Submission content: Thank you for the opportunity to comment on the Draft Western City District Plan. Who we are Mulgoa Progress Association (MPA) has represented the community of Mulgoa since 1920. Over the years, MPA has made representations to government for items such as street lighting, town water, electricity and kerb and guttering and a park. More recently MPA has fought unsympathetic subdivisions and a large cemetery proposed by Rookwood General Cemeteries Trust on Fernhill Estate. Mulgoa Valley Landcare Inc was established in 1995 to restore the vegetation corridor along Mulgoa Creek. This conservation corridor provides a vital link between areas of remnant native vegetation on both public and private property and provides habitat for wildlife and connectivity to support their movement. What we want and why. MPA and Mulgoa Landcare representing the Mulgoa community, want to conserve the rural nature of the Mulgoa Valley, its cultural heritage, vegetation and landscape values, for future generations through the creation of a government recognised Mulgoa Conservation Area. Fernhill is iconic, giving a sense of place and identity to Mulgoa. But the Mulgoa Valley precinct is bigger than
Fernhill and its heritage significance lies in the surviving sites, colonial buildings, gardens and pastoral landscapes developed by the Cox family from the early 1800s. These features provide some of the best remaining physical evidence in NSW of the manner in which the country was settled and the impact that this had on the landscape. Four significant colonial Cox family buildings survive to the present day in close proximity: Glenmore, Fernhill, The Cottage and St. Thomas’ Anglican Church. Additionally in the Valley is the 5th Cox property Winbourne and the historic houses Glenleigh and Fairlight. Mulgoa Valley is also important for its critically endangered Cumberland Plain woodland and scenic and landscape values: eg the Blue Mountains National Park around the Rock and Riley’s Mountain lookouts, Mulgoa Nature Reserve. More recently the areas known as Wallaroo and Cox Curtilage have been secured as part of the Cumberland Land Conservancy and some areas of Cumberland Plain woodland on private properties in the Mulgoa Valley have been biobanked. The pressure to further develop the Cumberland Plain for urban, commercial and industrial uses, places increasing emphasis on the need to protect and rehabilitate the remaining Cumberland Plain vegetation in western Sydney. FOR FURTHER INFORMATION ON THE IMPORTANCE OF THE MULGOA VALLEY FOR ENVIRONMENTAL AND NATURAL RESOURCE CONSERVATION AND FOR ITS HERITAGE AND HISTORICAL SIGNIFICANCE, PLEASE SEE THE ATTACHED BACKGROUND PAPER. Sydney Regional Environmental Plan 13 and then Penrith Local Environment Plan 2010 quarantined (until recently) the Mulgoa Valley’s rural landscape and heritage items and their vistas, from unsympathetic development through the Penrith Development Control Plan 2014 E9 Mulgoa Valley. Despite a number of theoretically sound provisions and guidelines in the Control Plan, the landscape is changing rapidly as suburbia encroaches. The visual character of the Mulgoa Valley cannot afford to have further development or planning mistakes. We must avoid a “death by a thousand cuts” for the Mulgoa Valley, of small mistakes in development that would have a disastrous cumulative
effect over time. There is an urgent need to conserve the rural nature of the Mulgoa Valley for future generations before it is too late! How it can be achieved through Draft Western City District Plan

