

Item: ENV008-22 Planning Proposal PP2022/00002 - Lot 1 DP 10359 (80) Boronia Parade Lugarno - Request for Gateway Determination

Author: Manager Strategic Planning

Directorate: Environment and Planning

Matter Type: Committee Reports

RECOMMENDATION:

- (a) That Council acknowledge the Heritage Assessment Report for Lot 1 DP 10359 Boronia Parade, Lugarno prepared by GML Heritage and the recommendation that the Site be listed as a local heritage item.
- (b) That Council support the listing of Lot 1 DP 10359 Boronia Parade, Lugarno as a local heritage item on the heritage schedule of the Georges River Local Environmental Plan 2021 which contains the appropriate provisions for protecting and managing the item.
- (c) That Council support the State listing of Lot 1 DP 10359 Boronia Parade, Lugarno.
- (d) That Council endorse the forwarding of Planning Proposal PP2022/0002 to the NSW Department of Planning and Environment (DPE) to request a Gateway Determination under Section 3.33 of the Environmental Planning and Assessment Act 1979 for an amendment to the Georges River Local Environmental Plan 2021 by:
 - i. listing Lot 1 DP 10359 Boronia Parade Lugarno as a heritage item in Schedule 5 Environmental heritage; and
 - ii. mapping Lot 1 DP 10359 Boronia Parade Lugarno as “Item – General” on the Heritage Map.

EXECUTIVE SUMMARY

1. This Planning Proposal (PP2022/0002) seeks to list Lot 1 DP 10359 (80) Boronia Parade Lugarno (also known as “Glenlee”) (“Site”) as a heritage item in Schedule 5 Environmental heritage of the Georges River Local Environmental Plan 2021 (GRLEP2021).
2. The heritage listing of the site is supported by a heritage assessment report commissioned by Council.
3. The Planning Proposal was considered by the Georges River Local Planning Panel (LPP) at its meeting on 17 February 2022. The LPP supported the listing of the site on the heritage schedule of the Georges River Local Environmental Plan 2021.
4. The Site is identified as Lot 1 DP 10359, Parish of St George, County of Cumberland; known as 80 Boronia Parade, Lugarno NSW 2210. Refer to **Figures 1 and 2** below.

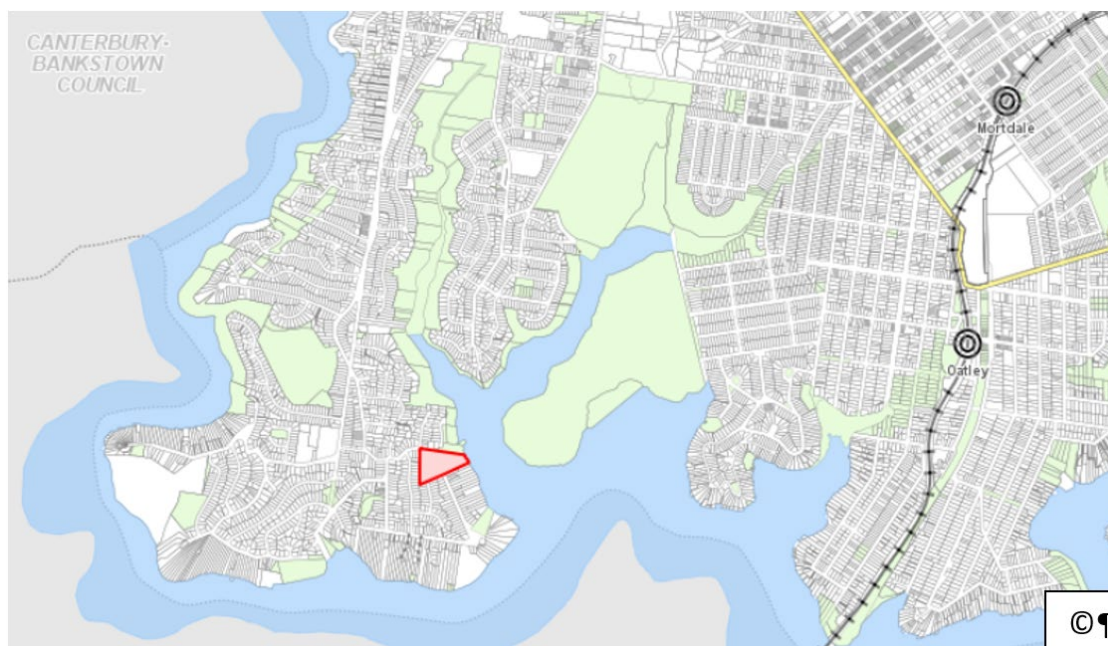


Figure 1 - Locality

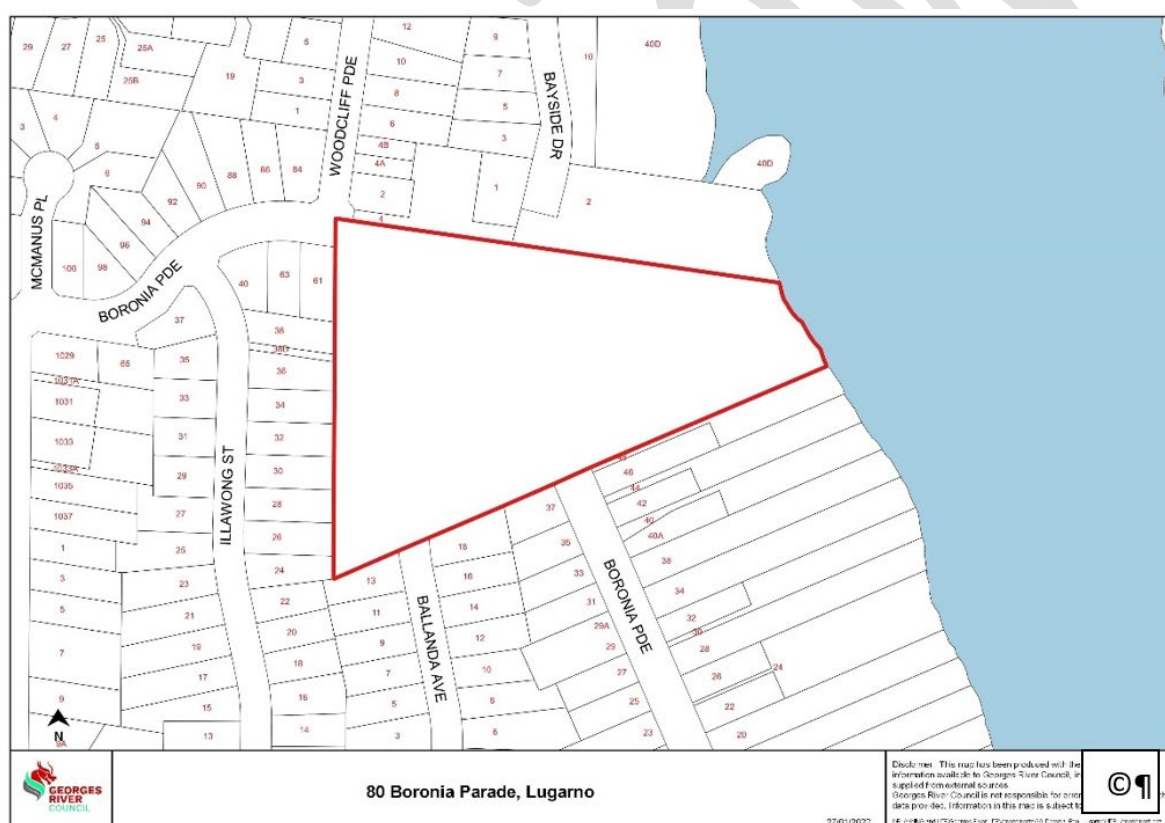


Figure 2 - Site

PROPOSAL

5. The Planning Proposal seeks to amend the Georges River Local Environmental Plan 2021 by:
 - a. listing Lot 1 DP 10359 Boronia Parade Lugarno as a heritage item in Schedule 5 Environmental heritage as follows:

Suburb	Item name	Address	Property description	Significance	Item no
Lugarno	Glenlee	80 Boronia Parade	Lot 1 DP10359	Local	I317

- b. mapping Lot 1 DP 10359 Boronia Parade Lugarno as “Item – General” on the Heritage Map. The proposed Heritage Map - Sheet HER_003 is illustrated in **Figure 3** below.

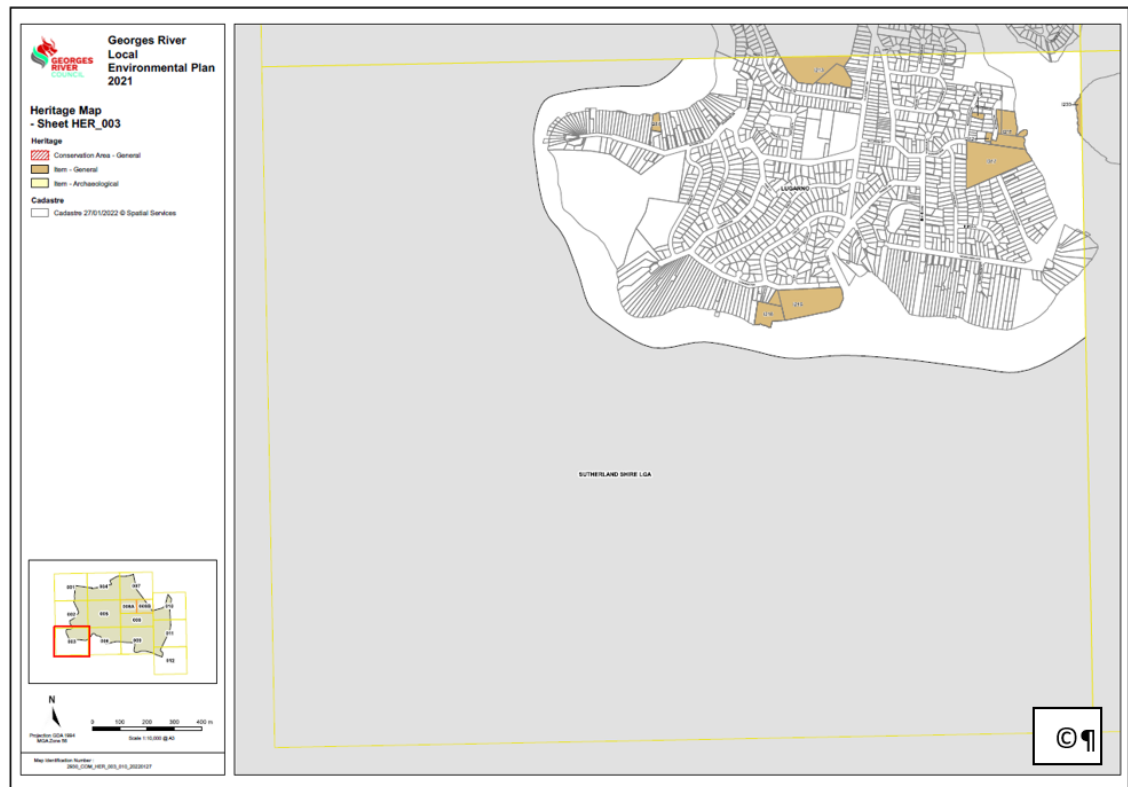


Figure 3 - Proposed Heritage Map Sheet_003

6. The heritage listing of the site is supported by a heritage assessment report commissioned by Council. Council appointed GML Heritage Consultants to investigate if the Site is of local and State significance. GML lodged the Heritage Assessment Report for 80 Boronia Parade, Lugarno (“Report”) on 6 January 2022. The Report concludes that the Site has cultural significance at the State level under criteria (f) and (g) and at the local level under criteria (a), (b), (c), (d) and (e). The heritage criteria are explained further in the body of this report. The Report recommends that Council list the Site on Schedule 5 of the Georges River Local Environmental Plan 2021 (“GRLEP”) as it is of heritage significance and that it be considered for State heritage listing. A copy of Report is in **Attachment 2**.
7. A heritage inventory sheet has been prepared for the draft item and a copy is in **Attachment 4**.
8. The intended outcome of the Planning Proposal is to:
 - a. List Lot 1 DP 10359 Boronia Parade Lugarno as a heritage item in the Georges River Local Environmental Plan 2021 so that Clause 5.10 applies to any proposed development.
 - b. Conserve the environmental heritage of the Georges River local government area.

- c. Conserve the heritage significance of the site, including associated fabric, settings and views.
- d. Conserve Aboriginal objects and Aboriginal places of heritage significance.

The Site and Locality

- 9. The Site is identified as Lot 1 DP 10359, Parish of St George, County of Cumberland; known as 80 Boronia Parade, Lugarno NSW 2210. Refer to **Figures 1 and 2** above.
- 10. The entire Site is approximately 25,432m² and includes extant vegetation, relatively undisturbed landscape setting, existing built cottage, buildings comprising 6 sheds and outbuildings surrounding the existing cottage, that together provide strong and important surviving evidence of the early 20th century way of life in the locality.
- 11. The dwelling displays the hallmarks and features attributed to the early 20th century Federation to Inter-War period with a likely construction date of early 1900s. The following photos were taken in November 2021 (refer to **Figures 4 to 5B**).



Figure 4 – The main house taken from the entry to the Site



Figure 4A – The House facing the water

12. The land/water interface contains a boatshed and jetty and reflects the previous use of the land by the Matthei family as oyster farming in the Georges River with mangroves in the tidal river area.



Figure 5 – View of the boatshed and jetty

13. The main constructed access/entrance to the Site is from Boronia Parade provided by a driveway which leads eastward to the existing detached garage and single storey cottage. Extending from the dwelling is a sandstone pathway down to the foreshore where two detached boatsheds have been constructed. The boatsheds are located either side of a timber pier that leads out onto a jetty.
14. The Site also includes a number ancillary garden / shed structures of varying sizes that are scattered across the Site but surround the dwelling house and historically, appear to have been constructed to service the home.



Figure 5A - Shed



Figure 5B -Sheds

15. The survey plans lodged with the DA show some of the existing structures on the Site. An extract from Sheet 4 of the survey plans is provided below in **Figure 6** below.

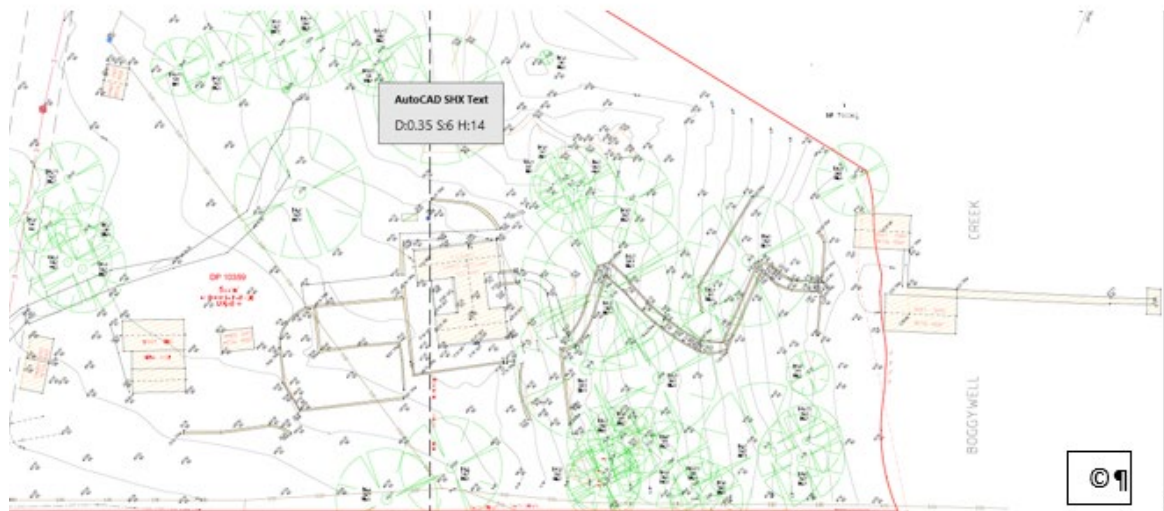


Figure 6 – Extract from Survey Plan lodged with DA

16. The Site contains significant large trees and dense vegetation. Landforms across the Site are largely natural, varied in scope and include rocky outcrops and natural water features.
17. The Site is located in a predominantly low-density residential area comprised of detached single and two storey dwellings of varying architectural styles and forms. Adjoining the Site to the east is Boggywell Creek (Lime Kiln Bay) in Jewfish Bay which forms part of the wider Georges River catchment. Immediately to the west are the rear yards of a series of homes that front Illawong Street (Nos. 24-38 Illawong Street). To the north-west is the side boundary of No.61 Boronia Street.
18. Adjoining the Site to its north-east boundary is a public park known as Heinrich Reserve which is located along Bayside Drive, a cul de sac that terminates close to the Site boundary. To the north-west are the side boundaries of No. 2 Woodcliff Parade and 1 Bayside Drive.
19. To the south of the Site are the side boundaries of a series of detached dwelling houses comprising of No.37 Boronia Parade and Nos. 13 and 18 Ballanda Avenue. Nos. 46-48 Boronia Parade abut the Site to the south east and these two properties are within a battle-axe allotment formation. Surrounding residential land is zoned R2 Low Density Residential.
20. There are numerous stormwater discharges and overland flows onto the site from the surrounding area. A water course runs through the Site generally from the south west to the north east where it enters the river. A 'soggy' area exists in the north west general area.
21. Surrounding residential land is zoned R2 Low Density Residential. Heinrich Reserve is zoned RE1 Public Recreation. Please refer to **Figure 7** below.



Figure 7 – Extract from GRLEP 2021 Zoning Map

BACKGROUND

22. A Development Application (DA2021/0181) was submitted to Council on 6 May 2021 for the demolition of the existing cottage and associated outbuildings, Torrens Title subdivision of one lot into 31 lots and the construction of new roads, drainage and tree removal at No. 80 Boronia Parade, Lugarno (the Site). The DA is currently subject to a court appeal with the NSW Land and Environment Court.
23. The Site is not presently identified as a local item of heritage significance in the GRLEP 2021. However, it is classified by the National Trust (NSW) as an item of high cultural heritage significance. It forms part of the Lugarno Early Settler Precinct Landscape Conservation Area as shown in the extract from the National Trust listing card In **Figure 8**.



Figure 8 - Extract from National Trust Listing Card

24. The existing dwelling-house dates back to 1910 and it is estimated that it was constructed at that time. An examination of 1943 aerial photography extracted from the National Trust Listing Card (see **Figure 9** below) shows that there has been very little change to the Site since 1943, with much of the extant vegetation and landscaped character pre-dating 1943. Therefore, the Site provides uncharacteristically strong and important surviving evidence of the pre-development and urban landscape of the locality, together with strong surviving evidence of the early occupation of the site by the Matthei and Chislett families and their involvement in oyster farming in the Georges River. The Matthei family was one of the best and most well-known commercial oyster farmers at the time and its long term ownership of the land since 1908 has ensured its unique preservation.



Figure 9 - 1943 Aerial Image extracted from National Trust Listing Card

25. The Site adjoins a series of local heritage items included as part of Schedule 5 of the Georges River LEP 2021. These items are known as “Woodcliff” at 12 Woodcliff Parade (I219), “The Hermitage” located at 1 Bayside Drive (I212) and the stone wharf and associated pathway (I211) located within the adjacent Heinrich reserve to the north. To the east immediately across the bay is Oatley Park and Baths which is also a recognised local heritage item (I233). Refer to **Figure 10**.



Figure 10 - Extract from current Heritage Map

26. The Site contains significant remnant native vegetation, including mature Smooth-barked Apple-Blackbutt-Red Blackwood open forest and a wide variety of native fauna. Endangered populations of flora and fauna are recorded in the Georges River LGA on the NSW Government's BioNet Atlas and may be present on the Site. The Site is positioned on the foreshore of Boggywell Creek (Lime Kiln Bay) on the Georges River, an important estuarine ecosystem. The large areas of remnant native vegetation on the Site within close proximity to the waterfront yield potential for high natural heritage significance.
27. The National Trust (NSW) listing card for the Site states that it 'has historic significance because of the presence of rare Aboriginal rock engravings'. The Aboriginal Heritage Information Management System (AHIMS) records four sites located within or adjacent to the development as follows:
 - a. 45-6-1713 – Matthei Jetty – comprising a shell midden;
 - b. 45-6-3907 – Glenlee hatchet grinding grooves – comprising two natural pools in the sandstone creek bed with grinding grooves;
 - c. 45-6-3908 – Glenlee rock bowl – comprising a rock bowl formed in the sandstone beside a natural creek; and
 - d. 45-6-3909 – Glenlee Midden 2 - comprising surface shell, bone and charcoal.

Interim Heritage Order – Key Dates

28. The Heritage Act 1977 (Section 25(2)) allows councils, subject to the authorisation by the Minister, to make an IHO over a property, where a council has a reasonable belief that the place or item may have potential heritage significance and that a 'threat of harm' either exists or is perceived to exist. In this case, the lodgement of the current DA (DA2021/0181) was considered to constitute such a threat of harm.
29. Council considered preliminary heritage advice from Michael Edwards, Heritage Advisor to Georges River Council, dated 11 May 2021 which stated that the Site has potential heritage significance. Mr Edwards in his advice stated that an examination of 1943 aerial photography shows that there has been very little change to the Site since this time, with much of the extant vegetation and landscaped character pre-dating 1943. In this regard, the Site provides uncharacteristically strong and important surviving evidence of the pre-development and urban landscape of the locality, together with strong surviving evidence

of the early occupation of the Site by the Matthei and Chislett families. He also stated that the Site retains a number of ancillary boat sheds and wharfs, which, together with the extant dwelling and relatively undisturbed landscape setting, displays important evidence of the early 20th century way of life in the locality and the Site is highly likely to satisfy the Heritage Council of NSW significance assessment criteria in demonstrating historical, associative, technical, rarity and (possibly) representative significance.

30. Given the National Trust (NSW) listing card (refer to Appendix D of the GML Heritage Assessment in **Attachment 2** to this report) and the advice received from Council's Heritage Advisor, Council had reasonable belief that the property may have potential heritage significance and that a 'threat of harm' either exists or is perceived to exist having regard to the lodgement of a Development Application (DA2021/0181) and subsequent Court proceedings which seek demolition of existing structures, removal of trees and subdivision of the Site into 31 lots
31. In June 2021, the former Mayor, Councillor Greene met with residents at the site to discuss its potential heritage significance and possible future action that Council could take to protect the site.
32. On 26 July 2021 the former Mayor, Councillor Greene submitted a Mayoral Minute (MM011-21) to Council recommending that Council proceed to make an IHO over the site. Council resolved to request the Special Minister of State, The Hon. Don Harwin MLC that Council be given the requisite authority under section 25 of the *Heritage Act 1977* (by publication in the Gazette) to place an Interim Heritage Order over the property at Lot 1 DP 10359 (No. 80) Boronia Parade, Lugarno.
33. Council under Section 25 of the *Heritage Act 1977* made an IHO over the Site. The IHO was gazetted on Friday, 13 August 2021 and lapsed on 14 February 2022. The IHO allowed further heritage assessments to be undertaken to inform an understanding of the cultural significance of the Site and whether Council should proceed with an application for heritage listing.
34. Council appointed GML Heritage on 8 October 2021 to prepare a heritage assessment of Glenlee to assist Council in determining whether the Site reaches the threshold for listing as a heritage item. The GML Report provides an assessment of the significance of the Site in relation to natural and cultural landscape heritage, Aboriginal cultural heritage and built heritage. The GML Report recommends that Council list the Site on Schedule 5 of the Georges River Local Environmental Plan 2021 ("GRLEP") as it is of heritage significance and that it be considered for State heritage listing.
35. On 9 September 2021, the applicant filed Class 1 proceedings appealing the Council's making of the IHO under section 30(1) of the Act and seeking that the IHO be revoked. Those proceedings challenge the legality and the merits of the making of an IHO. The proceedings were listed for a Section 34 Conciliation Conference before a Court Commissioner on 1 February 2022, simultaneously with Court proceedings relating to the appeal against the deemed refusal of the DA.
36. On 24 December 2021, the General Manager wrote to The Hon. James Griffin MP, Minister for Environment and Heritage requesting that he make an IHO over the site and advising that the site had potential for listing on the State Heritage Register.
37. On 30 December 2021, the General Manager wrote to Minister Coure, Member for Oatley and requested that he advocate on behalf of her request to the Minister for Environment and Heritage.
38. On 7 January 2022, the General Manager met with Minister Coure, to discuss the request for an IHO and to seek further support and advocacy from his Office for the proposal and for State Heritage listing of the site.

39. On 12 January 2022, the General Manager held discussions with Minister Coure and the Minister for the Environment and Heritage's Chief of Staff to progress the request for an IHO and for State Heritage listing of the site.
40. On 13 January 2022, the General Manager held discussions with Heritage NSW to discuss the request for an IHO and a State Heritage Register listing.
41. On 21 January 2022 the General Manager was advised that the Minister had agreed to the officer's request and had decided to make a local IHO over the Site (for a period of 12 months) as it has potential local and State heritage values and was at imminent risk when the existing local IHO expired on 14 February 2022.
42. The Minister's decision to make an IHO was notified to the Council at its meeting on 28 January 2022.
43. The decision was published in the NSW Government Gazette on 28 January 2022. A copy of the IHO No. 164 is in **Attachment 3**. The IHO is.

NSW HERITAGE OFFICE HERITAGE ASSESSMENT GUIDELINES

44. The NSW Heritage Manual guidelines (July 2001) provides the framework for the assessment of the Site. The guidelines incorporate the five types of cultural heritage values (being aesthetic, historic, scientific, social and spiritual values) identified in the Burra Charter into a structured framework which is the format required by heritage authorities in NSW. Under these guidelines, items (or 'places' in Burra Charter terminology) are assessed in accordance with a specific set of criteria.
45. The criteria for assessment established by the Heritage Council of NSW in accordance with Heritage Act is set out in **Figure 11** below:

Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);	Criterion (e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);
Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);	Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);
Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);	Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's • cultural or natural places; or • cultural or natural environments. (or a class of the local area's • cultural or natural places; or • cultural or natural environments.)
Criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;	

Figure 11 - Extract from Assessing heritage significance
NSW Heritage Manual 2001

GML HERITAGE'S ASSESSMENT OF THE SITE

46. The Heritage Assessment Report for 80 Boronia Parade, Lugarno was lodged with Council on 6 January 2022. A copy of the Report is **Attachment 2** to this report.
47. In summary, the Report recommends that the Site be listed as a heritage item in the GRLEP 2021 as well as considered for State heritage listing.

48. The Report is thorough and comprehensive and assesses all the issues related to the Site. In terms of the assessment against the heritage criteria outlined by the NSW Heritage Office Guidelines the following is to be noted:

- c. **Criterion A (Historical Significance):** the Site has cultural significance at a local level under this criterion. The Report indicates that the Site itself has historical significance due to its connection to the practice of oyster farming in the Georges River. The Report states on pages 165 and 166:

Cultivation of oysters in Lime Kiln Bay near the subject site began in 1886 and was a profitable commercial enterprise. The Matthei family, who took over the leases in 1906, continued oyster farming at the site through to 1996. The Mattheis were some of the most prominent oyster farmers in the Georges River area and the practice was one of their primary sources of income.

Significant intact features that evidence the historical significance of the site include Glenlee house, the movable heritage elements, the boatsheds and jetty, the cable-pulley engine shed, the orchard, vegetable gardens, cultural plantings, landscape features and outbuildings.

- d. **Criterion B (Associative Significance):** The Site has cultural significance at a local level under this criterion. The Report indicates on page 166:

Glenlee has associative significance at a local level for its connection to the Matthei family, who occupied the site continuously for over a century. Originally granted to absentee owner Thomas George Lee in 1856, the site came to be owned by prominent wool broker JH Geddes. While it appears the first structure on the site (since demolished) was constructed during Geddes' ownership, his most significant contribution to the site was the introduction of oysters from his lease in Port Hacking. The site came to be owned by a German immigrant family from Hamburg, the Mattheis, who built Glenlee house soon afterward.

The Mattheis were among the early settlers in the area who established farming and orcharding on the site. The Mattheis were particularly involved in developing oyster farming in the area. They were involved in the social life and émigré community of the Lugarno area, being active in the local German Zither Club. They were heavily involved in the Lugarno and District Progress Association, and as such actively contributed to the development of the wider Lugarno area. Like many early settlers, the family subdivided their land, selling off portions which helped to establish early residential development along the river front throughout the twentieth century. The family occupied the site for over a century, and continued oyster farming at the site for 90 years. Their continuous occupation of the site gives Glenlee associative significance to the local community.

- e. **Criterion C (Aesthetic Significance):** The Site has cultural significance at a local level under this criterion. The Report states on pages 166 and 167:

Glenlee has aesthetic significance to the Lugarno area as a highly intact representation of a Federation European settlement. Glenlee house, built c1906, is a good representation of a modest weatherboard cottage, constructed on sandstone foundations. Despite the introduction of a kitchen extension in the 1950s, the house is highly intact, retaining significant original details including pressed metal ceilings, a fanlight, and decorative gables. The kitchen is

similarly representative of a typical 1950s kitchen retaining original joinery and fixtures.

Typical of early settlements, Glenlee responds to the natural landscape and topography of the site, situated on a slope and oriented to face the river, taking advantages of the sweeping views across the grounds to the waterfront. These views remain undisturbed and represent the relationship between early settlements and the river. The grounds retain early orchards, gardens, vegetable gardens and fruit trees, with associated landscape elements such as stone retaining walls and stairways, paths, irrigation systems, and cultural plantings, which are characteristic of an early settlement.

The scenic character of the site is enhanced by the bushland and tree regrowth which separates the site from surrounding development, preserving its historically isolated setting, as well as a natural water course, and a creek that has been channelled with block sandstone banks. The site has landmark quality in the surrounding area, representing one of the few remaining riverside settlements, and is highly visible along the waterfront, with the boatsheds and jetty visible from Oatley Park.

The site retains an array of Aboriginal archaeological evidence. The grinding grooves, water hole and setting of the creek hold an aesthetic value which has been identified as important to the local Aboriginal community.

- f. **Criterion D (Social Significance):** A thorough, formal social values assessment should be undertaken but it is likely that the Site has cultural significance at a local level under this criterion. The Report states on page 167:

The Glenlee site remains one of the most prominent areas in Lugarno. Its aesthetic and historic qualities are well known and appreciated throughout the local community, whose strong connection to the site is evident in the 'Save Glenlee' campaign, supported by a petition raised by a local MP with over 1,200 signatures. This level of community interest suggests that the site holds social significance in the Lugarno area. Historically, Glenlee had social significance among the community of early settlers residing in the area, and within local immigrant social groups, such as the German Zither Club.

- g. **Criterion E (Research Potential):** With respect to Aboriginal cultural and archaeological heritage, the Site has cultural significance at a local level under this criterion. The Report states on page 168:

As part of the local First Nations cultural landscape (criterion A), the range of evidence within the site has the potential to yield new information and understanding of these connections, notably from the middle to late Holocene.

- h. **Criterion F (Rarity):** The Site has cultural significance at a state level under this criterion. The Report states on page 169:

Largely established in the early twentieth century, and developed by the Matthei family, Glenlee is a highly intact early European riverfront settlement with an associated cultural landscape. Despite subdivisions, Glenlee retains much of its original estate and is a rare example of an intact riverfront settlement in NSW. Glenlee house is a modest cottage which, despite later extension, is highly internally intact. The house also contains a significant movable heritage collection which encompasses material relating to the Matthei family and the

Lugarno area across the twentieth century. The integrity of the interiors of the house and its collection are likely to be rare within Lugarno, and have potential to be rare within regional NSW.

