

Shaolin Temple Tourist & Residential Development

Comberton Grange, South Nowra NSW
Statement of Heritage Impact

Prepared for: Shaolin Temple Foundation (Australia) Ltd.

June 2012

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by Dr. RVJP Varman, July 1999

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1.0 INTRODUCTION

1.1 Background

In 2007, the Shaolin Temple Foundation (Australia) Ltd acquired 1,249 ha of land south of Nowra in New South Wales, referred to as Comberton Grange. In 2008, a concept plan proposing a mixed tourist, residential and commercial development on the site was submitted to the Minister for Planning under Part 3A of the *Environmental Planning and Assessment Act, 1979*. The concept plan showed two zones where proposed development would occur: the North Development Area (NDA) and the South Development Area (SDA). The proposed development comprises the following:

- Buddhist Temple Sanctuary complex with religious facilities and residential accommodation for resident monks;
- Kung-fu Academy for up to 300 students and 30 staff, with educational and residential accommodation within the Academy;
- Traditional Chinese Medicine and Wellness Centre;
- A 4-star hotel of up to 250 rooms with ancillary staff accommodation;
- A Village Centre with up to 20,000 m² of floor area containing retail, commercial and community services, and a Convention Centre;
- A Visitor Information Centre with associated Cultural Museum, administrative facilities and golf buggy hiring facility;
- Up to 300 dwellings (in residential allotments and medium density residential developments within the Village Centre);
- 2 x 19 hole golf course within the site;
- Internal road network across the site to facilities and to surface off-street parking areas;
- Chinese gardens encircling the existing lake near the quarry; and
- Agriculture and herb farm for food consumption and traditional medicinal uses.

In response, the Director General's Requirements (DGRs) for the concept plan were issued on 11 September 2008, and reissued on 13 October 2010. With respect to non-indigenous heritage and archaeology, clause 11.2 of the DGRs, issued 11/9/2008, requires:

"Identify any items of non-indigenous heritage significance and, where relevant, provide measures for the conservation of such items. A Heritage Assessment of the non-indigenous heritage values of the site is to be submitted, including any built, archaeological, landscape and moveable items of potential significance. A draft Statement of Heritage Impact is to be submitted detailing and evaluating any impacts that development would have on the non-indigenous heritage significance of the area."

(NSW Department of Planning Concept Plan 06_0135 application, Attachment 1: Director-General's Environmental Assessment Requirements, Clause 11.2, issued 11 September 2008. The DGRs issued on 13 October 2010 changed the passive verbs to active ones without changing the meaning)

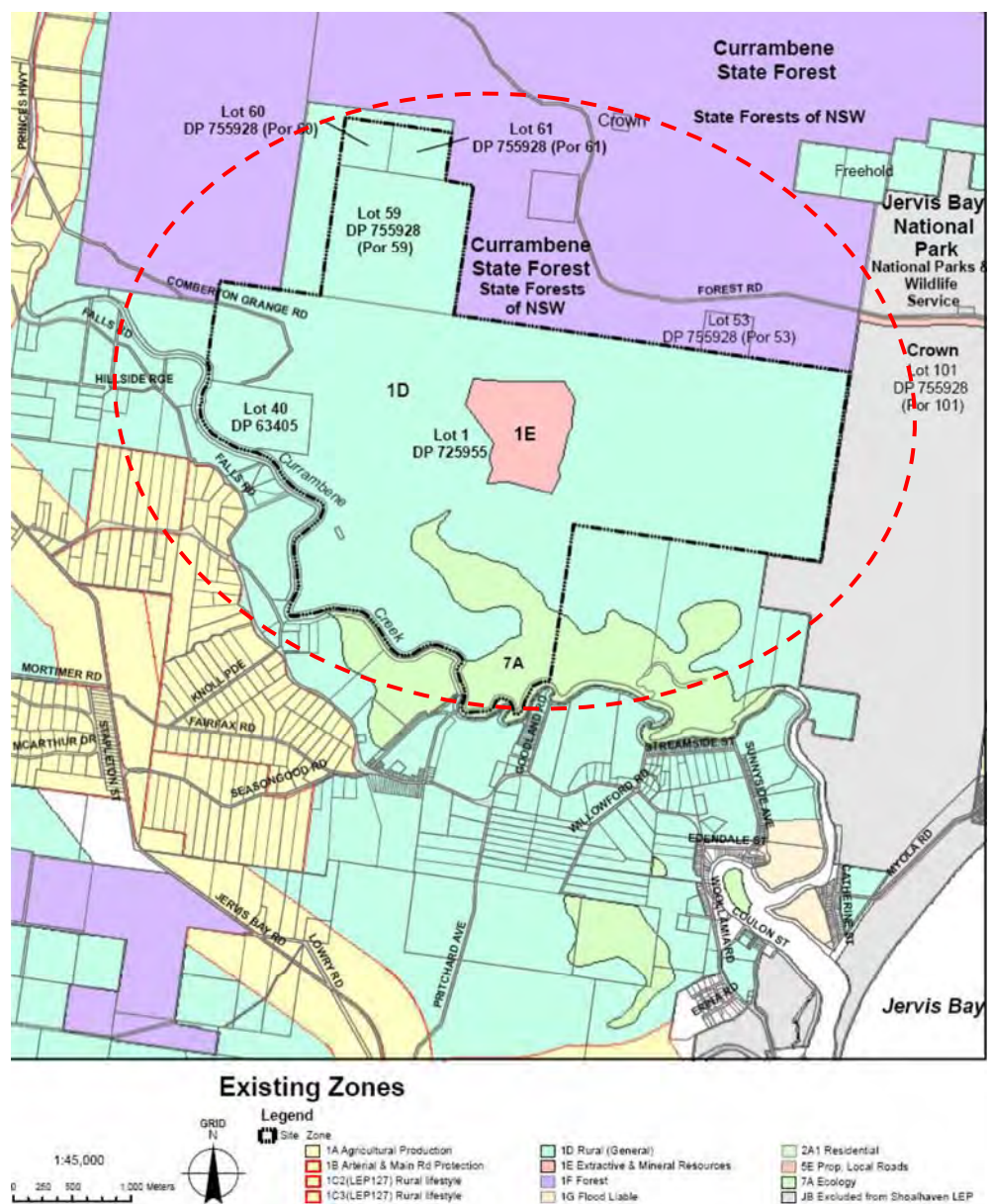
This report is the Heritage Assessment and the draft Statement of Heritage Impact required under the DGRs.

1.2 The Site

The site is located south of Nowra, to the east of Princes Highway and on the northern bank of Currumbene Creek. It is within the Shoalhaven City Council area. The locality is known as Comberton or Falls Creek. The site comprises of approximately 1,248 hectares (Figure 1).

The site consists of 7 allotments, being:

- Lot 1 DP 725955
- Lot 1 DP 550098 (former Comberton Grange)
- Lot 4 DP 63405
- Lots 59 DP 755928 (former pine plantation)
- Lot 60 DP 755928 and
- Lot 61 DP 755928



1.3 Methodology

The methodology used in this report is consistent with *Assessing Heritage Significance* and *Statements of Heritage Impact* contained in the NSW Heritage Manual, and has been prepared in accordance with the principles contained in the *Burra Charter* (ICOMOS Australia) 1999.

1.4 Author identification, Acknowledgements and Limitations

This report was prepared by Verena Ong and Brad Vale, Senior Heritage Specialists, and reviewed by Audrey Thomas, Associate Architect, of Conybeare Morrison International.

The author visited the site on 16 March 2010. The areas visited were the cleared grazing land adjacent to Currumbene Creek at the south-west of the site (identified in Shoalhaven Heritage Study as containing remnants and ruins of the former Comberton Grange farm complex) and the western fringe of the bushland and pine forest observed from unsealed boundary track. The rock quarry and the thick bushland / regrowth forest were not visited due to access difficulties and time constraints.

We acknowledge the assistance of Shoalhaven City Council officers, particularly Mr. John Flett, Senior Strategic Planner, and Mr. John Drummond, Property Services Manager and Mr. Mathew Gibson, owner of "Elvira" estate adjacent to Comberton Grange, for their time and site information.

The historical outline of the site was based on primary and secondary sources. In addition to the archaeological assessment undertaken in the 1999 Robert Varmon report, archaeological assessment of the site was carried out in 2000-2001 in the Environmental Study and Planning Report on the Comberton Grange Property by David Kettle Consulting Services et al.

The documents referred to in this report included the following: (also refer to Section 10.0 Bibliography)

- NSW Department of Planning file 06_0135 Concept Plan application, Attachment 1: Director-General's Environmental Assessment Requirements, issued 11/09/2008 and reissued on 13 October 2010;
- *Shoalhaven Heritage Study 1995-1998*, Updated February 2003, prepared by Peter Freeman Pty Ltd in association with JRC Planning Services Sydney;
- Comberton Grange (former), Shoalhaven Heritage Inventory SHI 2390327, Study No. CR045, updated 23/4/2001;
- *Environmental Study and Planning Report in respect of the Development Potential of Comberton Grange Property – Lot 4, DP63405, Lot 1 DP550098 and Lot 1, DP725955, Currumbene*, David Kettle Consulting Services in association with Morse McVey & Associates, Navin Officer Heritage Consultants and Kevin Mills & Associates (Oct 2001);
- *Comberton Grange, Falls Creek, Nowra, Archaeological Assessment of Nine Proposed Lots for Subdivision*, prepared by Dr. Robert VJP Varman, Archaeologist & Heritage Consultant, for Shoalhaven City Council, 26 July 1999; and
- *Comberton Grange Homestead Structural Condition Report*, prepared by McBean & Crisp Pty Limited, Job No. 2867, 28 May 1990.

This report addressed non-ingenious (European) cultural heritage on the site. A report by Navin Officer addresses the Aboriginal heritage of the site.

