

15 November 2018

APP Corporation
116 Miller Street
North Sydney
Sydney NSW 2060

Attention: Peter Alevizos

Dear Peter,

Re: Menangle Park Masterplan - Preliminary European Heritage Assessment

I write in response to your request for a brief report summarising the European heritage assessment Extent Heritage are currently undertaking for the Menangle Park Masterplan. In response we have provided a brief overview of the heritage status of the site and surrounds, key views, archaeological potential, the heritage impact of the current proposal and recommendations. The findings of this assessment will be integrated into the full Statement of Heritage Impact for the final masterplan proposal.

Extent Heritage prepared a Heritage Advice report in October 2017 outlining the heritage values of the place as well as key issues and considerations for the project. This has been attached as Appendix A to this letter.

Should council require any further information with regards to the heritage impacts of your proposed works, please do not hesitate to contact me.

Kind regards,



Corinne Softley
Heritage Advisor | Extent Heritage

Built & Urban Heritage | Aboriginal Heritage | Archaeology | Interpretation | Intangible Cultural Heritage | World Heritage

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Proposal Description

This Preliminary European Heritage Assessment has been prepared to support an amendment to Campbelltown Local Environmental Plan 2015 (Campbelltown LEP 2015) in relation to the Menangle Park Urban Release Area (URA), which comprises of 898 hectares of land at Menangle Park. The URA incorporates 498 ha of land owned or under the control of Dahua Group (Aust) Pty Ltd (Dahua) with the remaining area owned or under the control of other landowners.

The site was rezoned from rural land to urban purposes on 18 November 2017 to accommodate approximately 3,400 residential lots, a retail/commercial town centre, employment lands and community and recreational facilities.

The proposed amendment builds upon the site's previous rezoning and associated Structure Plan to create a new sustainable, healthy and high quality residential community comprising:

- 5,250 dwellings (an increase of 1,850 dwellings);
- a new major town centre comprising 30,000m² of retail / employment gross floor area;
- a new neighborhood centre (approximately 3,500m² of employment floor space);
- a revised road and street network to provide better permeability throughout the site;
- sporting fields and parks;
- integrated passive recreation area within a riparian corridor network;
- land for environmental conservation;
- community facilities to support the proposed increase to the population; and
- primary school.

Extent Heritage has been engaged by Dahua to prepare Preliminary Heritage Advice letter. The purpose of the report is to provide a brief overview of the heritage status of the site and surrounds, key views, archaeological potential, the heritage impact of the current proposal and recommendations.

The Preliminary Heritage Advice letter has addressed the following local and state planning policies and plans:

- Heritage Act 1977.
- Environment and Assessment Act 1979.
- Campbelltown Local Environmental Plan 2015.

Land to which the planning proposal relates and the Structure Plan

The land to which the proposed LEP amendment and planning proposal relates (the site) includes all land owned or under the control of Dahua and six (6) additional properties on the eastern side of Cummins Road owned or under the control of other landowners (refer to legal description of the site and land application map included at **Appendix B**). The Structure Plan, as proposed to be amended, continues to relate to all land within the Menangle Park URA.

For the purposes of the Masterplan Heritage Advice report an assessment of the proposal's impact on the site and broader area has been undertaken as the potential impact of the proposal may extend beyond the boundaries of the master plan and / or land to which the planning proposal relates.

Heritage Status

The masterplan boundary does not contain any properties listed in any statutory or non-statutory heritage registers (See Figure 1).

REGISTER	INSTRUMENT	LEVEL OF SIGNIFICANCE	STATUS
<i>State Heritage Register</i>	<i>NSW Heritage Act 1977</i>	Statutory, State	Not Listed
<i>Sydney Water Heritage Register (S170 State Agency Heritage Register)</i>	<i>NSW Heritage Act 1977</i>	Statutory, State	Not Listed
<i>Campbelltown City Council Draft LEP 2015, Schedule 5</i>	<i>Environmental Planning and Assessment Act 1979</i>	Statutory, Local	Not Listed
<i>Australian Heritage Database (former Register of the National Estate)</i>	-	Non-statutory	Not Listed
<i>National Trust Register</i>	-	Non-statutory	Not Listed

Heritage in the Vicinity

Menangle Park and its surrounding regions have a number of listed heritage items. These listing include locally significant items (found in Campbelltown LEP 2015, and Wollondilly LEP 2011) and State significant items (found in the State Heritage Register). Due to the open and current rural landscape of the subject site, all listed heritage items within 500 m of the subject site have been determined to be 'heritage in the vicinity' (See Figure 1).

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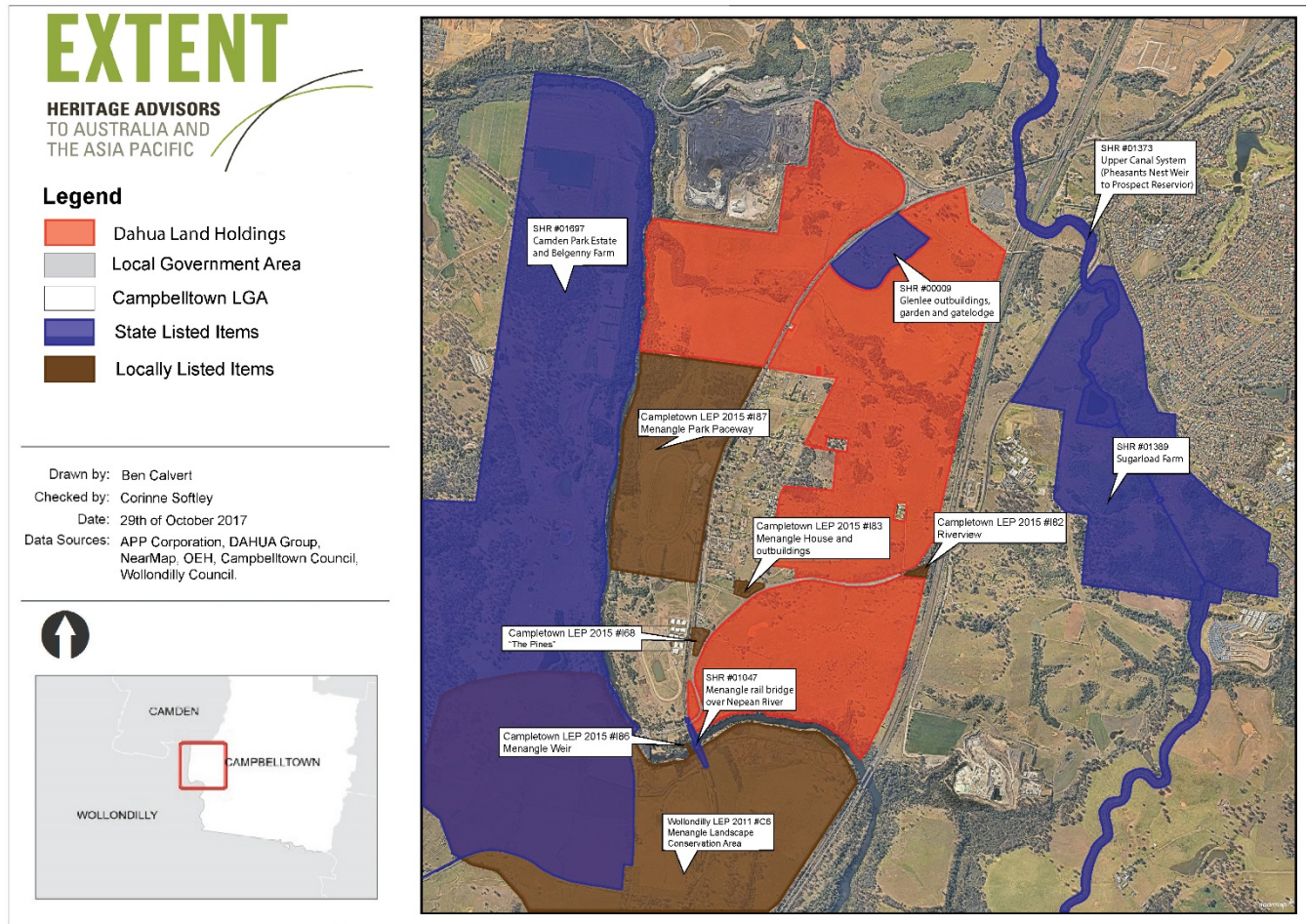


Figure 1. Area map showing the Dahua Land Holdings and the total of state and locally listed.

Archaeological Potential

An archaeological assessment of the subject site shows that there are several potential European archaeological sites of *local* significance located within and directly adjacent to the subject site. Sites of *high* potential are not located within the site and are identified as the following statutory heritage items:

- ◆ Glenlee House
- ◆ Menangle House
- ◆ Riverview
- ◆ The Pines
- ◆ Upper Canal

Overall, the site has a “low-medium” archaeological potential. A series of archaeological management recommendations will be provided as part of the Statement of Heritage Impact. These have been summarised in the recommendations of this letter for consideration by council.

Key Views

The masterplan area was surveyed with an aim to identify the impact of the current building on views and settings from heritage items in the area, and therefore the potential impact of the proposed development. Generally, all the listed heritage items that border the masterplan site are screened by heavy vegetation. This is particularly the case for Riverview and The Pines, which are not visible from any vantage point.

Key views have been identified on the plan below.

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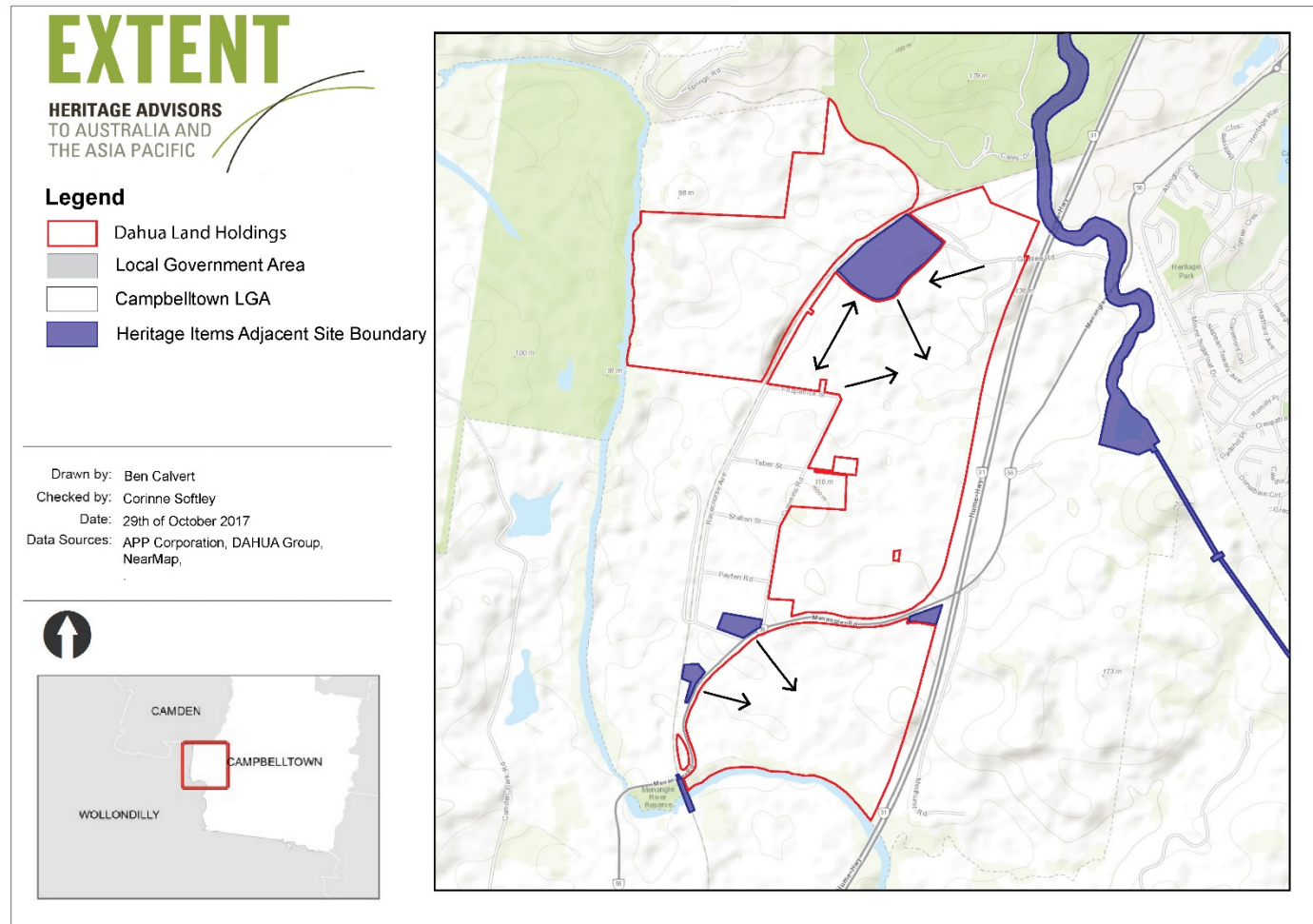


Figure 2.

