focuses on heritage items located within the study area and heritage items located adjacent to the study area.

This report is limited to the assessment of significance and heritage impact only and does not address archaeological impacts. It is assumed that ground disturbance works will occur as part of the development proposal.

Figure 1 – Study Area (Host Lot outlined in red)



2. LEGISLATIVE CONTEXT

In NSW cultural heritage is managed under a three-tiered system: National, State and Local heritage. Certain sites and items may require management under all three levels or a combination of state and local or local only. The Study Area falls under the State Heritage tier.

The legislative framework relevant to the study area is discussed below. A search of heritage databases for both heritage items was undertaken on 2 September 2021.

There are several items of State legislation that are relevant to the current study area. A summary of these Acts and the potential legislative implications follow. The planning instrument relevant to this project is the *Goulburn Mulwaree Development Control Plan 2009* (DCP) and *Goulburn Mulwaree Local Environmental Plan 2009* (LEP).

Heritage listed items within and directly adjacent to the study area were identified through a search of the following relevant state and federal statutory heritage registers:

- World Heritage List
- National Heritage List
- Goulburn Mulwaree Local Environmental Plan 2009
- Commonwealth Heritage List
- NSW State Heritage Inventory database.
- Section 170 Heritage and Conservation Registers

Items listed on these registers have been previously assessed against NSW Heritage Assessment guidelines (as outlined in **Section 5.1**). Statements of heritage significance as they appear in relevant heritage inventory sheets and documents are based on the NSW Heritage Assessment guidelines and form part of this assessment.

2.1 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides a legislative framework for the protection and management of matters of national environmental significance, such as flora, fauna, ecological communities and heritage places of national and international importance. Heritage items are protected through their inscription on the World Heritage List, National Heritage List or the Commonwealth Heritage List.

There are no items in or near the study area that are registered on the World, National or Commonwealth Heritage Lists.

As such, the heritage provisions of this act do not apply, and proposed works would not require referral to the Minister.

2.2 NSW Heritage Act 1977

The *NSW Heritage Act 1977* (Heritage Act) provides protection for items of 'environmental heritage' in NSW. 'Environmental heritage' includes places, buildings, works, relics, movable objects or precincts considered significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values. Items considered to be significant to the State are listed on the SHR and cannot be demolished, altered, moved or damaged, or their significance altered without approval from the Heritage Council of NSW. (Heritage NSW).

2.2.1 THE STATE HERITAGE REGISTER

The SHR is a list of places and objects of particular importance to the heritage of NSW and its people, including archaeological sites and was established under Section 22 of the Heritage Act. The SHR is administered by Heritage NSW and includes items in both private and public ownership. To be listed, an item must be deemed to be of heritage significance for the whole of NSW.

Ordinarily, where works are proposed with the potential to impact an item of state heritage significance, approval must be gained from the Heritage Council. Approval for works of this type are granted under a Section 60 permit. In some circumstances, under Section 57(2) of the Heritage Act, a Section 60 permit may not be required if works are undertaken in accordance with the NSW Heritage branch document *Standard Exemptions for Works Requiring Heritage Council Approval*¹ or in accordance with agency specific exemptions. This includes works that are only minor in nature and will have minimal impact on the heritage significance of the place.

Pursuant to Section 4.41 of the EP&A Act, approvals under Part 4 of the Heritage Act do not apply.

The study area is not listed as a separate heritage item under the Heritage Act.

The State Heritage Register also indicated that there are no Aboriginal Heritage items are listed under the NPW Act.

There are no Interim Heritage orders or Authorised Interim Heritage orders within the study area.

There is no s.136 heritage order within the study area.

2.2.2 SECTION 170 HERITAGE AND CONSERVATION REGISTERS

Under Section s170 of the *Heritage Act*, State government agencies have a responsibility to identify, conserve and manage heritage assets owned, occupied or managed by that agency. Property NSW is required to hold and maintain a Heritage and Conservation Register (s170 Register).

Property NSW must also ensure that all items inscribed on its list are maintained with due diligence in accordance with State Owned Heritage Management Principles approved by the Government on advice of the NSW Heritage Council. These principles serve to protect and conserve the heritage significance of items and are based on NSW heritage legislation and guidelines.

- **There are no items within the study area listed on the s.170 NSW State Agency Heritage Registers under Section 3.**

2.3 Non Statutory Registers

2.3.1 REGISTER OF THE NATIONAL ESTATE

The Register of the National Estate (RNE) is a list of natural, Aboriginal and historic heritage places throughout Australia, originally established under the *Australian Heritage Commission Act 1975*. The RNE ceased to be a statutory register in February 2012, however, is now a publicly available archive (Australian Heritage Database) that is maintained on a non-statutory basis.

There are two listed items on the RNE relevant to the Study Area.

- Lockyersleigh, via Towrang, NSW, Australia (ID 1128)
- Lockyersleigh Garden, via Towrang, NSW, Australia (ID 1129)

¹ Heritage Council of New South Wales, 2009. *Standard Exemptions for Works Requiring Heritage Council Approval*.

2.3.2 NATIONAL TRUST OF AUSTRALIA

The National Trust of Australia (NSW) maintains a Register of landscapes, townscapes, buildings, industrial sites, cemeteries and other items or places which the Trust determines have cultural significance and are worthy of conservation. Confirmation from the National Trust was received via email on 16 September 2021.

The study area is listed on the National Trust Register (NSW).

- Lockyersleigh (ID R1637).

2.4 Environmental Planning and Assessment Act 1979

The *Environmental Planning & Assessment Act 1979* (EP&A Act) is administered by the Department of Planning and Environment (DPE) and establishes the framework for cultural heritage values to be formally assessed in the land use planning and development consent process. The EP&A Act requires that environmental impacts are considered prior to land development; this includes impacts on cultural heritage items and places as well as archaeological sites and deposits. The EP&A Act also requires that Local Governments prepare planning instruments (such as Local Environmental Plans [LEPs] and Development Control Plans [DCPs]) in accordance with the EP&A Act to provide guidance on the level of environmental assessment required. The Local Government planning instruments for the study area are the *Goulburn Mulwaree Local Environmental Plan 2009*. And *Goulburn Mulwaree Development Control Plan 2009* and

The study area is listed separately on the Goulburn Mulwaree Local Environmental Plan 2009.

- "Lockyersleigh" homestead and gardens (1828) Item 1035
- Ruins of Kyle Item 1034

The study area is not listed on an Archaeological Zoning Plan.

The study area is not listed on the Goulburn Mulwaree Development Control Plan 2009.

2.5 State Environmental Planning Policy (State and Regional Development) 2011

Section 4.36(2) of the EP&A Act provides that a SEPP may declare any development, or any class or description of development, to be SSD.

Clause 8(1) of *State Environmental Planning Policy (State and Regional Development) 2011* (State and Regional Development SEPP) provides that development is SSD for the purposes of the EP&A Act if:

- (a) *the development on the land concerned is, by the operation of an environmental planning instrument, not permissible without development consent under Part 4 of the EP&A Act; and*
- (b) *the development is specified in Schedule 1 or 2 of the SEPP.*

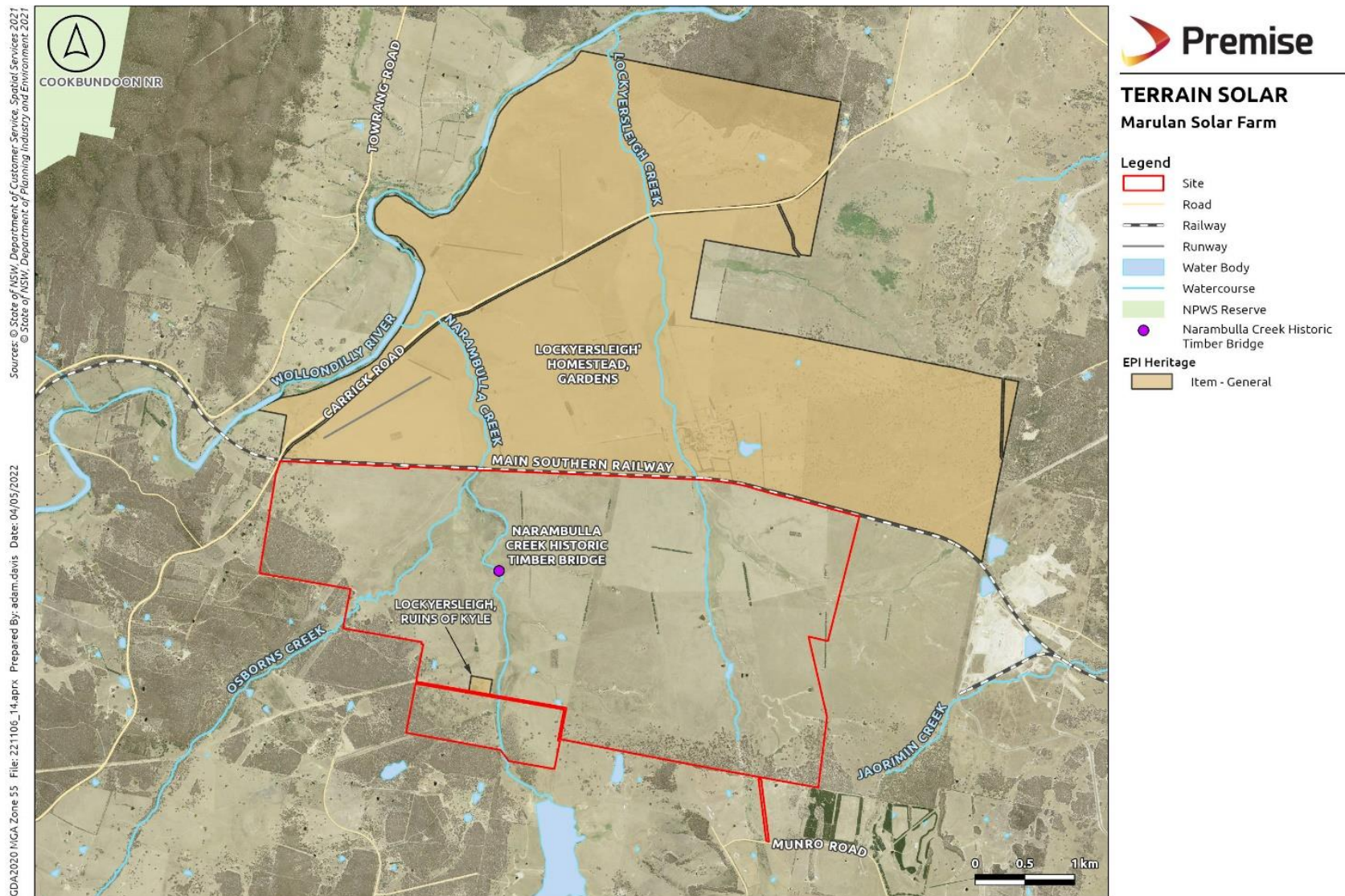
The proposed development is SSD on the following grounds:

- Permitted only with consent in the RU1 Primary Production zone applying to the site under the GMLEP 2009, satisfying Section 8(1)(a) of the State and Regional Development SEPP; and
- The proposed solar farm has CIV exceeding \$30 million in accordance with Clause 20 in Schedule 1 of the State and Regional Development SEPP, satisfying Clause 8(1)(b) of the SEPP.

As a result, the project represents SSD and is assessed by the Minister under Part 4, Division 4.7 of the EP&A Act.

Heritage items are shown in **Figure 2**.

Figure 2 – Heritage Items associated with the study area



2.6 Summary of Heritage Listings

Heritage item	Register Listings	Address	Proximity to Works	Significance	Notes/Owner
Lockyersleigh, Ruins of Kyle	LEP I032	1412 Carrick Road	Lot 2, DP 574255	Local	
"Lockyersleigh" Homestead, Gardens	LEP I033	1092 Towrang Road Lot 1, DP 574255	Surrounding	Local	Homestead and Gardens
Lockyersleigh	RNE ID 1128	Lockyersleigh, via Towrang, NSW, Australia	Within	National	Registered 21/03/1978
Lockyersleigh Garden	RNE ID 1129	Lockyersleigh Garden, via Towrang, NSW, Australia	Within	National	Registered 30/06/1992
Lockyersleigh	National Trust ID R1637				Registered 05/04/1976

3. HISTORICAL CONTEXT

Historical research has been undertaken to identify land use history of the study area and to identify the location of built heritage or archaeological resources which may be associated with the study area. The historical research places the history of the Lockyersleigh homestead and gardens and the Ruins of Kyle into the broader context of the Marulan/Carrick area.

The following historical summary is derived from the State Heritage Inventory listing for both the Ruins of Kyle and Lockyersleigh Homestead site and through the Lockyersleigh website.²

3.1 Indigenous Context

Prior to European settlement of the area, the locality was occupied by local Aboriginal groups. The Marulan area was the junction point of four major tribes; however, two major language groups were identified within the Goulburn Mulwaree region at the time of European contact the Ngunawal and the Gundungurra people. It is acknowledged that the Gundungurra and Ngunawal peoples are the traditional owners of Goulburn Mulwaree area, playing a significant and ongoing role in the history of the region³

A separate report has been prepared to address Aboriginal Cultural Heritage within the study area.⁴

3.2 European Context

Early European Settlement to the area began as early as 1798, with expeditions occurring south west of Sydney including explorers Henry Hacking and accompanied by a convict Wilson, a lad Barracks and a man named Collins.⁵ Records of the exploration were undertaken by John Price who indicated that explorers travelled through the area now known as Marulan to Mount Towrang. The area was associated with cattle grazing and was subsequently referred to as the 'Cow Pastures'.⁶

² NSW Heritage Inventory Database ' Lockyersleigh Homestead ID 1035 . Ruins of Kyle ID 1034; RNE ID 1128 and 1129; <https://lockyersleigh.com.au/lockyersleigh>

³ Barker Ryan Stewart 2018, p.12

⁴ Premise 2022 Marulan Solar Farm Aboriginal Cultural Heritage Assessment

⁵ Royal Australian Historical Society Original Vol. 32 Part 2 (1946) Settlement in the Marulan -Bungonia District p. 107

