

DRAFT

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Blighton Conservation Management Strategy



Johnson Property Group

Lots 11, 12, 14 and 15 North of Hall Street Pitt Town, NSW

Graham Brooks and Associates Pty Ltd
Architects and Heritage Consultants

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1.0

Introduction

1.1 Background and Purpose of the CMS

This Conservation Management Strategy (CMS) has been prepared at the request of the NSW Heritage Office, to guide the future conservation and management of the parcels of land known as Lots 11, 12, 14 and 15, located between Hall Street and the Hawkesbury River at Pitt Town, NSW. The request for the CMS was contained in a letter, dated 23 September 2005, from the Heritage Office to Johnson Property Group.

The letter followed up a joint site inspection of the subject land on 8 September 2005. That inspection was made jointly by representatives of the Heritage Office (archaeologist), NPWS (Department of Environment and Conservation), Local Aboriginal Land Councils, the consultant archaeologist (Archaeological & Heritage Management Solutions Pty Ltd) and the Johnson Property Group. The joint site inspection reviewed the recommendation made by AHMS that a substantial portion of the high ground within Lots 11 and 12 be set aside for management as a Conservation Zone. The AHMS also recommended that there were no archaeological or heritage constraints, either Aboriginal or Historic, on the future development of Lots 14 and 15, to the east of Lots 11 and 12. They also recommended that there are no such constraints on development of the land between the proposed Conservation Zone and Hall Street.

The AHMS recommendations were based on a detailed, independent archaeological assessment based on documentary evidence and field surveys, supported by initial test excavations that had confirmed the predicted nature of the historic archaeological resource. Their recommendations in relation to the Aboriginal Cultural resources were based on similar documentary research, consultation with the Local Aboriginal Land Councils and approved test excavations.

In addition to requesting the preparation of a CMS to cover the proposed Conservation Zone, the letter from the Heritage Office suggested that there should be more consideration given to including the low lying land along the river edge within the same heritage management framework as the archaeologically sensitive high ground within the proposed Conservation Zone. The letter also recognised that the visually sensitive high ground land associated with important historic vistas, which had been separately and independently assessed by Mayne-Wilson and Associates, together with their predictions for the locations of buildings associated with Bligh's Farm, were included within the proposed Conservation Zone.

Clarification of the potential archaeological constraints on the development of the subject land is an important issue with regard to the future of the subject sites and for the overall project for development of land at North Pitt Town as set out in the draft Amendment 145 of Hawkesbury LEP 1989.

The draft LEP Amendment deliberately deferred coverage of Lots 11, 12, 14 and 15. This area was deferred by Hawkesbury City Council, on the basis of advice received from the NSW Heritage Office, when they approved the draft LEP Amendment in September 2004. The advice was contained in a letter from the Heritage Office to Council, dated 11 August 2004. It was deferred to allow time to develop an understanding of the heritage significance of the subject land as an archaeological site and an historic cultural landscape. It was anticipated at the time that future development potential would be governed by the results of the significance assessment.

It is anticipated that the preparation of this CMS will enable both Hawkesbury City Council and the NSW Heritage Office to fully understand the heritage significance of the subject land, to endorse the proposed Conservation Zone or Zones and to support the proposed heritage management provision recommended for the land.

1.2 Source of this Information

The detailed historic documentary research and results of extensive field research, consultations and text excavations, which are contained in this document have been drawn from various reports prepared by:

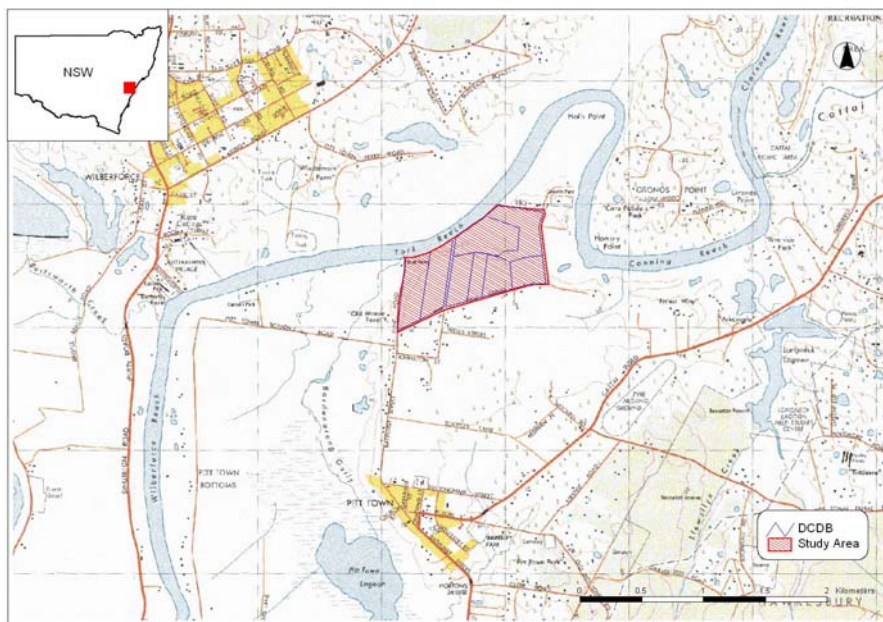
- Archaeological & Heritage Management Solutions, Archaeologists
- Mayne-Wilson Associates, Cultural Landscape specialists

1.3 Authorship

This Conservation Management Strategy has been prepared by Graham Brooks, Director of Graham Brooks and Associates, with assistance from Archaeological & Heritage Management Solutions, Archaeologists and Mayne-Wilson Associates, Cultural Landscape specialists.

1.4 Site Identification

Pitt Town is situated about 8km northeast of Windsor and 60km northwest of Sydney's CBD. The subject land (hereafter referred to as the 'Study Area') consists of eight rural allotments immediately north of Pitt Town (Lots 11 – 18 as shown in Deposited Plan 1021340, Pitt Town, NSW). It is approximately 61.4 hectares in area, with its boundaries being Punt Road in the west, the Hawkesbury River to the north, and Hall Street to the south and east. Figures 1.1 – 1.3 show the study area's location and current configuration.



Archaeological Study Area and its surrounding context.



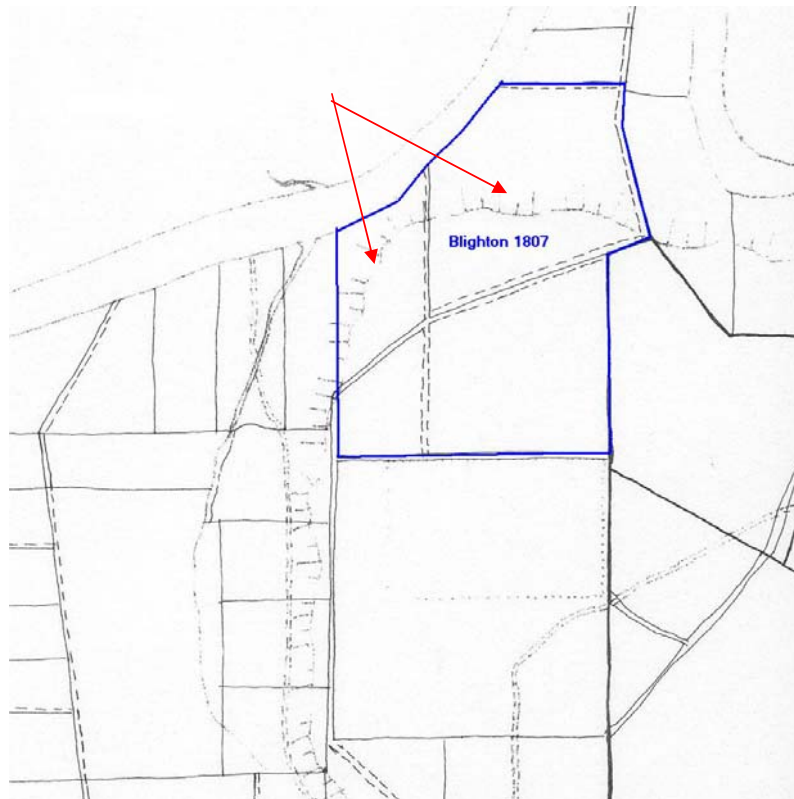
Property divisions within the Study Area - Current Lot Numbers.

The general locality has been occupied more or less continuously for several thousands of years by both Aboriginal and European people. A companion document examines the nature of Aboriginal occupation¹ whereas the current report focuses upon historical occupation of the area. This began with exploration of the Hawkesbury region in c1788 and the locality has been a farming settlement since c1794. As will be demonstrated, it has close historical associations with Governors Phillip, Bligh and Macquarie.

In 1807, Bligh, who has the most prominent historical associations with the area, established a "Model Farm" on an Estate that incorporated all of the study area. It was named 'Blighton' and was an extensive farmstead, consisting of at least nine major buildings plus ancillary structures, yards, fenced paddocks, gardens and plantings. The farm was a diverse and integrated endeavour that had its origins within the Model Farm system that developed in Britain during the Eighteenth Century. As such, it combined animal husbandry with broad acre horticulture. Cattle and sheep were grazed, but the farm also had a strong focus upon both dairying and pig breeding.

'Blighton' was farmed under Bligh's direction for only twelve months (in 1807) and land that once formed the Estate has been subdivided many times since then. The study area incorporates most of the northern half of the former Blighton Estate.

¹ AHMS, March 2004



Plan showing the boundaries of the Blighton Estate.
(Base Map Graham Brooks & Associates P/L August 2003).

The agricultural history of the place since the early Nineteenth Century is characterised by cyclic development and replacement of the field systems and farm buildings. During the late Nineteenth Century the structures associated with Blighton were allowed to decay, as pastoral activity became the focus of land use in the area. During the Twentieth Century, removal of old, redundant features and buildings accelerated with the introduction of orcharding and the subsequent removal of these orchards in the 1980s and 1990s.

Cultural occupation in the locality incorporating the study area therefore has a lengthy history that comprises many discrete phases, each linked by subtle and often unseen associations. Aboriginal people lived there for thousands of years before the British arrived in Australia and the locality was the site of early historic contact between Europeans and Aboriginal people. The lowland was developed in the mid-1790s as the principal food source for the colony at Port Jackson. Bligh's Model Farm sought to improve and extend the rudimentary and inefficient farming practices that characterised agricultural activity to that date.

Subsequent political events saw the farm pass through the hands of a number of tenant farmers and eventually into the orbit of the Hall family who worked the land for three generations (1814-1882). Thereafter the property continued to operate as a pastoral enterprise until the introduction of orcharding in the late-1930s by the Cleary family.

Today there are limited visible remains of this occupation sequence, but the study area contains scattered physical 'relics' associated with occupation and landuse over the last 210 years. The purpose of this report is to attempt to identify the location, condition, and significance of these relics so that this information can be used to devise a management strategy for conservation of historic sites and/or their archaeological investigation and documentation before future development takes place.

2.0 Item Details

2.1 Name of Item

Former Bligh's Farm Historic Landscape

2.2 Item Type

Historic Cultural Landscape with Aboriginal and Historic Archaeological Significance

2.3 Address

Property Description:

Part of Lots 11 and 12 in Deposited Plan 1021340, Pitt Town, NSW.

Adjoining Lots 14 and 15 in Deposited Plan 1021340, Pitt Town, NSW

Owners:

Lot 11 is owned by Mrs Coral Cleary

Lots 12, 14 and 15 are owned by Mr Phillip Cleary

2.4 Current Uses

The subject site was used in the early 19th century as a mixed use "model farm" and subsequently as grazing land.

It was largely used for agricultural purposes, notably orcharding, from the mid 20th century. This activity ceased in the early years of this century and the land is lying largely unused, awaiting a new direction.

There is a newly erected house on Lot 12.

3.0 Background Description

3.1 Topography

The subject area is bounded by Hall Street and Punt Road in Pitt Town, NSW and is situated on the southern bank of the Hawkesbury River, adjacent to a section of the River known as York Reach. Pitt Town is located 4km northeast of Windsor.

Geographically, the area is located on the north eastern edge of the Cumberland Lowlands - an extensive low lying plain characterised by gently undulating ridges and low hills on Wianamatta Group shales and Hawkesbury sandstone parent rock. The Cumberland Lowlands encompasses most of Sydney's western suburbs, extending from the base of the Blue Mountains in the west, the Hornsby Plateau and Macdonald Ranges to the northeast and the Woronora Plateau to the southeast. The plain is dissected by a dense drainage system flowing northward.

The topography of the study area is variable. In the west it is dominated by an elevated alluvial terrace and associated plateau (or levee) that descends steeply north and west to the relatively flat fluvial corridor of the Hawkesbury River. Further east the elevated terrace merges into a gentler undulating rise descending towards the southeast and north. A former low lying back swamp appears to have been situated in the northeast portion of the area draining east-west into the Hawkesbury River. Surface water is likely to have flowed into this basin from more elevated areas to the north and south.

The dominating factor in the development of the landscape, soils and vegetation is the Hawkesbury River. The periodic flooding of the river was recognised by the first Europeans to visit the region prior to any vegetation clearance. The one in one hundred year flood level in the Pitt Town area is 17.3m above AHD. Importantly, a large proportion of land in the northern and central portions of the study area sits below this level and is likely to have been affected by previous flooding events. During such an event the elevated southern terrace would have formed a large temporary island surrounded by water across the floodplain. The highest elevation on the southern terrace is along its northern edge, where it rises over 20m above the floodplain descending slightly to the southeast towards a generally flat topography.

Drainage lines are difficult to define in the study area. This is most likely a result of the predominantly sand composition of the deposit. Deep sand deposits commonly store water, releasing precipitation slowly in the form of subterranean water flows. The former back swamp in the north east is likely to have been fed from surrounding elevated area by this form of drainage.

3.2 Geology and Soils

Bannerman and Hazelton's soil landscape map for the Penrith 1:100 000 map sheet indicates that the study area extends across two separate soil landscapes: Agnes Banks and Freeman's Reach.

As defined by Bannerman and Hazelton, the elevated alluvial terraces, undulating rises and associated plateaus in the southern portion of the study area are contained within the Agnes Banks alluvial soil landscape. This landscape typically consists of low parallel dunes deposited on flat Tertiary and Pleistocene terraces with an average slope of less than 5% and local relieve of 7m. It occurs in two discrete patches adjacent to the Hawkesbury River, one east of Richmond and the other just north of Pitt Town. The underlying geology of this landscape is coarse to medium grain quartz sands derived from Upper Hawkesbury and Nepean catchment sandstones. Soils are typically deep acidic and sandy overlying yellow sandy clays containing iron rich nodules (coffee rock).

It is worth noting that many authors, including Mitchell and Gobert, distinguish between the two sand bodies at Richmond and Pitt Town, separating the *Pitt Town Sands* from the *Agnes Banks Sands*. After analysing the stratigraphy of alluvial sequence in the Hawkesbury Valley Gobert argues soil development was less pronounced at Pitt Town. She interpreted the sediments as being of Pliocene or Pliocene / Pleistocene age deposited as a levee on an incised floodplain. Drilling by Baker found that the maximum thickness of the sand body was 9m with an average depth of 4m and that the sand overlays clay, although the boundary between the two units was uneven. Whilst argument over the nomenclature of this soil landscape continues, it is generally accepted that both sand bodies are fluvial deposits overlying older clays of the Londonderry Formation, are partially redistributed by westerly winds and are early Pleistocene or Pliocene in age.

Remaining low-lying areas of land in the northern portion of the study area, including the former back-swamp area and adjacent northern hill-slope, are contained within the Freeman's Reach soil landscape. Bannerman and Hazelton describe this landscape as being discontinuous, extending along the banks of the Hawkesbury / Nepean River north of Victoria Bridge. It is essentially an active floodplain consisting of alluvium derived from Narrabeen Group, Hawkesbury Sandstone and Wianamatta Group soil materials. Soils are typically deep friable brown sands and loams subject to erosion and frequent flooding. The landscape is typically level with some minor relief (less than 10m) extending to scrolls, levees and back swamps. Isolated deposits of ancient river gravels are commonly found along the Hawkesbury / Nepean fluvial corridor.

3.3 Vegetation

Prior to land clearance the Nepean-Hawkesbury floodplain in the Windsor area was characterised by high alluvial levee banks that separate depressions known as 'back swamps' from freshwater riparian wetlands. Vegetation on these elevated levees consisted of Tall Open forest dominated by Forest red gum (*Eucalyptus tereticornis*) with trees typically over 30 metres in height. Understorey species would have included grasses, such as spear grass (*Stipa verticillata*) and *Microlaena*, shrub species such as Blackthorn (*Bursaria spinosa*) and *Hymenanthera dentata*, ferns including Bracken (*Pteridium esculentum*) and vines such as Sarsaparilla (*Smilax spp.*). Floodplains typically consisted of dense stands of Swamp Oak (*Casuarina glauca*).

During an exploration along the Hawkesbury - Nepean River in 1791 Captain-Lieutenant Watkin Tench made the following comment on soils, vegetation and fauna bordering the Hawkesbury River. Based on the map of the route followed it is highly likely that this description refers directly to the section of river bordering the study area.

The whole of the country we passed was poor, and the soil within a mile of the river changed to a coarse deep sand, which I have invariable found to compose its banks, in every part, without exception, that I ever saw. The stream at this place is about three hundred and fifty feet wide; the water pure and excellent to the taste; the banks are about twenty feet high, and covered with trees, many of which had been evidently bent by the force of the current, in the direction which it runs, and some of them contained rubbish and drift wood in their branches, at least forty-five feet above the level of the stream. We saw many ducks.

Evidently, the river and surrounding land within the study area had recently undergone at least one considerable flooding event given the amount of debris present along the creek.

Almost all of the original vegetation within the study area has been removed, with the exception of a few remnant Eucalyptus and Melaleuca trees near the riverbank. Lots 15 and 16 are currently under cultivation (cabbage, at the time of survey). A small citrus orchard is present in Lot 12. Remaining areas are either disused / abandoned crop fields or cleared grazing paddocks.

4.0 History

4.1 Aboriginal Occupation before 1788

The *Darug* people are the traditional owners of the Pitt Town area. The *Darug* are part of a broad language group that originally extended from the eastern suburbs of Sydney as far south as La Perouse, west as far as Bathurst and north as far as the Hawkesbury River.

The accounts provided by the early European explorers and settlers provide valuable evidence when attempting to reconstruct aspects of *Darug* traditional lifestyle. The subsistence and economy of Aboriginal groups such as the *Darug* depended largely on the environment in which they lived. Whilst coastal groups exploited marine and estuarine resources, hinterland groups relied on freshwater and terrestrial animals and plants. Animals such as wallabies, kangaroos, possums, flying foxes, water birds, parrots, reptiles, freshwater fish and yabbies played a far greater role in the subsistence of hinterland groups than on the coast. This distinction between the two lifestyles is clearly made in early European accounts.

One account that is particularly relevant to the current study was written by Captain-Lieutenant Watkin Tench during his 1791 exploration along the Hawkesbury-Nepean River. During their search for Richmond Hill, Tench and his companions travelled northwest from Rose Hill (Parramatta) following the Hawkesbury River to Cattai Creek. Maps drawn by Tench indicate that the exploration party crossing directly through the study area. Guided and informed by Colbee an Aboriginal man from the Cadigal tribe, Tench recorded the following information about the local *Darug* group living in the area to the north west of Parramatta:

We asked Colbee the name of the people who lived inland, and he called them Boo-roo-ber-on-gal; and said they were bad; whence we conjectured, that they sometimes war with those on the sea coast.....We asked how they lived. He said, on birds and animals, having no fish.

On their return journey through the study area the explorers encountered a group of Aboriginal men in canoes. One member of this party introduced himself as Gom-beè-ree. He exchanged two stone hatchets and two spears for two hatchets from the governor and some bread and indicated a path along the river. After the explorers had crossed Bardenarang Creek Gomberee was joined by two other members of the canoe party Yèl-lo-mun-dee and a boy called Dèe-im-ba. The women and children travelling with this group remained on the opposite side of the river throughout the encounter. Tench questioned Yèl-lo-mun-dee and wrote the following account about their lifestyle.

What we were able to learn from them was, that they depend but little on fish, as the river yields only mullets, and that their principal support is derived from small animals which they kill, and some roots (a species of wild yam chiefly) which they dig out of the earth. If we rightly understood them, each man possesses two wives....Neither of the men had suffered the extraction of a front tooth.

He goes on to comment on differences between the dialects of coastal and hinterland groups, commenting that 'all the different terms seemed to be familiar to both parties, though each in speaking preferred its own'. A memorial to Tench's and Colbee's meeting with Yèl-lo-mun-dee, Gom-beè-ree and Dèe-im-ba has been erected on Pitt Town Bottoms Road, on the eastern bank of Bardenarang Creek.

The relative scarcity of resources in the hinterland and the increased work associated with procuring terrestrial foods through hunting meant that the hinterland was more thinly populated than the coast. Inland population densities were assessed by early settlers as being less than those on the coast. A recent study of early historical sources regarding the Cumberland Plain has suggested that there was a minimum population density of 0.5 persons per square kilometre. This compares with an estimate of 0.75 persons per square kilometre in the coastal zone around Port Jackson.

The Pitt Town area itself contains a number of different environments that continue to support a diverse range of plant and animal species. On Hawkesbury / Nepean River terraces, such as those within the study area, tall open forest would have supported a wide variety of game. Similarly, wet sclerophyll forest along creeks and gullies would have provided shelter for numerous animal and plant species that could be eaten or used for other purposes such as providing shelter and medicines. A number of tree species present in the Pitt Town area supplied bark that could be used in the production of twine for nets and baskets. Consumable plants species found in the area include figs, yams, fern roots, cabbage tree palm hearts and certain lilies.

Plant management practices that bear remarkable similarity to those reported in northern Australia were also conducted in the Sydney region. For instance, evidence has been found that indicates the *Darug* practiced fire-stick land management in and around Sydney. When the first fleet arrived in Sydney, Captain John Hunter found an environment where:

the trees stand very wide of one another, and have no underwood; in short the woods ... resemble a deer park, as much as if they had been intended for such a purpose.