Heritage Impact of Planning Proposal

Although the land is considered rezoned for urban purposes, with respect to the heritage impact of the current proposal, we note the following:

- ◆ No listed heritage items will be physically impacted.
- ◆ Impacts to views and settings for surrounding heritage items are considered to be minor for the following reasons:
 - Most items are heavily screened by vegetation, in particular Riverview, Menangle House and The Pines.
 - Much of the landscape setting around each item will be retained as open space. This is particularly the case for Glenlee House which retains its current SHR boundary and extensive garden setting.
 - Development around heritage items is noted as “low density”.
 - Views north towards Glenlee House from the town of Menangle Park will be largely retained. Whilst the site will no longer be clearly visible from Fitzpatrick Street, the same views will be afforded within the new Town Centre.
- ◆ The proposal will have a minor heritage impact overall with respect to heritage fabric, archaeology, subdivision, views and settings.
- ◆ The proposed removal of the silos in the southern portion of the site will have a greater than “minor” impact heritage impact. Although the silos are not listed on any statutory registers, the silos are important to the local area as evidence of dairying in the Campbelltown district and dairying practices in the 1930s. Specifically, they are examples of a standard concrete silo design promoted by the NSW Department of Agriculture during the 1930s depression, and as structures associated with the NSW Government unemployment relief scheme of that period (see Figure 3).
- ◆ Although the silos are considered to be historically significant, a condition assessment undertaken by SMEC in April 2018 found that “the structures are in are in poor condition, consisting of concrete spalling, corroding reinforcement, failed roof timbers, displaced roof and wall cladding and termite infestation. Substantial works would be required to remediate the structures to a safe condition, suitable for a residential environment.”¹ As a result, the silos are considered too unsafe to retain in full.
- ◆ While the silos are not heritage listed, they are of significant heritage value. Their removal is therefore considered to be greater than “minor”. If the opportunity to retain or partially retain the silos in situ exists, then options for their interpretation should be considered.
- ◆ The subject site is noted as having “low-medium” archaeological potential overall. Archaeological risks can be managed in accordance with the recommendations outlined below.
- ◆ The proposal will see the subdivision of much of the site into smaller allotments intended for residential and commercial use. The subdivision will not have any impact on State

¹ SMEC (2018) “Menangle Park Silo Condition Assessment” prepared for Dahua Group, p. 18.

Heritage Register (SHR) listing curtilage boundaries or LEP curtilages. In addition, the proposal will not impact any significant historic landholdings. Historically, the subject site consisted of a series of small land grants which were later incorporated into medium sized estates. These were not heavily farmed and or owned by any notable persons. The subdivision of this land is therefore considered to be acceptable.



Figure 3. Silos in southern portion of the subject site (Source: Extent Heritage).

Recommendations

Based on the current planning proposal, we recommend the following mitigation measures:

1. Consideration should be given to the preparation of a Heritage Interpretation Plan for the entire precinct. This will assist in mitigating the heritage impact of the proposed masterplan by providing opportunity for public education on the heritage values of the place.
2. Given the results of the SMEC Silo Condition Assessment, which state that it is not considered appropriate to retain the items in-situ due to significant safety concerns and ongoing maintenance requirements/costs, consideration should be given to partial retention of the silos for interpretation purposes. This does not necessarily have to occur in-situ but within the vicinity of the current site in an area such as an open space. Options for adaptation/interpretation of the silos should be explored as part of the Heritage Interpretation Plan, noted above in Recommendation 1.
3. Undertake a photographic archival recording of views to and from all identified heritage items, taking into consideration the landscape setting of the items. This can provide contributory information to the historic records of the Menangle Park area and can be integrated into heritage interpretation for the site.
4. With respect to historical archaeology, we suggest the following management recommendations:

- Archaeological involvement such as testing or monitoring prior to or in conjunction with redevelopment work is not required.
- No planning restrictions or protection measures are required.
- Development can generally 'proceed with caution'. Archaeological involvement would be on an 'as needed' basis.
- In the event that archaeological remains are discovered, works should stop and the NSW Heritage Division be notified in accordance with Section 146 of the Heritage Act 1977. Further works in the affected areas should resume until a decision on appropriate management has been made. This is likely to require an excavation permit under the Heritage Act to allow further disturbance or removal of the exposed relics. In order to obtain an excavation permit, an archaeological assessment and research design would need to be submitted to OEH for approval.

APPENDIX A – MENANGLE PARK HERITAGE ADVICE

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THE ASIA PACIFIC**

Incorporating AHMS and Futurepast

Menangle Park Masterplan

Heritage Advice

Final

Prepared for APP Corporation / DAHUA Group

November 2018



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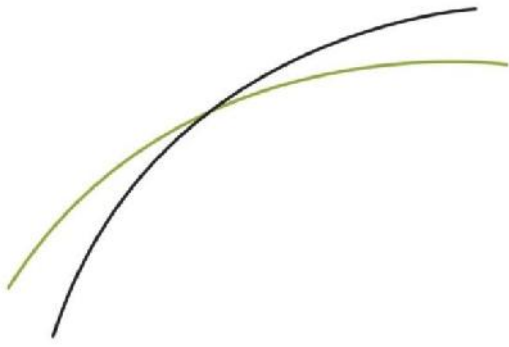
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CLIENT: DAHUA Group

PROJECT: Menangle Park Masterplan Heritage Advice

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Corinne Softley	31.10.17	V2	Kylie Christian	31.10.17
Benjamin Calvert	07.05.17	V3	Corinne Softley	07.05.17
Benjamin Calvert	15.11.18	V4	Corinne Softley	15.11.18

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1 INTRODUCTION

1.1 Proposal Description

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1.2 Approach and Methodology

The methodology used in the preparation of this report is in accordance with the principles and definitions as set out in the guidelines to *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* and the latest version of *Historical Research for Heritage*, produced by the NSW Office of Environment and Heritage.

This report has been prepared by a professional, multidisciplinary team with a wide range of experience in heritage assessment and planning.

In assessing the constraints and opportunities of this site, this report will consider the significance of the site, the condition of significant elements and review the relevant statutory heritage controls.

1.3 Limitations

The subject site was inspected and photographed by Corinne Softley and Ben Calvert on the 25th October 2017. The inspection was undertaken as a visual study only.

The northern portion of the site was not accessible during the site visit, although views of the area were available from Glenlee Road and Fitzpatrick Street.

Historical research utilised all available resources during the writing of this report, and as such provides sufficient historical background to provide a clear understanding of the place. However, it is not intended as an exhaustive history of the site.

1.4 Authorship

The following staff members at EXTENT Heritage Pty Ltd have prepared this report:

Kylie Christian	Senior Associate
Graham Wilson	Senior Heritage Advisor
Corinne Softley	Heritage Advisor
Benjamin Calvert	Research Assistant

1.5 Ownership

Dahua own and control a significant portion of the Menangle Park URA consisting of approximately 364 hectares of gross site area, and approximately 184 hectares of net developable area. Dahua's land includes the central and eastern parts of the area to the east of Cummins Road. Their holdings are positioned to the north and south of Menangle Road and include proposed residential lands under the forthcoming rezoning. Their holdings includes land in the north-west corner of the URA which has been earmarked as future employment lands.

1.6 Terminology

The terminology in this report follows definitions presented in The Burra Charter. Article 1 provides the following definitions:

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including components, fixtures, contents, and objects.

Conservation means all the processes of looking after a *place* so to retain its *cultural significance*.

Maintenance means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

Restoration means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning the *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.

Adaptation means modifying a *place* to suit the existing use or a proposed use.

Use means the functions of a place, as well as the activities and practices that may occur at the place.

Compatible use means a use that respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the area around a *place*, which may include the visual catchment.

Related place means a place that contributes to the *cultural significance* of another place.

2 SITE DESCRIPTION

Menangle Park is currently a rural-residential suburb located in Sydney's south west within the Greater Macarthur Priority Growth Area. It is approximately 5.5km to the south-west of the Campbelltown, 23km from the Liverpool Strategic Centre and 65km from Sydney CBD.

The Menangle Park Urban Release Area (URA) covers a total area of approximately 958 hectares and is bounded by the Nepean River to the south and west, the Hume Highway (M31) to the east and the Australian Botanic Gardens to the north. The Main Southern Railway Line dissects the area in a north south direction

The subject site is known Menangle Park. It comprises the land identified in Figure 1 and is legally defined by a series of allotments outlined in the following table.

<i>Northern Precinct</i>	<i>Central Precinct</i>	<i>Southern Precinct</i>
Lot D DP19853	Lot 1 DP 598067	Lot 1 DP707225
Lot X DP378264	Lot 11 DP 584016	Lot 22 DP260090
Lot 2 DP790254	Lot 1 DP 1091474	Lot 33 1101983
	Lots 31 and 32 DP 1101983;	Lot 1 708770
	Lot 1001 DP 1219028	Lot 125 DP1097138
	Lot 641 DP 600334	Lot 1 DP 249393
	Lot 2 DP 554242	Lot 124 DP 1097090
	Lot 1000 DP 1219023	Lot 1 DP 727098
	Lot 59 DP 10718	Lot 3 DP 236059
	Lot 8, Lot 9 and Lot 5 249530	Lot 7 DP 787 284
	Lot 12, Lot 15 and Lot 17 DP 251335	Lot 1 DP1247661
	Lot 32 DP1105615	
	Lot 5 DP249530	
	Lot 4 DP 628052	
	Lot 2 DP737485	
	Lot 2 DP598067	

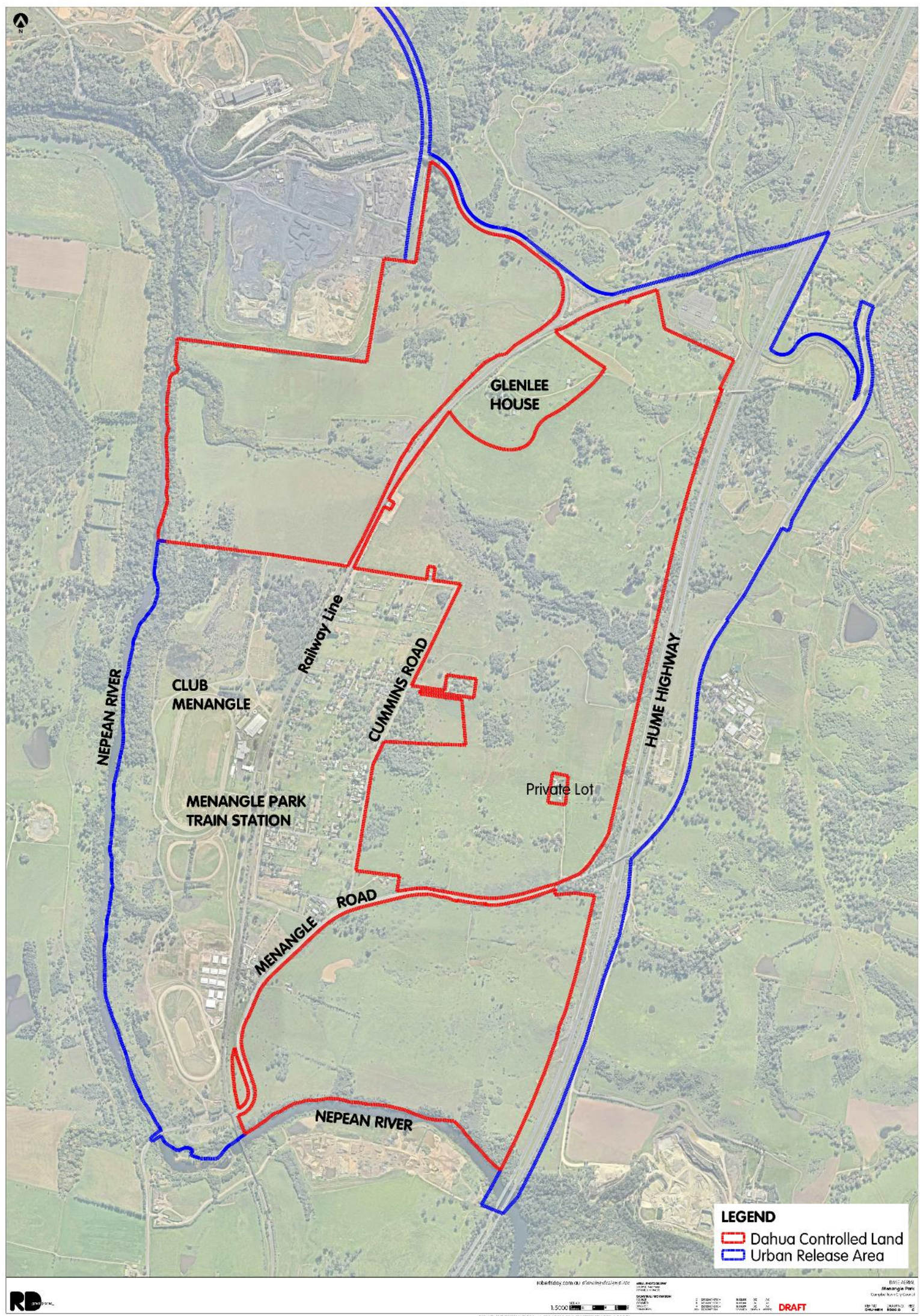


Figure 1. Site boundary of the proposed masterplan site (Source: Robertsday, Drawing No. RD00.0 Rev C).