⁶ Umwelt 2015. p. 2.1

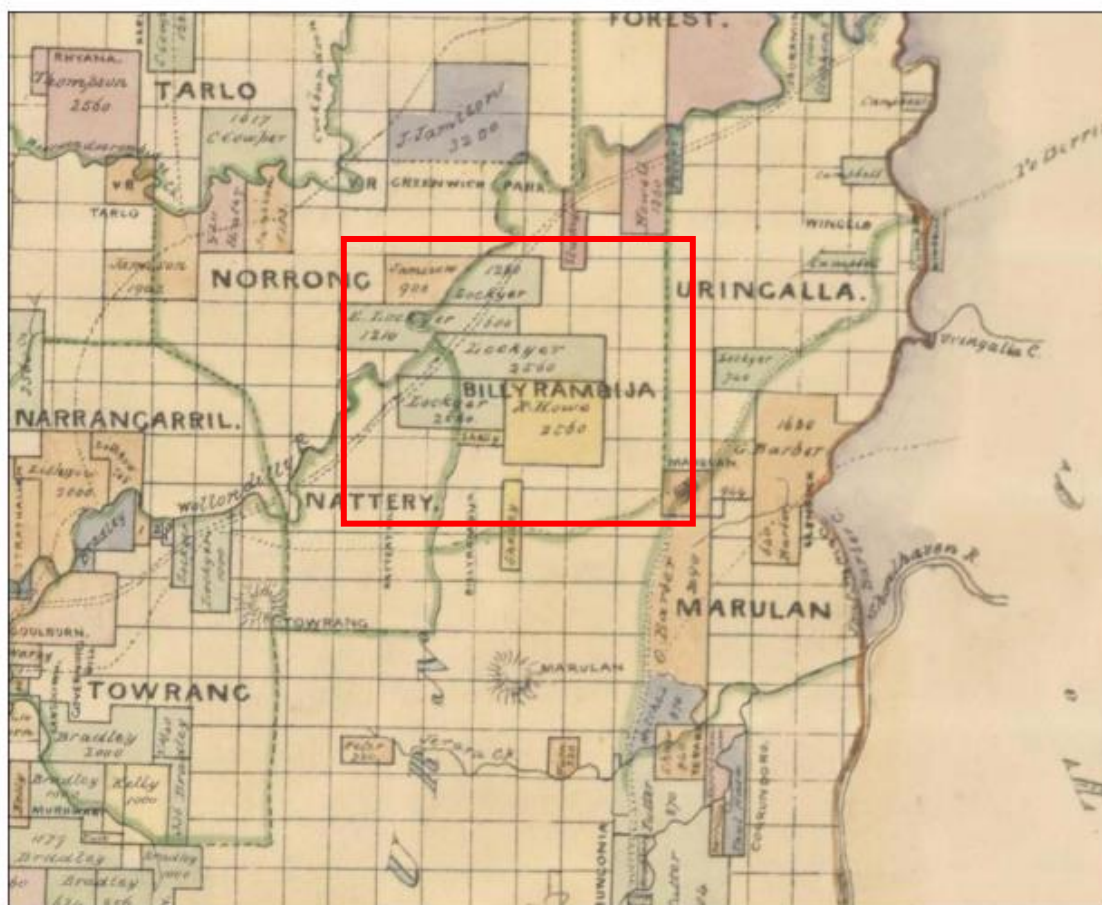
By 1818 explorers to the area included James Meehan, Charles Throsby, Hamilton Hume amongst others. Throsby who recorded in his journal. that Meehan had named the St Patricks River now known as Paddy's River and on 24 March 1818, the group:

'Entered a large plain of flat Forest called by the natives Tallawoo from whence we saw the deep ravines running to Shoals Haven.' ... a "fine open forest called Moorooaulin' was reached".⁷

Large land grants were acquired in the area as early as the 1820s as Governor Macquarie pushed for increased settlement by the early pioneers, with large areas overrun by stockmen and later permanent settlers.⁸ Exploration routes became roads providing easy access to new areas. Land granted on the southern bank of the Wollondilly centred on two large estates belonging to Edmund Lockyer (Lockyersleigh) and Robert Howes Estate Advance Australia which were historically located in the study area. These lands were considered to be of the best quality, well-watered and lightly timbered, with occasional rougher ground (Umwelt 2007: 57). Land grant holdings for Lockyer and Howes are shown in **Figure 3**.

Settlement in the district by James Jervis is provided in the Royal Australian Historical map associated with the study area. **Figure 4** shows the early land grants issued in the Marulan - Bungonia region. No 7 being Major Lockyer's estate 'Lockyersleigh'.

Figure 3 – Map of County of Argyle showing Lockyer and Howe land grants c. 1846-1846 . Source Baker's Australia County Atlas. 1843-6⁹

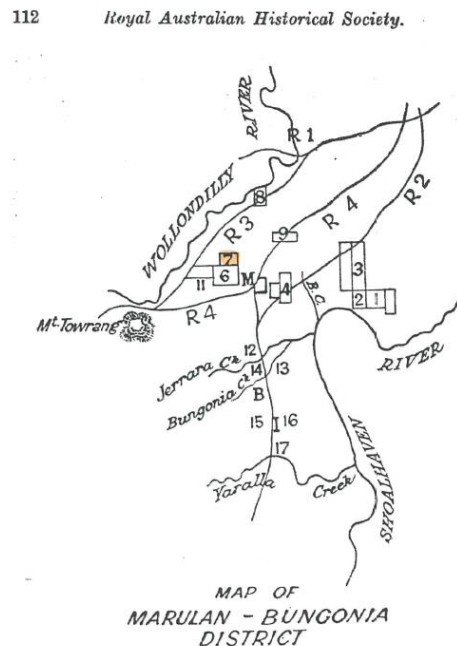


⁷ Royal Australian Historical Society Original Vol. 32 Part 2 (1946) Settlement in the Marulan -Bungonia District p. 108

⁸ Royal Australian Historical Society Original Vol. 32 Part 2 (1946) Settlement in the Marulan -Bungonia District p. 107

⁹ <https://nla.gov.au/nla.obj-230980255/view>

Figure 4 – Map of Marulan showing Lockyersleigh Estate (shaded). Source RAHS¹⁰



3.2.1 RUINS OF KYLE

Little information could be obtained on the stone and brick structure located in a grove of trees on the south western boundary of the study area, however it is reported that the first homestead 'Kyle' was built by convicts between 1828 and 1835.¹¹ It is now referred to as the 'Ruins of Kyle' and is likely associated with the earliest settlement phase of the area.

It is assumed that the homestead is associated with the larger Lockyersleigh homestead and Estate located 3km to the north east, however, further research is needed to support their association.¹² Higginbotham (2009) surmises that the properties were developed separately as they were granted to different individuals, however no details could be found to confirm this.

The structure now in disrepair was built of stone rubble with large hewn sandstone quoins and consisted of two rooms and a central brick fireplace. A secondary structure most likely outbuildings originally stood at the rear of the building. The building may have served as the original homestead, on purchase of the land by Lockyer, and later used as a watch house or sheep hut for the shepherds grazing on the property.

There may be reference to the Kyle homestead in 1900, where Swack and Billy reported of staying in a ruin a few miles beyond Marulan, however this cannot be confirmed. The article states:

*I camped in a ruin of another kind — the remains of an old convict station. Strongly built of stone, it had nevertheless tumbled into the far stages of decay. Its walls were shattered and broken down so that but one apartment remained accessible below, and that was half blocked up with stones and wreckage. A small portion above seemed to be in a slightly better state of preservation, but there was no way of reaching it, so, to escape a drizzling rain, I took up my quarters in the uninviting apartment below, among the debris.*¹³

Further historical information on the ruins could not be obtained through the Goulburn Mulwaree Library, via Trove or through independent research at the time this report was prepared.

¹⁰ Royal Australian Historical Society

¹¹ National Trust List ID R1637

¹² Higginbotham 2009 Vol 2

¹³ WITH SWACK & BILLY (1900, September 27). *The Tocsin* (Melbourne, Vic. : 1897 - 1906), p. 6. Retrieved February 14, 2022, from <http://nla.gov.au/nla.news-article197524210>

3.3 Development of Lockyersleigh Homestead

In 1827 explorer, pastoralist and Parramatta police magistrate, Major Edmund Lockyer acquired several land holdings in the Goulburn area, including a 2,560 acre grant on the 7 July 1835, near Marulan which he called Lockyersleigh. This grant was given in consideration of Lockyer's 25 year army service and was selected for him by his brother in 1826.¹⁴ Major Lockyer subsequently commissioned a large homestead of the same name with established gardens. The homestead has been referred to also as 'Lockyer's Leigh' in historical documents.

Lockyer's other land holdings include:

- 600 acres granted on 29 March 1834 (Portion 5, Parish of Billyrambija);
- 405 acres purchased on 3 October 1835, described as 'Towrang near Darby Murray's Flat';
- 740 acres purchased on 21 January 1837, located on Southern Road north of Marulan; and
- 1,280 acres purchased on 8 August 1837 located on the Wollondilly River.

The above mentioned land grants were held by Lockyer for many years, In July 1835, Lockyer's son also purchased land called 'South Lockyersleigh'.¹⁵

The original Georgian homestead was built in 1827/28, consisting of a single storey cottage of vernacular style built of rendered stone and cost approximately £1,200 pounds to construct, eventually forcing Lockyer to sell and move back to Sydney.¹⁶ However, other reports indicate that the first Georgian structure was not built until the 1840s.¹⁷ The Lockyersleigh Creek was located west of the homestead and a weir was built on the northern approach.

The gardens were also established in the 1820s and consisted of exotic plantings with stone pines and elms in an Arcadian design, typical of gardens set within a rural landscape. The garden was formalised with features such as a long driveway and a large oval shaped carriage loop with two trees once marking the cross axis, with latticed bridges and a timber garden house. There was also a pigeon house and privies located in the grounds.¹⁸

As early as the 1820s, sheep grazing was occurring on the large estate, with the aid of shepherds consisting of 8,704 sheep on the combined properties. The property was divided into seven stations with watch boxes positioned at the sheep stations and there were huts for the men at each point as well as yards for the sheep.

By 1848 iron ore was discovered on the estate, and the following year both copper and silver were found instigating a proposal to mine the resources. The Australian Historical Journal states that a drive had been made in for distance of about fifty feet, the mine was located approximately five miles west by north of Marulan.¹⁹ It is believed that the iron ore was also used for construction of the main south railway.²⁰

In August 1853 the Lockyersleigh Estate was listed for sale consisting of 8,438 acres however was not sold at this time and listed again in December that same year. The Estate included the 2,560 acres land grant which stood a couple of cottages, a wool shed and a slab hut for the men.²¹ By this period the copper resource was being extracted by the Lockyersleigh Mining Association. The later sale advertisement indicated that the total land had increased to 11,810 acres.

¹⁴ Royal Australian Historical Society Original Vol. 32 Part 2 (1946) Lockyersleigh p. 129-131 date of order was 31 December 1827 (Portion 6, Parish of Billyrambija); Pers.comm Goulburn Mulwaree Library.

¹⁵ Royal Australian Historical Society Original Vol. 32 Part 2 (1946) Settlement in the Marulan -Bungonia District p. 130

¹⁶ Lockyersleigh <https://lockyersleigh.com.au/lockyersleigh>

¹⁷ Pers comms. Goulburn Mulwaree Library.

¹⁸ RNE ID1129 'Lockyersleigh Garden' [Australian Heritage Database \(environment.gov.au\)](https://australianheritagedatabase.environment.gov.au/)

¹⁹ Sydney Morning Herald, August 10, 1849, as cited in the Royal Australian Historical Society Original Vol. 32 Part 2 (1946) p. 130

²⁰ Pers comms Goulburn Mulwaree Library – Fran

²¹ Royal Australian Historical Society Original Vol. 32 Part 2 (1946) Settlement in the Marulan -Bungonia District p. 130

During this time the price of sheep was about £1 per head, and Major Lockyer had liabilities to discharge to the amount of £3,000. On sale of the estate to an agent of the British and Australian Bank, it was agreed that Lockyer be paid in £5000 instalments to the total cost of £25,0000 from a Mr Charles Boucher, however this did not occur, and Boucher was a fraud. The sale did not occur; however, Lockyer's stock fell, and executions were issued against him resulting in the sheriff selling the property at such a low amount that it left Major Lockyer penniless and in debt.²²

However, the mine had now been abandoned with the emerging gold rush era, resulting in a decline in labourers.²³ Lockyer and his family resided at the estate from the mid-1840s until 1851, where they returned to Parramatta.

By 1855, Lockyersleigh had been occupied by John Edge, then subsequently leased by a Scottish immigrant Arthur Ranken.²⁴ Ranken purchased Lockyersleigh the following year where he resided with this family at the property until his death in 1892. From 1856 Ranken commissioned additions to the original homestead consisting of Victorian style upper floor built of brick with a filigree balcony. During the construction phase of the upper level additions, Ranken and his family lived in farm cottage on the property.²⁵ This cottage was listed in the 1853 sale of the Estate.

As the estate grew, the following structures were constructed including the two storey Georgian/Victorian homestead with additional detached kitchen servants' quarters and associated outbuildings. The outbuilding on the estate consisted of a Coach House and Stable, blacksmiths shop, meat shed dairy and/or cool room, men's hut and/or laundry, water tank and well and a honey house.²⁶ Materials used to construct the buildings include brick, stone, render, timber and iron. It was reported that a fire in 1876 destroyed a wooden barn on the estate with an estimated cost to Ranken of £600.²⁷ Several decades later bushfires threatened to destroy the homestead and hundreds of acres of grass were burnt in 1905.²⁸ Fires threatened to destroy the homestead and hundreds of acres of grass were burnt during bushfires in 1905,²⁹ and in 1926, a machinery shed was also destroyed by fire on the property.³⁰

The gardens were expanded during the 1850s with arbours and pergolas and later garden beds were planted in the late nineteenth century using Victorian and Edwardian designs. As the estate grew, staff were employed to manage the property such as a housekeeper and gardener and several station hands.³¹ From the 1860s the Ranken family over several generations had expanded the estate to 10,000 acres at one time.

The records are scarce for the property until the early twentieth century, however in 1899 an article notes that Lockyersleigh was listed as a potential site for The Australian Capital Territory.³² In 1918, the Goulburn Evening Penny suggests that the Lockyersleigh homestead and property was proposed to be resumed for settlement as orchards by returned soldiers.³³ An orchard was located on the western boundary of the homestead.

By 1946, settlement in the Carrick/Marulan district was still relatively underdeveloped and the Lockyersleigh Estate was still positioned in a rural environment. By 1968 a horse stud was operating on the estate managed

²² Pers.comms. Goulburn Mulwaree Library 'Loss of Lockyersleigh 1839'.

²³ Royal Australian Historical Society Original Vol. 32 Part 2 (1946) Settlement in the Marulan -Bungonia District p. 131

²⁴ Lockyersleigh <https://lockyersleigh.com.au/lockyersleigh>

²⁵ Ibid.

²⁶ Higginbotham 2009. Vol. 3, p.7

²⁷ THE LATE FIRE AT LOCKYERSLEIGH. (1876, November 15). *The Goulburn Herald and Chronicle (NSW : 1864 - 1881)*, p. 2. Retrieved February 15, 2022, from <http://nla.gov.au/nla.news-article101458034>

²⁸ HOUSES DESTROYED. (1905, January 6). *The North Western Advocate and the Emu Bay Times (Tas. : 1899 - 1919)*, p. 3. Retrieved February 15, 2022, from <http://nla.gov.au/nla.news-article64640613>

²⁹ HOUSES DESTROYED. (1905, January 6). *The North Western Advocate and the Emu Bay Times (Tas. : 1899 - 1919)*, p. 3. Retrieved February 15, 2022, from <http://nla.gov.au/nla.news-article64640613>

³⁰ Sydney : Dun's Gazette , 1909-1958; Vol. 36 No. 24 (December 13, 1926), p.453 [Vol. 36 No. 24 \(December 13, 1926\) \(nla.gov.au\)](http://nla.gov.au/nla.news-article99021279)

³¹ <https://lockyersleigh.com.au/lockyersleigh>

³² Goulburn Post 6/3/1987, pg. 8.