The draft Western City District Plan cites the “scenic landscape” and the “outstanding cultural heritage value” of the Mulgoa Valley. But the Plan must have the vision to address how these landscape and heritage values can be maintained for future generations in western Sydney. Our suggestions are either: 1. Declaration of Mulgoa Valley as a State Significant Precinct, as it fulfils two of the criteria (http://www.planning.nsw.gov.au/~media/Files/DPE/Guidelines/state-significant-precincts-guideline--2016-03.ashx) namely • of State or regional importance for environmental or natural resource conservation • of State or regional importance for heritage or historical significance or 2. Proclamation of the Mulgoa Valley as a Conservation Area by the Office of Environment and Heritage. Both would require a state government endorsed conservation management plan (CMP) for the Mulgoa Valley based on the Australian ICOMOS Charter for the Conservation of Cultural Significance (The Burra Charter[1]). A CMP would provide: • a statement of the Mulgoa Valley’s cultural heritage and environmental significance to Western Sydney as the principal basis for future planning and heritage management. • policies to ensure the long term conservation of the significant environmental and heritage fabric of the Mulgoa Valley and the retention of its cultural significance. It could identify future compatible and appropriate uses. The aims of the CMP would be: • Conservation of the landscape character and visual catchment that defines the Mulgoa Valley • To conserve heritage authenticity for future generations • Guidelines to conserve extant structures, manage change to fabric, treatment of extant fabric, minor alterations, and adaptive reuse options; • To protect and rehabilitate the remaining pockets of critically endangered Cumberland Plain vegetation in the Mulgoa Valley that remain on private properties • Manage environmental systems to ensure the health and integrity of the cultural and natural landscape. • Improve water quality and aquatic diversity in Mulgoa Creek • Recognition of
pre-and post-contact Aboriginal heritage, and identification and protection of important Aboriginal sites within the Mulgoa Valley. • Identification of low impact tourism developments eg Develop user focused brochures to interpret the Mulgoa Valley and its environs to enable a better appreciation of its heritage and environmental value and enhance the tourist experience; walking paths to use the Mulgoa Valley’s exceptional features, key points of interest and views eg Rock lookout, Mulgoa Nature Reserve. A series of recommendations for the future treatment of Mulgoa Valley: 1. Appropriate curtilages to heritage items be defined to prevent inappropriate development and subdivision; (Conservation requires the retention of an appropriate visual setting that contributes to the cultural significance of the place). 2. Significant landscape features be protected from development and visual degradation. 3. Location of subdivisions outside areas of environmental and heritage significance and prevention of ad hoc subdivision. 4. Design guidelines be strengthened for development within the valley. 5. Any upgrading of historic Mulgoa and St Thomas roads to improve road safety should respect the heritage values of those roads. We recognise that a CMP for the Mulgoa Valley, once developed, would need to be submitted to, endorsed and formally adopted by various local and state government instrumentalities eg the National Parks & Wildlife Services, Penrith City Council, State Government and Heritage Council. The Greater Sydney Commission has the unique opportunity to formally recognise and endorse Mulgoa Valley as an area of significance to the people of NSW and to provide a vision and plan to protect its unique cultural and landscape heritage for future generations. Mulgoa Progress Association and Mulgoa Landcare would welcome community participation in the forward planning and management of the Mulgoa Valley and seek a meeting (preferably on site) to discuss our submission further.

Number of attachments: 1
Background on why it is important to preserve the cultural heritage and landscape of the Mulgoa Valley

Below is a precis of the heritage sites, buildings and landscapes, scenery and endangered vegetation which we believe makes the Mulgoa Valley unique and worthy of the Greater Sydney Commission taking steps to preserve it from unsympathetic development, while developing its tourist potential.

Mulgoa Valley

The commitment by a previous Labor Government to the heritage of this area, and its value, was confirmed when Premier Bob Carr wrote in the foreword in the Sydney Regional Environmental Plan 13:

"Mulgoa Valley, a picturesque, rural landscape containing many important heritage buildings and areas of natural bushland is recognised as an area of significance in New South Wales. Development should not be allowed to significantly change the character of Mulgoa Valley nor threaten its ecological and heritage resources. The Valley can play an important role in conservation, tourism and recreation in Western Sydney."

As the Penrith Development Control Plan 2014 E9 Mulgoa Valley states:

"The Mulgoa Valley Precinct has played an important role in the history of the State’s development. From 1810, the Valley was a key area of European settlement and it became closely linked to the activities of the wealthy Cox family and other prominent figures of the colony. The Precinct’s heritage significance lies in the surviving sites, buildings, gardens and pastoral landscapes developed by the Cox family. These features provide some of the best remaining physical evidence in NSW of the manner in which the country was settled and the impact that this had on the landscape. Penrith City Council seeks to protect the Valley’s heritage items and their vistas from any unsympathetic development”.

Area included within the Mulgoa Valley Precinct

From Penrith Development Control Plan 2014 E9 Mulgoa Valley:

The Mulgoa Valley Precinct includes land in the Mulgoa Valley and parts of Wallacia. It is bounded on the west by the Nepean River and Blue Mountains National Park, on the south by the village of Wallacia (and includes the village), on the east by Luddenham and on the north by Glenmore Park and Regentville.

The Precinct is characterised by its predominantly rural landscape comprising creek flats, undulating agricultural land, wooded hills and escarpment, and large estate gardens. The backdrop of the Nepean River and Greater Blue Mountains World Heritage Area contributes to this landscape. The Precinct includes the villages of Mulgoa and Wallacia, which also have important cultural and natural heritage qualities.