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2.0 HISTORICAL OUTLINE

2.1 The Context

The following was based on the Thematic History from the Shoalhaven Heritage Study 2003.

At the time of first European contact, the area south of Shoalhaven River and down to Wallaga Lake, was occupied by the Wandandian aboriginal people.¹ The Shoalhaven River was first explored by James Meehan and Lieutenant Kent in 1805. In 1815, a cattle track/route from Bong Bong (Moss Vale) to the Illawarra was established by Charles Throsby. Jervis Bay and Currumbene Creek were explored by J Meehan and John Oxley in 1819.²

During the governorship of Governor Macquarie, changes began with cedar-getters in the Shoalhaven, cattle in the Illawarra and the first land grants. Convict labour was commonly used by the settlers on early land grants in their building works, agriculture, tree felling and grazing. During the 1850s gold rush, larger land holders such as Alexander Berry and Edward Wollstonecraft offered liberal tenancies to attract people back and to bring newcomers. This resulted in increased land clearing for agriculture, tree-felling and development of local economy.³

"The history of agriculture and pastoralism in Shoalhaven was dominated from the outset by growth of large estates on land grants... These grants to Berry and Wollstonecraft at Coolangatta, to Thomas Kendall and Alexander McCleary at Narrawallee and to the Osborne family and others at Kangaroo Valley were to influence subsequent development and land use patterns. The rural landscapes of the Shoalhaven district are now dominated by the impact of the dairy industry, although evidence of other rural enterprises can be found." (Source: Shoalhaven Heritage Study 2003, p71).

Sheep farming was introduced on the coastal plains c1829 and the first Merino sheep were introduced at Woodburn, south of Nowra. Sheep farming continued into the 1850s, particularly on the higher ground around Nowra including Comberton Grange.⁴ In 1881, commercial dairying in the region began with the arrival of a cream separator in Australia. During the 1890s, large estates were subdivided and there was an increase in the number of independent dairy farmers.⁵ Many of the dairy farms continue today.

Bushland and scenic reserves in the region had attracted visitors since the mid-Victorian period. The rise of bushwalking as a serious leisure pursuit in the early 20th century led to increasing use of Aboriginal, mining and other trails in the mountains and gorges. The establishment of the Royal Australian Naval College at Jervis Bay (1915), the Royal Air Force Base in Nowra (1939), and the HMAS Albatross Naval Air Base (1944), all contributed to the development of the region. After World War II, there was an influx of weekend cabins and growth of leisure activities. Morton National Park was declared in NSW in 1967 and Jervis Bay National Park in 1994. Today, the Shoalhaven area continues to be renowned for recreational attractions.⁶

¹ Shoalhaven Heritage Study 2003, p15.

² Ibid, p50

³ Ibid, pp 15-20.

⁴ Ibid, p31.

⁵ Ibid, p52.

⁶ Ibid, p45, pp52-53.

2.2 The Site

The site comprises the former Comberton Grange Estate (located at the southern portion of the site above Currumbene Creek), the Corriang Estate (located at the northern portion of the site above Currumbene Creek) and the now abandoned pine plantation lands on the north.

2.2.1 Former Comberton Grange

"Early settlement south of Nowra took place along the line of Throsby's Bong Bong-Burrier-Jervis Bay track. Parma Farm and Comberton Grange were built on grants located on the drainage line of Currumbene Creek near the extension of this track towards Jervis Bay.

Comberton Grange Homestead was built by convict labour in the early 1840s. Captain Brooks of Gerringong held grazing rights on the property in the 1830s and Mr. Sydney Stephens was the original grantee having made application in 1837 and eventually taking possession in 1840. Stephens sold to John Terry Hughes and the property passed to Miss Rosetta Hughes in 1857. The next owner was Mr. William Jennings who was the first owner to live on the property.

The brick for the house was made on the premises."

(From: Shoalhaven Heritage Inventory SHI 2390327, Study No. CR045)

Comberton Grange was built in 1843 by John Faulks as overseer for Sydney Stephen.⁷ The area adjacent to Currumbene Creek was cleared during the 1840s for agricultural purposes. Part of the cleared area reverted to bushland at an early stage.⁸ During the 1920s, activities on the farm complex included branding, mustering, hay storage and dairying. The farm complex was used for grazing and dairying until 1999.

In 1972, Comberton Grange was sold to a company called Armco. Armco was proposing to build "steel refineries (three times the size of Port Kembla) as part of the Pacific City developments of the 60's and 70's to be powered by the nuclear power plant at Murrays Beach in the Jervies Bay Territory."⁹ The proposal was not approved.

In 1985, Shoalhaven City Council purchased Comberton Grange from Armco, "primarily to gain access to a rock resource which is required for the long term development of services for the rapidly growing Shoalhaven."¹⁰

There was speculation to sell the land to the Federal Government to provide a site for the relocation of Australian Navy Armaments Depot planned for Jervis Bay in the 1990s. This, however, did not proceed. Meanwhile, the homestead was leased and lived in until 1989. In early 1990, the homestead was burnt down. In August 1990, following a structural report, Council resolved to remove the bricks from among the remains of the homestead and store them in the Council depot. These bricks were subsequently sold after ten years in storage.

It is not certain when the quarry on the Comberton Grange site began operation, but rocks were being quarried in the 1980s. In 1998, a development application was submitted to Council to increase the extraction rate at the quarry.¹¹

⁷ McBean & Crisp Pty Ltd, Comberton Grange Homestead – Structural Condition Report, May 1990.

⁸ Varman, VIP, "Comberton Grange Falls Creek, Nowra, Archaeological Assessment of Nine Proposed Lots for Subdivision", 26 July 1999.

⁹ "Comberton Grange Homestead", by Save Jervis Bay, website: www.savethebay.net.au, 14 June 2009.

¹⁰ Letter from Shoalhaven City Council to Shoalhaven Historical Society Inc., Ref: 85/2388 JG.MM. dated 21 June 1989.

¹¹ Office files from Shoalhaven City Council.

The original Comberton Grange allotment appears intact to this day.

Former Homestead

The homestead was said to be the earliest in the area and built using bricks made on the site by convict labour. A deep well was also sunk, lined with bricks.¹² Occupants of the homestead from 1843 to 1970 were as follows: Lang, Miller, McKay, Watson, J Watson (two families), Rowe, Wilford, Simon Jennings, William Jennings and Mr. R.P. Jennings.¹³

Photographs of the homestead taken prior to it burning down in 1990 show a vernacular single-storey homestead built in the Old Colonial Georgian style. It had a bell-cast hipped roof clad in corrugated iron sheets (that replaced the original timber shingles), with front and back verandahs supported on timber posts, and two symmetrical chimneys, one at each end of the building.

The homestead was built on sandstone rubble strip footings, and the locally made brick walls were laid on top in double brickwork. Lime mortar derived from shells was used to bond the bricks. The openings over the east front French doors were spanned using brick flat arches. Other openings were spanned by timber lintels. The exterior walls appear to have been lime washed, and the interior walls were rendered. The joinery was typical of the Georgian period and included sash windows, the French doors, six-panel interior doors, architraves, mantelpieces, skirting boards and cornices. The roof framing was made from sawn timbers with battens spaced for shingles. The ceilings were lined with timber boarding. The floors were timber boards – some of which were covered in early 20th century linoleum in the late years of the homestead.

There were exotic plantings near the house particularly on the north-west, including a Camellia, cassia, erythrina and the indigenous silky oak that was a popular garden tree. No outbuildings were shown. (See Figs. 2.2 to 2.7) A 1990 structural report undertaken by McBean & Crisp Pty Ltd after the fire provided a sketch of the floor layout (Fig. 2.1), and described the building as follows:

“The building was a brick structure comprising two main rooms flanked by a bedroom to the North and kitchen to the South, full length verandah to the West and verandah with rooms at each end on the East elevation. The roof was corrugated galvanised iron, and floors timber. On the East side sandstone blocks formed a stair access to the verandah which was 1.2m above the general ground level. The ground rises from East to West and is at floor level approximately on the West side.”¹⁴

The report also described remains of 225mm thick solid walls built on stone fender walls, set plaster finished internal walls, and lime mortar exhibiting a profusion of sea shells.¹⁵

¹² Typed notes on A4 sheet from Shoalhaven Historical Society Inc.

¹³ Ibid.

¹⁴ McBean & Crisp Pty Ltd, Comberton Grange Homestead – Structural Condition Report, May 1990.

¹⁵ Ibid.

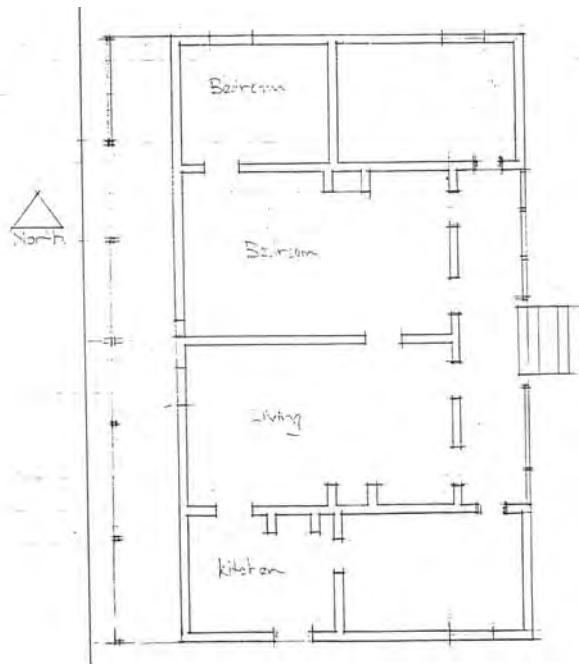


Fig 2.1: Comberton Homestead floor layout sketch. (Source: McBean & Crisp Pty Limited report, 1990)



Fig 2.2: Former homestead, view from north-west.
(Source: Shoalhaven Historical Society, before 1990)



Fig 2.3: Former homestead, view from south.
(Source: Shoalhaven Historical Society, before 1990)



Fig 2.4: Former homestead, view from east.
(Source: Shoalhaven Historical Society, before 1990)



Fig 2.5: Former homestead, view from north.
(Source: Shoalhaven Historical Society, before 1990)



*Fig 2.6: View from north towards former homestead.
(Source: Shoalhaven Historical Society, before 1990)*



*Fig 2.7: View from former homestead towards north.
(Source: Shoalhaven Historical Society, date unknown)*

2.2.2 Former Pine Plantation

The abandoned pine forest section lies to the north of former Comberton Grange. Surrounded on three sides by State Forests, this land was cleared and planted with pine trees. This is likely to have occurred in the post-war period. The pines were subsequently felled and the site has effectively been abandoned. The land has regenerated with a mixture of pines and native vegetation. These lands were purchased by Shoalhaven City Council from Australian Softwood in 1995. This parcel of lands together with the Comberton Grange holding was sold as a package to the Shaolin Temple Foundation in 2007.