3 HERITAGE STATUS

Generally, the suburb of Menangle Park contains a range of non-indigenous heritage items and sites. These relate to early and late nineteenth century settlement, and include important infrastructure, such as, transport and water management (including the Main Southern Railway and the Upper Canal System).

However, the masterplan site boundary does not contain any properties listed in any statutory or non-statutory heritage registers. Refer to the table below:

3.1 Summary Table of Heritage Status

REGISTER	INSTRUMENT	LEVEL OF SIGNIFICANCE	STATUS
<i>State Heritage Register</i>	<i>NSW Heritage Act 1977</i>	Statutory, State	Not Listed
<i>Sydney Water Heritage Register (S170 State Agency Heritage Register)</i>	<i>NSW Heritage Act 1977</i>	Statutory, State	Not Listed
<i>Campbelltown City Council Draft LEP 2015, Schedule 5</i>	<i>Environmental Planning and Assessment Act 1979</i>	Statutory, Local	Not Listed
<i>Australian Heritage Database (former Register of the National Estate)</i>	-	Non-statutory	Not Listed
<i>National Trust Register</i>	-	Non-statutory	Not Listed

4 HISTORIC CONTEXT

The following history has been derived from the Casey & Lowe Pty Ltd “Non-Indigenous Heritage Study: Menangle Park NSW” (2010) for Landcom and Campbelltown City Council. Where other sources have been used, they have been referenced.

The district of Menangle Park became known to European colonists within only a few years of the establishment Port Jackson. Initially, the region was known as the District of Airds, of the County of Cumberland - so named by Governor Macquarie in 1810. This referred to almost the entire area between Glenfield and Gilead. Captain William Paterson, who administered the colony from 9th January to 31st December 1809, was the first to gift grants in the area of the subject site. The first grants were to both James Harrex and Henry Kable in December of 1809 and consisted of 200 acres plots. Paterson only ensured ownership of this land to the grantees after they had taken up residence on the site.

In August 1812, Governor Macquarie began to parcel out modest grants. Among them was 88 acres to Robert Campbell, named ‘Fancy Farm’, and 200 acres to Mary Reiby which was named ‘Toad Hole’. Both of these parcels were bought by William Howe in the 1820s. Further grants continued to be issued between 1816 and 1821. Later, in 1831 and 1835, larger grants which were located further from the river were portioned out until all land in the area was owned by private landholders. In the 1830s, the area became known loosely as North Menangle.

A dealer in Sydney, and prominent Roman Catholic layman, Michael Hayes, received a grant of 120 acres in August of 1812. Poor business decisions led him to mortgage his property in 1814 and two years later put the land up for sale when it was bought by William Howe who added it to his Glenlee Estate. It would be on this land that Howe would later build Glenlee House rather than on the 3000 acres of land granted to him in 1818 by Governor Macquarie. As Scottish free settler, who arrived in Sydney in 1816, Howe was an agricultural entrepreneur, Magistrate and later the Superintendent of Police. Glenlee was named after Howe’s birthplace in Scotland and by 1820 he had expanded his property to over 7000 acres making it the largest homestead in the area with his main products wool, wheat, meat and dairy. Glenlee House was designed by Henry Kitchen in 1823 and built by 1824 using convict labour.

By the 1830s, Glenlee was distinguished as a farm which cultivated English grasses and some of the only hay in the country. The grounds were described as being laid out in an English style, dividing the meadows with hedges instead of the vernacular timber fencing commonly found throughout the rest of the district. Already, much of the land had been cleared.

In the North Menangle region, it appears many of the grantees did in fact attempt to farm their land. From a total of 24 original grantees, 11 were later registered as living in the area. Of course, these landholders may have assumed their grants but then not farmed these lands as it was expected they would do. Nonetheless, it appears that many landholders took their responsibilities quite seriously.

Macquarie observed this in his diary on his tour of the area in 1815:

where we crossed the River Nepean into the District of Airds, first passing through Horrax’s [sic] and then afterwards thro’ several other smaller farms, some few of which were tolerably well improved, and the crops in the ground looking well and healthy¹

Although Macquarie shows enthusiasm for these grants, it appears that shortly after there was a general fall in the number of residents living in the district, likely due to the relatively poor soil on the Cumberland Plain. Many of these now vacant properties were bought by ambitious land engrossers attempting to

¹ L Macquarie, *Journals of His Tour*, Library Board of NSW, Sydney, 1956, p.114.

establish large-pastoral or commercial properties, as such, they amassed substantial landholdings quickly. Between 1810 and 1822, seven original grantees retained their land grants, however, by 1828, that number fell to four.

In 1925, due to increased agricultural production in the area, Airds Road was built to connect Campbelltown to the Nepean, cutting across north Menangle. In 1835, County of Cumberland was subdivided into 57 parishes which caused the formation of the parish of Menangle, Narellan and St Peter, all of which intersected at the subject site.

In 1858, the Main South Line reached Campbelltown and work began to extend the line over the Nepean River to Goulburn. A camp was established for railway workers in North Menangle. This prompted local farmer, Edward Edrop, to open up a hotel providing for the goods comforts for the works. The Menangle Station opened in July 1863, south of the Nepean River with the railway passing through North Menangle.

That same year, the first large iron railway of New South Wales – Menangle Bridge – was erected over the Nepean River. An iron girder bridge was proposed by the contractors Peto, Brassey and Betts, but due to financial pressures it was considered more appropriate to construct a hardwood timber bridge. In 1860, a flood convinced John Whitton that it was necessary to build a more substantial structure. The final design included two flanking timber viaducts, 1089 cubic yards of brickwork, and a single iron girder at the superstructure, bringing the total length of the structure to 582 metres. The iron girder was manufactured in England, at the Canada Works, Birkenhead. The use of a single continuous superstructure for the crossing was notable at the time, and was featured in an international text book, 'Modern Examples of Railway bridges by William H Maw and James Dredge, London 1872.

The land in North Menangle, whilst not as productive as other areas along the Nepean, was still an important crop producer into the mid-nineteenth century. In the 1860s, competition from other districts saw a decline in the planting of crops in the Menangle area, and by the 1870s drought and the impact of stem rust was so great that wheat became an unviable crop in the district.

Conglomerated landholdings, such as the Edrop estate, began to invest in fruit production in the 1870s, experimenting with both orcharding and eventually livestock. Farmsteads, such as Riverview, began to grow grapes to produce local wine, while other farmers attempted to enter the Sydney fruit market by orcharding. These ventures were ultimately unsuccessful, as fierce competition from growers closer to Sydney made financial gains too small.

During this time, horse races began to be held at Menangle Park on the western side of the railway which led to J. J. Smith, H. Pateson and Dr L.J Lamrock to lay a paceway on their newly acquired 80-acre block. The Menangle Racecourse was a great success. Alfred Rose Payten designed three grandstands for it in 1914, and in doing so, it was renamed Menangle Park.

At the turn of the century, dairy farming became an important part of the district's economy. Several farmsteads began to build dairy sheds stock yards and fencing required for keeping larger herds of cattle. The dairying industry accounted for 25% of total investment into the district. The larger operations were owned by W.H. Fieldhouse. In particular, he owned and operated Sugarloaf Farm, raising the total number of dairy cows across the precinct to 2816. Other small-scale crop and livestock operations continued, but predominately, rural industries in the district had evolved from wheat farming to dairying.

By 1862, the success of the paceway led to the construction of two railway sidings between the Main South Line and Menangle Racecourse Junction. The sidings were constructed to transport horses, spectators and goods. By 1873, an increase of people transiting through the region, led to the construction of Menangle Platform in 1873. In 1889, it was later renamed North Menangle Station. The station was moved to its present site and opened in 1937.

Glenlee Station was also opened on the Main South Line in August 1884.

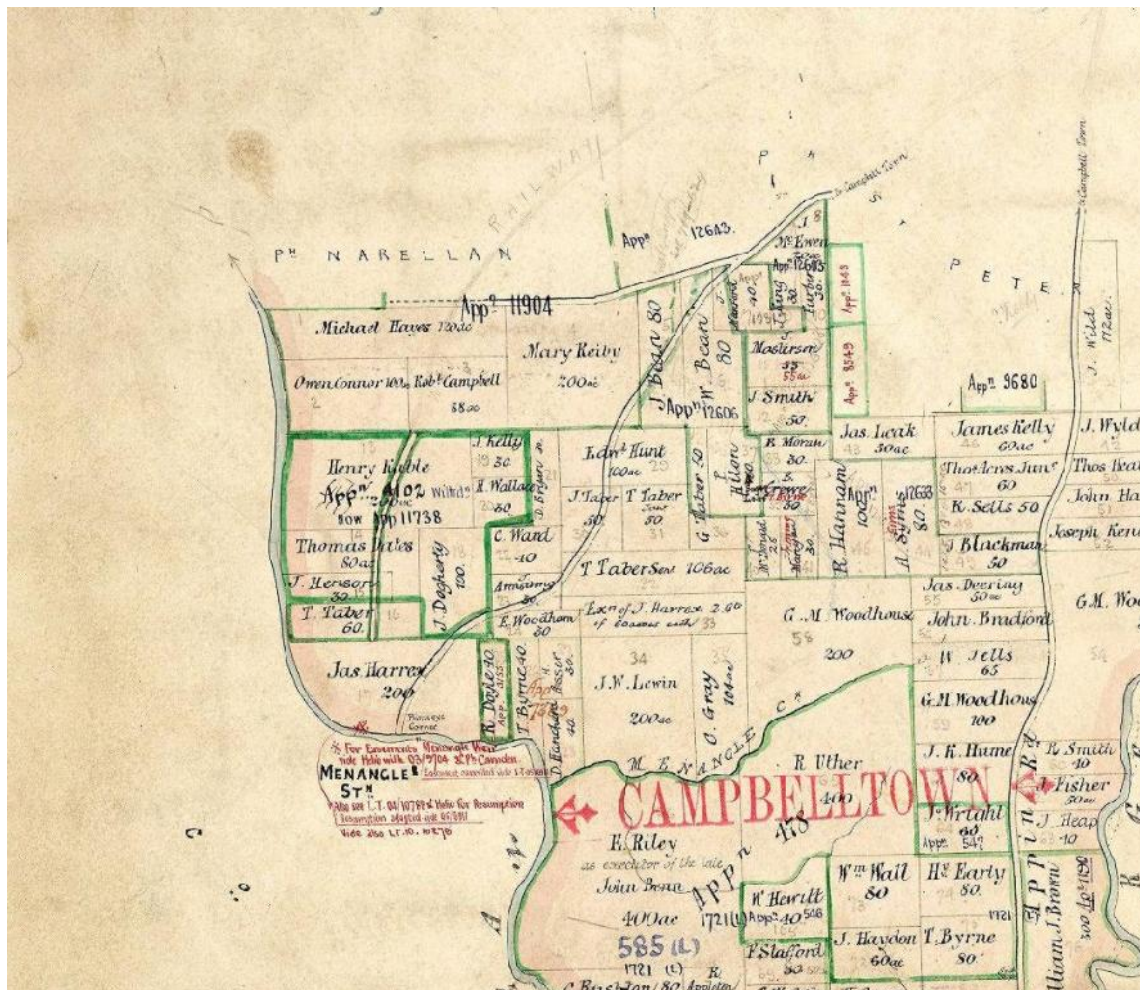


Figure 2. Parish of Menangle of the Municipality District of Campbelltown in 1880s (Source: Historical Land Records Viewer, NSW Government Land & Property Information, 140668).



Figure 3. *North facing view of Menangle Racecourse Station platform in 2002 with the old entrance to the racecourse in the background by Nathan Johnston. (source: NSWrail).*

The area became synonymous with the racecourse and was renamed Menangle Park only a few years later. Post-war Menangle Park saw a new village established in 1921 through the subdivision of the paddocks surrounding the racecourse into a series of 2.5-acre blocks. The original layout has remained largely intact.

During the 1930s, as a part of the Government's unemployment Relief Scheme, money was made available by the Unemployment Relief Council for various projects aimed at improving dairying. Over 150 000 pounds was made available to the board and a scheme was established for the construction of high quality concrete overhead silos. This scheme was the Department of Agriculture cooperating with the Advances to Settlers Coordination Board, whereby funds would be advanced by the unemployment Relief Council to farmers to the erecting of silos. It was estimated that by 1934, over 100 silos had been erected or were being constructed under the scheme in NSW.