The early orchards, vegetable gardens, fruit trees, and cultural plantings introduced by the Matthei family remain legible in the landscape and are revealing of early agricultural practices. The historic relationship between the house, grounds and river has been maintained, and the significant views to and from Georges River, and early access paths and stairs which lead to the river, have been conserved. Glenlee similarly retains evidence of significant marine activity including a jetty, boatsheds and remnants of a cable-pulley system which demonstrate the use of the river for transportation and attest to a significant period of oyster farming undertaken on the site. The integrity of the setting is rare in comparison to similar settlements which remain in NSW.

- i. **Criterion G (Representativeness):** For First Nation's heritage, the Site has cultural significance at a local level under this criterion. For European heritage values, the Site has cultural significance at a state level under this criterion. The Report states on page 170:

The First Nations archaeological evidence, notably the grinding grooves set within the intact flowing creek, are good representative examples of the site type. The grinding grooves are deeply incised and easily identifiable; they hold good education potential to demonstrate past Aboriginal lifeways.

The high degree of integrity and intactness of both the house and its setting make the Glenlee site representative of an early European riverfront settlement, both within the Lugarno area, and NSW more broadly. Glenlee house is a typical Federation cottage, showing the regional preference for weatherboard construction. The introduction of the kitchen in the 1950s is typical of the adaptation of early houses to suit modern needs. The interior of the house is otherwise highly intact, retaining significant original fabric and a movable heritage collection which are representative of the typology, and of the evolution of regional housing more generally.

The grounds of Glenlee continue to communicate the site's early function, retaining remnants of the orchard, vegetable garden, and cultural plantings, representative of both the self-sufficiency of the settlement, and the use of the land for commercial agriculture. The important relationship between the river and the settlement is seen in the retention of the jetty and boatshed, providing both transport and industry. The remnants of the cable-pulley system on the site, primarily the shed which housed the system's engine, is a key element which provides evidence of the oyster farming which occurred at the site until 1996. These marine elements are representative of the type and scale of infrastructure employed at oyster farming estates and of the techniques and means by which small growers conducted their farming.

49. A Statement of Significance has been prepared for the Site and is contained in the Report on pages 174 and 175. The Statement concludes with:

Glenlee is likely to have exceptional significance within NSW as a rare, intact, early European riverfront settlement, with a high degree of representative significance as a demonstration of an early way of life, and of significant activities in NSW.

50. The Report on the Site recommends that a comprehensive conservation management plan (CMP) be commissioned to provide guidance for appropriate future use and conservation of the heritage values of the Site. The CMP would identify for the applicant the opportunities and constraints on the Site and define the solutions – where development can take place without compromising the heritage significance of the Site. A CMP is normally commissioned by the applicant or/and owner.

ASSESSMENT OF THE PLANNING PROPOSAL

51. The following Tables 1 to 5 provide a detailed assessment and justification of the proposal's strategic and site-specific merit to determine whether the planning proposal should be supported. The tables contain the 12 questions from the Department of Planning and Environment's *Local Environmental Plan Making Guideline* dated December 2021 which outlines the matters for consideration when describing, evaluating and justifying a proposal.

Table 1 - Section A – need for the planning proposal

Question	Considerations
1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?	The planning proposal is not the result of an endorsed LSPS, strategic study or report. It is however consistent with the following Council adopted documents: • Council's Community Strategic Plan 2018-2028 contains Goal 1.4 which requires that "Local heritage is protected and promoted." Strategy 1.4.1 requires that Council Recognise the LGA's local heritage through heritage listings in LEPs and protection policies in DCPs. • Georges River Local Strategic Planning Statement 2040 ('LSPS 2040') contains Planning Priority P11. Aboriginal and other heritage is protected and promoted. The planning proposal is the result of the report by GML Heritage titled Glenlee, 80 Boronia Parade Lugarno, Heritage Assessment dated 6 January 2022. The GML Report assesses the Site against the heritage criteria outlined by the NSW Heritage Office Guidelines. The guidelines incorporate the five types of cultural heritage values (being aesthetic, historic, scientific, social and spiritual values) identified in the Burra Charter into a structured framework which is the format required by heritage authorities in NSW. Under these guidelines, items (or 'places' in Burra Charter terminology) are assessed in accordance with a specific set of criteria. In terms of the assessment against the heritage criteria outlined by the NSW Heritage Office Guidelines the following is to be noted: • Criterion A (Historical Significance): the Site has cultural significance at a local level under this criterion. The Report indicates that the Site itself has historical significance due to its connection to the practice of oyster farming in the Georges River. The Report states on pages 165 and 166: <i>Cultivation of oysters in Lime Kiln Bay near the subject site began in 1886 and was a profitable commercial enterprise. The Matthei family, who took over the leases in 1906, continued oyster farming at the site through to 1996. The Mattheis were some of the most prominent oyster farmers</i>

Question	Considerations
	<i>in the Georges River area and the practice was one of their primary sources of income.</i> <i>Significant intact features that evidence the historical significance of the site include Glenlee house, the movable heritage elements, the boatsheds and jetty, the cable-pulley engine shed, the orchard, vegetable gardens, cultural plantings, landscape features and outbuildings.</i> Criterion B (Associative Significance): Glenlee has cultural significance at a local level under this criterion. The Report indicates on page 166: <i>Glenlee has associative significance at a local level for its connection to the Matthei family, who occupied the site continuously for over a century. Originally granted to absentee owner Thomas George Lee in 1856, the site came to be owned by prominent wool broker JH Geddes. While it appears the first structure on the site (since demolished) was constructed during Geddes' ownership, his most significant contribution to the site was the introduction of oysters from his lease in Port Hacking. The site came to be owned by a German immigrant family from Hamburg, the Mattheis, who built Glenlee house soon afterward.</i> <i>The Mattheis were among the early settlers in the area who established farming and orcharding on the site. The Mattheis were particularly involved in developing oyster farming in the area. They were involved in the social life and émigré community of the Lugarno area, being active in the local German Zither Club. They were heavily involved in the Lugarno and District Progress Association, and as such actively contributed to the development of the wider Lugarno area. Like many early settlers, the family subdivided their land, selling off portions which helped to establish early residential development along the river front throughout the twentieth century. The family occupied the site for over a century, and continued oyster farming at the site for 90 years. Their continuous occupation of the site gives Glenlee associative significance to the local community.</i> Criterion C (Aesthetic Significance): Glenlee has cultural significance at a local level under this criterion. The Report states on pages 166 and 167: <i>Glenlee has aesthetic significance to the Lugarno area as a highly intact representation of a Federation European settlement. Glenlee house, built c1906, is a good representation of a modest weatherboard cottage, constructed on sandstone foundations. Despite the introduction of a kitchen extension in the 1950s, the house is highly intact, retaining significant original details including pressed metal ceilings, a fanlight, and decorative gables. The kitchen is similarly representative of a typical 1950s kitchen retaining original joinery and fixtures.</i> <i>Typical of early settlements, Glenlee responds to the natural landscape and topography of the site, situated on a</i>

Question	Considerations
	<i>slope and oriented to face the river, taking advantages of the sweeping views across the grounds to the waterfront. These views remain undisturbed and represent the relationship between early settlements and the river. The grounds retain early orchards, gardens, vegetable gardens and fruit trees, with associated landscape elements such as stone retaining walls and stairways, paths, irrigation systems, and cultural plantings, which are characteristic of an early settlement.</i> <i>The scenic character of the site is enhanced by the bushland and tree regrowth which separates the site from surrounding development, preserving its historically isolated setting, as well as a natural water course, and a creek that has been channelled with block sandstone banks. The site has landmark quality in the surrounding area, representing one of the few remaining riverside settlements, and is highly visible along the waterfront, with the boatsheds and jetty visible from Oatley Park.</i> <i>The site retains an array of Aboriginal archaeological evidence. The grinding grooves, water hole and setting of the creek hold an aesthetic value which has been identified as important to the local Aboriginal community.</i> Criterion D (Social Significance): A thorough, formal social values assessment should be undertaken but it is likely that Glenlee has cultural significance at a local level under this criterion. The Report states on page 167: <i>The Glenlee site remains one of the most prominent areas in Lugarno. Its aesthetic and historic qualities are well known and appreciated throughout the local community, whose strong connection to the site is evident in the 'Save Glenlee' campaign, supported by a petition raised by a local MP with over 1,200 signatures. This level of community interest suggests that the site holds social significance in the Lugarno area. Historically, Glenlee had social significance among the community of early settlers residing in the area, and within local immigrant social groups, such as the German Zither Club.</i> Criterion E (Research Potential): With respect to Aboriginal cultural and archaeological heritage, Glenlee has cultural significance at a local level under this criterion. The Report states on page 168: <i>As part of the local First Nations cultural landscape (criterion A), the range of evidence within the site has the potential to yield new information and understanding of these connections, notably from the middle to late Holocene.</i> Criterion F (Rarity): Glenlee has cultural significance at a state level under this criterion. The Report states on page 169: <i>Largely established in the early twentieth century, and developed by the Matthei family, Glenlee is a highly intact</i>

Question	Considerations
	<i>early European riverfront settlement with an associated cultural landscape. Despite subdivisions, Glenlee retains much of its original estate and is a rare example of an intact riverfront settlement in NSW. Glenlee house is a modest cottage which, despite later extension, is highly internally intact. The house also contains a significant movable heritage collection which encompasses material relating to the Matthei family and the Lugarno area across the twentieth century. The integrity of the interiors of the house and its collection are likely to be rare within Lugarno, and have potential to be rare within regional NSW.</i> <i>The early orchards, vegetable gardens, fruit trees, and cultural plantings introduced by the Matthei family remain legible in the landscape and are revealing of early agricultural practices. The historic relationship between the house, grounds and river has been maintained, and the significant views to and from Georges River, and early access paths and stairs which lead to the river, have been conserved. Glenlee similarly retains evidence of significant marine activity including a jetty, boatsheds and remnants of a cable-pulley system which demonstrate the use of the river for transportation and attest to a significant period of oyster farming undertaken on the site. The integrity of the setting is rare in comparison to similar settlements which remain in NSW.</i> Criterion G (Representativeness): For First Nation's heritage, Glenlee has cultural significance at a local level under this criterion. For European heritage values, Glenlee has cultural significance at a state level under this criterion. The Report states on page 170: <i>The First Nations archaeological evidence, notably the grinding grooves set within the intact flowing creek, are good representative examples of the site type. The grinding grooves are deeply incised and easily identifiable; they hold good education potential to demonstrate past Aboriginal lifeways.</i> <i>The high degree of integrity and intactness of both the house and its setting make the Glenlee site representative of an early European riverfront settlement, both within the Lugarno area, and NSW more broadly. Glenlee house is a typical Federation cottage, showing the regional preference for weatherboard construction. The introduction of the kitchen in the 1950s is typical of the adaptation of early houses to suit modern needs. The interior of the house is otherwise highly intact, retaining significant original fabric and a movable heritage collection which are representative of the typology, and of the evolution of regional housing more generally.</i> <i>The grounds of Glenlee continue to communicate the site's early function, retaining remnants of the orchard, vegetable garden, and cultural plantings, representative of both the self-sufficiency of the settlement, and the use of the land for commercial agriculture. The important relationship between the river and the settlement is seen in the retention of the jetty and boatshed, providing both transport</i>

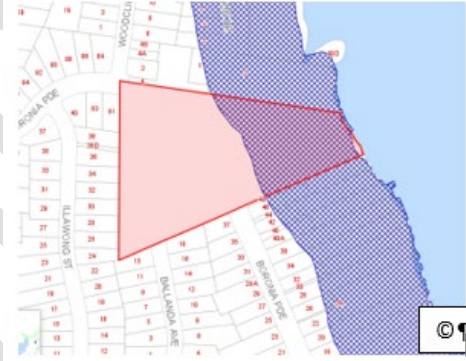
Question	Considerations
	<i>and industry. The remnants of the cable-pulley system on the site, primarily the shed which housed the system's engine, is a key element which provides evidence of the oyster farming which occurred at the site until 1996. These marine elements are representative of the type and scale of infrastructure employed at oyster farming estates and of the techniques and means by which small growers conducted their farming.</i> A Statement of Significance has been prepared for Glenlee and is contained in the Report on pages 174 and 175. The Statement concludes with: <i>Glenlee is likely to have exceptional significance within NSW as a rare, intact, early European riverfront settlement, with a high degree of representative significance as a demonstration of an early way of life, and of significant activities in NSW.</i> The GML Report recommends that the Site be listed as a heritage item in the Georges River Local Environmental Plan 2021 (GRLEP) as well as considered for State heritage listing.
2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	The Planning Proposal represents the best mean of achieving the intended outcomes established in Section 3. The Site is not currently listed as a heritage item in Schedule 5 to the Georges River LEP 2021. An interim heritage order was made over the site on 28 January 2022 in order for the Site to be protected whilst Council follows the planning proposal process to list the Site in the LEP. Listing of the Site will still allow its redevelopment but will ensure that the significance of the Site is assessed in accordance with Clause 5.10 of the Council's LEP. The Site is classified by National Trust (NSW) as an item of high cultural heritage significance and value. The Site provides uncharacteristically strong and important surviving evidence of the pre-development and urban landscape of the locality with extant vegetation and landscaped character pre-dating 1943. The Site contains physical remains of pre-European occupation, including items and remnants of the occupation of the land by Aboriginal people, and has a high potential to yield Aboriginal cultural heritage significance. The natural characteristics of the Site, being situated within close proximity to the waterfront and incorporating the land and water interface, together with the relatively undisturbed natural landscape and mature tree canopy, demonstrate high potential for natural historical significance.

Table 2 - Section B - Relationship to the strategic planning framework

Question	Considerations
3. Will the planning proposal give effect to the objectives and	The planning proposal will give effect to the objectives and actions of the following plans: • <i>A Metropolis of Three Cities – Greater Sydney Region Plan -</i>

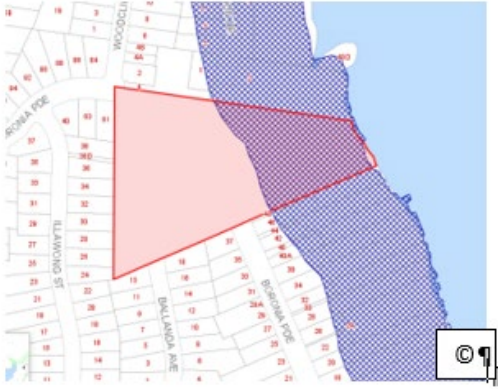
Question	Considerations				
actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?	Objective 13: Environmental heritage is identified, conserved and enhanced and Objective 28: Scenic and cultural landscapes are protected. <i>Comment:</i> The Planning Proposal seeks to list the Site in Schedule 5 of the GRLEP 2021 and therefore identifying and conserving the significance of the Site. • <i>South District Plan</i> - Planning Priority S6 Creating and renewing great places and local centres and respecting the District's heritage & Action 20. Identify, conserve and enhance environmental heritage ... <i>Comment:</i> The planning proposal will respect a significant site in Georges River's history and will conserve its environmental heritage. • <i>Planning Principles</i> On 2 December 2021, the Minister for Planning and Public Spaces Rob Stokes released a new thematic framework underpinned by the Minister's Planning Principles and grouped into nine focus areas to guide planning and development in New South Wales. One of the focus areas is Preserving, conserving and managing NSW's natural environment and heritage. <i>Comment:</i> The planning proposal seeks to protect the Site so its redevelopment can be managed to avoid or minimise any negative heritage impacts from development. It also will protect the Site's Aboriginal cultural heritage				
4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?	The planning proposal is consistent with the endorsed <i>Georges River Local Strategic Planning Statement 2040</i> ('LSPS 2040') and its Planning Priority P11 which states - <i>Aboriginal and other heritage is protected and promoted.</i>				
5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?	There are no other applicable State and regional studies or strategies.				
6. Is the planning proposal consistent with applicable SEPPs?	The Planning Proposal is consistent with the following SEPPs: <table border="1"> <thead> <tr> <th data-bbox="564 1778 914 1816">SEPP</th><th data-bbox="914 1778 1426 1816">Comment on consistency</th></tr> </thead> <tbody> <tr> <td data-bbox="564 1816 914 2121">State Environmental Planning Policy (Planning Systems) 2021</td><td data-bbox="914 1816 1426 2121"> This SEPP consolidates and repeals the provisions of the following 3 SEPPs: • SEPP (State and Regional Development) 2011 (State and Regional Development SEPP) • SEPP (Aboriginal Land) 2019 (Aboriginal Land SEPP) • SEPP (Concurrences and </td></tr> </tbody> </table>	SEPP	Comment on consistency	State Environmental Planning Policy (Planning Systems) 2021	This SEPP consolidates and repeals the provisions of the following 3 SEPPs: • SEPP (State and Regional Development) 2011 (State and Regional Development SEPP) • SEPP (Aboriginal Land) 2019 (Aboriginal Land SEPP) • SEPP (Concurrences and
SEPP	Comment on consistency				
State Environmental Planning Policy (Planning Systems) 2021	This SEPP consolidates and repeals the provisions of the following 3 SEPPs: • SEPP (State and Regional Development) 2011 (State and Regional Development SEPP) • SEPP (Aboriginal Land) 2019 (Aboriginal Land SEPP) • SEPP (Concurrences and				

Question	Considerations
	Consents) 2018 (Concurrence SEPP) The Planning Proposal is not inconsistent with the SEPP.
	State Environmental Planning Policy (Biodiversity and Conservation) 2021 This SEPP consolidates, transfers and repeals provisions of the following 11 SEPPs (or deemed SEPPs): • SEPP (Vegetation in Non-Rural Areas) 2017 (Vegetation SEPP) • SEPP (Koala Habitat Protection) 2020 (Koala SEPP 2020) • SEPP (Koala Habitat Protection) 2021 (Koala SEPP 2021) • Murray Regional Environmental Plan No 2—Riverine Land (Murray REP) • SEPP No 19—Bushland in Urban Areas (SEPP 19) • SEPP No 50—Canal Estate Development (SEPP 50) • SEPP (Sydney Drinking Water Catchment) 2011 (Sydney Drinking Water SEPP) • Sydney Regional Environmental Plan No 20 – Hawkesbury – Nepean River (No 2 – 1997) • (Hawkesbury–Nepean River SREP) • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Sydney Harbour Catchment SREP) • Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment (Georges River REP) • Willandra Lakes Regional Environmental Plan No 1 – World Heritage Property (Willandra Lakes REP) The Planning Proposal is not inconsistent with the SEPP.
	State Environmental Planning Policy (Resilience and Hazards) 2021 This SEPP consolidates and repeals the provisions of the following 3 SEPPs: • SEPP (Coastal Management) 2018 (Coastal Management SEPP) • SEPP 33 – Hazardous and

Question	Considerations
	Offensive Development (SEPP 33) SEPP 55 – Remediation of Land (SEPP 55) The Planning Proposal is not inconsistent with the SEPP. The Site is within a coastal use area as identified by the former State Environmental Planning Policy (Coastal Management) 2018. Refer to Figure 12 below. The Planning Proposal does not propose a rezoning nor intensification of uses permitted. The Planning Proposal only proposes to amend the Heritage Map to the GRLEP 2021 and not the other maps relating to coastal management.  <i>Figure 12 - Area of Site Affected by Coastal Use Area</i>
State Environmental Planning Policy (Transport and Infrastructure) 2021	This SEPP consolidates and repeals the provisions of the following 4 SEPPs: - SEPP (Infrastructure) 2007 (Infrastructure SEPP) - SEPP (Educational Establishments and Childcare Facilities) 2017 (Education and Childcare SEPP) - SEPP (Major Infrastructure Corridors) 2020 (Corridor SEPP) - SEPP (Three Ports) 2013 (Three Ports SEPP) The Planning Proposal is not inconsistent with the SEPP.
State Environmental Planning Policy (Industry and Employment) 2021	This SEPP consolidates, transfers and repeals the provisions of the following 2 SEPPs: SEPP (Western Sydney Employment Area) 2009 (Western

Question	Considerations
	Sydney Employment SEPP) SEPP 64 – Advertising and Signage (SEPP 64) The Planning Proposal is not inconsistent with the SEPP.
	State Environmental Planning Policy (Resources and Energy) 2021 This SEPP consolidates and repeals the provisions of the following 2 SEPPs: - SEPP (Mining, Petroleum Production and Extractive Industries) 2007 (Mining SEPP) - Sydney Regional Environmental Plan No. 9 – Extractive Industries (No 2 – 1995) (Extractive Industries SREP) The Planning Proposal is not inconsistent with the SEPP.
	State Environmental Planning Policy (Primary Production) 2021 This SEPP consolidates, transfers and repeals the provisions of the following SEPPs: - SEPP (Primary Production and Rural Development) 2019 (Primary Production and Rural Development SEPP) - Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas) (Central Coast Plateau SREP). The Planning Proposal is not inconsistent with the SEPP.
	State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021 The Planning Proposal is not inconsistent with the SEPP. The Site is not the subject of a Precinct identified by the SEPP.
	State Environmental Planning Policy (Housing) 2021 The Planning Proposal is not inconsistent with the SEPP. The Planning Proposal does not change the existing zoning, height and FSR provisions relating to the site.
	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 The Planning Proposal is not inconsistent with the SEPP.
7. Is the planning proposal	The Planning Proposal is consistent with the applicable Ministerial

Question	Considerations															
consistent with applicable Ministerial Directions (section 9.1 Directions)?	Directions as follows:															
	<table> <tr> <th data-bbox="564 297 874 338">Directions</th><th data-bbox="874 297 1436 338">Consistency</th></tr> <tr> <td data-bbox="564 338 874 562">1.1 Business and Industrial Zones</td><td data-bbox="874 338 1436 562">Consistent - The planning proposal does not affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).</td></tr> <tr> <td data-bbox="564 562 874 707">1.2 Rural Zones</td><td data-bbox="874 562 1436 707">Consistent – The Site is zoned R2 Low Density Residential under the GRLEP 2021.</td></tr> <tr> <td data-bbox="564 707 874 1189">1.3 Mining, Petroleum Production and Extractive Industries</td><td data-bbox="874 707 1436 1189">Consistent – The Planning Proposal does not have the effect of: (a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or (b) restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development</td></tr> <tr> <td data-bbox="564 1189 874 1301">1.4 Oyster Aquaculture</td><td data-bbox="874 1189 1436 1301">Consistent – The planning proposal does not propose a change in land use.</td></tr> <tr> <td data-bbox="564 1301 874 1704">1.5 Rural Lands</td><td data-bbox="874 1301 1436 1704">Consistent – The Planning Proposal does not (a) affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or (b) changes the existing minimum lot size on land within a rural or environment protection zone.</td></tr> <tr> <td data-bbox="564 1704 874 1928">2.1 Environment Protection Zones</td><td data-bbox="874 1704 1436 1928">Consistent – The Planning Proposal does not apply to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP.</td></tr> <tr> <td data-bbox="564 1928 874 2107">2.2 Coastal Management</td><td data-bbox="874 1928 1436 2107">Consistent - The Site is within a coastal use area as identified by the State Environmental Planning Policy (Coastal Management)2018. Refer to Figure 13 below. The Planning Proposal does not</td></tr> </table>	Directions	Consistency	1.1 Business and Industrial Zones	Consistent - The planning proposal does not affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).	1.2 Rural Zones	Consistent – The Site is zoned R2 Low Density Residential under the GRLEP 2021.	1.3 Mining, Petroleum Production and Extractive Industries	Consistent – The Planning Proposal does not have the effect of: (a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or (b) restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development	1.4 Oyster Aquaculture	Consistent – The planning proposal does not propose a change in land use.	1.5 Rural Lands	Consistent – The Planning Proposal does not (a) affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or (b) changes the existing minimum lot size on land within a rural or environment protection zone.	2.1 Environment Protection Zones	Consistent – The Planning Proposal does not apply to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP.	2.2 Coastal Management
Directions	Consistency															
1.1 Business and Industrial Zones	Consistent - The planning proposal does not affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).															
1.2 Rural Zones	Consistent – The Site is zoned R2 Low Density Residential under the GRLEP 2021.															
1.3 Mining, Petroleum Production and Extractive Industries	Consistent – The Planning Proposal does not have the effect of: (a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or (b) restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development															
1.4 Oyster Aquaculture	Consistent – The planning proposal does not propose a change in land use.															
1.5 Rural Lands	Consistent – The Planning Proposal does not (a) affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or (b) changes the existing minimum lot size on land within a rural or environment protection zone.															
2.1 Environment Protection Zones	Consistent – The Planning Proposal does not apply to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP.															
2.2 Coastal Management	Consistent - The Site is within a coastal use area as identified by the State Environmental Planning Policy (Coastal Management)2018. Refer to Figure 13 below. The Planning Proposal does not															

Question	Considerations
	prose a rezoning nor intensification of uses permitted. The Planning Proposal only proposes to amend the Heritage Map to the GRLEP 2021 and not the other maps relating to coastal management.  <i>Figure 13 - Area of Site Affected by Coastal Use Area</i>
2.3 Heritage Conservation	Consistent - Heritage conservation is covered by a compulsory clause in the Standard Instrument (Local Environmental Plans) Order 2006. The GRLEP 2021 has adopted the Standard Instrument and does identify such items, areas, objects or places of environmental heritage significance or indigenous heritage significance as are relevant to the terms of this direction on the Heritage Map and relevant Schedule of the LEP. This planning proposal seeks to add No. 80 Boronia Parade Lugarno to Schedule 5 of the GRLEP 2021 and the proposed listing is supported by a heritage assessment.
2.4 Recreation Vehicle Areas	Consistent – The planning proposal does not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the Recreation Vehicles Act 1983).
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	N/A
2.6 Remediation of Contaminated Land	Consistent – The planning proposal does not rezone the Site which is currently

Question	Considerations
	zoned R2 Low Density Residential under the GRLEP 2021.
	3.1 Residential Zones Consistent – The planning proposal does not propose changes to the existing R2 Zone of the Site.
	3.2 Caravan Parks and Manufactured Home Estates Consistent – The planning proposal does not propose to permit development for the purposes of a caravan park to be carried on the Site.
	3.4 Integrating Land Use and Transport Consistent – The planning proposal will not create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.
	3.5 Development Near Regulated Airports and Defence Airfields Consistent – The planning proposal does not propose to rezone the Site.
	3.6 Shooting Ranges Consistent – The planning proposal does not seek to rezone land adjacent to and/ or adjoining an existing shooting range.
	3.7 Reduction in non-hosted short term rental accommodation period Consistent – The Planning Proposal does not identify or reduce the number of days that non-hosted short-term rental accommodation may be carried out within the LGA.
	4.1 Acid Sulfate Soils Consistent – The planning proposal does not seek to change the existing ASS Class 5 for the site.
	4.2 Mine Subsidence and Unstable Land Consistent – The planning proposal does not permit development on land that: (a) is within a mine subsidence district, or (b) has been identified as unstable in a study, strategy or other assessment undertaken: (i) by or on behalf of the relevant planning authority, or (ii) by or on behalf of a public authority and provided to the relevant planning authority.
	4.3 Flooding Consistent – The planning proposal does not create, remove or alter a zone or a provision that affects flood prone land.

Question		Considerations
	4.4 Planning for Bushfire Protection	Consistent – The Site and its surrounds has not been mapped as bushfire prone land.
	5.2 Sydney Drinking Water Catchment	Consistent – The Site is zoned R2 Low Density Residential and is supplied by reticulated water.
	5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A
	5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A
	5.9 North West Rail Link Corridor Strategy	N/A
	5.10 Implementation of Regional Plans	Consistent – The planning proposal is consistent with: • <i>A Metropolis of Three Cities – Greater Sydney Region Plan</i> - Objective 13: Environmental heritage is identified, conserved and enhanced and Objective 28: Scenic and cultural landscapes are protected. <i>Comment:</i> The Planning Proposal seeks to list the Site in Schedule 5 of the GRLEP 2021 and therefore identifying and conserving the significance of the Site. • <i>South District Plan</i> - Planning Priority S6 Creating and renewing great places and local centres and respecting the District's heritage & Action 20. Identify, conserve and enhance environmental heritage ...<i>Comment:</i> The planning proposal will respect a significant site in Georges River's history and will conserve its environmental heritage.
	5.11 Development of Aboriginal Land Council land	Consistent – The Planning Proposal does not affect land shown on the Land Application Map of State Environmental Planning Policy (Aboriginal Land) 2019
	6.1 Approval and Referral Requirements	Consistent – The Planning Proposal does not seek to make any additional provisions

Question	Considerations
	that require the concurrence, consultation or referral of development applications to a Minister or public authority.
6.2 Reserving Land for Public Purposes	Consistent – The Planning Proposal does not seek to reserve land for a public purpose.
6.3 Site Specific Provisions	Consistent – The Planning Proposal does not allow a particular development to be carried out.
7.3 Parramatta Road Corridor Urban Transformation Strategy	N/A
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	N/A
7.8 Implementation of the Western Sydney Aerotropolis Plan	N/A
7.9 Implementation of Bayside West Precincts 2036 Plan	N/A
7.10 Implementation of Planning Principles for	N/A

Question		Considerations
	the Cooks Cove Precinct	
	7.11 Implementation of St Leonards and Crows Nest 2036 Plan	N/A
	7.12 Implementation of Greater Macarthur 2040	N/A
	7.13 Implementation of the Pyrmont Peninsula Place Strategy	N/A

Table 3 - Section C – environmental, social and economic impact

Question		Considerations
8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?	The Planning Proposal seeks to amend the Georges River Local Environmental Plan 2021 by: - listing No. 80 Boronia Parade Lugarno as a heritage item in Schedule 5 Environmental heritage; and - mapping No. 80 Boronia Parade Lugarno as “Item – General” on the Heritage Map. The Planning Proposal is not seeking a rezoning, nor inserting new landuses into the R2 Low Density Residential zoning affecting the site. A Development Application (DA2021/0181) was submitted to Council on 6 May 2021 for the demolition of the existing cottage and associated outbuildings, Torrens Title subdivision of one lot into 31 lots and the construction of new roads, drainage and tree removal at No. 80 Boronia Parade, Lugarno (the Site). The DA is currently subject to a court appeal with the NSW Land and Environment Court. The impacts of the subdivision on critical habitat or threatened species, populations or ecological communities, or their habitats will be dealt with under the Court process.	
9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?	The Planning Proposal seeks to amend the Georges River Local Environmental Plan 2021 by: - listing No. 80 Boronia Parade Lugarno as a heritage item in Schedule 5 Environmental heritage; and - mapping No. 80 Boronia Parade Lugarno as “Item – General” on the Heritage Map. The Planning Proposal is not seeking a rezoning, nor inserting new landuses into the R2 Low Density Residential zoning affecting the site. A Development Application (DA2021/0181) was submitted to Council on	

Question	Considerations
	6 May 2021 for the demolition of the existing cottage and associated outbuildings, Torrens Title subdivision of one lot into 31 lots and the construction of new roads, drainage and tree removal at No. 80 Boronia Parade, Lugarno (the Site). The DA is currently subject to a court appeal with the NSW Land and Environment Court. The environmental impacts of the subdivision will be dealt with under the Court process.
10. Has the planning proposal adequately addressed any social and economic effects?	The Planning Proposal seeks to list the Site as a heritage item in the Council's LEP so that any development on the Site will need to consider Clause 5.10 of the LEP and the impacts on the heritage significance of the item. The heritage listing of the Site in Schedule 5 of the LEP will not sterilize the site. The Site can be developed. With respect to social impacts, the heritage assessment by GML Heritage states that it is likely that Glenlee has cultural significance at a local level under Criterion D (Social Significance) of the NSW Heritage Office Guidelines. The Report states on page 167: <i>The Glenlee site remains one of the most prominent areas in Lugarno. Its aesthetic and historic qualities are well known and appreciated throughout the local community, whose strong connection to the site is evident in the 'Save Glenlee' campaign, supported by a petition raised by a local MP with over 1,200 signatures. This level of community interest suggests that the site holds social significance in the Lugarno area. Historically, Glenlee had social significance among the community of early settlers residing in the area, and within local immigrant social groups, such as the German Zither Club.</i> Not protecting the Site through a listing in Schedule 5 of the GRLEP 2021 will have an adverse social impact on the history and development of Lugarno and the wider community.