By the Federation period, Australian State governments believed that an alternative to importing softwoods from North America would be necessary to encourage development of construction and manufacturing. Australia's hardwood forests were inadequate to supply the needs of industry. The first commercial radiata pine plantation in NSW was planted at Tuncurry on the mid-north coast in 1914. This site proved too sandy and exposed, but planting continued on more suitable sites throughout the State after the establishment of the Forestry Commission in 1916. Radiata pine plantations developed rapidly from the mid-1960s with the assistance of the Commonwealth-financed, 'Softwoods Forestry Agreement Loans'.

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3.0 PHYSICAL EVIDENCE

3.1 The Site

The site is located about 11 km south of Nowra township and east of Princes Highway, in a locality known as Comberton or Falls Creek. Access to the site is via Comberton Grange Road – a single lane unsealed road heading eastward from the Princes Highway.

Generally, the site is bounded:

- on the east, north and north-west by State Forests;
- on the south-west by other property holdings; and
- on the south and southwest by Currumbene Creek.

The lands to the south-west are low-lying flood plains. Georges Creek meanders in a general north-to-south direction through the middle of the site, draining the north of the site to Currumbene Creek. There are unsealed four-wheel drive tracks traversing the site and around the boundary.

A large part of the majority of the 1,284 ha site is occupied by thick bushland or regrowth forest. The lands on the northern area consist of abandoned pine plantations. Among the thick bushland on the eastern area is a rock quarry and associated dam. On the south adjacent to Currumbene Creek is an area cleared from the 1840s for agriculture and grazing, generally referred to as Comberton Grange farm complex. This area has been identified as having cultural significance in various heritage studies and contains evidence of early European settlement.

Former Comberton Grange

The former farm complex is set in typical pastoral landscape sited on a small hill with site levels falling towards Currumbene Creek at grades generally of 1:10 to 1:25. The farm land has not been used intensively since 1999 and the pastoral land is generally covered with thick grass. The pastoral landscape can be seen to contain several disused structures or remains of structures when viewed from higher grounds or from across the Creek.

The extant structures or remains of structures and other man-made elements observed on the site during the site visit in March 2010 are listed below:

Western part of the cleared site

Remains of structures included:

- Original or early main gates and boundary fencing where remnants of early split timber post and rail fences were noted;
- A disused farm complex with stockyard (from the 1840s onwards);
- A hay barn (c1940 or later) in fair condition;
- A windmill pump (first half of the 20th century);
- Ponds, dams (c1940s-1950s);
- Fences of different periods including the original (prior to 1880s) interlocking split timber post and rails fence; and
- Group of coral trees used as windbreak.

These elements were also identified and assessed in a 1999 archaeological assessment report on this part of the site, prepared by Dr. RVJP Varman for Shoalhaven City Council.¹⁶ The report also noted that the cleared area has been more extensive to the north-east, but has reverted to bushland at an early stage. A copy of the report is appended (Appendix B).

South-eastern part of the cleared area

This area contains the archaeological remains of the demolished homestead. Remains of structures included:

- Rubble footings of the former homestead and coloured concrete path, showing the extent of the demolished homestead;
- A timber pole in front of the house site is a remnant of the disconnected electricity supply;
- A group of exotic trees and plantings growing near the north-western corner of the house footings, evidence of garden beds were observed;
- A mature conifer tree (*Pinus radiata*) that has had its top blown off, at the south-west of house site;
- Nearby to the north of the house site, remnants of rusting water tanks and support structures;
- To the east of the house site – a shed with an adjacent well with brick surrounds and covered by weathered corrugated steel sheeting. It is not confirmed that this is the well recorded as being sunk in the 1840s;
- Remnants of a cream shed, in poor condition;
- A hay shed (c1950s) in poor condition, constructed of a timber frame and clad in corrugated steel sheets, remnants of timber floor remain;
- Fencing from various periods as early as the mid-19th century, including posts and rails, posts and wires. Some timber posts have been cut off by scavengers with short stumps only remaining;
- Cattle stockyards and drinking wells; and
- Groups of Coral trees as windbreaks.

The Comberton Grange farm complex enjoys an uninterrupted view across the Currumbene Creek towards several small rural holdings. From across the creek, the hay barn and some of the post and rail fencing can be clearly seen.

¹⁶ Varman, RVJP, *Comberton Grange Fall Creek, Nowra, Archaeological Assessment of Nine Proposed Lots for Subdivision*, 26 July 1999.



Fig. 3.1: Main entrance to the Comberton Grange site.



Fig. 3.2: View of hay barn and stockyard at north-west of site.



Fig 3.3: Hay barn CE1-4 at north-west of site



Fig. 3.4: Cooriang Estate from hay barn towards north-east. Note the regrowth forest in distance.



Fig. 3.5: Cooriang Estate, view towards east from hay barn.



Fig. 3.6: Cooriang Estate view towards south-east from hay barn.



Fig. 3.7: Cooriang Estate, view towards south from hay barn.



Fig. 3.8: View over Cooriang Estate from the access road looking west towards Hay barn CE1–4, showing remains of post and rail fencing CE2–1.



Fig. 3.9: Part view of Comberton Farm from homestead paddock.



Fig. 3.10: Part view of Comberton Farm from homestead paddock.



Fig. 3.11: Part view of Comberton Farm from homestead paddock.



Fig. 3.12: Part view of Comberton Farm from homestead paddock.



Fig. 3.13: Remains of water tanks near homestead paddock, near CGE1-1.



Fig. 3.14: Remains of concrete water tank CGE1-2, floor, and homestead footings.



Fig. 3.15: Remains of footings of an outbuilding CGE1-2.



Fig. 3.16: Groups of exotic flowering plantings adjacent to house location, near CGE1-1.



Fig. 3.17: Mature conifer tree and remains of electricity supply timber pole in the vicinity of CGE1-1.



Fig. 3.18: Exotic planting of a Camellia japonica near former homestead CGE1–1.



Fig. 3.20: Remains of concrete path paving near CGE1–1.



Fig. 3.21: Remnants of Garage CE1-2 and adjacent well, covered by corrugated iron sheets.



Fig. 3.22: Remains of a collapsed dairy shed CGE1-4.



Fig. 3.23: Remnants of a shed, possibly the cream shed CGE1-3.



Fig. 3.24: Remnants of farm stockade structures, with coral trees behind CGE1–5.



Fig. 3.25: Remains of cattle yard at homestead paddock CGE1–5.



Fig. 3.26: Remnants of a shed in the group CE1–6.



Fig. 3.27: Remnants of 1840–1880 period post and rail fencing at homestead paddock.



Fig. 3.28: Remains of a hay shed CGE1–6 near homestead.



Fig. 3.29: Interior of hay shed CGE1–6.

4.0 STATEMENT OF SIGNIFICANCE

4.1 Statement of Significance

The former Comberton Grange Farm Complex has been assessed as being of significance for the following attributes:

- The site is strongly associated with the early European settlement of the district and is significant for the retention of the original land grant boundary.
- The former farm complex and its pastoral curtilage is rare locally and provides evidence for the early settlement and agricultural activities involving sheep, dairy cows and market gardening in the region.
- The visible remnants show the location of the homestead and its agricultural structures, and the advantageous use of the topography for fresh water, views and protection from floods.

The former Comberton Grange has been identified in Shoalhaven City Council LEP as having local heritage significance. The following Statement of Significance is from the Shoalhaven City Council Heritage Inventory SHI 2390327, Study No.CR045:

"The site of Comberton Grange, a Colonial Homestead related to initial settlement at Currumbene Creek in the catchment of Jervis Bay. Archaeological potential. Local significance" (SHI 2390327)

4.2 Curtilage

The legal boundary of the heritage item is the boundary of Lot 1 DP550098 that contains the remains of the homestead and little else.

The area of heritage significance at Comberton Grange is focused around the remains of the farm complex dating from the mid-19th century to the mid-20th century. The extended heritage curtilage is identified as the current cleared grazing area within 650m of the north-eastern side of Currumbene Creek, with the regrowth area further to the north-east acting as buffer zone for any proposed development.

4.3 Level of Significance – Elements

The following identifier codes for the heritage elements of Comberton Grange have established through an archaeological survey and assessment work conducted by Navin Officer Heritage Consultants in their *Cultural Heritage Study* (2000) on the site. The Study was incorporated into the *Environmental Study and Planning Report for Comberton Grange* (2001) prepared by David Kettle Consulting Services.