This is the classic result of Aboriginal firing of the landscape. 'Fire-stick farming' opened up access to land and created pockets of early succession vegetation that increased the number of edible plant foods. Early regrowth vegetation, particularly grasses, attracted animals, which in turn made them easier to hunt. Aboriginal firing of the landscape was an important tool in manipulating the environment to increase food sources.

Plant management was not just restricted to manipulation of the environment. Plant processing also figured prominently and enabled the *Darug* and other groups to broaden their range of food sources. Hunter provides an interesting account of trying to eat a poisonous yam (probably *Dioscorea bulbifera*) and becoming violently sick. Hunter had seen Aborigines digging this same yam and concluded:

They no doubt have some way of preparing these roots, before they can eat them.

Such plant management and processing practices were an important part of the economies of Aboriginal groups living in hinterland areas such as Pitt Town.

4.2 Exploration and Contact - 1789-1794

The first European expedition into the Hawkesbury region was undertaken in June 1789 by Governor Arthur Phillip. The investigation was initiated by the need to provide the Colony with well-watered arable land. The initial investigation was undertaken by boat travelling the length of the river from Broken Bay to Richmond Hill. The richness of the Hawkesbury floodplain, when compared to the disappointing land surrounding Port Jackson and Botany Bay induced Phillip to propose settlement of the region to be undertaken at some later date. This initial exploration was followed later in the year and in 1790 by several journeys by land undertaken by Captain-Lieutenant Watkin Tench. These were primarily directed to the region immediately west of the settlement at Rose Hill during which contact was made with the Nepean section of the river.

As mentioned above, in April 1791 Governor Phillip in company with Tench, Dawes, Collins and the guides Colebee and Boladeree set out from Rose Hill with the aim of reaching Richmond Hill. The party appears to have followed the Pitt Town ridge and passed down the eastern side of the ridge as it approached the Hawkesbury River. This places their first contact with the River on the eastern side of Hawkesbury Street on 12 April 1791. After following the river eastwards to Cattai Creek the party realised it had travelled too far east and retraced its steps, by-passing Hall's point and reconnecting with the river by travelling through the low-lying land in Lots 13 and 18. It was at this point that the initial encounter with the canoe-borne party of Yèl-lo-mun-dee, Gom-beè-ree and Dèe-im-ba took place and that a pathway was indicated.

4.3 European Settlement – First Grants 1794-1807

In 1794 the alienation of riverside properties in the vicinity of Green Hills (Windsor) commenced with the release of 22 grants. These properties were on the river flats in the vicinity of South Creek and formed a cluster along both the Creek and the Wilberforce Reach of the Hawkesbury. Three of these properties were however located to the east of the main cluster along the riverbank adjacent to the Canning Reach. The first grants along the Canning Reach were made to Thomas Webb (later designated as Portion 11 of Ph Pitt Town) and Joseph Caldwell on 3 November 1794 and then to Joseph Welsted on the 19 November 1794. All three grants were of 30 acres a standard for the district.

In February 1795 David Collins reported that:

On the 28th Thomas Webb, a settler, who had removed from his farm at Liberty Plains to another on the banks of the Hawkesbury, was dangerously wounded there, while working on his grounds by some of the wood natives, who had previously plundered his hut. About the same time a party of these people threw a spear at some soldiers who were going up the river in a small boat. All these unpleasant circumstances were to be attributed to the ill treatment the natives had received from the settlers.

Webb subsequently died of his wounds and was buried the following month. This action took place on the eastern side of Hall's Point immediately adjacent to the northeast corner of the Study Area.



'Pitt Town' (anon) c.1835 (ML ZM2 811.1114/1835/2).

Thomas Tylor

On 1 May 1797 the first section of the Study Area was alienated. This took the form of a 60-acre grant to Thomas Tylor (later designated as Portion 15 Ph Pitt Town). The district had been named Mulgrave Place making it a distinct land district. Tylor had served as a corporal in the New South Wales Corps, arriving in New South Wales by the *Queen* in October 1790. He took his discharge on 26 November 1794 and like many other former soldiers he received an initial grant of 25 acres in the district of Liberty Plains (Concord). The move from Concord to the Hawkesbury was undertaken by a number of families of military settlers in the late 1790s, partly as a Government policy to settle the discharged military on the 'frontier' of settlement in its most fertile zones. The earlier grants between Sydney and Parramatta were often in areas that were convenient to the existing settlements but within soil landscapes of low fertility.

Among the other families to receive Hawkesbury grants in May 1797 was that of Henry Fleming who gained possession of the 30-acre block adjoining the western boundary of the Tylor grant. Six-year old Henry Fleming was the son of Sergeant Joseph Fleming of the New South Wales Corps. Like Tylor, Joseph Fleming had received 25 acres at Concord on 11 November 1794. Joseph Fleming died before April 1796 and his widow Mary married convict Benjamin Jones in Sydney in 1798. The family moved to the Hawkesbury property of Henry Fleming where the family began an association with the district that would eventually involve control of the Study Area.

By 1800 Tylor owned 6 pigs and had sown 10 acres of Wheat with 12 acres of maize to be planted. It is assumed that Tylor and his wife, Catherine Johnston(e) were resident on the property during this period. On 12 April 1803 Tylor was granted a further 110 acres adjacent to the southern boundary of his existing farm (later designated as Portion 46 Ph Pitt Town).

At some time before 1806 approximately 24 acres of the western part of the original grant was transferred to Benjamin Jones. The transfer was not registered; however details of the transaction are presented in later newspaper reports. The Land and Stock Muster for 1806 listed Tylor as possessing 150 acres rather than the combined area of 170 acres. At this time he had 12 acres under wheat, 5½ acres of maize, and 2½ acres of barley, 1 acre of orchard and garden and 129 acres of pasture. In April 1807 Thomas Tylor and Catharine Tylor otherwise Johnson announced their intention to leave the Colony by the *Commerce*.

James Simpson

The third part of the Study Area forming the northern and eastern section between Hall Street and the River was alienated in 1802 by James Simpson. Simpson had arrived on 7 October 1792 by the *Royal Admiral* possibly as a convict. Simpson's life in the Colony and in the Hawkesbury district in particular remains unclear. He does not appear to have been eligible for a grant and his first association with land on the Hawkesbury is through the lease of existing properties.

In 1800 Simpson was leasing 50 acres including the deceased Thomas Webb's grant of 30 acres and probably William Waring's 20 acres of ground. He was in possession of 12 pigs, had sown 28 acres of wheat and was to sow a further 4 acres of maize. In 1801 Simpson and in company with a Thomas Bateman or Pateman had 31 acres under wheat and maize and 75 pigs, this was presumably the Webb and Waring grants.

James Simpson was granted 160 acres in the district of Mulgrave Place on 31 March 1802. This took the form of two areas of land, one of 110 acres (later Portion 14 Ph Pitt Town) and a second area of 50 acres (later Portion 12 Ph Pitt Town) located at Hall's Point. The Land and Stock Muster of 1802 indicates that 46 acres of cleared ground were under crop by Simpson and Bateman on land that had been granted but it is not clear if this was concentrated on one grant or spread across the two portions. At this time 32 acres were under wheat, 4 acres under barley and 10 acres were to be planted with maize. Livestock consisted of two goats and 26 hogs with 250 bushels of wheat and 200 bushels of maize in hand.

By 1806 Simpson and Bateman had cleared a considerable portion of the 160-acre grant. At the time of the Land and Stock Muster, 50 acres were sown with wheat, 4 acres with barley, ½ acre of potatoes, 2 acres of garden and orchard, 23 acres of fallow land and 80½ acres of pasture. Livestock consisted of 12 hogs while there were only 15 bushels of wheat in hand. Both Simpson and Bateman were resident on the property but were not being victualled from the Government stores while their two convict servants Charles Mooney and William Purvey were.

During this period the so-called 'Black War' was waged along the course of the Hawkesbury between Richmond Hill and Portland Head. The records associated with this particular phase of the region's history are scant. The first well-documented incident was the murder of an Aboriginal boy in October 1794. By mid 1795 the Hawkesbury district was in a state of open warfare, particularly after the death of Thomas Webb in May 1795. The situation was further inflamed in 1799 when two Aboriginal boys were murdered at Windsor by the settlers Edward Powell, Simon Freebody, James Metcalfe, William Timms and William Butler. At the subsequent trial testimony was sought from a member of the Court, Lt. Neil McKellar, in regard to the orders he had issued to his troops in regard to the indigenous population while in command of the Hawkesbury detachment. McKellar's response was "To destroy them whenever they were met with after having been guilty of outrages except Native children as were domesticated amongst the Settlers." McKellar had been selected for command of the proposed Hawkesbury settlement in 1792 indicating that punitive action was taken against the local peoples on the Hawkesbury from the very beginning of European settlement.

Hostilities reached a peak in 1804 and 1805 with the process of attack and counterattack moving downstream from the Windsor-Richmond district to Portland Head. This latter region had been alienated in 1803 following a series of grants to the "Coromandel" settlers. The families include the Halls, Johnstons, and Davisons who would later figure in property dealings in the study area and surrounds. Their presence in the Pitt Town-Wilberforce-Ebenezer district would result in significant changes to the development of the region.

During 1796-1797 the Hawkesbury district was connected by road to Toongabbie and Parramatta. This road followed the course of the present Old Windsor Road. It is not clear at this point if the road was extended from Green Hills (Windsor) to the future Pitt Town region.

4.4 Establishment of the Blighton Estate: 1807-1809

A significant change took place to the Study Area following the arrival of William Bligh as fourth Governor of the colony of New South Wales. Bligh arrived in Sydney on 6 August 1806 and succeeded Philip Gidley King on 14 August. Bligh had been directed to curb the trade in spirits, a course that would inevitably bring him into conflict with the main retailers, the officers of the New South Wales Corps. Soon after his arrival the outgoing-Governor King granted Bligh 240 acres outside Sydney (the 'Camperdown' Estate), 105 acres at Parramatta (the 'Mt Betham' Estate) and 1000 acres at Rouse Hill (the 'Copenhagen' Estate). In the following January Bligh reciprocated by granting an estate of 790 acres to Mrs King named as 'Thanks'. Bligh had been accompanied to the Colony by his daughter Mary, wife of Lt. John Putland, captain of HMS *Porpoise*. Mary Putland was granted 600 acres of land in the district of Evan (St Mary's) by Governor King back-dated to 1 January 1806. This system of reciprocal grants was wholly irregular.

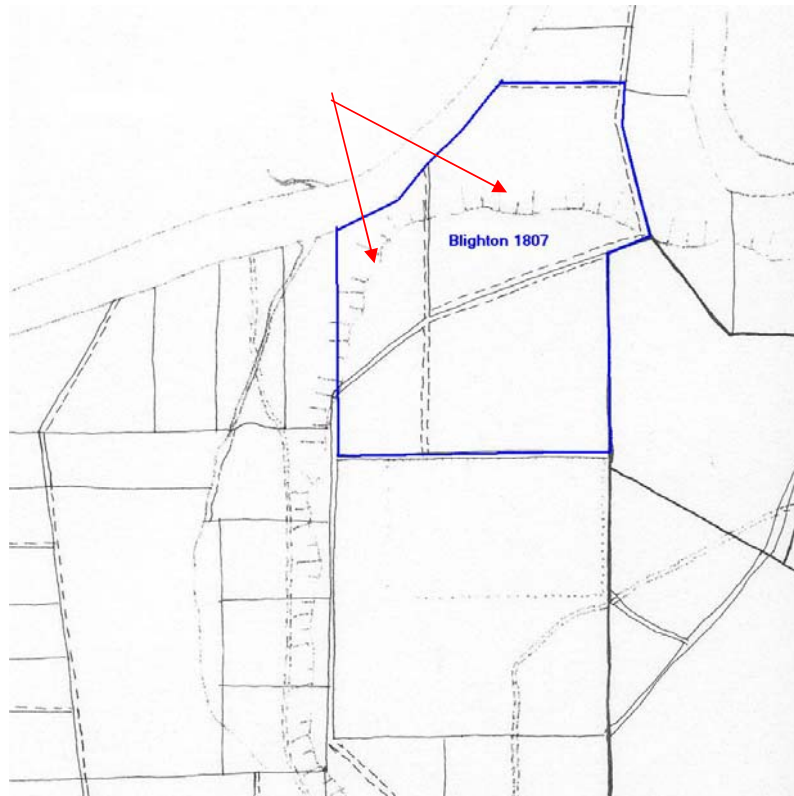
At the time of Bligh's arrival the Colony was suffering the effects of severe flooding which had occurred in the Hawkesbury River region during March 1806 and by a general fall-off in shipping to Sydney. The Colony was operating below subsistence level with the importation of significant quantities of staple foodstuffs still being necessary. On 30 September 1806 Bligh returned to Sydney from his first visit to the Hawkesbury, an area to which he had previously ordered the despatch of seed maize for planting for the relief of the settlers. As part of the importance Bligh viewed the Hawkesbury he also offered to take wheat from the next crop into the Government stores at 15 shillings per bushel, a prospect that cemented his relationship with the settlers. King had previously pursued a policy of establishing centres for food production away from the Hawkesbury on places such as Norfolk Island. He was concerned that a single incidence of flooding in the Hawkesbury could effectively result in famine in the Colony as a whole. In regard to the Hawkesbury farmers and to farmers throughout the Colony King had lamented in March 1806 that:

As a very few, indeed scarce any, of our Cultivators have the least Notion of a regular System of Agriculture beyond what the Customs and Observances of the oldest Settler affords the others.

This visit was followed by a second in November 1806 during which Bligh remained at the Hawkesbury "where his presence has had a most salutary operation in influencing the Settlers to industry and exertion".

These visits and his growing familiarity with the importance to the survival of the Colony of the Hawkesbury's agricultural potential drew Bligh into a close alliance with the Hawkesbury settlers. Bligh was later to describe the events surrounding the formation of 'Blighton' thus:

All the Land upon the material part of the Banks of the Hawkesbury being granted away to Individuals, except a small spot in which Government House stood, and the extent of that Settlement rendering it necessary to have a resting-Place in my journeys, as well as to render it easier for the Settlers to have access to me, I directed the Rev'd Samuel Marsden to purchase a small Place eligible for my purpose, which he did of a Person returning to England for one hundred and fifty Pounds of my own money at the rate of a Pound per Acre, and to which I added by purchase an adjoining piece of about one hundred Acres for one hundred Pounds. In the cultivation of part of this spot, I also wished to prove by example to the Settlers that a few Acres properly taken care of would produce as much as a great many by their modes of farming, where considerable time and labour would be saved for other valuable concerns.



Plan showing the boundaries of the Bligh Estate.
(Base Map Graham Brooks & Associates P/L August 2003).

Bligh had recognised the agricultural potential of the region and stated in despatches to England:

*The fine River of Hawkesbury (notwithstanding the evils attending it by Floods)
is a great benefit to the principal part of our Corn Settlement.*

Bligh's career had a number of previous agricultural dimensions. In 1788 Bligh had planted a garden at Adventure Bay in Tasmania in order to supply future voyagers to that land. Bligh's fame or infamy had derived from an agricultural venture, the voyage of HMS *Bounty* and the attempt to supply the West Indies with breadfruit. Apart from these activities and his strong associations with Sir Joseph Banks, Bligh himself does not appear to have been a farmer or estate owner. He did however recognise mismanagement and false economy in any field of endeavour.

Farming practices along the Hawkesbury depended almost entirely upon the bounty of the river itself. A record of the manner in which land was managed during this period is provided in the memoirs of Joseph Holt. He states that:

The Hawkesbury lies low under the Blue Mountains and is the finest land in the world. It produces two crops a year and I lived in that part of the world thirteen years and thirteen years before I went there the land was in cultivation and it never got one pound of manure, nor did it want any. At my leaving the country, the farmers throw the dung in the rivers and burns the straw, to get it out the way.

Bligh described the method of cultivation commonly employed throughout the Colony:

This severe labour of hoeing must continue in most places while the stumps of the Trees remain in great numbers and lie near to each other; but as I am encouraging the use of the Plough, and granting Oxen to those who desire to purchase them.

Bligh was very much a man of the Enlightenment, despite the reputation extended to him in the twentieth century. In 1793 he received a gold medal from the Royal Society of Arts and in 1801 was elected a fellow of the Royal Society for distinguished services to navigation and botany. His close associates included Sir Joseph Banks and his mentor Duncan Campbell, an influential merchant, plantation owner and agent of imperial policy who happened to be his wife's uncle. The Enlightenment also saw the propagation of the concept of the 'model' farm'. In Britain model farmsteads were being built by prominent landowners in order to set an example to their tenantry and society at large. This could be viewed as an obligation that came with power, something that Bligh, as a naval officer was all too familiar with. A revolution in agricultural practices in England commenced in c.1740 but the idea of demonstrating best practice by example received a formal footing under George III who viewed agriculture as "that greatest of all manufactures". Agriculture, when managed properly was also seen as creating a society of good citizens.

Bligh also recognised the association between an ordered and regulated system of agriculture and the benefits such a system played in creating an ordered and regulated society. His views on this topic were not those of repression but lean more closely to those of a social democrat. In a private letter to Sir Joseph Banks in 1807 Bligh stated his position in the Colony thus:

I am not here for my ease or comfort but to do justice and relieve the oppressed poor settlers who must be the support of the Country and are honester Men than those who wish to keep them under.

The systematic approach advocated by the model farm concept may have appealed to Bligh's sense of an ordered landscape and an ordered society operating in an optimum fashion. The sense of duty and obligation behind the idea of the model farm may have induced Bligh to promote the scheme since it reflected upon his position as the King's representative in the Colony. George III created his own model farm at Windsor Great Park in the 1790s employing the expertise of one of the most significant promoters of the concept in Nathaniel Kent. The concept also received added impetus as a result of inflated grain prices during the Napoleonic Wars where efficiency in agriculture became a patriotic duty as well as an economic necessity.

Bligh's future estate manager, Andrew Thompson in a declaration dated 19 December 1807 expressed the sentiments driving the model farm system:

Having undertaken the Management of an Estate for His Excellency Gov'r Bligh, purchased last Season from Tyler and Simpson, with the grand design of showing what great Improvements and Progress could be made on Farming and Colonial Estates here, Season by Season, under strict attention and industry, proper plans, and good Management, and by such a Noble, laudible and public example in a Chief Governor (as shown by the King of Great Britain Himself), has had its desired effects to convince and excite all descriptions of People to that Spirit of Adventure and persevering Industry which ultimately give a people happiness, plenty, and Independence. And whereas His Excellency has been pleased to trust this little Patriotic Experiment on Colonial farming to my Charge, I do hereby certify and declare that the whole is according to the Statement given, in, and has been managed without impropriety or known Error. And that there is no Debt, charge or encumbrance standing or to pay of or belonging to the Management of this Estate of any nature or kind whatsoever up to this, as I shall answer for the same in my Character, Person and Property in this time past or to come, so

long as I may have the Management thereof, as Witness my Hand, voluntarily signed, place, and date as above.

In practice the model farm advocated a departure from the disorderly 'design' of the traditional, medieval farmstead replacing it with symmetrically ordered farm buildings and houses arranged about central yards. Each component of the farm complex was placed to insure efficiency of movement of staff, stock, produce and waste. Individual areas or buildings were dedicated to individual functions. The arrangement of these features within the landscape should also have an aesthetic imperative that had the effect of improving the landscape with an almost theatrical air. It is clear from Bligh's activities in the following twelve months suggest that he had absorbed many of these notions but putting British theory into Australian practice would prove to be an experiment that would eventually recoil on the Governor.

Government farming on the Hawkesbury had been previously restricted to King's rental of a private farm of 171 acres for the Government. This was 'Cornwallis Farm' belonging to the absent owner Capt. Michael Hogan. According to King this had been "successfully and advantageously cropped on account of Government since 1800" with the lease expiring in 1804.

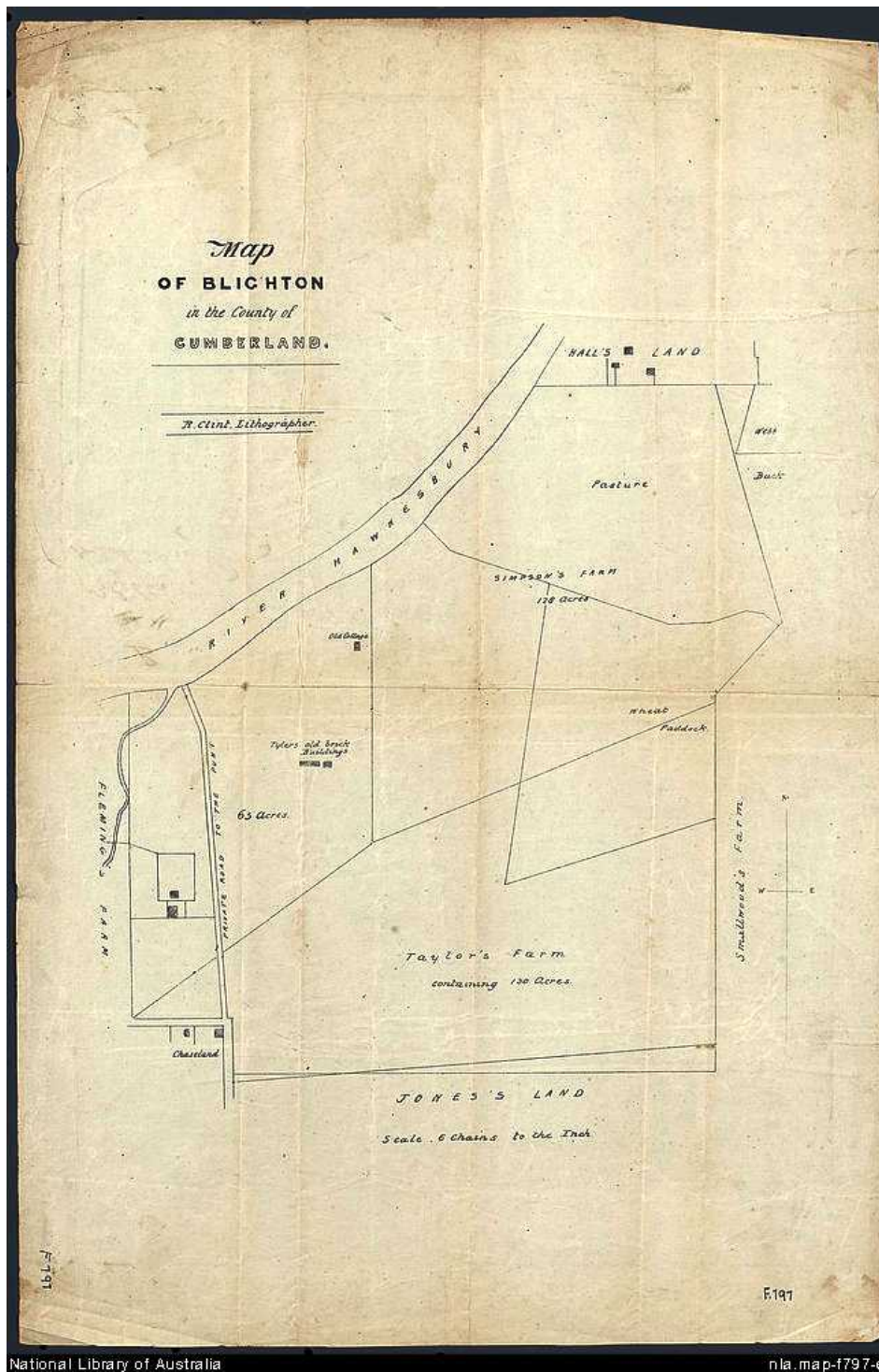
Bligh purchased the Tylor grant on 1 January 1807. The sale notice issued in November 1806 described the property thus:

To be sold by Private Contract. A Desirable Farm of 150 Acres, 20 of which are in cultivation, all free from flood, excellently adapted to trade, and equally so to either stock or agriculture; with a good dwelling house and barns, garden and orchard containing upwards of 100 fruit trees and all other appurtenances, the property of Thomas Tylor, of whom particulars may be had on the premises at Hawkesbury.