During the early twentieth century intensive farming activities in the region declined. As farm outputs increased across Australia, many farms in Menangle Park became economically unviable and were purchased for development, housing or 'hobby' farming. Menangle Park Station opened 1937 after the closing of North Menangle Station earlier that year. During World War Two, the Menangle Park racecourse was used again as a military camp and later for the air force. Glenlee Station closed in 1947 and Menangle Racecourse Station in 1963. The 1950s saw the establishment of a fireworks factory, Vulcan Fireworks Co., owned by Celestino Foti and its subsequent explosion in April 1957. In 1973 it was announced after the lobbying of residents for many years that Menangle Park was designated to become a future urban suburb of the expanding City of Campbelltown, development began in 1981.

5 PREVIOUS STUDIES

The following section outlines the key previous heritage studies and their findings, as relevant to the site. Whilst some studies do not concern the subject site specifically, they have been included as relevant to the Menangle Park area generally. Where relevant, the findings of these reports have been integrated into the masterplan heritage advice.

5.1 AHMS (2017) “Greater Macarthur Investigation Area: Aboriginal and Historic Heritage Gap Analysis and Future Direction”

Archaeological & Heritage Management Solutions (now Extent Heritage Pty Ltd) was commissioned by the Department of Planning and Environment (DPE) to undertake an Aboriginal and Historic Heritage Gap Analysis of the Greater Macarthur Investigation Area (GMIA). Rather than taking a piecemeal approach, this analysis aimed to have an over-arching consideration of cultural and archaeological values for the Growth Centres. The GMIA covers an area of 180.2km² within the Campbelltown and Wollondilly Local Government Areas (LGAs), approximately 50km south east of Sydney. This includes the study area subject to the Stage 1 Development Application.

The report aimed to:

- Compile and review existing documentation and listings for Aboriginal and historic heritage within the GMIA.
- Identify areas where previous assessment has been minimal or lacking.
- Identify areas of key Aboriginal and historical cultural heritage interest and/or significance.
- Propose future priorities for subsequent investigation should GMIA be progressed as a growth area.
- Identify areas of high conservation value in relation to cultural heritage.

Key assessments and reports were used to determine the 'hot spots' of historic value and to identify gaps in existing information, which were then recommended for further, more detailed investigation. Using this information, an archaeological predictive model which identifies, locates and maps where archaeological resources are likely to survive. The predictive model for historic heritage was based on the likelihood of archaeological material occurring in the vicinity of built heritage and areas of known historic activity. See Figure 4, and Figure 5 below for the complete predictive model.

Summary of Findings as Relevant to the Masterplan Study Area

The subject site has been noted as having “low-medium” archaeological potential, with sites of “high” archaeological potential bordering the site. These sites are listed below and are identified as statutory heritage items:

- Glenlee House
- Menangle House
- Riverview
- The Pines
- Upper Canal

Based on this assessment, the management recommendations for the site have been summarised in the findings of the Archaeological Research Design and Management Strategy of the Greater Macarthur Investigation Area (see Section 5.2 below).

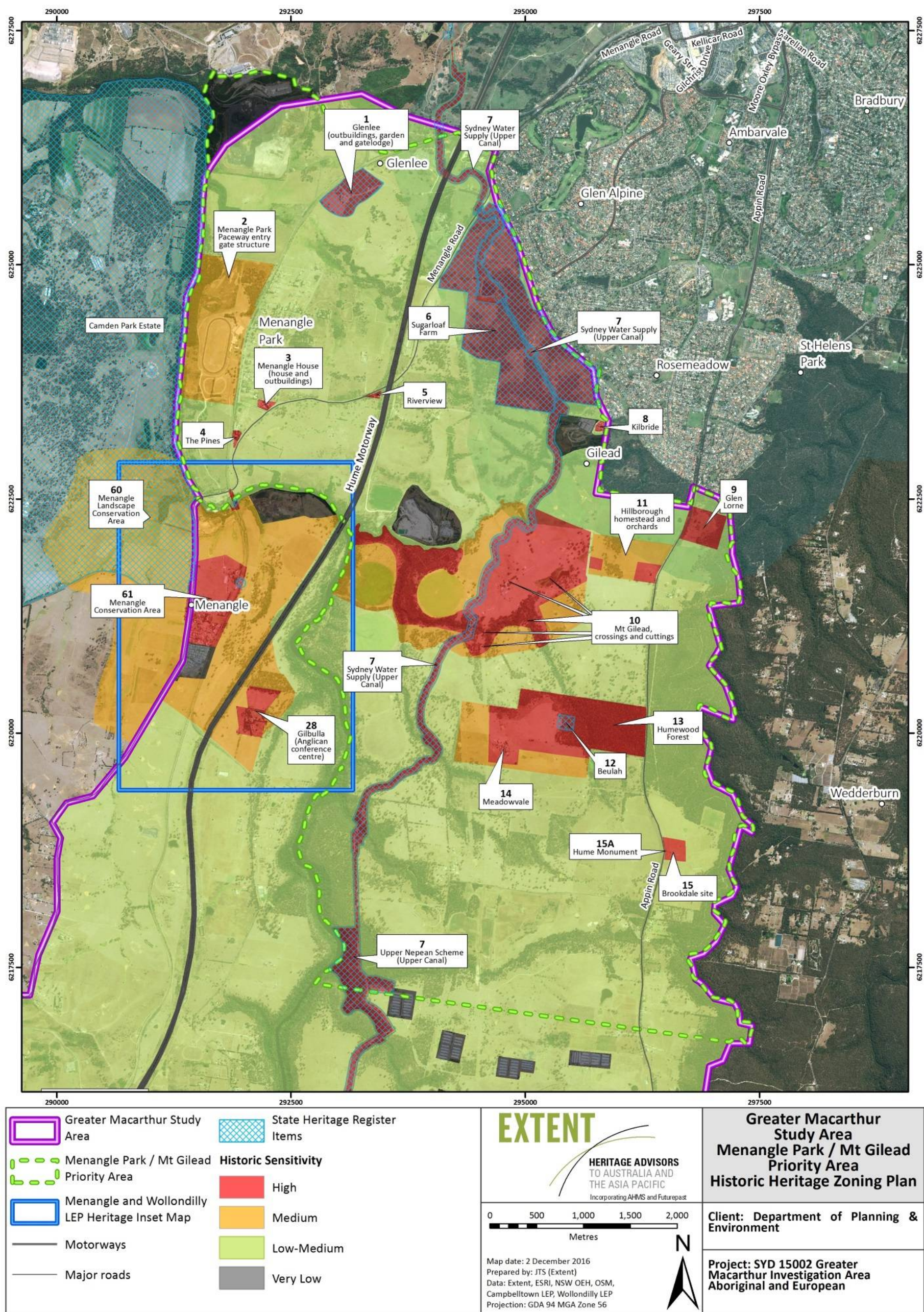


Figure 4. Historical archaeological sensitivity of the Menangle Park / Mount Gilead Priority Area.

EXTENT

HERITAGE ADVISORS
TO AUSTRALIA AND
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Legend

- Dahua Land Holdings
- Local Government Area
- Campbelltown LGA
- High Historic Sensitivity
- Medium Historic Sensitivity
- Low Historic Sensitivity

Drawn by: Ben Calvert

Checked by: Corinne Softley

Date: 29th of October 2017

Data Sources: APP Corporation, DAHUA Group,
NearMap, Casey & Lowe Archaeology
and Heritage.

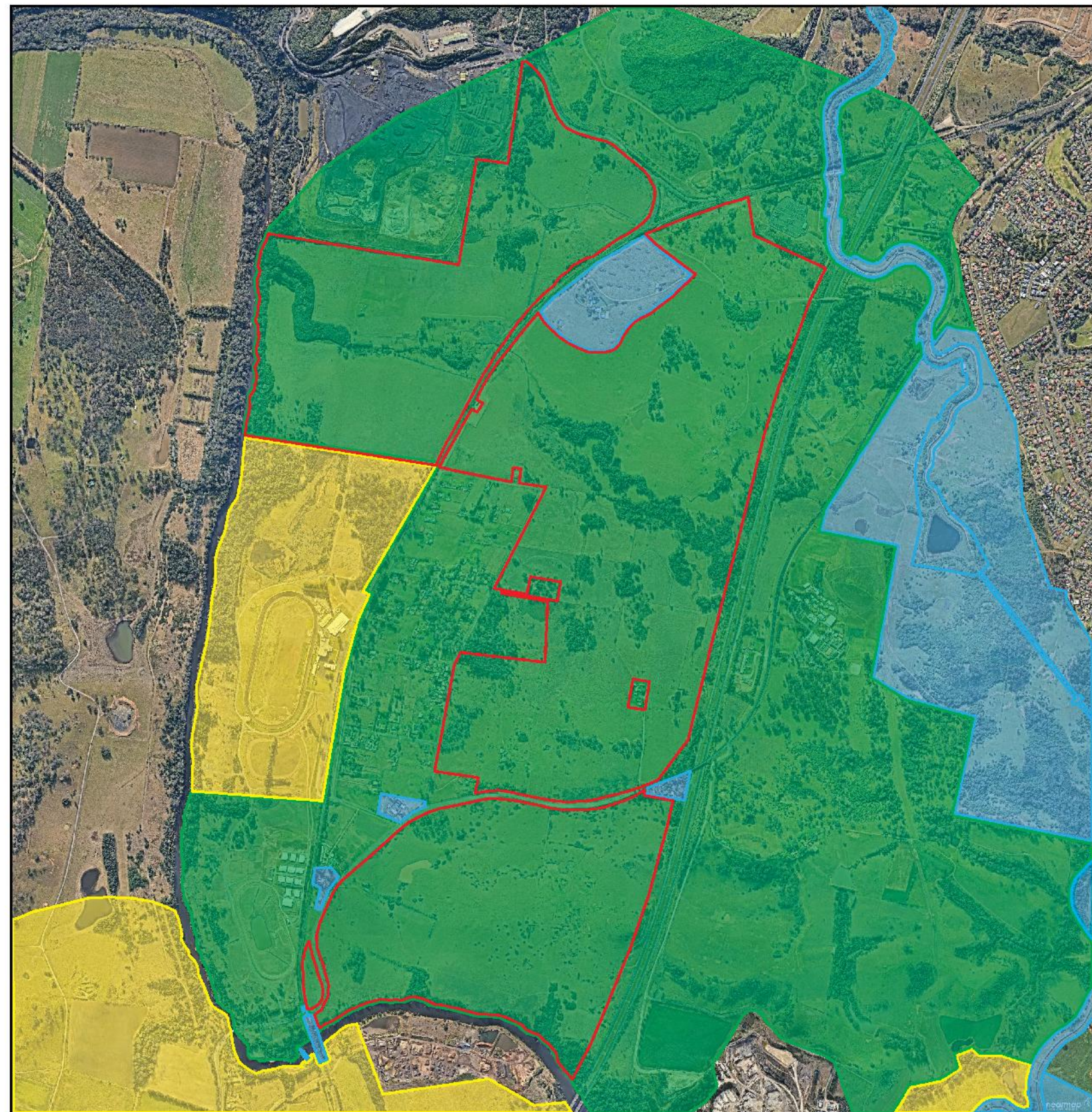


Figure 5. Levels of historical sensitivity as determined by the Greater Macarthur assessment. Map focus specifically on the Study area as outlined determined by Dahua Land Holdings.

5.2 AHMS (2017) “Greater Macarthur Investigation Area Regional Archaeological Research Design and Management Strategy”

Archaeological & Heritage Management Solutions (now Extent Heritage Pty Ltd) was commissioned by the Department of Planning and Environment (DPE) to undertake an Archaeological Research Design and Management Strategy of the Greater Macarthur Investigation Area (GMIA). The purpose of the document was to provide an investigation framework to adequately address cultural heritage of the GMIA.

The report undertook the following tasks:

- Identification of known objects, places and archaeological sites of Aboriginal cultural and historical archaeological significance within the GMIA.
- Preparation of an overarching predictive model of Aboriginal and historical cultural and archaeological material and its likely distribution across the GMIA.
- Identification of regional historic themes relating to the Aboriginal and European occupation of the Greater Macarthur area, to assist in the development of research questions and the assessment of archaeological research potential.
- Preparation of an overarching general management strategy for the investigation, assessment, conservation, interpretation, management and protection of the Aboriginal and historical archaeological resource.
- Development of overarching general recommendations for the conservation and management of intangible Aboriginal cultural values, and tangible Aboriginal and historical archaeological and cultural resources as part of the planning framework.

In order to appropriately implement the recommended strategy across the region, four categories of archaeological management were formulated based on the archaeological potential of the area:

- Management Category 1: for areas of high archaeological potential and where impact and/or removal is generally unacceptable. This includes items listed on the SHR, and areas identified as being of state significance but outside the SHR curtilage and well preserved or intact relics of Local significance (either listed or not).
- Management Category 2: for management of locally significant archaeological remains or those identified in the area of moderate archaeological potential.
- Management Category 3: for management of archaeological resources in the areas of low archaeological potential, archaeological items classified as works and not relics and as such not subject to the Heritage Act.
- Management Category 4: for management of unexpected finds.