Elements		Significance	Notes
CGE1: Comberton Grange Homestead and Farm Building Complex			
CGE1-1	Remains of Comberton Grange homestead, associated yard	High	Dates to 1840s
CGE1-1	Remains of garden	Medium	Camellia japonica
CGE1-2	Remains of garage, sheds and concrete water tank	Medium	Includes timber hay shed
CGE1-3	Collapsed timber frame shed	Medium	Possible creamery with corrugated steel tank
CGE1-4	Dairy buildings	Medium	Southern end of precinct

Elements		Significance	Notes
CGE1-5	Stockyards	High	Several phases of fencing including post and rail
CGE1-6	Un-roofed iron shed, small enclosure, fenced dam	High	Dam may contain archaeological deposits
CGE1-6	Coral trees	Medium	Planted c1940
CGE1-6	New metal shed	Low	Faces north-west, south-east
CGE2: Comberton Grange Estate Post and Rail Fencing and Field Divisions			
CGE2-1	Post and rail fencing along Portion 3 boundary	Moderate	At entrance to the gate to Comberton Grange
CGE2-2	Post and rail fencing in drained field system 1 – plotted in 2001		No traces of fencing remain
CGE3: Drained Field Systems and associated features			
CGE3-	1.1: 19 th century weir and drainage channel	High	Southern cleared flood plain
CGE3-	1.2: 20 th century concrete weir	Medium	
CGE3-	1.3: Loose rock / rubble bar	High	
CGE3-	1.4: Timber plank barrier	High	
CGE3-2	Drained field system 2	High	South-east end of Cooriang Island
CGE3-3	Drained field system 3	High	North of Cooriang Island
CGE4	Water hole and site of former windmill	Medium-High	
CGE5	Agricultural dams	High	Scattered across site
CGE6	Pit	High	Possible saw pit
CGE7	Linear hill slope excavation	Medium	Unfinished road 75m long
CE Cooriang Estate — north-west section of creek frontage			
CE1-1	Possible homestead site	Moderate	Near hayshed
CE1-2	Dairy structure remains	Moderate	65m south-west of hayshed
CE1-3	Stockyards	Moderate	Some tenon rail fence
CE1-4	Hay Shed	Medium	North-south aligned, post-1940s, timber frame
CE1-5	Water hole and site of former windmill		Not evidenced
CE2-1	Cooriang Estate boundary fence	High	North, east boundaries post and rail
CE2-2	Other post & rail fencing in Portion 4	Moderate	
CE3-1	Drained field system south of CE1-1	High	Channel, ditches, bridge
CE4-1	3 coral trees	Medium	Possible windbreak
CE4-2	single coral tree	Medium	Windbreak or garden
CE4-3	single coral tree	Medium	South-east corner of Portion 4

Elements		Significance	Notes
CE4-4	3 deciduous orchard trees	High	On raised creek bank by drainage mouth of CE3
CE5	Other agricultural dams	High	
	Water tanks generally	Medium	
	Former pine plantation	Low	
	Quarry	Low	
	Views across Currumbene Creek from cleared lands	High	

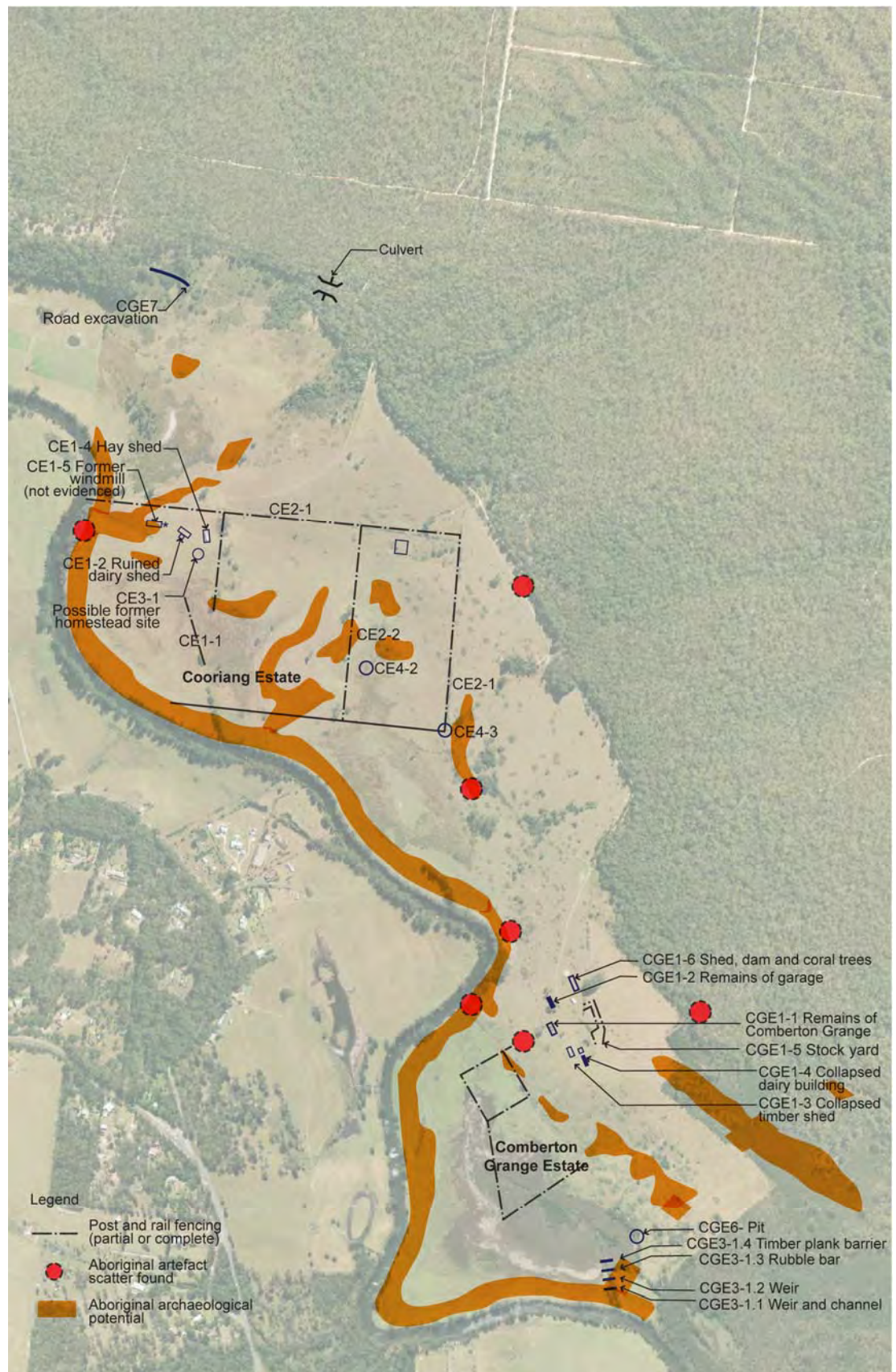


Fig. 4.1: Aerial view of Comberton Grange showing elements of heritage significance.

5.0 PLANNING CONSTRAINTS AND OPPORTUNITIES

5.1 Heritage Listings

5.1.1 Statutory Listings

"Comberton Grange (former)" at Lot 1 DP 550098 is listed as a local heritage item (Item 1160) in the Shoalhaven Local Environmental Plan 1985 (with amendments made 30 April 2010) and Draft Shoalhaven LEP 2009. The LEPs draw on the Shoalhaven Heritage Study 1995–1997 by Peter Freeman Pty Ltd, which identified the ruins of Comberton Grange (CR045) in its inventory. Comberton Grange is listed as a **terrestrial archaeological site** for the former Comberton Grange Colonial homestead **related to initial settlement at Currumbene Creek**. This terrestrial archaeological site covers the site of the homestead remains and some of its garden. It is a small percentage of the total site area.

The Minister for Planning will be the consent authority for the proposed development on this site as a 'Concept Plan', under Part 3A of the *Environmental Planning and Assessment Act, 1979*. Under the Part 3A process, environmental planning instruments (other than State environmental planning policies) do not apply to an approved project. The Minister may (but is not required to) take into account the provisions of any environmental planning instrument that would otherwise apply to the project if approved. In this way, it is anticipated that the heritage listing will be taken into account in the determination.

5.1.2 Non-Statutory Listings

Comberton Grange is within the 'Jervis Bay and Hinterland' area that has been listed on the former Register of the National Estate. This register has statutory significance for sites owned by the Commonwealth Government only. Comberton Grange is not listed on the current National Heritage List or the Commonwealth Heritage List.

Comberton Grange is classified on the Register of the National Trust of Australia (NSW). Comberton Grange is part of the Currumbene Creek Estuary that is within the Jervis Bay Landscape Conservation Area that was classified by the National Trust of Australia (NSW) in 1998. The National Trust is a community organisation and its classifications do not have statutory status.

5.2 NSW Heritage Act, 1977

"Relic" is defined in the *NSW Heritage Act, 1977* as "means any deposit, artefact, object or material evidence that:

- (a) Relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement; and
- (b) Is of State or local heritage significance."

The Comberton Grange site contains relics dating back to the 19th century and has been identified as having archaeological research value. Any disturbance of the relics including excavation on the site may require an archaeological excavation permit from the NSW Heritage Council.

5.3 Opportunities

The site is currently used for agistment purposes, and there is an opportunity for the site to be managed and used with a long-term vision in a manner that conserves the site's significance.

Appropriate interpretation of the heritage value of the site will be necessary in the development. The curtilage of heritage significance comprises the site of the former Comberton Grange homestead and stockyard and homestead paddock and surrounding buildings sited on the southern knoll with benefits of prospect and views of Currambene Creek. Opportunities for development, respecting the site's heritage cartilage include:

1. Development could occur on the northern portion of the site, respecting the site's heritage curtilage of the former homestead and within the former pine plantation area.
2. The site may be developed to retain the ambience of a pastoral landscape. It is important to retain the rural landscape character and fabric of the place.
3. Uses for the pastoral landscape may include agriculture or recreational uses.
4. The remains of the homestead and other agricultural structures of high significance must be retained in-situ for its historic cultural value. The remains of agricultural structures of moderate significance should also be retained in-situ for their contribution to the former farm complex. In instances where the sympathetic use of the site requires some minor changes to the contour of the landscape, it may be possible to bury the remaining footings of some of the structures in-situ for future archaeological research, but interpret it in one form or another at the location. Prepare a photographic archival record of the footings prior to burying the remains.
5. New structures within the former pine plantation should be developed with structures that do not dominate views from the existing cleared pastoral landscape of Comberton Grange.