The person chosen by Bligh to manage his new 'model' farm was former convict Andrew Thompson. Thompson was born in Kirk Yetholm, Scotland in 1773 and had been transported for fourteen years in 1792 following conviction for being in possession of stolen goods. He was initially attached to the men's provision store and later joined the nascent police force, serving initially at Toongabbie in 1793. In 1796 he moved to Green Hills and was made constable. He was pardoned in 1798 and rose to the rank of chief constable. Thompson purchased a number of properties along South Creek and the Hawkesbury. In 1802, he constructed the first toll bridge over South Creek and was involved in a number of trading and manufacturing enterprises. Thompson built four ships, the *Nancy*, *Hope*, *Hawkesbury* and the *Governor Bligh*; he also purchased the *Speedwell* from Captain Grono. On Bligh's arrival Thompson was one of the largest grain growers and wealthiest settlers in the colony.

Thompson was an astute choice and cooperated with Bligh both in this venture and as Bligh's mouthpiece amongst the Hawkesbury settlers. He also had responsibility for at least some of Lt Putland's stock since these appear as separate items within the returns forwarded monthly to Bligh. The association with Bligh in what was an extra-gubernatorial business enterprise would later bring Thompson to the attention of Bligh's enemies in the New South Wales Corps.

Bligh had purchased a well-established property that contained at least 20 acres fit for grain cultivation, one acre of garden and orchard and 125 acres of pasture. The use of the term 'pasture' was probably what was later described as 'forest pasture' where the undergrowth was cleared leaving the main trees standing. The property also contained a dwelling house and an unspecified number of barns. The location of these structures may have partly determined the configuration the farm complex would take under Bligh. The precise position of the Tylor complex is not clear but it is likely that the dwelling is likely to have been located on high ground on the first Tylor block (that is, the current Lots 11 and 12) since the Tylor's had occupied this block for five years. The location of the barns may have been on either or both of the two Tylor grants.



'Map of Blighton in the County of Cumberland'
(n.d. (1841) Raphael Clint Lithographer NLA Map f797.

The first reports regarding the farm are weekly returns dated 16 to 21 and 23 to 28 February 1807 from William Haydon the farm's overseer to Andrew Thompson. These are returns of labour detailing pale splitting, carrying in palings, manuring the land, preparing clay for bricks, brick making, brush cutting and burning-off and repairing the corn house and making a yard. The corn house would appear to have been one of Tylor's barns. Eleven men were employed in these tasks during this two-week period. Repair of the barn continued into the following month as did brick making and ground preparation. During March the property was surveyed by James Mein. In April the stockyard was completed and a further clamp of bricks burnt. These returns indicate that William Haydon was replaced by Thomas Bundle as overseer in April 1807.

In June 1807 most of the labour force was employed in agricultural duties, the preparation of timber and brick making. Work was also undertaken on the repair of two houses and a barn. This predated the purchase of the adjoining 110 acres of James Simpson grant on 24 June 1807 suggesting that these three structures were on the Tylor grants.

Following this purchase Thompson submitted an aggregate return from 10 January to 31 July 1807. The total work carried out to buildings and yards was as follows:

- 2 houses repaired
- 1 barn repaired
- 1 paled yard (27½ yards by 27½ yards) constructed
- 1 railed yard (77 yards by 77 yards) constructed
- 1 stock shed 120 feet long in the railed yard under construction
- 1 weatherboard house under construction for the stockman
- Other yards with pens for the sows and calves constructed

A return for 22 August 1807 provided more details of these constructions. The stock shed was constructed in weatherboard and shingled, while the house for the stockman had been completed. Construction included flooring, doors, windows, shutters and chimney. The paled yards were two in number with "Styes, Pens &c".

On 23 August 1807 Bligh proceeded from Parramatta to Hawkesbury for the muster. This was possibly his first chance to view the improvements made to 'Blighton' and Thompson's return for August 1807 may have been written specifically for this event.

Throughout the remainder of 1807 a considerable amount of construction work was undertaken. However it is not clear if all of the work listed below was carried out between August and December 1807 or if previously completed work is included in the schedule of 19 December 1807.

The buildings and yards enumerated were as follows:

- 1 Brick Building (as out offices) 54 feet long 15 feet wide and 9 feet high containing kitchen, servants room and coach house, kitchen flagged, window and door frames, roofed but not shingled;
- 1 Brick Barn 50 feet long 18 feet wide and 13 feet high, wall plates tie beams and rafters up, but not shingled;
- 1 Shed 200 feet long weatherboarded and nearly shingled containing at the end two rooms for stockmen, with double brick chimney, doors, windows &c;
- A house for the overseer to live in with dairy, store room &c. with brick chimney, paved floor, windows and doors, also an open part for milking in, another for the sheep &c with pens for calves, sties for pigs. The house is described as being "about the Centre";
- A six railed fence forming different paddocks or enclosures for stock containing about fifteen acres;
- 1 paled Barnyard 100 feet by 100 feet containing two staddles;
- 1 paled Pig Yard 80 feet by 80 feet;
- 1 paled Sheep Yard;

- 1 pale Milking Yard;
- 1 pale House Yard; and
- 1 pale Stockyard

The person charged with selling the milk delivered from the dairy was one W. Walker who was to have "the Brick House, &c, rent free.

This formed the last report supplied by Thompson to Bligh in regard to 'Blighton' as both were overtaken by the events of January 1808.

By October 1807 Bligh's relationship with the New South Wales Corps came under strain following his intercession in a dispute between Captain Anthony Fenn Kemp and Major George Johnston, commanding officer of the Corps. This saw Bligh countermand an order from the commanding officer of the Corps. Criticism of Bligh's use, or misuse, of Government stock, labour and materials appeared in the same month when John Harris wrote to former Governor King that:

Governor Bligh is now turned a great farmer, and has plenty of stock at the Nepean. Andrew Thompson is his director and right hand man. His farm is all fenced in, and in high cultivation. I am told that he has got an immense flock of cows from Government herd, not picked as Gov. King's were but picked as I would have done had I been Governor king....

In December 1807 Bligh came into conflict with John Macarthur regarding breaches of the landing regulations and the latter's failure to forfeit a significant bond as directed by the civil court. Macarthur refused to obey a warrant requiring his appearance at court and was subsequently arrested and committed for trial before the criminal court scheduled for 25 January 1808. In the interim Bligh's son-in-law, Lt. Putland died of tuberculosis, the funeral bringing together a number of the principal protagonists.

Bligh and Macarthur had already been involved in a series of disputes including Macarthur's intention to distribute large quantities of low-priced imported wine to members of the New South Wales Corps, the seizure of illegal stills and Bligh's prevention of Macarthur from enclosing and taking possession of land granted to him by King on Church Hill, Sydney. It was during this phase of the Bligh Macarthur conflict that 833 settlers signed an address thanking Bligh for improved their lives, and assuring him that they would always regard themselves as bound "at the risque of our lives and properties" to support his government.

At trial Macarthur protested at the presence of the Judge-Advocate Richard Atkins citing his alcoholic character and animosity towards Macarthur as reasons. In this Macarthur was supported by other members of the court (members of the Corps) resulting in the court being dissolved. On the following day Bligh again ordered Macarthur's arrest and the return of the court papers being held by the New South Wales Corps. The Corps in opposition requested a new Judge-Advocate and the release of Macarthur on bail. This resulted in the officers of the Corps being summoned to Government House to answer charges raised by Atkins. Bligh also took the opportunity to inform Johnston that he considered the action of his officers to be treasonable. Johnston, under Macarthur's influence and with a public petition arrested Bligh on the evening of 26 January 1808. Bligh refused to leave for England until lawfully relieved of duty and was subsequently held under arrest and detained Government House for a year. In January 1809 he was given control of HMS *Porpoise* on condition that he returned to England but instead he sailed for Hobart seeking the support of Lieutenant-Governor David Collins.

During the period of his detention in New South Wales the principal officers involved in the coup prepared case documents regarding Bligh's administration and corrupt behaviour. These papers were concerned primarily with the supposed use of Government resources by Bligh for personal benefit. 'Blighton' figured prominently in this material and heavy reliance was placed on both the oral and written testimony of Andrew Thompson regarding the day-to-day operation of the property. These papers were transmitted by George Johnson to Lord Castlereagh on 11 April 1808. At the court martial of Lt.-Col Johnston in 1811 the papers

were not produced in Johnston's defence. Much of the information regarding the development and management of 'Blighton' during Bligh's tenure derives from the testimony.

Following the removal of Bligh from office Thompson was dismissed as chief constable at the Hawkesbury. He was however rewarded by the regime with a grant of 1,000 acres at Minto following his efforts in rescuing victims of the devastating 1809 floods.

A significant landscape element associated with the 'Blighton' Estate was 'Bligh's Oaks'. This line of trees survived until the 1940s although the precise location of the trees has been subject to speculation. Photographic evidence suggests the line was located along Hall Street. The oaks are said to have been planted in 1807 for Mary Putland by one of Bligh's employees, David Hartley. Hartley, a farmer born in c.1783 in Loughton Essex was convicted in 1806 under the name David Harknett. He arrived in Sydney on 10 November 1807 by the Duke of Portland and is reputed to have been employed on Bligh's farm as a stockman. In 1811 he married Elizabeth, daughter of Capt. John Grono at Windsor. He subsequently took up farming on the Hawkesbury and died at Cattai Creek on 17 November 1863 and was buried at Pitt Town two days later.

The date at which the name 'Blighton' was bequeathed upon the estate remains unclear in all of Andrew Thompson's correspondence.

4.5 Blighton after Bligh – Bligh's Heirs & Hall Estate 1809-1880

The documentation associated with the period following Bligh's sometimes contradictory in nature. Among the first visitors to the site was Col. Foveaux' secretary, the inquisitive Lt. James Finucane - a member of the New South Wales Corps who undertook a number of journeys through the western part of the Cumberland plain. On 5 May 1809 he visited the Hawkesbury and more particularly 'Blighton', a site that had received increased notoriety following the inquiries made by the officers of the Corps during 1808. Finucane's impressions of the site are somewhat at odds with both earlier and later descriptions of the place:

I went to visit an estate of Commodore Bligh pleasantly situated on the banks of the Hawkesbury, in the improvement of which, and in the erection of farm houses, exterior offices etc he is charged by Colonel Johnston with having lavished vast sums of public money. It appeared to me however, that very little money of any kind had been expended on either, or if there had that it was to no purpose.

But I am no judge of rural economy nor of the value of a barn, sheep shed or hog sty which were the only buildings I could discover.

Bligh returned to Sydney from Hobart on 17 January 1810 following the installation of Macquarie as Governor. Bligh made a farewell tour of the interior before leaving for London. This took place at the end of March 1810 and may have included a visit to the Hawkesbury and his Farm. It is possible that the view of 'Blighton' attributed to George Evans was painted as part of this tour. Bligh's brief sojourn in New South Wales in 1810 also saw the marriage of Bligh's daughter, Mary Putland to Lt.-Col. Maurice O'Connell on 8 May 1810. O'Connell commanded Macquarie's 73rd Regiment and served as Lieutenant Governor of the Colony.

One of Macquarie's earliest appointments was that of the rehabilitated Andrew Thompson to the post of Magistrate at the Green Hills and as a trustee on the new turnpike road between Parramatta and the Hawkesbury. Thompson's health deteriorated rapidly and he died of tuberculosis on 23 October 1810.

Later in the year the site was visited by Macquarie as part of his first tour of the Colony. His impressions were recorded as follows:

Tuesday 4th Dec. (1810):

Wishing to explore the Hawkesbury River, down as far as Portland Head, and at the same time view the Front Farms on both Banks that far, I set out this morning between 5 and 6 o'clock, accompanied by Mrs. Macquarie, Mrs. Cartwright, Mr. Cartwright, Mr. Cox, Mr. Hassall, and the Gentlemen of our Family, in the late Mr. Thompson's Barge and another smaller Boat, on our Excursion to Portland Head. We stopt at Govr. Bligh's Farm of Blighton about six miles below the Green Hills on the Right Bank of the River, a very beautiful situation; and after walking about the grounds there for half an hour we proceeded on our Voyage down the River.

This initial visit by Macquarie to the Hawkesbury district may have prompted his first significant planning scheme, the development of a series of towns throughout the district to act as service centres, places of administration and to a certain extent places of refuge. This plan was put into effect in the following year.

Details of Macquarie's second visit to the Study Area are as follows:

Friday 11th Jany. 1811:

Having sent my Horses across the River at Windsor to meet me opposite to Blighton, I proceeded to the latter place in the Carriage with Mrs. Macquarie this morning immediately after Breakfast, in order to survey the Townships of Wilberforce and Pitt Town once, and to mark out their limits; being accompanied by the Surveyor and several Gentlemen. Leaving Mrs. M. at Blighton I crossed the River in a Boat, and mounting my Horse rode through the Phillip District to survey the Scite for the Township intended for this part of the Country; and having finally fixed upon the proper Ground, and the Great Square, Burying Ground, and principal streets being marked out by the Surveyor with Strong Posts, the name /Wilberforce / being Painted on a Board was nailed on a high Post and erected in the middle of the large Square in presence of a great number of the most respectable Settlers in this District. I then recrossed the River to Blighton to join Mrs. M. and having rested there a little while, I proceeded again on a fresh Horse (sending Mrs. M. home in the Carriage by the Main Road) to explore the Ground marked out for the Township of Pitt-Town in the Nelson District. This Ground is not so good or so conveniently situated for the Settlers in general as might be wished, it being not less than 3½ miles from some few of the Front Farms; but no better is to be had, and therefore there is no alternative left but to place the Town on these Heights and which I have accordingly determined on. The Township has consequently been marked out for the Nelson District and named "Pitt-Town"; the Great Square, Burying Ground, and principal Streets being all marked by Strong Posts, describing their respective limits accurately; and the Post with the name of the Town nailed to it, has been erected in the Center of the Great Square.

Having marked out Pitt-Town, and surveyed the whole of the Grounds accurately, we all returned home to Windsor, where we did not arrive till six o'clock, and then sat down to a good Dinner, finding Mrs. M. safely arrived at home some time before us.

The town of Pitt Town was set out at a point to the northeast of the present town. In regard to the Study Area it is clear that by this stage a road extended from the property capable of carriage traffic. This road was probably the road depicted in later plans extending from the River on Fleming's grant, across Bardenarang Creek and east of Pitt Town Bottoms. This line was parallel to the present Bathurst Street-Punt Road line.

The precise status of 'Blighton' and its occupants in the period immediately following the departure of Bligh is presently unclear. In November 1811 a notice was issued in the Sydney Gazette advertising the lease of all of William Bligh's properties in the Colony, including 'Blighton'. The property was described as containing houses, garden, stockyards and paddocks in excellent order and beyond the reach of floods with of '40 acres of low land and 50 acres of forest land fit to grow wheat and corn and (indecipherable) acres of uncleared forest land'. The agents for the sale were the Rev. Samuel Marsden and Mr Robert Campbell jnr. The successful lessee appears to have been William Littleton Gaudry (1781?-1816). Gaudry arrived in the Colony in 1807 as a free settler and two years later married Diana, daughter of prominent Sydney merchant Henry Kable. This should have provided some security in establishing himself as a merchant. The couple resided at Windsor and he became a shareholder in John Howe's auction house and became a debt collector for Kable but his fortunes failed during 1811. In January 1812 a caution against trespass was issued by the anonymous lessee of 'Blighton'.

In March of the same year the following advertisement appeared in the *Sydney Gazette*:

At Blighton Far, the numerous Settlers and Inhabitants on the Hawkesbury River are respectfully acquainted they will be supplied with every Article of Dry Goods, Wine, Spirits, Tea, Sugar &c as reasonably as at any House in Sydney after 14th of April ensuing.

Again the occupant of 'Blighton' is un-named but in December 1812 it is clear that Gaudry is occupying the premises since he issued a notice for presentation of claims against purchases, these were payable at 'Blighton'. Gaudry's occupation of the site may have been short-lived for in November 1813 a notice for the lease of 'Blighton' was again issued. The agents in this case were the Rev. Samuel Marsden and Bligh's son-in-law, Lt.-Col. Maurice O'Connell.

During 1812 a punt commenced operation between Pitt Town and Wilberforce. The vessel was constructed by Michael Nowland, the former Superintendent of Convicts at Castle Hill and Hawkesbury settler. The Pitt Town point of access was located on Fleming's grant west of Bardenarang Creek. On 30 December 1822 James Davison took over operation of the punt with control eventually passing to the Rev. McGarvie.

The successful lessee was local resident George Hall. George Hall had arrived in New South Wales in June 1802 by the *Coromandel* as part of a group of free settlers, mostly Presbyterian tradesmen and the families. The *Coromandel* settlers included a number of families related by marriage and included the following, many of whom would play a role in the development of the Pitt Town area and 'Blighton' in particular. The settlers were as follows:

- George Hall, his wife Mary Smith, and children Elizabeth (9), George Smith (7), William (5), and John (6 months).
- James Davison, his wife Jane Johnston, and two sons John (3½) and James (20 months).
- John Howe, his wife Francis Ward, and two daughters Mary (3), and Elizabeth (2 months).
- Andrew Johnston, his wife Mary Beard, and five sons Thomas (10), William (8), John (5), Alexander (3) and Abraham (8 months).
- William Stubbs, his wife Sarah Wingate, and children William (5), Sarah (4) and Elizabeth (1).
- John Tumbull, his wife Ann Warr, and their children Ralph (10), Mary (5), James (4), and Jessica (19 months).
- James Mein and his wife Susannah Skene.
- Andrew Mein.
- Isabella Suddis.
- Ann Selby
- John Johnston(e).

After a temporary start at Toongabbie where the settlers were encouraged to produce crops as quickly as possible, the settlers moved to better quality land on the Hawkesbury. Hall was granted 100 acres downstream from Little Cattai Creek, the property being known as 'Bungool'. Hall had been amongst the Hawkesbury residents to sign a supportive address to Governor Bligh in 1806 but managed to maintain a discrete distance from the events associated with Bligh's dismissal and the operation of the junta that followed it. In 1807 Hall acquired Simpson's 50-acre portion north of 'Blighton'. Hall's ties to the Pitt Town district were further cemented in 1810 when his daughter Elizabeth married Henry Fleming at Parramatta.

On 1 January 1814 Hall received the lease of 'Blighton' for 5 years at a rate of £40 p.a. Hall had purchased Webb's farm, Waring's Farm and Shannon's Farm by the end of 1814, giving him almost complete control of what is now Hall's Point. Total control was achieved in the following year with the purchase of Henry Buck's Farm. The properties were consolidated as 'Percy Place' with the main house being located on the highest land at Hall's Point on the

former Waring property. In 1815 Henry Fleming moved to a town block in the re-located Pitt Town and established an inn and residence while retaining his own property and the western portion of the former Tylor property. Fleming's operation of the inn was not without incident, as was his relationship with James Davison, son of James Davison and Jane Johnston.

Maurice O'Connell and Mary Bligh left the Colony by the *General Hewitt* for Ceylon in mid-1814. The manner in which the property was used at this period may be gained from a notice issued by George Hall in September 1815 in which he warned against the trespass of stock on 'Blighton' since the property had been 'purposely taken up for grazing stock'. Following Bligh's death on 7 December 1817 the property passed to his heirs, including his wife and daughters. With the absence of O'Connell and Mary Bligh administration of the property may have been vested in agents appointed in New South Wales.

At some stage during this decade at least part of the property was made available to Matthew Pearson Thompson. Thompson arrived in Sydney in 1814 by the *General Hewitt* as a convict. His fellow passengers included architect Francis Greenway and artist Joseph Lycett, both of whom would enjoy Macquarie's patronage. Despite being under sentence of fourteen years Thompson was almost immediately given the position of schoolmaster at Pitt Town where he established a school in a weatherboard cottage. This was not located in the area set out for the village but in the area to which Pitt Town was relocated in 1815. By 1819 Thompson described his occupancy at 'Blighton' as having resulted in the site being cultivated 'considerably'. Thompson would later become a significant landholder at St Albans and on the Hunter River. The year 1819 may have been the final year of Thompson's occupation for in October 1819 Henry Fleming issued the customary warning regarding trespass of stock on 'Blighton' now described as the "property of Henry Fleming". This notice followed one month after the revocation of Fleming's liquor licence in consequence of him running a riotous house. On 27 November 1819 Fleming issued a further notice of his intention to leave the Colony, although this intention was not carried out.