Summary of Findings as Relevant to the Masterplan Study Area

As the masterplan study area was identified as having “low-medium” archaeological potential in the Greater Macarthur Gap Analysis (see Figure 4 and 5 above), Management Category 3 applies to the site.

The details of the category are as follows:

Management Category 3: for management of archaeological resources in the areas of low archaeological potential, archaeological items classified as works and not relics and as such not subject to the Heritage Act.

This management category is applicable to archaeological items classified as works and not relics and as such not subject to the Heritage Act, and the areas that have been already disturbed or undeveloped and as such, are unlikely to contain archaeological relics.

- *Archaeological involvement such as testing or monitoring prior to or in conjunction with redevelopment work would not be required.*
- *No planning restrictions or protection measures would be required.*
- *A proposed development could generally 'Proceed with Caution' in these areas. Archaeological involvement would be on an 'as needed' basis.*
- *In the event that archaeological remains are discovered, works would stop and the NSW Heritage Division would be notified in accordance with Section 146 of the Heritage Act. Further works in the affected areas would not resumed until a decision on appropriate management has been made. This is likely to require an excavation permit under the Heritage Act to allow further disturbance or removal of the exposed relics.*

5.3 Casey & Lowe Pty Ltd (2010) “Non-Indigenous Heritage Study: Menangle Park NSW”

As noted in Section 5 above, Casey & Lowe Pty Ltd were commissioned by Landcom & Campbelltown City Council to prepare a non-indigenous heritage study for the suburb of Menangle Park. The report focuses on known built and archaeological sites as well as potential sites. Aerial photos (1947, 1970 and 2003), historical research, and historic maps and plans were used to identify potential archaeological sites on the various properties within the study area.

The report aimed to:

- Establish the non-indigenous heritage within the study area.
- Recommend appropriate measures to conserve these items and incorporate them into the urban context and form.

Summary of Findings as Relevant to the Masterplan Study Area

The report notes several *potential* built heritage and archaeological sites within, or directly adjacent to, the masterplan study area. These sites have been summarised in the table below and identified on a site plan. It should be noted that the level of documentation provided in this report is very high-level. Whilst some items have been suggested as potential heritage, little information has been provided as to why this is the case.

With respect to curtilages for all archaeological sites, the following is noted:

The location of the site on plan is a guesstimate only. The easting and northing is taken at a point likely to be within the site and extended to go further to the north of the road shown on the 1947 aerial. A preliminary site curtilage extends out 50 m from the centre but would need to be refined with archaeological testing.

With respect to management recommendations, the following is noted:

Archaeology

All identified sites within the study area need to be the subject of further reporting. An archaeological assessment needs to be carried out. Preliminary curtilages should be reviewed as part of this process. No impacts can occur on this site without an s140 (archaeological

excavation permit) approval from the NSW Heritage Council. Potential in situ conservation of some remains should be considered.

Built Heritage

These items should be further assessed to understand their heritage significance if there is likely to be any impacts on them.

EXTENT

HERITAGE ADVISORS
TO AUSTRALIA AND
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Legend

- Dahua Land Holdings
- Local Government Area
- Campbelltown LGA
- Heritage Site
- Built Heritage Curtilage
- Archaeological Heritage Curtilage

Drawn by: Ben Calvert
 Checked by: Corinne Softley
 Date: 29th of October 2017
 Data Sources: APP Corporation, DAHUA Group,
 NearMap, Casey & Lowe Archaeology
 and Heritage.

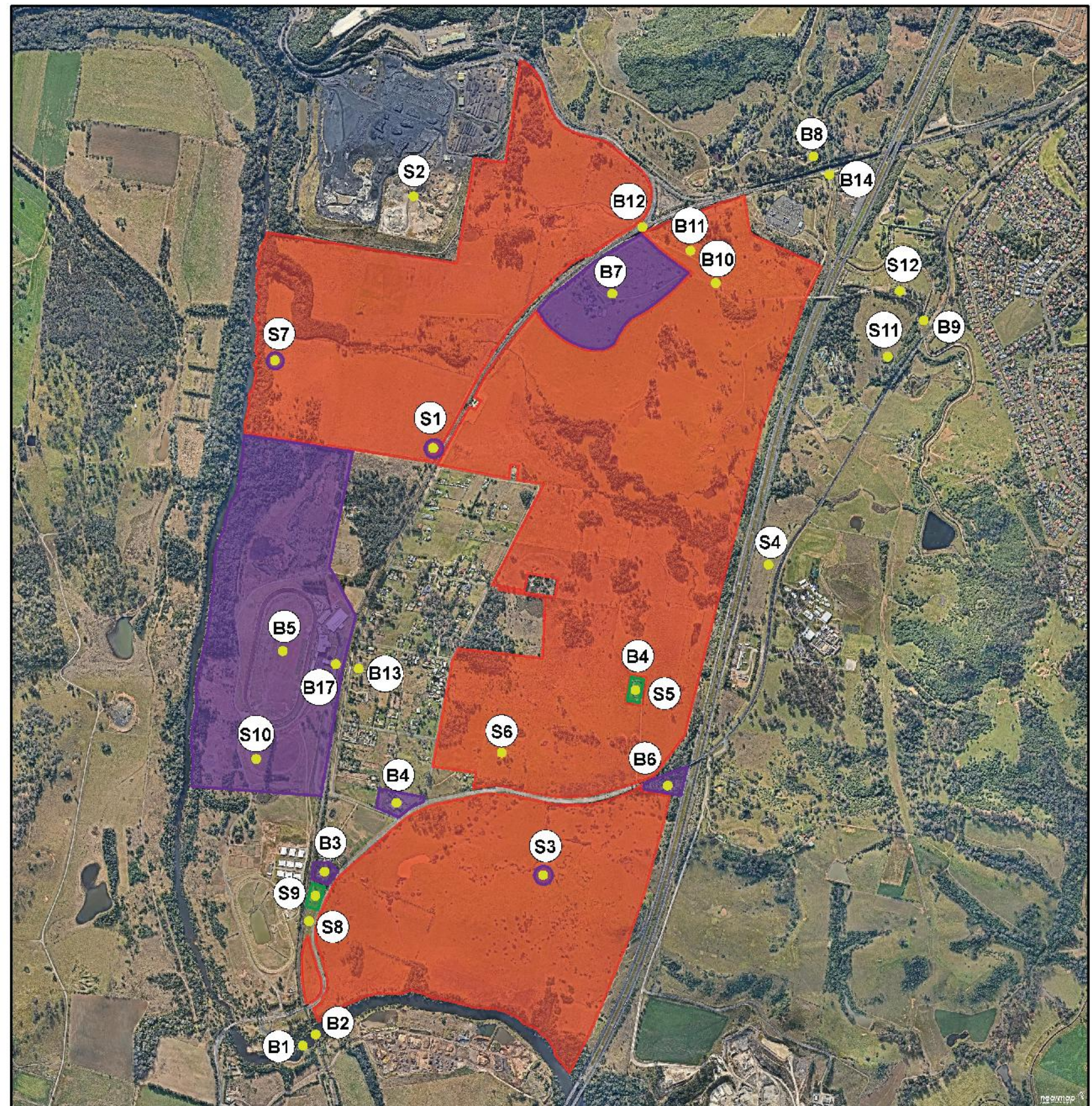










Figure 6. Casey & Lowe built and archaeological sites identified within and adjacent to the study area.

Site name	Site #	Built / Archaeological	Significance	Description (provided by Casey & Lowe)	Thumbnail
Cattle pen and ramps	B10	Built	Local	No information provided.	 <p>Figure 7. <i>Remnant cattle pen and ramps between trees (Source: Google Streetview).</i></p>  <p>Figure 8. <i>Remnant cattle pen and ramps between trees (Source: Casey & Lowe).</i></p>

Dairy bails	B11	Built	Local	No information provided.	 <p>Figure 9. <i>View of dairy bails from the road</i> (Source: Google Streetview).</p>
Railway viaduct	B12	Built	Local	This is an original viaduct built as part of the 1860s construction to provide access to the land between the railway and the river.	 <p>Figure 10. <i>Railway viaduct</i> (Source: Casey & Lowe).</p>

Brien's farm and house site	S1	Archaeological	Local	<p>This site is likely to contain remains of a house, barn/stable, cart-house and a dairy as well as other archaeological deposits such as rubbish pits, cistern/well or similar remains. These potential remains are associated with the early settlement of Menangle Park and have local significance.</p>	 <p>Figure 11. View west across the area of S1 (Source: Casey & Lowe).</p>
Thomas Vardy's Estate	S3	Archaeological	Local	<p>This site should contain the remains of a residence, stables and outbuildings, cistern, rubbish deposits, plantings and other remains that date from the 1840s and possibly earlier (Fig. 4.6; Photos 4.2, 4.3, 4.4). Other potential remains within the portion include items associated with the building of the railway line and bridge: stone quarry, tramway and tent town for workers building the railway.</p> <p>These remains are associated with the long-term occupation of one of the Menangle Park properties since the 1840s by one of the five main landholders.</p>	 <p>Figure 12. View southwest over the study area where Thomas Vardy's estate was located (Source: Casey & Lowe).</p>

Mt Pleasant	S5	Archaeological	Local	This site may contain the remains of an early house site associated with the early settlement of Menangle Park. It has been associated with the one family for many years. This site may contain the remains of a house, barn, coach-house, stables, shed and cattle yard and other features such as wells, cesspits, rubbish dumps as well as other archaeological deposits. This site is likely to be of local heritage significance	 <p>Figure 13. View of Mt Pleasant from the north (Source: Extent Heritage).</p>
Noone's Farm	S6	Archaeological	Local	This site should contain the remains of a weatherboard cottage built about 1900. The occupants of this house also resided at an earlier time at The Pines. This site is of local significance.	-
House of Chinese market gardener	S7	Archaeological	Local	This site contains the standing remains of a brick fireplace with associated building debris, including fibro sheeting. These remains were associated with the twentieth-century occupation of this site by a Chinese market gardener and aside from the remains of the two extant structures should contain other archaeological evidence associated with the occupation of this site. These remains are of local heritage significance.	 <p>Figure 14. Brick chimney belonging to the ruined house (Source: Casey & Lowe).</p>

5.4 MUSEcape (2012) “Menangle Landscape Conservation Area Assessment of Significance & Proposed Boundaries”

MUSEcape prepared a significance assessment of the Menangle Village Conservation Area, located directly below the subject site across the Nepean River (within the Wollondilly LGA). The study was prepared in response to development proposals for land to the north and east of the village, which pose potential threats to the cultural landscape heritage values and ambience of the village, and its setting. The report recommended a Landscape Conservation Area be created to a portion of the site, to protect the historical, associational, aesthetic and other heritage values of the wider cultural landscape setting of Menangle Park.

Summary of Findings as Relevant to the Masterplan Study Area

The report included a Statement of Significance for the Menangle Village Conservation Area, which can apply in many cases towards the landscape value of the masterplan area. This has been used to guide the heritage advice surrounding the European landscape values of the site. Key sections as relevant to the masterplan site have been highlighted for clarity.

The Menangle cultural landscape is historically significant for its evidence of early 19th century rural settlement and for its location along Menangle Road and the Main Southern Railway Line, a major mid-19 century engineering work in the colony of NSW. The historical significance of the landscape derives from the fact that it was part of the Macarthur family's Camden Park rural enterprise and includes the routes of major historic road and rail links south of Sydney. The cultural landscape is considered to be significant for the presence of these transport corridors and development directly associated with them, together with the conspicuous response of the patterns of settlement and agricultural land use to the strong influences of the topography, soils, flooding and the availability of water.

Menangle Village and its landscape setting have strong associations with the surveying and construction of the main Southern railway line, a major mid-19th century engineering work in NSW. Also strong associations with many individuals and families influential in the settlement and subsequent development of the area, particularly the extended Macarthur, Stanham and Onslow families and the many convicts, tenant farmers and others employed to develop and run the estate.

Aesthetically significant are the visual contrasts of surrounding ridges, hill slopes and cultivated river flats. The placement of buildings generally above the flood prone lands reinforces the dual unity between the landscape and its powerful biophysical determinants. The landscape also has aesthetic qualities derived from the mix of remnant natural features with active and relict agricultural landscapes that are evolving with new land uses such residential development and aged care facilities.

The Study Area includes a number of buildings of outstanding architectural quality, designed by prominent architects John Horbury Hunt and Sulman and Power.

While the criterion for social significance has not been tested quantitatively by this author, submissions by members of the Menangle community in response to development proposals in recent years suggest that they have very strong views about the significance of the place, for a variety of reasons, including its European historic heritage values and its cultural landscape values. It is considered highly likely that the community would feel a great sense of loss if these values were threatened, diminished or destroyed by unsympathetic development. The social significance is also attested by the fact that the area and/or heritage items within it

have been recognised as significant by the local government authority and by the NSW Government.