6.0 DESCRIPTION OF PROPOSED DEVELOPMENT

6.1 Proposed Tourist and Residential Development

The proposed development comprises the following:

- Buddhist Temple Sanctuary complex with religious facilities and residential accommodation for resident monks;
- Kung-fu Academy for up to 300 students and 30 staff, with educational and residential accommodation within the Academy;
- Traditional Chinese Medicine and Wellness Centre;
- A 4-star hotel of up to 250 rooms with ancillary staff accommodation;
- A Village Centre with up to 20,000 m² of floor area containing retail, commercial and community services, and a Convention Centre;
- A Visitor Information Centre with associated Cultural Museum, administrative facilities and golf buggy hiring facility;
- Up to 300 dwellings (in residential allotments and medium density residential developments within the Village Centre);
- 2 x 19 hole golf course within the site;
- Internal road network across the site to facilities and to surface off-street parking areas;
- Chinese gardens encircling the existing lake near the quarry; and
- Agriculture and herb farm for food consumption and traditional medicinal uses.

The proposed development is clustered in two Development Areas within the site, the North Development Area (NDA) and the South Development Area (SDA):

6.1.1 North Development Area

The Northern Development Area (NDA) is located in the northern most area of the site, formerly used as a pine plantation. The NDA encompasses Lots 59-61 DP 755928 and a minor amount of Lot 1 DP 725955 and has a total area of approximately 174.5 ha. The NDA is centred on a series of west to north-east and west to south-east ridgelines which are separated by south-easterly trending depressions that drain to the Currumbene Creek floodplain some 2km to the south. Site levels fall at grades of 1 in 10 to 1 in 25, with an overall difference in level estimated to be 36m from the highest part to the lowest part of the development area.

The former pine plantation is a transformed landscape with no intrinsic heritage value. The proposed works in the Northern Development Area are not in proximity to any known non-Indigenous heritage items.

6.1.2 South Development Area

The Southern Development Area (SDA) is located in the south-west area of the site adjacent to Currumbene Creek. The SDA is located within Lot DP 725955 and has an area of 110.5 ha. The SDA is located on the south-west facing flanks of a ridgeline with site levels falling towards Currumbene Creek at grades of 1 in 10 to 1 in 25, with an overall difference of about 34m.

The site of the former Comberton Grange Estate, the Cooriang Estate and farmland precinct is within the SDA.

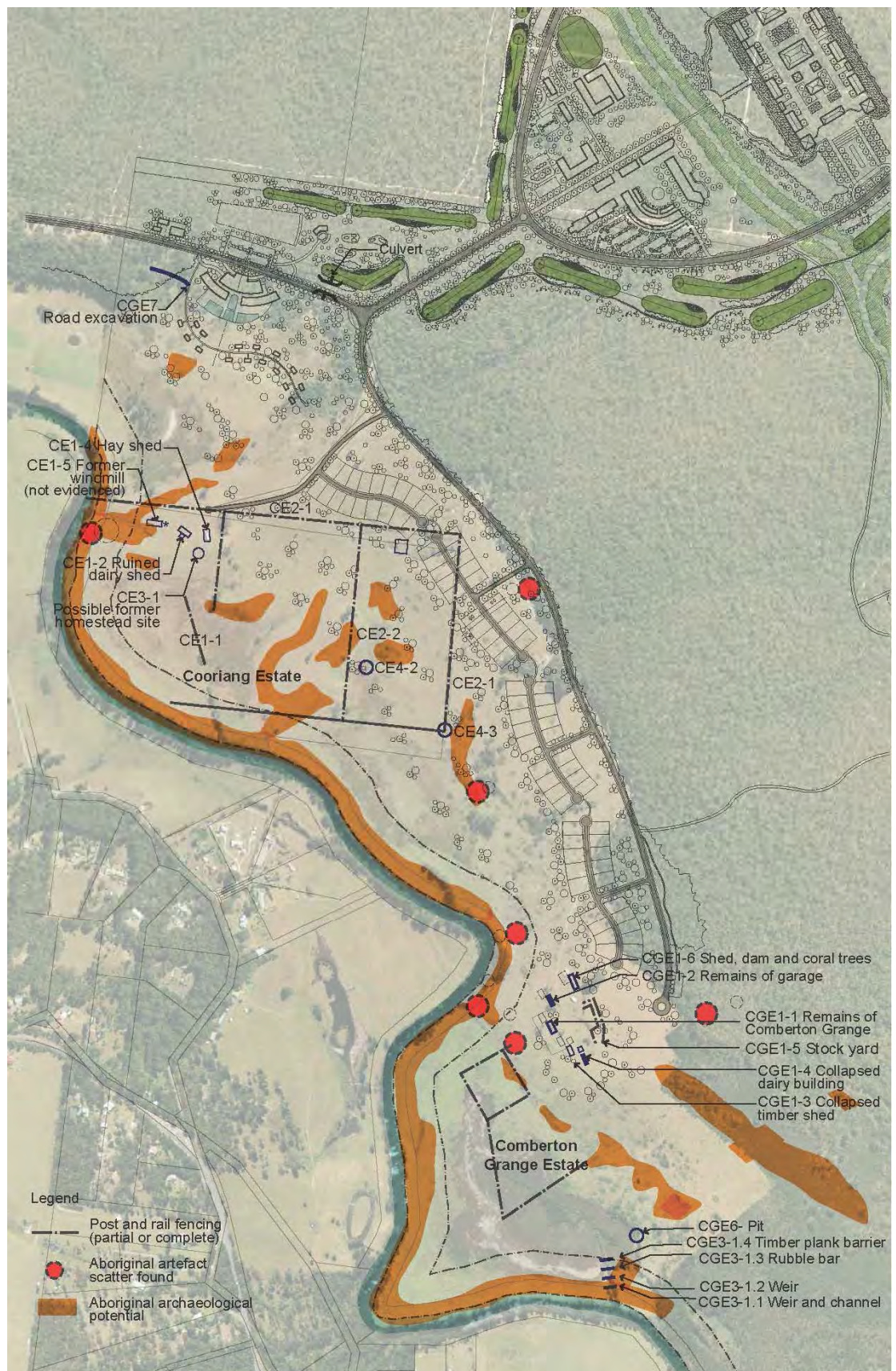
6.2 Proposed Development within the Wider Heritage Curtilage

The Southern Development Area is located within the cultural landscape of cleared land overlooking Currumbene Creek in proximity of the site's cultural remnants. The proposed development in this precinct (Residential Precinct C) consists of 78 detached dwellings on sites of 1,500 m² occupying approximately 15 hectares, with the Hotel Precinct at the northern portion of the site near the unformed Comberton Grange Road. These proposed buildings would be sited above the flood plains of Currumbene Creek, away from the drainage lines, on the south-western side of the existing access road leading from Comberton Grange Road.

The Hotel Precinct is sited at the north portion of this development area, clustered around the terminus of an axis that leads to the proposed Village Centre and Education Precinct. The only known item of heritage significance identified in proximity to the proposed Hotel Precinct is a linear hillside excavation for a road that appears to have never been finished. The age of the excavation is not clear. The proposed Hotel Precinct will not have significant physical impact on this unfinished section of roadway. The proposed hotel will be approximately 3 storeys in height above ground level and sited not higher than the backdrop of tree canopy north-east of the unformed access road.

Several of the detached dwelling allotments in the Southern Development Area would be located in proximity to the north-east corner of fencing CE2-1 that surrounded the large paddock of the former Cooriang Estate. The northern and eastern boundaries of the fencing remain as a continuous and largely interlocked post and two rail fence line. The fence is likely to date from the 1840s–1880s. The northern alignment of the fence is generally continuous with posts largely intact. The eastern alignment is less intact and not so at the junction with the northern fence. Several of the allotments in Residential Precinct C intrude into the north-eastern corner of the fence alignment.

The cleared land above the flood plains, which are within the cultural landscape of the former Comberton Grange Homestead, would be used for recreational purpose (golf course) and agricultural purposes (community gardens). The use is consistent with the conservation of the cultural and natural heritage value of the land.



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7.0 ASSESSMENT OF HERITAGE IMPACT

7.1 Introduction

The site comprises 2 development areas being the:

- Northern Development Area (NDA) of the former pine plantation located at the northern portion of the site; and
- Southern Development Area (SDA) of cleared grazing and former agricultural land along the Currumbene Creek valley, above Currumbene Creek.

The predominant portions of the proposed Shaolin Temple, educational and medical facilities and Town Centre will be located on the **Northern Development Area**, on the site of the former pine plantation. This part of the Comberton Grange site currently consists of regrowth pines and except for remnant old growth trees near creeklines, have no significant landscape value. The abandoned pine forest is likely to have been a post-war development and does not have heritage value as a cultural landscape. Development within the Northern Development Area will be screened by heavily vegetated forests from view from the south-western valley of Currumbene Creek and from the former Comberton Grange Homestead site. The development proposed in the NDA would have no heritage impact on the Comberton Grange Homestead site.

The proposed Hotel and detached residential development are sited within the **Southern Development Area** overlooking the Currumbene Creek valley. The proposed development is within “disturbed” grazing and agricultural land. The development will be kept away from the heritage curtilage of the remnant elements of the former Comberton Grange Homestead.

The remainder of the site is covered in native old growth forests, which will be conserved. This comprises the central, eastern and south-eastern portions of the overall site.

7.2 Heritage Assessment

The NSW Heritage Office has defined heritage assessment criteria for sites encompassing the 4 values in the Australian ICOMOS Burra Charter, for:

- Historic significance
- Aesthetic significance
- Scientific significance and
- Social significance.