The power of attorney for administration of the 'Blighton' Estate as well as the other Bligh holdings was vested in Capt. James Birnie on 10 June 1820. Birnie was a shipowner, merchant and landowner and had arrived as captain of the *Mary Ann* in 1809. In 1823 Birnie advertised the lease of the property, 'Blighton' being described as 'about 200 acres of land with building thereon, occupied by George Hall whose time expires in January next'. A number of letters between George Hall and James Birnie, and the solicitors for the Bligh Estate survive. In 1824 Hall sent Birnie the following note regarding the renewal of the lease on the property:

Pitt Town Feby 17th 1824.

Sir,

I take the liberty of writing to you concerning Blighton Farm I will give twenty pounds a year Rent for it which is more than I can make of it only to keep away troublesome neighbours. If sir you will give me a Lease for a Length of time I will Fence it all around and improve on it which might then pay me.

The amount offered by Hall was half that originally asked for the property and the 'troublesome neighbours' remain unclear. Birnie's response was as follows:

Sydney Feby 24th 1824

I Recvd your letter on the 17th Instant concerning Blighton Farm. I am sorry to find you cannot give more than twenty Pounds a year rent for it which is a great fall of the value – but as you have rented it all along you shall have the use of the Farm by taking Care of the Buildings for One Year from January last at your (indecipherable) you must be well aware that I cannot let it on an Improving Lease your Answer to this will much oblige.

NB I now look for the Last Years Rent as soon as convenient

The administration of the Bligh properties was the cause of some concern to Birnie who in 1826 reiterated his views to the trustees as "stating my opinion respecting them which was to dispose of them they being unclosed and of Little Value at Present" and that "not having had any answer from You am at a loss to know what to do".

By 1828 the original Fleming property had been sold to George Hall after the Flemings had moved to Lower Portland Head. This move may have been associated with a need for Henry Fleming to distance himself from his association with Davison. The property was leased by Hall to the Rev. M.D. Meares and may have been used as a school.

In 1828 the Blighton Estate as well as those of 'Copenhagen' and 'Camperdown' was advertised for lease. 'Blighton' was described as being 56 acres 'called Tyler's Farm', 110 acres called 'Simpson's Farm', and a further 110 acres formerly Tyler's. The agents in this instance were Jones and Walker of Hunter Street, Sydney suggesting that the dithering Birnie may have been replaced. The lease was renewed by Hall who may have subsequently listed the property in a schedule of land in the following year. On 3 February 1829 George Hall applied to the Colonial Secretary for permission to purchase additional land. Such schedules listed the prospective applicants improvements made to existing land holdings. Hall was in possession of 5702 acres of which 1000 acres had been cleared. In the schedule of buildings the following were listed:

- *Percy Place, Pitt Town £1500;*
- *Pitt Town £800;*
- *Sackville Reach £1000; and*
- *Mary Mount £500*

It is not clear if Hall included the 'Blighton' Estate in this schedule but it may be the anonymous property listed simply as 'Pitt Town'. Given that the value of holdings were often inflated when applications such as this were made, several hundred pounds worth of buildings suggests a reasonably large complex of buildings although somewhat less in value than the complex when administered by Andrew Thompson. By 1831 Hall had constructed two horse-mills on his Pitt Town holdings. These were designed for grain processing and were described as being within '40 rods' (approximately 220m) of each other. It is unclear if both were located on 'Percy Place' or on the other holdings, including 'Blighton'.

The connection to the Bligh family was re-established in December 1838 with the arrival of the *Fairlie* carrying Sir Maurice O'Connell and Mary Bligh. O'Connell had been appointed to command the forces in NSW. By the time of his arrival the Bligh properties had been conveyed from Elizabeth Bligh, Sir Maurice O'Connell, Mary O'Connell (Bligh), Henry Aston Barker, Harriet Maria Barker (Bligh) to solicitors Charles Hallett and Felix Slade. This was followed on 30 November 1839 with a consent signed by Elizabeth Bligh, Sir Maurice O'Connell, Mary O'Connell (Bligh), Henry Aston Barker, Harriet Maria Barker (Bligh), Frances Bligh and Jane Bligh. All of this was preparatory to the sale of all of William Bligh's land holdings in New South Wales. On 24 January 1840 a power of attorney was given by Charles Hallett and Felix Slade to Stuart Alexander Donaldson and John William Gosling. Donaldson and Gosling were to act as the agents for Bligh's heirs in this matter. The process of sale was however complicated by the inclusion of lands at Parramatta. O'Connell was senior member of the executive council when, the question of the rights of Bligh's daughters to these lands. This placed Governor Gipps in an extremely delicate position but the matter was settled by compromise in 1841 allowing sale of the remaining properties to take place.

The person with the greatest interest in any possible purchase of 'Blighton' was George Hall. On 26 October 1840 however, while walking from Pitt Town to Percy Place, George Hall slipped and fell into the Hawkesbury resulting in his death by drowning. His will had been drawn up on 15 October 1836 and was notable for the creation of a trust for five of his sons William, John, Thomas Simpson, Matthew Henry and Ebenezer. The terms of the trust, later referred to by members of the family as 'The Firm', was to be in force for ten years following George Hall's death. In fact the trust survived for a much longer period.

The properties of Blighton, Camperdown and Copenhagen were finally advertised for sale on 21 May 1841. The properties were to be auctioned by Samuel Lyons acting on behalf of Donaldson and Gosling, solicitors for the Trustees Hallett and Slade. On 13 and 14 January 1842 the lease and release of the former 'Blighton Estate' were transferred from Charles Hallett and Felix Slade to William Hall, John Hall, Thomas Simpson Hall, Matthew Henry Hall and Ebenezer Hall for £3072. This completed the annexure by the Hall family of the whole riverfront from Punt Road to the low ground east of Hall Street.

An indication of the use of the site up to the period of the sale is provided by the sale map of 1841. The boundaries of the old Tylor and Simpson grants remained intact. The Simpson grant however had been divided into three portions with the south-eastern portion being dedicated to wheat production. The wheat field extended south across the line of the current Hall Street into Tylor's second grant. The only buildings shown on this plan consisted of three buildings. These are described as an 'Old Cottage' and two buildings forming a line described as 'Tyler's old brick buildings'. Both sets of buildings were located on Tylor's first grant.

The precise use of the Estate by the Hall brothers is not clear although they may have continued to use the property for grazing purposes and some wheat production as had occurred in their father's time. No record of improvements to the property has been located. A description of the Hall property at Pitt Town was provided by the *Sydney Mail* in 1865. The piece describes the 'stately oaks planted by one of the early Governor's' and the superior grazing that the lands provided enabling the Hall to produce fine horses. The article describes no other buildings on the property apart from those at 'Percy Place', a possible indication that most of the 'Blighton' complex was not worthy of notice.

4.6 Subdivision of the Hall Estate: 1881-1945

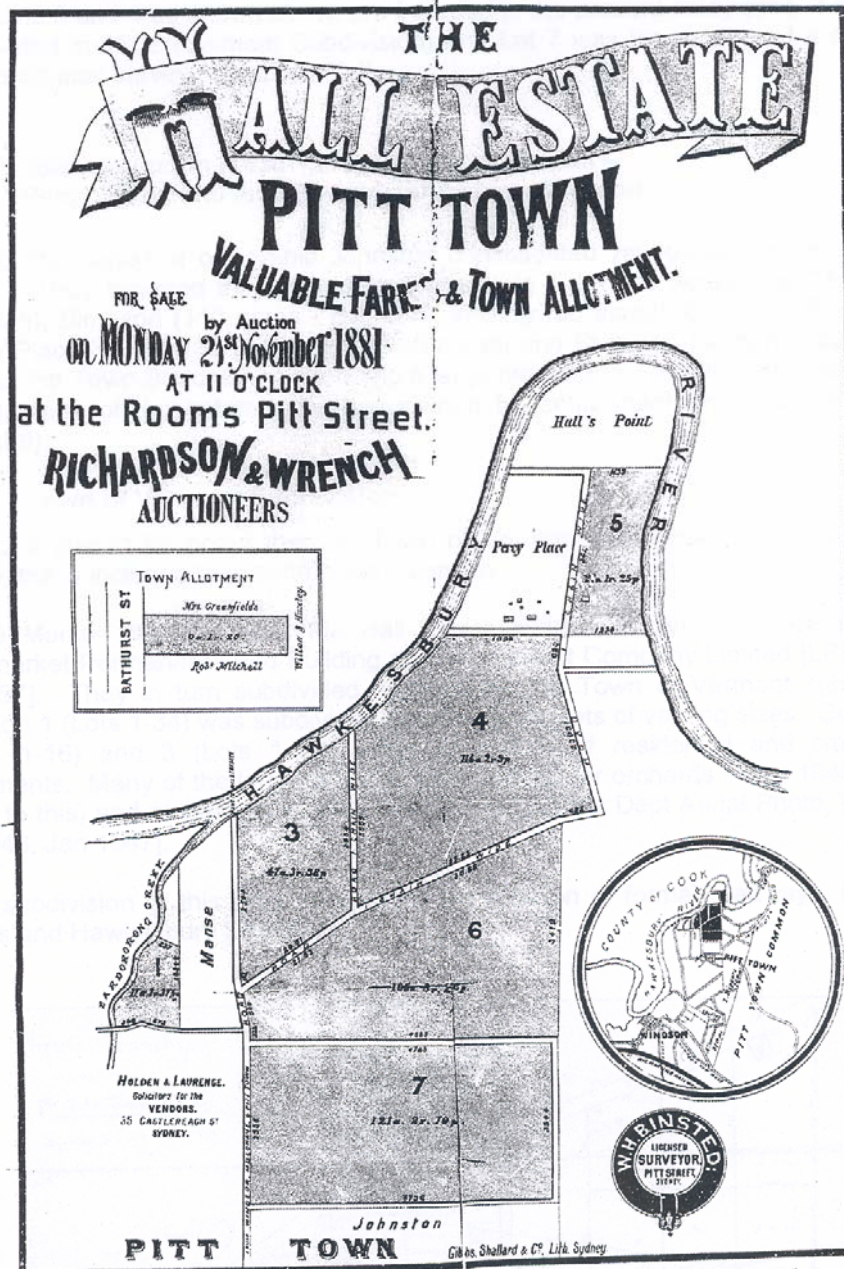
During the 1860s and 1870s all but one of the five legatees, Matthew Henry Hall had died. The estates of the four other brothers had passed to a number of other members of the family complicating the structure of the Trust to the point of litigation.

In 1881 a settlement between members of the family was reached allowing the property to be subdivided and put up for sale. This process created two separate properties within the Study Area, Lot 3 (formerly Tylor's) and Lot 4 (formerly Simpson's). These were bounded on the south by a road reserve (Hall Street) and separated by a second road (Hawkesbury Street). Both were gazetted as being 1 chain wide and appear to have followed existing tracks. No buildings are shown on the two lots forming the Study Area. Correspondence between Matthew Smith Hall (executor) and trustee William Henry McKenzie in regard to an inquiry from Surveyor Bumstead who notes that he was unable to sketch the Pitt Town lands as all of the Lands Office Maps are torn 'and not good maps'. He made a particular inquiry into the location of roads in or near the Blighton Estate.

Lots 3 and 4 were purchased by John Johnston (1837-1903) husband and cousin of Elizabeth Hall, a granddaughter of George Hall. Photographic evidence for the period following the subdivision suggests that the Study Area was used primarily for grazing.

During this phase of occupation reference is made to a wharf within the Study Area. In 1907 Colo Shire Council made application for the punt to be moved 150 yards downstream near an 'old jetty'. This would place the structure approximately 150m east of Punt Road, that is, below the riverbank near the boundary between Lots 11 and 12. No other references to this structure have been located although it was common practice for many of the riverside properties to have loading facilities for river transport.

By 1942 the larger part of the property was still maintained as pasture with the first orchard being planted at the eastern end of Hall Street (current Lot 17) during the late 1930s or early 1940s.



'The Hall Estate Pitt Town' (ML Subdivisions Plans TP: P15/1).

4.7 Post World War 11 Subdivision & Use: 1946-2004

During the 1940s Norbert Cleary began purchasing sections of the Study Area from Ronald Stubbs and Rex Stubbs. In 1947 it is reputed that the last of 'Bligh's Oaks' was removed for the preparation of the ground for orchards. The January 1947 aerial photograph of the site shows the only newly prepared ground in Lots 11 and 12, and in the eastern part of Lot 16.

Throughout the late 1940s and early 1950s orcharding under the Cleary family spread across a large portion of the Study Area. By 1955 all of the high ground on Lots 11, 12, 14, 15, 16 and 17 was occupied by orchards and a field had been prepared in Lot 13. Lot 18 remained under pasture except for a small section on the northwest corner of the Lot that appears to have been dedicated to sand or gravel extraction.

In the period between 1955 and 1982 the Study Area was almost covered by orchards. Most of Lot 13 was now taken up with orchards while fields had been prepared at the northeast and south east corners of Lot 18. Only the central and north-western parts of Lot 18 remained under pasture as did the low-lying areas adjacent to the river in Lots 11 and 12.

The failure of the orchard industries in the late 1980s and early 1990s saw the gradual removal of the existing orchards. The lot boundaries were redefined in 2002 achieving its current configuration, following an internal subdivision in 1990 after the death of Mrs Mary Cleary, wife of Norbert Cleary in 1990.

Lots 11, 16 and 17 are now owned by Mrs Coral Cleary. Lots 12, 14 and 15 are owned by Mr Phil Cleary.

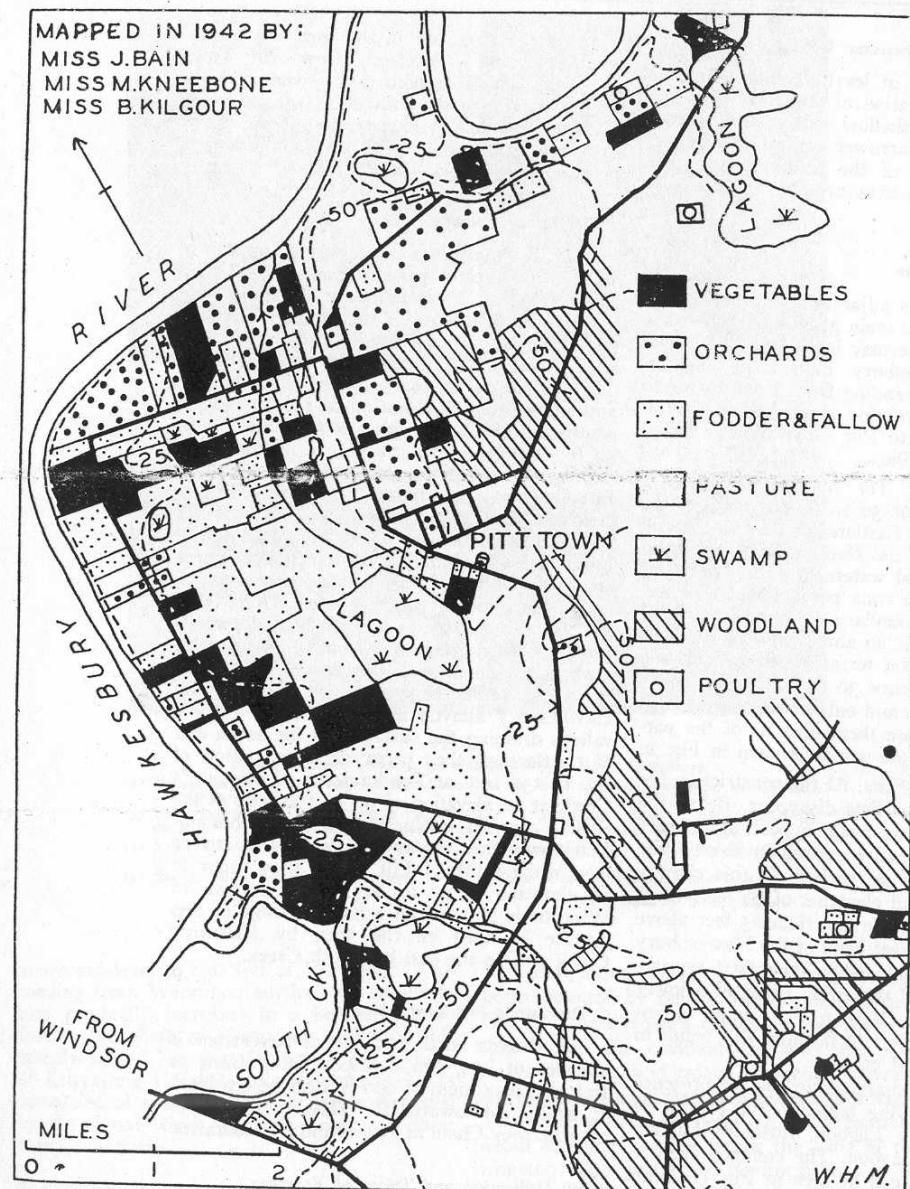


FIGURE 6
Land Utilization Survey of part of the Parish of Pitt Town, 1942.

W. H. Maze 'Land utilisation surveys in the Kurrajong-Windsor District, New South Wales' *The Australian Geographer* Vol 4 Pt 6 155-174.



Aerial 1947 Landsphoto NSW 61-146 Windsor Run 46 January 1947.



Aerial 1955 Landsphoto NSW 226/5090 Windsor Run 5 Aug. 1955.

5.0

The Aboriginal Heritage Resource

The Aboriginal Heritage resource within the study areas was investigated by Archaeological & Heritage Management Solutions. Their research included both an Archaeological Assessment and selected test excavations, conducted in accordance with approvals from the Department of Conservation and in consultation with relevant local Aboriginal community representatives.

5.1 Research Outcomes

The Test Excavation Report, dated September 2005, discussed the findings of the assessment and the test excavations in terms of the research questions that had been designed to structure the excavation methodology and post excavation analysis, and provide a framework for interpreting the results. The research questions are based on relevant research issues relating to the archaeology of the Hawkesbury / Nepean, with particular reference to Pitt Town and the results of previous excavations at neighbouring properties: Fernadell and Bona Vista.

What impact has ploughing had on the integrity of the archaeological deposit?

The results at Pitt Town clearly indicate that ploughing has disturbed the top 20 to 30cm of soil in cultivated areas - which are generally restricted to the alluvial terrace and terrace-slopes. Given the nature and duration of cultivation, it is concluded that ploughing has significantly disturbed archaeological deposits and features within the plough-zone. It is also concluded that vertical mixing of topsoils within this zone has resulted in a concentration of artefacts on underlying undisturbed soil. This is supported by the peak in artefact density seen at the 30 to 40cm level (Spits 3 & 4) in most trenches located on the terrace.

Artefact density patterning between trenches indicates spatial patterning of Aboriginal use across the landscape. This suggests that, whilst vertical mixing may have resulted in a concentration of artefacts at a particular level within the soil profile, horizontal movement within the plough-zone may be quite limited. Further, more detailed excavation work and conjoin analysis is required to test these conclusions. This work would focus on identifying archaeological features, such as knapping floors, within and directly below the plough-zone.

What impact has flooding of the Hawkesbury-Nepean had on archaeological deposits? Are buried land surfaces present and, if so, how intact are they and what information can be recovered through archaeological excavation?

Flooding of the Hawkesbury River at Pitt Town appears to have had opposing effects on archaeological deposits at Hall Street, depending on their distance from the river and elevation. This ultimately reflects changes in the intensity and frequency of flood events over time and the resulting age of deposits.

Archaeological excavation has demonstrated that landforms closest to the river and below the 1:100 year flood level have been subject to both erosion and deposition. Recent minor floods have resulted in the deposition of alluvium on the flood-plain. These floods, however, do not appear to have reached the height of the current river bank (9m AHD). The soil profile in this area has been stable for long enough to develop top-soil.

In contrast, a major flood event was documented along the Hawkesbury River in 1867. During this event floodwaters reached a height of approximately 20m above AHD at Pitt Town. A flood at this scale is large and intensive enough to scour deposits from the older alluvial terrace, below 20m AHD. Such events have resulted in the formation of the current terrace-slope.

Above the 1:100 year flood level the effects of flooding are unknown. The height of the terrace, however, suggests stability and possible deposition rather than erosion. In the historical period flood events did not reach the maximum height of the alluvial terrace (25m AHD). However, given that the terrace is composed of alluvial sand, such events must have reached this height at some stage in the past.

The results of test excavation above the 1:100 year flood level generally support this conclusion. The deepest soil profile on the alluvial terrace was found within the elevation range of 20 to 24m above AHD and contained a profile with some evidence for stratigraphic integrity and a relatively intact lithic assemblage. No evidence for the vertical movement of artefacts through the lower levels of the sand body was found during the analysis. This may indicate that previous land surfaces on the terrace were buried by large-scale flood events in the past but that the primary depositional layers are no longer visible within the sand body, presumably due to leaching.

Integrity of the artefact assemblage contained within lower levels of the alluvial terrace is supported by:

- the distinctive change in stone material with depth;
- the absence of Bondaian elements found in upper levels of the terrace;
- low correlations between depth and weight of complete flakes and depth and flatness of complete flakes suggesting very little size-sorting of the assemblage;
- the presence of a pair of conjoins at the same level; and
- general correlations with assemblages recovered from other open sites and shelters in the region.

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Whilst some vertical movement of stone artefacts is to be expected in such a homogenous low-density sand body, the extent of such movement appears to be limited. Further conjoin analysis with a larger sample of artefacts is required to confirm this result.

Controlled, open-area manual excavation on a portion of the deepest alluvial deposit could recover some valuable information on how Aboriginal people used the area in the past. Manual excavation using 5cm spit levels would assist in identifying discrete knapping floors, hearths, heat-treating pits and other archaeological features and allow for more spatial control during analysis of the recovered assemblage. If present, datable material would also provide a more reliable temporal context for the assemblage. Information such as this is highly valuable to both the Aboriginal and scientific community.

How long did Aboriginal people use the area?

The presence of backed artefacts within the upper levels of the alluvial terrace suggests that Aboriginal use of the site is consistent with a middle Holocene age (up to 6,000 years old). No such diagnostic elements were found in lower levels, however, the predominance of tuff, presence of rough scrapers and simple flaking technology suggests that this phase of Aboriginal use of the site is likely to be pre-Bondaian (pre 6,000 years). No datable organic material was recovered during excavation. OSL dating of quartz crystals at various levels within the sand profile may assist in determining the integrity of the alluvial terrace.