³³ Lockyersleigh Estate, (1918, November 2). *Goulburn Evening Penny Post (NSW : 1881 - 1940)*, p. 4 (EVENING). Retrieved February 10, 2022, from <http://nla.gov.au/nla.news-article99025537>; Lockyersleigh Estate. (1918, June 6). *Goulburn Evening Penny Post (NSW : 1881 - 1940)*, p. 2 (EVENING). Retrieved February 10, 2022, from <http://nla.gov.au/nla.news-article99021279>

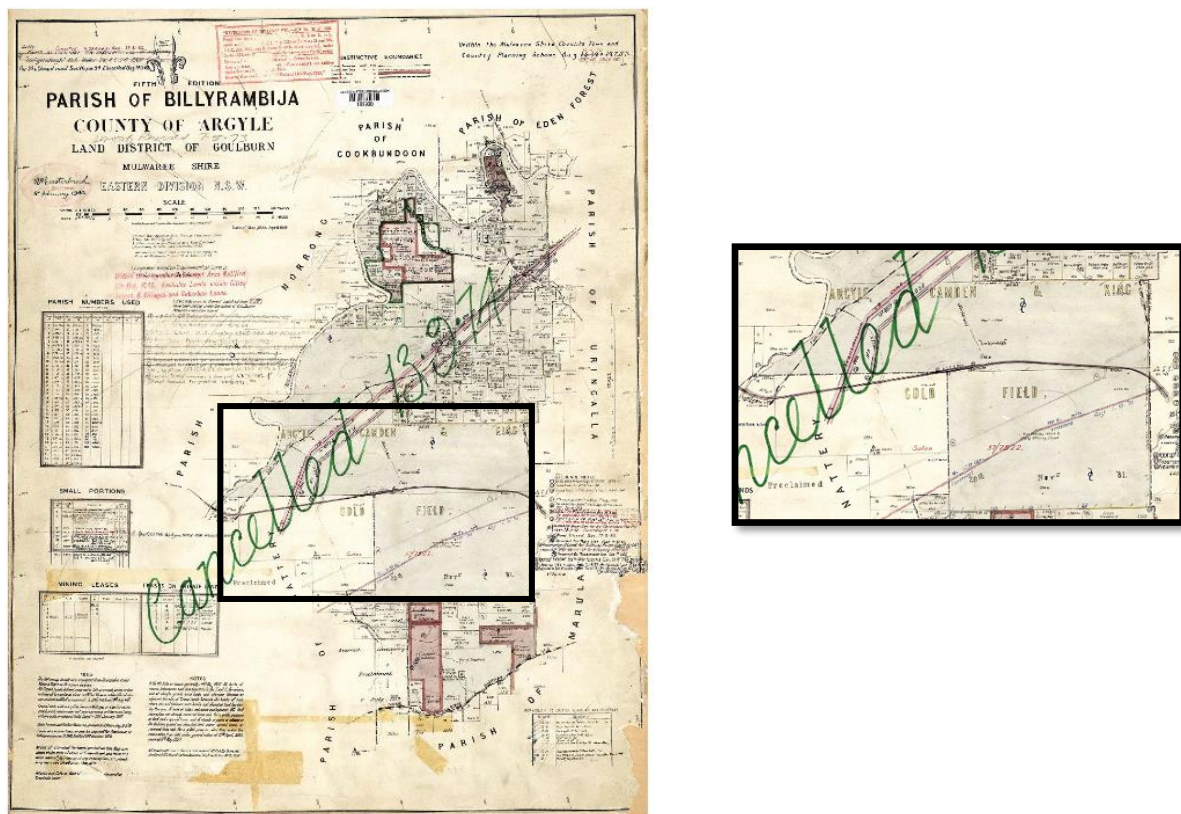
by Tony Onions who had married a descendent of Arthur Ranken. The horse stud provided income during the drought years and covered up to 1,000 acres of the property at one time. The horse stud finished operating in 1995, however it became the foundation of the current equine facilities on site.³⁴

The Lockyersleigh estate is synonymous with contained pastoral activities and survives on an early road track to the pastoral station.³⁵ Lockyersleigh represents traditional farming techniques and larger pastoral estates of the late nineteenth and early twentieth century. Its setting and landscape have been described as:

Lockyersleigh, viewed from the Carrick Road, coming south from Brayton, is one of the most breath-taking Pastoral Landscapes and settings in the whole council area³⁶

The Onion/Ranken family continue to own the estate undertaking agricultural practices such as grazing stock for meat as well as wool and grain production. Sheep and cattle have been raised since the Ranken family took over the property in 1856. Considerations for the landscape include regeneration of river banks and erosion control focusing on the rivers and waterways. The estate today is a significant homestead which reflects early settlement in Australian and provides tourism opportunities in the form of farm stays.³⁷

Figure 5 – County of Argyle Parish of Billyrambija 1939 Map³⁸



³⁴ Lockyersleigh <https://lockyersleigh.com.au/lockyersleigh>

³⁵ Higginbotham 2009. Vol 2. p.139-140

³⁶ Higginbotham 2009. Vol. 2. p.98

³⁷ Lockyersleigh <https://lockyersleigh.com.au/lockyersleigh>

³⁸ HRLV NSW Lands 1939 County of Argyle Parish Billyrambija map sheet 1 Edition 5 CD title: PMAPGN01

4. PHYSICAL CONTEXT AND SITE

4.1 Physical Context

Carrick is a small town located in the Southern Highlands of NSW approximately 4.6 kilometres to the west of the town of Marulan and 10.6 kilometres to the east of Goulburn in the Goulburn Mulwaree LGA. Carrick is positioned north of the Hume Highway, whilst Munro Road provides access via the highway to the nearby town of Marulan. The Marulan town is located at the intersection of the Hume Highway and the Main South Line. The former provides access to the Sydney CBD (165 kilometres) via Campbelltown (112 kilometres) to the north-east and Canberra (127 kilometres) to the south-west. Large highway service centres are located on either side of the Hume Highway servicing travellers between Sydney and Canberra.

4.2 The Site

The study area for this SoHI is Lot 55 in DP 1141136, which has an irregular shape, an area of approximately 1,400 hectares and a narrow, 27 metre-wide frontage to Munro Road to the south. The site's 5,918 m northern boundary adjoins the Main South Railway which runs from Sydney to Melbourne.

The subject site is located off 1114 Carrick Road. It comprises of one host lot being Lot 55 DP1141136. The nearby Lockyersleigh Homestead, however, is located on the adjacent Lot 1 DP 1107232. **Figure 1** shows the general site landscape.

The study area is located within predominantly agricultural land, characterised by large host lots associated with cattle and sheep grazing. The site is generally cleared with fenced paddocks that have been extensively cropped and is currently used for grazing of modified pastures and grazing of native vegetation, with some cropping occurring in the central, northern portion of the site. A transmission line bisects the western portion of the property from north to south, whilst a major gas pipeline cuts through east to west.

The general landform consists of an undulating topography with low peaks, gentle hills, shallow gullies and creeks scattered throughout such as the Lockyersleigh Creek, Osborns Creek and Narambulla Creek and other unnamed waterways, which generally drain northward to the Wollondilly River.

The study area is separated from Carrick Road to the west by Lot 7007 DP1110763 which runs north-south to the west of the site. The site does not have frontage to Carrick Road; however, a visible track runs from Carrick Road to the site mid-way through Lot 7007 DP1110763. Two crossings under the Main South Railway provide access between the site and associated land to the north, including one in the vicinity of Lockyersleigh Creek. The second crossing is located two kilometres to the west of the Lockyersleigh Creek crossing.

The site and surrounding area are shown in **Figure 1**.

Heritage items identified within the site are discussed in **Section 4.3**.

4.3 Site Summary

The host lot shown on **Figure 1** contains the study area within which all proposed project components will be located. The historical site inspection associated with the assessment concentrated on heritage times within the study area being the Ruins of Kyle, and heritage items located in close proximity to the site such as the Lockyersleigh Homestead.

A visual inspection of the area was undertaken by Latisha Ryall (Archaeologist, Premise) on 26 September 2021. The site inspection included a photographic record of the Ruins of Kyle heritage item (I032 Local I034) and external façade of the Lockyersleigh homestead and gardens and associated structures (Item I033Local I035).³⁹

³⁹ Inconsistent records between Oberon LEP Schedule 5 and Heritage NSW State Heritage Inventory lists – See recommendation

The heritage items Ruins of Kyle and Lockyersleigh Homestead site summary area are outlined in the following sections. I

4.3.1 RUINS OF KYLE

The Ruins of Kyle are located on the south western portion of the larger study area. The ruins are located in an isolated area on the lower slope of a small crest west of the Narambulla Creek and surrounded by remnant vegetation consisting of a grove of Ailanthus trees.

The ruins of Kyle are surrounded by a LEP heritage curtilage (refer **Figure 2**).

The Ruins of Kyle consist of a rectangular sandstone, brick and stone structure that is partially standing and in poor condition. The fabric elements that remain consist of the outer structure constructed in a random rubble style (irregular formation) of blue stone that has been squared and coursed, with hewn sandstone quoins set with a sand based mortar, set amongst sandstock and dry pressed brick rubble (some with frog marks) and associated discard material.

The extant structure consists of four walls with flagging stones on each entrance and two timber support doorways on the southern elevation. The internal elements include a collapsed fireplace and stone footings with two timber window reveals on the northern elevation and one window reveal on the eastern elevation. No evidence of the roof remains.

The original structure consisted of two rooms, however, there is evidence of a possible second structure located to the immediate south east of the property, with visible sandstone and brick footings, discard bricks and sandstone blocks scattered. The views and vistas from this heritage item extend out towards the Tarlo River National Park in the north and the reaches of the Wollondilly River.

The ruins are located approximately 3km south west of the Lockyersleigh Homestead. The Ruins of Kyle are shown in **Figure 6 - Figure 19**.

Figure 6 – Ruins of Kyle Southern Facade



Figure 7 – Ruins of Kyle Northern Façade



Figure 8 – Eastern Façade external wall



Figure 9 – Western Façade showing rubble



Figure 10 – Internal brick fireplace and rubble



Figure 11 – Internal window reveal view north



Figure 12 – Stone construction and timber door support



Figure 13 – Ruins with foundations of secondary structure in front



Figure 14 – Secondary structure footings and rubble



Figure 15 – Discard Sandstone hens blocks (footings)



Figure 16 – Northern façade showing fabric condition



Figure 17 – Stone and Brick (with frogmark) rubble



Figure 18 – External view from ruins to the north east



Figure 19 – External view from ruins to the south west



4.3.2 LOCKYERSLEIGH HOMESTEAD

The Lockyersleigh Estate consists of a complex of structures accessed off the Carrick Road and is located on mostly flat land with a very shallow slope to the southeast. The rear of the property is bound by large farming land, with the Main Southern Railway bisecting in an east-west direction.

The Lockyersleigh Estate consists of a central two storey homestead and established gardens and associated outbuildings. The first phase of construction completed in 1827 and additions later from 1856.

The homestead is unique in style combining two distinct architectural features with an 1820s symmetrical Georgian stone structure on the ground floor and the 1850s Victorian stone and brick addition on the upper floor (both rendered) with two brick chimneys located on each end.

The original Georgian phase of the building consisted of a single storey, standalone rectangular cottage, with a brick and stone addition to the east. The second stage of construction included the additional Victorian upper floor, with detached kitchen and servants' quarters.

On the northern elevation the homestead has a central door on each floor flanked by sash windows with shutters on the ground floor and sash windows on the upper floor. The hipped roof has been constructed using galvanised iron sheets. The ground floor has a colonnaded flagged verandah, covered in mature wisteria vines and opens onto the formalised gardens. The columns are a feature of neoclassical architecture.

On the upper floor, the balcony is constructed with cast iron columns and iron lace fretwork consistent with Victorian style design.

To the rear of the property a modern extension is visible, consisting of a brick and glass structure acting as a sunroom/kitchen area which connects the main homestead to an existing stone and brick outbuilding.

Several large and small outbuildings surround the homestead and are located at the rear of the central structure, approached from the southern driveway access. The larger buildings are constructed of dressed bluestone with detailed pressed brick features surrounding sash windows with galvanised iron gabled roofs and timber doors. These structures include an impressive large stable and coach house, servants' quarters a detached kitchen and a smaller stone hut.

A small timber structure with a galvanised iron hipped roof is also located towards the rear of the stables. The timber structure may have served as a blacksmith or men's hut. Other smaller buildings include a timber rectangular structure located towards the eastern boundary most likely used as the pigeon house, and several garden sheds originally used as privies.

A separate smaller brick and bluestone building is located to the rear of the servants' quarters, separated by hedges from the main homestead. This building is constructed in a similar fashion to the other outbuildings.

The homestead is set within a rural landscape, set amongst undulating plains and agricultural farming land. A weir stemming from the Lockyersleigh Creek is crossed on the western approach to the homestead, with a picket fence, central front gate and drainage line on the northern elevation surrounded by a mature tree planting such as stone pines. A rear access road to the homestead is located to the east.

The established gardens are positioned in front of the homestead and consist of a central drive leading to a large, grassed oval and gravel driveway, indicating the original carriageway loop, surrounded by mature tree plantings. The loop is positioned on an angle to the homestead. Other garden features include two timber latticed bridges and a latticed and paved garden courtyard to the east of the homestead consistent with the Arcadian and Victorian styles of the nineteenth century. Other features include mixed shrub plantings, exotic grasses and rockery beds. A wooden honey house is located towards the north western loop access.

A timber pergola is located on the western garden boundary separated from the main garden by an established hedge. The pergola on the western side is bordered by fruit trees (pears) remnant from the old orchard which was located adjacent to the homestead. A hedge also separates the front garden to the rear of the property on the western side. Pergolas are also located here. Additional facilities such as a pool and tennis court are located towards the northern and western boundary of the home.

The garden demonstrates characteristics of the Arcadian style popular in nineteenth century rural gardens, by the following: an oval carriage loop with a long central axis extending into the driveway; the formal arrangement and selection of exotic trees; and the trellised timber work and use of arbours and pergolas⁴⁰

Two timber structures (former privies) are located at the front of the property and now form small sheds.

An internal inspection was not undertaken; however Heritage Inventory Records indicate that:

Internally, the joinery is cedar and dates from the Ranken period. The living room is divided by folding panelled cedar doors.⁴¹

To the immediate north of the homestead, several agricultural sheds are located. Other associated buildings surrounding the homestead consist of rural farming sheds and worker cottages located to the east. To the direct south of the property at a distance of approximately 70m the Main Southern Railway line bisects the estate to the larger land holding.

The homestead and associated buildings are in excellent condition. Consistent with the RNE description of the site (Item 1129) the garden is particularly well maintained, especially the grassed oval and gravel drive with sympathetic plantings to enhance the characteristics of the earlier garden.⁴²

The Lockyersleigh Estate is shown in **Figure 20 - Figure 39**.

Figure 20 – Lockyersleigh Homestead view from the established gardens



Figure 21 – Northern Façade Georgian and Victorian features



⁴⁰ NSW Heritage Inventory Database 'Lockyersleigh' <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2934044>

⁴¹ Ibid.