Table 4 - Section D – Infrastructure (Local, State and Commonwealth)

Question	Considerations
11. Is there adequate public infrastructure for the planning proposal?	The Planning Proposal seeks to amend the Georges River Local Environmental Plan 2021 by: • listing No. 80 Boronia Parade Lugarno as a heritage item in Schedule 5 Environmental heritage; and • mapping No. 80 Boronia Parade Lugarno as "Item – General" on the Heritage Map. The Planning Proposal is not seeking a rezoning, nor inserting new landuses into the R2 Low Density Residential zoning which may result in an increase in the demand for public services and facilities. A Development Application (DA2021/0181) was submitted to Council on 6 May 2021 for the demolition of the existing cottage and associated outbuildings, Torrens Title subdivision of one lot into 31 lots and the construction of new roads, drainage and tree removal at No. 80 Boronia

Question	Considerations
	Parade, Lugarno (the Site). The DA is currently subject to a court appeal with the NSW Land and Environment Court. The public infrastructure impacts of the subdivision will be dealt with under the Court process. A S7.11 Infrastructure contribution will apply to any consent granted by the Court.

Table 5 - Section E – State and Commonwealth Interests

Question	Considerations
12. What are the views of state and federal public authorities and government agencies consulted in order to form the Gateway Determination?	On 24 January 2022 Council was advised that the Minister has decided to make a local IHO over the Site as it has potential local and state heritage values and is at imminent risk when the existing local IHO expires on 13 February 2022. The decision was published in the NSW Government Gazette on 28 January 2022. A copy of the notice is in Attachment 3 . Council has the support of Heritage NSW.

COUNCIL POLICY ON PLANNING AGREEMENTS

52. Council's Policy on Planning Agreements does not apply to this Planning Proposal as it does not seek to amend the R2 Low Density Residential zoning, FSR, height nor any other LEP provisions relating to the Site.

GEORGES RIVER LOCAL PLANNING PANEL MEETING HELD 17 FEBRUARY 2022

53. The Planning Proposal was considered by the Georges River Local Planning Panel (LPP) at its meeting on 17 February 2022. The LPP recommended:

That the Georges River Local Planning Panel note and acknowledge the heritage significance of "Glenlee" 80 Boronia Parade Lugarno and recommend that Council:

- a) *Support the listing of Glenlee, at 80 Boronia Parade, Lugarno as a local heritage item on the heritage schedule of the Georges River Local Environmental Plan 2021 which contains the appropriate provisions for protecting and managing the item.*
- b) *Support the State listing of "Glenlee", at 80 Boronia Parade, Lugarno, and*
- c) *Endorse the forwarding of Planning Proposal PP2022/0002 to the NSW Department of Planning and Environment (DPE) to request a Gateway Determination under Section 3.33 of the EP&A Act 1979 for an amendment to the Georges River Local Environmental Plan 2021 by:*
 - a. *listing No. 80 Boronia Parade Lugarno as a heritage item in Schedule 5 Environmental heritage; and*
 - b. *mapping No. 80 Boronia Parade Lugarno as "Item – General" on the Heritage Map.*

54. A copy of the report that was referred to the LPP is available on Council's website.

SUMMARY OF ASSESSMENT/CONCLUSION

55. In summary the Planning Proposal seeks to the Georges River Local Environmental Plan 2021 by:
- a. listing No. Lot 1 DP 10359, No. 80 Boronia Parade Lugarno as a heritage item in Schedule 5 Environmental heritage as follows; and

Suburb	Item name	Address	Property description	Significance	Item no
Lugarno	Glenlee	80 Boronia Parade	Lot 1 DP10359	Local	I317

- b. mapping Lot 1 DP 10359, No. 80 Boronia Parade Lugarno as “Item – General” on the Heritage Map. The proposed Heritage Map - Sheet HER_003 is illustrated in **Figure 3**.
56. The heritage listing of the site is supported by GML Heritage’s Report commissioned by Council which concludes that the Site has cultural significance at the State level under the NSW Heritage Office Heritage Assessment Guidelines criteria (f) and (g) and at the local level under criteria (a), (b), (c), (d) and (e). The GML Report recommends that Council list the Site on Schedule 5 of the Georges River Local Environmental Plan 2021 (“GRLEP”) as the Site is of heritage significance and that it be considered for State heritage listing.
57. The intended outcome of the Planning Proposal is to:
 - a. List No. 80 Boronia Parade Lugarno as a heritage item in the Georges River Local Environmental Plan 2021 so that Clause 5.10 applies to any proposed development.
 - b. Conserve the environmental heritage of the Georges River local government area.
 - c. Conserve the heritage significance of the site, including associated fabric, settings and views.
 - d. Conserve Aboriginal objects and Aboriginal places of heritage significance.
58. The Planning Proposal meets both the strategic and site-specific merit tests that are outlined in the Departments’ Local Environmental Plan Making Guideline dated December 2021.
59. In terms of Strategic Merit, the proposal:
 - a. Gives effect to the Greater Sydney Region Plan and the South District Plan by identifying and conserving a significant site in Georges River history.
 - b. Is consistent with the endorsed Georges River LSPS and its Planning Priority P11 which requires the protection of Aboriginal and other heritage.
 - c. Responds to new evidence (GML’s Report) that the Site has exceptional significance within NSW as a rare, intact, early European riverfront settlement, with a high degree of representative significance as a demonstration of an early way of life, and of significant activities in NSW.
60. In terms of Site-Specific Merit, the proposal:
 - a. Does not adversely affect critical habitat or threatened species, populations or ecological communities, or their habitats.
 - b. Seeks to list the Site as a heritage item in the Council’s LEP so that any development on the Site will need to consider Clause 5.10 of the LEP and the impacts on the heritage significance of the item.
 - c. Will not sterilize the site. The Site can be developed and is currently the subject of a development application before the Court.
 - d. Through a listing in Schedule 5 of the GRLEP 2021 will have a positive social impact on the history and development of Lugarno and the wider community.

- e. Does not result in an increase in the demand for public services and facilities.
- f. Has the support of Heritage NSW.

FINANCIAL IMPLICATIONS

61. No budget impact for this report.

RISK IMPLICATIONS

62. Operational risk/s identified and management process applied.

COMMUNITY ENGAGEMENT

63. Should the Planning Proposal be supported, it will be forwarded to the delegate of the Minister for Planning and Environment, requesting a Gateway Determination.
64. If a Gateway Determination (Approval) is issued, and subject to its conditions, it is anticipated that the Planning Proposal will be exhibited in accordance with the provisions of the EP&A Act, 1979 and Regulation, 2000 and any requirements of the Gateway Determination.
65. Exhibition material, including explanatory information will be available for viewing during the exhibition period on Council's website. A hard copy of the material can be provided to individuals upon request.
66. Notification of the public exhibition will be through:
- a. Newspaper advertisement in The Leader;
 - b. Exhibition notice on Council's website;
 - c. Notices in Council offices and libraries;
 - d. Letters to State and Commonwealth Government agencies identified in the Gateway Determination (if required); and
 - e. Letters to adjoining landowners (in accordance with Council's Notification Procedures).
67. The project timeframe will depend on the Gateway Determination date and the required public exhibition period based on the different planning proposal categories. The following is based on a standard planning proposal with a public exhibition period of 20 working days.

Indicative project timeline

Stage	Timeframe/date
Consideration by Georges River LPP	17 February 2022
Council decision	28 March 2022
Gateway determination	April – May 2022
Pre-exhibition	May - June 2022
Commencement and completion of public exhibition period	June - July 2022
Consideration of submissions	July – August 2022
Post-exhibition review and additional studies	August – September 2022
Submission to the Department for finalisation	September - October 2022

Stage	Timeframe/date
(where applicable)	
Gazettal of LEP amendment	September - October 2022

68. It is noted that the project timeline will be subject to the DPIE and may be amended.

NEXT STEPS

69. If the Planning Proposal is endorsed by Council, it will be forwarded to the Minister for Planning and Public Spaces for a Gateway Determination under Section 3.34 of the EP&A Act 1979.

FILE REFERENCE

PP2022/0002 & D22/17560

ATTACHMENTS

- Attachment 1 Planning Proposal Request - *published in separate document*
- Attachment 2 GML Heritage Assessment - Glenlee - 80 Boronia Parade Lugarno - Attachment to Report - *published in separate document*
- Attachment 3 IHO dated 28 January 2022 - *published in separate document*
- Attachment 4 Heritage Inventory Sheet - *published in separate document*

Planning Proposal

80 Boronia Parade
Lugarno

January 2022

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1. INTRODUCTION

This planning proposal seeks to list No. 80 Boronia Parade Lugarno (also known as "Glenlee") ("Site") as a heritage item in Schedule 5 Environmental heritage of the Georges River Local Environmental Plan 2021.

The Site is identified as Lot 1 DP 10359, Parish of St George, County of Cumberland; known as 80 Boronia Avenue, Lugarno NSW 2210. The Site is highlighted in **Figures 1 and 2** below.

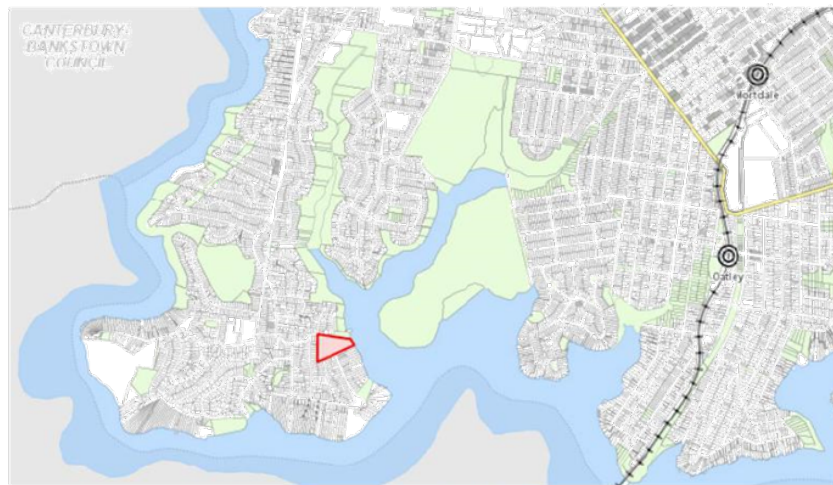


Figure 1 - Locality of the Site

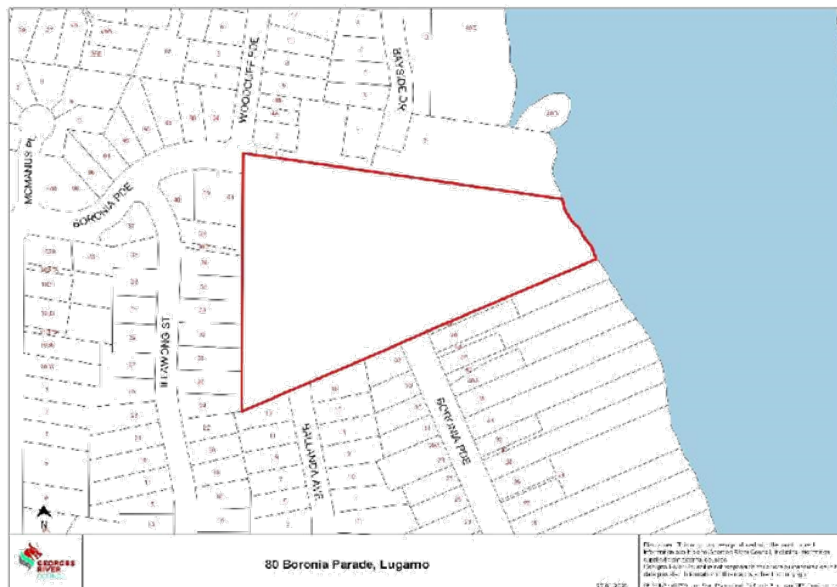


Figure 2 - The Site

The entire site is approximately 25,432m² and includes extant vegetation, relatively undisturbed landscape setting, existing built cottage, buildings comprising 6 sheds and outbuildings surrounding the existing cottage, that together provide strong and important surviving evidence of the early 20th century way of life in the locality.

The proposed listing is supported by a report commissioned by Council and prepared by GML Heritage titled *Glenlee, 80 Boronia Parade Lugarno, Heritage Assessment* dated 6 January 2022. A copy of the report is at **Attachment 1**. In summary, the Report recommends that the Site be listed as a heritage item in the Georges River Local Environmental Plan 2021 (GRLEP) as well as considered for State heritage listing.

Council at its meeting held 24 January 2022 resolved to prepare a planning proposal to include the item 'Glenlee', 80 Boronia Parade, Lugarno on Schedule 5 of the Georges River Local Environmental Plan 2021.

2. BACKGROUND

A Development Application (DA2021/0181) was submitted to Council on 6 May 2021 for the demolition of the existing cottage and associated outbuildings, Torrens Title subdivision of one lot into 31 lots and the construction of new roads, drainage and tree removal at No. 80 Boronia Parade, Lugarno (the Site). The DA is currently subject to a court appeal with the NSW Land and Environment Court.

The Site is known locally as "Glenlee" and is over 25,000sqm in size fronting the Boggywell Creek with a boatshed and wharf. The Site contains a single storey, detached style dwelling house and a large number of trees, shrubs, and associated landscaping. The Site has been in the same ownership for the last 100 years with little improvements in recent years. The dwelling displays the hallmarks and features attributed to the early 20th century Federation to Inter-War period with a likely construction date of early 1900s.

The Site is not presently identified as a local item of heritage significance in the GRLEP 2021. However, it is classified by the National Trust (NSW) as an item of high cultural heritage significance. It forms part of the Lugarno Early Settler Precinct Landscape Conservation Area as shown in the extract from the National Trust listing card in **Figure 3**. A copy of the National Trust (NSW) listing card is in Appendix D of the GML Heritage Assessment – refer to **Attachment 1**.



Figure 3 - Extract from National Trust Listing Card

The existing dwelling-house dates back to 1910 and it is estimated that it was constructed at that time. An examination of 1943 aerial photography extracted from the National Trust Listing Card (see **Figure 4** below) shows that there has been very little change to the Site since 1943, with much of the extant vegetation and landscaped character pre-dating 1943. Therefore, the Site provides uncharacteristically strong and important surviving evidence of the pre-development and urban landscape of the locality, together with strong surviving evidence of the early occupation of the site by the Matthei and Chislett families and their involvement in oyster farming in the Georges River. The Matthei family was one of the best and most well-known commercial oyster farmers at the time and its long term ownership of the land since 1908 has ensured its unique preservation. The Site is presently subject to an option for purchase from the estate of the family.



Figure 4 - 1943 Aerial Image extracted from National Trust Listing Card

The Site adjoins a series of local heritage items included as part of Schedule 5 of the Georges River LEP 2021. These items are known as “Woodcliff” at 12 Woodcliff Parade (I219), “The Hermitage” located at 1 Bayside Drive (I212) and the stone wharf and associated pathway (I211) located within the adjacent Heinrich reserve to the north. To the east immediately across the bay is Oatley Park and Baths which is also a recognised local heritage item (I233). Refer to **Figure 5**.

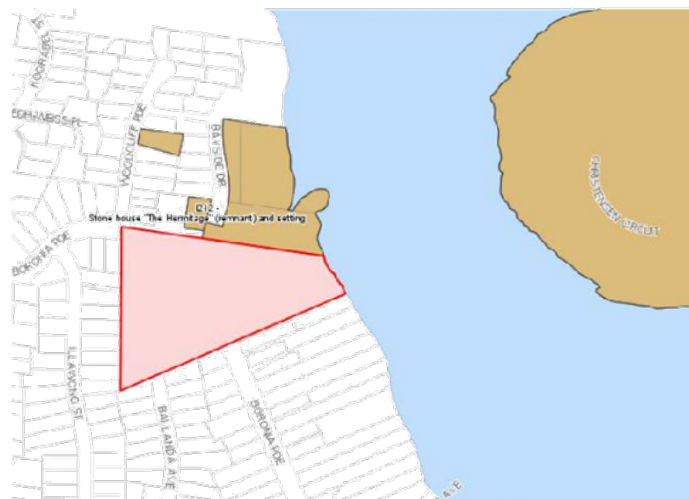


Figure 5 - Extract from current Heritage Map

The Site contains significant remnant native vegetation, including mature Smooth-barked Apple-Blackbutt-Red Blackwood open forest and a wide variety of native fauna. Endangered populations of flora and fauna are recorded in the Georges River LGA on the NSW Government's BioNet Atlas and may be present on the Site. The Site is positioned on the foreshore of Boggywell Creek (Lime Kiln Bay) on the Georges River, an important estuarine ecosystem. The large areas of remnant native vegetation on the Site within close proximity to the waterfront yield potential for high natural heritage significance.

The National Trust (NSW) listing card for the Site states that it 'has historic significance because of the presence of rare Aboriginal rock engravings'. The Aboriginal Heritage Information Management System (AHIMS) records four sites located within or adjacent to the development as follows:

- a) 45-6-1713 – Matthei Jetty – comprising a shell midden;
- b) 45-6-3907 – Glenlee hatchet grinding grooves – comprising two natural pools in the sandstone creek bed with grinding grooves;
- c) 45-6-3908 – Glenlee rock bowl – comprising a rock bowl formed in the sandstone beside a natural creek; and
- d) 45-6-3909 – Glenlee Midden 2 - comprising surface shell, bone and charcoal.

These sites can be seen in the map below at **Figure 6**.

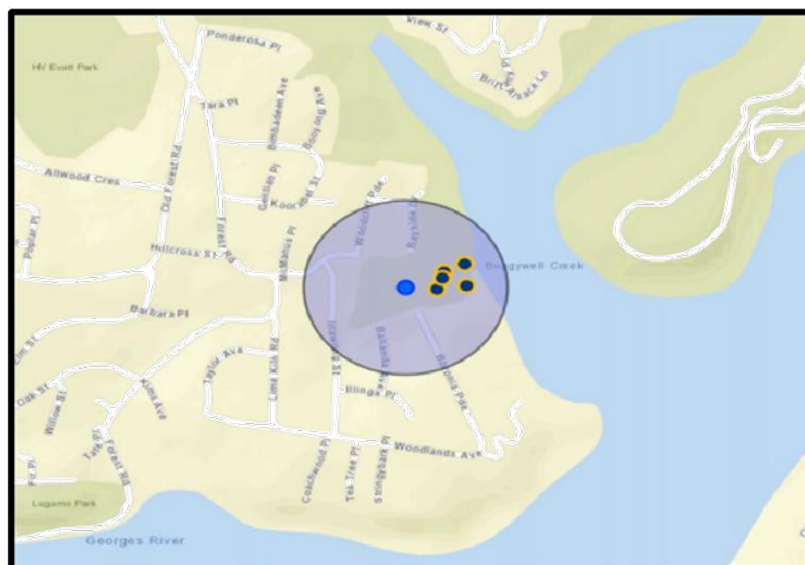


Figure 6 - Location of the four recognised AHIMS sites

Interim Heritage Order

The Heritage Act 1977 (Section 25(2)) allows councils, subject to the authorisation by the Minister, to make an IHO over a property, where a council has a reasonable belief that the place or item may have potential heritage significance and that a 'threat of harm' either

exists or is perceived to exist. In this case, the lodgement of the current DA (DA2021/0181) constituted such a threat of harm.

Council considered preliminary heritage advice from Michael Edwards, Heritage Advisor to Georges River Council, dated 11 May 2021 which stated that the Site has potential heritage significance. Mr Edwards in his advice stated that an examination of 1943 aerial photography shows that there has been very little change to the Site since this time, with much of the extant vegetation and landscaped character pre-dating 1943. In this regard, the Site provides uncharacteristically strong and important surviving evidence of the pre-development and urban landscape of the locality, together with strong surviving evidence of the early occupation of the Site by the Matthei and Chislett families. He also stated that the Site retains a number of ancillary boat sheds and wharfs, which, together with the extant dwelling and relatively undisturbed landscape setting, displays important evidence of the early 20th century way of life in the locality and the Site is highly likely to satisfy the Heritage Council of NSW significance assessment criteria in demonstrating historical, associative, technical, rarity and (possibly) representative significance.

Given the National Trust (NSW) listing card (refer to Appendix D of the GML Heritage Assessment) and the advice received from Council's Heritage Advisor, Michael Edwards, Council had reasonable belief that the property may have potential heritage significance and that a 'threat of harm' either exists or is perceived to exist having regard to the lodgement of a Development Application (DA2021/0181) and subsequent Court proceedings which seek demolition of existing structures, removal of trees and subdivision of the Site into 31 lots.

Council under Section 25 of the Heritage Act 1977 made an IHO over the Site. The IHO was gazetted on Friday, 13 August 2021 and lapsed on 14 February 2022. The IHO allowed further heritage assessments to be undertaken to inform an understanding of the cultural significance of the Site and whether Council should proceed with an application for heritage listing.

Council appointed GML Heritage on 8 October 2021 to prepare a heritage assessment of Glenlee to assist Council in determining whether the Site reaches the threshold for listing as a heritage item.

GML's Report was lodged with Council on 6 January 2022 and provides an assessment of the significance of the Site in relation to natural and cultural landscape heritage, Aboriginal cultural heritage and built heritage utilizing the NSW Heritage Office *Heritage Assessment Guidelines*. The Report states that the Site has heritage significance and recommends that Council list the Site on Schedule 5 of the GRLEP 2021 and that it be considered for State Heritage listing.

On 24 January 2022 Council was advised that the Minister has decided to make a local IHO over the Site as it has potential local and state heritage values and is at imminent risk when the existing local IHO expires on 13 February 2022. The decision was published in the NSW Government Gazette on 28 January 2022.

A copy of the notice is in **Attachment 2**. The IHO is for a period of 12 months.

3. OBJECTIVES AND INTENDED OUTCOMES

3.1 Objective

To amend the Georges River Local Environmental Plan 2021 by:

- listing No. 80 Boronia Parade Lugarno as a heritage item in *Schedule 5 Environmental heritage*; and
- mapping No. 80 Boronia Parade Lugarno as “Item – General” on the Heritage Map.

The Planning Proposal does not seek to amend the zoning, FSR, height nor any other LEP provisions relating to the Site.

3.2 Intended Outcome

- List No. 80 Boronia Parade Lugarno as a heritage item in the Georges River Local Environmental Plan 2021 so that Clause 5.10 applies to any proposed development.
- Conserve the environmental heritage of the Georges River local government area.
- Conserve the heritage significance of the site, including associated fabric, settings and views.
- Conserve Aboriginal objects and Aboriginal places of heritage significance.

4. EXPLANATION OF PROVISIONS

4.1 Addition to Schedule 5 of the Georges River LEP 2021

List No. 80 Boronia Parade Lugarno as a heritage item in *Schedule 5 Environmental heritage* of the Georges River LEP 2021 as follows:

Suburb	Item name	Address	Property description	Significance	Item no
Lugarno	Glenlee	80 Boronia Parade	Lot 1 DP10359	State & Local	I317

4.2 Heritage Map of the Georges River LEP 2021

To amend Heritage Map - Sheet HER_003 - to map No. 80 Boronia Parade Lugarno as "Item – General".

4.3 Inventory Sheet

A heritage inventory sheet has been prepared for the draft item and a copy is in **Attachment 3**.

5. JUSTIFICATION OF STRATEGIC AND SITE-SPECIFIC MERIT

5.1 Section A – need for the planning proposal

Question	Considerations
1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?	The planning proposal is not the result of an endorsed LSPS, strategic study or report. It is however consistent with the following Council adopted documents: • Council's Community Strategic Plan 2018-2028 contains Goal 1.4 which requires that "Local heritage is protected and promoted." Strategy 1.4.1 requires that Council Recognise the LGA's local heritage through heritage listings in LEPs and protection policies in DCPs. • Georges River Local Strategic Planning Statement 2040 ('LSPS 2040') contains Planning Priority P11. Aboriginal and other heritage is protected and promoted. The planning proposal is the result of the report by GML Heritage titled Glenlee, 80 Boronia Parade Lugarno, Heritage Assessment dated 6 January 2022. The GML Report assesses the Site against the heritage criteria outlined by the NSW Heritage Office Guidelines. The guidelines incorporate the five types of cultural heritage values (being aesthetic, historic, scientific, social and spiritual values) identified in the Burra Charter into a structured framework which is the format required by heritage authorities in NSW. Under these guidelines, items (or 'places' in Burra Charter terminology) are assessed in accordance with a specific set of criteria. In terms of the assessment against the heritage criteria outlined by the NSW Heritage Office Guidelines the following is to be noted: • Criterion A (Historical Significance): Glenlee has cultural significance at a local level under this criterion. The Report indicates that the Site itself has historical significance due to its connection to the practice of oyster farming in the Georges River. The Report states on pages 165 and 166: <i>Cultivation of oysters in Lime Kiln Bay near the subject site began in 1886 and was a profitable commercial enterprise. The Matthei family, who took over the leases in 1906, continued oyster farming at the site through to 1996. The Mattheis were some of the most prominent oyster farmers in the Georges River area and the practice was one of their primary sources of income.</i> <i>Significant intact features that evidence the historical significance of the site include Glenlee house, the movable heritage elements, the boatsheds and jetty, the cable-pulley engine shed, the orchard, vegetable gardens, cultural plantings, landscape features and outbuildings.</i> • Criterion B (Associative Significance): Glenlee has cultural significance at a local level under this criterion. The Report indicates on page 166: <i>Glenlee has associative significance at a local level for its</i>

Question	Considerations
	<i>connection to the Matthei family, who occupied the site continuously for over a century. Originally granted to absentee owner Thomas George Lee in 1856, the site came to be owned by prominent wool broker JH Geddes. While it appears the first structure on the site (since demolished) was constructed during Geddes' ownership, his most significant contribution to the site was the introduction of oysters from his lease in Port Hacking. The site came to be owned by a German immigrant family from Hamburg, the Mattheis, who built Glenlee house soon afterward.</i> <i>The Mattheis were among the early settlers in the area who established farming and orcharding on the site. The Mattheis were particularly involved in developing oyster farming in the area. They were involved in the social life and émigré community of the Lugarno area, being active in the local German Zither Club. They were heavily involved in the Lugarno and District Progress Association, and as such actively contributed to the development of the wider Lugarno area. Like many early settlers, the family subdivided their land, selling off portions which helped to establish early residential development along the river front throughout the twentieth century. The family occupied the site for over a century, and continued oyster farming at the site for 90 years. Their continuous occupation of the site gives Glenlee associative significance to the local community.</i> • Criterion C (Aesthetic Significance): Glenlee has cultural significance at a local level under this criterion. The Report states on pages 166 and 167: <i>Glenlee has aesthetic significance to the Lugarno area as a highly intact representation of a Federation European settlement. Glenlee house, built c1906, is a good representation of a modest weatherboard cottage, constructed on sandstone foundations. Despite the introduction of a kitchen extension in the 1950s, the house is highly intact, retaining significant original details including pressed metal ceilings, a fanlight, and decorative gables. The kitchen is similarly representative of a typical 1950s kitchen retaining original joinery and fixtures.</i> <i>Typical of early settlements, Glenlee responds to the natural landscape and topography of the site, situated on a slope and oriented to face the river, taking advantages of the sweeping views across the grounds to the waterfront. These views remain undisturbed and represent the relationship between early settlements and the river. The grounds retain early orchards, gardens, vegetable gardens and fruit trees, with associated landscape elements such as stone retaining walls and stairways, paths, irrigation systems, and cultural plantings, which are characteristic of an early settlement.</i> <i>The scenic character of the site is enhanced by the bushland and tree regrowth which separates the site from</i>

Question	Considerations
	<i>surrounding development, preserving its historically isolated setting, as well as a natural water course, and a creek that has been channelled with block sandstone banks. The site has landmark quality in the surrounding area, representing one of the few remaining riverside settlements, and is highly visible along the waterfront, with the boatsheds and jetty visible from Oatley Park.</i> <i>The site retains an array of Aboriginal archaeological evidence. The grinding grooves, water hole and setting of the creek hold an aesthetic value which has been identified as important to the local Aboriginal community.</i> Criterion D (Social Significance): A thorough, formal social values assessment should be undertaken but it is likely that Glenlee has cultural significance at a local level under this criterion. The Report states on page 167: <i>The Glenlee site remains one of the most prominent areas in Lugarno. Its aesthetic and historic qualities are well known and appreciated throughout the local community, whose strong connection to the site is evident in the 'Save Glenlee' campaign, supported by a petition raised by a local MP with over 1,200 signatures. This level of community interest suggests that the site holds social significance in the Lugarno area. Historically, Glenlee had social significance among the community of early settlers residing in the area, and within local immigrant social groups, such as the German Zither Club.</i> Criterion E (Research Potential): With respect to Aboriginal cultural and archaeological heritage, Glenlee has cultural significance at a local level under this criterion. The Report states on page 168: <i>As part of the local First Nations cultural landscape (criterion A), the range of evidence within the site has the potential to yield new information and understanding of these connections, notably from the middle to late Holocene.</i> Criterion F (Rarity): Glenlee has cultural significance at a state level under this criterion. The Report states on page 169: <i>Largely established in the early twentieth century, and developed by the Matthei family, Glenlee is a highly intact early European riverfront settlement with an associated cultural landscape. Despite subdivisions, Glenlee retains much of its original estate and is a rare example of an intact riverfront settlement in NSW. Glenlee house is a modest cottage which, despite later extension, is highly internally intact. The house also contains a significant movable heritage collection which encompasses material relating to the Matthei family and the Lugarno area across the twentieth century. The integrity of the interiors of the house and its collection are likely to be rare within Lugarno, and have potential to be rare within regional NSW.</i>

Question	Considerations
	<i>The early orchards, vegetable gardens, fruit trees, and cultural plantings introduced by the Matthei family remain legible in the landscape and are revealing of early agricultural practices. The historic relationship between the house, grounds and river has been maintained, and the significant views to and from Georges River, and early access paths and stairs which lead to the river, have been conserved. Glenlee similarly retains evidence of significant marine activity including a jetty, boatsheds and remnants of a cable-pulley system which demonstrate the use of the river for transportation and attest to a significant period of oyster farming undertaken on the site. The integrity of the setting is rare in comparison to similar settlements which remain in NSW.</i> Criterion G (Representativeness): For First Nation's heritage, Glenlee has cultural significance at a local level under this criterion. For European heritage values, Glenlee has cultural significance at a state level under this criterion. The Report states on page 170: <i>The First Nations archaeological evidence, notably the grinding grooves set within the intact flowing creek, are good representative examples of the site type. The grinding grooves are deeply incised and easily identifiable; they hold good education potential to demonstrate past Aboriginal lifeways.</i> <i>The high degree of integrity and intactness of both the house and its setting make the Glenlee site representative of an early European riverfront settlement, both within the Lugarno area, and NSW more broadly. Glenlee house is a typical Federation cottage, showing the regional preference for weatherboard construction. The introduction of the kitchen in the 1950s is typical of the adaptation of early houses to suit modern needs. The interior of the house is otherwise highly intact, retaining significant original fabric and a movable heritage collection which are representative of the typology, and of the evolution of regional housing more generally.</i> <i>The grounds of Glenlee continue to communicate the site's early function, retaining remnants of the orchard, vegetable garden, and cultural plantings, representative of both the self-sufficiency of the settlement, and the use of the land for commercial agriculture. The important relationship between the river and the settlement is seen in the retention of the jetty and boatshed, providing both transport and industry. The remnants of the cable-pulley system on the site, primarily the shed which housed the system's engine, is a key element which provides evidence of the oyster farming which occurred at the site until 1996. These marine elements are representative of the type and scale of infrastructure employed at oyster farming estates and of the techniques and means by which small growers conducted their farming.</i>

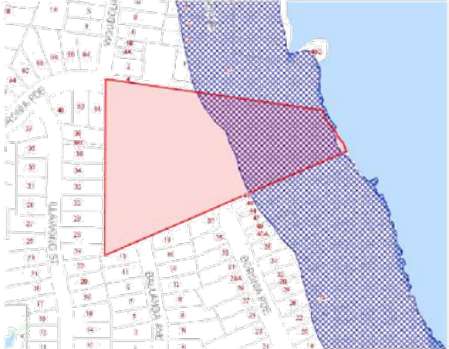
Question	Considerations
	A Statement of Significance has been prepared for Glenlee and is contained in the Report on pages 174 and 175. The Statement concludes with: <i>Glenlee is likely to have exceptional significance within NSW as a rare, intact, early European riverfront settlement, with a high degree of representative significance as a demonstration of an early way of life, and of significant activities in NSW.</i> The Site recommends that the Site be listed as a heritage item in the Georges River Local Environmental Plan 2021 (GRLEP) as well as considered for State heritage listing.
2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	The Planning Proposal represents the best mean of achieving the intended outcomes established in Section 3. The Site is not currently listed as a heritage item in Schedule 5 to the Georges River LEP 2021. An interim heritage order was made over the site on 28 January 2022 in order for the Site to be protected whilst Council follows the planning proposal process to list the Site in the LEP. Listing of the Site will still allow its redevelopment but will ensure that the significance of the Site is assessed in accordance with Clause 5.10 of the Council's LEP. The Site is classified by National Trust (NSW) as an item of high cultural heritage significance and value. The Site provides uncharacteristically strong and important surviving evidence of the pre-development and urban landscape of the locality with extant vegetation and landscaped character pre-dating 1943. The Site contains physical remains of pre-European occupation, including items and remnants of the occupation of the land by Aboriginal people, and has a high potential to yield Aboriginal cultural heritage significance. The natural characteristics of the Site, being situated within close proximity to the waterfront and incorporating the land and water interface, together with the relatively undisturbed natural landscape and mature tree canopy, demonstrate high potential for natural historical significance.