The Mulgoa Valley Precinct plays an important role in providing:

- A nature and heritage conservation area on the fringe of the Sydney metropolitan area;
- A rural, recreation and tourism centre for Penrith and suburbs in the surrounding region;
• An area of limited rural living opportunities in sympathy with its landscape and heritage values; and
• A landscape buffer between the Blue Mountains National Park and the suburbs of Western Sydney.
Cultural Landscape

The Mulgoa Valley was an important pastoral and agricultural area to the developing colony of Sydney and became known as one of NSW’s richest farming districts. Grants of land in the valley were made to the Cox family from 1809 and were developed for vineyards, orcharding and pastoral uses. Members of the family built five significant colonial buildings and all except Winbourne survive to the present day: Glenmore, Fernhill, The Cottage and St. Thomas’ Anglican Church.

The National Trust listing (1976) of three of the Cox buildings at Mulgoa (The Cottage, St Thomas Church and Fernhill) states: “A group of three individual classified buildings … retaining the original visual relationship to each other and demonstrating the ambitions and changes in wealth and status of an important early colonial family from c.1810 through the prosperity of the 1830’s and the financial crises of the early 1840’s. It consists of their first house – a small gabled, weatherboard, verandahless box built beside the watercourse by William Cox c.?1811, transformed as they expanded into a long, low, hipped-roof bungalow (?c.1820); “their church”, on land given by them ….an important example in the progression of the gothic revival in the colony, and their later, grand stone Greek revival house built by William’s youngest son, Edward, and unfinished due to the crash of 1842.

In addition the landscape between the church and “The Cottage” and “Fernhill” is exceptionally important. It has remained practically unaltered since Colonel Mundy described it in 1852”.

Aesthetically it is perhaps the finest rural landscape surviving in the Sydney Basin, and historically it is believed to be unique as a designed colonial landscape influenced by the English Landscape Movement, but respecting, incorporating and utilising elements of the native Cumberland Plains landscape, specifically the artful “clumping” of existing indigenous Angophoras. This landscape is a unique piece of evidence of a very rare attitude in the mid-nineteenth century towards the natural environment. It is identified on the Scenic and Landscape Values Map Sheet SLV_007 of the Penrith Local Environment Plan 2010

The Precinct’s heritage significance lies in the surviving sites, buildings, gardens and pastoral landscapes developed by the Cox family. These features provide some of the best remaining physical evidence in NSW of the manner in which the country was settled and the impact that this had on the landscape.
Cox's Cottage

The Cottage (Mulgoa Cottage, Fernhill) is listed as an item of state significance on the State Heritage Register of NSW and it is a local heritage item within Penrith LEP 2010. Cox's Cottage was built in c1810 by William Cox, best known for supervising the construction of the first road over the Blue Mountains. The Cottage was extended in c1820 and today it retains this early form: a hipped roof, single storey verandahed cottage – the classic Australian colonial bungalow. Its walls are brick-nogged and covered externally with weatherboards, while the original shingled roof was replaced with zinc-coated flat-iron roofing tiles c1850.

The Cottage was the nucleus of the early Mulgoa Settlement. It was lived in successively by Henry, George and Edward Cox upon their respective marriages and was also the site of religious gatherings before the construction of St Thomas Church.
Described as the oldest weatherboard house in New South Wales and the oldest house in private occupation in Australia. It is also one of the last remaining Sydney farmhouses of the period still in its original setting.

In 2010 the NSW Minister for Planning, approved an extension to the State heritage listing boundary around the 200-year-old Cox Cottage, to include a 10 hectare parcel of farmland and vegetation along Mulgoa Creek and to protect the peaceful green views and original colonial landscape of the cottage, along with remnants of the cottage’s first vineyard.

Fernhill


Fernhill is listed as an item of state significance on the State Heritage Register of NSW and it is a local heritage item within Penrith LEP 2010. “The estate is primarily significant for its landscape which is a rare Australian example of the English landscape school’s practice of modifying the natural landscape to create a romanticised natural appearance embellished by a richness of cultural features: for the house which is a fine example of Greek Revival architecture, exceptionally well crafted; and the setting of the estate within the Mulgoa Valley with its modified landscape distinguished by historic colonial era homesteads and the Anglican Church (St. Thomas’, Mulgoa)” (State Heritage Register, http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045436).

“The Fernhill estate comprises an extensive area of modified and natural landscape which provides the setting for a house completed c.1845 for Edward Cox. The significance of Fernhill is in its built heritage, its picturesque landscape setting and the remaining views and vistas, mostly within the estate, but also to a limited extent beyond the estate. It has components of natural, cultural and archaeological heritage and historical associations with the Cox family and other noted individuals” (Fernhill Conservation Management Plan July 2014 Endorsement Edition 3. Paul Davies Pty Ltd Architects Heritage Consultants).