⁴² RNE ID 1129

Figure 22 –Rear view of Lockyersleigh and associated buildings



Figure 23 –Modern addition and rear of property view north west



Figure 24 – Stable and Coach house view west



Figure 25 – Brick Outbuilding Detached kitchen



Figure 26 – Brick and Stone Servants quarters



Figure 27 –Timber hut located behind Stables



Figure 28 – Homestead and outbuildings rear view



Figure 29 – Outbuilding view west



Figure 30 – Lockyersleigh facade



Figure 31 – Lockyesleigh garden timber latticed bridge



Figure 32 – Location of original orchard on western boundary view north



Figure 33 – Lockyersleigh garden oval carriage loop feature view north



Figure 34 – Eastern approach to rear of property



Figure 35 – Northern approach to homestead



Figure 36 – Associated farming shed located to east of Homestead



Figure 37 – Associated farming complex with cottage view east



Figure 38 – External view to the north from homestead



Figure 39 – Southern view towards homestead



4.3.3 HISTORICAL TIMBER BRIDGE

During the site inspection a historic low level timber bridge with iron supports was observed, located in the mid portion of Lot 55 DP1141136 positioned over the Narrambulla Creek.

This bridge is not listed on heritage inventory sheets, however, is most likely associated with the earliest pastoral phase of the Lockyersleigh Estate. On review of historical maps dated to 1881 the position of the bridge is located on land identified as the Gold Fields – refer **Figure 5**.

The single span bridge is of simple construction measuring approximately 2 m wide and spanning 8 m in length and is in poor condition. The supports are constructed of iron with single timber slats forming the bridge platform, most likely constructed during the same time the Main Southern Railway was introduced. During the 1800s, in order to meet the growing need to span the numerous creeks and rivers to move rural produce, goods and passengers clear of river fords, timber beam bridges offered the cheapest and quickest solution by utilising local hardwoods with simple construction methods.⁴³

The timber bridge is shown in **Figure 40- Figure 43**.

Figure 40 – Historic timber bridge view north east



Figure 41 – Timber bridge with iron supports



Figure 42 – Timberbridge view east showing condition of fabric



Figure 43 – Historic timber bridge view south east showing Narrambulla Creek line



⁴³ RTA 2006 Historical Overview of Bridge Types in NSW: Extract from the Study of Relative Heritage Significance of RTA Controlled Timber Beam Road Bridges in NSW.p.17

5. ASSESSMENT OF SIGNIFICANCE

Determining the significance of heritage items or a potential archaeological resource is undertaken by utilising a system of assessment centred on the Burra Charter (Australia ICOMOS 2013). The principles of the charter are relevant to the assessment, conservation and management of sites and relics. The assessment of heritage significance is outlined through legislation in the *Heritage Act* and implemented through the NSW Heritage Manual, the Archaeological Assessment Guidelines, and the *2009 Assessing Significance for Historical Archaeological Sites and Relics*.

Heritage impacts arise from both visual or physical changes to a place and must be assessed against the identified significance of the place. Not all impacts are negative and having an impact does not mean that a proposal cannot proceed. Sufficient information regarding the proposed heritage impacts is required to determine if the overall impact is acceptable and the long-term conservation of the place has been considered.

An assessment of significance has been developed below for listed heritage items in accordance with criteria addressed in 'Assessing Heritage Significance' guidelines from the *NSW Heritage Manual* shown in **Table 1** and **Table 2**. A statement of significance for each heritage listed item relevant to the study area is provided in **Section 5.2**. Statements of significance have been adopted from the State Heritage Inventory database. Assessment significance inventory sheets are provided in **Appendix A**.

5.1 Assessment of Significance

Items located within the study area have been previously defined as having heritage significance at a Local level. An assessment of Significance for The Ruins of Kyle (Item 1034) and the Lockyersleigh Homestead (Item 1035) are provided in **Table 1 and Table 2**.

Table 1 – Assessment of Significance Study Area – Ruins of Kyle

Criteria	Description
SHR Criteria a) [Historical significance]	The Ruins of Kyle are important in representing early settlement periods and construction of early homesteads on large pastoral properties in rural NSW.
SHR Criteria b) [Associative significance]	The Ruins of Kyle Represents an early homestead complex constructed during the early settlement phase in the Marulan Region and has local significance.
SHR Criteria c) [Aesthetic significance]	The ruins present as a unique structure constructed in the early 1800s consisting of a stone and brick dwelling with a central fireplace. The built fabric includes elements of dressed sandstone quoins set within mixed rubble bluestone façade and the use of both sandstock and dry pressed bricks.
SHR Criteria d) [Social significance]	-
SHR Criteria e) [Research potential]	This site referred to as the 'Ruins of Kyle' is highly significant for its archaeological research potential. The stone building on part of the Lockyersleigh property may be associated with the earliest occupation of the area.
SHR Criteria f) [Rarity]	-
SHR Criteria g) [Representativeness]	-
Integrity/Intactness:	Poor condition, however, solid foundations are present.
Assessment criteria:	The Ruins of Kyle are in poor condition, however, have retained elements of original fabric (deteriorated) and can yield information on early building techniques and settlement patterns in Marulan during the early 1800s. At a minimum the Ruins of Kyle achieve moderate local significance.

Table 2 – Assessment of Significance Study Area – Lockyersleigh Homestead

Criteria	Description
SHR Criteria a) [Historical significance]	Lockyersleigh Homestead was established in the 1820s and has a strong association with the area's early colonial settlement in rural areas. The site does meet the criterion for historical significance at a local level.
SHR Criteria b) [Associative significance]	The Lockyersleigh Homestead and Gardens are associated with the larger land grants acquired in the Marulan area by Major Edmund Lockyer and later Arthur Ranken Lockyer arrived in New South Wales in 1825 and undertook exploratory journeys to the Brisbane River, King George's Sound and the Grose River. He sold his commission in 1827 and took up several land holdings, including a 2,560 acre grant near Marulan which he called Lockyersleigh. Lockyer, as well as being a pastoralist, was also a police magistrate at Parramatta. Ranken was a Scottish immigrant who arrived in the colony in 1826 and acquired Lockyersleigh during the 1850s. The Ranken family have been associated with the property since that time. The site does meet the criterion for associated significance at a State and Local level.
SHR Criteria c) [Aesthetic significance]	The Lockyersleigh Homestead consists of a symmetrical, two storey building. The Georgian ground floor, built for Lockyer, is of rendered stone, while the Victorian upper floor (the addition built for Ranken in 1860) is rendered brick. The complex of buildings has a unique aesthetic consisting of several brick and stone outbuildings and Arcadian, Victorian and Edwardian garden features including a unique oval shaped carriage loop at the front of the property. The site does meet the criterion for aesthetic significance at a local level.
SHR Criteria d) [Social significance]	The site does meet the criterion for social significance at a local level.

SHR Criteria e) [Research potential]	<p>The site does have potential to yield information on early settlement phases and the operation of large pastoral properties in rural areas, with the complex of buildings located on the site. However the site is still operational.</p> <p>The site does meet the criterion for research potential at a local level.</p>
SHR Criteria f) [Rarity]	<p>Lockyersleigh is of considerable interest for possessing a Georgian ground floor topped by a Victorian Filigree upper storey. The combination of styles is successful, and the house is an elegant one, especially in its garden setting. The Lockyersleigh homestead is unique as the development phases included an additional storey added rather than expansion outward.⁴⁴</p> <p>The site does meet the criterion for historical significance at local level.</p>
SHR Criteria g) [Representativeness]	<p>The homestead and gardens are a fine example of rural homesteads constructed in the 1800s with a unique design combining two architectural phases and retains a high level of integrity.</p> <p>The site does meet the criterion for representative significance at a local level.</p>
Integrity/Intactness:	<p>Excellent condition.</p> <p>The site has been subject to modern additions, including addition to the rear of the property joining the original structure to an outbuilding and the construction of the swimming pool and tennis courts. New plantings have also occurred over the years, however, remain sympathetic to the original design.</p> <p>Lockyersleigh was reported to be in good condition at the time of nomination for National Trust listing in the late 1970s. The present site conditions remain consistent with this finding.</p>
Assessment criteria:	<p>The Lockyersleigh Homestead and Gardens are assessed as having high heritage significance at a local level.</p>

⁴⁴ Lockyersleigh Homestead

In summary, the heritage items addressed in this assessment retain a high level of heritage significance at a local level. The study area contains two heritage listed items which meet the requirements at a minimum of Local significance. The study area is likely to contain significance associated with early European settlement and pastoral activities in NSW.

The Ruins of Kyle which are located within the study area have a moderate to high level of heritage significance in that although they are in poor condition, they provide archaeological research potential on early settlement and construction of homesteads in the Marulan/Carrick area. The Ruins of Kyle represents one of the earliest occupation phases of the area. The Ruins of Kyle are also in close proximity to recorded Aboriginal heritage items as identified in the separate Aboriginal Cultural Heritage Assessment prepared for the study area.

The Lockyersleigh Homestead is located adjacent to the study area, however, does retain a high level of heritage significance, consistent with early established homesteads in rural areas. The homestead and associated buildings have remained relatively unchanged since the 1860s phase of development, set in a prominent location within the larger land holding. The homestead retains a high degree of original fabric, with a unique representation of combined Georgian and Victorian features. Its significance relates to early pastoral properties from the nineteenth century that have a continued association with agricultural and farming practices through several generations of ownership associated with the one family. "Lockyersleigh" is representative of the historical importance of Australian pioneers.⁴⁵

Both the Ruins of Kyle and the Lockyersleigh Homestead and gardens retain significant views and vistas of the surrounding rural landscape. The buildings represent a phase of growth in the rural settlements of the south west during the early to late nineteenth century and for establishing pastoral stations in the area.

The Ruins of Kyle would have moderate research potential for these aspects and associational significance for the groups of people who resided in the earlier homestead and/or undertook pastoral activities such as sheep grazing.

Both the Ruins of Kyle and the later established Lockyersleigh Homestead are associated with the National Themes below, considered significant in Australia's History.

⁴⁵ Lockyersleigh <https://lockyersleigh.com.au/lockyersleigh>

Table 3 – Historical Themes associated with the Study Area

	National Theme	State Theme	Description	Association
2	Peopling Australia	Ethnic Influences	Activities associated with common cultural traditions and peoples of shared descent, and with exchanges between such traditions and peoples.	Traditional garden
3	Developing local, regional and national economies	Agriculture	Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture.	The homesteads are positioned in a rural landscape associated with cropping and grazing and farmstead
	Developing local, regional and national economies	Exploration	Activities associated with making places previously unknown to a cultural group known to them.	Associated with Explorer Captain Lockyer
	Developing local, regional and national economies	Pastoralism	Activities associated with the breeding, raising, processing and distribution of livestock for human use.	Pastoral station, shearing shed, slaughter yard, stud book, photos of prizewinning stock, homestead, pastoral landscape, common, fencing, grassland, well, water trough, freezer boat shipwreck, wool store

5.2 Statement of Significance

5.2.1 RUINS OF KYLE

The Ruins of Kyle has the following Statement of Significance as defined on the State Heritage Register Inventory form (Item I032):

This site referred to as the 'Ruins of Kyle' is highly significant for its archaeological research potential. The stone building on part of the Lockyersleigh property may be associated with the earliest occupation of the area.

Date significance updated 29/01/2012

5.2.2 LOCKYERSLEIGH HOMESTEAD AND GARDENS

The Lockyersleigh Residence has the following Statement of Significance on the State Heritage Register Inventory form (Item 1033):

Lockyersleigh is of considerable interest for possessing a Georgian ground floor topped by a and former privies; and mature tree specimens (Criterion A.3). The garden demonstrates characteristics of the Arcadian style popular in nineteenth century rural gardens, by the following: an oval carriage loop with a long central axis extending into the driveway; the formal arrangement and selection of exotic trees; and the trellised timber work and use of arbours and pergolas (Criterion B.2). The garden exhibits a continuum of history by the following: the dominance of the early Arcadian style; the later additions of the pergolas and herbaceous beds, which became popular at the end of the nineteenth century; and the modern swimming pool (Criterion D.2). The garden has significant aesthetic qualities as follows: it is strongly evocative of nineteenth century, due to the dominance of the original layout, the mature major tree species and style of the timber garden structures (Criterion F.1). The garden is important for its design excellence and has a bold structure focusing on the carriage loop and emphasised by the formally arranged exotic trees. Pergolas, arbours, a garden house and Pigeon House create interest points within the garden (criterion F.1).

Date significance updated: 22/06/2008

The Lockyersleigh Homestead is listed on the on the National Trust Register:

It was listed on the National Trust Register for the following significance:

Lockyersleigh is a most elegant historic house set in an attractive and sheltered garden.

Lockyersleigh garden appears to date mainly from the third quarter of the 19th Century with later Victorian and possibly Edwardian additions (the arbours and pergolas). It is a fine bold example of country garden design with delightful features in the form of simple timber bridges and garden buildings, beautifully mellowed and impeccably maintained.⁴⁶

The Lockyersleigh Homestead is listed on the Register of the National Estate (RNE) for the following significance:

Lockyersleigh is of considerable interest for possessing a Georgian ground floor topped by a Victorian Filigree upper storey. The combination of styles is successful, and the house is an elegant one, especially in its garden setting. The house is also rare in that extensions were usually horizontal rather than vertical as is the case here (Criteria B.2 and F.1). The house is an early one in the region and Lockyersleigh has a strong association with a wide span of the area's rural history (Criterion A.4).

⁴⁶ National Trust Item R1637

6. HERITAGE IMPACT ASSESSMENT

6.1 Proposed Works

Terrain Solar is proposing to develop an approximately 152.2 megawatt (MW) solar farm, plus an optional battery energy storage system with a potential capacity of up to 150 MW, 600 MW hours on the subject site.

The proposed works include infrastructure development mostly in the southern portion of the host Lot 55 DP1141136 for the creation of the solar farm, with associated infrastructure such as battery energy storage, substations and a transmission line linking the development to existing grid electrical infrastructure located to the north east. Access to the site would be via Munro Road in the southern portion of the lot, which in turn connects to the Hume Highway.

The connection of Munro Road to the Hume Highway would encroach slightly on the boundary of Lot 1 in DP 602775, however no impacts to heritage items will occur.

The solar farm infrastructure would include installation of solar panels on a tracker with a maximum height of 5.2 m. The proposed solar farm would be in operation for a lifecycle of 30 years. The proposed works would see a solid 3D block impact of the area, with the creation of the following major grid connection line facilities in **Table 4**.