The assessment criteria for heritage significance comprise:

- Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);
- Criterion (b) An item has a strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);
- Criterion (c) An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area);
- Criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;

- Criterion (e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);
- Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);
- Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's or the local area's:
- Cultural or natural places; or
 - Cultural or natural environments.

The site of Comberton Grange has been assessed for its local heritage significance as follows:

CGE1: Comberton Grange Homestead and Farm Building Complex

This precinct consists of the remains of the former Comberton Grange residential and agricultural buildings, sited on the crest of a spur line knoll. The knoll provides commanding views to the north-west, south-west and south-east of the valley. The Comberton Grange homestead no longer exists and is now essentially an archaeological site with building and structural remains, garden and tree plantings, tracks and fence posts. The site, being the remains of an agricultural homestead complex dating from the 1840s to 1980s, with Comberton Grange as one of the first land grants within the Jervis Bay region and its association with several families and individuals prominent in the history of the local area, has high cultural heritage significance within a local context under criteria (a), (b), (e), (f) and (g). The landscape context of the site is notable in that it has remained un-subdivided, with visual remnant elements of 19th century pastoral practice, such as remnant post and rail fencing and drained field systems – criterion (f). Existing remnant features of this pastoral landscape provides an understanding of the siting and development of local 19th century farms – criterion (e).



Fig. 7.1: Former Comberton Grange Homestead complex

CE1: Farm Building Complex and Possible Homestead Site

This precinct, the former site of a dairy, at the northern portion of the site consists of a small number of surface and structural remnants, with a hayshed and modified stock yards. The site has moderate cultural heritage significance within a local context based on its scientific potential and landscape values under criteria (e) and (g). A major element of this landscape is the post and rail fence line along this precinct.



Fig. 7.2: Northern farm complex

CGE2 and CE2: Comberton Grange Estate Post and Rail Fencing Remnants

Remnants of post and rail fencing date from the mid-19th century and form an important component of overall historic cultural landscape value of the site. These are considered to be from moderate to high significance within a local context under criteria (e) and (g).

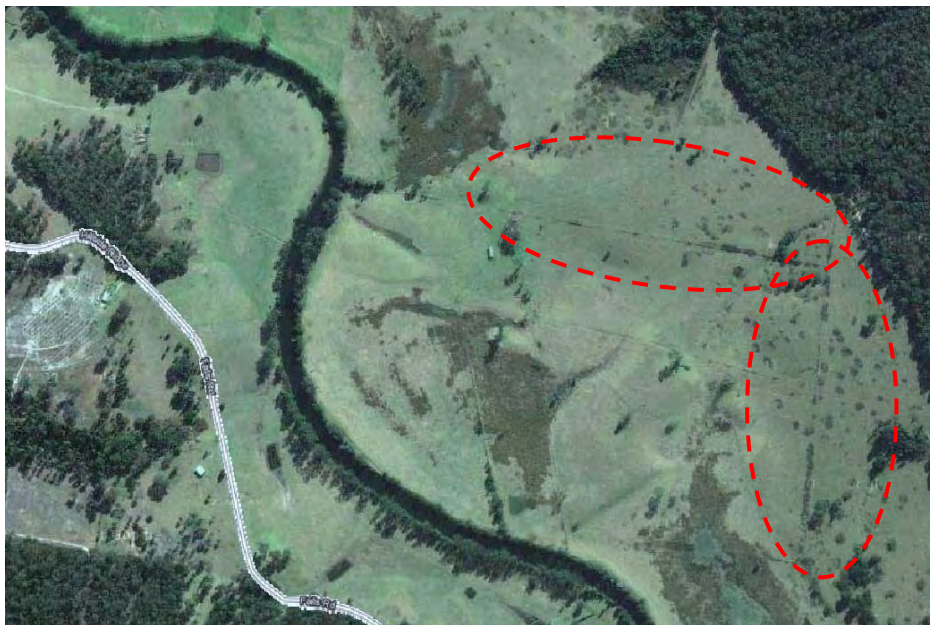


Fig. 7.3: Fence remnant at central portion of cleared land overlooking Currumbene Creek

CE2-1, being the northern and eastern boundary fences is largely intact and is a well preserved and significant component of the remnant fencing on the site. It is a rare and representative example of an estate boundary fence. In its landscape context, this fencing feature has high potential as an educational resource and has high significance within a local context under criteria (f) and (g).

CGE3 and CE3: Drained Field Systems and associated features

These are remnants of 19th century field elements of drainage systems of channels, ditches, weirs and saltwater barriers. These features are considered to have high significance within a local context based on criteria (a), (f) and (g).

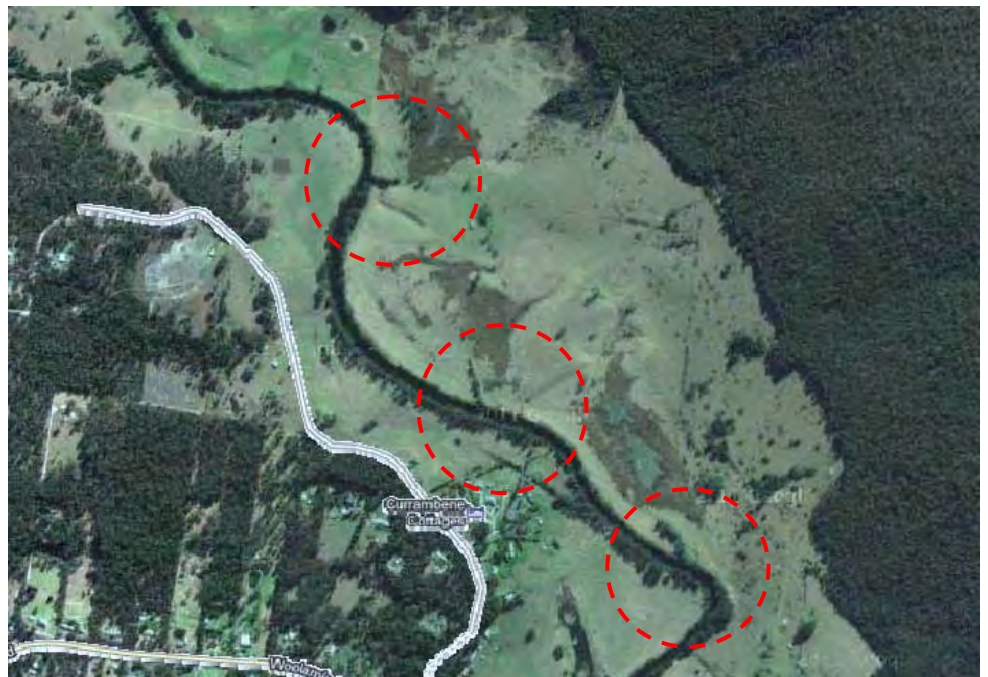


Fig. 7.4: Drainage systems – Central portion



Fig. 7.5: Drainage system – Southern portion

7.3 7.3 Impact Assessment on Comberton Grange

7.3.1 Allotment Integrity

The Shaolin Tourist and Residential development would conserve the Comberton Grange allotments under a community title. Comberton Grange is understood to be the last of the early land grants in the Jervis Bay region to remain in its original extent without subdivision. By finding a new viable use for the site that conserves its original allotment boundary, the proposed development would have a positive heritage impact in this respect.

7.3.2 Use

The site has been put to a range of agricultural uses comprising market and herbal agriculture and forestry. The majority of the site would be conserved as native forests and development over formerly used areas of the site would not have an adverse heritage impact when the recommendations in this Statement of Heritage Impact are fulfilled.

7.3.3 Setting

Previous heritage assessment reports have found that part of the significance of Comberton Grange is its representation of early pastoral landscape in the Shoalhaven region that does not have any intrusive 20th century buildings near the remains of the farming complex. The setting of the remains of the Comberton Grange farm complex has, to date, not been disturbed by non-agricultural development. The proposal would construct approximately 78 detached dwellings, of maximum 2 storeys in height, on large allotments, with associated new or upgraded roads on the periphery of the heritage curtilage on the upper slopes of the pastoral land overlooking Currumbene Creek. This development would only have minor adverse impact on the heritage fabric of the site and will not unduly impact on appreciation of the pastoral landscape and of one and a half centuries of agricultural development on this site if appropriate controls are in place concerning the scale, colours, form and screening of the dwellings.

7.3.4 Comberton Grange Fabric

The remains of the Comberton Grange's farm complex would be retained by this proposal, including remnant post and rail fencing. The north-eastern corner of the post and rail timber fencing of the corner of the Cooriang Estate main paddock will be affected by proposed residential allotments. Where the development site intrudes on the small corner of remnant mid-19th century post and rail fencing, the portion of the fence should be removed, whilst retaining the remaining fence alignment. Intact pieces of the fence should be stored for future relocation to the proposed Cultural Museum within the Information Centre at the entrance to the development.

Moreover, there are existing remnants of post and rail fencing located within the site that provide an appreciation of the site's former pastoral uses.



Figure 7.6: Existing post and rail fencing within the pastoral landscape

7.2.5 Comberton Grange Curtilage — Existing Pastoral Landscape

The proposed dwellings within the Southern Development Area are to be constructed on land that has long been cleared by grazing and agricultural uses. The cleared land of Comberton Grange provides evidence for the early settlement and 19th century farming around Jervis Bay from the 1840s. The vast majority of the cleared pastoral landscape within this precinct would remain unbuilt upon due to flood and heritage constraints. These dwellings will be set against the backdrop of tall forest and screened from the former Heritage Homestead Precinct.

7.3.6 Visual Impact

The setting of the remains of the Comberton Grange farm complex would alter with proposed low-rise dwellings located on the periphery of the former Homestead, sited with the backdrop of expansive forest to its north-east. The proposed hotel and residences will be located close to the existing access road on the higher elevations of the slopes above Currumbene Creek. The proposal would have minor impact on views from the former homestead. Views from the former Homestead of cleared pastureland above Currumbene Creek will be retained.