Fernhill Landscape

The Fernhill landscape, designed about 1840, is of the greatest heritage significance as the citation for its listing on the State Heritage Register (attached page and at http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045436) makes clear. Aesthetically it is perhaps the finest rural landscape surviving in the Sydney Basin, and historically it is believed to be unique as a designed colonial landscape – influenced by the English Landscape Movement, but respecting, incorporating and utilising elements of the native Cumberland Plains landscape, specifically the artful “clumping” of existing indigenous Angophoras (Broadbent 2017).

“Generally however, the central area of the site has little ability to accommodate new uses that require structures or significant landform modifications. Preferably the landscape should be maintained and recovered as an open landscape with opportunities taken to reduce some of the larger areas of planting to recover the parklike form. The exceptions in terms of new development may be discretely located loose boxes or similar small structures around the periphery of the area”.
The rural landscape remains from the days when Edward King Cox raised stud Shorthorn cattle and thoroughbred horses at Fernhill in the 1860s. His chief sires, Yattendon (son of Sir Hercules, whose skeleton is displayed in the Australian Museum) and Darebin, both won the Sydney Cup. Cox also imported stud mares from England and bred the Melbourne Cup winners, Chester and Grand Flaneur (sons of Yattendon)\(^1\). Yattendon is buried at The Cottage.

Glenmore

Glenmore estate is an integral part of a relatively intact rural landscape developed by the pioneering Cox family in the early years of the colony of New South Wales, and subsequently throughout the 19th century. The remnants of early exotic plantings include some of the finest specimens of their species in New South Wales.

The existing house and garden remnants at Glenmore are a substantial and rare surviving example of an early 19th century country residence, adapted for changing uses over time. It demonstrates the adaptive re-use (as a golf course) of a colonial building and grounds as a tourist attraction, as a result of its historical and aesthetic appeal.

St. Thomas Anglican Church

St. Thomas' is the only extant example of a reasonably intact, late 1830s Gothic Revival, rural Anglican parish church in New South Wales. The 10 acres on which St Thomas stands was given by Edward Cox. The foundation stone was laid by Miss Jane Jamieson daughter of Sir John Jamieson of Regentville in 1836. Its cemetery contains some important early monuments, dating from 1839 and the graves of members of prominent local families eg Edward King Cox of “Fernhill”, Nathaniel Norton of “Fairlight”.

The golden stone church, with attendant cemetery and gravestones, has a considerable aesthetic impact when glimpsed from Mulgoa Road (now St. Thomas’ Road). The picturesque graveyard of clustered headstones and notable classical sandstone monuments, predominantly of the Cox family, is on a sloping site alongside, bordered with eucalypt saplings, and complements the church admirably. It remains one of the most romantic rural church settings in New South Wales, and has significance both for its superb landscape value and its relative intactness.

The church site is of Aboriginal archaeological interest as a camping area overlooking the junction of the Mulgoa and Littlefields Creeks (Austral Archaeology report).

Unfortunately in 2009, the Land and Environment Court gave approval for a 360 pupil school on church land to the south of the church. This school will go ahead in 2018 and will decimate

Cumberland Plain woodland on the site, destroy the view from Fernhill to the church and irrevocably change the character of the Mulgoa Village.

**St Thomas Road**

**Penrith Heritage Inventory SHI No. 2260844 Study No. MV - 27**

St Thomas Road is part of the original alignment of Mulgoa Road, a road that was integral to the development of the Mulgoa Valley as one of New South Wales richest farming districts in the early nineteenth century. The original alignment of Mulgoa road around St Thomas’ Anglican Church, now known as St Thomas Road, is a significant part of the road having a strong historical relationship to St Thomas’ Anglican Church.

The road itself retains much of the colonial character, meandering around the hillside with views over rural land interspersed with regenerated patches of natural vegetation. Such landscapes combining a colonial church precinct, roadway, rural lands and natural vegetation without substantial intrusion of modern development are now rare in New South Wales.

Mulgoa Road provided a link to the Mulgoa Valley from the Western Road (now the Great Western Highway) at Penrith. St Thomas’ Church was a focal point on the road, sited on a hill circumscribed by the road. The main gates to the church open to St Thomas Road. A crossing at the north end of St Thomas Road, just before the present day junction with Mulgoa Road, was created by the driveways to Fernhill and to The Cottage, Mulgoa. The driveway to The Cottage, Mulgoa survives.