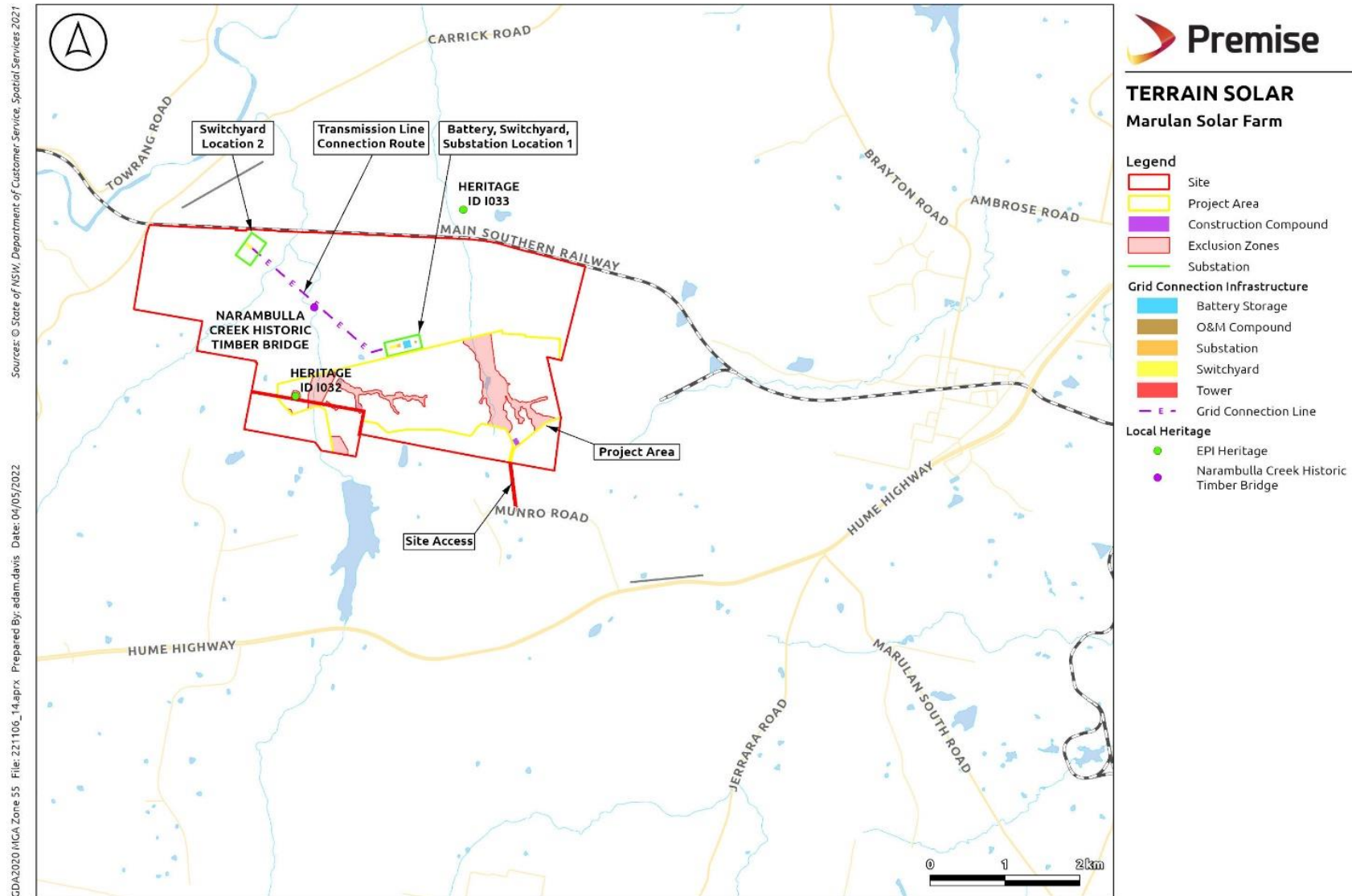
Table 4 – Major Grid Connection Infrastructure

Area	Description	Assumed Height
O&M Compound	The Operations and Maintenance yard. Consists of an office and a shed, plus a container or 2, carparking, etc.	7m
Switchyard	Electrical switchgear plus a building	10m
Substation	Some switchgear plus a large transformer and a building	10m
BESS	Battery yard	5m
Tower	Transmission line structures (see image below)	30m

The proposed works do not include any physical impacts to heritage items Ruins of Kyle or the nearby Lockyersleigh Homestead. The proposed works would not impact on the historical timber bridge identified during the site inspection.

An overview of the proposed works is shown in **Figure 44**.

Figure 44 – Proposed Works



6.2 Impact Assessment

The objective of a SoHI is to evaluate and explain how the proposed development, rehabilitation or land use change will affect the heritage value of the site and/or place. A SoHI should also address how the heritage value of the site/place can be conserved or maintained, or preferably enhanced by the proposed works.

This report has been prepared in accordance with the NSW Heritage Office & Department of Urban Affairs and Planning NSW *Heritage Manual* (1996) and NSW Heritage Office *Statements of Heritage Impact* (NSW Heritage Office, 2002). The guidelines pose a series of questions as prompts to aid in the consideration of impacts due to the Project. The questions relate to the nature of the impact to the heritage item.

A detailed assessment is provided for direct, potential direct, indirect and archaeological impacts for the proposed works. Each type of impact is described in **Table 5** below.

Table 5 – Impact Definitions

Impact	Definition
Direct	Impacts resulting from works located within the curtilage boundaries of the heritage item.
Potential Direct	Impacts resulting from increased noise, vibrations and construction works located outside the curtilage boundaries of the heritage item.
Indirect	Impact to views, vistas and setting of the heritage item resulting from proposed works outside the curtilage boundaries of the heritage item
Archaeological	Impacts to potential archaeological remains located within the curtilage boundaries of the heritage item.

The potential impacts are then graded for significance as per the terminology identified in **Table 6**.

Table 6 – Gradings of Significance

Impact	Definition
Major	Actions that would have a long-term and substantial impact on the significance of a heritage item. Actions that would remove key historic building elements, key historic landscape features, or significant archaeological materials, thereby resulting in a change of historic character, or altering of a historical resource. These actions cannot be fully mitigated.
Moderate	Actions involving the modification of a heritage item, including altering the setting of a heritage item or landscape, partially removing archaeological resources, or the alteration of significant elements of fabric from historic structures. The impacts arising from such actions may be able to be partially mitigated.
Minor	Actions that would result in the slight alteration of heritage buildings, archaeological resources, or the setting of an historical item. The impacts arising from such actions can usually be mitigated.
Negligible	Actions that would result in very minor changes to heritage items.
Neutral	Actions that would have no heritage impact.

6.2.1 RUINS OF KYLE

Physical impact assessment

While the design detail of the proposal is to be confirmed, the proposal would involve works adjacent to the LEP heritage item, which would encroach upon the northern and eastern portion of the item's heritage curtilage boundary. This would potentially result in excavation and earth movements in close proximity to the ruins. Construction activities would be undertaken in close proximity to the ruins, which would potentially result in vibration impact to the heritage item. Potential evidence of earlier structures, including sandstone footings and rubble embedded in the soil immediately to the south of ruins will be protected by the proposed exclusion zone. It is important to note that Aboriginal heritage has also been identified on the western extent of this heritage curtilage as identified in the separate Aboriginal Cultural Heritage Assessment prepared for the study area.⁴⁷

The proposed works would result in a moderate physical impact to the heritage curtilage of the Ruins of Kyle. There is potential for moderate direct physical impact from works vibrations.

Visual impact assessment

The proposed works would encroach upon the heritage curtilage of the Ruins of Kyle and are understood to result in construction activities immediately adjacent to the ruins themselves. This would potentially change views to and from the ruins, including vistas toward the Lockyersleigh Homestead and existing rural outlook to the north, east and west. It is noted that the historic fabric of the ruins has been diminished over time. The item's setting is located within overgrown vegetation and cannot be easily seen within the landscape, which has further obscured the visual setting and character of the heritage item. The item historically most likely had visual associations with the Lockyersleigh Homestead to the north east. The MSF infrastructure is not permanent and would be removed at the end of the project life.

The proposal would result in a moderate visual impact to the Ruins of Kyle.

6.2.2 LOCKYERSLEIGH HOMESTEAD

Physical impact assessment

While the proposal would involve works to land adjacent to the Lockyersleigh Homestead in the south, the proposal would not directly impact or encroach upon the item's heritage curtilage.

The proposal would result in a neutral physical impact to the Lockyersleigh Homestead.

Visual impact assessment

The proposal would involve works adjacent to the heritage curtilage of the Lockyersleigh Homestead site. Removal of vegetation and planting, and construction of associated infrastructure in the northern portion of the host lot as part of the solar farm development would not change views to and from the item. However the rural landscape setting to the south of the heritage item will be significantly altered. It is noted that the Main Southern Railway line bisects Lockyersleigh Homestead from the development area. Retention of tree lines will be maintained and would ensure that any visual impacts would be negligible.

The proposal would result in a negligible visual impact to the Lockyersleigh Homestead.

⁴⁷ Premise 2022 Marulan Solar Farm Aboriginal Cultural Heritage Assessment.

Table 7 – Summary of Heritage Impacts

Heritage Item	Physical Impact	Visual Impact	Overall Impact
Ruins of Kyle	Moderate	Moderate	Moderate
Lockyersleigh Homestead	Neutral	Negligible	Negligible

6.3 Justification for the proposed works

Terrain Solar identified the MSF site during a thorough screening process to identify suitable large scale solar sites in New South Wales. The proposed site has a strong high voltage transmission network with significant available capacity to connect into the National Electricity Market. The development site is currently used for farming and grazing and would not require significant civil works in preparation for construction.

The MSF is intended to provide solar infrastructure to the Goulburn Mulwaree region, providing an effective solar resource, suitable land use and network connection opportunities. Goulburn is a growing regional centre with a number of growth prospects. New clean energy generation will contribute to the sustainability of the town.

The MSF will provide local economic benefits such as employment and provide new capabilities to the area, whilst on a state level it ensures renewable energy is generated and consumed within NSW promoting the growth of the solar industry. The annual carbon emissions avoided through generation of clean energy will be significant. Solar projects are a relatively new development in Australia despite being well established in overseas markets. MSF will contribute to reducing the cost of large scale solar in Australia by adding to the experience base of the local supply chain.

The proposed site is ideally suited for a solar PV facility. Its proximity to the nearby transmission network minimises the connection infrastructure required and minimises the associated cost burden. The nearby transmission network has been assessed to have spare capacity to accept the connection. The site terrain is ideally suited as it is relatively flat and has been generally cleared of upper stratum and native vegetation. Therefore, very little site preparation will be required prior to installing the facility. There is minimal flooding risk. Site access is also excellent from the adjacent local roads.

6.3.1 HERITAGE NSW STATEMENT OF HERITAGE IMPACT GUIDELINES

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons.

The subject of this report relates to two local heritage listed items being the Ruins of Kyle (Local Item 1034) and Lockyersleigh Homestead (Local Item 1035).

The proposed works do not enhance the heritage significance of the items, however, do respect their collective heritage significance. The proposal has been designed, where possible, to minimise direct impacts to the significant elements of the two locally listed heritage items; Ruins of Kyle and Lockyersleigh Homestead.

Reduction of the heritage curtilage of the Ruins of Kyle as a result of the proposed works, however, would not respect or enhance the heritage significance of these items. It is important to note that Aboriginal heritage is also located in this portion of the study area.

Although proposing a large scale infrastructure development, the proposed works have carefully considered impacts to heritage items located both within the study area and located in close proximity to the study area through the initial design phase. The proposed works have been designed with respect to individual heritage items by providing buffering or exclusion zones so as not to impact on their heritage significance as a collective. However the design stage has yet to be finalised and as such, opportunities will exist to design development so as to minimise and mitigate impacts to the significance of the heritage items. It is recommended that Aboriginal heritage impacts also be taken into consideration when finalising the design.

The proposed works have been designed so as to not impact physically on any built heritage fabric in the study area such as the Ruins of Kyle.

The proposed works have been designed to respect the boundaries of the adjacent Lockyersleigh Homestead complex, by locating the large solar farm infrastructure to the south of the of the larger host lot, where visual impacts have been minimised. The works will not encroach on the heritage curtilage of the Lockyersleigh Homestead.

The proposed works are considered temporary in that the solar infrastructure will be removed on decommissioning of the site after 30 years and the landscape would then be reinstated to its current primary use as agricultural land.

The proposed works would have a low to moderate impact on the surrounding heritage item Lockyersleigh Homestead, considering the transformation of the existing rural landscape of the larger historical Lockyersleigh Estate.

No physical impacts will occur to the heritage items outlined in this report.

The following aspects of the proposal could detrimentally impact on heritage significance.

The proposed works would not detrimentally impact on the heritage significance of the Lockyersleigh Homestead or the Ruins of Kyle, however the large scale infrastructure to be developed will introduce a change in the visual landscape through introduction of new infrastructure. The proposal would result in the construction of large scale solar infrastructure, removal of vegetation, an installation of services and permanent structures.

A detailed visual impact assessment has been completed to consider the impacts of the development on surrounding properties (iris 2021). This report has concluded that the solar farm would have nil visual impacts to the Lockyersleigh Homestead and associated dwellings to the north due to the intervening landform, including the embankment of the Main Southern railway and vegetation, however, this assessment has not assessed any impacts to the Ruins of Kyle.

During construction there would be a temporary visual impact to both heritage items where construction and installation of solar panels and grid connection infrastructure would be seen in the background.

Proposed works would encroach on the heritage curtilage of the locally listed Ruins of Kyle (LEP 1034) heritage item. Considerations for Aboriginal heritage in this area should also be noted. The proposal is also located adjacent to the locally listed Lockyersleigh Homestead (LEP 1035). The proposal has been developed as far as possible to minimise direct impacts on the significant elements of these heritage items.

Due to the proximity of heritage items to the proposed work, there would be indirect and potential direct impacts to the setting and visual character of Ruins of Kyle. Visual impacts would primarily result from construction of solar panels adjacent to the heritage item, which could be viewed as aesthetically unsympathetic. Removal of existing vegetation such as isolated paddock trees and ground cover, however, would not impact on the landscape character of the area.

While the features of the proposal would not be sympathetic to the heritage significance of adjacent heritage items and would potentially alter the setting and visual character of the area, it is acknowledged that the visual qualities of the heritage items, in particular the Ruins of Kyle, have been obscured over time through overgrowth of vegetation. The proposed works would have a moderate visual impact on the Ruins of Kyle heritage item located within the study area, considering the transformation of the existing rural landscape.

The proposed works are in the immediate vicinity of the Ruins of Kyle heritage item and heritage curtilage. There is a risk of inadvertent impact or damage to this item during the proposed works if the item is not appropriately managed and protected for the project's duration, including potential indirect impacts from vibrations. As the detailed design of the proposal has not been resolved, the level of anticipated impact to archaeological remains is not yet known. It is understood and anticipated that support post installation would be managed through pile driving and electrical infrastructure would be connected via racking mounted on the frames. Significant amounts of trenching is not proposed. Inverters, potentially with DC

coupled batteries (although noting an AC coupled arrangement may be adopted), would be installed across the site.

The buildings have been assigned local heritage significance with their association related to early colonial settlement of the area and establishment of large pastoral estates. The proposed work would encroach on the rural landscape setting relevant to rural views and vistas of the heritage items, specifically the Ruins of Kyle which are located within the impact area.

Measures have been taken to minimise adverse heritage impacts and include:

- Implementation of exclusion zones for the proposed placement of infrastructure.
- Respect to the more intact heritage item Lockyersleigh Estate and Homestead.
- Retention of the heritage item Ruins of Kyle.
- Implementation of a buffer to the Ruins of Kyle to avoid total loss of views and vistas.
- Ongoing management and consideration of heritage through the design phase.

The following sympathetic solutions have been considered and discounted for the following reasons.