What types of artefacts were produced and what were they used for? and What stone materials were used and where did they come from?

The lower levels of the alluvial terrace (roughly 60-110cm below the surface) contained the greatest concentration of artefacts. The assemblage consisted almost solely of tuff and was generally amorphous. Very occasional rough scrapers were found. A steeply flaked core reminiscent in form of the flaking of the Kartan industry, but not taking on the form of a classic horsehoof core, was also found. An analysis of complete flakes from these lower levels showed indications of much simpler flaking than in the upper levels. A succession of flakes was typically struck off pebbles of tuff and occasionally one of these flakes was selected for further reduction as a core. Evidence of on-site reduction of artefacts was found.

In contrast, the upper levels of the alluvial terrace (10 and 50cm below ground) contained a less pronounced concentration of artefacts. This assemblage was dominated by silcrete and quartz flaked stone pieces and contained a number of backed blades and one thumbnail scraper. Specialised cores for the production of elongated flakes and platform redirecting flakes, removed while elongated flakes are being struck, were also present. The assemblage components described above are characteristic of Bondaian technology.

Analysis of cortex on the flaked pieces suggests that they were manufactured from river pebbles. There is no evidence that any pieces came from a specific outcrop of rock. Given the study area's location such pebbles were most easily accessed on exposed river gravel beds along the Hawkesbury River. Changes in the type of stone material used over time (ie. tuff in earlier levels, silcrete and quartz in later levels) are suggestive of either a change in the availability of such gravels, or a shift in the selection of stone. It is possible that different gravel beds, containing a different suite of stone materials, were exposed over time along the river depending on prevailing climatic conditions and their effect on the course of the river.

5.2 Community Consultation

The *Deerubbin Local Aboriginal Land Council* (MLALC), *Darug Custodian Aboriginal Corporation* (DCAC) and *Darug Tribal Aboriginal Corporation* (DTAC) represent the local Aboriginal community on matters relating to cultural heritage in the Pitt Town area. The three organisations have been involved in an on-going process of consultation in regards to the proposed subdivision at Hall Street and participated in each stage of the archaeological investigation. Ongoing consultation and partnership with DLALC, DTAC and DCAC has promoted good faith between the proponent and the local Aboriginal community and facilitated crucial, positive input from the three organisations about the proposed development, the archaeological investigations and Aboriginal heritage management.

The outcomes that emerged as a result of consultation with DLALC, DTAC and DCAC regarding the proposed development, include the following:

- Evidence of Aboriginal occupation at Hall Street, Pitt Town is culturally significant to the local Aboriginal community. Aboriginal objects found within the alluvial terrace are particularly important as they represent the remains of at least two phases of Aboriginal occupation, going back thousands of years. This sort of information is relatively rare and its preservation for their future generations is a priority.
- DLALC, DTAC and DCAC are concerned about both the proposed subdivision and the on-going effects of cultivation and ploughing on Aboriginal sites within the study area. Similar complex sites have been destroyed along the Hawkesbury – Nepean River. They believe that a combined conservation and mitigation strategy to recover information about Aboriginal occupation of the alluvial terrace is the best strategy to manage Aboriginal heritage at Hall Street, Pitt Town. Aboriginal heritage at the site is very important to the Aboriginal community.
- DTAC expressed the need for interpretation at Hall Street, Pitt Town, so that the public could appreciate the importance and significance of Aboriginal heritage at the site. Public displays would assist in educating future residents and the general public about the Aboriginal history of the study area. Such an outcome is desirable, given both the presence of a regionally significant Aboriginal site and significant historic relics of 'Blighton' within the study area.

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6.0

The Historical Archaeological Resource

The analysis of the Historical Archaeological Resource on the subject land is contained in a number of reports prepared by Archaeological & Heritage Management Solutions Pty Ltd. Most notably:

Land North of Hall Street at Pitt Town, NSW: Historical Archaeological Assessment & Research Design, June 2005, and

Archaeological Test Excavation Report: Investigation of Area 3 in Lot 14, Hall Street, Pitt Town, September 2005.

6.1 Predictive Modelling of the Archaeological Evidence

Predictive modelling suggests that the following developments took place on the properties later consolidated into the 'Blighton' Estate which includes the Study Area.

1797 - Tylor alienated the northwest portion of the Study Area. It may be assumed that a dwelling house was located on this property. The location of this building is likely to have been above the recognised flood levels (later documentation describes the property as being flood free).

1800 – by this date 24 acres of the Tylor property had been cleared for planting.

1802 - James Simpson acquired the northeast 110 acres of the study area. This was attached to the existing Simpson properties that had been farmed since at least 1800. A large portion of the new grant was subject to flooding and contained a seasonal back swamp. There is no evidence to indicate that Simpson constructed any buildings on this new property.

1803 – Tylor granted 110 acres

1803-1806 – approximately 24 acres of the western part of the first Tylor Grant annexed to the adjoining Fleming grant (total property size of the Tylor grant now 146 acres but often stated in correspondence as being 150 acres)

1806 – Tylor property occupied by a dwelling house and an unspecified number of barns.

1807 (January) – Bligh purchased the two Tylor properties (146 acres). Repairs undertaken immediately after this date suggest that the Tylor building (house and barns) were still standing although their precise location is not mentioned. Given the concern with providing a flood-free farmstead these structures are likely to have been positioned above the 17m contour on the flat to lowly undulating land forming the southern two-thirds of Lots 11 and 12 and on the lands immediately south of Hall Street possibly extending to Johnston Street. By June 1807 repairs to a second house had been undertaken. This was again located on the Tylor grant.

1807 (June) – Bligh purchased the adjoining 110 acres of James Simpson increasing the total holdings to 256 acres. Between June 1807 and December 1808 a number of substantial builds were constructed and a number of yards built. These included a brick barn, two brick houses, a weatherboard house for the overseer and a stock shed described as being 120' or 200' long. Brick out offices containing a servant's room, kitchen and coach house were also constructed. The presence of a coach house suggests that a road was in place by this date connecting 'Blighton' to either Windsor, or with the Windsor Road at Rouse Hill.

These new buildings may have been located on the Tylor grants or on the Simpson grant since first reference to their construction is only made following the acquisition of the Simpson property. Other improvements included the completion of three further yards and the enclosing of a 15-acre paddock. The property was raising cattle, sheep and pigs and a small number of fowl. Crops grown on the property included wheat and maize, Tylor's one acre of garden and orchard may also have been in use.

The complex that formed the 'Blighton' Estate in the period c.1807 to 1810 is linked in its development to the Tylor and Simpson grants and the developments that took place on those properties prior to consolidation. These include forest clearance and the siting of buildings and paddocks. An area that may have been associated with the initial Tylor occupation is site F05 marked on the 1947 aerial photograph (Figure 4.27). This is an area of lowland cultivation and may represent a section of the first phase of land clearance by Tylor. The area may have been subsequently used for grazing as the higher, flood-free zone to the south was progressively cleared and occupied. This area has remained relatively free of significant disturbance during the orcharding phase of the site's history.

The inferred evidence for the development of the site under Bligh's ownership is derived primarily from a small number of illustrations, the building lists and from an interpretation of the features revealed by the 1947 aerial photograph. In some instances areas identified in the documentary record correspond with concentrations of artefact material that are dateable to the period that includes the period of Bligh's tenure.

These include a number of sites, the most compelling of which are features F06 and F11 on the 1947 plan. These correspond to the inferred locations of a brick building shown in Figure 4.5 ('Blighton Farm A.D. 1810' (attributed to George Evans) (ML SPF – NGA 94.1418)), the location of brick buildings shown in Figure 4.10 (Plan of 1841 original sketch plan for the Clint lithographic plan (Source: Norton Smith - Papers re Bligh Estate ML A5434 item 70)) and to a concentration of artefact material identified in the field survey as Site C.

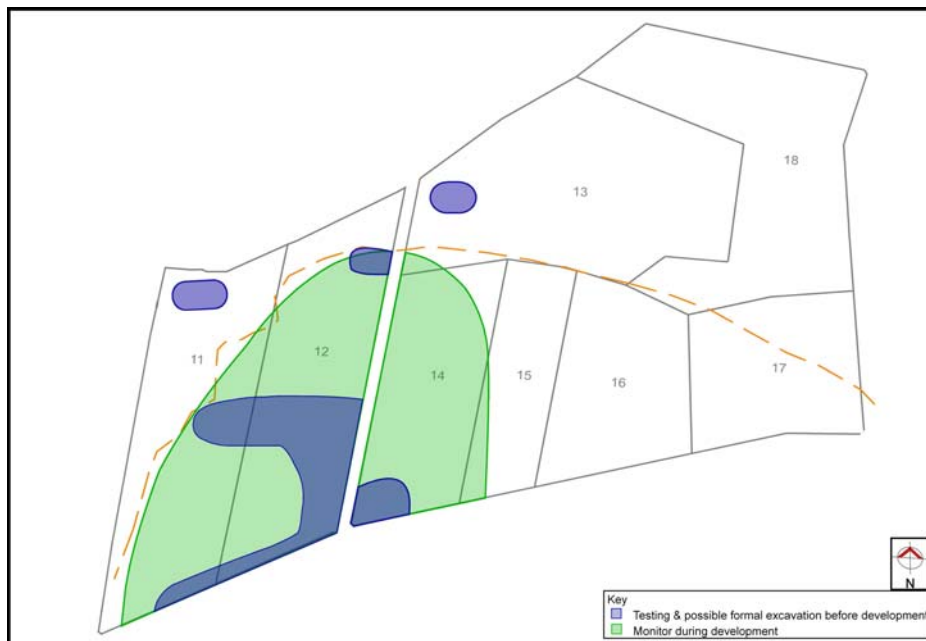
Similarly features F15, F16 and F22 conform to the locations of small concentrations of artefacts identified as Sites H, G and F respectively. A range of other features identified on the 1947 aerial photograph were not observed during the field survey due to either their removal or their inferred sites being located within standing crops.

There is sufficient data to suggest that a number of the buildings, yards and fields associated with the 'Blighton' Estate were located on the Study area, principally on Lots 11 and 12 and the western part of Lots 13 and 14. The site and these features in particular have the potential to provide evidence of a farmstead that has direct associations with Bligh and with the philosophy of the 'model farm' as an agent for improvement. The concept was known to Bligh's predecessor King but was not put into practice. Bligh's successor Macquarie would also toy with the concept but without the direct and personal role assumed by Bligh. In Australia this concept would later resurface in the 1850s and after as an economic imperative rather than as a vehicle for social change.

Once Bligh's hand had been removed, the 'Blighton' Estate appears to have begun a period of slow decline. During the period c.1810 to c.1820 a number of tenants occupied the site and carried out mixed farming and in some cases retailing to varying degrees. In the 1820s the hall family who were already well established in the district used the property for pastoral purposes with some grain growing. Throughout the 1830s and 1840s the Hall family's holdings expanded to the north, through the Hunter Valley, into the Namoi-Gwydir district and into southern Queensland. 'Blighton' became an annexure to the home property of 'Percy Place' and thus part of a chain of movement of both people and stock to and from the Sydney region. This position as a starting point for the pastoral expansion undertaken by one notable family places the Study Area at an important node in a significant process.

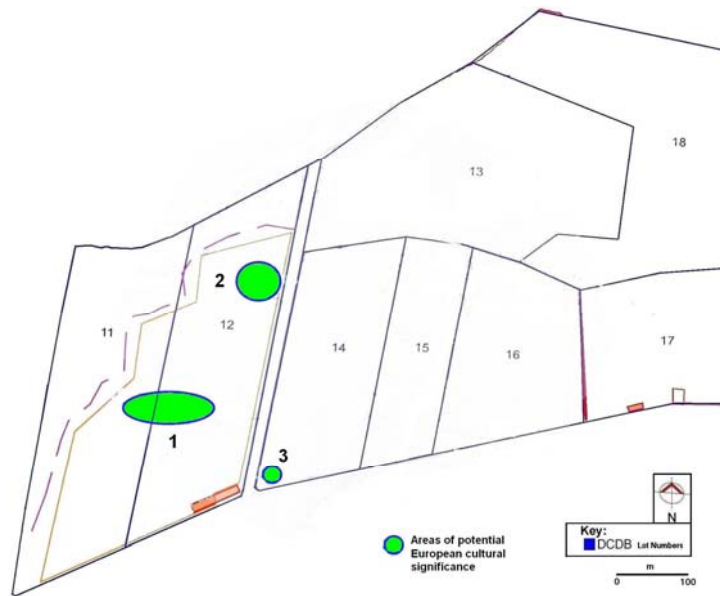
The Halls appear to have concentrated most of the building activity associated with their Hawkesbury property on 'Percy Place', located immediately north of the Study Area. The buildings, yards and enclosures associated with 'Blighton' may have been reduced from at least ten major buildings to only three by the 1840s. Further use of the site for raising stock, particularly horses further reduced the number of buildings and surviving enclosures. By the 1880s no features such as these are important enough to have been recorded, if they survived in a useable state at all. At least some remnant structures associated with 'Blighton' survived on the southern side of Hall Street (the so-called 'Bligh's Stables") into the 1930s. By 1947 no visible remains survived.

The blue shading in the accompanying figure shows portions of the subject land considered to have potential to contain relics associated with Blighton and/or later occupation phases. Of these, the sites located above the river flat (dashed line) are those considered likely to contain remains of the Model farm's buildings.



Archaeological Management zones

Following the issue of an Excavation Permit for the archaeological investigation of the subject land, A&HMS completed a physical investigation of only that portion of the site identified as Area 3, located on the south west corner of Lot 14, near the edge of Hall Street and the alignment of Hawkesbury Street.



Areas with potential to contain significant historic relics.
Area 3 is the site investigated during the excavation programme



Aerial photograph (1982) showing the sites suburban context

The full results of the test excavation of Area 3 are described in the A&HMS report, dated September 2005. This photo illustrates one of the brick fragments found during the excavation, indicating the limited scope of the surviving material to demonstrate archaeological significance.



Brick artefact from localised building material concentration, Area 3.

6.2 Interpretation of the Identified Archaeological Material

The small quantity of sandstock brick found in a concentration within the main trench excavated across the indicative historic site in Area 3 suggests that an eighteenth or early nineteenth century building was constructed within the immediate vicinity of the concentration. The excavated trench exposed the centre of this concentration of building material indicating that lateral dispersal of material was limited to an area having a radius of less than 5m. The bricks were all reduced to less than half length prior to the current excavation; almost certainly by ploughing undertaken after World War Two.

The manufactured quality of the bricks was generally poor. The small dimensions of the bricks suggest a date of manufacture in the late eighteenth or early nineteenth century.² These remains may therefore date to the Simpson occupation or the following Bligh phase (that is, between 1802 and 1808).

The absence of features, such as cuts, associated with the brick concentration may also be an indication of the shallow nature of the trenching used for setting brickwork. In its unmodified state the soil in this location is firm and compact and shallow and/or broad footings may have been employed. No traces of timberwork were observed and no nails were

² Between 1790 and the 1830s brick dimensions had the following variations – width $4\frac{1}{2}$ " to 4" to $4\frac{1}{2}$ " and thickness $2\frac{3}{4}$ " to $2\frac{3}{8}$ " to $2\frac{1}{2}$ " (Reference: Building Materials Analysis: Sue Pearson, *First Government House Site, Sydney*. Anutech Canberra, December 1988. The excavated material had the following approx. dimensions width $4\frac{1}{4}$ " and thickness $2\frac{1}{8}$ " to $2\frac{3}{4}$ ". In the period after c.1830 the dimensions of bricks were usually $4\frac{3}{4}$ " (width) and $2\frac{3}{4}$ " (thickness).

recovered from the deposits. In addition, no traces of render, mortar or paint/lime-wash were observed.

If the interpretation of the brick and sandstone remains is accurate then the structure located here may have formed one of the cottages present on the site during Bligh's term of ownership. At least three houses are recorded on 'Blighton' farm during the Bligh occupation phase. A number of these may have been constructed using weatherboard cladding on a timber frame. If such a structure existed in the area examined by excavation in Area 3 then it is likely to have been removed by 1841 as no structure is shown in this position in the sketch plan drawn for the sale of the property (Norton Smith – Papers re Bligh Estate ML A5434 Item 70).

6.3 Implications for Survival of Structural Remains Elsewhere

The absence of evidence for features such as postholes may be the product of the relatively narrow width of trenching employed in the test excavation (ie sample size), but it may also be the result of the use of shallow footings in the original construction, particularly taking into consideration that the firm nature of the substrate would not have necessitated the use of deep trenching for footings. Similarly the absence of any bonded brickwork may be further evidence of shallow footings.

The implication of the test excavation results in Area 3 for the survival of similar structures elsewhere in Lots 11-18 is that basal courses of Eighteenth and/or Nineteenth century brickwork, in addition to any occupation deposits enclosed within a former structure, are likely to have been similarly extensively disturbed to a point where the remains of significant occupation is barely detectable. Occupation deposits associated with the main historic structures on the site have in all probability been redistributed by Twentieth Century farming activities, with any artefacts being scattered through the plough zone in the immediate vicinity of their structures.

Survival of deposits and structural remains is likely to be limited to deep structures such as wells and cesspits. Unfortunately there is no way of determining the precise location of these structures, particularly when the location of the complex's principal structures is still equivocal despite exhaustive documentary research and the application of remote sensing technology to the areas of archaeological potential within Lots 11-18 at Hall St, Pitt Town.

7.0 The Historic Cultural Landscape Resource

7.1 Analysis of the Historic Cultural Landscape

The Historical Cultural Landscape of Bligh's Farm was examined in detail by Warwick Mayne-Wilson. His analysis, which is contained in his report "Heritage Landscape and Visual Assessment", dated November 2005 commenced with a brief overview of the historical development of the *Blighton* site (the study area), obtained from existing documentation. This included an examination and analysis of the historical drawings and paintings that were prepared in the first half of the 19th century, as well as 20th century photographs, maps, and aerial photographs. It then identified whatever physical fabric – principally vegetation and landform – is present on the site and discussed whether any of that fabric may be associated with its early development. Associated with this was the recording and examination of views into, out of, and within, the study area, and the extent to which these can be identified with the early paintings and views of the *Blighton* farm area.

Mayne-Wilson examined three important early 19th century images of the subject location.



'Blighton Farm A.D. 1810' attributed to George Evans. (ML SPF – NGA 94.1418).

This watercolour painting of the Blighton estate in 1810 attributed to Evans appears to have been made from near the eastern boundary of the farm, with the Hawkesbury River on the far right. The painting shows the river flats in their correct location (though broader than they are today), with some of the farm buildings on the ridge above. (However, the bend shown in the river appears to have been exaggerated.) The painting shows a somewhat angular field at the centre which is bounded by pathways or tracks, and planted around by trees at regular intervals. The ornamental, multi-trunked trees in front of this building, which do not have the form of oak trees. It is possible, however, that the neater, more compact trees around the tracks might be. The building on the far left is east of the central field, on slightly higher ground, while the long low farm timber-clad building at the centre is placed at 90° to the river, not parallel to it, and is not far from the northern edge of the ridge. The lush vegetation behind it is at variance with the sparseness depicted in other paintings around this time. The small building (arrowed) located on the lower ground may be a cottage used by the person assisting in river crossings. (A punt was established in 1811.)



J. W. Lewin, "View from Governor Bligh's Farm, Hawkesbury".
Deutscher Fine Art, *Colonial to Modern*, Aug. – Sept. 1986. ML ref Q759.994/499.

This painting by J.W. Lewin c.1806-08, also made from the east, also shows a mild bend of the river northward before making a broader curve toward the south-west. It is more honest, however, in that it shows the land virtually depleted of trees, unlike Evan's painting. It shows small farm cottages on the far side of the river, and a shed on the flats of Bligh. A track appears to run down the slope toward the river, and a corresponding track appears to have been constructed opposite it.



Joseph Lycett 'View of Wilberforce' 1825 SLV

The Lycett painting of c.1820-22 showing the view toward Wilberforce from Bligh's former land depicts the river curving toward the south-west, with the flats in the centre left of the painting. It also shows very few trees on any of the land, and no buildings in the foreground.

Two of the three historical paintings made from Bligh's farm, those of Lewin and Evans, were made from the higher part of the ridge (i.e. from Lot 12), looking west up the Hawkesbury River with the town of Wilberforce in the middle ground across the River, and the Blue Mountains serving as a backdrop and view closer on the horizon. Lycett appears to have chosen a ridge edge location near the boundary between Lots 11 and 12. These components – elevated position, curving water, contrast between open land and township, and mountain backdrop – were typically favoured by artists of the time and, indeed, are still regarded as key attributes of high scenic quality in landscape views today. It explains why commentators of the period praised Bligh's choice of land and siting for his farm buildings, and why the new house on Lot 12 has been located where it can capture just that view.

7.2 Conclusions regarding the Historic Cultural Landscape

On the basis of his analysis of the historic paintings, historic aerial photographs and a detailed physical assessment, all of which are described in detail in his report, Warwick Mayne-Wilson came to the following conclusions with regard to the Historic Cultural Landscape.

It is evident from the above description and analysis of the Blighton site that, in terms of landscape fabric, there is nothing remaining on it of heritage significance. Although it is possible that a few of the very old weathered and emaciated fence posts may date from some time in the 19th century, there is nothing that clearly links them with the Bligh period of ownership of the farm. The only painting we have seen of that period which includes fences, shows paling fences, not the typical post and rail or post and wire fences of which some old posts today may be remnants.

None of the vegetation present on the site today is older than fifty five years, the Pine trees having been planted in the late 1940s. None of Bligh's Oaks, the subject of several photographs and a painting or two, survived since the late 1940s. Their original location is not certain, although it would seem they were along the western edge of the ridge, on lot 11, not far from Punt Road.