5.2 Section B - Relationship to the strategic planning framework

Question	Considerations
3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any	The planning proposal will give effect to the objectives and actions of the following plans: • <i>A Metropolis of Three Cities – Greater Sydney Region Plan - Objective 13: Environmental heritage is identified, conserved and enhanced and Objective 28: Scenic and cultural landscapes are protected.</i>

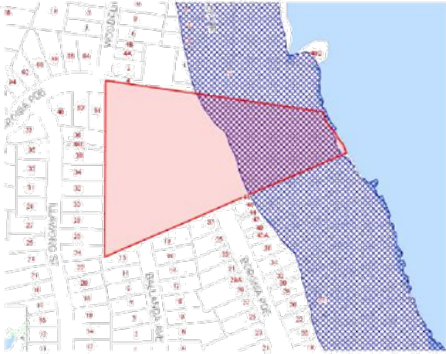
Question	Considerations				
exhibited draft plans or strategies)?	<i>Comment:</i> The Planning Proposal seeks to list the Site in Schedule 5 of the GRLEP 2021 and therefore identifying and conserving the significance of the Site. • <i>South District Plan</i> - Planning Priority S6 Creating and renewing great places and local centres and respecting the District's heritage & Action 20. Identify, conserve and enhance environmental heritage ... <i>Comment:</i> The planning proposal will respect a significant site in Georges River's history and will conserve its environmental heritage. • <i>Planning Principles</i> On 2 December 2021, the Minister for Planning and Public Spaces Rob Stokes released a new thematic framework underpinned by the Minister's Planning Principles and grouped into nine focus areas to guide planning and development in New South Wales. One of the focus areas is Preserving, conserving and managing NSW's natural environment and heritage. <i>Comment:</i> The planning proposal seeks to protect the Site so its redevelopment can be managed to avoid or minimise any negative heritage impacts from development. It also will protect the Site's Aboriginal cultural heritage.				
4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?	The planning proposal is consistent with the endorsed <i>Georges River Local Strategic Planning Statement 2040</i> ('LSPS 2040') and its Planning Priority P11 which states - <i>Aboriginal and other heritage is protected and promoted.</i>				
5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?	There are no other applicable State and regional studies or strategies.				
6. Is the planning proposal consistent with applicable SEPPs?	The Planning Proposal is consistent with the following SEPPs: <table border="1"> <thead> <tr> <th data-bbox="619 1585 863 1615">SEPP</th><th data-bbox="863 1585 1337 1615">Comment on consistency</th></tr> </thead> <tbody> <tr> <td data-bbox="619 1615 863 1865">State Environmental Planning Policy (Planning Systems) 2021</td><td data-bbox="863 1615 1337 1865"> This SEPP consolidates and repeals the provisions of the following 3 SEPPs: • SEPP (State and Regional Development) 2011 (State and Regional Development SEPP) • SEPP (Aboriginal Land) 2019 (Aboriginal Land SEPP) • SEPP (Concurrences and Consents) </td></tr> </tbody> </table>	SEPP	Comment on consistency	State Environmental Planning Policy (Planning Systems) 2021	This SEPP consolidates and repeals the provisions of the following 3 SEPPs: • SEPP (State and Regional Development) 2011 (State and Regional Development SEPP) • SEPP (Aboriginal Land) 2019 (Aboriginal Land SEPP) • SEPP (Concurrences and Consents)
SEPP	Comment on consistency				
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Question		Considerations
		2018 (Concurrence SEPP) The Planning Proposal is not inconsistent with the SEPP.
	State Environmental Planning Policy (Biodiversity and Conservation) 2021	This SEPP consolidates, transfers and repeals provisions of the following 11 SEPPs (or deemed SEPPs): • SEPP (Vegetation in Non-Rural Areas) 2017 (Vegetation SEPP) • SEPP (Koala Habitat Protection) 2020 (Koala SEPP 2020) • SEPP (Koala Habitat Protection) 2021 (Koala SEPP 2021) • Murray Regional Environmental Plan No 2—Riverine Land (Murray REP) • SEPP No 19—Bushland in Urban Areas (SEPP 19) • SEPP No 50—Canal Estate Development (SEPP 50) • SEPP (Sydney Drinking Water Catchment) 2011 (Sydney Drinking Water SEPP) • Sydney Regional Environmental Plan No 20 – Hawkesbury – Nepean River (No 2 – 1997) • (Hawkesbury–Nepean River SREP) • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Sydney Harbour Catchment SREP) • Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment (Georges River REP) • Willandra Lakes Regional Environmental Plan No 1 – World Heritage Property (Willandra Lakes REP) The Planning Proposal is not inconsistent with the SEPP.
	State Environmental Planning Policy (Resilience and Hazards) 2021	This SEPP consolidates and repeals the provisions of the following 3 SEPPs: • SEPP (Coastal Management) 2018 (Coastal Management SEPP) • SEPP 33 – Hazardous and Offensive Development (SEPP 33) • SEPP 55 – Remediation of Land (SEPP 55)

Question	Considerations
	The Planning Proposal is not inconsistent with the SEPP. The Site is within a coastal use area as identified by the former State Environmental Planning Policy (Coastal Management) 2018. Refer to Figure 7 below. The Planning Proposal does not propose a rezoning nor intensification of uses permitted. The Planning Proposal only proposes to amend the Heritage Map to the GRLEP 2021 and not the other maps relating to coastal management.  <i>Figure 7 - Area of Site Affected by Coastal Use Area</i>
	State Environmental Planning Policy (Transport and Infrastructure) 2021 This SEPP consolidates and repeals the provisions of the following 4 SEPPs: • SEPP (Infrastructure) 2007 (Infrastructure SEPP) • SEPP (Educational Establishments and Childcare Facilities) 2017 (Education and Childcare SEPP) • SEPP (Major Infrastructure Corridors) 2020 (Corridor SEPP) • SEPP (Three Ports) 2013 (Three Ports SEPP) The Planning Proposal is not inconsistent with the SEPP.
	State Environmental Planning Policy (Industry and Employment) 2021 This SEPP consolidates, transfers and repeals the provisions of the following 2 SEPPs: • SEPP (Western Sydney Employment Area) 2009 (Western Sydney

Question		Considerations
		Employment SEPP) SEPP 64 – Advertising and Signage (SEPP 64) The Planning Proposal is not inconsistent with the SEPP.
	State Environmental Planning Policy (Resources and Energy) 2021	This SEPP consolidates and repeals the provisions of the following 2 SEPPs: - SEPP (Mining, Petroleum Production and Extractive Industries) 2007 (Mining SEPP) - Sydney Regional Environmental Plan No. 9 – Extractive Industries (No 2 – 1995) (Extractive Industries SREP) The Planning Proposal is not inconsistent with the SEPP.
	State Environmental Planning Policy (Primary Production) 2021	This SEPP consolidates, transfers and repeals the provisions of the following SEPPs: - SEPP (Primary Production and Rural Development) 2019 (Primary Production and Rural Development SEPP) - Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas) (Central Coast Plateau SREP). The Planning Proposal is not inconsistent with the SEPP.
	State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021	The Planning Proposal is not inconsistent with the SEPP. The Site is not the subject of a Precinct identified by the SEPP.
	State Environmental Planning Policy (Housing) 2021	The Planning Proposal is not inconsistent with the SEPP. The Planning Proposal does not change the existing zoning, height and FSR provisions relating to the site.
	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	The Planning Proposal is not inconsistent with the SEPP.

Question	Considerations																
7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions)?	The Planning Proposal is consistent with the applicable Ministerial Directions as follows: <table border="1"> <thead> <tr> <th data-bbox="616 483 863 517">Directions</th><th data-bbox="863 483 1337 517">Consistency</th></tr> </thead> <tbody> <tr> <td data-bbox="616 517 863 696">1.1 Business and Industrial Zones</td><td data-bbox="863 517 1337 696">Consistent - The planning proposal does not affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).</td></tr> <tr> <td data-bbox="616 696 863 786">1.2 Rural Zones</td><td data-bbox="863 696 1337 786">Consistent – The Site is zoned R2 Low Density Residential under the GRLEP 2021.</td></tr> <tr> <td data-bbox="616 786 863 1189">1.3 Mining, Petroleum Production and Extractive Industries</td><td data-bbox="863 786 1337 1189">Consistent – The Planning Proposal does not have the effect of: (a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or (b) restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development</td></tr> <tr> <td data-bbox="616 1189 863 1279">1.4 Oyster Aquaculture</td><td data-bbox="863 1189 1337 1279">Consistent – The planning proposal does not propose a change in land use.</td></tr> <tr> <td data-bbox="616 1279 863 1581">1.5 Rural Lands</td><td data-bbox="863 1279 1337 1581">Consistent – The Planning Proposal does not (a) affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or (b) changes the existing minimum lot size on land within a rural or environment protection zone.</td></tr> <tr> <td data-bbox="616 1581 863 1771">2.1 Environment Protection Zones</td><td data-bbox="863 1581 1337 1771">Consistent – The Planning Proposal does not apply to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP.</td></tr> <tr> <td data-bbox="616 1771 863 1861">2.2 Coastal Management</td><td data-bbox="863 1771 1337 1861">Consistent - The Site is within a coastal use area as identified by the State Environmental Planning Policy (Coastal Management)2018.</td></tr> </tbody> </table>	Directions	Consistency	1.1 Business and Industrial Zones	Consistent - The planning proposal does not affect land within an existing or proposed business or industrial zone (including the alteration of any existing business or industrial zone boundary).	1.2 Rural Zones	Consistent – The Site is zoned R2 Low Density Residential under the GRLEP 2021.	1.3 Mining, Petroleum Production and Extractive Industries	Consistent – The Planning Proposal does not have the effect of: (a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or (b) restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development	1.4 Oyster Aquaculture	Consistent – The planning proposal does not propose a change in land use.	1.5 Rural Lands	Consistent – The Planning Proposal does not (a) affect land within an existing or proposed rural or environment protection zone (including the alteration of any existing rural or environment protection zone boundary) or (b) changes the existing minimum lot size on land within a rural or environment protection zone.	2.1 Environment Protection Zones	Consistent – The Planning Proposal does not apply to land within an environment protection zone or land otherwise identified for environment protection purposes in a LEP.	2.2 Coastal Management	Consistent - The Site is within a coastal use area as identified by the State Environmental Planning Policy (Coastal Management)2018.
Directions	Consistency																
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Question	Considerations
	Refer to Figure 8 below. The Planning Proposal does not propose a rezoning nor intensification of uses permitted. The Planning Proposal only proposes to amend the Heritage Map to the GRLEP 2021 and not the other maps relating to coastal management.  <i>Figure 8 - Area of Site Affected by Coastal Use Area</i>
2.3 Heritage Conservation	Consistent - Heritage conservation is covered by a compulsory clause in the Standard Instrument (Local Environmental Plans) Order 2006. The GRLEP 2021 has adopted the Standard Instrument and does identify such items, areas, objects or places of environmental heritage significance or indigenous heritage significance as are relevant to the terms of this direction on the Heritage Map and relevant Schedule of the LEP. This planning proposal seeks to add No. 80 Boronia Parade Lugarno to Schedule 5 of the GRLEP 2021 and the proposed listing is supported by a heritage assessment.
2.4 Recreation Vehicle Areas	Consistent – The planning proposal does not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the Recreation Vehicles Act 1983).
2.5 Application of E2 and E3 Zones and Environmental	N/A

Question		Considerations
	Overlays in Far North Coast LEPs	
	2.6 Remediation of Contaminated Land	Consistent – The planning proposal does not rezone the Site which is currently zoned R2 Low Density Residential under the GRLEP 2021.
	3.1 Residential Zones	Consistent – The planning proposal does not propose changes to the existing R2 Zone of the Site.
	3.2 Caravan Parks and Manufactured Home Estates	Consistent – The planning proposal does not propose to permit development for the purposes of a caravan park to be carried on the Site.
	3.4 Integrating Land Use and Transport	Consistent – The planning proposal will not create, alter or remove a zone or a provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.
	3.5 Development Near Regulated Airports and Defence Airfields	Consistent – The planning proposal does not propose to rezone the Site.
	3.6 Shooting Ranges	Consistent – The planning proposal does not seek to rezone land adjacent to and/ or adjoining an existing shooting range.
	3.7 Reduction in non-hosted short term rental accommodation period	Consistent – The Planning Proposal does not identify or reduce the number of days that non-hosted short-term rental accommodation may be carried out within the LGA.
	4.1 Acid Sulfate Soils	Consistent – The planning proposal does not seek to change the existing ASS Class 5 for the site.
	4.2 Mine Subsidence and Unstable Land	Consistent – The planning proposal does not permit development on land that: (a) is within a mine subsidence district, or (b) has been identified as unstable in a study, strategy or other assessment undertaken: (i) by or on behalf of the relevant planning

Question		Considerations
		authority, or (ii) by or on behalf of a public authority and provided to the relevant planning authority.
	4.3 Flooding	Consistent – The planning proposal does not create, remove or alter a zone or a provision that affects flood prone land.
	4.4 Planning for Bushfire Protection	Consistent – The Site and its surrounds has not been mapped as bushfire prone land.
	5.2 Sydney Drinking Water Catchment	Consistent – The Site is zoned R2 Low Density Residential and is supplied by reticulated water.
	5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A
	5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A
	5.9 North West Rail Link Corridor Strategy	N/A
	5.10 Implementation of Regional Plans	Consistent – The planning proposal is consistent with: • <i>A Metropolis of Three Cities – Greater Sydney Region Plan</i> - Objective 13: Environmental heritage is identified, conserved and enhanced and Objective 28: Scenic and cultural landscapes are protected. <i>Comment:</i> The Planning Proposal seeks to list the Site in Schedule 5 of the GRLEP 2021 and therefore identifying and conserving the significance of the Site. • <i>South District Plan</i> - Planning Priority S6 Creating and renewing great places and local centres and respecting the District's heritage & Action 20. Identify, conserve and enhance environmental heritage ... <i>Comment:</i> The planning

Question		Considerations
		proposal will respect a significant site in Georges River's history and will conserve its environmental heritage.
	5.11 Development of Aboriginal Land Council land	Consistent – The Planning Proposal does not affect land shown on the Land Application Map of State Environmental Planning Policy (Aboriginal Land) 2019
	6.1 Approval and Referral Requirements	Consistent – The Planning Proposal does not seek to make any additional provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority.
	6.2 Reserving Land for Public Purposes	Consistent – The Planning Proposal does not seek to reserve land for a public purpose.
	6.3 Site Specific Provisions	Consistent – The Planning Proposal does not allow a particular development to be carried out.
	7.3 Parramatta Road Corridor Urban Transformation Strategy	N/A
	7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N/A
	7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
	7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N/A
	7.7 Implementation of	N/A

Question	Considerations
	Glenfield to Macarthur Urban Renewal Corridor
	7.8 Implementation of the Western Sydney Aerotropolis Plan
	7.9 Implementation of Bayside West Precincts 2036 Plan
	7.10 Implementation of Planning Principles for the Cooks Cove Precinct
	7.11 Implementation of St Leonards and Crows Nest 2036 Plan
	7.12 Implementation of Greater Macarthur 2040
	7.13 Implementation of the Pyrmont Peninsula Place Strategy

5.3 Section C – environmental, social and economic impact

Question	Considerations
8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?	The Planning Proposal seeks to amend the Georges River Local Environmental Plan 2021 by: - listing No. 80 Boronia Parade Lugarno as a heritage item in Schedule 5 Environmental heritage; and - mapping No. 80 Boronia Parade Lugarno as "Item – General" on the Heritage Map. The Planning Proposal is not seeking a rezoning, nor inserting new landuses into the existing R2 Low Density Residential zoning affecting the site.

Question	Considerations
	A Development Application (DA2021/0181) was submitted to Council on 6 May 2021 for the demolition of the existing cottage and associated outbuildings, Torrens Title subdivision of one lot into 31 lots and the construction of new roads, drainage and tree removal at No. 80 Boronia Parade, Lugarno (the Site). The DA is currently subject to a court appeal with the NSW Land and Environment Court. The impacts of the subdivision on critical habitat or threatened species, populations or ecological communities, or their habitats will be dealt with under the Court process.
9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?	The Planning Proposal seeks to amend the Georges River Local Environmental Plan 2021 by: • listing No. 80 Boronia Parade Lugarno as a heritage item in Schedule 5 Environmental heritage; and • mapping No. 80 Boronia Parade Lugarno as "Item – General" on the Heritage Map. The Planning Proposal is not seeking a rezoning, nor inserting new landuses into the R2 Low Density Residential zoning affecting the site. A Development Application (DA2021/0181) was submitted to Council on 6 May 2021 for the demolition of the existing cottage and associated outbuildings, Torrens Title subdivision of one lot into 31 lots and the construction of new roads, drainage and tree removal at No. 80 Boronia Parade, Lugarno (the Site). The DA is currently subject to a court appeal with the NSW Land and Environment Court. The environmental impacts of the subdivision will be dealt with under the Court process.
10. Has the planning proposal adequately addressed any social and economic effects?	The Planning Proposal seeks to list the Site as a heritage item in the Council's LEP so that any development on the Site will need to consider Clause 5.10 of the LEP and the impacts on the heritage significance of the item. The heritage listing of the Site in Schedule 5 of the LEP will not sterilize the site. The Site can be developed. With respect to social impacts, the heritage assessment by GML Heritage states that it is likely that Glenlee has cultural significance at a local level under Criterion D (Social Significance) of the NSW Heritage Office Guidelines. The Report states on page 167: <i>The Glenlee site remains one of the most prominent areas in Lugarno. Its aesthetic and historic qualities are well known and appreciated throughout the local community, whose strong connection to the site is evident in the 'Save Glenlee' campaign, supported by a petition raised by a local MP with over 1,200 signatures. This level of community interest suggests that the site holds social significance in the Lugarno area. Historically, Glenlee had social significance among the community of early</i>

Question	Considerations
	<i>settlers residing in the area, and within local immigrant social groups, such as the German Zither Club.</i> Not protecting the Site through a listing in Schedule 5 of the GRLEP 2021 will have an adverse social impact on the history and development of Lugarno and the wider community.

5.4 Section D – Infrastructure (Local, State and Commonwealth)

Question	Considerations
11. Is there adequate public infrastructure for the planning proposal?	The Planning Proposal seeks to amend the Georges River Local Environmental Plan 2021 by: - listing No. 80 Boronia Parade Lugarno as a heritage item in Schedule 5 Environmental heritage; and - mapping No. 80 Boronia Parade Lugarno as "Item – General" on the Heritage Map. The Planning Proposal is not seeking a rezoning, nor inserting new landuses into the R2 Low Density Residential zoning which may result in an increase in the demand for public services and facilities. A Development Application (DA2021/0181) was submitted to Council on 6 May 2021 for the demolition of the existing cottage and associated outbuildings, Torrens Title subdivision of one lot into 31 lots and the construction of new roads, drainage and tree removal at No. 80 Boronia Parade, Lugarno (the Site). The DA is currently subject to a court appeal with the NSW Land and Environment Court. The public infrastructure impacts of the subdivision will be dealt with under the Court process. A S7.11 Infrastructure contribution will apply to any consent granted by the Court.

5.5 Section E – State and Commonwealth Interests

Question	Considerations
12. What are the views of state and federal public authorities and government agencies consulted in order to form the Gateway Determination?	On 24 January 2022 Council was advised that the Minister has decided to make a local IHO over the Site as it has potential local and state heritage values and is at imminent risk when the existing local IHO expires on 13 February 2022. The decision was published in the NSW Government Gazette on 28 January 2022. A copy of the notice is in Attachment 2. Council has the support of Heritage NSW.

6. Maps

The Planning Proposal will result in an amendment to the Heritage Map - Sheet HER_003 of the Georges River LEP 2021. The Heritage Map – Sheet HER_003 will be amended by mapping No. 80 Boronia Parade Lugarno as “Item – General”. The proposed Heritage Map - Sheet HER_003 is illustrated in **Figure 9** below.

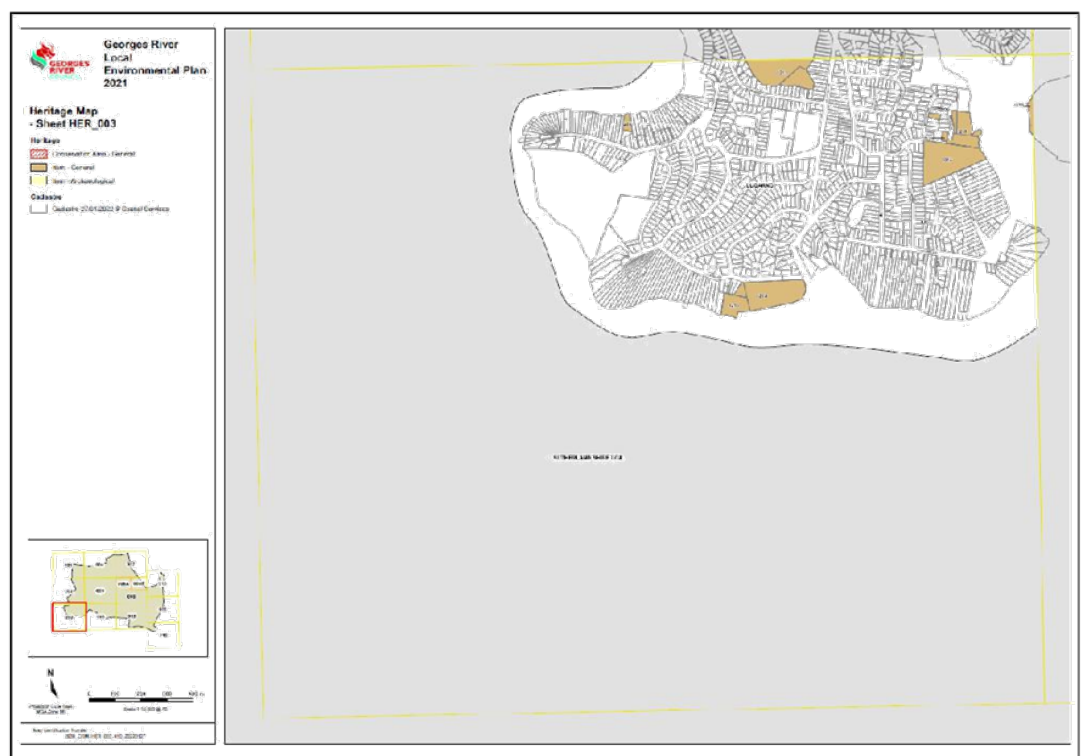


Figure 9 - Proposed Heritage Map Sheet_003

7. Community consultation

Council considers the planning proposal to be a “standard” one given the level of public interest in the matter.

Council notes that the Gateway determination will also outline the required public exhibition period based on the different planning proposal categories.

Community consultation will be considered at the Gateway stage, with the Gateway determination confirming the requirements.

8. Project Timeline

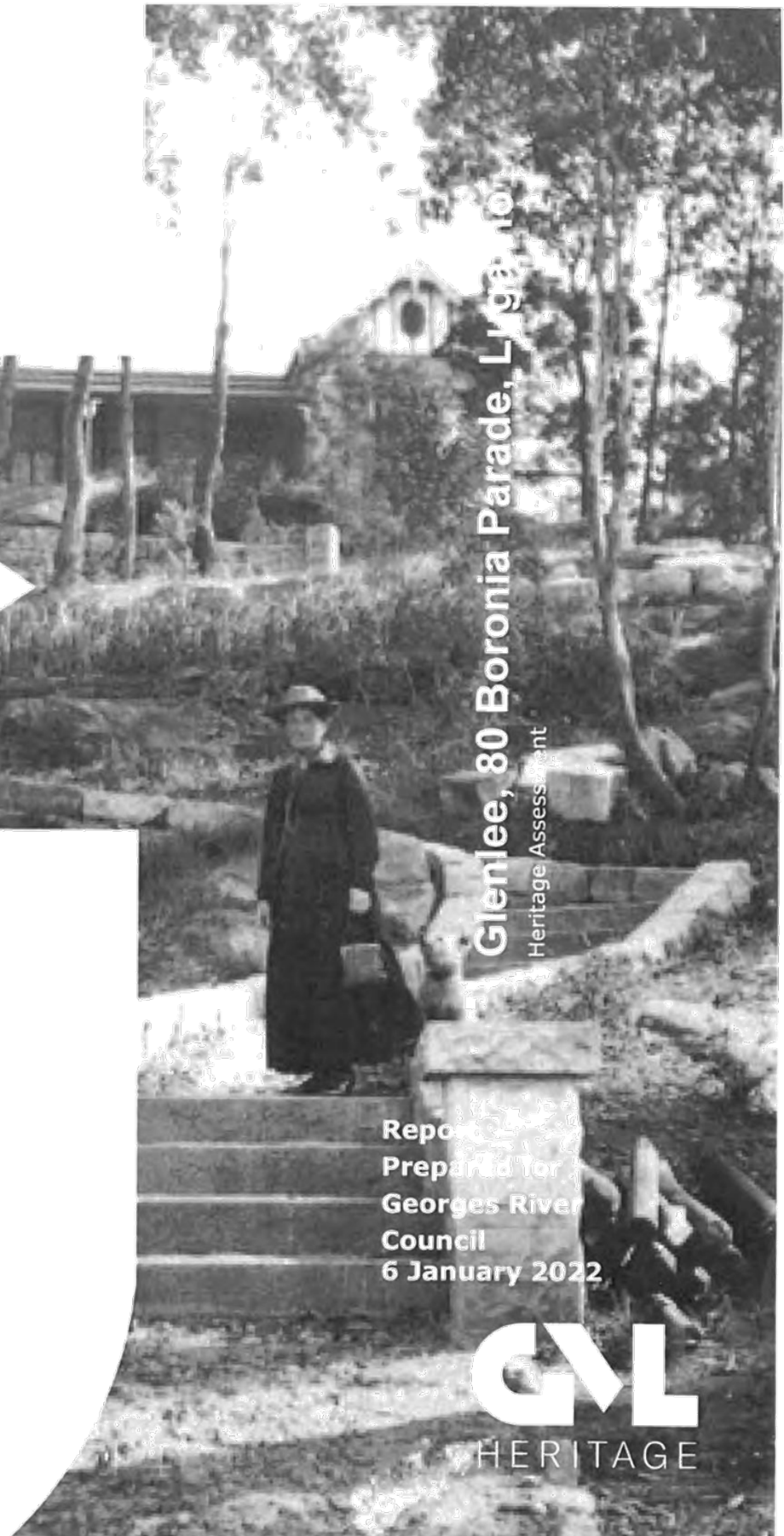
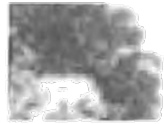
The project timeframe will depend on the Gateway Determination date and the required public exhibition period based on the different planning proposal categories. The following is based on a standard planning proposal with a public exhibition period of 20 working days.

Indicative project timeline

Stage	Timeframe/date
Consideration by Georges River LPP	17 February 2022
Consideration by council	28 March 2022
Council decision	28 March 2022
Gateway determination	April 2022
Pre-exhibition	May 2022
Commencement and completion of public exhibition period	May to June 2022
Consideration of submissions	July 2022
Post-exhibition review and additional studies	August 2022
Submission to the Department for finalisation (where applicable)	September 2022
Gazettal of LEP amendment	September 2022

Attachments

1. Glenlee, 80 Boronia Parade Lugarno, Heritage Assessment dated 6 January 2022 prepared by prepared by GML Heritage
2. Copy of notice in NSW Government Gazette on 28 January 2022.
3. Inventory Sheet for "Glenlee", 80 Boronia Parade Lugarno



Glenlee, 80 Boronia Parade, Lugarno
Heritage Assessment

Report
Prepared for
Georges River
Council
6 January 2022

GML
HERITAGE

Acknowledgement of Country

We respect and acknowledge the First Nations Peoples of the lands and waterways on which we live and work, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with First Nations Peoples to support the protection of their culture and heritage. We strongly advocate social, cultural and political justice and support the Uluru Statement from the Heart.