In choosing the project site at 740 Carrick Road, Carrick, Terrain Solar identified a number of other sites along the 132kV transmission line, however, those sites were deemed unsuitable due to the increased biodiversity of the landscape or were positioned on undulating landforms. Consideration of concept design options was supplemented by a preliminary assessment of environmental constraints, with the aim of either avoiding or minimising environmental impact.

In terms of the site overall and the solar farm located on the property, the location in the southern portion of the property was chosen in order to minimise the potential impacts to the adjacent neighbours, whilst minimising any fragmentation of the farm that will continue to operate with sheep grazing as the primary use.

Given the location of the Ruins of Kyle within the study area, located on a small crest, and its likely association with the adjacent Lockyersleigh Homestead, the retention of the heritage item is recommended even though the fabric of the item is in poor condition. Considerations for impacts and association with Aboriginal heritage in the area should also be noted.⁴⁸ The proposed works would be sympathetic to the neighbouring Lockyersleigh Homestead as the built fabric is relatively protected by the larger land holding

Visual impacts will occur to both items, however, have been mitigated through the initial design stages. A higher visual impact will occur to the Ruins of Kyle; however the proposed design has incorporated an approximate 60m buffer area sufficient enough to minimise the impact to vista outlooks. The visual impacts to the Lockyersleigh homestead will be minimal.

The preferred option that is the subject of this assessment was selected as meeting the proposal objectives. The preferred layout provides the best technical design to deliver solar farm infrastructure. Potential environmental and social impacts associated with this option were assessed as being able to be minimised by best practice management and mitigation measures.

A Statement of Heritage Impact guideline relevant to the study area is discussed in **Table 8**.

Table 8 – Heritage NSW Statement of Heritage Impact Guidelines –Ruins of Kyle and Lockyersleigh

Proposed Change to Heritage Item	Statement of Heritage Impact considerations	Comments
New Development adjacent to a heritage item	How is the impact of the new development on the heritage significance of the	Impacts to heritage significance of the items have carefully been considered through the initial design phase.

⁴⁸ Premise 2020 MSF ACHAR

Proposed Change to Heritage Item	Statement of Heritage Impact considerations	Comments
New development adjacent to a heritage item (including additional buildings and dual occupancies) Note: Most planning instruments (such as local and regional environmental plans) require the approval authority to take into account the impact of new development on adjacent heritage items or conservation areas.	item or area to be minimised?	Impacts will be minimised by retaining all elements of the heritage fabric for both the Ruins of Kyle LEP heritage curtilage and the Lockyersleigh Homestead, resulting in no direct impacts. The implementation and operation of the solar farm is considered temporary, allowing for the landscape to be returned to a rural setting, predominantly used for agricultural farming.
	Why is the new development required to be adjacent to a heritage item?	Several options were considered for the proposed solar farm site, however, were not compatible for construction due to biodiversity impacts and unsuitable landforms. The proposed works are required to be located adjacent to the Ruins of Kyle so as to minimise impacts to adjacent neighbouring properties, including the Lockyersleigh homestead, and maintaining the integrity of the existing land that will continue operations of grazing sheep, being the primary use.
	How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?	The Ruins of Kyle contains a relatively small heritage curtilage, however, contributes to the heritage significance of the item for its view and vistas. Aboriginal heritage has also been identified immediately adjacent to this area on the western extent.
	How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?	The new development will adversely affect the views and vistas to the Ruins of Kyle. There are no adverse effects to the Lockyersleigh Homestead. Exclusion zones have been recommended to minimise the visual impact to this heritage item. While the features of the proposal would not be sympathetic to the heritage significance of adjacent heritage items and would potentially alter the setting and visual character of the area, it is acknowledged that the visual qualities of the Ruins of Kyle, have been obscured over time through overgrowth of vegetation.
	Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?	No. The development will avoid potentially significant archaeological deposits (the Ruins of Kyle) with exclusion zones implemented around known heritage sites. If in the event ground disturbance reveals historic archaeological foundations an unexpected finds procedure would be implemented.
	Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?	No the design is not sympathetic to the heritage item., however, exclusion zones around the item have been proposed which would minimise the impact to heritage fabric. Implementation of a Conservation Management Plan for remediation of the Ruins of Kyle would also be recommended.
	Will the additions visually dominate the heritage item? How has this been minimised?	Yes, the implementation of large scale solar infrastructure will visually dominate the heritage item, however exclusion zones have been recommended to minimise visual impacts and this infrastructure is considered to have a limited lifespan.
	Will the public, and users of the item, still be able to	The Ruins of Kyle are not publicly accessible, and the land surrounding the item has been subject to extensive agricultural use. At the present time the item is obscured

Proposed Change to Heritage Item	Statement of Heritage Impact considerations	Comments
	view and appreciate its significance?	through overgrown vegetation. The significance of the item will not be altered through the proposed works. Yes, the Lockyersleigh homestead will retain its significance, and minimal impact will occur to views and vistas of the item. The users of this item will still be able to appreciate its significance.

Overall the proposed development involves installation of a large solar farm and associated infrastructure where impacts to heritage although minor are unavoidable.

The proposed works will retain all heritage significant elements of the physical built fabric of both heritage items.

The proposed works would have a minimal physical impact on the surrounding Local heritage items (Item 1034 and 1035), however will have a moderate visual impact to the Ruins of Kyle.

The proposed works would see extensive change to the pre-existing environment surrounding the study area.

7. CONCLUSION AND RECOMMENDATIONS

7.1 Overview

The proposed works are considered moderate in nature and are required for construction of the MSF and battery storage facility which has been classified as State Significant Development (SSD- 13137914).

The proposed works would encroach on the heritage curtilage of the locally listed Ruins of Kyle (LEP 1034) heritage item. The proposal is adjacent to the locally listed Lockyersleigh Homestead (LEP 1035). The proposal has been developed as far as possible to minimise direct impacts on the significant elements of these heritage items. Heritage curtilages are identified in **Figure 2**.

It is understood the proposal would not result in any encroachments into the heritage curtilage of Lockyersleigh Homestead and has been assessed as resulting in a neutral physical impact and a minor visual impact to this item. The proposal would result in a moderate physical impact and visual impact to the Ruins of Kyle. It is noted that these works will have an adverse visual impact on the Ruins of Kyle, and recommendations outlined in this report should be reflected in the design and placement of the temporary panels.

The proposed works include infrastructure development mostly in the southern portion of the host Lot 55 DP1141136 for the creation of the solar farm, with associated infrastructure such as battery energy storage, substations and a transmission line linking the infrastructure located to the north east. An access road from Munro Road located in the southern portion of the lot is also proposed.

The solar farm infrastructure would include installation of solar panels with a maximum height of 5.2m. The proposed solar farm would be in operation for a lifecycle of 30 years. The proposed works would see a solid 3D block impact of the area, with the creation of the major grid connection line facilities.

There is a high archaeological potential area within the heritage curtilage of the locally listed Ruins of Kyle heritage item (LEP 1034), which would reach the threshold for local significance. This has been mitigated through the proposed exclusion zone, however considerations for Aboriginal heritage located in this area and the association between the two is of importance.

As the detailed design of the proposal has not been resolved, the level of anticipated impact to archaeological remains is not yet known. Measures can be adopted to minimise the likelihood of impacts and an unexpected finds protocol implemented.

The recommendations outlined in **Section 7.2** provide guidance on the procedures involved in the event that unexpected finds are encountered during works.

As the proposal has been assessed as potentially resulting in a moderate physical impact to the locally listed Ruins of Kyle heritage item (LEP 1034), consultation with Goulburn Mulwaree Council would be required under the SEPP.

In summary the development proposal should proceed conditional upon the recommendations outlined in this report. The proponent should consider avoiding the south-western portion of the study area to minimise impacts to both European and Aboriginal heritage items identified during preparation of the heritage assessment

7.2 Recommendations

The primary focus of mitigation, based on the impacts outlined above, is to further minimise impacts on heritage curtilages, setting and archaeological potential through the following measures, whilst also ensuring that potential construction impacts are properly managed.

The proposed works should be undertaken in accordance with any recommendations set out within this report and if there is a change to the design, a review of heritage impacts will need to be revisited. Any works that are undertaken on the site should consult with this Statement of Heritage Impact report prepared for the study area.

7.2.1 INVENTORY RECORDS

It is recommended that the Goulburn Mulwaree Council and State Heritage Inventory update their records to reflect consistent details for heritage item numbers associated with the Ruins of Kyle and Lockyersleigh Homestead.

7.2.2 PROTECTION OF SIGNIFICANT AND NON SIGNIFICANT FABRIC

The proposal involves works in close proximity to nearby heritage items Ruins of Kyle and Lockyersleigh Homestead. Significant fabric located in the vicinity of the proposed works footprint, in particular the ruins themselves must be appropriately protected for the duration of the project to minimise potential physical impact or inadvertent damage.

Methods which would be adopted to protect significant fabric from impacts include setting a high-visibility barrier that is set at least 10 metres from heritage items, and a heritage induction for workers as outlined below in **Section 7.2.3**.

The Ruins of Kyle must be preserved so as to maintain the place and fabric in its existing state, with consideration of further deterioration of the fabric. Recommendations to provide a larger exclusion zone around the Ruins of Kyle should be considered to ensure only a partial loss of views and vista occurs to the heritage item. At a minimum a proposed 60m buffer area is to be incorporated into the design plan.

The efforts to maintain the heritage significance of the Ruins of Kyle are important in the ongoing management of the site. It is recommended that a management strategy or Conservation Management Plan be developed to ensure the conservation and protection of the fabric occurs.

Considerations for non-significant heritage items such as the historical timber bridge located over the Narambulla Creek should also be factored into the development process. No impact to this fabric is proposed due to its location within the creek line, however, conservation and preservation of this item is encouraged so as to retain its fabric.

7.2.3 HERITAGE INDUCTION

In order to retain and respect the heritage values of the locally listed heritage items, more specifically the Ruins of Kyle, a heritage induction would be provided for all workers prior to works commencing and include values of the sites, avoidance procedure, and contacts (site manager, etc) for reporting unexpected archaeological finds, or inadvertent impacts to heritage items. An unexpected finds procedure should be developed for the proposed works as part of the management considerations for European heritage.

7.2.4 RETENTION OF NATURAL SCREENING

Given the proximity of the proposed construction activities to the heritage curtilages of adjacent heritage item Lockyersleigh Homestead to the north east, natural screening in the form of vegetation would be retained wherever possible. Where impact to vegetation cannot be avoided, planting of new vegetation would be recommended in line with the Landscape Plan prepared by Iris Visual and Planning, attached to the EIS as Appendix M.

8. REFERENCES

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APPENDIX A

HERITAGE INVENTORY LISTINGS

Item Details

Name

Lockyersleigh, Ruins of Kyle

Other/Former Names

Address

740 Carrick Road CARRICK NSW 2580

Local Govt Area

Goulburn Mulwaree

Group Name

Item Classification

Item Type

Built

Item Group

Farming and Grazing

Item Category

Homestead Complex

Statement Of Significance

This site referred to as the 'Ruins of Kyle' is highly significant for its archaeological research potential. The stone building on part of the Lockyersleigh property may be associated with the earliest occupation of the area.

Assessed Significance Type

Local

Endorsed Significance

Local

Date Significance Updated

1/29/2012

Listings

Listing Name	Listing Date	Instrument Name	Instrument No.	Plan No.	Gazette Page	Gazette Number
Local Environmental Plan	20/0/2009	Goulburn Mulwaree Local Environmental Plan 2009	I032			

Heritage Item ID

2935967

Source

Local Government

Location

Item Details

Name

Lockyersleigh Homestead, Gardens

Other/Former Names

Address

1114 Carrick Road CARRICK NSW 2580

Local Govt Area

Goulburn Mulwaree

Group Name

Item Classification

Item Type

Complex / Group

Item Group

Farming and Grazing

Item Category

Homestead Complex

Statement Of Significance

Lockyersleigh is of considerable interest for possessing a Georgian ground floor topped by a Victorian Filigree upper storey. The combination of styles is successful and the house is an elegant one, especially in its garden setting. The house is also rare in that extensions were usually horizontal rather than vertical as is the case here (Criteria B.2 and F.1). The house is an early one in the region and Lockyersleigh has a strong association with a wide span of the area's rural history (Criterion A.4). Lockersleigh garden is a Homestead Garden established in the 1820s, and it is important for exhibiting a richness of cultural features as follows: a large oval shaped carriage loop; small latticed bridges; a timber garden house, a Pigeon House and former privies; and mature tree specimens (Criterion A.3). The garden demonstrates characteristics of the Arcadian style popular in nineteenth century rural gardens, by the following: an oval carriage loop with a long central axis extending into the driveway; the formal arrangement and selection of exotic trees; and the trellised timber work and use of arbours and pergolas (Criterion B.2). The garden exhibits a continuum of history by the following: the dominance of the early Arcadian style; the later additions of the pergolas and herbaceous beds, which became popular at the end of the nineteenth century; and the modern swimming pool (Criterion D.2). The garden has significant aesthetic qualities as follows: it is strongly evocative of nineteenth century, due to the dominance of the original layout, the mature major tree species and style of the timber garden structures (Criterion F.1). The garden is important for its design excellence, and has a bold structure focusing on the carriage loop and emphasised by the formally arranged exotic trees. Pergolas, arbours, a garden house and Pigeon House create interest points within the garden (criterion F.1).

Assessed Significance Type

Local

Endorsed Significance

Local

Date Significance Updated

6/22/2008

Listings

Listing Name	Listing Date	Instrument Name	Instrument No.	Plan No.	Gazette Page	Gazette Number
Local Environmental Plan	20/0/2009	Goulburn Mulwaree Local Environmental Plan 2009	I033			

Heritage Item ID	Source
2934044	Local Government

Location

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
1114	Carrick Road	CARRICK/NSW/2580	Goulburn Mulwaree	Unknown	Towrang	Argyle	Unknown	Primary Address

Description

Designer	Builder/Maker	
Construction Year Start & End	Circa	Period
	N0	Unknown
Physical Description	Updated	

Lockyersleigh is a symmetrical, two storey building. The Georgian ground floor, built for Lockyer, is of rendered stone, while the Victorian upper floor (the addition built for Ranken in 1860) is rendered brick. Both floors have a central doorway on the front facade flanked on either side by two sash windows; the windows on the ground floor are shuttered. The ground floor has a colonnaded, flagged verandah which has stone columns with Fuscan capitals and bases. Above, the upper floor verandah has cast iron columns and lace work. Lockyersleigh's roof is hipped and clad with corrugated iron. Two tall chimneys rise from each end of the roof. Internally, the joinery is cedar and dates from the Ranken period. The living room is divided by folding panelled cedar doors. Outbuildings are constructed of random stone with white mortar joins and quoins are of brick. Surrounding the house are extensive gardens which include an oval shaped lawn in front of the house and many mature trees and a vine covered tunnel of wire hoops, timber bridges and Gothic influenced outhouses.