The current Mulgoa Road has been re-routed to the west of St Thomas’ Anglican Church. This happened after WWII and before 1955 and possibly related to the construction of Warragamba Dam when a more direct route was needed for construction vehicles.

**Fairlight Homestead and Barn**


One of the few remaining substantial Victorian houses within the Mulgoa Valley. It stands on land granted by Governor Macquarie to Nathaniel Norton in 1821. The present house and barn were built by Jarret in the late 1860’s and there are a number of trees that may have been part of his garden, such as the carob, kurrajong and turpentine. The line of Chinese elms forming the drive to the east of the house mark part of the original driveway.

**Glenleigh Estate**


Glenleigh, constructed: 1882-1884, is a very special home - with an unusual Scottish farmhouse vernacular external architecture and an ornate, lavish interior. Many myths surround this house, including that the owner James Ewan brought painters from Italy to decorate the interior with friezes, stencils and ceiling murals. More research suggests that the painting was done by Sydney firm Lyons, Cottier & Co. This company were very popular in the 1880s, but not many of their works have been preserved. Glenleigh is therefore very rare.
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Mulgoa Irrigation Scheme
The Mulgoa Irrigation Scheme however was promoted by George Chaffey (who developed the irrigation scheme at Wentworth near Mildura) and was duly authorised by the Mulgoa Irrigation Act, as passed in December 1890. The Act permitted the promoters to acquire land, erect plant, and use and distribute the waters of the Nepean River through pipes to a 4 million gallon earth storage reservoir (200m south of Roscrea gate). From here a 12 mile contour course was to run to South Creek and as far north as St. Marys and along this course were planned three more reservoirs from which the farms en route would have been irrigated. The Mulgoa Irrigation Co office was built (it later became the Police Station and is now the Settlers Restaurant). Two subdivisions were opened up: Township with lots of around ¼ acre and Sovereign Town with lots 100ft x 20ft which could be bought for a sovereign! Work on the Scheme ceased with the depression of 1893. The storage reservoir and parts of the canal remain today.

Aboriginal Cultural Heritage
The Aboriginal people of Mulgoa were known as the Mulgoa or Mulgoey or Mulgowi clan of the Darug people. The Darug people were a large language group occupying the Cumberland Plain
The neighbours of the Darug to the south-west, the Gandangara (or Gundungurrra), another language group, occupied the mountains and Burragalang Valley. The latter group was sometimes called the ‘Mountain Tribe’ in early accounts of European life in the Mulgoa Valley, and were distinguished from the ‘local’ or Mulgoa group.

The Gandangara apparently were active in the Mulgoa Valley at times, in the early 1800s. This may reflect a traditional pattern of interaction with the Mulgoa clan of the Darug, or it may be a result of disturbances brought by European invasion of their traditional lands. The Europeans characterised the Gandangara as ‘wild’, and there are records of violent conflict between Europeans and the Gandangara eg The Sydney Gazette of 31 August 1816 reported the killing of a shepherd and 200 of his sheep driven over a precipice on the Nepean River south-west of Mulgoa.

The Mulgoa Tribe provided labour on Cox’s estates and in 1826 the Sydney Gazette of 23rd December reported the tribe reaped >30 acres of wheat to a high standard of performance.

In 1814, two Aboriginal men, Colebee from the Darug Tribe and the Boorooerongal Clan and Joe from the Mulgoa Clan acted as guides for William Cox who had assembled a team of thirty convicts and eight guards to build a road across the Blue Mountains.

Kohen (…) identified several loose fragments of Aboriginal artifacts on exposed areas of shale on Winbourne and three major Aboriginal archaeological sites: axe-grinding grooves, a permanent camp site and a residential shelter. A limited survey in Mulgoa Park in 1980’s revealed two clusters of artefacts. Aboriginal axe heads, flakes (from stone artifact manufacture) or small flints (typical of the ‘small blade’ style of artifact) have been found at a site along Mulgoa Creek and axe heads on the track between the Rock and Riley’s Mountain lookouts in Blue Mts National Park. St Thomas Church grounds are also recognised as an aboriginal camp site and there are four known Aboriginal sites in Mulgoa Nature Reserve.

A thorough survey of Aboriginal archaeology in the Mulgoa Valley is long overdue and needs to be inclusive of the Darug people. The identification and management of Aboriginal cultural sites should be an important part of the Western City District Plan. These sites provide a valuable and significant record of Aboriginal occupation, and a continuing cultural connection with the land. Significant sites, such as grinding grooves must be protected and managed.