Cultural warning

Aboriginal and Torres Strait Islander readers are advised that this report may contain images or names of First Nations people who have passed away.





Report register

The following report register documents the development of this report, in accordance with GML's Quality Management System.

Job No.	Issue No.	Notes/Description	Issue Date
21-0331	1	Draft Report	17 December 2021
21-0331	2	Final Report	6 January 2022

Quality assurance

The report has been reviewed and approved for issue in accordance with the GML quality assurance policy and procedures.

Indigenous cultural and intellectual property

We acknowledge and respect the inherent rights and interests of the First Nations in Indigenous Cultural and Intellectual Property. We recognise that Aboriginal and Torres Strait Islander people have the right to be acknowledged and attributed for their contribution to knowledge but also respect their rights to confidentiality. We recognise our ongoing obligations to respect, protect and uphold the continuation of First Nations rights in the materials contributed as part of this project.

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Source of images is GML unless otherwise stated.

Cover image

Glenlee, viewed from the foot of the steps near the waterfront, undated. (Source: Georges River Library, GLRS19)

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Executive summary

Georges River Council (Council) has engaged GML Heritage Pty Ltd (GML) to prepare a heritage assessment of the property known as 'Glenlee' at 80 Boronia Road, Lugarno (the site). The site is not currently listed as a heritage item in *Georges River Local Environmental Plan 2021* (GRLEP 2021). However, the site has been recognised and listed as an item of high cultural heritage significance and value by the National Trust (NSW) as part of the 'Lugarno Early Settler Cultural Landscape'. The site is also located adjacent to or in the vicinity of a number of local heritage items.

A development application (DA2021/0181) was lodged with Council on 6 May 2021, proposing the demolition of the existing cottage and associated outbuildings on the site, a Torrens Title subdivision of the lot into 31 lots, the construction of a new road, and drainage and tree removal. During the assessment of the DA, Council's heritage advisor advised that the site was likely to be of Aboriginal, built, natural and cultural heritage significance to the local community. In response, given the DA proposed material harm to the site, Council applied an Interim Heritage Order (IHO No. 1) on the property, which was gazetted on 13 August 2021.

Under the terms of the IHO, Council has six months to prepare a detailed assessment of the property's significance in order to determine whether it reaches the threshold for listing as a heritage item.

This report provides an assessment of the significance of the site in relation to natural and cultural landscape heritage, Aboriginal cultural heritage and built heritage, with recommendations based on the values identified and in line with statutory and best-practice guidelines, namely the NSW Heritage Office (now Heritage NSW) guideline 'Assessing Heritage Significance' and the *Australia ICOMOS Charter for Places of Cultural Significance, 2013* (the Burra Charter).

The assessment of heritage significance has been undertaken against the NSW standard criteria for assessment of cultural significance. The assessment concludes that Glenlee has cultural significance at the state level under criteria (f) and (g) and at the local level under criteria (a), (b), (c), (d) and (e).

Based on this assessment, a Statement of Significance for Glenlee has been prepared and is provided below:

Glenlee is part of the local Aboriginal cultural landscape, with a representative range of Aboriginal archaeological sites, set within a semi-intact set of landforms. Parts of the site retain intact vegetation, landforms, soils and a creek line with a regular source of fresh running water. Within these landforms and the creek are evidence for past Aboriginal cultural practices. Midden material is present on a broad, flat landform above the steep rises from the river, and provides evidence for local Aboriginal subsistence practices, with



deep deposits of shellfish remains potentially held in a carbon-rich soil matrix. Study of these could provide new information for middle to late Holocene Aboriginal economic practices across this part of the Georges River, which could be contrasted against those closer to the coast.

The site is important to the local Aboriginal community today for its illustration of past cultural traditions, and was possibly a women's place; and as part of the broader river landscape that is emblematic of more recent First Nations and shared heritage. Themes include national history, identity, resistance, and social and cultural action.

Originating from an 1856 land grant and developed in the early twentieth century, Glenlee represents one of the earliest settlements in the Georges River area and, retaining much of its cultural landscape, one of the most intact European riverfront settlements in NSW. Glenlee has historical, associative and aesthetic significance at a local level, with rarity and representative values at a state level. It is possible that further research may indicate that the site has social significance within the local community.

Glenlee house, a typical Federation cottage built in 1906, was situated to take advantage of sweeping views of the grounds and river. The house was extended in the 1950s to introduce a kitchen, but is otherwise highly internally intact, retaining significant original fabric and a movable heritage collection, revealing information about life in Lugarno in the early twentieth century.

Glenlee was owned and occupied by the Matthei family for over a century. From Hamburg, Germany, the Mattheis were one of a number of European families that settled in the Georges River area. They established an orchard, garden, vegetable garden, and a series of cultural plantings that remain legible in the landscape and that, along with a remnant irrigation system and a collection of farm machinery, demonstrate both the self-sufficiency and commercial agricultural use of early settlements. Despite the creation of the Lugarno Estate subdivision in the 1920s, much of the original estate has been retained, including significant landscape features such as stone walls, paths, and a channelled creek. The family played a significant role in the early Lugarno community, active in social groups such as the German Zither Club, and the Lugarno and District Progress Association. Their subdivision created the residential subdivision pattern of the riverfront near Lime Kiln Bay.

Oyster farming was first introduced to Glenlee by an early owner, the prominent wool-broker JH Geddes, who brought oysters from his lease in Port Hacking. The Mattheis took over the oyster leases in 1906 and continued to operate until 1996. Remnant boat sheds, a jetty and a cable-pulley system provide evidence of this early practice, including the transportation of oysters, on the site.

The site is highly intact, maintaining the original relationship between the house, its grounds, and the river, with significant views and vistas undisturbed by later development. The grounds also contain a variety of cultural plantings, remnant and self-seeded bushland, and local wildlife, representative of both the early presentation of the site, and the biodiversity of the Georges River area. Due to its comparative integrity, and landmark quality within the Lugarno area, Glenlee is likely to have exceptional significance within NSW as a rare, intact, early European riverfront settlement, with a

high degree of representative significance as a demonstration of an early way of life, and of significant activities in NSW.

Based on the assessment of significance provided in this report, it is recommended that:

1. Georges River Council list Glenlee, at 80 Boronia Parade, Lugarno, on Schedule 5 of the GRLEP 2021.
2. This report be provided to Heritage NSW to assist in its consideration of the current nomination to list Glenlee on the SHR.
3. A comprehensive conservation management plan be commissioned to provide guidance for appropriate future use and conservation of the heritage values of the site.
4. The Inventory Sheet at Appendix B be added to the State Heritage Inventory database once the site has been listed as a heritage item.
5. Further consultation be undertaken with the local Aboriginal community to better understand local social and intangible connections.
6. The Aboriginal objects held within the house be inspected (these were not sighted by GML or the MLALC), confirmed to be Aboriginal objects (or otherwise), and an attempt at understanding provenance be made.

A completed inventory sheet for the property, in the format of the State Heritage Inventory database template, is attached to this report at Appendix C.



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Introduction

1 Introduction

1.1 Background

Georges River Council (Council) has engaged GML Heritage Pty Ltd (GML) to prepare a heritage assessment of the property known as 'Glenlee' at 80 Boronia Road, Lugarno (the site). The site is not currently listed as a heritage item in the *Georges River Local Environmental Plan 2021* (GRLEP 2021). However, the site has been recognised as an item of high cultural heritage significance and value by the National Trust (NSW) as part of the 'Lugarno Early Settler Cultural Landscape'. The site is also located adjacent to or in the vicinity of a number of local heritage items.

A development application (DA2021/0181) lodged with Council on 6 May 2021 proposed the demolition of the existing cottage and associated outbuildings on the site, a Torrens Title subdivision of the lot into 31 lots, the construction of new road, and drainage and tree removal. During the assessment of the DA, Council's heritage advisor advised that the site was likely to be of Aboriginal, natural and built cultural significance to the local community. In response, given the DA proposed material harm to the site, Council applied an Interim Heritage Order (IHO No. 1) on the property, which was gazetted on Friday 13 August 2021. The IHO is at Appendix B of this report.

Under the terms of the IHO, Council has six months to prepare a detailed assessment of the property's significance in order to determine whether it reaches the threshold for listing as a heritage item.

This report provides an assessment of the significance of the site in relation to natural and cultural landscape heritage, Aboriginal cultural heritage and built heritage, with recommendations based on the values identified and in line with statutory and best-practice guidelines, namely the NSW Heritage Office (now Heritage NSW) guideline 'Assessing Heritage Significance' and the *Australia ICOMOS Charter for Places of Cultural Significance, 2013* (the Burra Charter).

This report includes:

- an assessment of significance for the property undertaken in accordance with the above guidelines;
- an analysis of the extent of change which has occurred to the property;
- a clear recommendation as to whether the property should be heritage listed; and
- a completed inventory sheet for the property, in the format of the State Heritage Inventory database template.



1.2 Location of the Site

Glenlee is located at 80 Boronia Parade, Lugarno, within the Georges River Local Government Area (LGA) (Figure 1.1). The property is located at the northern end of Boronia Road, with frontage to the Georges River at its western boundary. It is formally identified as Lot 1 within DP 10359.

The site is a large wedge-shaped parcel of land with an area of 2.54 hectares. It contains remnant bushland, a natural creek line, cultural plantings (including orchards and vegetable gardens), a single-storey cottage (Glenlee, built c1910), several outbuildings and sheds, a stone pathway to the river, a boatshed and slipway, and a timber jetty extending into the Georges River.

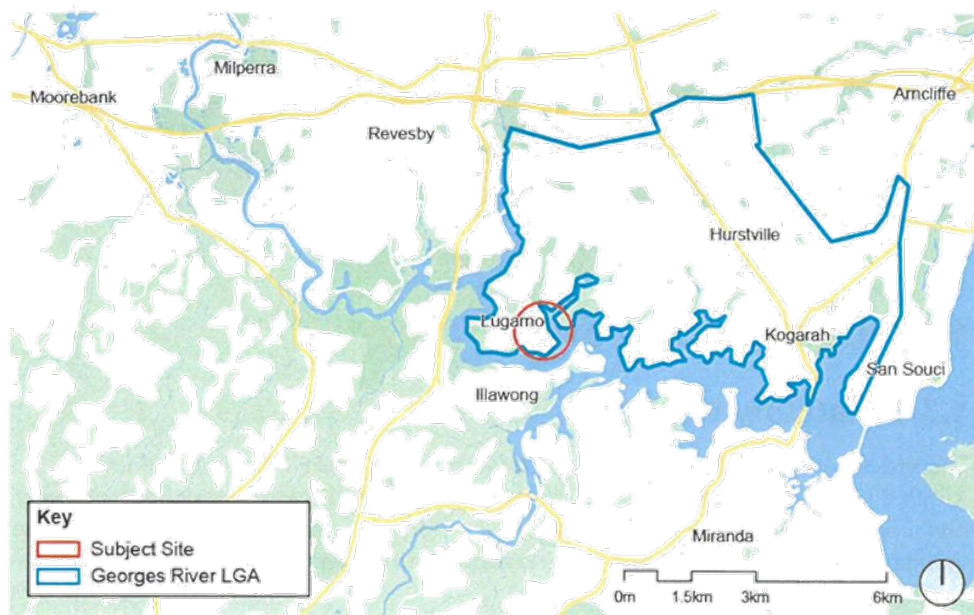


Figure 1.1 Location of the site within the context of the Georges River LGA. (Source: © Google Maps with GML overlay)

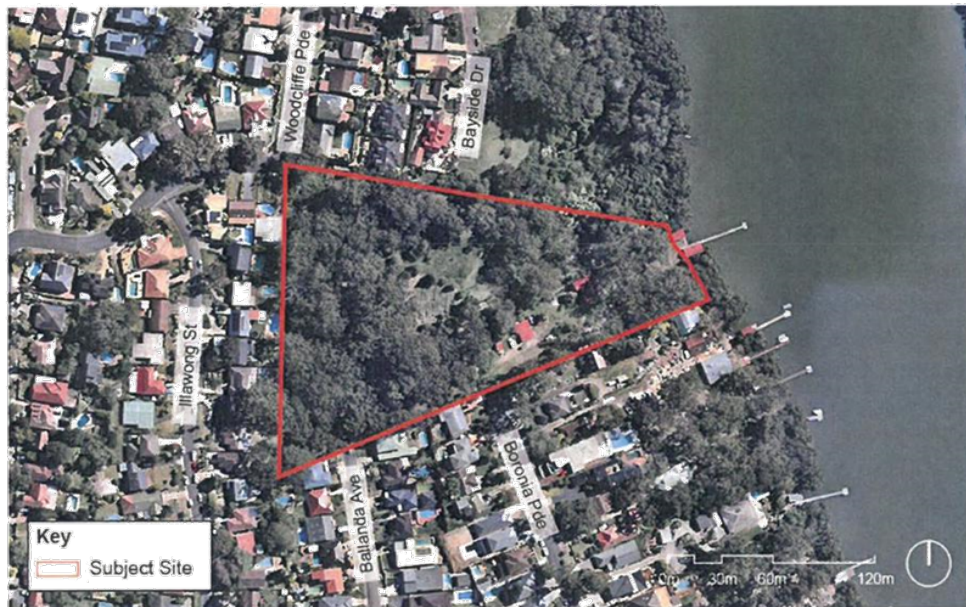


Figure 1.2 Current aerial photograph of the site. (Source: Nearmap with GML overlay)

1.3 Heritage Context

1.3.1 Statutory Listings

The site is not currently listed as a heritage item in the GRLEP 2021, nor is it located within a heritage conservation area. However, it is in the vicinity of other heritage items and a heritage conservation area, as outlined in Table 1.1 below. The location of the site in relation to the nearby heritage items is shown on Figure 1.3.



Figure 1.3 GRLEP Heritage Map showing the heritage context of 80 Boronia Parade. (Source: GRLEP 2021 with GML overlay)

Table 1.1 Heritage Items in the Vicinity of the Subject Site.

Item Name	Address	Significance	Item No.
Stone wharf, walls, path and setting	Between Bayside Drive and Lime Kiln Bay, Lugarno	Local	I211
Stone House 'The Hermitage' (remnant) and setting	1 Bayside Drive, Lugarno	Local	I212
Victorian House 'Woodcliff' and setting	12 Woodcliff Parade, Lugarno	Local	I219
Oatley Park and Baths	1 Dame Mary Gilmore Road, Oatley	Local	I233

The site contains four Aboriginal heritage sites which are listed under the NSW Aboriginal Heritage Information Management System (AHIMS): 45-6-1713, 45-6-3907, 45-6-3908, and 45-6-3909. Details of these sites is provided in Section 5.3.3. These sites, and any as yet to be identified Aboriginal objects, have statutory protection under the *National Parks and Wildlife Act 1974*.

1.3.2 Non-Statutory Listings

The site is included in a listing for the 'Lugarno Early Settler Cultural Landscape' on the National Trust (NSW) Heritage Register, which is a non-statutory listing. The National Trust listing report provides the following Statement of Significance:

The Lugarno Early Settler Cultural Landscape has historic significance for its association with the early settler families, the Heinrich, Matthei and Chislett families and the strong surviving evidence of their occupation and works. The Cultural Landscape has historic significance for its evidence of the use of Georges River as a transport route in the late nineteenth and early twentieth century for local residents and businesses and the survival of the wharves, boatshed and the MV Edelweiss (movable heritage). The Cultural Landscape has historic significance because of the presence of rare Aboriginal rock engravings on the Matthei property. The Heinrich Reserve and large areas of remnant native vegetation on the Matthei property have natural heritage significance. The Cultural Landscape has aesthetic significance for its scenic character and views to and from the Georges River and Lime Kiln Bay. Both the Heinrich Reserve and the Matthei property have research potential to yield information that will contribute to an understanding of Lugarno's cultural and natural history.

The National Trust Register listing report is provided at Appendix D of this report. The curtilage for the listing is shown in Figure 1.4.

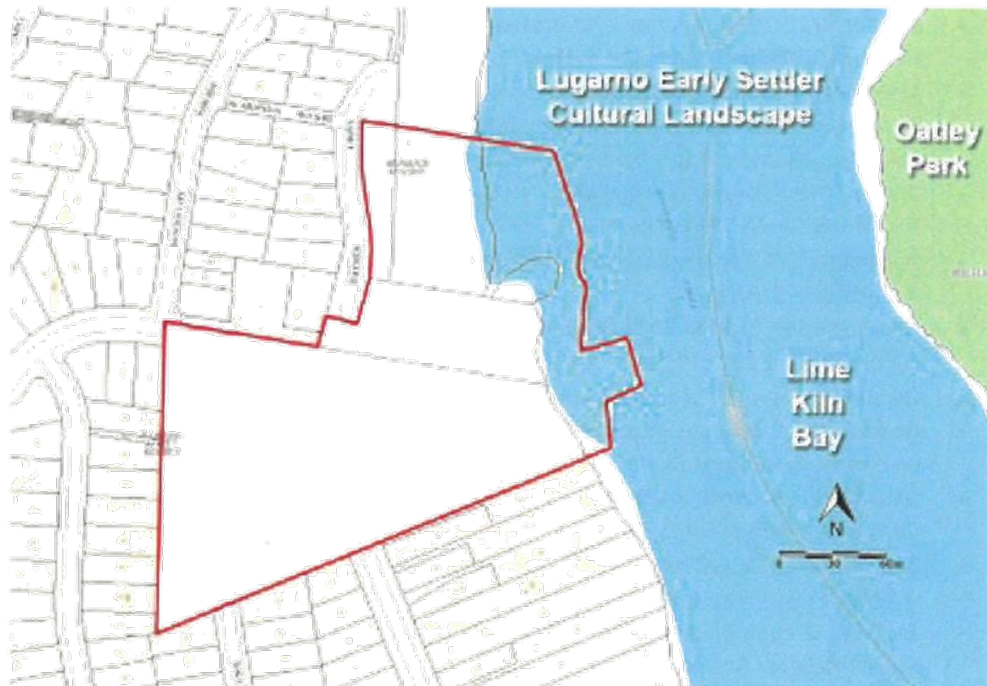


Figure 1.4 National Trust curtilage map for the Lugarno Early Settler Cultural Landscape. (Source: National Trust Australia [NSW])

1.4 Methodology

The approach, methodology, assessment procedures, criteria and recommendations of this report have been prepared in accordance with the *Australia ICOMOS Burra Charter, 2013* (the Burra Charter) and the guideline document 'Assessing Heritage Significance' prepared by the NSW Heritage Office (now Heritage NSW) and contained in the *NSW Heritage Manual*.

1.5 Literature Review

The following documents have been reviewed in the preparation of this report:

- Anthropology Department 1936, Archaeological Reconnaissance Aboriginal Sites Port Hacking and Georges River;

- Attenbrow, V 2010, *Sydney's Aboriginal Past: Investigating the Archaeological and Historical Records*, University of New South Wales Press, Kensington, NSW;
- AMBS 2015, Hungry Point Reserve Conservation Management Plan: Aboriginal Heritage Assessment, report for Architectural Projects Pty Ltd;
- Barnham, Glenyss 2003, *Riverside Reflections – Memoirs of Lugarno*;
- Dibden, 2011, *Drawing in the Land: Rock-art in the Upper Nepean, Sydney Basin*, New South Wales, PhD Thesis;
- Department of Primary Industries 2006, *NSW Oyster Industry Sustainable Aquaculture Strategy*;
- Georges River Council 2021, *Historical Report – "Glenlee:", 80 Boronia Parade Lugarno (Lot 1 DP 10359)*;
- Godden Mackay Pty Ltd 1996, *Lugarno Water Reservoir Heritage Assessment*;
- Goodall, Heather and Cadzow, Alison 2009, *Rivers and Resilience: Aboriginal People on Sydney's Georges River*, UNSW Press;
- GML 2021, *Holsworthy Barracks—Heritage Management Plan, Draft Report*, prepared for the Department of Defence;
- Jackson, Greg, 'Exploring the Georges River',
<https://www.academia.edu/49268524/Exploring_the_Georges_River>;
- Jackson, Greg and Forbes, Pam 2019, 'Oysters on the Georges River', *Sutherland Shire Historical Society Bulletin*, No. 210;
- Jackson, Greg and Forbes, Pam 2018, 'Was this the home of our last traditional Aboriginal?', *Sutherland Shire Historical Society Bulletin*, No. 206;
- National Trust Register Listing Report, 'Lugarno Early Settler Cultural Landscape';
- Heritage NSW AHIMS cards; and
- Robert Hayworth, 'The Several 'Discoveries' of Sydney's Georges River: Precursors to the Tom Thumb Expedition', *Journal of Australian Colonial History*, Vol 14, 2012, pp 171–190.

A number of published archaeological papers are referred to for reference in Section 5.

In addition, the following websites provided information that informed the preparation of this report:

- Ancestry.com.au;
- Georges River Library – Local Studies;
- National Archives of Australia;
- NSW Land Registry Services;
- Save Glenlee webpage;
- State Library of NSW;
- State Records & Archives;



- Sutherland Shire Library – Local Studies; and
- Trove, National Library of Australia.

1.6 Terminology

The terminology used in this report is consistent with the *NSW Heritage Manual*, prepared by the Heritage Office (now Heritage NSW), and the Burra Charter.

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 which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

Curtilage is defined as the area of land surrounding an item that is required to retain its heritage significance. The nature and extent of the curtilage will vary and can include but is not limited to lot boundaries and visual catchments.

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.

1.7 Limitations

The background research for this report has been limited to a desktop analysis of available information. No additional primary or archival research has been included in the scope of this assessment.

An assessment of the ecological or biodiversity values of the site is outside the scope of this assessment.

1.8 Authorship and Acknowledgements

This report has been prepared by Loredana Sipione (Heritage Consultant), Léonie Masson (Senior Heritage Consultant, Historian), Dr Charlotte Feakins (Senior Associate), Lisa Trueman (Senior Associate) and Dr Tim Owen (Principal).

GML would like to acknowledge the assistance of Georges River Council and Rowena Welsh from the Metropolitan Local Aboriginal Land Council (MLALC). Dr Linda Henderson is thanked for her information with respect to the AHIMS recorded Aboriginal sites within the study area, and provision of historical photographs of the site.

Statutory Context

2 Statutory Context

2.1 Introduction

In NSW, items of heritage significance are afforded statutory protection under the following NSW Government Acts:

- *Heritage Act 1977* (Heritage Act); and
- *Environmental Planning and Assessment Act 1979* (EPA Act).

2.2 Heritage Act 1977

The Heritage Act aims to conserve NSW's environmental heritage. It is used to regulate the impacts of development on the state's heritage assets. The Heritage Act describes a heritage item as 'a place, building, work, relic, moveable object or precinct'.

The site is not listed on the State Heritage Register (SHR). There are no items listed on the SHR in its vicinity.

Part 3 of the Heritage Act allows the NSW Parliamentary Minister responsible for heritage to make an IHO on a place that the Minister considers may, on further investigation, be found to be of state or local heritage significance.

Georges River Council imposed an IHO on 80 Boronia Parade, Lugarno, on 13 August 2021 (IHO No. 1). The IHO is attached to this report at Appendix B.

2.3 Environmental Planning and Assessment Act 1979

The EPA Act, administered by the NSW Department of Planning, Industry and Environment, provides for environmental planning instruments to be made to guide the process of development and land use. The EPA Act also provides for the protection of local heritage items and conservation areas through listing on Local Environmental Plans (LEPs) and State Environmental Planning Policies (SEPPs), which provide local councils with the framework required to make planning decisions.



2.4 Georges River Local Environmental Plan 2021

The GRLEP 2021 is the principal environmental planning instrument applying to the land. Schedule 5 of the LEP identifies heritage items and heritage conservation areas.

The objectives of Clause 5.10 are as follows:

- (a) to conserve the environmental heritage of Hurstville,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The site is not currently listed as a heritage item, nor is it within a heritage conservation area, in the GRLEP 2021. Clause 5.10 currently applies to the site only in the context of its being located adjacent to, and within the vicinity of, heritage items listed on Schedule 5 of the LEP.

Historical Overview





3 Historical Overview

3.1 Introduction

The following section provides a succinct overview of the historical development of the site using a range of primary and secondary sources. Heather Goodall and Allison Gadzow's book *Rivers and Resilience: Aboriginal People on Sydney's Georges River* was a major source of information on the Aboriginal history of the Georges River. Resources consulted are referenced in endnotes at the end of the section.

3.2 Aboriginal History

The Georges River LGA occupies part of the traditional land of the Bidjigal people of the Eora Nation. Other spellings for the Bidjigal people include Bediagal, Biddegall, Bejigal, and Bedegal. The Georges River formed a geographic boundary between the Dharug on the northern shore and the Dharawal on the southern.¹ The Bidjigal clan spoke the Dharug language and shared the northern shores of the river with the Kameygal (Botany Bay), the Cabrogal (Cabramatta and Liverpool) and the Cannemegal (Prospect and Fairfield).

There is no living record of the traditional Aboriginal name for the Georges River, though it undoubtedly had one. Aboriginal people have lived in the Sydney region for between 5,000 and 8,000 years. In 1770 the Gweagal clan made first contact with Lieutenant James Cook and the crew of the *Endeavour* on the southern shores of Botany Bay (Kamay). The *Endeavour* stayed in Kamay for eight days and nights, during which the British replenished their supplies, collected plants and attempted to interact with the local Aboriginal people. Cook's journal records his first, inauspicious meeting with the local people. He and his landing party were met by two Aboriginal men, one of whom threw a rock in warning. Cook retaliated by firing a warning shot followed by two more shots, wounding one of the men.

I thout that they beckon'd to use to come a shore but in this we were mistaken for as soon as we put the boat in they again came to oppose us.²

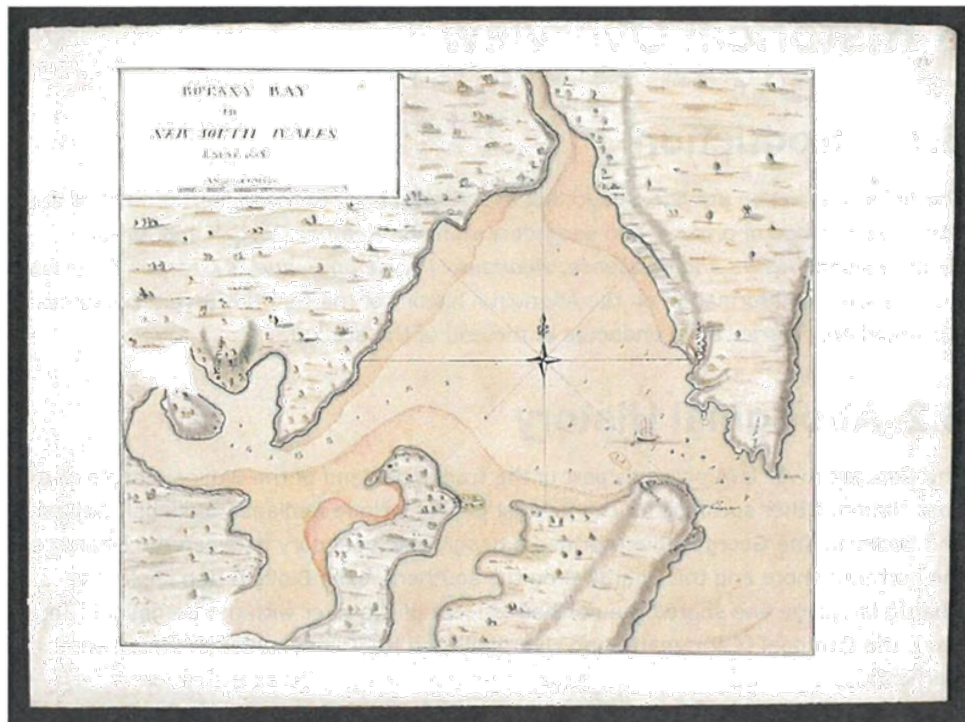


Figure 3.1 'Botany Bay in New South Wales', created by James Cook, 1770. (Source: British Library, Add MS 31360, f.032r)

Cook's *Endeavour* journal records an outsider's impression of the life of the local people of Kamay. They fished in canoes around the bay and moved along the shore, collecting mussels and oysters. But apart from these and other distant observations, Cook was unsuccessful in meeting the local people and learning more about their customs and habits as for much of the *Endeavour's* eight-day stay, the local people mostly ignored or avoided the British and did not accept the gifts left behind by the crew. Joseph Banks wrote on 28 April 1770:

These people seem'd to be totally engag'd in what they were about: the ship pass'd within a quarter of a mile of them and yet they scarce lifted their eyes from their employment; I was almost inclin'd to think that attentive to their business and deafn'd by the noise of the surf they neither saw nor heard her go. ³

Along with collecting a large selection of plants, one of the outcomes of the visit was a sketch map of Botany Bay documenting the head of the Georges River and other sources of fresh water, as well as sketches and accounts of the place by members of the



Endeavour crew. Cook and his crew did not travel beyond the head of the river to discover the land beyond the narrow fringe of shoreline around the Bay, though they did travel overland quite a distance from the south shore of Kamay. The short visit to Kamay was insufficient for the British to learn about the local people, their language, culture, traditions and spiritual connection to the land.

Aboriginal people travelled around the waterways in Country in bark canoes. The use of bark canoes for fishing is depicted in a 1770 sketch of Aboriginal by Tupaia, a Tahitian navigator, priest and artist who joined Cook's *Endeavour* expedition to New Zealand and Australia (Figure 3.2).



Figure 3.2 Image depicting Aboriginal people in bark canoes, drawn by Tupaia, 1770. (Source: British Library, MS 15508 f. 10)

Dr Paul Irish has documented the Aboriginal history of the Cooks River, where local people had a similar lifestyle and traditional way of life to clans living along the Georges River, therefore pre-colonial lifeways can be inferred from historical and archaeological studies of the Cooks River. The Georges and Cooks Rivers are approximately 8 kilometres apart, both are saltwater tidal river estuaries and part of the Botany Bay

system. Despite being modified since colonisation, the Cooks River is a smaller waterway and has a much smaller catchment. Local people fished along the length of the Georges River and its tributaries, and gathered oysters, cockles, mud whelks and mussels along the shoreline, picking them out of the sand and mud. The mudflats and mangroves of the Georges River estuary were an important breeding ground for fish and shellfish and provided a renewable resource to Aboriginal people who had, through oral traditions and Dreamtime stories, learned to nurture the land that sustained them. The large number of shell middens along the riverbanks, including in Lime Kiln Bay and the shores of Lugarno, provides material evidence of the diet of local people.⁴ Plants and animals along the banks of the tidal river estuaries and in the expansive forests beyond supplied local Aboriginal people with a wide range of other foods to supplement their seafood-rich diets. These food sources included, according to Dr Paul Irish, bandicoots, echidnas, flying-foxes, goannas, blue-tongued lizards and long-necked turtles.⁵ Aboriginal people also hunted birds and collected birds' eggs from the mangroves and forests along the length of the river. Beyond the river, local people hunted larger mammals such as kangaroos and wallabies. The array of plants and trees growing near the shores of the Cooks River, and, likely, the Georges River, 'were used as food, medicines and raw materials for making items such as twine, shelters, containers and woven baskets'.⁶

In eyewitness accounts from crew aboard Cook's expedition in 1770, Europeans observed that women employed hook and line fishing, whereas men used pronged fishing spears. Cook wrote in his journal on 6 May 1770:

On the sand and Mud banks are Oysters, Muscles, Cockles, etc., which I believe are the Chief support of the inhabitants, who go into Shoald Water with their little Canoes and peck them out of the sand and Mud with their hands, and sometimes roast and Eat them in the Canoe, having often a fire for that purpose, as I suppose, for I know no other it can be for ... I have said that shell fish is their Chief support, yet they catch other sorts of fish, some of which we found roasting on the fire the first time we landed; some of these they strike with Gigs, and others they catch with hook and line; we have seen them strike fish with gigs, and hooks and lines are found in their Hutts. Sting rays, I believe, they do not eat, because I never saw the least remains of one near any of their Hutts or fire places.⁷



Figure 3.3 A page from Sydney Parkinson's sketchbook, 1770, which includes sketches of men, canoes, shields and a hut. One sketch depicts a man with a spear and spearthrower. (Source: British Library, Add MS 9345 f14v)

3.2.1 Exploration and Encounters on the Georges River

The traditional way of life of Aboriginal people of Kamay was unchanged in 1788 when the First Fleet sailed into Kamay (now Botany Bay), armed with Cook's map and reports to the British Government 17 years earlier.