Further research of the documentary evidence and existing heritage fabric of Menangle Village and its cultural landscape setting is considered highly likely to yield more information on the natural history of the place and its Aboriginal and nonindigenous cultural heritage.

Archaeological investigations could reveal information about the fabric and methods of construction of various structures including the road and rail bridges, the Railway Station, the former Menangle Creamery and the former Rotolactor, as well as cottages, dairies and other agricultural structures.

The area possesses a rare mix of natural, indigenous and non-indigenous cultural heritage values arising from the local topography, geology, streams and vegetation and the ways in which those environmental attributes influenced the occupations of the land by Aboriginal people, the construction of Menangle Road and the Main Southern Railway Line, early European settlement and agriculture decline following development of alternative land uses and transport routes, and more recently, residential subdivisions and rural lifestyle developments. A limited comparative analysis with other similar rural estates in NSW and elsewhere in Australia supports this assessment of rarity.

Menangle is representative of villages established along English country estate lines to provide accommodation and services for rural estate workers and a focus for particular agricultural enterprises, in Menangle's case, the estate's dairying operations.

6 HERITAGE IN THE VICINITY

6.1 Overview

Menangle Park and its surrounding regions have a number of listed heritage items. These listing include locally significant items (found in Campbelltown 2015 LEP, and Wollondilly LEP 2011), and State significant items (found in the State Heritage Register). Due to the open and rural landscape of the subject site, all listed heritage items within five hundred metres of the subject site have been determined to be 'heritage in the vicinity' of the subject site.

EXTENT

HERITAGE ADVISORS
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Legend

- Dahua Land Holdings
- Local Government Area
- Campbelltown LGA
- Heritage Items Adjacent Site Boundary

Drawn by: Ben Calvert
Checked by: Corinne Softley
Date: 29th of October 2017
Data Sources: APP Corporation, DAHUA Group,
NearMap,

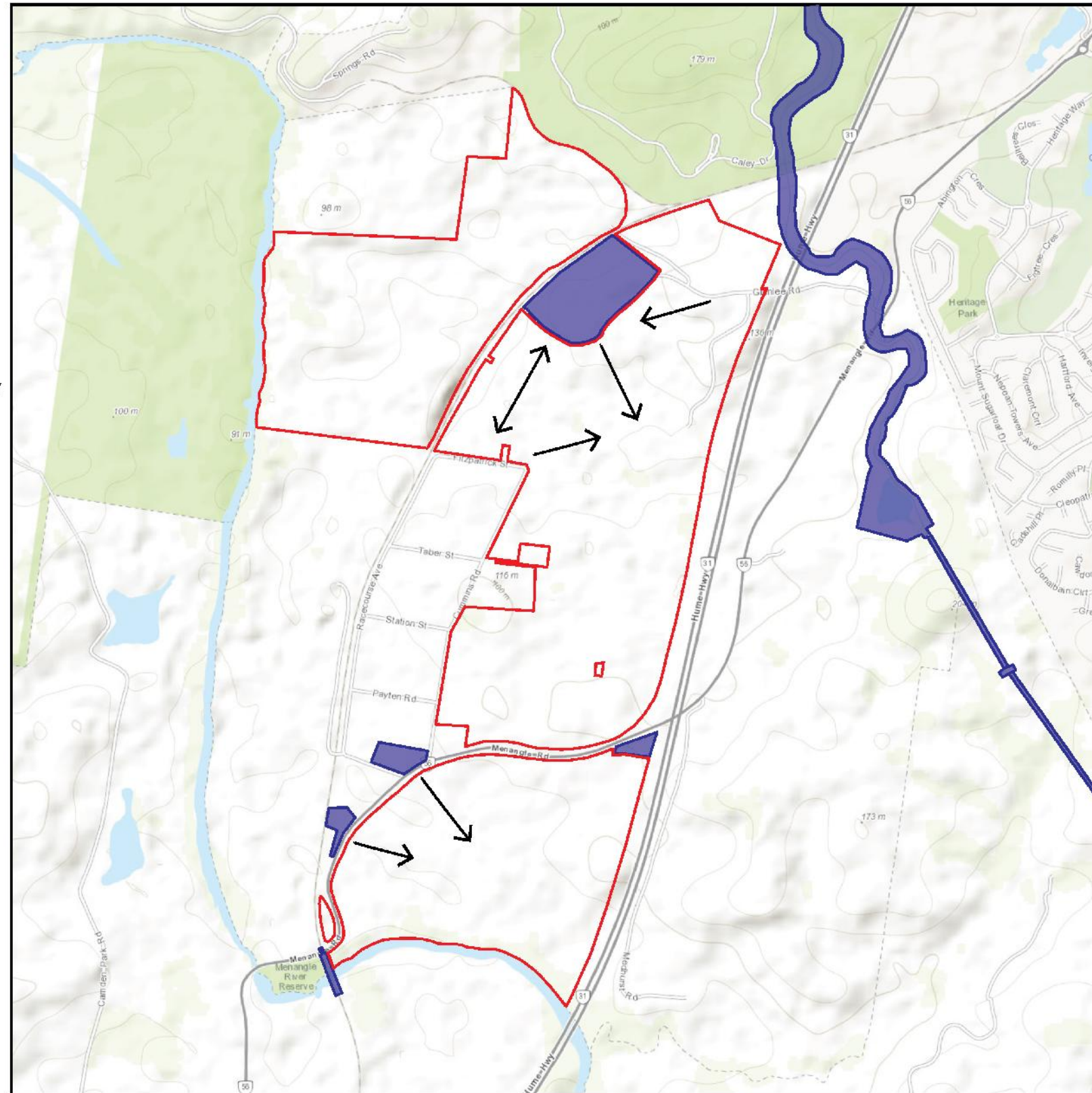
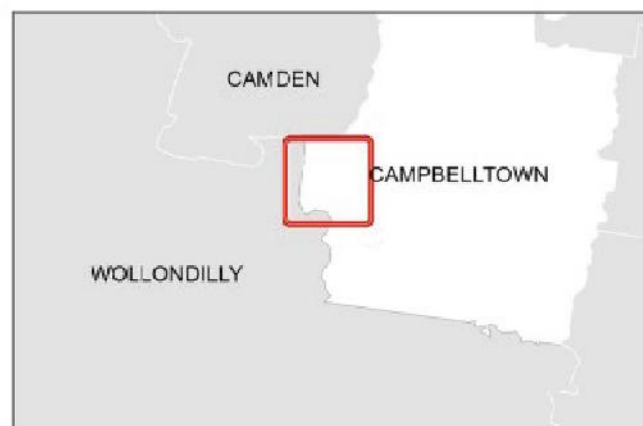


Figure 15. Map indicating the location of listed heritage items with 500m of the subject site. Subject site outlined in red (Source: Extent Heritage).

6.2 Summary of heritage items in the vicinity

The Statement of Significance has been taken directly from the State Heritage Inventory datasheet for the item. Where multiple statements of significance exist, the statement associated with the highest level of significance has been used.

Item Name	Register	Item Number	Address	Significance
Glenlee outbuildings garden and gatelodge	State Heritage Register	#00009	Glenlee Road	State
<p>Statement of Significance:</p> <p><i>The Glenlee estate is a rural cultural landscape of exceptional significance including elements of Aboriginal heritage significance, association with early influential European settlers and the exceptional composition of the architecture and landscape setting of the homestead group.</i></p> <p><i>It is the core remnant including the accessway of the Glenlee estate, an important and rare surviving early 19th century pastoral holding in the Mount Annan/Menangle district of the Cow Pastures once considered as one of the best and earliest dairy farms in the colony. The estate was one of the first farms in Sydney's west to make the change from cereal cropping to dairying in the 19th century and the property continued to prosper throughout the 19th and 20th centuries.</i></p> <p><i>The landscape of the area of the estate is of exceptional aesthetic value as a rare reminder of the former pastoral industry which once characterised the area. It is still possible to appreciate the siting of the homestead in view of, and with frontage to, the Nepean River as part of the original land grant. The mid-19th century Southern Railway, though sited close to the homestead group, was constructed to maintain this visual relationship. The siting of the homestead group in a context of undulating landform, is an outstanding example of colonial landscape planning to form a picturesque composition with direct sightlines to the neighbouring Camden Park estate and the Great Dividing Range.</i></p> <p><i>The Glenlee homestead group is a rare and significant complex of buildings and plantings, approached by a formal drive and sited with commanding views over the countryside to the west and south-west. It includes the remnant core of a rare early colonial farm estate focussed on the fine and sophisticated Regency design of the main house with its rare recessed portico. In addition it includes its original servants' wing, outbuildings, farm buildings, a gatehouse and early plantings including a landmark bunya pine near the house.</i></p> <p><i>The homestead dates from 1823 and is one of only a handful of early surviving colonial houses in the Sydney region, remarkable for its level of integrity and its original setting on the estate amongst 19th century farm buildings and plantings. It demonstrates exceptional architectural sophistication for the period of construction (c.1823) and a rare example of Old Colonial Regency style, of which both Henry Kitchen and Francis Greenway (both of whom the house's design has been attributed to) were key practitioners.</i></p> <p><i>Glenlee is significant for its association with free settler William Howe and family. Howe established the estate, was instrumental in establishing the Bank of NSW in Camden, and an important early free colonist who did much to promote pastoral interests in Sydney's west, and was one of the first farmers in the district to successfully make the change from cereal cropping to dairying.</i></p> <p><i>Glenlee is also significant for its association with emancipated convict James Fitzpatrick and his family, who were responsible for the continued expansion of the estate and for its operation as a successful dairy farm. The family were prominent local citizens and remained in residence at Glenlee for over a century, demonstrating a remarkable pattern of continued usage of the property.</i></p> <p><i>Howe and Fitzpatrick families held Glenlee from c.1822 to 1859 and 1859 to 1968/9 respectively, and the history of these families on the estate is a microcosm of the development of colonial Australia in the 19th and early 20th centuries.</i></p> <p><i>Glenlee is also significant for its association with Colonial architect Henry Kitchen, and also with Colonial Architect Francis Greenway, who may have played a role in its redesign.</i></p>				

The area close to the house has high archaeological potential associated with its occupation and use by the Dharawal Aboriginal people prior to and immediately after European settlement, and for its association with the former pastoral uses of the estate, its outbuildings and former outbuildings. The area presents some opportunities to study and interpret the lifestyle and culture of the Dharawal people, through interpretation of the landscape and the discovery of associated artefacts. It also presents opportunities to study and interpret the former pastoral and continuing agricultural uses of the estate and area.



Figure 16. Glenlee House (Source: <http://campbelltown-library.blogspot.com.au/2016/>)

Item Name	Register	Item Number	Address	Significance
Upper Canal System (pheasants Nest Weir to Prospect Dam)	State Heritage Register	#01373	-	State

Statement of Significance:

The Upper Canal System is significant as a major component of the Upper Nepean Scheme. As an element of this Scheme, the Canal has functioned as part of Sydney's main water supply system since 1888. Apart from maintenance and other improvements, the Upper Canal has changed little.

As part of this System, the Canal is associated with Edward Moriarty, Head of the Harbours and Rivers Branch of the NSW Public Works Department.

The Canal is aesthetically significant, running in a serpentine route through a rural bushland setting as an impressive landscape element with sandstone and concrete-lined edges.

The Canal is significant as it demonstrates the techniques of canal building, and evidence of engineering practice. The Canal as a whole is an excellent example of 19th century hydraulic engineering, including the use of gravity to feed water along the canal (BCubed Sustainability, 2/2006).



Figure 17. Upper Canal System (Source: Office of Environment and Heritage listing sheet for the item).

Item Name	Register	Item Number	Address	Significance
Sugarloaf Farm	State Heritage Register	#01389	Menangle Road, Gilead	State

Statement of Significance:

Sugarloaf Farm is a largely intact farm complex dating from the 1840s through to the 1940s and demonstrating a range of uses throughout its life. The main homestead represents the first phase of use of the site for cereal cropping and the associated outbuildings represent various changes of use to dairying (1890s), horse and cattle studding (1940s) and riding school (1980s). The site has retained much of its original setting allowing a high degree of interpretation of the historic landscape.

Sugarloaf Farm is of State Significance for its association with the early settlement and development of Menangle as a farming district. The farm has high historical, visual, aesthetic and research value as a remnant of an earlier cultural landscape. The surviving rural landscape setting has cultural significance due to its ability to demonstrate important aspects of the early European occupation such as early plantings, paddocks, fences, early grant areas and some archaeological features and sites.

The farm is of state significance as it exhibits characteristics typical to Cumberland Plain colonial landscapes and setting, which are becoming increasingly rare in the Sydney region due to the pressure of modern urban development. The farm buildings themselves are amongst a declining number of rural groups surviving in the area, now part of the urban development edge of Campbelltown.