The Church Missionary Society Home for Half-Castes at Mulgoa was established in 1942. It housed Aboriginal children who had been evacuated under military orders by the Commonwealth Department of Native Affairs. The children at Mulgoa had been evacuated from Croker Island and Groote Eylandt (Emerald River), as well as from Queensland, South Australia and far western New South Wales. They were aged 1 to 14 and some were accompanied by their mothers. The Church Missionary Society Home for Half-Castes closed around 1947.


Mulgoa Nature Reserve

The following is from http://www.environment.gov.au/node/19385 and the Mulgoa Nature Reserve Plan of Management:

Mulgoa Nature Reserve is of local, regional and national significance. Found within the reserve are significant native plant and animal associations that are characteristic of the Cumberland Plain as
well as rare geological formations that demonstrate the region’s geologic evolution, and archaeological remains that well document the nonindigenous settlement of the region from the early 1800s to the present. This rich combination of conservation values at a single location provides the community with excellent learning and research opportunities.

**Natural Values**
Mulgoa Nature Reserve was established to protect the remnant Cumberland Plain vegetation and the shale cliffs in the area.

Five major vegetation communities have been identified within the reserve:
- Shale Plains Woodland - part of the Cumberland Plain Woodland;
- Shale Hills Woodland - part of the Cumberland Plain Woodland;
- Alluvial Woodland - part of the Sydney Coastal River Flat Forest;
- Western Sydney Dry Rainforest; and
- Moist Shale Woodland.

Shale Plains Woodland and Sydney Coastal River Flat Forest are both classified as Endangered Ecological Communities under the *Threatened Species Conservation Act 1995*.

Sydney Coastal River Flat Forest is a community which is not conserved elsewhere in the Sydney metropolitan region, apart from a small area along Cattai Creek in Cattai National Park.

Western Sydney Dry Rainforest, although important in its own right, is also significant for containing the threatened species *Dillwynia tenuifolia*, a species found in the understorey of this woodland.

Fourteen plant species of regional significance have also been recorded in the reserve. In addition to many common terrestrial mammals and birds, the reserve contains five threatened bats, two threatened owls, an endangered land snail and a number of woodland birds that are in broad decline in New South Wales.

**Geological Significance**
The cliffs, up to 30 metres high, present along Mulgoa Creek on the western edge of the reserve, have geological significance as the only known example of Mulgoa Laminite (siltstone) Ashfield shale. They demonstrate the stratigraphic sequence of the Wianamatta group of sediments of the Sydney Basin.

**Aboriginal Heritage Values**
There are four known Aboriginal sites in Mulgoa Nature Reserve.

**Historic Values**
Located in the north-eastern corner of the reserve are the remains of the historic Regentville estate built by Sir John Jamison, an early settler and prominent figure of the early colony of NSW. The area contains the foundation-ruins of the house, remains of associated outer buildings and evidence of some of the terraced and cultivated fields that once surrounded the property. It also contains an extensive terraced hillside and dam built for viticulture. It is believed that this was the first grape growing for winemaking in Australia (Morris and Britten 2000).
Mulgoa Natural Area includes the archaeological remains of Regentville. Regentville (1823-1869) was constructed for Sir John Jamison (1776-1844) physician, landowner and constitutional reformer who arrived on the First Fleet. Regentville was known as the grandest and most substantial house in the colony of NSW, and was named in honour of George IV, the former Prince Regent. Despite its ruinous state Regentville is an important site as the place where Sir John Jamison chose to have his mansion complex built and where he established a major agricultural enterprise. The Regentville site is historically significant as a rare example of the site of probably the first wine estate to use the terraced vineyard technique (c1830); one of the few early wine estates where the vineyard terraces and, though ruinous, the old winery can still be located. The vineyards are important as one of the earliest complete wine-producing enterprises planned and implemented at the time ie. vineyards, large winery/store, access road and circulation system.

The place has associations with Henry Kitchen (mansion design) and Sir Henry Parkes (labourer at Regentville 1839-40).

Regentville has been assessed as being of state significance, for its cultural landscape, remnants of an 1820s mansion and evidence of earlier and later occupations of the area (Gojak 1999, Banksia Heritage and Archaeology 2000). It is listed by the National Trust of Australia (New South Wales) and is also included on the Register of the National Estate for its historic and archaeological values.