Physical Condition

Updated 06/24/2003

Lockyersleigh was reported to be in good condition at the time of nomination in the late 1970s and its integrity was intact. (December 1991)

Modifications And Dates

Further Comments

History

Historical Notes or Provenance

Updated

Lockyersleigh's first owner was Major Edmund Lockyer. Lockyer arrived in New South Wales in 1825 and undertook exploratory journeys to the Brisbane River, King George's Sound and the Grose River. He sold his commission in 1827 and took up several land holdings, including a 2,560 acre grant near Marulan which he called Lockyersleigh. The ground floor of the Lockyersleigh house is understood to have been built in 1828. In 1848 small scale iron mining began on the property though it collapsed when the gold rushes broke out three years later. By 1853 Lockyersleigh had expanded to 11,810 acres. Lockyer, as well as being a pastoralist, was also a police magistrate at Parramatta. He and his family lived full time at Lockyersleigh from the mid 1840s to 1851. In the latter year they returned to Sydney where in 1852 Lockyer was appointed Sergeant At Arms to the Legislative Council; in 1856 he became Usher of the Black Rod to the Council. Lockyersleigh was sold to Arthur Ranken in 1855. Ranken, after arriving in the colony from Scotland in 1826, lived with his brother, George, and family at Kelloshiel, Bathurst, for a time, then he moved to Glen Logan on the Lachlan River and then to the Hunter region from where he and his family moved to Lockyersleigh the year following the purchase from Lockyer. The Ranken family have been associated with the property since that time.

Historic Themes

Records Retrieved: 1

National Theme	State Theme	Local Theme
Developing local, regional and national economies	Science	Unknown

Assessment

Criteria a)			
Historical Significance		Include	Exclude
Criteria b)			
Historical Association Significance		Include	Exclude
Criteria c)			
Aesthetic/Technical Significance		Include	Exclude
Criteria d)			
Social/Cultural Significance		Include	Exclude
Criteria e)			
Research Potential		Include	Exclude
Criteria f)			
Rarity		Include	Exclude
Criteria g)			
Representative		Include	Exclude
Integrity/Intactness			Updated

References

References

Records Retrieved: 1

Title	Author	Year	Link	Type
Lockyersleigh Website			http://lockyersleigh.com.au/	Photograph

Heritage Studies

Records Retrieved: 0

Title	Year	Item Number	Author	Inspected By	Guidelines Used
No Results Found					

Procedures / Workflows / Notes

Records Retrieved: 0

Application ID / Procedure ID	Section of Act	Description	Title	Officer	Date Received	Status	Outcome
No Results Found							

Management

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Management Summary



Caption: Lockyersleigh Homestead

Photographer: www.lockyersleigh.com.au

Copyright Owner: No Credit

Date: 7/1/2020 12:00:00 AM



Caption: Lockyersleigh - entrance

Photographer: www.lockyersleigh.com.au

Copyright Owner: No Credit

Date: 7/1/2020 12:00:00 AM

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
740	Carrick Road	CARRICK/NSW/2580	Goulburn Mulwaree	Unknown	Towrang	Argyle	Unknown	Primary Address

Description

Designer	Builder/Maker						
Construction Year Start & End	Circa	Period					
	N0	Unknown					
Physical Description						Updated	
Physical Condition						Updated	
Modifications And Dates							
Further Comments							

History

Historical Notes or Provenance	Updated
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Historic Themes

Records Retrieved: 0

National Theme	State Theme	Local Theme
No Results Found		

Assessment

Criteria a)			
Historical Significance		Include	Exclude
Criteria b)			
Historical Association Significance		Include	Exclude
Criteria c)			
Aesthetic/Technical Significance		Include	Exclude
Criteria d)			
Social/Cultural Significance		Include	Exclude
Criteria e)			
Research Potential		Include	Exclude
Criteria f)			
Rarity		Include	Exclude
Criteria g)			
Representative		Include	Exclude
Integrity/Intactness			Updated

References

References

Records Retrieved: 0

Title	Author	Year	Link	Type
No Results Found				

Heritage Studies

Records Retrieved: 0

Title	Year	Item Number	Author	Inspected By	Guidelines Used
No Results Found					

Procedures / Workflows / Notes

Records Retrieved: 0

Application ID / Procedure ID	Section of Act	Description	Title	Officer	Date Received	Status	Outcome
No Results Found							

Management

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Management Summary



Caption: Ruins of Kyle - 1

Photographer: Goulburn Mulwaree Council

Copyright Owner: No Credit

Date: 7/1/2020 12:00:00 AM



Caption: Ruins of Kyle - 2

Photographer: Goulburn Mulwaree Council

Copyright Owner: No Credit

Date: 7/1/2020 12:00:00 AM



CITY/SUBURB/TOWN Carrick	NAME OF IDENTIFICATION Lockyersleigh	ADDRESS OR LOCATION 1114 Carrick Road, Carrathool CARRICK
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LGA:	Goulburn Mulwaree	ABORIGINAL NATION:	Nari Nari
POSTCODE:	2580	LOT/DP:	1/DP1167232
COMMITTEE:	Heritage Built Advocacy Committee	GRID:	-34.690604, 149.927716
AUTHOR:	Mrs. C. Simpson	LISTING DATE:	5/4/76

BIBLIOGRAPHY

Early Colonial Houses of NSW by R. Roxburgh
Some Southern Homes of NSW by G.N. Griffiths

STATEMENT OF SIGNIFICANCE

Lockyersleigh is a most elegant historic house set in an attractive and sheltered garden.

Lockyersleigh garden appears to date mainly from the third quarter of the 19th Century with later Victorian and possibly Edwardian additions (the arbours and pergolas). It is a fine bold example of country garden design with delightful features in the form of simple timber bridges and garden buildings, beautifully mellowed and impeccably maintained.

DESCRIPTION

The house was commenced by Major Edmund Lockyer (1784-1860) in 1828 on land selected for him by his brother in 1826. It was completed by Arthur Ranken in 1860.

The two storeyed house is white stuccoed with a ground floor of stone and brick above. The cedar joinery probably dates from 1860 while the stone columns belong to Major Lockyer's house.

The outbuildings are made of neat random stone of a lovely colour with brick quoins and were built by Arthur Ranken along with a wing which, with the original kitchen wing forms a courtyard.

The colonnaded verandah is stone flagged.

The first homestead 'Kyle' was built by convicts between 1828 and 1835 at a little distance from the present house.

A central straight drive bordered by winter honeysuckle (*Lonicera fragrantissima*) leads to a large, impressive grassed carriage oval, unusual both in scale and in that its long axis is perpendicular rather than parallel to the house. The oval is now completely free of planting, however two trees formerly marked the cross axis.

A dry stream (now diverted) crossed by two bridges with attractive wooden trellised balustrading flanks the loop on the eastern side and divides the garden approximately in half.

Close to the house are a shrubbery of roughly triangular shape to the west and a rockery and other shaped beds to the east. A pergola of round timber covers a walk along the complete length of the western boundary of the garden, separating it from the former orchard (now a horse paddock), which is entered through a large vine covered arch at the southern end of the pergola. A row of old pear trees runs parallel to the pergola on the orchard site while a hedge secludes it from the main garden. Further pergolas are built on either side of the house.

The principal trees are stone pines along the picket fence to the west of the entrance gates in the north west corner giving way to elms in the south west section. A pair of handsome mature sumacs frame the view of the house on approaching the carriage oval.

The eastern section of the garden, where a mound marks the site of the former shearing shed appears later in design. The bridge on the cross axis of the oval leads to a wide path bordered by irregularly sized rectangular beds of herbaceous perennials. A modern swimming pool, well screened, has been constructed in the north west corner of this section.

Apart from the latticed bridges and pergolas the notable features in the garden at Lockyersleigh are the two delightful rectangular timber privies now used as tool sheds.

Condition and Integrity

Modern alterations, notably the construction of the swimming pool and further planting have been handled sympathetically and do not mar the quality of the older garden. The whole is particularly well maintained. The upkeep of the grassed oval and gravel drives is remarkable.

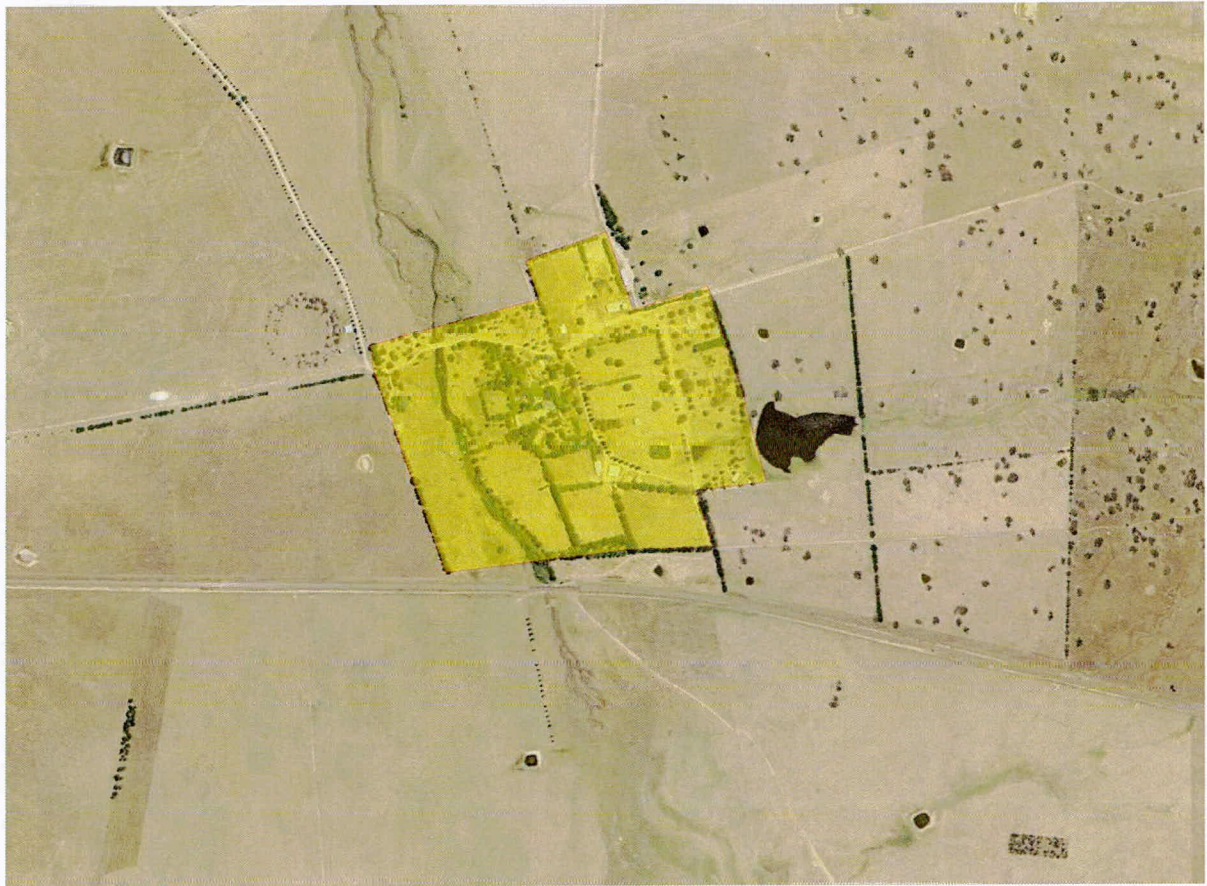
BOUNDARY OF LISTING

The boundary of the listing is the boundary of Lot 1, Plan DP1107232

Google Maps Encoded Boundary:

tgvrEoz`r[zYsJVuXJaD`@qG}JzBa@}GqGrA{UhGzDrUpC}@

SITE PLAN



CARRICK
(via Marulan)

LOCKYERSLEIGH

(Town or District)

Post Code 2580
Local Govt Area

Author of
Proposal Mrs. C. Simpson

Date of
Proposal 30/11/76

(Name or Identification of Listing)

(Address or Location)

Suggested
Listing
Category CLASSIFIED

Bibliography
Early Colonial Houses of NSW by
R. Roxburgh
Some Southern Homes of NSW by
G.N. Griffiths

Owner and Address
Mr. & Mrs. B.A. Onions

Committee HBC
(Trust Use) SEE OVER

Council APPROVED CL
(Trust Use) 5/4/76

Description

Briefly cover the points on the following check list where they are relevant and within your knowledge.

Style
Construction
Use
Architect/s
Builder/s
Date of
Construction
Present
Condition
History
Owners
Boundaries
of proposed
listing

The house was commenced by Major Edmund Lockyer (1784-1860) in 1828 on land selected for him by his brother in 1826. It was completed by Arthur Ranken in 1860.
The two storeyed house is white stuccoed with a ground floor of stone and brick above. The cedar joinery probably dates from 1860 while the stone columns belong to Major Lockyer's house.
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The colonnaded verandah is stone flagged.
The first homestead 'Kyle' was built by convicts between 1828 and 1835 at a little distance from the present house.

Reasons for listing

Lockyersleigh is a most elegant historic house set in an attractive and sheltered garden.

Sketch plan and photos
Attach additional photos
if any.

COMMITTEE REFERENCES:

HBC: 31/ 8/68: consider for 'A' category
Council: ? approved 'B' category
" 11/2/74: " CLASSIFY
" 5/ 4/76: " "

LOCKEYERSLEIGH

Description

A central straight drive bordered by winter honeysuckle (*Lonicera fragrantissima*) leads to a large, impressive grassed carriage oval, unusual both in scale and in that its long axis is perpendicular rather than parallel to the house. The oval is now completely free of planting, however two trees formerly marked the cross axis.

A dry stream (now diverted) crossed by two bridges with attractive wooden trellised balustrading flanks the loop on the eastern side and divides the garden approximately in half.

Close to the house are a shrubbery of roughly triangular shape to the west and a rockery and other shaped beds to the east. A pergola of round timber covers a walk along the complete length of the western boundary of the garden, separating it from the former orchard (now a horse paddock), which is entered through a large vine covered arch at the southern end of the pergola. A row of old pear trees runs parallel to the pergola on the orchard site while a hedge secludes it from the main garden. Further pergolas are built on either side of the house.