While the proposed works would not have a physical impact on the remains of the former Comberton Grange Homestead, the Homestead precinct would be seen against a backdrop of low-rise residential development sensitively sited on large allotments landscaped with trees and vegetation. Views from other properties south-west of Currumbene Creek and from Falls Road looking over the creek to Comberton Grange will have views of the residences and hotel. This would have a small adverse heritage impact which could be mitigated with sensitive siting and design, stepped building forms, and indigenous trees planted to screen.

The Temple structures would be constructed on a ridge to the north of the pastoral landscape within the former pine plantation, separated by a valley and two other ridges with old growth forest retained on each ridge. The proposed temple would be approximately 21.3m tall, and the pagoda would be approximately 23.2m tall. It is unlikely that any of the temple or pagoda would be visible from the pastoral landscape of Comberton Grange. In the event that the upper roof of development on the former pine forest site would be visible from the pastoral landscape, it would be a minor impact.

7.3.7 Integrity of the Road Network

The Masterplan would utilise a substantial part of Comberton Grange Road's original road alignment, or close to its original alignment. A new road surface would be constructed. It is likely that Comberton Grange Road is on an alignment that has been used to access this site since the 1840s. The only heritage fabric found in archaeological surveys associated with the existing access track that has been found to have heritage significance is the culvert shown in Figure 4.1. To continue using the alignment of the track would have a positive heritage impact if the culvert and any other elements of heritage significance are conserved. This aspect of the concept plan would have a positive heritage impact.

A new road network is proposed to be constructed that links the unformed Comberton Grange Road extension on the south-western cleared area of the site above Currambene Creek to a new entry from Forest Road (to the north-eastern portion of the site). The new road network will not impact on the local heritage significance of the site and will avoid areas of Aboriginal or archaeological significance.

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8.0 RECOMMENDATIONS

8.1 Heritage Remnants and Curtilage

It is recommended that if intact contiguous bays of post and rail fencing likely to be from the 19th century are found in the north-east corner of the Cooriang Estate paddock CE2-1 which is impacted by the proposed development, this section of corner fencing should be relocated and housed within the proposed Cultural Museum or in a location where the remnant fencing can be displayed. Photographs of the fence and its alignment should be recorded.

Other areas of intact 19th century fencing, where not impacted by development, should be preserved within the rural landscape for public appreciation of the former pastoral activities on the site.

It is recommended that any new roads and/ or parking area serving the remains of Comberton range homestead and neighbouring remains should be kept more than 50m away from the structures or ruins of the farm complex.

8.2 Archaeological Assessment

The proposed works do not require a European archaeological assessment due to the distance of works from known areas of early settlement of the land. If excavation is proposed in the vicinity of identified heritage elements of the site not addressed by the *Comberton Grange, Falls Creek, Nowra – Archaeological Assessment of Nine Proposed Lots for Subdivision* (July 1999) by Dr Robert Varman, an archaeological assessment of the is then recommended to be undertaken.

8.3 Archival Recording

A photographic archival recording of all heritage elements affected by proposed works, including the existing clearing, is to be undertaken before and during the works. The recording is to be undertaken according to the Heritage Council publications *How to prepare Archival Records of Heritage Items* and *Photographic Recording of Heritage Items Using Film or Digital Capture*.

8.4 Interpretation

An interpretation strategy should be undertaken for the heritage elements and heritage item on the site, as part of the overall site development.

In the event that no remains of 19th century post and rail fencing are found in the north-east corner of the Cooriang Estate paddock CE2-1, and that the villas are constructed crossing the line of fencing, there would be a minor adverse heritage impact that could be mitigated with interpretation explaining the original construction and extent of this paddock fencing.

8.5 Conservation Management Strategy

A Conservation Management Strategy should be prepared to guide the management and/ or conservation of the landscape and heritage fabric, according to its level of heritage significance.

8.6 Structural Assessment of Remains of Outbuildings

A structural assessment of the remaining outbuildings that are not ruins should be obtained from a qualified professional with heritage experience. This advice should guide the making safe or conservation of the remaining outbuildings by retarding deterioration.

8.7 Maintenance

The conservation of the former Comberton Grange site requires the implementation of a Maintenance Plan that may be incorporated into the Conservation Management Strategy. This will include:

- A schedule of appropriate inspections to ensure the remaining structures do not deteriorate in an uncontrolled manner;
- A plan of land management so that the pastoral lands and significant remnants of early agriculture do not become covered in thick vegetation;
- A program of maintenance in accordance with NSW Heritage Council guidelines of *Minimum Standards of Maintenance and Repair*. This does not apply to ruins;
- Inspections should be carried out by suitably qualified heritage consultants and any remedial works carried out by tradespeople experienced in heritage conservation;
- The establishment of a budget in conjunction with a program to ensure funding is available for essential repairs when they become necessary.

9.0 CONCLUSION

The proposed Masterplan for the Shaolin Temple tourist and residential development provides a long term use for the site that would make provision for the managed conservation of the majority of the site area. A major portion of the site (eastern and central portion) would be conserved as native old growth forest. The remains of the former Comberton Grange farm complex of local heritage significance would be conserved as a dedicated heritage precinct on the site of the Homestead. The proposed road along the north-eastern side of Residential Precinct C will terminate at a turning area close to the former Homestead site. A lookout area will be established within the former Homestead site with the footprints of the homestead buildings interpreted on the site. The cleared land, formerly used for pastoral grazing would retain its use. The cleared area on the upper slopes of Currumbene Creek would be revegetated with trees as a variety of agricultural purposes have been conducted on this cleared land since the 1840s. The areas along the mid and lower slopes of Currumbene Creek would be kept clear of development or trails, as this is an area of Aboriginal and archaeological sensitivity.

The proposed development avoids areas that have been identified to be of considerable natural and cultural heritage significance. Development would be concentrated on two areas that have been disturbed but do not retain known elements of heritage significance, namely the former pine plantation at the northern portion of the site (Northern Development Area) and the cleared upper pastoral lands north-east of Currumbene Creek directly below the unformed road at the south-western perimeter of the forest (Southern Development Area).

The proposed detached housing within the Southern Development Area will intrude on the north-eastern corner of the timber paddock fencing marked by timber, CE2-1. Whilst there would be minor intrusion into this corner of the fence alignment, the overall northern and eastern alignment of the paddock enclosure would be retained, acknowledged and seen from various public areas of the site, particularly from the knoll of the former homestead at the south-eastern portion of the site. Moreover, other remnants of 19th century post and rail fence are found within this pastoral landscape.

The overall mid and lower slopes overlooking Currumbene Creek would be retained as open landscape with development sited close to the unformed road that overlooks the valley.

To summarise the heritage issues in relation to the impact of the proposed development on the Comberton Grange site, this report addresses the following questions from the Heritage Council guidelines on *Statements of Heritage Impact*.

(1) How will the development proposal respect or enhance the heritage significance of the item or conservation area?

Comment:

The proposed development respects the natural heritage significance of the site by retaining the vast majority of the old growth forest within the central and eastern portions of the site. Relatively small areas of forest would be affected by the construction of new access roads. The old growth forest has some cultural significance by defining the area of pastoral landscape that has been cleared. The retention of cleared landscaped land on the north-eastern side of Currumbene Creek provides a visual evidence of the former use of this portion of the site (since the 1840s) for pastoral practices. The tangible elements of heritage significance at the Comberton Grange Homestead would be retained with the conservation

of all known significant items on the site and ensuring that new construction is (with one possible exception) restricted to areas outside the heritage curtilage or on the periphery of the cleared area.

(2) What aspects of the proposal could detrimentally impact on the heritage significance?

Comment:

One cluster of the proposed residences in the Southern Development Area intrudes on the intersection of the northern and eastern 19th century boundary fence to a former paddock. Whilst much of the paddock fence along the northern boundary is intact, the eastern fencing is more sparsely intact, with the north-eastern corner not likely to be intact. It is recommended that should this corner portion of the fence exist, the portion be removed and preserved within the site, either in a public precinct or within the proposed Cultural Museum in the Visitor Information Centre. The major sections of the northern and eastern fencing will be retained.

(3) What sympathetic solutions have been considered and discounted and for what reasons?

Comment:

An option to concentrate all the development on the former pine plantation site was considered but rejected as it would not take advantage of the amenity offered by utilising other cleared/ previously developed parts of the site overlooking the Currumbene Creek valley. Constructing some of the development on the cleared land with the least heritage significance minimises the number of quality mature trees that would be removed to the central portion of the site with ecological value.

10.0 BIBLIOGRAPHY

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Articles and photographs from the Shoalhaven Historical Society Inc:

- "Comberton Grange House", hand typed on A4, no date.
- "Comberton Grange Tourist Proposal", *South Coast Register*, August 28, 1985, p1.
- "Living With the Navy: The Bay", *The Sydney Morning Herald*, October 12, 1985.
- Letter from Shoalhaven Historical Society to City of Shoalhaven, April 11, 1989.
- Letter from Shoalhaven City Council to Shoalhaven Historical Society Inc. on Comberton Grange Homestead, Ref: 85/2388 JG.MM, June 21, 1989.
- Scanned Images on Comberton Grange.

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APPENDICES

10.1 Appendix A: Heritage Listing

Shoalhaven Heritage Inventory, SHI 2390327, CR045.

10.2 Appendix B: Extracts from report “Comberton Grange, Falls Creek, Nowra Archaeological Assessment Of Nine Proposed Lots For Subdivision” by Dr. RVJP Varman, July 1999

Diagram showing farm structures at western area of Comberton Grange.