Both Arthur Bowes Smyth (ship's surgeon) and Watkin Tench (marine) described an Aboriginal 'village' northwest of Botany Bay. Smyth wrote:

Their Huts or Wigwams are dispersed abt. [about] and were joined by 'cat paths' leading from one hut to another.⁸

According to Tench there were 'more than a dozen houses [gunyahs or bark huts], and perhaps five times than [sic.] number of people; being the most considerable establishment that we are acquainted with in the country'.⁹

Robert Haworth, a scholar in geography and planning at the University of New England, analysed early British accounts of discovery and exploration (namely the journals and diaries of First Fleet officers) of the Georges River. He argued that the site of the first major meeting between Aboriginal people and Governor Arthur Phillip took place on 20 January 1788 on the northern shore of the Georges River. He speculated that this meeting was in the vicinity of the study area at Lugarno; however, there is no surviving documentary or physical evidence to prove this assertion.¹⁰ Although the location remains unconfirmed, several documentary accounts of the First Fleet diarists attest that the meeting took place. Two separate parties of officers and men from HMS *Supply* set out from Botany Bay on 20 January 1788 to explore the Georges River. Governor Phillip, Lieutenant Governor Ross, Captain Hunter and three marines set off in one rowboat, and Lieutenants Philip Gidley King and Dawes, with three more crew members, were in the other. King's diary gives a detailed description of events that day, including the naming of 'Lance Point' (now Gertrude Point) at Lugarno.

According to King in his diary: 'I rounded a point off which lies a long shoal ... in many places quite dry at low water'.¹¹ Haworth determined that this location is Mangrove Island off Como Point, just inside the Woronora River mouth, as this is the only large, dry shoal on the entire river system. King's party then landed at Lance Point where they 'ascended the hill and found the soil an exceeding fine black mold, with some excellent timber trees & very rich grass'.¹² At the top of the hill they sighted a 'red fox dog, & soon after discovered a number of the natives who halloo'd & made signs for us to return to our boats'.¹³

The Aboriginal people 'became ten times more vociferous' and 'very soon a lance was thrown among us'. King ordered one of the marines to return fire 'with powder only', sending the Aboriginal people scurrying away. Soon after King's group was joined by Phillip's party, who came 'from the south side of the Bay'.¹⁴

King reported that Governor Phillip 'went up another branch, and I [King] followed the one we were in'.¹⁵ Haworth suggested that if they were at Gertrude Point, they were at the mouth of Lime Kiln Bay and the other branch followed by Phillip is most likely to have been the main stream running southwest at this point. Phillip reported that 'the country is mountainous in all directions'.

King and his party proceeded along the waterway (which Haworth posits was Lime Kiln Bay, based on analysis of present-day local geography and King's words). The party was followed by an increasing number of Aboriginal people.



King's diary detailed the event as follows:

I embarked & governor [sic.] Phillip joined me from the South side of ye Bay where he had found ye Natives very sociable & friendly we relanded on Lance point & ye same body of natives appeared brandishing their lances & defying us however we rowed close in shore & ye Governor disembarked with some presents which one of them came & received thus peace was re-established much to the satisfaction of all parties; they came round ye boats & many little things were given them, but what they wanted most was ye great coats & Cloathing, but hatts was more particularised by them, their admiration of which they expressed by very loud shouts, whenever one of us pulled our hatts off, when they found us so very friendly they ran up to the man who had thrown ye lance & made very significant signs of their displeasure at his conduct by pointing all their lances at him & looking at us intimating that they only waited our orders to kill him, however we made signs for them to desist & made the culprit a present of some beads &c. Governor Phillip then went up another branch & I followed the one we were in, & soon perceived that the natives were following us, we soon came to the head of this inlet where we perceived the same party of Indians, wading over, we rowed up to them & many of them came up to the boat, we made them a few more presents, but found it necessary to put a stop to our generosity as they were increasing fast in numbers & having only a boats crew with me I was apprehensive that they might find means to surprize us as every one of them were armed with lances, & short bludgeons — I gave two of them a glass of Wine which they had no sooner tasted than they spit it out, we asked them the name of a number of articles, which they told us & repeated our words & had already learnt so much English, as to express their want for any thing by putting their finger on it gently looking me in the face & saying "No"? I must do them the justice to say that I believe them to be concientiously honest. When they found we were not disposed to part with any more things, they entered into conversation with us, which was very fully interpreted by very plain Signs they wanted to know of what sex we were, which they explained by pointing where it was distinguishable, As they took us for women, not having our beards grown, I ordered one of the people to undecieve them in this particular when they made a great shout of Admiration, & pointing to the shore, which was but ten yards from us we saw a great number of Women & Girls with infant children on their shoulders, make their appearance on the beach, All in puris naturalibus pas meme la feuille de figeur — those natives who were round the boats made signs for us to go to them, & made us understand their persons were at our service; however I declined this mark of their hospitality but shewed a handkerchief which I offered to one of the women, pointing her out, she immediately put her child down & came alongside ye boat & suffered me to Apply the handkerchief where Eve did ye Fig leaf, the Natives then set up another very great shout & my female visitor returned on shore — As ye evening was coming on fast & we were twelve miles from ye fleet it was time to return, we wished the natives, good be wi'ye which they repeated, we got onboard about midnight when we found the Governor preparing to go the next Morning at day break in some long boats to explore broken bay

Haworth's analysis of King's account suggests the British exploration parties may have spent up to five hours with the local people. Further evidence supporting the argument that this encounter took place on the shores of Lime Kiln Bay is offered by Haworth:



Georges River was already named by Aboriginal people, yet this name has not been recorded in the European accounts. In October 1795 George Bass and Matthew Flinders, with William Martin, set out on the *Tom Thumb* to explore and map the waterway that branched off from Botany Bay and had been recorded by John Hunter in 1789 and James Cook before him. Over nine days they explored and mapped the river, travelling much of the same ground as John Hunter in 1789 but continuing 32 kilometres farther up the river to present-day Casula.

There are later records of sites of Aboriginal occupation along the river and at Lugarno. According to Glenyss Barnham in *Riverside Reflections: Memoirs of Lugarno*, 'huge mounds of middens found in the Lime Kiln Bay area, The Moons and at Soily Bottom (near Evatt Park) provide evidence of [Aboriginal] settlement in the area.'¹⁹ As late as 1936, the Anthropology Department (Sydney University) reported on four extensive midden deposits at Soily Bottom, one deposit measuring 4.5 metres long, 2 metres wide and 1.5 metres deep.²⁰ The survey also found caves in the area that had Aboriginal carvings. Barnham reported that the carvings documented in 1936 have since been destroyed. Barnham also noted that a cave in Margaret Crescent reportedly contained a spearhead in the cave floor; the cave was later demolished for a housing development.

In 1936 Prof JLL Shellshear, FD McCarthy and Miss E Bramell conducted a survey of the Aboriginal archaeology of Port Hacking and Georges River from the water. At Lugarno they inspected a 'rock shelter about 36m above water, behind settlement'. It featured a deposit 4.5 metres long, 2 metres wide and up to 2.7 metres thick which extended down the slope. They noted that this site was 'worth trenching'.²¹ The researchers noted additional caves and shelters at other points along the northern shore from Tom Uglys Point to Salt Pan Green and the upper part of the river towards East Hills.

The presence of First Nations people at Lime Kiln Bay, Lugarno and other local sites along the Georges River is referenced in *Rivers and Resilience*.²² Goodall and Cadzow discuss at length First Nations people's engagement with the river, citing the 'extensive middens of oyster shells' on the banks of the Georges River as documented in studies conducted by the Australian Museum, NSW National Parks and Wildlife Service, municipal Local Studies offices and others.²³

Five sites of First Nations' significance at 80 Boronia Parade, Lugarno, are listed in the Heritage NSW Aboriginal Heritage Information Management System register.

3.2.2 Colonisation

With the arrival of the First Fleet in January 1788, the lives of Aboriginal people in the Sydney region would be dramatically changed; lands were invaded, and Aboriginal

groups, weakened from a smallpox pandemic in 1789, were driven from their land—a critical link for not only their livelihood but also their identity.

Large numbers of people arrived in 1790 and 1791 in the Second and Third Fleets, swelling the population and putting pressure on the colony's limited resources. During the 1790s the colony expanded rapidly from Sydney and Parramatta to the fertile alluvial lands of the Hawkesbury and Georges rivers. This westward expansion disrupted and dispossessed Aboriginal people from their traditional lands, which were important for their spiritual life and provided rich plant and animal food resources for survival. Exclusion from their traditional hunting and farming lands and pathways across Country led to retaliatory attacks on settlers, particularly along the Hawkesbury River, with numerous deaths on both sides. In 1797 Governor King ordered reprisals against Aboriginal people at several locations across Sydney, including along the Georges River. Conflict continued into the 1800s.²⁴

Most of the early accounts of life on the river and the lives of Aboriginal people of the area are drawn from British settlers who lived on farm grants in the upper reaches of the Georges River around Liverpool. This is where the earliest land grants were made and where the fertile flats of the Georges River estuary were appropriated for agricultural pursuits. The *Sydney Gazette* reported in March 1803 of the discovery on the banks of the Georges River a new species of wood, similar to *lignum vitae*.²⁵ Mr Moore was instructed to examine the plant species to determine if it could be used in wharves and pins for blocks.

In January 1805 George Caley made an expedition towards the Georges River region area. He described this trip as a 'Journey towards Jugroy'. He was prevented from reaching 'Jugroy' as he was unable to cross the Georges River. Caley found evidence of extensive occupation of the area, noting, 'by the marks or notches on the trees [the area] is much frequented', though he did not mention sighting or encountering any Aboriginal people.²⁶ It is believed he made these observations in the bushland near Long Point, northwest of Holsworthy Barracks, along the upper reaches of the Georges River.

European settlement along the Georges River was restricted to the upper reaches around Liverpool. In 1809 Lieutenant-Governor Paterson allocated grants in the northern section of the present-day Holsworthy Barracks for grazing. There are numerous accounts of Aboriginal groups terrorising and stealing from travellers and raiding farms around the Cook and Georges rivers, viewed through the lens of European indignation and ignorance.

We are concerned to state that the natives have lately been very troublesome about the farms on the banks of George's River. Last week they plundered the ground of Mr Strode; but were resolutely opposed by one servant and a neighbouring settler who came to his



assistance. A prodigious number of spears were thrown, to which musket-shot were returned as long as their ammunition lasted; and just as it was expended they found themselves completely hemmed in upon all sides by the natives, and their retreat effectively cut off by an impassable creek; but favoured by providence in this last extremity a third person whom the report of musketry had alarmed came to their assistance; and the assailants probably supposing other at hand, betook themselves to flight, having first set fire to the dwelling house and done every other mischief in their power.²⁷

Tedbury, the son of Pemulwuy, was believed to be leading the 'atrocities' as the 'chief director of the mischiefs' carried out by the 'hordes about George's River'.²⁸ He was reportedly involved in an attack on Mr Bond's farm at Georges River in 1809.

On Tuesday last a number of natives assembled about the farm of Mr Bond, at George's River, and behaved in a very outrageous manner. They manifested an inclination to plunder, but were prevented by the determination that was shewn to resist them. They threw several spears, one of which grazed the ear of Mr F Meredith, who assisted in the defence of the place, which it was at length found necessary to abandon.²⁹

After a series of killings in the Appin area between 1814 and 1816, Governor Macquarie ordered a military reprisal raid against Aboriginal people. On 17 April 1816 a regiment led by Captain Wallis shot at and drove a group of Aboriginal people over the gorge at Cataract River, killing at least 14 Aboriginal men, women and children. Some Aboriginal people lived and sought refuge on farms in the area, including Charles Throsby's property, Glenfield House. Others were recorded at Camden Park, the Macarthur family property. After the Appin Massacre the Dharawal stayed in the Cowpastures which, because of cattle grazing, was by then sparsely populated.

By the 1840s many Aboriginal people were employed (often seasonally) by Europeans on farms and sold their traditional food items for European goods and products. Some Aboriginal people were granted small portions of land within the Sydney basin. According to Kohen there was reportedly an Aboriginal settlement north of Holsworthy on the Georges River at Picnic Point, adjoining Sandy Point. This settlement was not an official reserve or mission.

In *Rivers and Resilience* Goodall and Cadzow dispel the myth that Aboriginal people 'simply melted away' from the 1820s.³⁰ Their research reveals the stories of how Aboriginal people along the Georges River survived European colonisation and forged new ways to maintain connections with Country and make a living. Key stories include those of Jonathon Goggey at Voyager Point, Lucy Leane at Holsworthy and Biddy Giles around Gurugurang (Mill Creek).

Salt Pan Creek, lying between present-day Padstow and Riverwood, served as a safe refuge for several Aboriginal families and individuals, including Ellen Anderson, Biddy

Giles' daughter. It was also a site of collective activism. In 1882 Ellen married Hugh Anderson from Cumeragunja and they lived at Salt Pan Creek for a decade before formally buying a block of land in her name. Members of the family continued to live here until at least the 1930s. During the Great Depression many Aboriginal people visited the camp. Other prominent residents of Salt Pan Creek included Dolly and Tom Williams (Dolly was Ellen and Hugh's youngest daughter). The Salt Pan families like the Williams worked locally and sent their children to Peakhurst Public School.



Figure 3.5 Ellen Anderson with her husband Hugh at their home on Salt Pan Creek, c1925.
(Source: State Library of NSW, PXA 773, Box 1, Part 2, 78)

According to Goodall and Cadzow, Salt Pan Creek 'was not the only safe place in this district' as there were Aboriginal families living in the bush at Wolli Creek, and between there and Kingsgrove, Riverwood; and then both east to Padstow and west along the river itself towards Lugarno and Oatley'.³¹ Salt Pan Creek camp was an important place for the Aboriginal community. It not only represented safety and an important resource but enabled Aboriginal people to maintain connections to Country. The Anderson family were aligned with the Aborigines Inland Mission (AIM) which they used as a means to link Aboriginal people across the state who were opposed to the repressive Protection Board regime. Throughout the 1920s the Salt Pan Creek community became 'a focus and popular way-station'.



Joe Anderson was another notable member of the community. In 1926 he was charged with unlawfully disturbing oysters on one of the leases in Lime Kiln Bay belonging to Otto Emil Matthei.³² Following the death of Ellen in 1931, Joe became the senior member of the Anderson family and lobbied far and wide to improve the plight of Aboriginal people and the Aboriginal settlement at Salt Pan Creek. He organised and linked up with other activists including Jack Patten, Pearlie Gibbs, Bill Ferguson and Bert Groves. Prominent Aboriginal activists from Sydney and throughout the state visited the Salt Pan Creek community as part of a broader political movement inspired by the activities of the Australian Aboriginal Progressive Association (AAPA). Salt Pan Creek came to represent a site of cultural activism and resistance.

In 1933 Joe Anderson was interviewed by *Cinesound News* and adopted the mantle of King Burranga after his grandfather Paddy Burragalung. He fought against the eviction of his family and Aboriginal community from the Georges River. However, Hurstville Council had its way, moving the last of the residents to La Perouse in about 1939, after the death of Joe.

There were also accounts in early twentieth-century newspapers of Aboriginal people's connections to the area towards the Botany Bay end of the Georges River. An unusual case in 1920 saw William Coghlan 'charged with living with Aboriginals [sic] at Tom Ugly's Point' even though he was not an Aboriginal native of Australia.³³

3.3 Early Land Grants and European Occupation

The earliest European exploration of the Georges River occurred in 1788 when Governor Phillip explored Botany Bay and sailed up the Georges River for a short distance before abandoning the intended settlement at Botany Bay and establishing the first European settlement at Port Jackson instead. The following year Captain John Hunter spent 10 days surveying the river from Botany Bay to Alford's Point but was unimpressed with what he found, stating in his journal:

in short, these rivers were with me no object at this time to throw away time upon; I therefore made no other survey than an eye sketch.³⁴

Matthew Flinders and George Bass undertook a major exploration of the Georges River in October and November 1795 on the *Tom Thumb*. They spent nine days surveying the Georges River, travelling 32 kilometres farther inland.³⁵ The first grants of land in the

area were awarded in April 1798 to Bass and Flinders and to Captains George Johnson and Thomas Rowley along the river near present-day George's Hall.

The suburb of Lugarno covers a south-lying peninsula of the Georges River. It was first surveyed in detail in 1839 by the Surveyor-General Major Sir Thomas Mitchell, while he sought a route southwards from Sydney to Wollongong. Mitchell's line of road approximated the present-day route of Forest Road and crossed the Georges River at the terminus of Forest Road at Lugarno, where a ferry was in operation from 1843. The line continues southwards through Illawong as the present Old Illawarra Road. Mitchell's plan is shown at Figure 3.6.

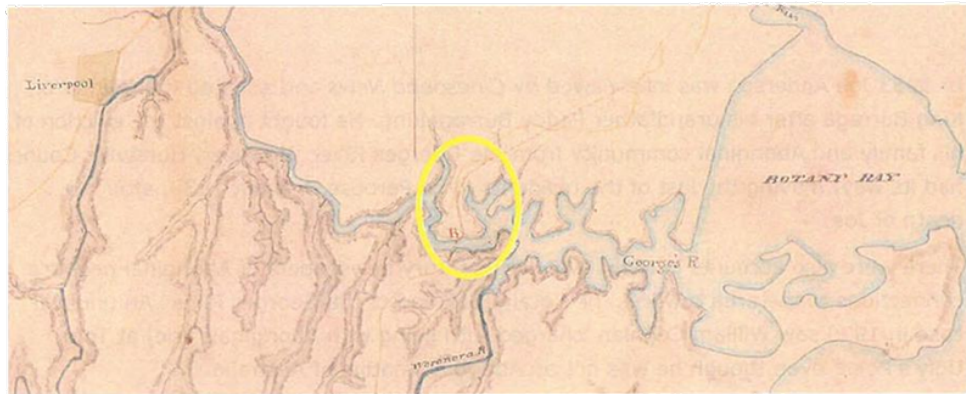


Figure 3.6 Detail from TL Mitchell map of *[The] country southward of Sydney, shewing the road lately opened through it to the Illawarra, 1845.* (Source: State Library of NSW, Digital order number a4593001)

The first land grant in the area was to Thomas Lawrence in 1831. It covered 170 acres on the western side of the peninsula, north from the present location of the Lugarno Public School. It was followed in 1856 by the second and third grants, by purchase, of 41 acres to Johann Henning and of 113 acres to Thomas George Lee. These were both on the east side of the peninsula, the latter occupying the east corner of the peninsula around Gertrude Point. The western corner of the point remained in Crown ownership.

The road route to the Illawarra commenced as a rough track, and improvements were regularly carried out up to the 1860s. At this time, an alternative south road crossed the Georges River at Tom Ugly's Point and the improved ferry service there attracted the majority of the traffic. The Lugarno ferry ceased operations circa 1861 and did not re-open until 1887 when congestion at the other crossings encouraged the development of the alternative road. The properties at Lugarno were now largely cultivated as self-sufficient farms and market orchards. Some timber-getting was also carried out.



Oysters were harvested from the Georges River and Kamay from the 1860s. In early 1886 SJ Shepherd applied for an oyster cultivation lease in Lime Kiln Bay comprising an area of 100 yards.³⁶ This was reportedly the first oyster lease in the vicinity of present-day Lugarno.

By the turn of the century, there were three families established in Lugarno whose presence was influential to the development of the district: the Heinrichs, the Chisletts and the Mattheis. Frederick W. Middleton bought Henning's land grant in 1885 and had a substantial house built overlooking Lime Kiln Bay. The property was sold in 1900 to Ernst and Adolf Heinrich. In December 1893 John Henry Geddes sold a portion of Thomas George Lee's grant to Chislett, who established a large flower garden. The rest of Lee's grant was acquired by Otto Emil Matthei in 1906. Matthei and his family were fishermen and oyster farmers.

Lugarno acquired its name in an ostensibly roundabout fashion. The area was originally known as the 'Old Ferry Crossing on the Georges River' or was considered to be the southern extreme of Peakhurst. The Georges River area was the centre of major land speculation by Thomas Holt, through the Holt-Sutherland Estate Company, and much of the land on the south side of the river was owned by this company in the latter half of the nineteenth century. In its promotion of this area, the company coined a range of exotic names for the various locales, many apparently inspired by Thomas Holt's travels through Europe. The stretch of the Georges River between Lugarno and Illawong was compared, in its scenic qualities, to the lakeside districts of Lake Lugano, between Switzerland and Italy; for a while, the land on both sides of the river was loosely referred to by the name 'Lugano'.

In 1887, a government gazette announced the re-establishment of the ferry service: '... at a point in the Georges River known as Old Georges River Crossing, now known as Lugano'. A number of entries in the *Sands Directory* around the turn of the century list waterfront properties in Illawong as being in Lugarno. More significant was the subdivision of land around the ferry terminus on the Illawong waterfront under the name Lugarno Ferry Estate in 1913, which entrenched the present spelling of the name.

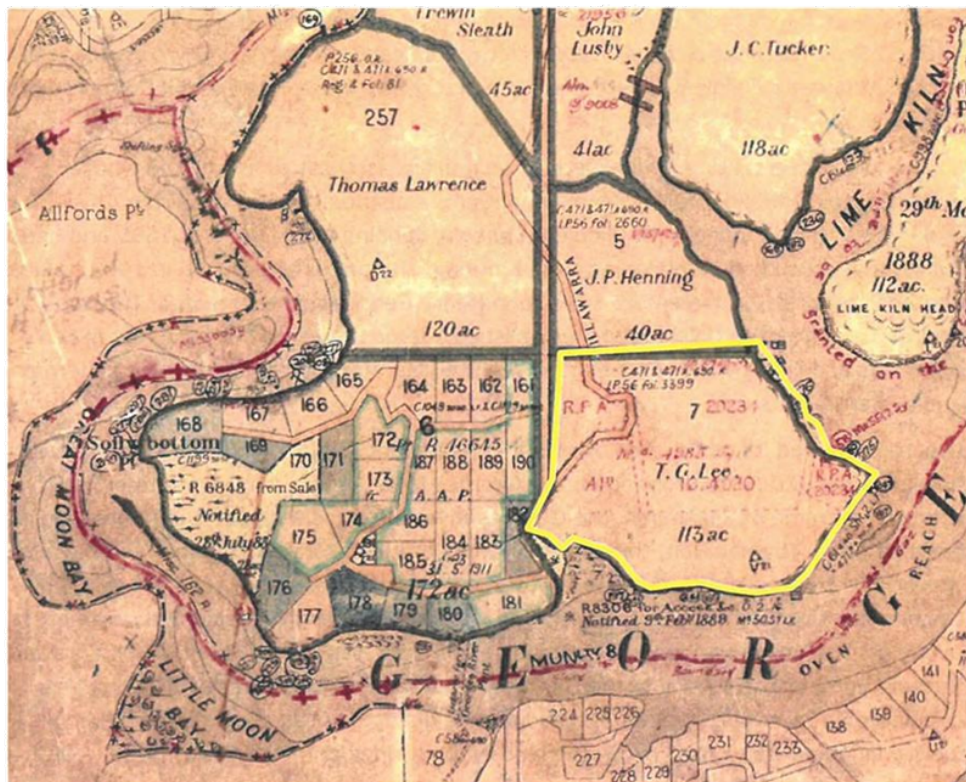


Figure 3.7 Detail from undated Parish of St George map showing land grants at present-day Lugarno, including Portion 7 granted to TG (Thomas George) Lee. (Source: NSW Land Registry Services, Historical Land Records Viewer)

In 1919, a small subdivision around the northern ferry terminus was called the Lugarno Bay Estate and this was followed, in 1920, by the 'Lugarno Estate', a subdivision of the Matthei family's property. This is the first recorded spelling of Lugarno with an 'r' in real estate advertisements for the area.

Lugarno continued to be called Peakhurst until the late 1920s and early 1930s, excepting the area adjoining the ferry wharf.

In 1924, the Heinrich property was also subdivided. With residential development proceeding, a Lugarno and District Progress Association was formed in 1922 and the Lugarno Post Office was established in 1926. The Lugarno Public School followed in 1933. Electricity was available in the district from the mid-1920s following the electrification of the suburban railways.



Some of the local residents engaged in market gardening and poultry, but were hampered by poor water supplies. In 1926 Hurstville Council agreed to indemnify the Water Board against loss to secure the extension of the water supply to the Lugarno district. The Council pointed out that during the heat of the previous summer, 'acres of strawberry plants, and hundreds of fowls were lost in the district, which is largely devoted to farming',³⁷

By the 1950s Lugarno was firmly established as an agricultural area. Notable local farmers included LM O'Connor of Forest Road, a mushroom grower,³⁸ and E Webb, a market gardener. Webb cultivated 14 acres of land at Lugarno, specialising in growing beans, marrows, cauliflowers, cabbages, carrots, parsnips, swedes, lettuce and beetroot; he employed four permanent hands most of the year and grossed £10,000 annually.³⁹

The district remained a semi-rural residential area until after the Second World War, with the Forest/Illawarra Road still providing a thoroughfare to the Illawarra region. In 1947, Hurstville Council produced its Town Plan for the municipality, which had as its primary objective the general development of the area for residential uses. This zoning encouraged further subdivision and the population of the area boomed. By the 1950s, development demand saw the Crown release its large landholdings on the southeast corner of the peninsula for residential development. It retained only a small area at the foreshore, which is now part of the Georges River State Recreation Area.

3.4 Development of the Subject Site

Glenlee, 80 Boronia Parade, is located on part of Portion 7 of the Parish of St George, on 113 acres that were granted to Thomas George Lee on 12 November 1856. Lee was an absentee owner, based in the Lower Araluen in the district of Braidwood. In August 1859 he sold the land for £100 to John Huxham Blatchford, a storekeeper of Majors Creek who also lived in the district of Braidwood.⁴⁰ In 1884 Blatchford instructed Batt, Rodd and Purves to sell by auction Thomas George Lee's grant comprising a block of 113 acres on the Georges River:

The above valuable property is exceptionally situation [sic.], bounded on two sides by the waters of George's River, and on the third side by the main FOREST-ROAD: opposite the Punt, and within easy reach of the railway station on Oatley's Grant, and commanding the most varied views of the surrounding districts. The railway will be working ere the end of the year. What will this land be worth then?⁴¹

The property did not sell at this date. Blatchford subsequently sold the property in April 1886 to Edmund Alexander Hungerford and John Henry Geddes for £2500 as tenants in common in equal shares.⁴² Two months later Hungerford sold his share of the property to co-owner John Henry Geddes for £2865.⁴³ In October that same year Geddes mortgaged

the land to secure £5000 from the Bank of New Zealand.⁴⁴ Geddes was a prominent wool-broker who owned and managed the wool and produce firm JH Geddes and Co. He became managing director of the Pastoral Finance Association and later the company JH Geddes, Birt and Co. Geddes paid off the mortgage precisely one year later in October 1887.⁴⁵ He simultaneously raised a new mortgage for the property for £6000 from the City Bank of Sydney.⁴⁶

JH Geddes simultaneously applied for two oyster leases on the Georges River at 'Punt Crossing' and two oyster leases in Port Hacking.⁴⁷ As early as February 1883 Geddes was a member of the Fisheries Commission and, along with Dr Cox and GF Want, promoted a new Bill for the preservation of fish, the cultivation of oysters, and the leasing of oyster beds in certain areas of the state. Graham Blewett states that 'about 1888 he [Geddes] bought 100 bags of oysters from his lease in Port Hacking to grow to full size in Lime Kiln Bay'.⁴⁸ In May 1893 the Under Secretary, Department of Lands, advertised in newspapers an application by John Henry Geddes to lease a portion of the waterfront and erect a jetty on piles in Lime Kiln Bay on the Georges River.⁴⁹ The application was for 3½ perches and comprised a jetty and boatshed.⁵⁰

Between 1887 and the early 1890s Geddes is believed to have built a six-roomed wooden house on his land fronting Lime Kiln Bay. A 'W Geddes' was listed in the *Sands Directory* between 1892 and 1894, in Forest Road (south). Given the common surname, W Geddes was likely a member of the family. It is believed George Cox, a butcher, occupied the Geddes house and property from 1895 to 1899. According to a story repeated by local historians, Cox 'brought cattle across George's River, swimming them through the shallow water near Soily Bottom Point'.⁵¹

JH Geddes sold five acres of Portion 7 in December 1893 to George Edward Chislett. Geddes retained the residue but subsequently defaulted on the mortgage and the City Bank of Sydney foreclosed on the property to recover the balance of the loan. Two local histories, Glenyss Barnham's *Riverside Reflections* and Graham Blewett's *Ferries and Farms; A History of Lugarno*, claim [Otto] Emil Matthei visited Lugarno in the first years of the twentieth century and decided that the Matthei family would settle in the area. Barnham and Blewett both believe that Emil Matthei served as the caretaker of the property for the City Bank of Sydney.⁵²



Figure 3.8 Emil Matthei repairing a fishing net on the Glenlee waterfront, 1910s. (Source: Instagram @Glenlee_Lugarno)

The 1907 Hurstville Municipal Council rate book lists 'C Sauls' in occupation of a 136-acre property comprising a house owned by City Bank Head Office, which matches the description of Glenlee.⁵³ The 1910 edition of the *Sands Directory* listings for Forest Road, in contemporary Lugarno, include 'Lugarno Ferry - C Saul, ferryman' 'C[S?]aul Charles' and 'Matti'.⁵⁴ The 1908 Hurstville Municipal Council rate book contains an entry for 'E Matti caretaker' in Forest Road, with the property described as a 'house ... wood ... 5 rooms' owned by 'City Bank Head Office Pitt St.'⁵⁵

Otto Emil Matthei was granted two oyster leases on the Georges River in 1906, more formally described as:

- Lease No. 4631, 'On the southern shore of Limekiln Bay, Georges River, fronting TG Lee's portion No 7 of 113 Acres'; and
- Lease No. 4632, 'On the northern bank of George's River, at the southern point of entrance to Limekiln Bay, and fronting TG Lee's portion No 7 of 113 acres'.⁵⁶

The leases measured 180 and 196 yards respectively and were for a term of 15 years.⁵⁷ In March 1912 three men were fined for stealing oysters from Matthei's lease on Georges River. He and his son were assaulted when they attempted to stop the theft.⁵⁸

In April 1908 Otto Emil Matthei and the City Bank of Sydney entered into a contract of sale to buy part of Portion 7. Between June 1910 and 1915 various members of the Matthei family progressively acquired various portions of the former Geddes property from the City Bank of Sydney. In September 1915 Wilhelm Matthei and Hans Emil Matthei assigned their portions to Otto Emil Matthei. He in turn sold off three small parcels of the property to JW Parsons, Catherine Jolliffe and CFW Clark.