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LOCKYERSLEIGH

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LOCKYERSLEIGH

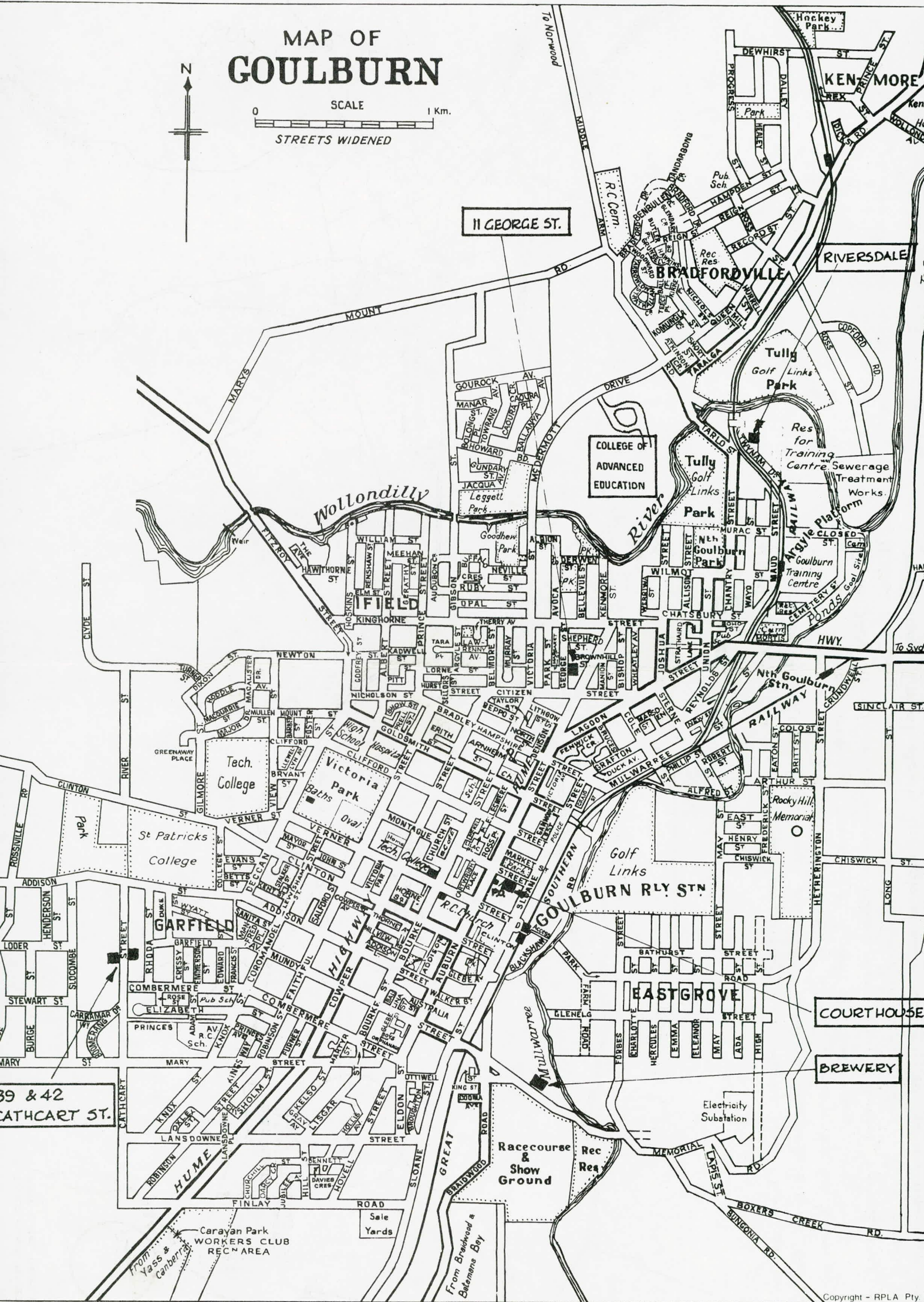
Significance

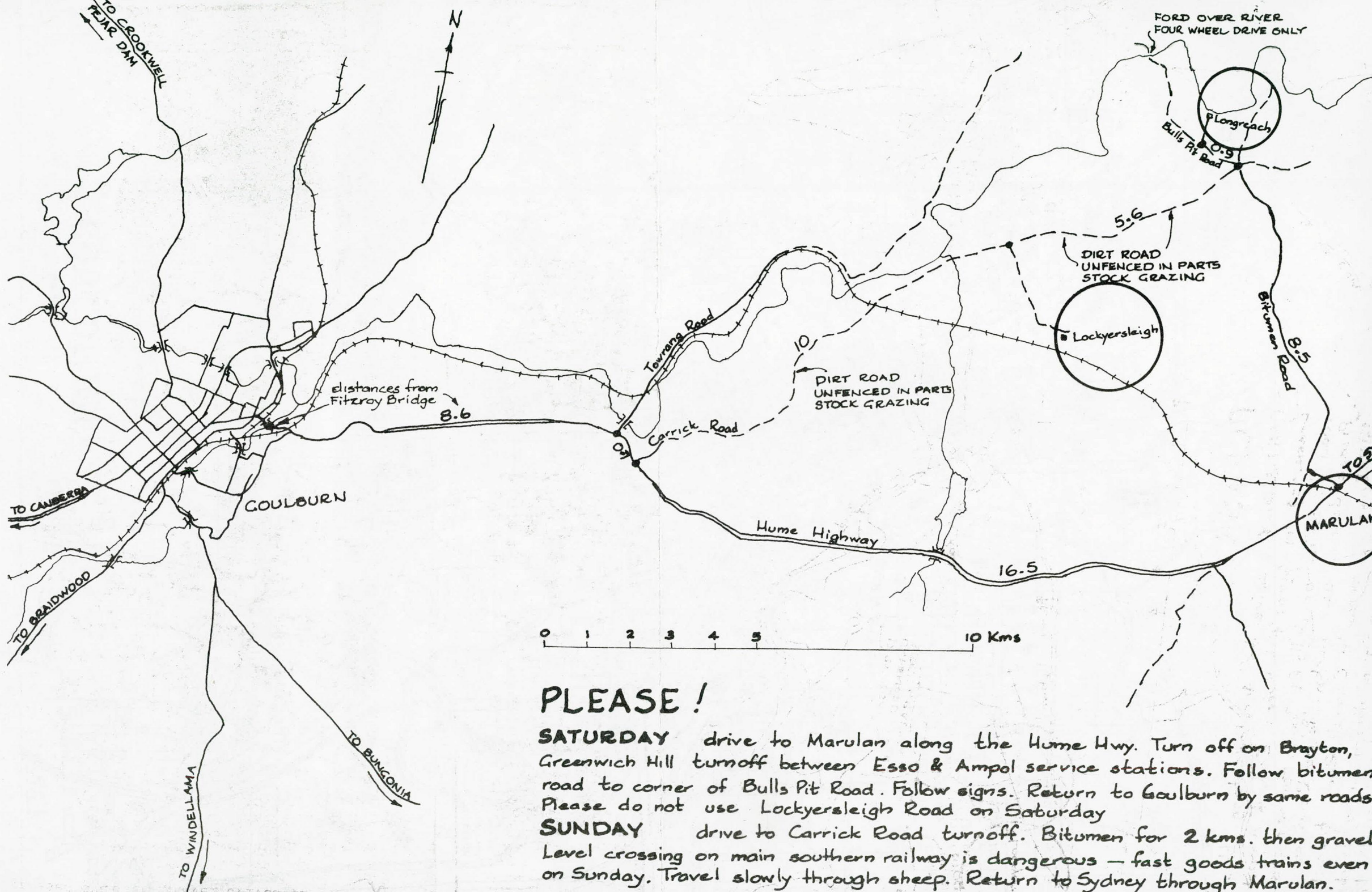
Lockyersleigh garden appears to date mainly from the third quarter of the 19th Century with later Victorian and possibly Edwardian additions (the arbours and pergolas). It is a fine bold example of country garden design with delightful features in the form of simple timber bridges and garden buildings, beautifully mellowed and impeccably maintained.

MAP OF GOULBURN



0 SCALE 1 Km.
STREETS WIDENED

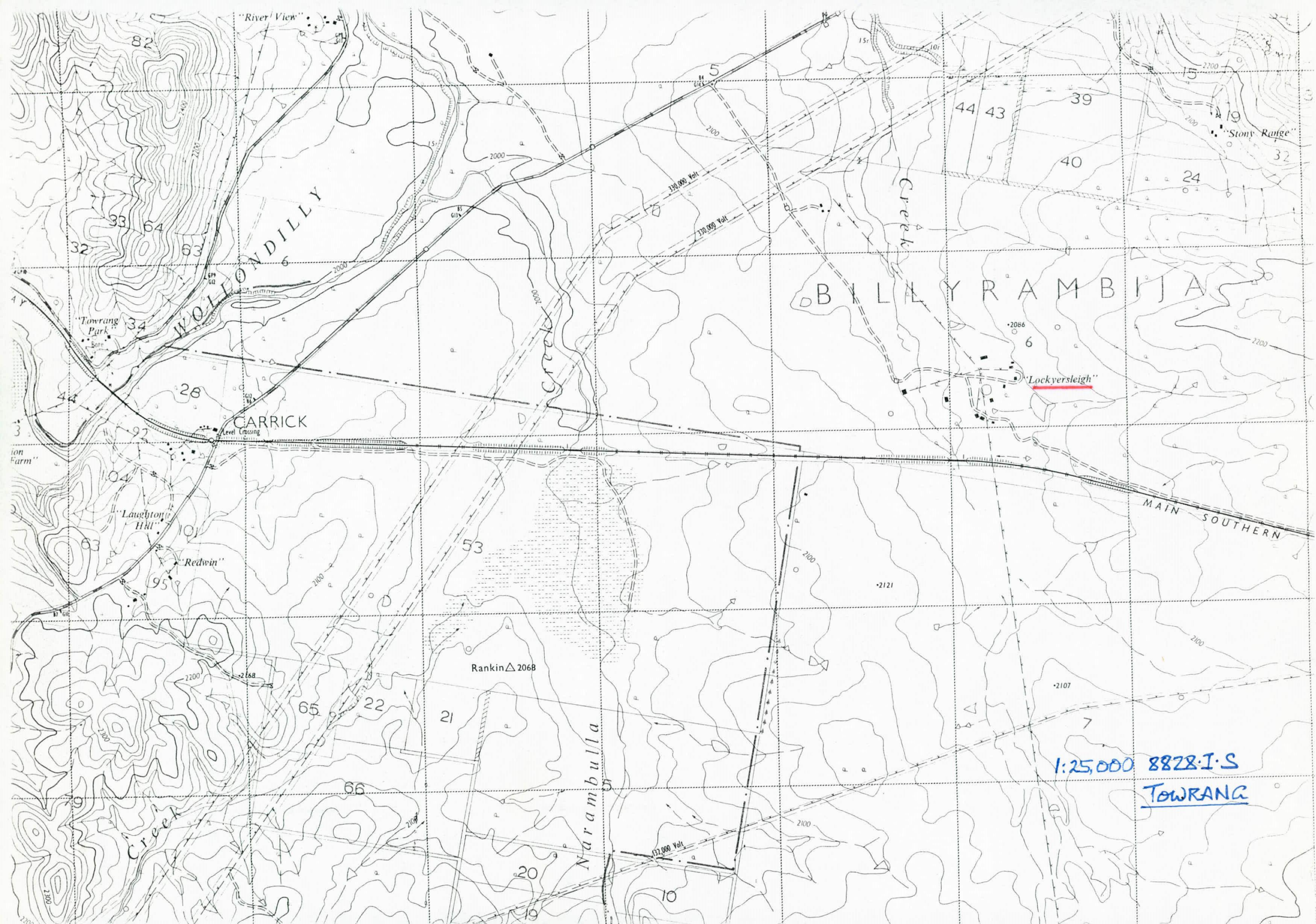




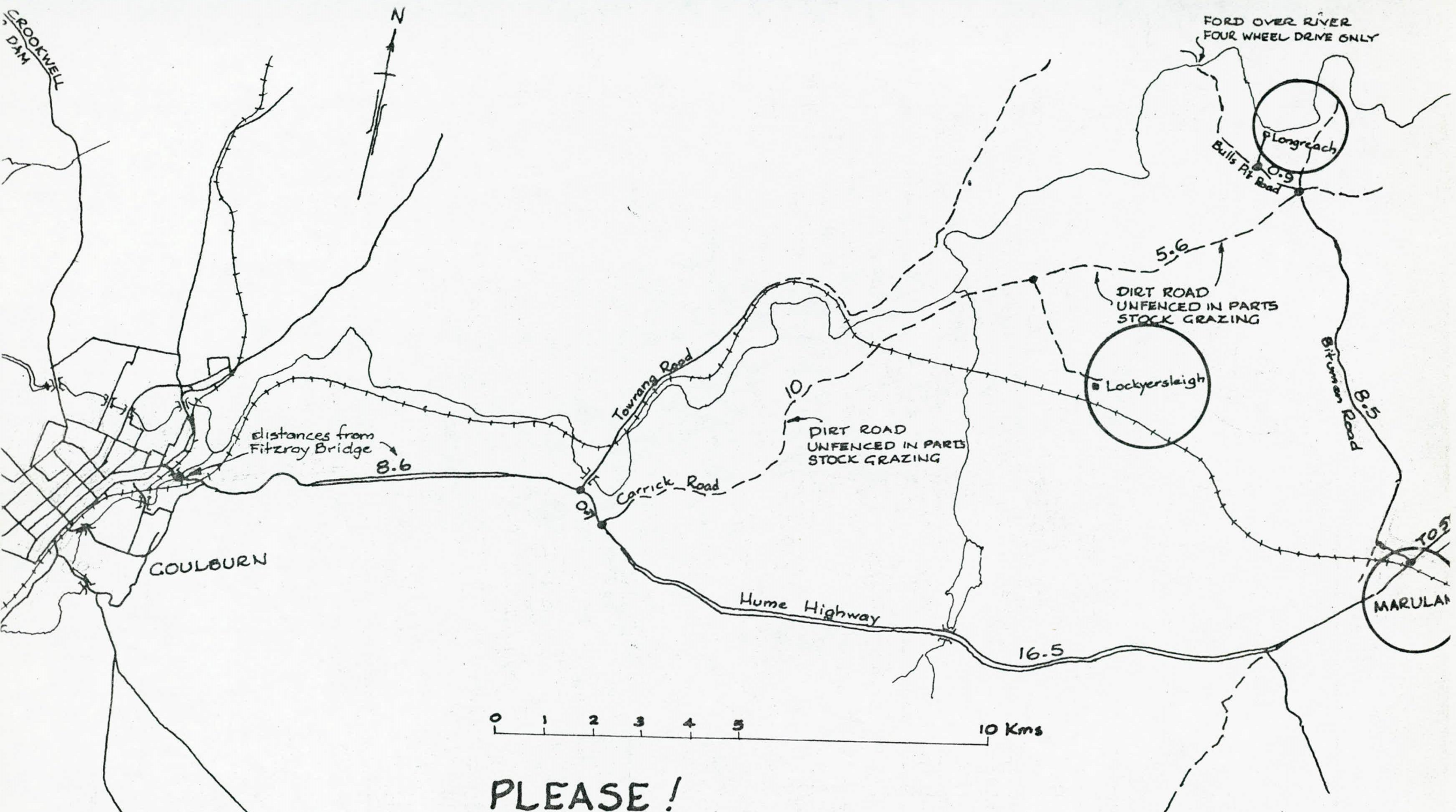
PLEASE !

SATURDAY drive to Marulan along the Hume Hwy. Turn off on Brayton, Greenwich Hill turnoff between Esso & Ampol service stations. Follow bitumen road to corner of Bulls Pit Road. Follow signs. Return to Goulburn by same roads. Please do not use Lockyersleigh Road on Saturday

SUNDAY drive to Carrick Road turnoff. Bitumen for 2 kms. then gravel. Level crossing on main southern railway is dangerous — fast goods trains even on Sunday. Travel slowly through sheep. Return to Sydney through Marulan.



1:25,000 8828-I-S
TOWRANG



PLEASE!

SATURDAY drive to Marulan along the Hume Hwy. Turn off on Brayton, Greenwich Hill turnoff between Esso & Ampol service stations. Follow bitumen road to corner of Bulls Pit Road. Follow signs. Return to Goulburn by same roads. Please do not use Lockyersleigh Road on Saturday

SUNDAY

SUNDAY drive to Carrick Road turnoff. Bitumen for 2 kms. then gravel
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