10.3 Appendix C: Development Masterplan

10.4 Appendix D: Development Masterplan with Heritage Overlay

Appendix A: Heritage Listing

Shoalhaven Heritage Inventory

State Heritage Register

SHI Number

2390327

Study Number

CR045

Item Name: **Comberton Grange (former)**

Location: **Comberton Grange Road, Comberton [Shoalhaven]**

Address: Comberton Grange Road

DUAP Region: Illawarra & Macarthur

Suburb / Nearest Town: Comberton

Historic region: Illawarra

Local Govt Area: Shoalhaven

Parish: CURRAMBENE

State: NSW

County: ST. VINCENT

Other/Formal Names: Comberton Grange

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary:

Item Type: Archaeological-Terrest Group: Farming and Grazing Category: Homestead Complex

Owner: Local Government

Admin Codes: CR045

Code 2: 52636

Code 3: Y

Current Use:

Former Uses:

Assessed Significance: **Local**

Endorsed Significance:

Statement of Significance: The site of Comberton Grange, a Colonial Homestead related to initial settlement at Currumbene Creek in the catchment of Jervis Bay. Archaeological potential. Local significance (Shoalhaven).

Historical Notes or Provenance: Early settlement south of Nowra took place along the line of Throsby's Bong Bong-Burrier-Jervis Bay track. Parma Farm and Comberton Grange were built on grants located on the drainage line of Currumbene Creek near the extension of this track towards Jervis Bay (Huskisson).

Comberton Grange Homestead was built by convict labour in the early 1840s. Captain Brooks of Gerringong held grazing rights on the property in the 1830s and Mr Sydney Stephens was the original grantee having made application in 1837 and eventually taking possession in 1840. Stephens sold to John Terry Hughes and the property passed to Miss Rosetta Hughes in 1857. The next owner was Mr William Jennings who was the first owner to live on the property.

The bricks for the house were made on the premises.

Themes: National Theme

State Theme

Local Theme

3. Economy

Pastoralism

(none)

4. Settlement

Accommodation (Housing)

(none)

State Heritage Register

Date: 03/02/2010

Full Report with Images

Page 1

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Shoalhaven Heritage Inventory

State Heritage Register

SHI Number

2390327

Study Number

CR045

Item Name: **Comberton Grange (former)**

Location: **Comberton Grange Road, Comberton [Shoalhaven]**

Designer:

Maker / Builder:

Year Started:

Year Completed:

Circa: No

Physical Description: The former pastoral homestead site is located on a ridge above Currambene Creek. The homestead faced across the holding to the west allowing visual control of the creek frontage. A range of outbuildings to the east includes barns, sheds, chicken runs, stockyards and dairy. A fence separated the homestead from the working areas of the complex. Limited evidence of the house survives (the house was vandalised and burnt); the building appears to have had rubblestone footings which are visible at surface. Galvanised water tanks and concrete paths are indicative of the extent of the building and its plan form. Remnant exotic plantings, including a single *Pinus radiata*, define the homestead area.

The barn is intact and in good condition but the farm structures to the south are in poor condition. The woolshed described by Ian Jack in the Thematic History was not identified.

Physical Condition:

Modification Dates:

**Recommended
Management:**

Management:

Further Comments: Historical Period: 1826-1850

Criteria a)

Criteria b)

Criteria c)

Criteria d)

Criteria e)

Criteria f) This item is assessed as historically rare locally. This item is assessed as scientifically rare locally.

Criteria g)

Integrity / Intactness:

References: Author

Title

Year

State Heritage Register

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Shoalhaven Heritage Inventory

State Heritage Register

SHI Number

2390327

Study Number

CR045

Item Name: **Comberton Grange (former)**

Location: **Comberton Grange Road, Comberton [Shoalhaven]**

Iris Jennings

Falls Creek History

Studies: Author Title Number Year
CR045

Parcels: Parcel Code LotNumber Section Plan Code Plan Number

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name: Nowra 9028-3-S

Map Scale:

AMG Zone: Nowra 9028-3-S

Easting:

Northing:

Listings: Name: Title: Number: Date:
National Trust of Australia Register

Related Items: Parma Farm.

Listing Comments:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry: Date First Entered: 16/06/1999 Date Updated: 23/04/2001 Status: Partial

State Heritage Register

Date: 03/02/2010

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Shoalhaven Heritage Inventory

State Heritage Register

SHI Number

2390327

Study Number

CR045

Item Name: **Comberton Grange (former)**

Location: **Comberton Grange Road, Comberton [Shoalhaven]**

Image:



Caption: Comberton Grange (former)

Copyright:

Image by:

Image Date:

Image Number: Roll: 2 Negative Number: 4-7

Image Path:

Image File: 2390327a.jpg

Thumb Nail Path:

Thumb Nail File: t_2390327a.jpg

State Heritage Register

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Shoalhaven Heritage Inventory

State Heritage Register

SHI Number

2390327

Study Number

CR045

Item Name: **Comberton Grange (former)**

Location: **Comberton Grange Road, Comberton [Shoalhaven]**

Image:



Caption: Comberton Grange (former)

Copyright:

Image by:

Image Date:

Image Number:

Image Path:

Image File: 2390327b.jpg

Thumb Nail Path:

Thumb Nail File: t_2390327b.jpg

State Heritage Register

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Shoalhaven Heritage Inventory

State Heritage Register

SHI Number

2390327

Study Number

CR045

Item Name: **Comberton Grange (former)**

Location: **Comberton Grange Road, Comberton [Shoalhaven]**

Image:



Caption: Comberton Grange (former)

Copyright:

Image by:

Image Date:

Image Number:

Image Path:

Image File: 2390327c.jpg

Thumb Nail Path:

Thumb Nail File: t_2390327c.jpg

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Shoalhaven Heritage Inventory

State Heritage Register

SHI Number

2390327

Study Number

CR045

Item Name: **Comberton Grange (former)**

Location: **Comberton Grange Road, Comberton [Shoalhaven]**

Image:



Caption: Comberton Grange (former)

Copyright:

Image by:

Image Date:

Image Number:

Image Path:

Image File: 2390327d.jpg

Thumb Nail Path:

Thumb Nail File: t_2390327d.jpg

State Heritage Register

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Shoalhaven Heritage Inventory

State Heritage Register

SHI Number

2390327

Study Number

CR045

Item Name: **Comberton Grange (former)**

Location: **Comberton Grange Road, Comberton [Shoalhaven]**

Image:



Caption: Comberton Grange (former)

Copyright:

Image by:

Image Date:

Image Number:

Image Path:

Image File: 2390327e.jpg

Thumb Nail Path:

Thumb Nail File: t_2390327e.jpg

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Shoalhaven Heritage Inventory

State Heritage Register

SHI Number

2390327

Study Number

CR045

Item Name: **Comberton Grange (former)**

Location: **Comberton Grange Road, Comberton [Shoalhaven]**

Image:



Caption: Comberton Grange (former)

Copyright:

Image by:

Image Date:

Image Number:

Image Path:

Image File: 2390327f.jpg

Thumb Nail Path:

Thumb Nail File: t_2390327f.jpg

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Shoalhaven Heritage Inventory

State Heritage Register

SHI Number

2390327

Study Number

CR045

Item Name: **Comberton Grange (former)**

Location: **Comberton Grange Road, Comberton [Shoalhaven]**

Image:



Caption: Comberton Grange (former)

Copyright:

Image by:

Image Date:

Image Number:

Image Path:

Image File: 2390327g.jpg

Thumb Nail Path:

Thumb Nail File: t_2390327g.jpg

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Shoalhaven Heritage Inventory

State Heritage Register

SHI Number

2390327

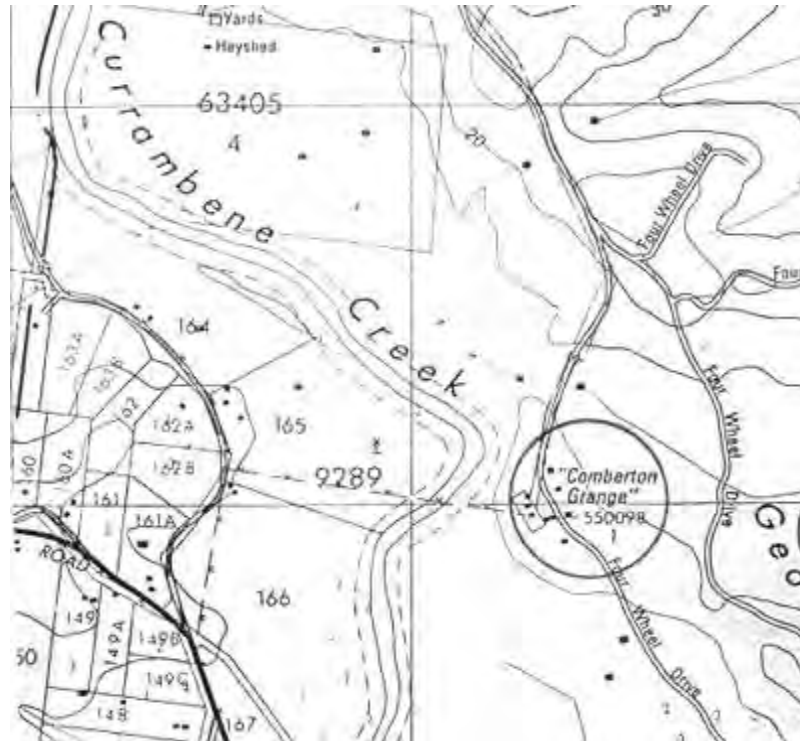
Study Number

CR045

Item Name: **Comberton Grange (former)**

Location: **Comberton Grange Road, Comberton [Shoalhaven]**

Image:



Caption: Comberton Grange (former)

Copyright:

Image by:

Image Date:

Image Number:

Image Path:

Image File: 2390327h.jpg

Thumb Nail Path:

Thumb Nail File: t_2390327h.jpg

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Appendix B: Map outlining location of Heritage Remnants

Appendix C: Masterplan



Appendix D: Masterplan with Heritage Overlay