In the absence of such fabric, the only element that can be said to have significance, from a landscape point of view, are the views out – the 'prospect' - from the site. In particular, it is the view, or visual catchment, looking north-west across and along the Hawkesbury River toward Wilberforce from the northern edge of the ridge of lot 12 that has aesthetic significance. This significance has largely been generated by the fact that three painters, within a decade or so, each painted a very similar depiction of this scene from positions very close to one another. The reason for this is that all painters were struck by the picturesque qualities of that particular scene with its elements of water, cleared and forested land, some tall trees, and distant Blue Mountains, all viewed from an elevation which enabled it all to be appreciated from a semi-birds eye view. It is likely that Bligh deliberately selected this particular site for his farm, rather than others, because it had such a picturesque prospect – something on which the British gentry at that time placed great importance. (Bligh's successor, Governor Macquarie, was much preoccupied with the best siting of gentry villas in the Cumberland Plain, on which he frequently commented in his diaries.)

Because of the repetitive nature of these paintings and their satisfying picturesque quality, they have reinforced each other and collectively created an indelible image that has assumed an almost iconic value. Their significance was of course heightened by their association with a very eminent but controversial person in the early history of New South Wales. Despite the titles of the paintings, stating they were of, or from, Bligh's farm, it was nonetheless the picturesque view which all three painters focused upon, although Evans did depict those of the buildings which were present on the left-hand edge of it. Limited though these buildings were in number, this is the only evidence we have today which provides any pictorial

information on what they were like physically, and what their relationship was with the site and one another.

In terms of landscape heritage, therefore, it is the views out from the site along the Hawkesbury River toward Wilberforce and the Blue Mountains which can be said to have aesthetic cultural significance. This view was captured in the first two decades of the 19th century, and is still available today. For that reason, it is important that it remain available into the future.

The site, as a whole, clearly has historical and associational significance as the place on which an early Governor, William Bligh began to establish a 'model farm'. Unfortunately there is virtually nothing there today in terms of physical fabric to demonstrate that fact, and only a little to demonstrate its long period of farming, particularly orcharding. What remains today is of comparatively recent times (since 1950), and has little if any heritage significance.

8.0 Heritage Significance

This assessment of Significance draws together the analysis of the Aboriginal, Historical Archaeological and Historic Cultural Landscape material and characteristics contained in the previous sections of the report, as well as the results of informal consultations with relevant members of the local Aboriginal community, and the current land owners.

The Assessment of Heritage Significance covers all of the subject land, being Lots 11, 12, 14 and 15 of the land north of Hall Street, Pitt Town, NSW. It finds that the primary heritage characteristics are confined to the northern sections of Lots 11 and 12.

8.1 Aboriginal Heritage Significance

Detailed archaeological research and consultation has revealed that the subject land has a high level of Aboriginal Heritage significance. The following material is drawn from the AHMS Aboriginal Heritage Assessment and Results of Test Excavations reports.

The significance of Aboriginal archaeological sites is assessed using three criteria: Scientific archaeological (scientific), Cultural (Aboriginal) and Public Significance. These criteria recognise that Aboriginal sites are valuable in a number of ways. Namely:

- To the Aboriginal community as an aspect of their cultural heritage and as part of continuing traditions;
- To the broader community, for educational, historical and cultural enrichment values; and
- To the scientific community for potential research value.

The guidelines outlined in the Draft NSW National Parks and Wildlife publication *Aboriginal Cultural Heritage: Standards and Guidelines Kit* provide the basis and background for the following discussion regarding evaluation of site significance.

Cultural Significance

This area of assessment concerns the relationship and importance of sites to the Aboriginal community. Aspects of cultural significance include both people's traditional and contemporary links with a given site or landscape as well as an overall concern by Aboriginal people for sites and their continued protection.

Unmodified natural features in the landscape can signify sacred sites/places of significance. As such they are archaeologically invisible and can only be identified with the aid of Aboriginal interpretation. If such sites are known they may hold particular cultural significance to contemporary Aboriginal communities. Furthermore, sites of significance are not restricted to the period prior to contact with Europeans. Often events related to the Contact-period may be so important to local Aboriginal communities that they have become significant. If these events relate to a specific place in the landscape, then that place (i.e. the site) may become sacred or highly significant to the local Aboriginal communities.

Cultural (Aboriginal) significance can only be determined by the local Aboriginal community. Correspondence was received from DLALC, DTAC and DCAC regarding the importance of the site, their views with respect to the proposed subdivision and development and management of Aboriginal heritage.

The results of Aboriginal community consultation indicate that the study area is highly significant to the Aboriginal community for its cultural heritage values. The archaeological deposit contained within the alluvial terrace is particularly significant because it represents at least two phases of Aboriginal occupation of the site, the earliest of which may have occurred

several thousands years ago, prior to the dispossession of Aboriginal land by European settlers.

Public Significance

This category concerns a site's potential to educate people about the past. It also relates to the heritage values of particular sites as being representative examples of past lifestyles, why they are important, and why they should be preserved.

Aboriginal heritage at Hall Street, Pitt Town has considerable public significance for its ability to demonstrate and conserve representative aspects of past Aboriginal life on the Hawkesbury River. Further archaeological investigation of buried Aboriginal sites on the alluvial terrace would significantly increase our current understanding of Aboriginal settlement patterning, subsistence, economy and cultural life along the Hawkesbury River. It would also shed light on geomorphologic and taphonomic processes that have taken place to form the Pitt Town Sand body.

Using a variety of interpretive techniques during and after excavation, this information could be communicated effectively and imaginatively to the general public. Such a display would be a powerful demonstration of the vibrant Aboriginal occupation and life that existed on the Hawkesbury River prior to European colonisation. Conservation of a sample of the alluvial terrace would ensure recognition of the importance of the site to Aboriginal people and its preservation for future generations.

Scientific Significance

The objective of undertaking Scientific significance assessment for a site is determine its research potential in terms of contribution to knowledge about the past. Criteria used to evaluate scientific potential include condition/integrity, representativeness and rarity. The scientific significance of Aboriginal surface and buried sites at Hall Street, Pitt Town is discussed below.

The results of test excavation indicate that evidence of Aboriginal occupation at Hall Street, Pitt Town is highly significant to the scientific community for its integrity, rarity and representativeness.

The alluvial terrace at Hall Street, Pitt Town contains intact evidence of Aboriginal occupation preserved within a deep sand body that has stratigraphic (vertical) integrity. With the exception of plough disturbance identified in the top 20-30cm of soil, very little vertical mixing and/or size sorting of stone artefacts appears to have occurred within the deposit. At least two separate phases of Aboriginal occupation are present. The upper levels contain a lithic industry dominated by silcrete with diagnostic elements corresponding with a typical Bondaian industry. The lower levels are characterised by large, tuff flaked pieces that are presumably pre-Bondaian.

Known, buried stratified open sites dating to more than 6,000 years B.P are rare in the Sydney region. Geomorphic and soil analysis indicates that the preservation of such sites requires a unique set of taphonomic conditions. Finding similar sand terraces with the potential to contain intact, stratified archaeological deposits has become increasingly difficult, as many have been destroyed by mining or their integrity compromised by historic development. For this reason, the terrace sand body at Hall Street, Pitt Town presents a rare geo-archaeological resource. It has a high degree of rarity at a regional level.

The Hall Street site is highly representative of settlement patterning, site type and site composition in a deep preserved sand body on the western fringe of the Cumberland Plain. Its representative values are enhanced by the integrity of the archaeological deposits. The stone artefacts found within the alluvial terrace have potential to yield information about stone implement manufacturing techniques, finished tool forms and sourcing of stone over a long period of time encompassing Bondaian and pre-Bondaian occupation. Dating of early phases of occupation has potential to provide dates for earliest occupation in the area. As such, the site has potential to provide evidence that is rarely available to archaeologists undertaking research in the Sydney basin.

In summary, intact portions of the alluvial terrace at Hall Street are considered to have archaeological significance at a regional level for their horizontal and vertical integrity, potential antiquity and potential to inform research questions about pre-bandaian occupation and use that are only available from a very limited number of geo-archaeological settings in the region.

8.2 Historic Archaeological Heritage Significance

Despite the lack of any confirmed physical remnants of occupation, the European Heritage Significance of the site rests primarily on its associations with the "Model Farm" operated by Governor Bligh in 1807-09, and its cultural landscape relationship with the early Hawkesbury River valley. The following material has been largely drawn from the AHMS Archaeological Assessment report. It has been supplemented by the Cultural Landscape report prepared by Mayne-Wilson and Associates.

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);

The 'model farm' system was a product of the Age of Reason. The philosophy behind it sought to raise the practice of agriculture to a level comparable with the Sciences and Arts through the application of principles that were then being recognised in the two latter fields. The model farm was designed to bring ordered and logical organization to a farmstead's fields, yards and buildings that would prove both economically attractive to the promoter and educative to the promoter's tenants and neighbours. Any farmstead organised under these principles was required to have aesthetic qualities, both in the arrangement and ornamentation of its buildings and fields, and its ability to enhance the landscape in which it was situated.

At the time of Bligh's arrival in the Colony he was presented with a society that was still struggling at a subsistence or near-subsistence level. Food imports were still required, inexperienced small-scale settlers involved in agricultural production were using methods ill-suited to the ground they were working, while the large landholders operated in a manner that was closer to the plantation system than an English estate.

The chief problems with agricultural production undertaken by free settlers and emancipists were the lack of agricultural experience and the need for labour to work their assets. Bligh's predecessor King had recognised the absence of a system of integrated farming. Rather than instituting reforms he chose to channel much of the available agricultural labour into the Government establishments, a necessity that established Government control over most of the Colony's food production. The seemingly generous grants of 25 to 50 acres were highly inadequate and could not be viably worked by a family or an individual. King's system of renting deserted farms ceased following the establishment of government agricultural establishments. Experienced agriculturalists arriving in the Colony during King's tenure were usually placed close to the government agricultural establishments such as Toongabbie and Castle Hill so that Government could make use of their skills in exchange for conveniently located labour pools. The convicts working on these establishments were routinely released to the adjoining farms during harvest. The problem with this system was the proximity free settlers found themselves to recalcitrant convicts and the poor quality soils they were provided with. This usually saw the drift of settlers from these regions to the more fertile Hawkesbury.

Bligh had quickly recognised that the Hawkesbury and its small settlers were the principal means of dragging agricultural production to a surplus level improving both the standard of living of those settlers and relieving the burden to Government of food importation. Bligh's method of achieving this was to educate the small settlers of the Hawkesbury through the use of a 'model farm'. This was to show how buildings and fields could be arranged effectively and economically by integrating a series of processes that linked crop production with animal husbandry resulting in the efficient movement of produce and waste.

A concomitant result of the 'model farm' system was the aesthetic benefit resulting from the arrangement, scale and design of buildings and the modification of landscape. Field systems and plantings when positioned using the existing, or modified topography had the ability to turn a utilitarian enterprise into something that elevated the spirits. Whether by chance or design 'Blighton' achieved some of this as testified by later visitors such as Macquarie and by artists such as Lewin and Lycett.

The degree to which this system was absorbed by the settlers is difficult to gauge. The only commentator on this process who understood the system was Andrew Thompson whose opinion, when being transmitted to Bligh, can only be viewed with bias. Similarly those critics of Bligh and the manner in 'Blighton' operated were similarly biased. Where Thompson saw great merit in ever-increasing profits resulting from effective management, Bligh's detractors saw only corruption.

Following the deposing of Bligh in January 1808 the farm appears to have continued to operate with a much lower profile. Bligh no longer had direct access to stock and labour and his bailiff, Thompson was effectively isolated and may have returned to the management of his own considerable assets. During the two years that the Colony laboured under the military junta, the officers and former officers of the New South Wales Corps drew to themselves control of the economy, land ownership and agriculture. Macquarie on his arrival in 1810 was frankly disappointed with the appearance of farms in the Colony. He found them productive given the difficulties faced by farmers but deplored the physical state of the farm buildings and residences.

Macquarie followed a similar path to both King and Bligh in that early in the term of his governorship stock was made available from the Government herds to small settlers on a loan basis in order to build their own herds. In regard to the Hawkesbury he instituted a system of making available flood-free lands to existing lowland settlers as points of refuge and was much of the same opinion as King in that concentrating the Colony's agricultural production in one region exposed it to calamity.

When opening up new areas for settlement Macquarie took steps to establish experimental farming before releasing the areas to general settlement. This was the case with Bathurst in 1815 where he left six labourers in the district to "determine the Capability and Quality of the ground" before settlers were granted lands.

In the almost two centuries after the end of Bligh's direct association with the land, it was largely subjected to pastoral and later agricultural activities by local people. This activity is at best of local significance.

Criterion B

An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW' cultural or natural history (or the cultural or natural history of the local area).

Any archaeological remains of the former principal buildings associated with Blighton are considered to be State significant for their historic heritage values and their associations with Governor Bligh. Relics associated with the farmstead's outbuildings and field systems are considered likely to be of lesser significance individually, but they would be State Significant as contributory elements of the historic landscape.

Any such remains are physical manifestations of one of the earliest substantial farms in the area and one of only a few "Model Farms" established in NSW. Bligh's associations with any relics and the landscape are the key element in this assessment. He is a figure of indisputable historical importance in the State's past and his commercial activities, undertaken in association with Blighton, were directly related to his dismissal as Governor. The effects of these events were felt in Britain in that they affected Imperial policy in regard to the Colony. In other words, events associated with Blighton extended well beyond NSW and accordingly, any remains of the farmstead must have potential State significance, depending on their integrity and linkage with Bligh's occupation of the place.

Tempering this assessment is the fact that Bligh's tenure and associations with the place were brief and, as a result of subsequent land use practices, it is highly unlikely that extensive, intact remains of the principal buildings and site features associated with Blighton remain *in situ*. None of the current vegetation on the land is associated with this early period of European occupation.

The site is also considered to be highly significant in terms of these assessment criteria for its associations with the well-known Hall family. They were closely associated with the development of Australia's pastoral industry and "colonisation of the frontier" through the Hunter Valley, across the ranges and into the Darling region. Nor does it take into account associations with Simpson and Tyler who were amongst the first European settlers in the district. The current land owners are descendants of long term local families and have a extensive association with the subject landscape.

Criterion C

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

Any surviving archaeological relics associated with Blighton and later occupation periods are not considered likely to have any values in terms of creative or technical achievement per se. Their aesthetic heritage values will be largely contingent upon their integrity, ie the degree to which they would 'present' visually, as intact, recognisable remains of an historic item or site.

There are no items of landscape fabric remaining on the site that date back to the time of Governor Bligh's occupation and use. It is only the view, or 'prospect' from the northern end of the site - and most particularly from Lot 12 - looking across and along the Hawkesbury River toward Wilberforce and the Blue Mountains that has a high degree of aesthetic value, reinforced by its depiction by three artists in the early 19th century.

Criterion D

An item has strong or special associations with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;

The site has a special association with the current owners, both of whom are direct descendants of the early settlers in the Pitt Town region. The land has been held in the private ownership of the extended families of the current owners for many decades and has been managed by them as agricultural land.

Although the exact extent of the land associated with Bligh's Farm has not been clear in the public mind, the historical associations with Bligh have long been celebrated by local historians. The interpretive signage located in Hall Street, which records the early artistic representations of the Hawkesbury River valley landscape that were captured from the elevated ridgeline near the northern extension of Hawkesbury Street serve to remind passers-by of these historical associations.

Criterion E

An item as 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);

The upper portions of the soil profile across most of the subject land has been repeatedly disturbed, mostly in the past 50-60 years. Isolated, fragmentary relics associated with all phases of historic occupation at the place will be found within these soil deposits but they have little or no heritage values under any criteria with the exception of Criterion E - Research. They would probably have very low potential to yield new information about the occupation sequence.

Deposits below the plough zone have some potential to contain intact significant relics particularly within areas identified as the indicative location of the Model farm.

Relics associated with agricultural use of the site after Blighton, ie. from the mid-Nineteenth Century onwards, are considered to have little or no potential to yield significant historical or technical information that could not be obtained from other sites or other sources.

The remnant in situ relics associated with Blighton, particularly any surviving remains of the Model Farm buildings, yards, and occupation deposits, are indisputably of State Significance for their research potential. Since most relics appear to exist in a fragmented state they remain of State Significance but they have limited potential to yield new information, and to form a basis for public interpretation of the place.

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); and

Any remains are physical manifestations of one of the earliest substantial farms in the area and one of only a few "Model Farms" established in NSW. Bligh's association with any relics and the overall landscape is the key feature of this aspect of significance.

Criterion G

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

The historical use of the area was as one of the few "model farms" established in the early decades of the Colony. It is the only such operation established by Governor Bligh.

8.3 Significance of the Historic Cultural Landscape

This Statement of significance has been drawn from the Mayne-Wilson report.

As the historical and associational heritage values of this north-western section of Governor Bligh's 'model farm' *Blighton* are addressed in the Archaeological Report prepared by Peter Douglas' team of Archaeological & Heritage Management Solutions, they are not repeated here.

In terms of landscape heritage on the site, there are no items of landscape fabric remaining on it that date back to the time of Governor Bligh's occupation and use of it. It is only the view, or 'prospect' from the northern end of the site - and most particularly from Lot 12 - looking across and along the Hawkesbury River toward Wilberforce and the Blue Mountains that has a high degree of aesthetic value, reinforced by its depiction by three artists in the early 19th century. The fact that these paintings all clearly indicated that they were made of, or from, Governor Bligh's farm, adds substantially to their cultural significance.

As the general public do not have access to the edge of the ridge, and are not able to appreciate the views or prospect from it, it cannot be said that the latter has acquired social significance.

8.4 Consolidated Statement of Cultural Significance

Particular aspects associated with portions of the land contained within Lots 11 and 12 of the land north of Hall Street, in Pitt Town, NSW are considered to be of State Significance. The land contained within Lots 14 and 15 and the remnant land within Lots 11 and 12 are not considered to be of State Significance.

Aboriginal Heritage Significance

Prior to European settlement on the Hawkesbury River at Pitt Town the subject land was occupied by Aboriginal people. At least two separate phases of Aboriginal occupation are preserved within alluvial sands deposited on an elevated terrace that extends across Lots 11, 12, 13 & 14. The upper sand levels contain a lithic industry dominated by silcrete with diagnostic elements corresponding with a typical Bondaian industry currently dated from 6,000 years to the present. The lower levels are characterised by large, tuff flaked pieces that are presumably pre-Bondaian ie. older than 6,000 years BP. With the exception of plough disturbance identified in the top 20-30cm of soil, the remains are intact and stratified. They indicate that the subject land was targeted by Aboriginal people for the manufacture of stone tools over a long period of time. Further archaeological investigation, however, is required to learn more about stone implement manufacturing techniques, finished tool forms and the sourcing of stone by Aboriginal people travelling and living along the Hawkesbury River. Dating of early phases of occupation using thermoluminescence or optically-stimulated luminescence techniques may also provide evidence for earliest occupation in the area.

Buried open sites dating to more than 6,000 years B.P are rare in the Sydney Region. Geomorphic and soil analysis indicates that the preservation of such sites requires a unique set of taphonomic conditions. Finding similar sand terraces with the potential to contain intact, stratified archaeological deposits has become increasingly difficult, as many have been destroyed by mining or their integrity compromised by historic development. Accordingly, evidence of Aboriginal occupation within the alluvial terrace on the subject land is considered to be Regionally (State) significant for its heritage values to both the Aboriginal and Scientific community.

Historical Archaeological Significance

Following European settlement of Pitt Town, the subject land was for a brief period the site of one of the earliest Model Farms in NSW. It was established by Governor Bligh as a venture designed to yield capital for his personal gain and as an exemplar of the most efficient means of undertaking agricultural production in a new land. Bligh is a figure of indisputable historical importance in Australia's history and Blighton is well known by those with an interest in that history. His tenure of the place was brief, but the way Bligh undertook the commercial agricultural venture at Blighton had significant ramifications for Australia's history. His commercial activities in association with Blighton were directly related to his dismissal as Governor and this in turn affected British Imperial policy in regard to the Colony. The historical events associated with the place therefore extend beyond NSW at a geo-political level. In terms of the remains of the Model Farm, this significance is contingent upon the integrity of any relics associated with the place and the degree to which it can be demonstrated that they are directly associated with Bligh's occupation/tenure of the land.

In terms of the archaeological remains of the Model Farm, this significance is contingent upon the integrity of any relics associated with the place and the degree to which it can be demonstrated that they are directly associated with Bligh's occupation/tenure of the land. The test results from an investigation into Site 3 have shown that, at least within the 300mm deep plough zone across the site, basal courses of Eighteenth and/or Nineteenth century brickwork, in addition to any occupation deposits enclosed within a former structure, are likely to have been similarly extensively disturbed to a point where the remains of significant occupation is barely detectable. Occupation deposits associated with the main historic structures on the site have in all probability been redistributed by Twentieth Century farming activities, with any artefacts being scattered through the plough zone in the immediate vicinity of their structures.

Survival of deposits and structural remains is likely to be limited to deep structures such as wells and cesspits. Unfortunately there is no way of determining the precise location of these structures, particularly when the location of the complex's principal structures is still equivocal despite exhaustive documentary research and the application of remote sensing technology to the areas of archaeological potential within Lots 11-18 at Hall St, Pitt Town. Accordingly, any surviving relics associated with Blighton are considered to be of State significance, however their heritage values as such is entirely contingent upon their integrity.

Historic Cultural Landscape

The Historic Cultural Landscape significance is limited to the view, or 'prospect' from the northern end of the site - and most particularly from the north-eastern ridge on Lot 12 - looking across and along the Hawkesbury River toward Wilberforce and the Blue Mountains. This prospect has a high degree of contemporary aesthetic value, reinforced by its depiction by three artists in the early 19th century. The fact that these paintings all clearly indicated that they were made of, or from, Governor Bligh's farm, adds substantially to their significance.

In terms of landscape heritage on the site, there are no items of landscape fabric remaining on it that date back to the time of Governor Bligh's occupation and use of it. As the general public do not have ready access to the northern ridge on Lots 11 or 12, and are not able to appreciate the views or prospect from it, it cannot be said that the historic cultural landscape has acquired social significance.

9.0 Issues, Constraints and Opportunities

9.1 Key Aspects of Heritage Significance

Aboriginal Heritage Significance

The subject site contains an intact Aboriginal archaeological landscape, of comparatively substantial antiquity, was identified in a band across the northern portions of Lots 11 and 12, and lots 14-16. The high ground along the ridgeline above the Hawkesbury River apparently afforded some attraction to the traditional indigenous population of the area. Their occupation of the high ground is evidenced by the archaeological material that has been revealed by test excavation and consultation with Local Aboriginal Land Council representatives.