The farmstead complex has high visual and aesthetic value, located in a prominent position and retaining elements of their original setting and a relationship to Menangle Road and the rural setting to the west and south.

The farmhouse is of State significance as a good example of Colonial farmhouse in the Georgian style retaining much of its original form and fabric. The 1880's-1900 additions to the buildings allow interpretation and the changing needs of its occupants.

The late nineteenth century farm buildings, particularly the remnant dairy, allow interpretation of a prosperous rural holding and demonstrate the changing farming practices and land usage of the district over a period of 160 years.



Figure 18. Sugarloaf Farm (Source: Office of Environment and Heritage listing sheet for the item).

Item Name	Register	Item Number	Address	Significance
Menangle rail bridge over Nepean River	State Heritage Register	#01047	Main Southern railway, Menangle; Gilead	State

Statement of Significance:

The 1863 Menangle Railway Bridge constructed in 1863 over the Nepean River is one of the most historic bridges in Australia because (a) it was the first large iron bridge in New South Wales and the largest bridge until the 1889 Hawkesbury River Bridge (b) it has a dominant appearance in a rural landscape (c) it shares in the enormous benefits, social and commercial, that the Main South Railway has made to New South Wales in 140 years and (d) it was a technically advanced design for its time and received international recognition in 1872.

The Menangle and Victoria Bridges are the only bridges of their type in New South Wales. They are excellent examples of heavy duty, wrought iron girder bridges continuous over three spans. Apart from the inclusion of the intermediate piers in 1907, the 1863 Menangle Bridge Retains most of its original fabric. (DRAFT)

The Menangle rail bridge constructed in 1863 is the oldest surviving bridge on the State rail system and is of highest significance in the development of railway technology in the State. It is an excellent example of early bridge construction. The bridge is one of two identical bridges constructed for the NSW Railways, the other being over the Nepean River at Penrith. The Penrith Bridge was opened in 1867 but has been used for road traffic since 1907. The Menangle rail bridge is typical of British bridge engineering of the 1860s, the iron spans having been fully imported. Additional supporting piers were later erected under the spans so that heavier engines could be used on the main south line. The bridge is of national, if not international, significance as there are few such bridges still in use in the United Kingdom.



Figure 19. Menangle Rail Bridge (Source: <http://www.visitsydneyaustralia.com.au/menangle.html>)

Item Name	Register	Item Number	Address	Significance
Camden Park Estate and Belgenny Farm	State Heritage Register	#01697	Elizabeth Macarthur Avenue	State
<p>Statement of Significance:</p> <p><i>The Camden Park Estate is of social, historic, scientific and aesthetic significance to NSW and Australia. It shows a high degree of technical and creative excellence being a rare, and still relatively intact, example of a model rural estate of the early 19th century (continuing to serve this function until the 1950s). It is the oldest pastoral sheep stud in Australia.</i></p> <p><i>The estate's considerable social and historic significance is also due to its ability to demonstrate the way of life, tastes, customs and functions of a 19th - early 20th century rural establishment. From its establishment the site was a particularly fine example of a colonial rural estate and served as a prototype for other 19th century estates. The intactness of the site's structures and their landscape settings enhances its role as a relatively unique survivor and as a site of archaeological and scientific importance.</i></p> <p><i>The site also has significance through its historical associations with the Macarthur family - from its establishment by John and Elizabeth Macarthur in the early 19th century to the present day Macarthur-Stanham family - this relationship shown in both landscape and structures and being well documented and researched.</i></p> <p><i>By the 1830s the estate of 28,000 acres included the greatest and most advanced mixed farm in NSW, at a time when Australian wools had almost ousted continental wools from British usage and the British manufacturers had a vast ascendancy in the world's woollen markets.</i></p> <p><i>Its extensive grounds planted in the tradition of 19th century English landscape parks holds a major botanical collection and its large, exceptional collection of rural buildings is especially important because of both the quality and rarity of the group.</i></p> <p><i>The Camden Park orchard site and cottages area contains the remnants of an early commercial and scientific horticultural collection which was established by William Macarthur and made an contribution to commercial horticulture in NSW and other colonies such as South Australia. The cottages are an integral part of the orchard complex which continued to function commercially until for 150 years and are important 19th century elements of the landscape.</i></p> <p><i>Camden Park played a vital role in the fledgling Australian wine industry through its importation and distribution of vine cuttings throughout NSW and the Barossa Valley of SA. By 1853 Camden Park listed some 33 grape varieties for sale. By 1841 William & James were producing more than 5000 gallons and that vintage won Gold Medals in England. In 1844 24,000 vine cuttings were sent from Camden Park to Adelaide, setting South Australia on a path to becoming an internationally acclaimed wine growing district. Camden Park became world-renowned for the quality of its wine and by 1845 was producing around 10,000 gallons per annum as a serious vineyard and one of the most highly regarded in the colony and with quite a reputation overseas.</i></p> <p><i>James & William Macarthur managed the estate with great enterprise, importing expert workers: Australia's first skilled wool-sorter from Silesia, shepherds from Scotland, vigneron from Nassau and dairymen from Dorset. They installed the first irrigation plant in Australia in 1830 and the first sheep wash and wool press. After changes of soil and climate in 1849 dictated sale of their merino stud, wheat was the staple until the mid 1860s. But rust and labour shortage led to a change to mixed farming - sheep and cattle fattening, mixed grains, wine, horses for India until 1857, and Australia's largest plant and tree nursery. The 2000 specimens of plants, shrubs and trees included the country's premier collections of domestic orchids and camellias, both of which William Macarthur was one of the first to introduce into Australia.</i></p> <p><i>Two vineyards were planted in 1830 and 1841 and produced up to 16000 gallons a year including choice vintages, with as much as 30000 gallons in cellar sometimes. In 1832 the estate exported the first Australian brandy, and had 8 vintage and fortified wines varying from Muscat to Riesling at the Paris Exhibition of 1861. Also in the 1830s William Macarthur pioneered processes of drying fruit, "with which the British Isles were unacquainted". In 1857 Camden Park had a variety of all normal species of orchard fruits and nuts, 56 varieties of apple including cider making types, 31 kinds of pear, 23 citrus fruit varieties</i></p>				

including Navel oranges, 16 table grapes apart from 32 wine varieties. Apricots, plums, cherries, quinces, figs, chestnuts, almonds and strawberries were also grown on the estate.

The Camden Park garden and nursery is historically important as part of the original Macarthur family Camden estate. The garden is significant for its demonstration of the early nineteenth century estate garden design, including the following: The use of a hill site to take advantage of the views; the use of plantings to enframe views; and the planting of trees with ornamental form, demonstrating the influence of the early nineteenth century horticultural movement. The area has historical significance as the original Macarthur nursery renowned for the introduction and propagation of exotic plants in early Australia. Significant features include the following: the area of olive and plumbago shrubbery; the brick edged gravel carriage loop; structured vistas from the house entrance and garden entrance; specimen plants of araucarias and camellias reputed to be the oldest in Australia; well blended later additions of herbaceous beds and rose garden; and ruins of the gardener's lodge, potting sheds and hothouses from the original nursery period.)

Finally, the estate is of major landscape and environmental significance as a significant area of open space lining the Nepean River with landmark landscape features including the tree lined river meadows, ridge top Belgenny Farm Group, the driveways and the relic orchard and plantations site on the flood plain north-east of the mansion.

Rare - historic and aesthetic values

Representative - historic, aesthetic and scientific values

Associative values - historic and aesthetic



Figure 20. Working Farm in the Camden Park Estate and Belgenny Farm (Source: Office of Environment and Heritage listing sheet for the item).

Item Name	Register	Item Number	Address	Significance
Menangle Weir	Wollondilly LEP 2011	#1101	Station Street, Menangle Park	Local

Statement of Significance:

The Menangle Weir is one of the system of Upper Nepean Scheme Compensation Weirs. It is of historical significance for its association with the Upper Nepean water supply scheme completed in 1886. The Weir is of aesthetic/technical significance for its proximity to the Menangle Railway Bridge, for its natural setting and its stone construction which demonstrates late 19th century weir building techniques.



Figure 21. Menangle Weir (Source: Office of Environment and Heritage listing sheet for the item).

Item Name	Register	Item Number	Address	Significance
Menangle Landscape Conservation Area	Wollondilly LEP 2011	#C6	Menangle Park	Local
<p>Statement of Significance:</p> <p><i>The Menangle cultural landscape is historically significant for its evidence of early 19th century rural settlement and for its location along Menangle Road and the Main Southern Railway Line, a major mid-19th century engineering work in the colony of NSW. The historical significance of the landscape derives from the fact that it was part of the Macarthur family's Camden Park rural enterprise and includes the routes of major historic road and rail links south of Sydney. The cultural landscape is considered to be significant for the presence of these transport corridors and development directly associated with them, together with the conspicuous response of the patterns of settlement and agricultural land use to the strong influences of the topography, soils, flooding and the availability of water.</i></p> <p><i>Menangle Village and its landscape setting have strong associations with the surveying and construction of the main Southern railway Line, a major mid-19th century engineering work in NSW. Also strong associations with many individuals and families influential in the settlement and subsequent development of the area, particularly the extended Macarthur, Stanham and Onslow families and the many convicts, tenant farmers and others employed to develop and run the estate.</i></p> <p><i>Aesthetically significant are the visual contrasts of surrounding ridges, hill slopes and cultivated river flats. The placement of buildings generally above the flood prone lands reinforces the dual unity between the landscape and its powerful biophysical determinants. The landscape also has aesthetic qualities derived from the mix of remnant natural features with active and relict agricultural landscapes that are evolving with new land uses such residential development and aged care facilities.</i></p> <p><i>The Study Area includes a number of buildings of outstanding architectural quality, designed by prominent architects John Horbury Hunt and Sulman and Power.</i></p> <p><i>While the criterion for social significance has not been tested quantitatively by this author, submissions by members of the Menangle community in response to development proposals in recent years suggest that they have very strong views about the significance of the place, for a variety of reasons, including its European historic heritage values and its cultural landscape values. It is considered highly likely that the community would feel a great sense of loss if these values were threatened, diminished or destroyed by unsympathetic development. The social significance is also attested by the fact that the area and/or heritage items within it have been recognised as significant by the local government authority and by the NSW Government.</i></p> <p><i>Further research of the documentary evidence and existing heritage fabric of Menangle Village and its cultural landscape setting is considered highly likely to yield more information on the natural history of the place and its Aboriginal and non-indigenous cultural heritage. Archaeological investigations could reveal information about the fabric and methods of construction of various structures including the road and rail bridges, the Railway Station, the former Menangle Creamery and the former Rotolactor, as well as cottages, dairies and other agricultural structures.</i></p> <p><i>The area possesses a rare mix of natural, indigenous and non-indigenous cultural heritage values arising from the local topography, geology, soils, streams and vegetation and the ways in which those environmental attributes influenced the occupation of the land by Aboriginal people, the construction of the Menangle Road and the Main Southern Railway Line, early European settlement and agriculture, decline following development of alternative land uses and transport routes and, more recently, residential subdivisions and rural lifestyle developments. A limited comparative analysis with other similar rural estates in NSW and elsewhere in Australia supports this assessment of rarity.</i></p> <p><i>Menangle is representative of villages established along English country estate lines to provide accommodation and services for rural estate workers and a focus for particular agricultural enterprises, in Menangle's case, the estate's dairying operations.</i></p> <p>- No image available</p>				

Item Name	Register	Item Number	Address	Significance
Menangle House	Campbelltown LEP 2015	-	Racecourse Avenue, Menangle Park	Local

Statement of Significance:

No statement of significance currently exists for this item.



Figure 22. *Menangle House (Source: Extent Heritage).*

Item Name	Register	Item Number	Address	Significance
The Pines	Campbelltown LEP 2015	-	Menangle Road, Menangle Park	Local

Statement of Significance:

No statement of significance currently exists for this item

- *No image available.*

Item Name	Register	Item Number	Address	Significance
Riverview	Campbelltown LEP 2015	-	Menangle Road, Menangle Park	Local

Statement of Significance:

No statement of significance currently exists for this item.

- *No image available*

Item Name	Register	Item Number	Address	Significance
Menangle Racecourse	Campbelltown LEP 2015	-	Menangle Road, Menangle Park	Local

Statement of Significance:

No statement of significance currently exists for this item.



Figure 23. *Menangle Racecourse (Source: Extent Heritage).*

7 KEY VIEWS

On the 27th October 2017, the masterplan area was surveyed with an aim to identify the impact of the current building on views and settings from heritage items in the area, and therefore the potential impact of the proposed development. Generally, all the listed heritage items that border the masterplan site have heavy vegetation inside their site boundaries that screen them. This is particularly the case for Riverview and The Pines, which are not visible from any vantage point.

Key views have been identified on the plan below.