**Management Objectives:**
- protection and rehabilitation of the Mulgoa Nature Reserve’s biodiversity, with an emphasis on the threatened species, populations and ecological communities of the Cumberland Plain;
- protection and preservation of key geological features and formations found within the Mulgoa Nature Reserve, with a focus on the protection of the shale cliffs;
- protection and preservation of Aboriginal sites and historic places found within Mulgoa Nature Reserve, particularly the conservation of the fabric of the Regentville ruins and associated cultural landscape and protection of all Aboriginal objects; and
- making accessible to the public the significance of the Mulgoa Nature Reserve, without compromising its conservation values, through interpretation programs and the provision of learning opportunities for the public benefit with an emphasis on the above conservation issues. Mulgoa Nature Reserve is used for educational purposes by geology and archaeology students and also has excellent potential for studying the comparison of sandstone and shale vegetation communities.

**Cumberland Land Conservancy Reserves**

In recent years, three additional areas of land along Mulgoa Creek have been set aside as conservation reserves:

1. **‘Wallaroo’** is a 38 ha property at Mulgoa purchased with assistance from the Australian Government and the NSW Nature Conservation Trust in early 2016. ‘Wallaroo’ protects critically endangered Cumberland Plain Woodland, Cumberland Riverflat Eucalypt Forest and six species of endangered wildlife.

2. **Cox Cottage Curtilage:** In 2010, the NSW Minister for Planning approved an extension to the State heritage listing boundary around the 200-year-old Cox cottage, to include a 10 ha parcel of farmland and vegetation along Mulgoa Creek. This parcel is leased and managed by
the Mulgoa Valley Landcare Group with an application currently being assessed for it to be transferred to the Cumberland Land Conservancy for management of its ecological and heritage values in perpetuity.

3. The ‘Transgrid Corridor’ is a 5 ha corridor linking the Blue Mountains National Park with Mulgoa Nature Reserve via Mulgoa Creek. The corridor was designated in 1995 and has been managed by the Mulgoa Valley Landcare Group. It has recently been gifted to the Cumberland Land Conservancy for management of its connectivity values in perpetuity.

The Mulgoa Valley Landcare Group and the Cumberland Land Conservancy will have invested over $1 Million in conservation actions in the Mulgoa Valley by 2020. These actions include community education and engagement, weed management, feral pest management, habitat restoration, weed mapping and resilience monitoring, fauna monitoring, carp management, wombat release program etc. These groups remain highly active and committed to ensuring the protection of Biodiversity in Mulgoa Valley.

Remnant vegetation along Mulgoa Creek and its tributaries provides links with the nearby Blue Mountains National Park. The various vegetation types and landscapes, including riparian corridors with Western Sydney Dry Rainforest and Sydney Coastal River Flat Forest, the shale cliff habitat and the restricted Moist Shale Woodland, provide an important diversity of habitats for native fauna and flora, particularly woodland birds.
Who we are

Mulgoa Progress Association (MPA) has represented the community of Mulgoa since 1920. Over the years, MPA has made representations to government for items such as street lighting, town water, electricity and kerb and guttering and a park. More recently MPA has fought unsympathetic subdivisions and a large cemetery proposed by Rookwood General Cemeteries Trust on Fernhill Estate.

Mulgoa Valley Landcare Inc was established in 1995 to restore the vegetation corridor along Mulgoa Creek. This conservation corridor provides a vital link between areas of remnant native vegetation on both public and private property and provides habitat for wildlife and connectivity to support their movement.

What we want and why.

MPA and Mulgoa Landcare representing the Mulgoa community, want to conserve the rural nature of the Mulgoa Valley, its cultural heritage, vegetation and landscape values, for future generations through the creation of a State Significant Precinct or Conservation Area.

Fernhill is iconic, giving a sense of place and identity to Mulgoa. But the Mulgoa Valley precinct is bigger than Fernhill and its heritage significance lies in the surviving sites, colonial buildings, gardens and pastoral landscapes developed by the Cox family from the early 1800s. These features provide some of the best remaining physical evidence in NSW of the manner in which the country was settled and the impact that this had on the landscape. Four significant colonial Cox family buildings survive to the present day in close proximity: Glenmore, Fernhill, The Cottage and St. Thomas’ Anglican Church. Additionally in the Valley is the 5th Cox property Winbourne and the historic houses Glenleigh and Fairlight.