The zone stretching along and behind the northern ridgeline of Lots 11 and 12, in particular, contains a rich resource of Aboriginal archaeological relics. These include relics dated to about 2,000 years that lie in the upper layers, known as the "Plough Zone", which have been extensively disturbed by agricultural activity over the last century. A second layer of artefacts are located about 750mm to 1100mm below the ground surface. These are considered to date to about 6,000 years and are relatively undisturbed and are considered to be of very high heritage significance.

The river front land below the ridgeline has been scoured repeatedly by flooding and is not considered to contain any Aboriginal archaeological artefacts of significance. It is likely however, to have significance on an associational basis for Aboriginal people.

The remains of Aboriginal occupation within soil deposits in this area were considered to have sufficient heritage significance that they warranted permanent conservation and future public interpretation as part of any new development initiative.

Implications:

- A Conservation Zone, covering the northern sections of the high ground in Lots 11 and 12, should be established to protect the long term integrity of the identified Aboriginal Archaeological resource.
- Given that the low-lying riverfront area below the ridgeline is considered to have no Aboriginal Archaeological potential there is no requirement to include this area in the proposed Conservation Zone. Its protection as an area of open space will retain its ability to reflect Aboriginal Associational values.
- There are no fundamental Aboriginal Archaeological constraints on the future development of land within Lots 14 and 15.

Archaeological Heritage Significance

The Test Excavation report for Area 3 within the subject site, being just to the north east of the intersection of Hall Street with the extension of Hawkesbury Street, indicates that while there are artefact scatters related to the Bligh's Farm period, these are unlikely to contain any large scale or representative structural remains associated with the early buildings.

The implication of the archaeological test excavation results in Area 3 for the survival of similar structures elsewhere in Lots 11-18 is that basal courses of Eighteenth and/or Nineteenth century brickwork, in addition to any occupation deposits enclosed within a former structure, are likely to have been similarly extensively disturbed to a point where the remains of significant occupation is barely detectable. Occupation deposits associated with the main historic structures on the site have in all probability been redistributed by Twentieth Century farming activities, with any artefacts being scattered through the plough zone in the immediate vicinity of their structures.

Survival of deposits and structural remains is likely to be limited to deep structures such as wells and cesspits. Unfortunately there is no way of determining the precise location of these structures, particularly when the location of the complex's principal structures is still equivocal despite exhaustive documentary research and the application of remote sensing technology to the areas of archaeological potential within Lots 11-18 at Hall St, Pitt Town.

Implications:

- The majority of the locations identified by the Archaeologists as potential sites for remains of any buildings associated with the Bligh's Farm phase are considered to be located within the same potential Conservation Zone on the northern section of the high ground in Lots 11 and 12 as is recommended to protect the Aboriginal Archaeological resource.
- The low-lying riverfront area below the ridgeline is considered to have no archaeological significance, given the repeated scouring and the lack of any known former buildings or structures related to the Bligh period of occupation. There is no requirement, in relation to Historical Archaeological significance, to extend the potential Conservation Zone down to the river flats.
- There are no fundamental Historical Archaeological constraints on the future development of land within Lots 14 and 15, or within the southern section of Lots 11 and 12. Should any relics be identified during future development works in those areas they will be covered by the archaeological management provisions of the NSW Heritage Act.
- The location of the former punt crossing, at the northern end of Punt Road, is of interest but has unknown archaeological potential.

Historical Cultural Landscape Significance

Warwick Mayne-Wilson's analysis concludes that in Historic Cultural Landscape terms, it is the northern edge of the ridge, close to the Hawkesbury River and principally on the north east corner of Lot 12, which could constitute a precinct that warrants conservation so that the prospect out to the north and north west from it can continue to be enjoyed into the future. How deep that precinct should be – i.e. how far it should be set back from the edge of the ridge – is a matter for deliberation, but it would seem that at least 30 metres would be needed.

The area to the immediate south of the proposed outlook has some contribution to make to the Historic Cultural Landscape character by virtue of its role as a supporting rural backdrop. This land has been in pastoral or agricultural use for most of the 19th and 20th centuries and thus provides a backdrop curtilage to the northern outlooks. Further south, there have been a variety of farm buildings such as the large fruit packing shed, residential buildings and the prominent water tower in the vicinity of Hall Street since at least the late 19th century. These are visible from the Wilberforce side of the river valley. The rural backdrop to the immediate south of the lookout locations thus merges into a more complex and urbanised backdrop as it extends further south.

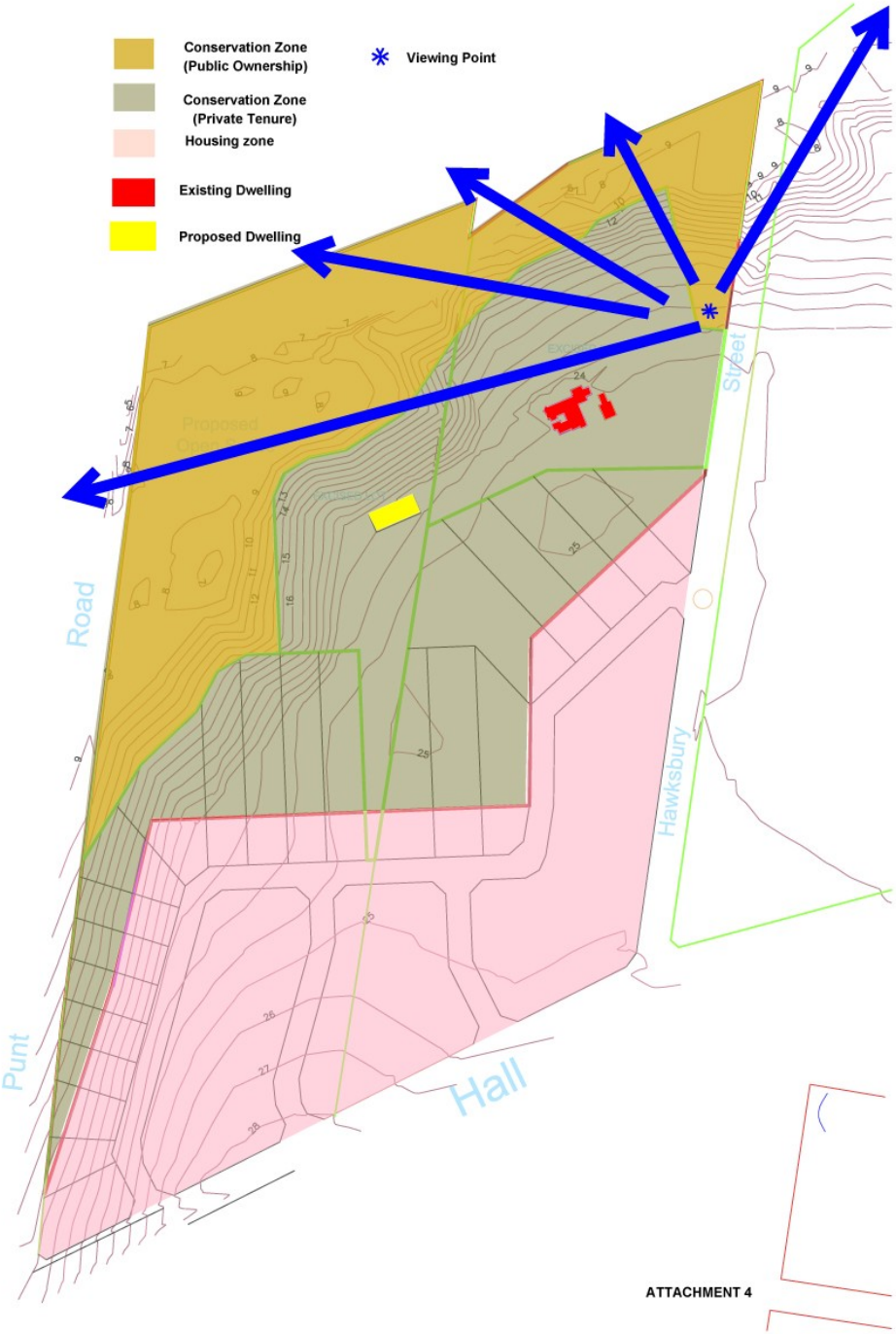
The setting aside of a strip of land along the northern edge of the ridge to permit enjoyment of the view toward Wilberforce from it would assist in allowing at least the front section of the ridge to continue to be regarded as having been farming land, with only relatively minimal intrusion from modern buildings. There are no existing trees, other vegetation, water bodies, fences or other landscape items present on the site that warrant conservation.

There are no Historic Cultural Landscape constraints on the development of land in the southern portion of the high ground within Lots 11 and 12, except where this land forms the visible backdrop to the open space. It may be necessary to impose architectural and bulk controls new buildings along the visible northern edge of any development that takes place on the southern portion of Lots 11 and 12.

Implications:

- Provision should be made within the potential Open Space Conservation Zone to enable people to appreciate the historic views outward from the northern edge of the ridge across the Hawkesbury River. The three early 19th century paintings were made from slightly different viewing points, the most easterly being Evans' approximately on the elevated north east corner of Lot 12, and the most westerly being Lycett's. As the Evan's painting provides most detail of the farm itself, it is particularly desirable that an opportunity for a viewing platform on this location be established.
- It is important in Historic Cultural Landscape term to protect the rural character of the low-lying land along the river edge. This land forms the immediate foreground of any longer distance outlooks from the higher ground. Protection of the rural character could be achieved by extending the potential Conservation Zone down to the river, or by establishing a complementary Open Space Conservation Zone that is contiguous with the Conservation Zone.
- The need for a rural backdrop to support the viewing location on the north eastern corner of Lot 12 is considered to be adequately covered by the same potential Conservation Zone on the northern section of the high ground in Lots 11 and 12 as is recommended to protect the Aboriginal Archaeological resource.
- If possible, a second viewing point at the western end of the ridge may be established with some form of a pathway along the military crest of the ridge and interpretation. There are, however, a number of factors to consider here, including the rights and wishes of present property owners, and the positions and requirements of stakeholders and government.
- Architectural and bulk controls may need to be imposed for new buildings along the visible northern edge of any development that takes place on the southern portion of Lots 11 and 12.
- There are no Historical Cultural Landscape constraints on the future development of land within Lots 14 and 15.

The location of the main outlook place is identified on the following plan.



Location of the Proposed Main Viewing Outlook at the north eastern corner of Lot 12

9.2 Proposed Conservation Zone

As noted in the above discussion, the confluence of Aboriginal, Historical Archaeological and Historic Cultural Landscape values that apply to the upper portions of the northern sections of Lots 11 and 12 have generated the proposal for a Conservation Zone to protect those values.

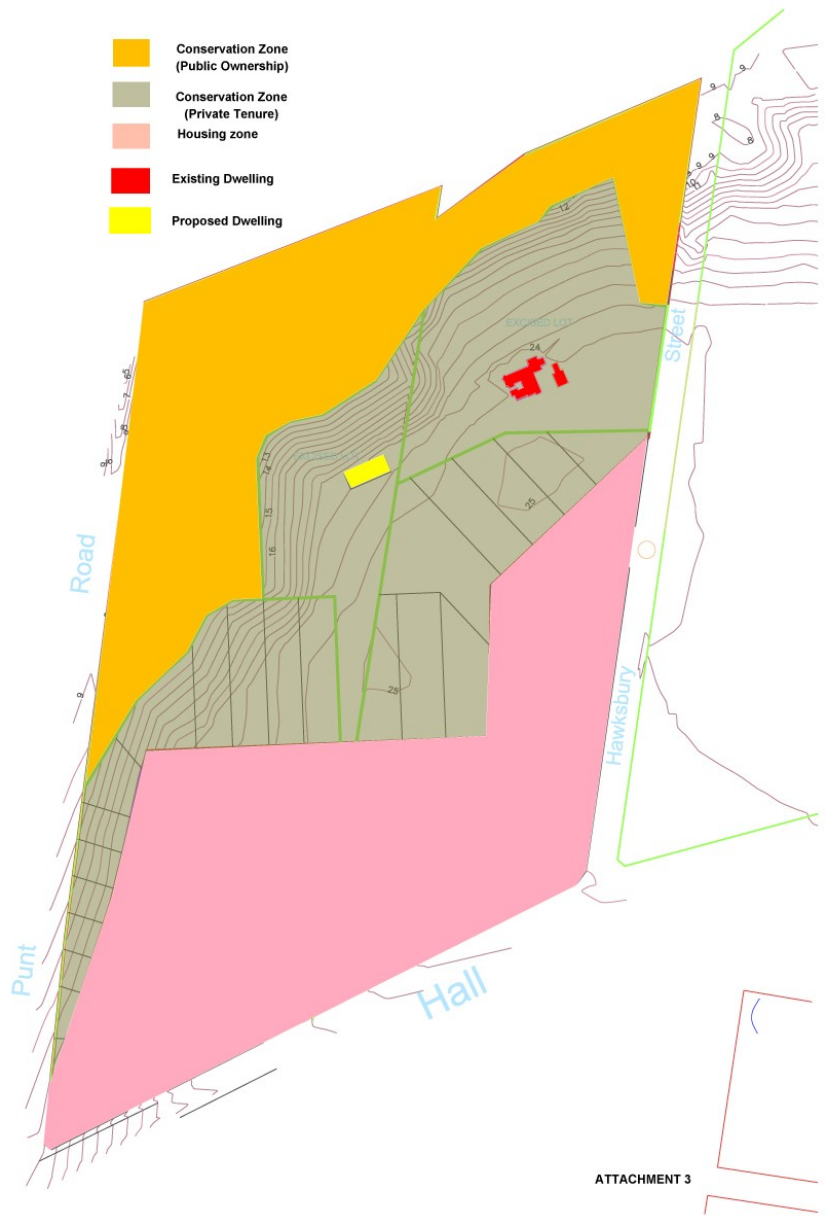
In essence the Conservation Zone should be managed in a manner that protects the three complimentary State Significant heritage values that have been identified:

- Subsurface Aboriginal objects
- Subsurface relics from the Blighton period of occupation
- The outlook location on the edge of the northern ridge and the supporting open space backdrop to that outlook.

9.3 Proposed Open Space Conservation Zone

The low-lying land riverfront land to the north of the proposed Conservation Zone, on Lots 11 and 12, is important for its surviving open landscaped character. This survival is primarily the result of periodic flooding that has prevented the erection of any structures associated with agricultural activities that were carried out on the adjacent high ground.

It is proposed to establish an Open Space Conservation Zone on the riverside land that is contiguous with the proposed Conservation Zone on the higher ground. The Open Space Conservation Zone will extend down the Punt Road frontage of Lot 11 to the south west corner near Hall Street. The primary objective of this second Zone is to protect the visual curtilage of the Conservation Zone with regard to the Hawkesbury River valley.



**Proposed Conservation Zone (Green) and Open Space Conservation Zone (Orange)
to protect the Blighton Heritage Resources**

9.4 Statutory Heritage Obligations

The land within the proposed Conservation Zone, being the high ground along the northern portions of Lots 11 and 12, and the contiguous Open Space Conservation Zone along the river's edge, are recognised to be of State Heritage Significance for their associations with the development of Bligh's Farm in the early 19th century and for their historic cultural landscape qualities. It is intended that the land within these two proposed zones will be nominated for inclusion in the NSW State Heritage Register.

All of the Aboriginal Archaeological relics located within the Conservation Zone, and those located beyond the Zone, are protected by legislation managed by the NSW Department of Environment and Conservation DEC. This legislation provides for the involvement of the Local Aboriginal Land Council in the future management of the archaeological relics. Any proposed disturbance of any relics must receive approval from DEC.

All of the Historical Archaeological relics located within the proposed Conservation Zone, and those located beyond the Zone, whether related to Bligh's occupation or to later periods of activity, are automatically protected by the Archaeological Management provisions of the NSW Heritage Act. Any proposed disturbance of any relics must receive approval from the NSW Heritage Council.

All future development of the land within the subject lots will be managed and controlled by the provisions of the Hawkesbury LEP. The LEP is yet to be amended to embrace development on the subject land.

9.5 Ownership Requirements

The subject land has always been held in private ownership. It is currently held by two owners. Lot 11 is owned by Mrs Coral Cleary. Lots 12, 14 and 15 are owned by Mr Phillip Cleary. Both are descendants of families that arrived in the district in the early decades of settlement and both are members of the families that have farmed the subject land for decades. Both parties have strong social and historical attachments to the subject land.

Mr Phillip Cleary has recently erected a dwelling house on the northern portion of the high ground within Lot 12, overlooking the river valley. The house is situated some 70 metres from the frontage of the Hawkesbury Road alignment. It is located within the proposed Conservation Zone. It is his intention to live in the house as his private residence.

Mrs Coral Cleary has a long held objective of moving from her current dwelling, on the southern side of Hall Street, opposite Lot 11, to a new house in a position on Lot 11 that affords her good high level views over the river valley.

Johnson Property Group holds options over all four of the subject lots and has the intention of developing those portions of the land that are permissible, for new residential accommodation. Key sections of the proposed Conservation Zone that should be managed to maximise public interpretation of their heritage values will be dedicated as public open space. Other sections of the subject land, which lie within the proposed Conservation Zone will be subdivided and amalgamated as appropriate with sections of land outside the Conservation Zone. Portions of the low-lying riverfront land, which are flood liable, will be dedicated for public access and will be developed for passive recreation and interpretation.

Johnson Property Group has worked closely with all relevant statutory authorities and has funded the scientific investigations related to the heritage significance of the subject land. While they recognise the need for the two zones over portions of the subject land and will formulate the necessary conservation management frameworks for it, they seek resolution of the rezoning and LEP listing processes that will facilitate the future development of the remaining sections of the subject land.

9.6 Long Term Ownership Options

Consultation with representatives of both Department of Environment and Conservation and the NSW Heritage Office examined options for the long term ownership of the land within the proposed Conservation Zone and within the proposed Open Space Conservation Zone. The objective of these consultations was to identify an appropriate ownership and management framework that ensured the long term conservation of the heritage resources. Options for both private and public ownership were canvassed, as well as issues regarding the number of ownership parcels that might be appropriate for the land within the Conservation Zone.

It should be noted that the land contained within the Open Space Conservation Zone along the river, will be held in some form of public or community title, subject to negotiations with Hawkesbury Council. The examination of options is therefore concentrated on the high ground area that is nominated for the Conservation Zone.

Issues to be taken into account

Any examination of the options for ownership of the Conservation Zone must take into account the following factors:

- The land was utilised by the Indigenous inhabitants of the region, but not in an exclusive manner. Traditional use of the entire elevated terrace above the river valley has been demonstrated by a number of studies. Recent consultation with representatives of the Land Councils has identified a strong association with the land and its Aboriginal Archaeological resources. Periodic physical access to the land by Indigenous people, if requested, will need to be negotiated with any future land owners.
- The land has never been accessible to the general public since it was first alienated. Its identity in the public mind has always been of privately held pastoral or agricultural land, viewed from outside the land.
- Public access to the archaeological resources will only be by means of interpretation programs. The actual resources will be held undisturbed in the substrata. There is no requirement for the public to access the land with regard to the archaeological resources.
- The important issue for public awareness of the cultural landscape heritage is an ability for public access to a ridge-top viewing area, as an extension of the Open Space Conservation Zone, near the north eastern edge of Lot 12, as well as to the lower ground along the river. Future public access to this area can be arranged either along the alignment of Hawkesbury Street or from the river's edge area.
- The whole of the land has never been held in European public ownership. Even in Bligh's time it was held and managed as a private enterprise.
- The land is currently held in separate ownership of the two lots that include the proposed Conservation Zone by Mr Phillip Cleary and Mrs Coral Cleary.
- There is a recently erected house within Lot 12 that is the family home of Phillip Cleary. Mr Cleary has every right to maintain a privately owned parcel of land around his house.
- Mrs Coral Cleary also has long held ambitions to develop a private residence within Lot 11, preferably on or near the edge of the northern ridge. The detailed design of any such house would need to take considerable care not to disturb any archaeological resource.
- Since the 1790s the land has always been used for pastoral or agricultural activity. Since the late 20th century these uses have become marginalised and essentially

uneconomic. If the land were to remain within large ownership parcels there is likely to be long term pressures to find a new form of economic use such as a new agricultural use. Such land uses may come into conflict with the long term survival of the archaeological resource if deep contour agricultural practices are introduced.

- The land parcels of the portions of the proposed Conservation Zone within Lots 11 and 12 are very large and will require considerable financial resources to manage and sustain them. These resources may be beyond the long term capacity of individual owners, if the land was continued to be held in a small number of private titles.
- Land and buildings in public ownership are often subjected to intense political or financial pressure for them to contribute financially to their maintenance and on-going use. Public ownership is no longer a guarantee of long term sustainability or continuity of support from the relevant ownership organisation. In recent decades, public assets have often been under more intense pressure for rationalisation than privately held property assets.
- There is no guarantee that public ownership of any particular parcel of land will continue indefinitely.
- Publicly owned assets must compete within the ownership organisation for the allocation of resources to sustain long term maintenance and use. There are many examples of where such resources are not readily achieved and the properties have become neglected, are progressively subdivided for sale and development or are sold into private ownership.
- Public ownership has only a general motivation to comply with the requirements of land management in order to protect the identified heritage resources. Public land management can be subject to changes at the political and bureaucratic or organisational level that are often the result of broader trends in society or the economy.
- Private ownership, if it is tied to adjoining residential occupation, has a strong in-built motivational framework to ensure that the land is managed in a manner that complements the aesthetic values of the precinct and therefore the property values related to those values.
- Private ownership of the land, if not tied to an adjoining residential occupation, may not have the same motivational framework for long term maintenance and is likely to be used and managed in directions that are not compatible with the residential amenity. The land is also available to be traded independently of the adjoining land occupation.
- The land has a history of use that generated surface structures such as buildings, sheds, fences and other forms of enclosures, roads and tracks and active intervention by ploughing. The land was not characterised by open, uninterrupted pasture. New forms of subdivision, by way of suitably designed fences are an appropriate continuation of its traditional character. Most if not all of these structures were highly visible on the landscape, especially from Hall Street and across the river valley.
- There are no fundamental differences between the obligations of public or private owners in the operational or management requirements with regard to the protection or disturbance of the archaeological resources.
- There are no fundamental differences between the obligations of public or private owners in their responses to the management requirements of the cultural landscape that are contained in the conservation policies of this CMS.