EXTENT

HERITAGE ADVISORS
TO AUSTRALIA AND
THE ASIA PACIFIC

Legend

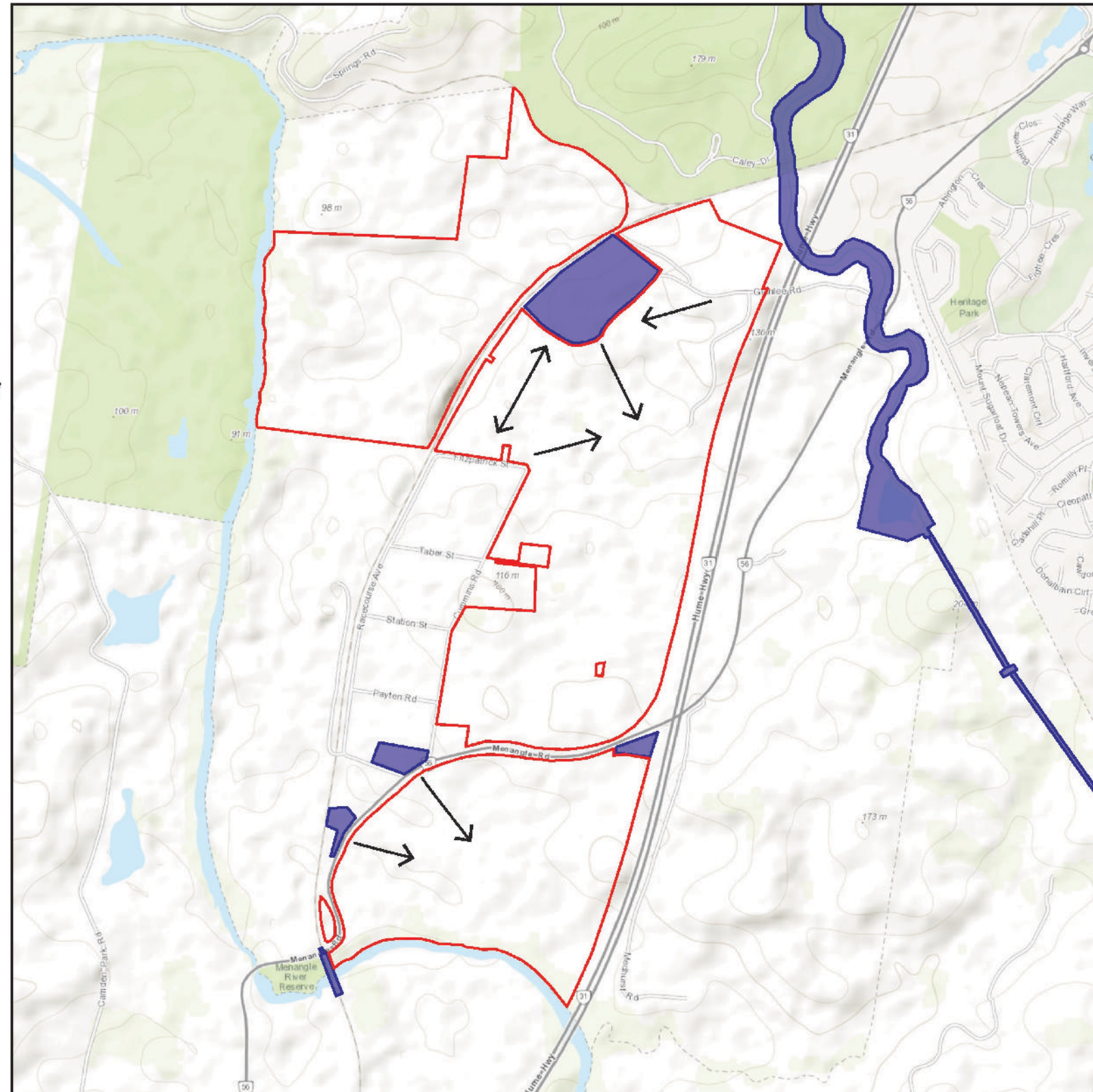
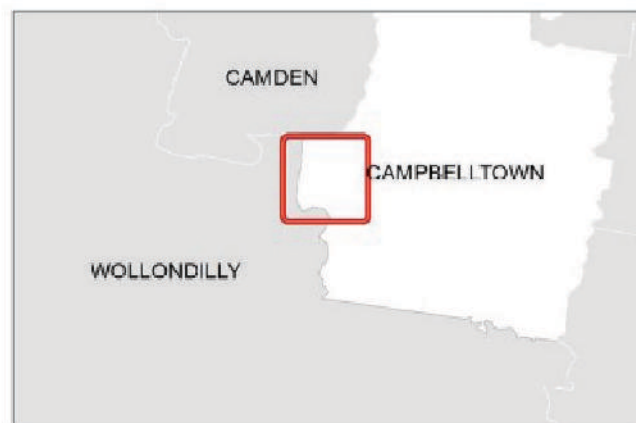
-  Site Boundary
-  Local Government Area
-  Campbelltown LGA
-  Heritage Items Adjacent Site Boundary

Drawn by: Ben Calvert

Checked by: Corinne Softley

Date: 29th of October 2017

Data Sources: APP Corporation, DAHUA Group,
NearMap,



8 HERITAGE ADVICE

There are several heritage considerations that should be taken into account as part of the masterplan proposal. These include potential impacts to heritage items in the immediate vicinity of the proposed development, as well as potential built and archaeological heritage within the project area. The following section outlines where the masterplan is considered to be adequate in the protection of heritage, and where further action is required.

8.1 Masterplan Documentation

The masterplan documents available during the preparation of this report did not include any heritage overlays. These should be included to contextualise the precinct and to guide the future management of the site.

Recommended action:

- **Include heritage overlay of identified heritage items**
- **Include heritage overlay of identified archaeological sites**
- **Incorporate interpretation planning (see Section 8.5)**

8.2 Views and Settings

Whilst the subject site does not contain any listed heritage items, there are several items located in the vicinity of the masterplan area. As many of the items relate to the agricultural history of the Menangle Park area, consideration of impacts to views and settings of these items is important to maintain heritage significance.

Heritage Item	Listing Status	Potential Impacts
Riverview	LEP	Impacts are likely to be minor as the dwelling is heavily screened by mature vegetation. The item will not be visible from any vantage point within the masterplan study area, nor will works alter views from the dwelling.
The Pines	LEP	Impacts are likely to be minor as the dwelling is heavily screened by mature vegetation and the landscape setting to the east of the site will be retained. The item will not be visible from any vantage point within the masterplan study area.
Upper Canal	SHR	The works will have no impact on the setting of the upper canal. The landscape around this portion of the canal will be retained.
Menangle House	LEP	Visual impacts are considered to be low as Menangle House as it is well screened by mature vegetation and the study area opposite the site is being retained as open space.
Glenlee House	SHR	Whilst views to and from Glenlee House are open and expansive, the item is well considered with respect to the masterplan. The SHR curtilage will remain unchanged, providing a wide landscaped area around the property. In addition, the landscape to the south of the item will be retained along with the riparian corridor. This will retain some views for the site south towards the town of Menangle Park. Whilst the site will no longer be clearly visible from Fitzpatrick Street, the same views will be afforded within the Town Centre precinct.

Menangle Rail Bridge	SHR	The masterplan will have no impact on views and settings for this item as the landscape setting around this item will be retained.
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Recommended action:

- **Consider undertaking a photographic archival recording of views to and from all identified heritage items, taking into consideration the landscape setting of the items. This can provide contributory information to the historic records of the Menangle Park area and can be integrated into a heritage interpretation for the site (see Section 8.5).**
- **In addition to the riparian corridors, maintain remnant vegetation throughout the masterplan area where possible. This is particularly the case for several proposed open spaces.**
- **The character of the new development should not have an adverse or greater effect on heritage items in the vicinity of the new development.**
- **in the vicinity of heritage items should not have adverse or greater effect on the heritage**

8.3 Built Heritage

Casey & Lowe identified two potential built heritage items; noted as the cattle pens and ramps (B10) and dairy bails (B11). Both items are in poor condition and contribute little towards the understanding of the history of the area. As a result, they are considered to be of low heritage significance and are not worthy of individual listing. Their removal is considered to be acceptable, provided the recommended actions outlined below are undertaken.

During the site visit a pair of silos were identified in the southern portion of the subject site. The silos are of local significance as evidence of dairying in the Campbelltown District and dairying practices in the 1930s. Specifically, they are examples of a standard concrete silo design promoted by the NSW Department of Agriculture during the 1930s depression, and as structures associated with the NSW Government unemployment relief scheme of that period.

Although the silos are considered to be historically significant, a condition assessment undertaken by SMEC in April 2018 found that “the structures are in are in poor condition, consisting of concrete spalling, corroding reinforcement, failed roof timbers, displaced roof and wall cladding and termite infestation. Substantial works would be required to remediate the structures to a safe condition, suitable for a residential environment.”² As a result, the silos are considered too unsafe to retain in full.

While the silos are not heritage listed, they are of significant heritage value. Their removal is therefore considered to be greater than “minor”. If the opportunity to retain or partially retain the silos in situ exists, then options for their interpretation should be considered.

² SMEC (2018) “Menangle Park Silo Condition Assessment” prepared for Dahua Group, p. 18.



Figure 24. Silos in southern portion of the subject site (Source: Extent Heritage).

Recommended action:

- Include the dairy bails and cattle pens and ramps in an archival recording, as set out in Section 8.2 above.
- Incorporate the agricultural history of the site in an Interpretation Plan (see section 8.4 below).
- Consider the retention of the silos in-situ for interpretation purposes. Note: retention in situ does not necessarily mean retention of the entire structure. Options for adaptation/interpretation should be explored as part of an Interpretation Plan (see section 8.4 below).

8.4 Archaeological Potential

As set out in the Aboriginal and Historic Heritage Gap Analysis of the Greater Macarthur Investigation Area (GMIA), the subject site has been noted as having “low-medium” archaeological potential. As a result, the masterplan should follow the management recommendations of Category 3: management of archaeological resources in the areas of low archaeological potential. In this category archaeological items are classified as works and not relics, and as such, are not subject to the Heritage Act.

The management recommendations are as follows:

- Archaeological involvement such as testing or monitoring prior to or in conjunction with redevelopment work would not be required.
- No planning restrictions or protection measures would be required.
- A proposed development could generally ‘Proceed with Caution’ in these areas. Archaeological involvement would be on an ‘as needed’ basis.
- In the event that archaeological remains are discovered, works would stop and the NSW Heritage Division would be notified in accordance with Section 146 of the Heritage Act. Further works in the affected areas would not resumed until a decision on appropriate management has been made. This is likely to require an excavation permit under the Heritage Act to allow

further disturbance or removal of the exposed relics. In order to obtain an excavation permit, an archaeological assessment and research design would need to be submitted to OEH for approval.

There are several potential archaeological sites located within and directly adjacent to the subject site. These items and their management recommendations have been included below.

Site	Within / Adjacent to study area	Impact as a result of master plan	Action Required
Brien's farm and house site (S1)	Within	None	None
Thomas Vardy's estate (S3)	Within	Likely disturbance through subdivision and development of the site for residential purposes.	Follow the Category 3 management advice outlined above
Mt Pleasant (S5)	Adjacent	Potential impact to outer areas of archaeological site which may fall into the masterplan study area.	Follow the Category 3 management advice outlined above within a 10m buffer of the Mt Pleasant site
Noone's Farm (S6)	Within	Likely disturbance through subdivision and development of the site for residential purposes.	Follow the Category 3 management advice outlined above
House of Chinese market gardener (S7)	Within	Protected by riparian corridor along the Nepean River	None

Recommended action:

- See above table above for actions.

8.5 Heritage Interpretation

Interpretation is an opportunity to reveal long-term connections with our cultural identity, reveal storylines within a community and increase public understanding and appreciation. As the Menangle Park area will be utilised for both residential and commercial purposes, there is ample opportunity to provide heritage interpretation throughout the precinct. This will assist in mitigating the heritage impact of the proposed masterplan

Interpretation should consider the following:

- The types of audiences who will interact with the site;
- The most appropriate locations and types of devices for the site;
- Site user requirements;
- Avoid the removal of mature vegetation or adverse alterations to landscape setting;
- Stakeholder consultation.

With respect to European heritage, key historic themes which could interpreted include:

- Agriculture – *activities related to the cultivated and rearing of plant and animal species, usually for commercial purposes*
- Environment/cultural landscape – *Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings*

- Pastoralism – *Activities associated with the breeding, raising, processing and distribution of livestock for human use*
- Towns, suburbs and villages – *Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages*
- Land tenure – *Activities and processes for identifying forms of ownership and occupancy of land and water*

Recommended action:

- **Consideration should be given to the preparation of an Interpretation Plan.**
- **Integrate proposed interpretation into the masterplan documentation.**
- **Utilise public spaces and facilities (such as the school) for heritage interpretation.**
- **If possible, retain the silos in-situ for interpretation purposes. Note: retention in situ does not necessarily mean retention of the entire structure. Options for adaptation/interpretation should be explored as part of an Interpretation Plan.**