Mulgoa Valley is also important for its critically endangered Cumberland Plain woodland and scenic and landscape values: eg the Blue Mountains National Park around the Rock and Riley’s Mountain lookouts and Mulgoa Nature Reserve. More recently the areas known as Wallaroo and Cox Curtilage have been secured as part of the Cumberland Land Conservancy and some areas of Cumberland Plain woodland on private properties in the Mulgoa Valley have been biobanked. The pressure to further develop the Cumberland Plain for urban, commercial and industrial uses, places increasing emphasis on the need to protect and rehabilitate the remaining Cumberland Plain vegetation in western Sydney.

Sydney Regional Environmental Plan 13 and then Penrith Local Environment Plan 2010 quarantined (until recently) the Mulgoa Valley’s rural landscape and heritage items and their vistas, from
unsympathetic development through the Penrith Development Control Plan 2014 E9 Mulgoa Valley. Despite a number of theoretically sound provisions and guidelines in the Control Plan, the landscape is changing rapidly as suburbia encroaches. The visual character of the Mulgoa Valley cannot afford to have further development or planning mistakes. We must avoid a “death by a thousand cuts” for the Mulgoa Valley, viz. small mistakes in development that would have a disastrous cumulative effect over time.

There is an urgent need to conserve the rural nature of the Mulgoa Valley for future generations before it is too late!

How it can be achieved through Draft Western City District Plan

The draft Western City District Plan cites the “scenic landscape” and the “outstanding cultural heritage value” of the Mulgoa Valley. But the Plan must have the vision to address how these landscape and heritage values can be maintained for future generations in western Sydney.

Our suggestions are either:

1. **Declaration of Mulgoa Valley as a State Significant Precinct**, as it fulfils two of the criteria (http://www.planning.nsw.gov.au/~/media/Files/DPE/Guidelines/state-significant-precincts-guideline--2016-03.ashx) namely
   - of State or regional importance for *environmental or natural resource conservation*
   - of State or regional importance for *heritage or historical significance*

   or

2. **Proclamation of the Mulgoa Valley as a Conservation Area by the Office of Environment and Heritage**

Both would require a state government endorsed conservation management plan (CMP) for the Mulgoa Valley based on the Australian ICOMOS Charter for the Conservation of Cultural Significance (The Burra Charter).

A CMP would provide:

- a statement of the Mulgoa Valley’s cultural heritage and environmental significance to Western Sydney as the principal basis for future planning and heritage management.
- policies to ensure the long term conservation of the significant environmental and heritage fabric of the Mulgoa Valley and the retention of its cultural significance. It could identify future compatible and appropriate uses.

The aims of the CMP would be:

- Conservation of the landscape character and visual catchment that defines the Mulgoa Valley
- To conserve heritage authenticity for future generations
- Guidelines to conserve extant structures, manage change to fabric, treatment of extant fabric, minor alterations, and adaptive reuse options;
- To protect and rehabilitate the remaining pockets of critically endangered Cumberland Plain vegetation in the Mulgoa Valley that remain on private properties
- Manage environmental systems to ensure the health and integrity of the cultural and natural landscape.
- Improve water quality and aquatic diversity in Mulgoa Creek
• Recognition of pre-and post-contact Aboriginal heritage, and identification and protection of important Aboriginal sites within the Mulgoa Valley
• Identification of low impact tourism developments eg Develop user focused brochures to interpret the Mulgoa Valley and its environs to enable a better appreciation of its heritage and environmental value and enhance the tourist experience; walking paths to use the Mulgoa Valley’s exceptional features, key points of interest and views eg Rock lookout, Mulgoa Nature Reserve

A series of recommendations for the future treatment of Mulgoa Valley:
1. Appropriate curtilages to heritage items be defined to prevent inappropriate development and subdivision; (Conservation requires the retention of an appropriate visual setting that contributes to the cultural significance of the place).
2. Significant landscape features be protected from development and visual degradation
3. Location of subdivisions outside areas of environmental and heritage significance and prevention of ad hoc subdivision.
4. Design guidelines be strengthened for development within the valley.
5. Any upgrading of historic Mulgoa and St Thomas roads to improve road safety should respect the heritage values of those roads.

We recognise that a CMP for the Mulgoa Valley, once developed, would need to be submitted to, endorsed and formally adopted by various local and state government instrumentalities eg the National Parks & Wildlife Services, Penrith City Council, State Government and Heritage Council.

The Greater Sydney Commission has the unique opportunity to formally recognise and endorse Mulgoa Valley as an area of significance to the people of NSW and to provide a vision and plan to protect its unique cultural and landscape heritage for future generations.

Mulgoa Progress Association and Mulgoa Landcare would welcome community participation in the forward planning and management of the Mulgoa Valley and seek a meeting (preferably on site) to discuss our submission further.

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