Figure 3.9 The former Geddes house, Lugarno, 1908. Members of the Matthei family are seated on the verandah. (Source: Sutherland Shire Library, MF004494)



Figure 3.10 View of Glenlee from the west soon after construction in 1908. Members of the Matthei family stand out the front. (Source: Linda Henderson)

Glenyss Barnham wrote that the Matthei family had a vegetable garden and orchard on the Glenlee property from 1912. Further, that Emil bought a cow and had chickens, so the family was largely self-sufficient.⁵⁹ These gardens are visible in Figure 3.21, a photograph of Glenlee from the 1920s.

Two photographs of Glenlee in the 1910s (Figure 3.13 and Figure 3.14) show the house occupying a commanding position on the top of the hill, with a set of stone steps meandering down the slope to the waterfront.

Entries in the Hurstville Municipal Council rate books between 1910 and 1914 list 'E Matthei' and the Matthei family land holdings in the present-day Lugarno area, with the property described as a five-roomed weatherboard house.⁶⁰ The 1914–16 Council rate book entry lists 'E Matthei' as owner and occupier of the property described as 'House' 'W[eather]B[oard] 6 R[oom]'.⁶¹ The Sands Directory in 1913 lists Wilhelm Matthei in 'Forest Road, Peakhurst'.

James Henderson, general manager of the City Bank of Sydney, lodged an application in October 1915 to convert four parcels of land measuring respectively 47 acres 28½ perches, 5 acres 34 perches, 10 acres 1 rood and 4½ perches, and 10 acre 3 roods and

38½ perches to Torrens title, requesting the title be issued in the name of Otto Emil Matthei. The land, including all improvements, was valued at £735 and said to be in the occupation of Otto Emil Matthei of Como, oyster lessee.⁶² The survey of said land is shown at Figure 3.12. The land was registered on Certificate of Title Vol 2682 Fol 69 in July 1916.

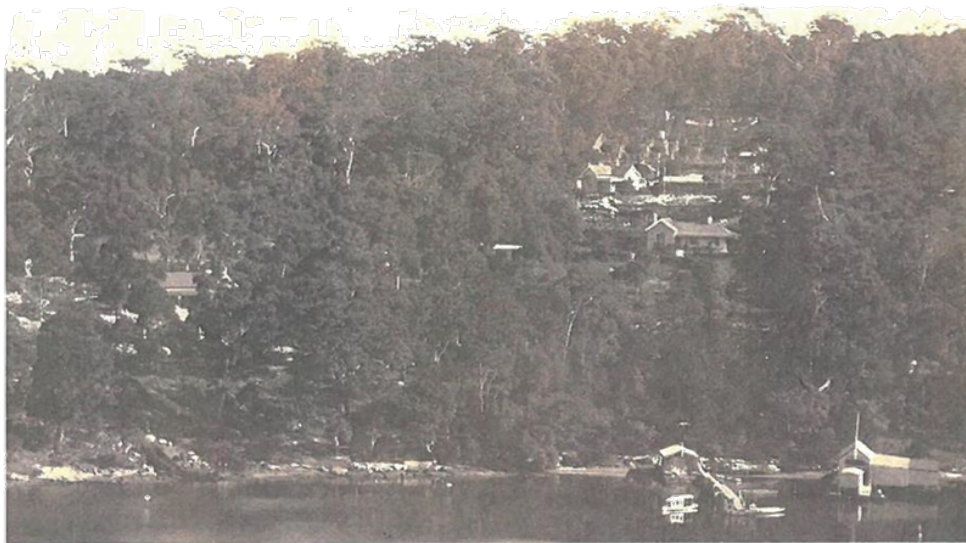


Figure 3.11 Detail from photograph showing the Glenlee property above Lime Kiln Bay, after 1910. The Geddes house and the new house, Glenlee, are both visible in this view, as are gardens on the slope behind the house. (Source: Ancestry.com.au)⁶³

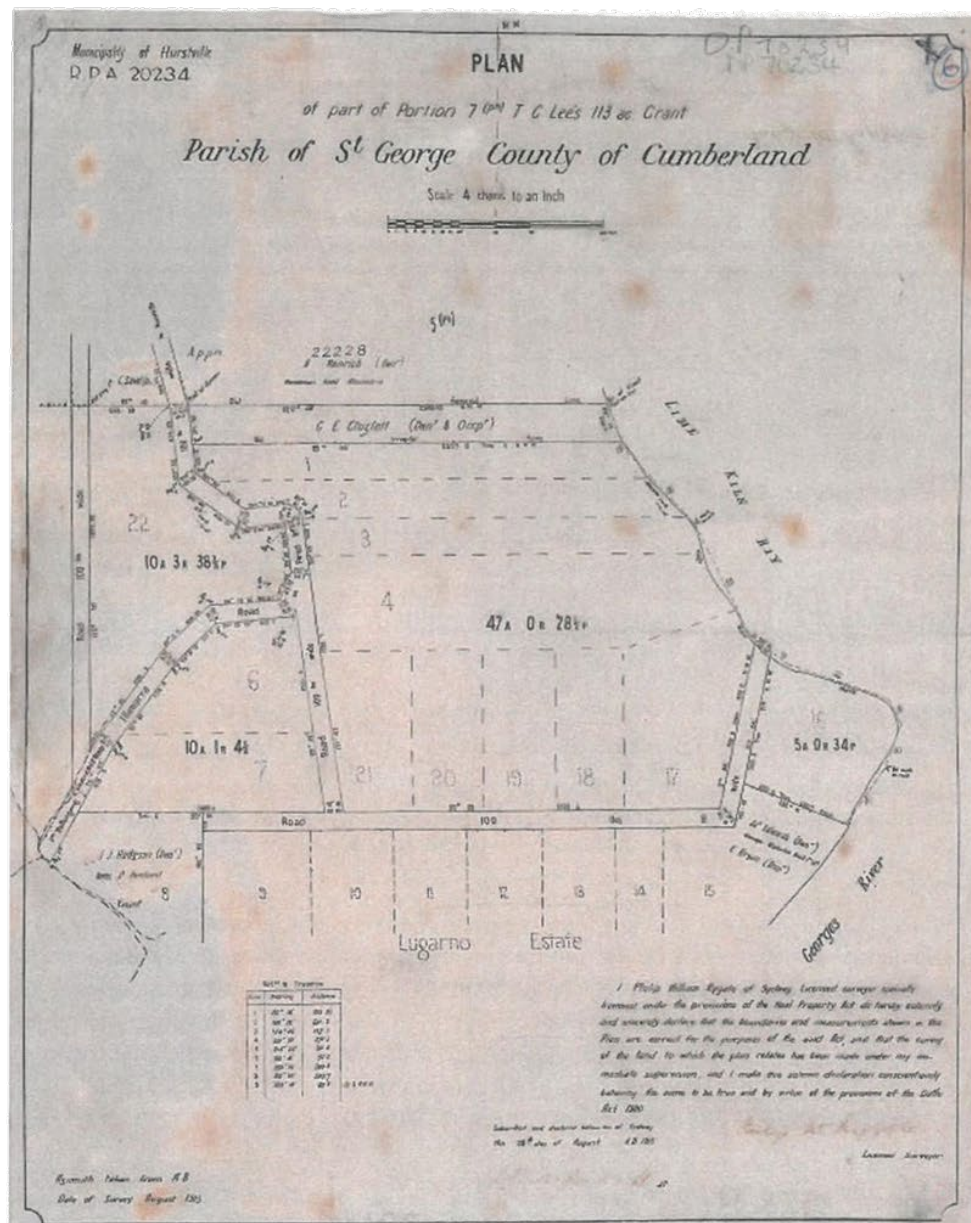


Figure 3.12 Deposited Plan 70324, 1915. (Source: NSW Land Registry Services)



Figure 3.13 Glenlee, viewed from the foot of the steps near the waterfront, undated. (Source: Georges River Library, GLRS19)



Figure 3.14 Glenlee, viewed from the wharf on the waterfront, undated. (Source: Georges River Library, GRLS19-0162)

Figure 3.15 and Figure 3.16 show the house and members of the Matthei family in attendance. The Mattheis enjoyed entertaining guests, and participated in the cultural life of the community. Figure 3.17 depicts the Mattheis with members of the Lugarno German Zither Club, most likely at Glenlee, in the 1910s. According to various accounts of the history of Lugarno, Emil's sons Wilhelm (Bill) and Hans Emil Matthei met the Horn sisters of Peakhurst through the club, and both men went on to marry a sister. Bill married Dora in 1914 and Hans married Ruby in 1916.

For many decades in the twentieth century the Matthei family were oyster farmers and had several leases in the vicinity of Glenlee and the Georges River. The wharf at the foot of the property fronting Lime Kiln Bay was vital to their business. Figure 3.18 shows the wharf in the early days, with various boats moored alongside the dock for recreational and business purposes (Figure 3.19 and Figure 3.20).

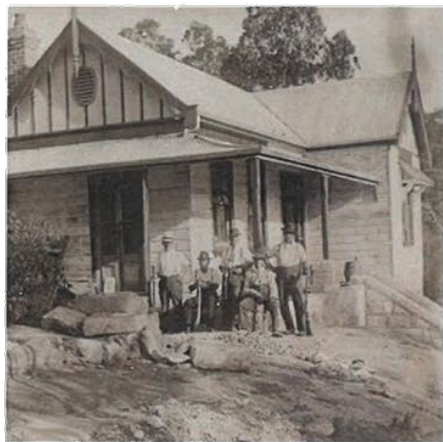


Figure 3.15 Otto Emil Matthei (at the far right) and others in front of the newly constructed Glenlee, c1910. (Source: Save Glenlee webpage)



Figure 3.16 The Matthei family enjoying afternoon tea on the front verandah of Glenlee, 1910s. (Source: Instagram @Glenlee-Lugarno)



Figure 3.17 The Matthei family with members of the Lugarno German Zither Club, possibly at Glenlee, undated. (Source: Georges River Library, GLRS19-0165)

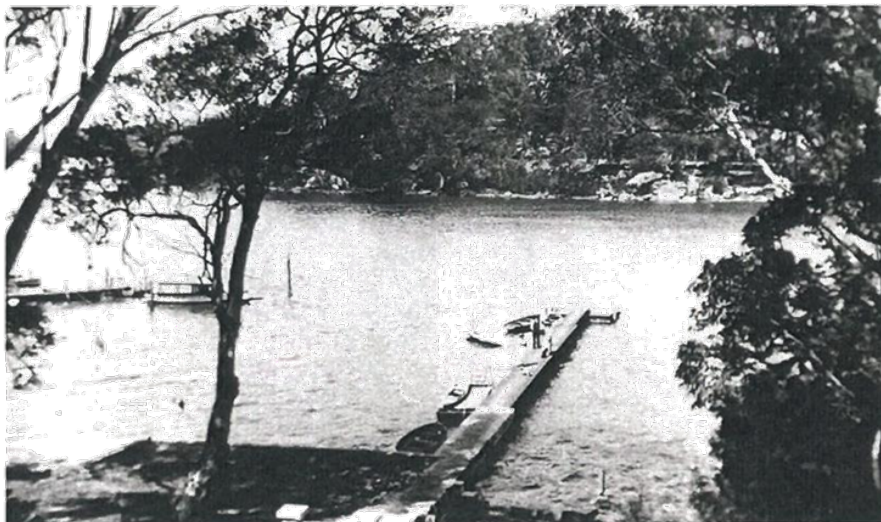


Figure 3.18 The Matthei family wharf at Lugarno, undated. (Source: Georges River Library, LMG15-451.jpg)



Figure 3.19 The Matthei family on a boat on the Georges River, 1910s. (Source: @Glenlee_Lugarno)

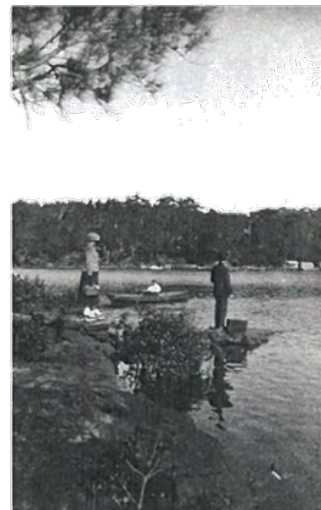


Figure 3.20 Members of the Matthei family on the waterfront and on the river in a rowboat, 1910s. (Source: Georges River Library, GRLS19-0172)



Figure 3.21 The gardens adjoining Glenlee, 1920s. Members of the family are seen standing on the porch. (Source: Save Glenlee webpage)

Hurstville Municipal Council meeting minutes of June and July 1915 reference the subdivision of 'E Matthei's land' at Lime Kiln Bay.⁶⁴ In March 1916 Hurstville Municipal Council gave Emil Matthei conditional approval to sell a portion of the 'Lugarno Estate'.⁶⁵ During 1917 Matthei and his representatives entered into negotiations with the Council regarding the layout and form of roadways in his Lugarno subdivision.⁶⁶ In March 1919, the plan for 'Matthei's Subdivision' was withdrawn and a new plan was submitted in its place.⁶⁷ In September 1920, Matthei's representatives requested that Council construct a track along Lime Kiln Road to facilitate access by road for any potential purchasers of the subdivision.⁶⁸

The undated Lugarno Estate subdivision plan (Figure 3.22) shows Otto Emil Matthei's property at 80 Boronia Avenue comprising over 6 acres of land (outlined in red).



Figure 3.22 Lugarno Estate, Como—Georges River subdivision plan, showing allotments for private sale in Lime Kiln Road and Boronia Parade, Lugarno, c1920. (Source: State Library of NSW, Z/SP/L14/7, with GML overlay)

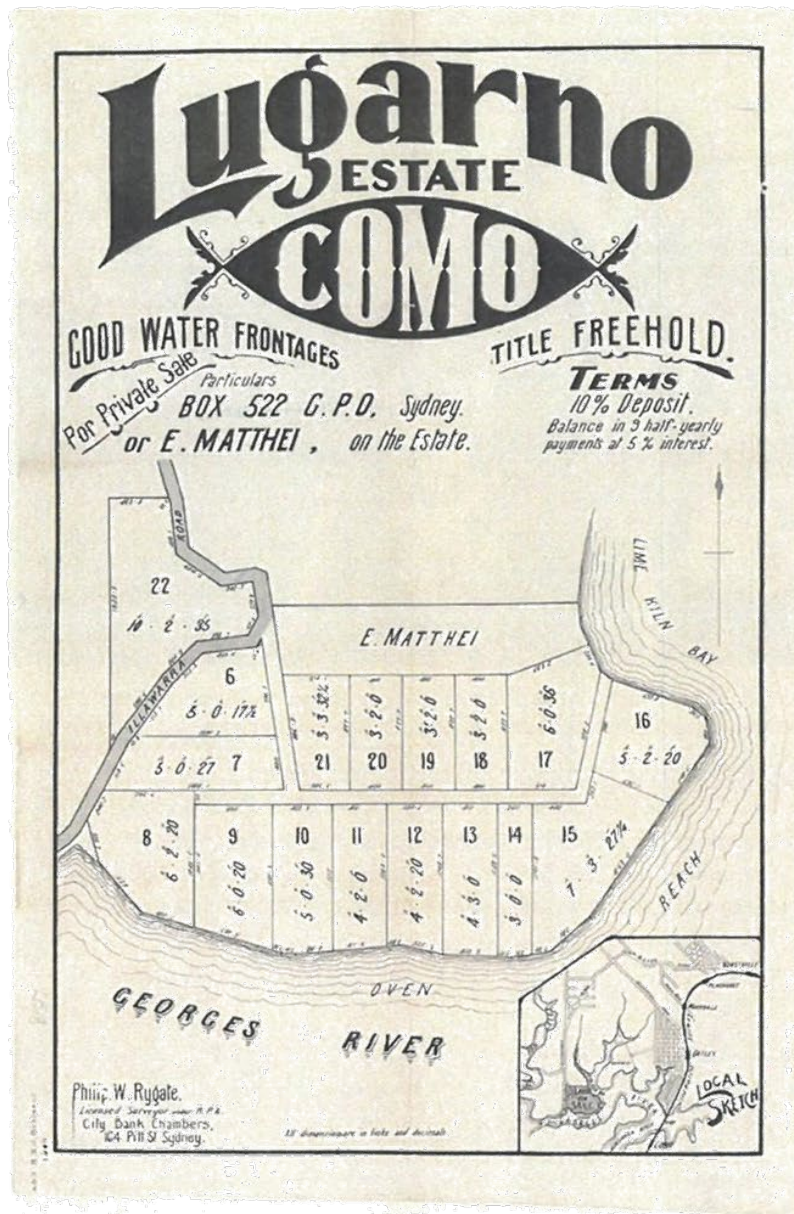


Figure 3.23 Lugarno Estate, Como, for private sale, undated. (Source: State Library of NSW, Z/SP/L14/8)



Figure 3.24 Afternoon tea at Glenlee, 2 July 1926, following a speech by Mark Gosling MLA in which he promised a bridge to replace the punt. (Source: Sutherland Shire Library, MF004495)

The Matthei family was actively involved in the community and on 2 July 1926 hosted an afternoon tea at Glenlee on the occasion of a visit to Lugarno by Mark Gosling MLA to discuss the replacement of the punt with a bridge across the Georges River.⁶⁹ Figure 3.24 is a group photograph from this occasion. A portion of the house, notably the weatherboard walls and timber window joinery, is visible behind the group as are the rainwater tanks.



Figure 3.25: View to Glenlee house from the south, showing the attached gardens and water tank, possibly 1920s to 1940s. (Source: Linda Henderson)

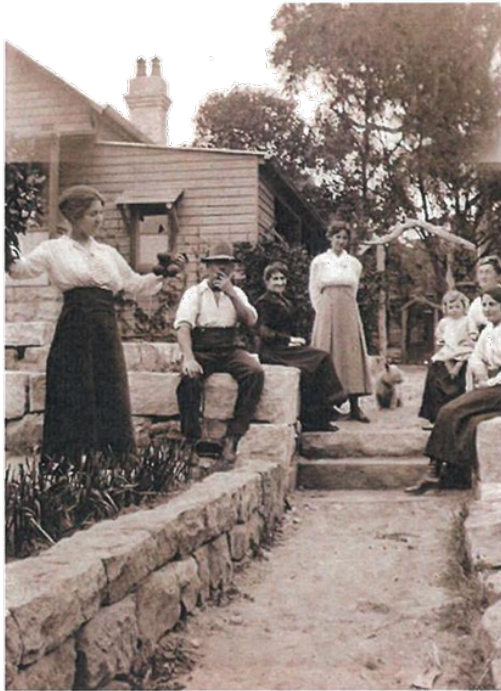


Figure 3.26 The Matthei family in the yard of Glenlee with a stone path, possibly 1920s. (Source: Linda Henderson)



Figure 3.27 Possibly Anna Marie Matthei at Glenlee, with a view to the original laundry building at the rear of the house, possibly 1930s. (Source: Linda Henderson)

During the 1920s Hans continued working the oyster lease and the boatshed with his father. In 1922 Hans moved from Glenlee to the adjacent property on Lot 2, Boronia Parade. He also operated a parallel business building weatherboard houses in the district (and in 1929 built a new home for himself at 1019 Forest Road). When the Great Depression struck in 1930, Hans was forced to seek other work when his business declined. He made wooden model aeroplanes of Smithy's *Southern Cross* and *Southern Cloud* which were sold to Farmers department store in Sydney; he also cut firewood from his own land for Packham's Bakery in Hurstville.

Otto Emil Matthei died in September 1935, aged 73 years, and his passing was reported in an obituary printed in *The Propeller*.

The late Mr Matthei took much interest in the progress of Lugarno, and was one of the best-known oyster farmers on George's River.⁷⁰



Figure 3.28 Otto Emil Matthei (left) with his son and grandchildren on the bridge over the creek on the property, before 1935. (Source: Linda Henderson)

His widow Anna Marie Matthei was granted leases formerly held in her husband's name, including one in February 1939 with 100 yards frontage to the Georges River. Their sons William Hans Emil Matthei and Alan Charles Matthei took over the business and maintained several oyster leases on the Georges River. No less than seven leases, varying in length from 13 to 194 yards, were granted in the name of Hans Emil Matthei of 1019 Forest Road, Lugarno, from 1 June 1957.⁷¹

Throughout this period the Mattheis had a shed near the rear boundary, located downslope from 48 Boronia Avenue which sat at the top of the incline. This shed housed an engine which powered cables to carry the oysters up the steep incline from the waterfront where they were bagged prior to delivery to market (Figure 3.33).

Council records on building works on the property are scant apart from an application by W & A Matthei to build a horse stable on Lot 1 Glenlee in March 1984. Aerial photographs from 1930, 1943 and 1961 (Figure 3.29, Figure 3.30 and Figure 3.31) show various buildings on the site, including the main house, and the boatsheds and wharf on the waterfront. Evidently the boatsheds were built by 1930. Figure 3.32, possibly dating to the 1950s, shows what looks to be a garage and another outbuilding on the property.



Figure 3.29 Detail from 1930 aerial survey showing the site (outlined in yellow), with oyster leases off the foreshore. (Source: NSW Spatial Services, 1043_42_023.jp2, with GML overlay)



Figure 3.30 Detail from 1943 aerial survey showing the site (shaded in yellow). (Source: NSW Land Registry Services, SIX Maps, with GML overlay)



Figure 3.31 Detail from 1961 aerial survey showing the site (outlined in yellow) and oyster lease racks along the foreshore. (Source: NSW Spatial Services, 1043_42_024.jpg, with GML overlay)

The Matthei family continued to live at Glenlee and operate the oyster leases on the Georges River. During the 1950s and 1960s Hans Emil Matthei and Sons (or Matthei Bros) attended the Annual Oyster Farmers Conference for NSW and won annual prizes for their oysters in several categories including 'best caught material' and 'best dozen bottled oysters'. They held lease No. 57-183 for 45.7 metres of Georges River frontage continuously until February 1996, when they surrendered the oyster lease.⁷²



Figure 3.32 View to Glenlee from the west, showing the garage and property sheds, 1950s.
(Source: Linda Henderson)

The 1968 electoral roll listed four members of the family, Alan Charles (student), Helen Margaret (typist), William Hans Emile (student) and Jessie Margaret (nurse) at Glenlee, Boronia Parade, Lugarno.



Figure 3.33 Shed adjoining the boundary with 48 Boronia Parade, with a bag of oysters transported up from the waterfront, undated but possibly the 1950s. (Source: Linda Henderson)

William Hans Emil Matthei, born on 21 November 1926, passed away on 2 November 2018, aged 91. The property then passed to Janine Matthei and Christine Milford, who contracted with developers to subdivide and redevelop the site. A development application was submitted to Georges River Council in May 2021 proposing demolition of the cottage and buildings, subdivision of the land into 31 lots, construction of new roads, drainage, and tree removal. On 13 July 2021, the applicant commenced Class 1 proceedings in the Land and Environment Court of NSW, appealing Council's refusal of the DA. Council, under Section 25 of the Heritage Act 1977, made an IHO over the property in order to undertake a detailed heritage assessment of the Aboriginal, European and cultural landscape. The Interim Heritage Order was gazetted on Friday 13 August 2021.



Figure 3.34 Detail from 1994 aerial of Lugarno showing the subject site (outlined in yellow). (A clearer image is not currently available.) (Source: NSW Spatial Services, 4244_12_085.jp2)

3.5 Matthei Family

Otto Emil Matthei (commonly known as Emil) was born in Hamburg, Germany, on 6 September 1862, the younger son of Wilhelm Matthei, a merchant shopkeeper. Emil married Anna Marie Sonksen in Hamburg on 19 October 1886. Their first-born children (twins) did not survive. Wilhelm (William) was born on 30 July 1890. Emil and his family migrated to Sydney on the *Kaiser Wilhelm II* via England, arriving early on 18 December 1891.

Emil was a woodturner and patternmaker. He and Marie immediately went to work at Mr Broinowski's orchard at Wedderburn; Emil did general work, and Marie did housework. In 1892 they moved to a house in Queen Street, Campbelltown, where Marie took in lodgers and laundry, assisted by Mrs Percival, who was formerly a ladies companion to Mrs Broinowski.



Emil then went to work at the Yerranderie silver mine in the Burragorang Valley, returning home at weekends, sometimes on foot. They welcomed the birth of son Hans Emil Matthei on 3 November 1892. The family lived in Campbelltown from 1891 to 1895. Emil then plied his trade with Davies Sheppard, and the family moved to a terrace house in Codrington Street, Darlington. He later worked as a branch manager of the Australian Needlewood Pipe Co Ltd, which was based at 658 George Street, Sydney. From 1895 to 1901 the family lived in Paddington where Marie ran a laundry and employed three girls. William assisted by delivering laundry before and after attending school at the Albion Street School.

The family moved in 1901 to Sandringham (Dolls Point) where sons Hans and William attended the Sans Souci School. Hans, by then in the seventh grade, aged 12, was a pupil-teacher, and Will went on to Kogarah High School for a few years. By this date Emil was employed at Wunderlichs, where he continued to work until 1915. He became a naturalised Australian citizen in 1904, and in the same year took out an oyster lease in Lime Kiln Bay.

Graham Blewett recounts the story of the Matthei family and how they came to settle at Lugarno. The Mattheis took a trip to the Lugarno Pleasure Grounds by paddle steamer from Como for a Sunday-school picnic. Emil liked the area and decided to settle there. In about 1905 Emil became the caretaker for the land belonging to the City Bank (formerly the Geddes property). The family lived in the cottage on site, which comprised a five-roomed house painted with tar. Emil took his sons out of school so they could make a living as fishermen and oyster farmers, as well as conducting fishing parties on the Georges and Woronora rivers. Until 1915 Emil continued to work at Wunderlichs, rowing to Como every day and commuting from there to the factory in Redfern.

Otto Emil Matthei died in 1935, survived by his wife and two sons. His widow Anna Marie Matthei outlived her husband by nearly two decades, and passed away in 1952.



Figure 3.35 Otto Emil Matthei and Anna Marie Matthei, 1906. (Source: Instagram @Glenlee_Lugarno)



Figure 3.36 Portrait of Otto Emil Matthei and Anna Marie Matthei on the grounds of Glenlee, undated. (Source: Save Glenlee website)⁷³



Figure 3.37 Anna Marie Matthei and Otto Emil Matthei, seated, with sons Wilhelm and Hans (left and right) standing between them, c1910s. (Source: Ancestry.com.au)⁷⁴



Figure 3.38 Matthei family group photograph, 1919: Dora, Willhem, Ruby and Hans Matthei from left (standing), Anna Marie Matthei and Otto Emil Matthei (seated) in front with Eda in lap. (Source: Ancestry.com.au)⁷⁵



Figure 3.39 Portrait of Otto Emil and Anna Marie Matthei, c1924. (Source: Georges River Library Service, GRLS19-0173)



Figure 3.40 Believed to be Alan and William Matthei, possibly at Lugarno, 1927. (Source: Georges River Library Service, GLRS 19-0176)

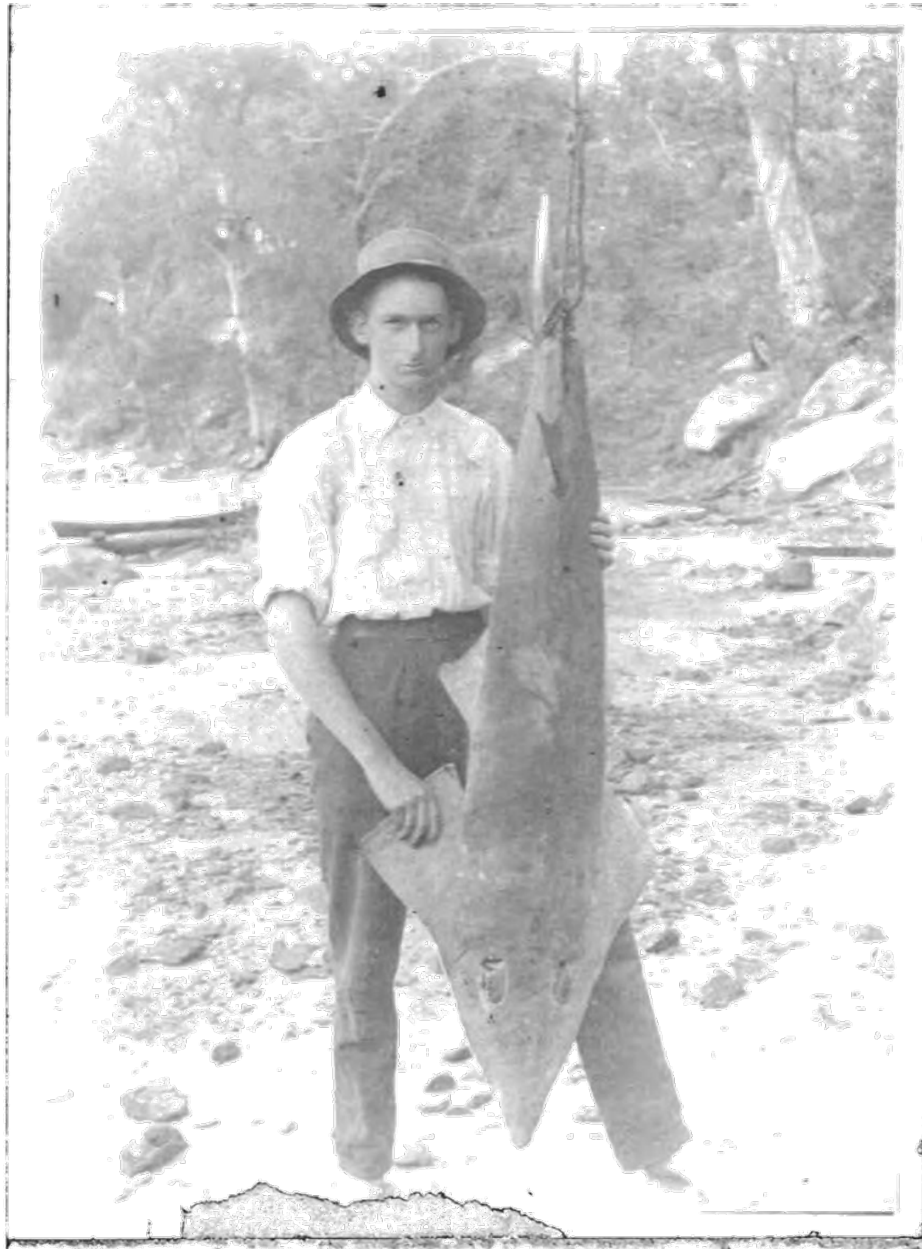


Figure 3.41 Hans Emil Matthei with catch from the Georges River, undated. (Source: Ancestry.com.au)⁷⁶

The eldest son Wilhelm (Bill) married Treser (Theresa) Dora Luis Horn in 1914 and they moved to Yunderup, Western Australia, where he took up a position as a fishing inspector. He lived there for the rest of his life. He retired as an estuarine fisherman in June 1954 after 50 years in this profession.⁷⁷

The younger son, Hans Emil Matthei, was apprenticed in 1913 to Mr Patterson, a builder of Hurstville. In 1916, following his marriage to Ruby Horn, Hans built a home at Oatley and made the dining and bedroom furniture for his new bride. In 1922, when the Lugarno and District Progress Association was formed, Hans took the post of treasurer, while his mother Marie was secretary.