Options for Private Ownership

Several options have been examined for private ownership. In each of these options, it is assumed that the land to the south of the proposed Conservation Zone will be subdivided and developed for private housing of a similar nature to that already approved for the broader north Pitt Town area.

- Retention of the two separate components of the Conservation Area within Lots 11 and 12 as large individual parcels of land that include the existing dwelling on Lot 12 and the potential new dwelling on Lot 11.
- Single ownership of the combined residual area of Lots 11 and 12 within the Conservation Zone, after the excision of land around Mr Cleary's existing house and any land around a future house owned by Mrs Cleary. This model could embrace either independent private ownership or some form of Community Title ownership over the land.
- Separate ownership of the residual land from each of Lots 11 and 12, within the Conservation Area, as above. Either independent private ownership or community title ownership is possible. Separate Community Title ownership of the two parcels may be uneconomic to achieve in relation to the number of adjoining lots that are related to it.
- Subdivision of the residual land into a small number of parcels, each of which is integral with selected examples of the new residential lots that are located to the south of the proposed Conservation Zone.
- Subdivision of the residual land into a larger number of parcels, each of which is integral with the adjoining new residential lots to the south of the proposed Conservation Zone.

The essential principles that should guide any adoption of private ownership of the subject land within the proposed Conservation Zone are:

- The land should remain as integral legal components of the adjoining residential land to ensure that its cultural landscape character is managed to the benefit of the adjoining land owners. Only in this way will there be a direct and continuing motivation for high quality landscape character management.
- The land must have a sustainable economic framework to ensure continuity of high quality landscape character management. This means either some form of Community Title or private ownership of subdivided land that is of a sustainable size for private management.

Options for Public Ownership

Several options have been examined for public land ownership. Again the assumption is that the land to the south of the Conservation Zone is developed for private housing. Other than the land around the privately owned houses of Mr Phillip Cleary and Mrs Coral Cleary, it is assumed that the residual land within the Conservation Zone will be held in one combined parcel.

- Purchase, ownership and management by Hawkesbury City Council.
- Purchase, ownership and management by a NSW State Agency such as Historic Houses Trust or the NSW Department of Planning, in recognition of its cultural heritage significance and links to Gov Bligh.

It is unrealistic to expect the Commonwealth Government to be interested in the purchase of the land.

Conclusion

There are fundamental benefits for the majority of the proposed Conservation Zone to reside in private ownership and management. These relate to the importance of a direct motivational framework over the cultural landscape and a guarantee of the long-term continuity of that framework within the adjoining land owners. Such guarantees cannot be relied upon if the land were to be sold into public ownership.

Suitable legal and statutory obligations can be formulated and included in any development scenario for Lots 11 and 12 that will ensure the protection of the heritage resources and characteristics of the cultural landscape associated with Bligh's Farm and its connections to the Hawkesbury River valley.

9.7 Statutory Planning Implications

Draft LEP Amendment No 145 for the overall residential development at North Pitt Town, deliberately deferred coverage of Lots 11, 12, 14 and 15. This area was deferred by Hawkesbury City Council, on the basis of advice received from the NSW Heritage Office, when they approved the draft LEP Amendment in September 2004. The advice was contained in a letter from the Heritage Office to Council, dated 11 August 2004. It was deferred to allow time to develop an understanding of the heritage significance of the subject land as an archaeological site and an historic cultural landscape. It was anticipated at the time that future development potential would be governed by the results of that assessment.

It is anticipated that the preparation of this Conservation Management Strategy will enable both Hawkesbury City Council and the NSW Heritage Office to fully understand the heritage significance of the subject land, to endorse the proposed Conservation Zone or Zones and to support the proposed heritage management provision recommended for the land. This will facilitate the lifting of the deferral over the subject land and the orderly preparation and gazettal of relevant amendments to the Hawkesbury LEP.

10.0 Conservation Policies

The key Conservation Policies that arise from this Conservation Management Strategy are as follows:

10.1 NSW State Heritage Register Nomination

Conservation management of Lots 11, 12, 14 and 15 of the land north of Hall Street, Pitt Town, NSW shall recognise that the overall area can be divided into four portions, each with differing heritage values:

- The high ground along the northern portion of Lots 11 and 12 has a confluence of Aboriginal, Historical Archaeological and Historic Cultural Landscape values of State Significance. This area has been identified within a proposed Conservation Zone.
- The low-lying river flats land to the north of the proposed Conservation Zone, on Lots 11 and 12, is important for its surviving open landscaped character, but it has no Aboriginal or Historical Archaeological values and relatively limited Historic Cultural Landscape values. It may also have Aboriginal Associational values. This area has been identified within a proposed Open Space Conservation Zone that is contiguous with the proposed Conservation Zone.
- The open ground in the southern portions of Lots 11 and 12 has very limited Aboriginal or Historical Archaeological value and only limited Historic Cultural Landscape value. It does not need to be contained within the proposed Conservation Zone.
- Land within Lots 14 and 15 has no defined heritage values that warrant special heritage management.

Each of these components of Lots 11 and 12, and all of Lots 14 and 15 should be managed and developed in accordance with their recognised values.

- Land within the proposed Conservation Zone and its contiguous Open Space Conservation Zone should be nominated to the NSW Heritage Council for inclusion in the NSW State Heritage Register.
- The residual land within Lots 11 and 12, to the south of the proposed Conservation Zone, does not warrant special heritage management or inclusion on any heritage register.
- Land within Lots 14 and 15 does not warrant special heritage management or inclusion on any heritage register.

10.2 Hawkesbury LEP Heritage List Nomination

In recognition of the local significance of the subject land, the same area as is nominated for the NSW State Heritage Register should also be nominated to Hawkesbury City Council for inclusion as a Heritage Item on the Hawkesbury Local Environmental Plan.

There is no requirement for land outside the proposed Conservation and Open Space Zones to be included in the Hawkesbury LEP.

10.3 Creation of a Conservation Zone on Lots 11 and 12

The high ground along the northern portion of Lots 11 and 12, which has a confluence of Aboriginal, Historical Archaeological and Historic Cultural Landscape values that are of State Significance should be managed by the creation of a Conservation Zone, as recommended within the Test Results reports for the initial archaeological investigations of both Aboriginal and Historical Archaeology.

The land behind the edge of the northern ridge that is contained within the Conservation Zone is of sufficient scale and layout to provide a protective visual buffer to the Outlook over the river valley from the north eastern corner of Lot 12 that is the primary aspect of the Historic Cultural Landscape.

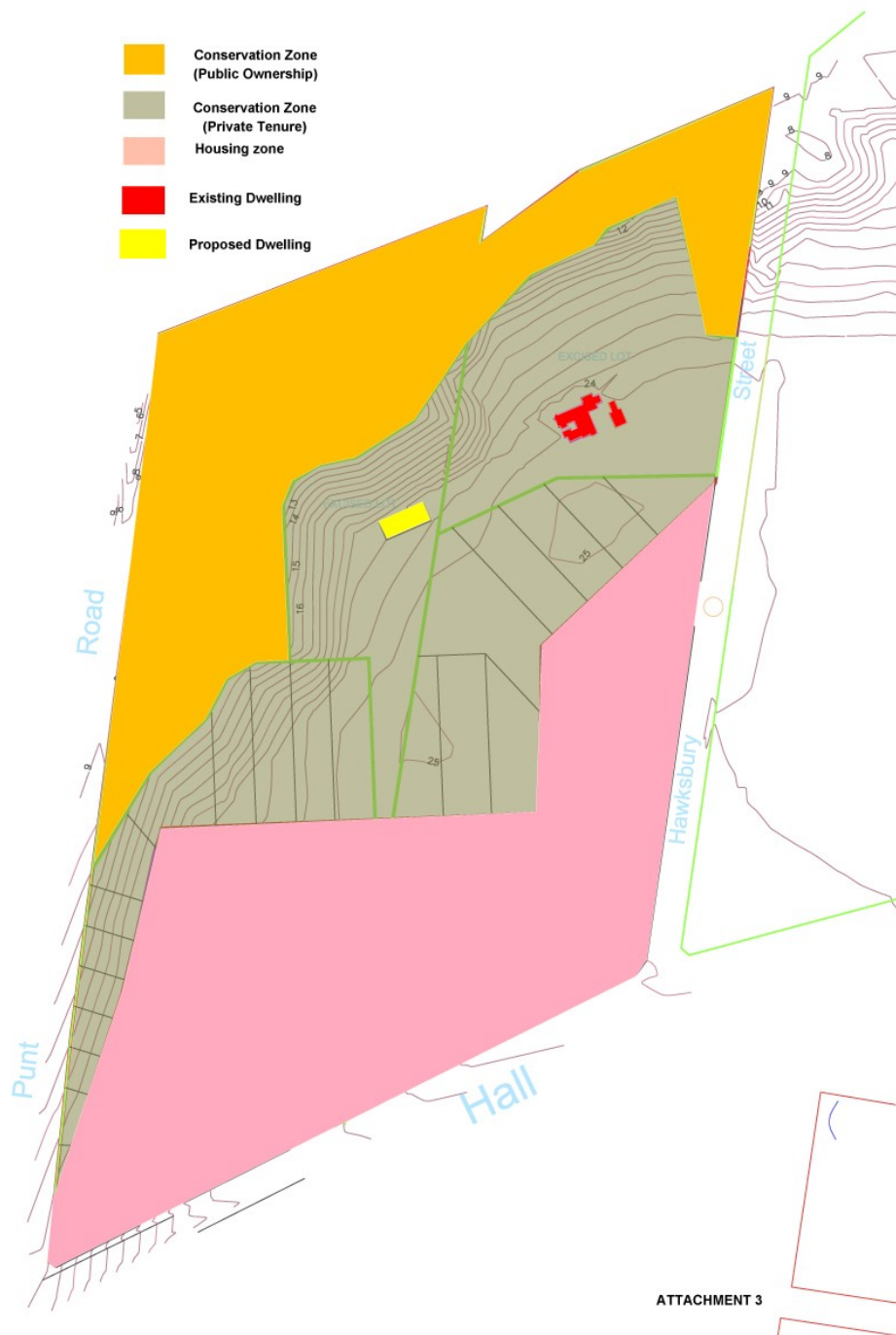
The profile of the proposed Conservation Zone is illustrated overleaf.

10.4 Creation of an Open Space Conservation Zone on Lots 11 and 12

The low-lying land riverfront land to the north of the proposed Conservation Zone, on Lots 11 and 12, which is important for its surviving open landscaped character, should be managed by the creation of an Open Space Conservation Zone that is contiguous with the northern boundary of the proposed Conservation Zone and which extends to the river edge across the entire frontage of Lots 11 and 12. It will extend south along the Punt Road frontage of Lot 11 and be contiguous with the proposed Conservation Zone in that location.

The proposed Open Space Conservation Zone will also protect the rural foreground of the Outlook over the river valley from the north eastern corner of Lot 12 that is the primary aspect of the Historic Cultural Landscape.

The profile of the proposed Open Space Conservation Zone is illustrated overleaf



**Proposed Conservation Zone (Green) and Open Space Conservation Zone (Orange)
to protect the Blighton Heritage Resources**

10.5 Protection of Aboriginal Archaeological Relics

Known or potential Aboriginal Archaeological relics, particularly those within the proposed Conservation Zone, shall generally be left undisturbed.

The installation of any underground services or other works within the Conservation Zone should be avoided. If any is required, consent under the relevant legislation must first be obtained from the NSW Department of Environment and Conservation.

Development of land beyond the proposed Conservation Zone, where previous investigations have indicated the likely presence of Aboriginal relics, and which is likely to disturb or destroy those relics, shall proceed only with consent under the relevant legislation.

10.6 Protection of Historical Archaeological Relics

Known or potential Historical Archaeological relics, particularly those associated with the Bligh period of occupation, within the proposed Conservation Zone shall generally be left undisturbed.

The installation of any underground services or other works within the Conservation Zone shall be avoided. If any excavation is required, consent under the relevant legislation must first be obtained from the NSW Heritage Council.

Development of land beyond the proposed Conservation Zone, where previous investigations have indicated the likely presence of Historical archaeological relics, and which is likely to disturb or destroy those relics, shall proceed only with consent under the relevant legislation.

10.7 Guidelines for land within the Conservation Zone

Development Guidelines within the proposed Conservation Zone should include:

- Private ownership of the land within the proposed Conservation Zone is permissible.
- Subdivision of the proposed Conservation Zone into long narrow lots, which extend into the adjoining residential land to the south is permissible.
- Subdivision into lots shall be guided by the preparation of a Master Plan that may extend across all of the subject land and include Lots 13, 15, 16, 17 and 18.
- The physical delineation between lots within the Conservation Zone shall be limited to the installation of rural style three strand wire fences, with timber posts and metal star pickets. Fences across or within lots along the southern boundary of the Conservation Zone shall be of a similar nature. Solid walls or screens, of any height are not permitted.
- No new above ground structures, whether permanent, temporary or transitory, of any kind shall be permitted on any land within the Conservation Zone. No rubbish should be allowed to be deposited or accumulate there.
- No new below ground structures such as swimming pools, service installations and the like shall be permitted within the Conservation Zone.
- Surface paving of any type, within the Conservation Zone, shall be restricted to simple access pathways. No vehicle accommodation, movement or parking areas shall be permitted. Vertical tracks up the slopes should be avoided; instead, winding paths gently crossing the contours should be developed.

- The existing house located on Lot 12 may be retained and continue in private residential use. No additions or extensions to the above built envelope of the existing house shall be permitted. The eastern, southern and western sides of the house and its immediate surroundings shall be visually screened with close planted vegetation.
- The erection of a single storey house at the north eastern corner of the ridge-line on Lot 11 by the current land owner is permissible but shall be subject to careful design and siting to minimise any physical impact on the Aboriginal or Historical Archaeological resources.
- The visually open grassland nature of the Conservation Zone shall be retained and protected, without significant changes to the existing topography. Bright green lawns and swimming pools should be avoided. Hardy native grasses should be fostered. These can be controlled by slashing *after* seeding and/or by grazing a few animals (horses, cows, sheep, etc.)
- Planting of trees or other vegetation within the Conservation Zone shall be restricted to individual specimens or visually open groupings of endemic native vegetation (principally eucalypts, casuarinas and wattles) and then only as individual specimens or clumps of two or three. Trees that have a relatively clear trunk and high canopy are preferred over visually bulky specimens. The planting of visually dense hedges of any variety is not permitted. No ornamental trees and hedges (especially not of cypress) are permitted within the Zone.
- External lighting within the Conservation Zone shall be limited in extent to that required for public or private safety and shall be mounted no higher than 1500mm from natural ground level.

10.8 Guidelines for the proposed Open Space Conservation Zone

Development Guidelines within the proposed Open Space Zone should include:

- A portion of elevated land at the north eastern corner of Lot 12, being the high ground extension of the Open Space Conservation Zone, shall be reserved for public open space or common ownership with public pedestrian access, in recognition of its important outlook characteristics within the Historic Cultural Landscape. This area, which should be accessed from either the lower, riverside portion of the Open Space Conservation Zone or along the Hawkesbury Street alignment, shall be one of the primary locations for public interpretation media.
- The existing open landscaped nature of the low-lying land shall be retained and enhanced.
- There should be a public pathway loop through the Open Space Conservation Zone to link the high ground outlook at the northern end of Hawkesbury Street with the public parking area at the northern of Punt Road. This pathway should be located and designed to minimise privacy loss into the existing house on Lot 12 or any new houses located to the south of the Conservation Zone.
- The public pathway may extend into any open space along the river frontage that is developed on the adjoining lots to the east of Lot 12.
- Public interpretive media shall be sensitively located in key positions adjacent to any pathway network through the Open Space Conservation Zone.
- Planting of trees or other vegetation within the Open Space Conservation Zone shall be restricted to individual specimens or visually open groupings of endemic native vegetation (principally eucalypts, casuarinas and wattles) and then only as individual

specimens or clumps of two or three. Trees that have a relatively clear trunk and high canopy are preferred over visually bulky specimens. The planting of visually dense hedges of any variety is not permitted. No ornamental trees and hedges (especially not of cypress) are permitted within the Zone.

- Surface paving shall be restricted to a limited network of pathways, cycleways or some emergency access routes and to a limited area of public parking near the Punt Road frontage of the Zone. Any separate emergency vehicle access routes shall be unpaved and coordinated with the pedestrian track network to minimise visual intrusion. Vertical tracks up the slopes should be avoided; instead, winding paths gently crossing the contours should be developed.
- Above ground structures shall be limited to the provision of a single set of public amenities, which shall be sited and designed to minimise visual intrusion into the key outlooks and viewing cones from the higher ground within the Conservation Zone and in particular that area adjacent to the northern extension of Hawkesbury Street.
- External lighting within the Open Space Conservation Zone shall be limited in extent to that required for public or private safety and shall be mounted no higher than 1500mm from natural ground level. If higher light sources are required for public safety, the design and location of any poles shall minimise visual disruption to the Historic Cultural Landscape

10.9 Implementation of the Conservation Zone Guidelines

The Conservation Zone guidelines will be implemented through a combination of the planning controls contained in the NSW Heritage Act and the Hawkesbury LEP, supported as appropriate by either Voluntary Conservation Agreements, covenants or Heritage Agreements over the individual land parcels.

Standard Voluntary Conservation Agreements or Heritage Agreements will be established between the relevant agencies and the principal developer of the land, prior to the sale of any individual subdivided lot. The relevant agreement will then be incorporated into the property documentation at the time of sale.

10.10 Amendments to Hawkesbury LEP

Subject to its acceptance of this Conservation Management Strategy, the NSW Heritage Office should lift its requirement for the deferral of Lots 11, 12, 14 and 15 from the proposed amendments to the Hawkesbury LEP and support the making of appropriate amendments that reflect the recommendations of this CMS.

Subject to the advice of the NSW Heritage Office, Hawkesbury City Council should progress with amendments to the Hawkesbury LEP over Lots 11, 12, 14 and 15 that reflect the recommendations of this CMS. The land within the proposed Conservation Zone and Open Space Conservation Zones should be listed as a single Heritage Item in the LEP.

Subject to the advice of both the NSW Heritage Office and Hawkesbury City Council, NSW Planning should progress with amendments to the Hawkesbury LEP over Lots 11, 12, 14 and 15 that reflect the recommendations of this CMS.

10.11 Future Development of the Remainder of Lots 11 and 12

Development of the remainder of the subject land within Lots 11 and 12 shall be permitted in accordance with a revised version of the original Pitt Town Master Plan.

There shall be no heritage or Historic Cultural Landscape restrictions relevant to the future development of the remainder of Lots 11 and 12.

Single and two storey dwelling houses shall be permitted. External materials and colours should exclude those that are reflective and which contrast sharply against the rural landscape

10.12 Future Development of Lots 14 and 15

Development of the subject land within Lots 14 and 15 shall be permitted in accordance with a revised version of the original Pitt Town Master Plan.

There shall be no heritage or Historic Cultural Landscape restrictions relevant to the future development of Lots 14 and 15, with the possible exception of the retention of the visually significant stand of wind break trees along the alignment of Hawkesbury Street.

Single and two storey dwelling houses shall be permitted.

10.13 Future Development of Lots 13, 16, 17 and 18

Development of Lots 13, 16, 17 and 18, which are outside the subject land, shall be permitted in accordance with a revised version of the original Pitt Town Master Plan.

There shall be no heritage or Historic Cultural Landscape restrictions relevant to the future development of Lots 13, 16, 17 and 18, with the possible exception of the retention of the visually significant stands of wind break trees along Hawkesbury Street alignment.

10.14 Heritage Interpretation

An Interpretation Plan shall be prepared and implemented that communicates the complementary and overlapping Aboriginal and Historic heritage values of the subject land to the public and to those who will live in close proximity to the land.

Public Interpretation and understanding of the heritage values of the subject landscape shall be facilitated by the following actions:

- The reservation of a portion of elevated land at the north eastern corner of Lot 12 within a high ground extension of the proposed Open Space Conservation Zone, for public open space or common ownership with public pedestrian access, in recognition of its important outlook characteristics within the Historic Cultural Landscape. This area shall provide the primary opportunity for outlook out over the river valley. It shall also be one of the primary locations for public interpretation media.
- Physical public access to the bulk of the Conservation Zone is not required as part of the interpretation of Historic Heritage significance of the site. Views over the land will be available from selected publicly accessible roads and pathways around the edges of the Conservation Zone and from the Wilberforce side of the river valley.

- Public access through and across the riverside Open Space Conservation Zone is a desirable aspect of the interpretation program.
- The retention of the open grassland character of the Conservation Zone on the high ground and its adjoining low-lying riverside open space.
- The provision of a limited public pathway network across the open space linking the elevated viewing area with the public facilities near the northern end of Punt Road.
- The provision of interpretative media within the public passive recreation area along the river frontage.
- The preparation and communication of other interpretive media as determined by the Interpretation Plan.
- The provision of public access to the identified portions of the subject land shall take into account the need for public safety and the preservation of the reasonable privacy of occupiers of land in the vicinity of the Conservation and Open Space Conservation Zones.

10.15 Exemptions under the NSW Heritage Act

These shall be limited to actions contained within the standard exemption provisions of the Act and those contained within the above conservation policies.

10.16 Review of this Conservation Management Strategy

This document should be reviewed at intervals of no more than ten years.

10.17 Implementation of the CMS

In addition to the recommended actions regarding the making of amendments to the Hawkesbury LEP, and the undertaking of any statutory responses regarding the management of Aboriginal or Historical Archaeological relics, the implementation of this CMS should be guided by the preparation of appropriate Heritage Impact Assessment (HIA) reports.

HIA reports should accompany the preparation of revised Master Plan(s) for the development of the land within Lots 11 and 12 to the south of the Conservation Zone, and to the development of public facilities within the Open Space Conservation Zone.

HIAs are not required for any individual residential developments outside the Conservation Zone and the Open Space Conservation Zone that are in accordance with the future approved Master Plan(s) and the provisions of the amended Hawkesbury LEP.