In 1923 Emil and Anna Marie returned to Germany to visit their families, and found they were disastrously affected by massive inflation. They returned to Lugarno in early 1924.

According to Graham Blewett, Hans and Ruby had three girls - Marie, Betty and Cathlyn, and two sons - Bill and Alan, who settled in Boronia Parade except Betty, who went as a missionary to Ghana.⁷⁸ Bill and Alan ran the oyster farming business. Their father, Hans, died in 1970.

In 1980 several members of the Matthei family were listed in the electoral roll at Lugarno (confusingly, in two separate issues of the roll), as follows:

1913	M	Matthei, Alan Charles	6 Boronia Pde, Lugarno, student	M
1914	E	Matthei, Helen Margaret	6 Boronia Pde, Lugarno, typist	F
1915	L	Matthei, Jessie Margaret	48a Boronia Pde, Lugarno, nurse	F
1916	D	Matthei, William Hans Emil	48a Glenlee Boronia Pde, Lugarno, student	M
1917	D	Matthei, May, Jacques street, home duties		F
1918	M	Matthei, Alan Charles, Glenlee, Boronia pde., Lugarno, student		M
1919	M	Matthei, Hans Emil, 1019 Forest road, carpenter		M
1920	F	Matthei, Ruby Florence Bronte, 1019 Forest road, Lugarno, home duties		F
1921	M	Matthei, William Hans Emil, Glenlee, Boronia parade, Lugarno, student		M

William Hans Emil Matthei died in November 2018 but there is no record of the death of his brother Alan Charles Matthei.

3.6 Oyster Farming on the Georges River

Oysters were a staple of the diet of Aboriginal people in the Sydney region for thousands of years. Aboriginal people practised sustainable harvesting of oysters on the Georges



River. According to a paper written by Greg Jackson and Pam Forbes in 2018, a date of 6000 BCA was produced from one of the Georges River middens.⁷⁹

The First Fleet raided oyster shell beds and middens in Port Jackson and set up lime kilns to burn the shells to produce lime mortar for building in the settlement. Paul Ashton reports that oysters were harvested from the Georges River by the European settlers as early as 1812, prized not for the oyster flesh but for the shell and its application for construction.

John Alford of Alford's Point supplied lime from the Georges River for the construction of the Lansdowne Bridge across Prospect Creek in 1831. Oyster farming became more commercialised by the 1860s, both for food and as a source of lime in cement production. Overexploitation of the wild oyster beds between 1850 and 1870, and the growing importance of oyster farming, led to the regulation of the industry. From 1864 Biddy Giles and her brother Joe, local Aboriginal people on the Georges River, worked on oyster leases held by John Holt but these attempts to cultivate oysters failed. The *Freeman's Journal* reported in June 1866 that 'the rivers, creeks, bays and estuaries ... have been thoroughly ransacked of their treasures in oysters' and Botany Bay and Georges River 'have long since ceased to furnish a supply'.⁸⁰ The following year Dr Cox presented a talk about oysters to the Acclimatisation Society:

In Georges River, oysters are got by diving, from Cobra Bay upwards; these are flat and unattached.⁸¹

In November 1867 The *Sydney Mail* reported on the state-wide oyster industry and the proposal to update the Fisheries Act, in particular to prohibit the harvest of live oysters for lime making.

The greatest enemy to the oyster dredge is the shell-gatherer. Most of the lime used in Sydney is made from shells. There are many banks of these shells, the remains of the oyster meals of natives [sic] in years gone by. But these are often still good fishing grounds. The shell-gatherers, however, do not stop to distinguish live fish from shells, and they send the live fish to the lime-kilns wholesale. And not only this, but they permanently injure the bed. It is proposed, therefore, to make it penal to dredge live oysters for lime-making.⁸²

In October 1868 the government closed the natural oyster beds at Clarence River, the Hunter River, Botany Bay, Cooks River, Georges River and Woronora River for three years. The *Oyster-beds Act 1868* unfortunately led to the extensive burning of Indigenous middens.

About 1870 Thomas Holt experimented with artificial cultivation of oysters on the banks of Gwawley Bay, Georges River, using the French method of growing oysters in canals

called 'claires'. After a trial period of three years the project was abandoned as it failed owing to excessive muddiness and high summer temperatures.

AR Emerson wrote in April 1870 that 'the oysters in the Clarence, Hunter and Georges River are again plentiful ... [and] ought to be leased, or they will decrease in value'.⁸³ Despite his words, the government extended the closure of the oyster beds in Georges River for a further 12 months in October 1871 and again in 1872. The closure was extended in January 1873 for the Georges River as far west as the Old Ferry at TG Lee's 113 acres.⁸⁴

The *Fisheries Act 1881* was enacted along with a new body named 'Commissioners of Fisheries'. Under this new regime there was a fisheries inspection system complete with legal procedures in which offences and penalties were defined. There was also a system of licences applies to fishermen, fishing boats, opuster bed dredging, oyster dealing and fish selling. Organised cultivation of oysters for human consumption began in earnest at this time; oyster bars had opened in Sydney from as early as 1864. Several applications were received in 1886 for leases for oyster culture on the shores of Georges River, between 6 and 7 miles in length. Applicants were named as A Emerson, Wisdom and Terry, TS Ellis Holt, C Cecil Griffiths, Edward Black, Holt-Sutherland Estate Company, J Pickering, Thomas Lewis, Joseph Shepherd Junior, Henrietta Shepherd, SJ Shepherd, John Shepherd, Selfe and Shepherd, George G Garr, Thomas Mosley, Joshua Mosley, AM Harper, George Lance, Donald Campbell and Thomas Wynne Knight.⁸⁵ The specific locations are not given, but the sites were located along the length of the river in the parishes of St George, Sutherland and Holsworthy.

The following year JH Geddes applied for two leases for oyster culture at the Punt Crossing, Georges River, totalling 400 yards.⁸⁶ The Matthei family bought Geddes' land and cultivated oysters in Lime Kiln Bay. Nearby, Adolph Peters had a lease in Edith Bay. He attempted to cultivate oysters on beds made by constructing stone rectangles; however, he found that silt was brought in by the tides, and this method had to be abandoned.⁸⁷

By the mid-1890s the large mud oysters, endemic to the river, were overfished and declared extinct. The Sydney Rock Oyster became the mainstay of the industry. Oyster cultivation comprised placing rocks, sticks and shells in the river for oysters to grow on, but over-dredging led to an increased spread of the invasive mudworm, which infested and killed large numbers of oysters. The industry progressively adopted the stick and tray culture on intertidal racks. This method was superseded when the modern tray method was adopted.

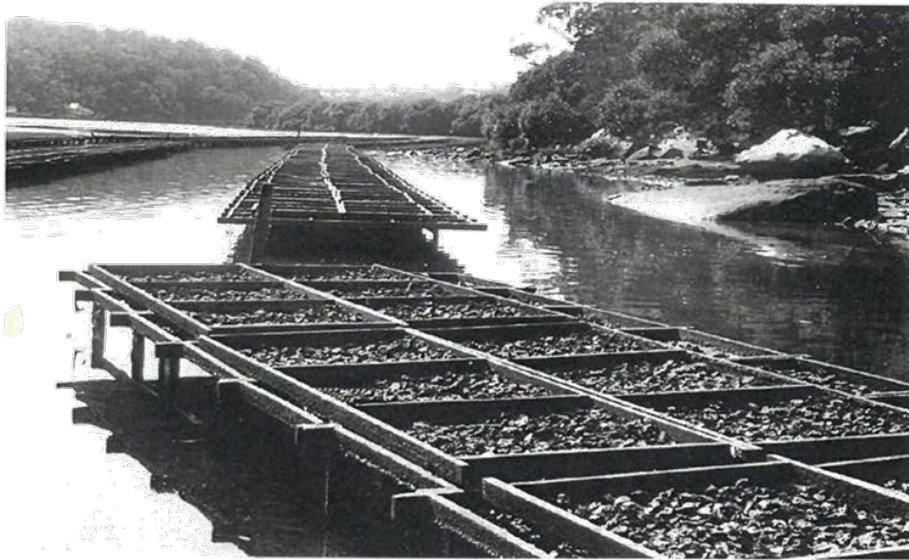


Figure 3.42 Modern stick and tray oyster cultivation, Lime Kiln Bay, Georges River, undated.
(Source: Oatley Flora and Fauna)⁸⁸

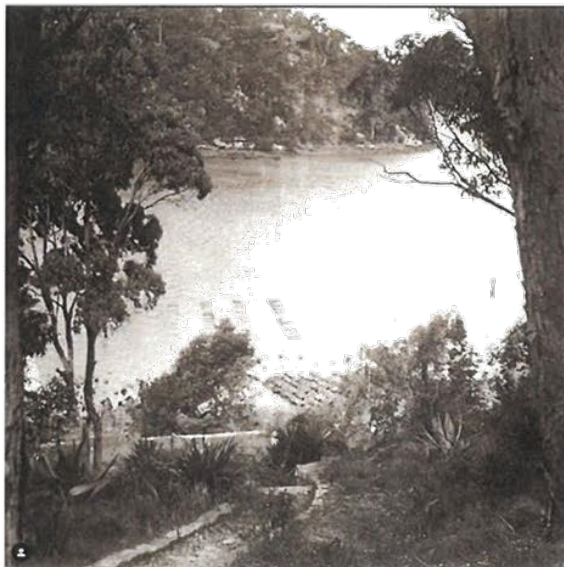


Figure 3.43 View from Glenlee across the bay to Oatley Park, showing the Matthei family oyster leases at the foot of the property, undated. (Source: Save Glenlee webpage)

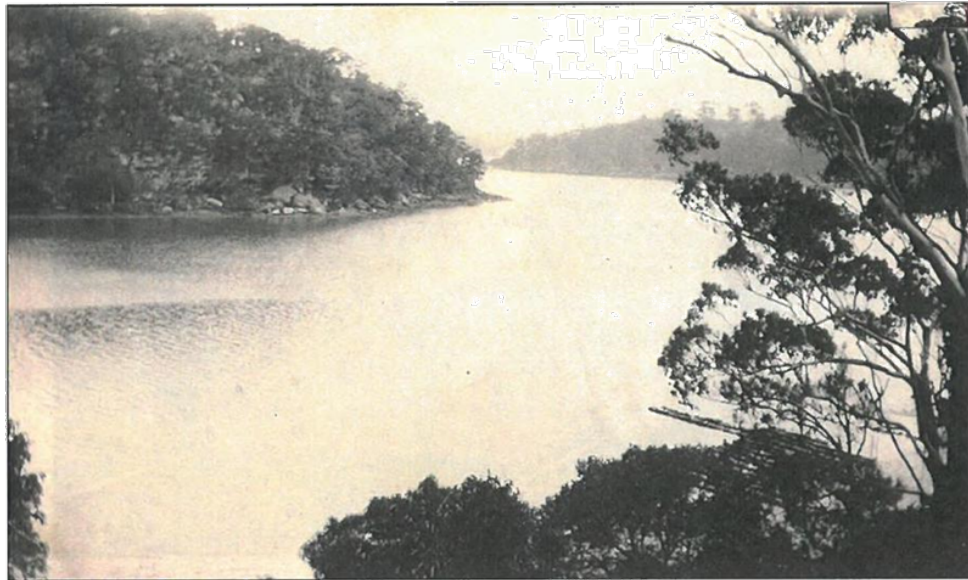


Figure 3.44 View of Lime Kiln Bay in the 1930s, with oyster leases in the foreground (right).
(Source: Georges River Library, SNR-304)

The oyster farming industry expanded between the 1910s and 1950, with the Georges River being one of the major oyster producing estuaries in NSW. In 1954, opposition to oyster farming led to the Chief Secretary's Department looking unfavourably upon oyster leases between Taren Point and Lugarno. According to Graham Blewett, one of the main opponents of oyster farming was the Lugarno and District Progress Association, which objected to renewal of oyster leases. The organisation also encouraged members to apply for oyster leases in order to prevent them being occupied, to open up the foreshores, allow dredging of the river, and avoid problems such as the siltation of the river, restrictions on boating, and the destruction of natural beauty.

The association lodged objections to proposed leases off Moons Reserve in 1959, and to their renewal in 1974, and to a renewal of a lease off the eastern end of Woodlands Avenue.⁸⁹ In September 1963 the East Como Progress Association organised a meeting of progress associations along the river to discuss siltation, pollution, and expansion of oyster leases. The Chief Secretary's Department was asked to adopt a policy leading to the eventual elimination of oyster leases in Georges River, and councils were asked to support this policy, and to support dredging of the river and reclaiming low-lying areas for recreation facilities.



The Chief Secretary's Department adopted a new policy in 1965–66 which extended oyster leases into the middle of bays but kept them 45 feet from the high water mark, and away from recreation reserves. Non-commercial leases were to be terminated, and new leases were to be for a term of 20 years.

The Lugarno Progress association opposed this policy and sought to have the George's River declared open space under the County of Cumberland planning scheme, so that town planning procedures would be followed in relation to oyster leased. The Hurstville Municipal Council opposed the new leases in Gungah Bay, Jewfish Bay and Lime Kiln Bay, but did not object to leases in the centre of the river, or off Soily Bottom Point.⁹⁰

Production peaked in the 1970s and the Georges River had one of the most productive oyster industries in NSW. The industry collapsed in 2004 when the Georges River was hit by QX (a parasitic disease originating in Queensland), which wiped out over 90 per cent of cultivated oysters. Its effects were felt most strongly in the upper river. Oyster farming was banned from the river and most leases were abandoned.

A new disease, Pacific Oyster Mortality Syndrome, reached the Georges River in 2010/2011, wiping out stocks of that oyster being cultivated on the river. There are now only a few oyster farms on the Georges River.⁹¹ ABC reported in 2020 that Bob Hill of Woollooware Bay was the last oyster farmer on the Georges River.⁹²



Figure 3.45 Oyster cultivation on wire-netted trays at Shell Point, Georges River. (Source: *Walkabout*, 1 May 1956, p 13)

3.7 Summary Timeline

Date	Event
Pre-1788	Aboriginal people occupy the land and waters along the Georges River, including the Tharawal and Eora.
1831	Thomas Mitchell surveys the route south from Sydney to Wollongong (Old Illawarra Road).
1843	Ferry commences service at terminates of Old Illawarra Road (Forest Road) at present-day Lugarno, crossing Georges River to Illawong.
November 1856	Government grants land on Lugarno Peninsula (then Peakhurst) to Johann Henning and Thomas George Lee.
August 1859	Thomas George Lee sells 113 acres to John Huxham Blatchford.
c1861	Ferry punt ceases operation.
1884	Block of 113 acres is advertised for auction sale; sale is unsuccessful.
April 1886	Blatchford sells land to Edmund Alexander Hungerford and John Henry Geddes.
June 1886	Hungerford sells his share to John Henry Geddes.
1887	Geddes applies for two oyster leases on Georges River (location not specified).
1888	Geddes brings 100 bags of oysters from his Port Hacking lease to grow at Lime Kiln Bay.
c1887 to early 1890s	Geddes builds six-roomed cottage on property.
1892–1894	W Geddes occupies house.
December 1892	Geddes applies for lease for jetty and boatshed at Lime Kiln Bay.
May 1893	Geddes applies to lease portion of waterfront in Lime Kiln Bay and erect jetty and boatshed.
December 1893	Geddes sells part of his land to Chislett.
1895–1899	George Cox occupies house.
1900s	Geddes defaults on mortgage to City Bank of Sydney. Bank installs Otto Emil Matthei as caretaker for property.
1906	Otto Emil Matthei applies successfully for two oyster leases fronting TG Lee's land grant (Portion 7).
April 1908	Otto Emil Matthei contracts with City Bank of Sydney to buy part of Portion 7.
1908–1915	Members of Matthei family progressively buy other parts of Portion 7.
c1910	Otto Emil Matthei builds Glenlee on property.
1910–1914	Hurstville Council rate books show two weatherboard houses on Otto Emil Matthei's land.
1915	City Bank lodges application to convert four parcels of land comprised in Portion 7 to Torrens Title and issue certificate of title in the name of Otto Emil Matthei as owner.
July 1915	Otto Emil Matthei lodges application to Hurstville Council of subdivision of his land.
September 1915	Otto Emil Matthei's sons convey their land to him.



Date	Event
March 1916	Hurstville Council grants provisional approval for subdivision plans.
1919/1920	Otto Emil Matthei subdivides land, forming Lugarno Estate (DP10359). Otto Emil Matthei retains ownership of Lot 1 DP 10359 (the site).
April 1921	First sales in Lugarno Estate.
September 1935	Otto Emil Matthei dies.
1936	Land passes by application by transmission to Anna Marie Matthei. Oyster leases, formerly in her husband's name, are issued to her.
1952	Anna Marie Matthei dies.
1953	Land passes by application by transmission to Hans Emil Matthei and Frederick Charles Leonard Hopkins.
1953	Land is transferred to Hans Emil Matthei.
1956	Hans Emil Matthei conveys land to himself and his brother Alan Charles Matthei as tenants in common.
1970	William (Bill) Hans Emil Matthei dies.
1984	Hurstville Council receives building application for a horse stable on Lot 1, Glenlee.
1996	Wilhelm Hans Emil Matthei and Alan Charles Matthei surrender oyster leases on Georges River.
November 2018	Wilhelm Hans Emil Matthei dies.
2019	Lot 1 DP 10359 is transferred to Christine Helen Milford and Janine Ellen Matthei as tenants in common in equal shares.
May 2021	Owners lodge development application to Georges River Council to demolish Glenlee and subdivide land into 31 lots. Council refuses application.
August 2021	Council's IHO on 80 Boronia Parade, Lugarno, is gazetted.

3.8 Endnotes

- ¹ 'Aboriginal culture of the Georges River', Georges Riverkeeper <<https://georgesriver.org.au/learn-about-the-river/aboriginal-culture>>.
- ² Williams, Dr Shayne T, 'An indigenous Australian perspective on Cook's arrival,' British Library, viewed 26 October 2021 <<https://www.bl.uk/the-voyages-of-captain-james-cook/articles/an-indigenous-australian-perspective-on-cooks-arrival>>.
- ³ *Endeavour* journal, Vol. 2, 15 August 1769 – 12 July 1771, Joseph Banks, entry dated 23 April 1770, Series 3, ML Safe 1/12-13, p 29.
- ⁴ Anthropology Department, 1936, Archaeological Reconnaissance Aboriginal Site, 1936, Port Hacking and Georges River.
- ⁵ Irish, P 2017, *Hidden in Plain View: The Aboriginal People of Coastal Sydney*, UNSW Press.

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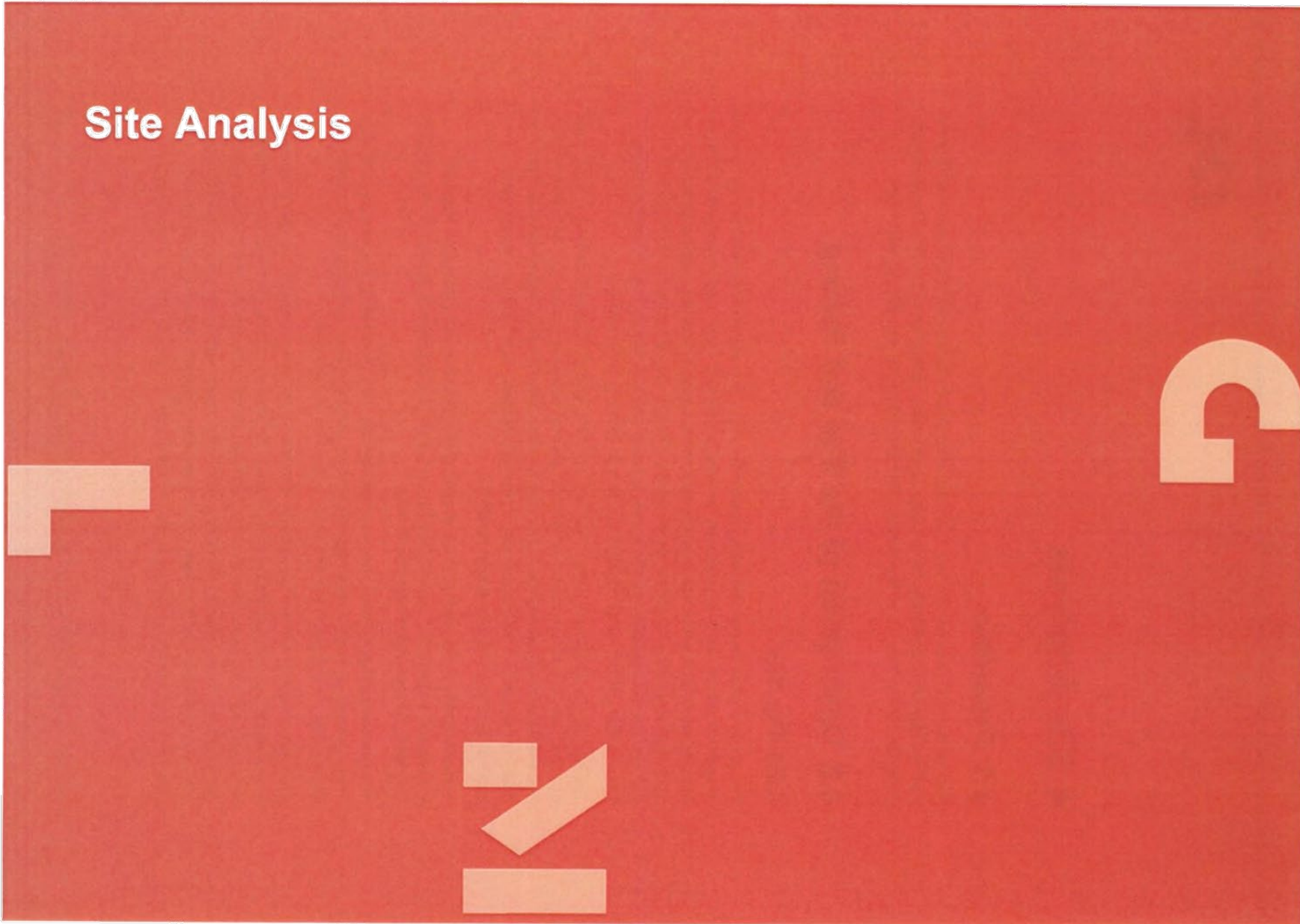
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Site Analysis



4 Site Analysis

4.1 Preamble

This section summarises the key characteristics and components of the site at 80 Boronia Parade relevant to assessing its heritage significance. It has been prepared based on an inspection of the site on 15 November 2021 carried out by the GML project team.

4.2 Description of the Site and Setting

4.2.1 The Site

The site is a large wedge-shaped parcel of land with an area of 2.54 hectares. It contains remnant bushland, an area with tree regrowth, a natural creek line, Aboriginal grinding grooves and a small groundwater hole/well, shell midden material, cultural plantings (including orchards and vegetable gardens), a single-storey cottage ('Glenlee', built c1910), several outbuildings and sheds, a stone pathway to the river, two boatsheds, and a timber jetty extending into the Georges River at Lime Kiln Bay.

The site can be accessed by foot from the northern end of Boronia Parade, through a set of gates that lead to the centre of the site. An alternative approach can be made across the waters of Boggywell Creek, Lime Kiln Bay and Jew Fish Bay, where prior to 1788 the lower shores should have presented a tidal sandy bank, and today a wooden jetty extends over the mangrove tidal mudflats.

Boronia Parade terminates at the entrance of the site. The site also abuts Woodcliff Parade and Bayside Drive on its northern boundary, and Ballanda Avenue on its southern boundary, to the west of Boronia Parade.

The site slopes steeply from the west towards the river frontage at the east. It is divided into a number of distinct precincts, divided by its topography and by a natural water course that runs through the site from southwest to northeast.

The central part of the site is relatively flat and contains an access driveway, a variety of weatherboard and metal roofed outbuildings, an orchard, scattered fruit trees, extensive vegetable gardens and other cultural plantings. Building materials and remnant fences are scattered throughout the precinct. Where the creek passes through this part of the site, it is channelled within block sandstone banks, and traversed by small timber bridges. Where the land falls away to the northeastern part of the site, the creek



becomes steep with waterfalls and pools, and is heavily vegetated. The natural creek line presents a series of parallel Aboriginal grinding groves and a groundwater hole/well, both positioned below a small waterfall and a series of deeper pools. The creek extends to the northern boundary of the site and then across the parkland (the former Heinrich property) that adjoins the property at the north.

The 'Glenlee' house is located at the eastern edge of the flat central precinct, sited on the edge of the flat plateau with the land falling steeply away to the east with expansive views over the Georges River to Oatley Park. A formal stone path leads down to the bottom of the site and the river's edge. A landmark Canary Island Palm marks the line of the pathway. The land at the river frontage is flat, with a stone retaining wall, lawns, and a sandstone sea wall. The site has two extant boatsheds, one with a slipway, a timber jetty extending into the Georges River, and remnants of a boat ramp. Mangroves and Coastal Swamp Oaks (Casuarinas) grow along the foreshore on either side of the boatsheds and extend across the river frontages of properties to the north and south.

The western part of the site is heavily vegetated with a combination of remnant native bushland and tree regrowth, including Sydney Red Gum, Grey Gum, Sydney Peppermint, Red Bloodwood and Blackbutt. There are no structures within this area except beehives. The houses along Illawong Street can be glimpsed through the trees.

The key features of the site are indicated on Figure 4.1 below.

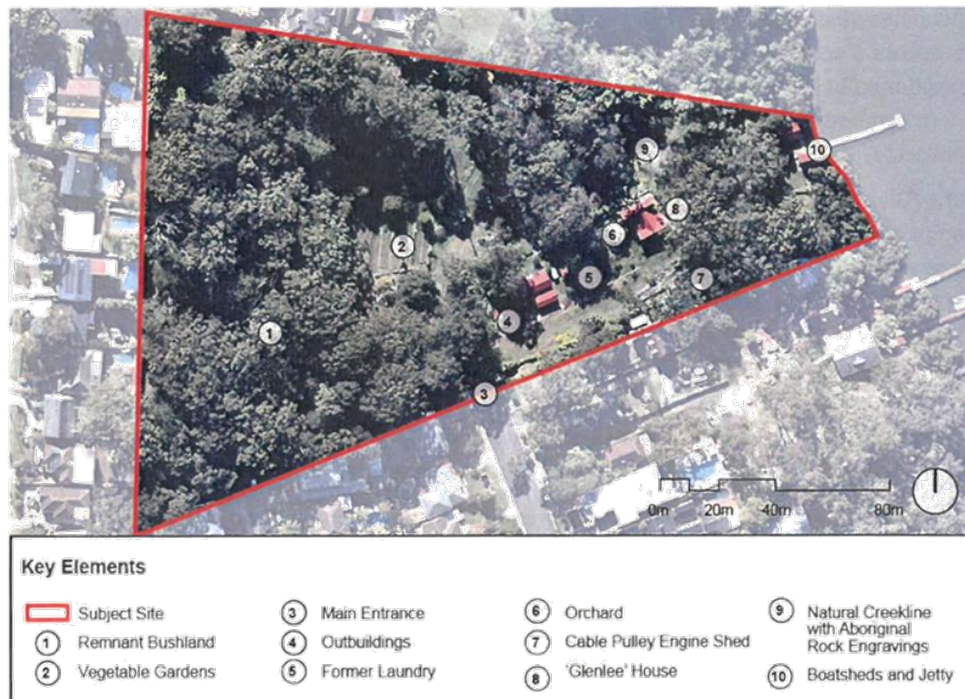


Figure 4.1 Key features of the site. (Source: Nearmap with GML overlay)

4.2.2 Aboriginal Cultural Heritage

The site comprises steep slopes which rise away from the water in the east, ascending a series of sandstone bedrock platforms, through which a creek flows. The lower central portion of the site contains a range of evidence of Aboriginal connections and use of this specific area. The site retains three elements of tangible Aboriginal cultural heritage.

Four Aboriginal grinding grooves have been formed from grinding stone axes on the edge of the flowing creek. A small groundwater hole/well is located above these grinding grooves, on a flatter sandstone bedrock platform, across which water can flow. The steeper slopes overlooking the bay retain evidence of past Aboriginal economic activities through the remains of shellfish, which have formed a band of midden material.

The site is part of the late Holocene Aboriginal riverine cultural landscape. The site and broader landscape have been described by the Metropolitan Local Aboriginal Land Council (Local Aboriginal Land Council) as being culturally significant. The grinding grooves and water bowl adjacent to the creek potentially indicate a women's site. The broader



landscape is significant as a place where Aboriginal people camped in the post-invasion period.

Further detailed site analysis specific to the assessment of the Aboriginal cultural heritage of the site is included within Section 5.5 of this report.

4.2.3 Glenlee House

Glenlee was built by the Matthei family in 1910. The house is a single-storey weatherboard and brick cottage, built on a block sandstone base. It has a hipped and gabled metal roof with decorative gable ends and front and back verandahs. The house sits on the edge of the relatively flat plateau that forms the centre of the site, with the land falling steeply away towards the Georges River at the rear. The house was likely to have been deliberately sited at this location to provide panoramic views to the river and direct access both to the oyster beds at the waterfront and the gardens and orchards in the central part of the site.

The main entrance to the house is via a covered front verandah. Two sets of original doors remain, providing access to the main living wing, which extends north-south. The front verandah also provides access to the original northern bedroom wing, and later southern service wing. The front porch is accessed by a sandstone path through the orchards.

The living areas have access to a second verandah at the rear, which provides expansive views of the river. The verandah originally wrapped around the small southern service wing but has now been enclosed. Sandstone steps leading to a stone path provide access to the river below.

Originally, the building comprised the main living wing, northern bedroom wing and a small service wing. The house was built with three bedrooms, all on the northern side, which remain today. All three bedrooms have pressed metal ceilings.

In about the 1950s, the house was altered to provide better amenity for the family. The southern part of the rear verandah was enclosed in brick and a larger southern wing was added to include a new kitchen and laundry. The form of the roof was altered to accommodate the larger southern wing. During this time, the original windows on the eastern elevation were replaced with larger windows to take advantage of the panoramic views of the river. The verandahs were tiled and new balustrades fitted.

Internally the house is highly intact and includes fabric from both 1910 and the 1950s. The original front and rear doors, with coloured glazing and fanlights, remain. The original layout is well understood, despite the enclosure of part of the original verandah to create the southern wing in the 1950s. One original chimney remains. A second

chimney flue was added later. The 1950s timber kitchen joinery and fixtures, including a breakfast bar with matching stools, remain intact.

4.2.4 Boatsheds and Other Buildings on the Site

There are two boatsheds located at the bottom of the site, at the river's edge. The northern boatshed is a single-storey weatherboard building with a block sandstone base and a hipped and gabled red metal roof. Two timber doors provide boat access. There are two rails for a slipway attached to concrete piers in the water in front of the boatshed.

The southern boatshed is larger and adjoins the jetty. Both were built by 1930. The building is also clad in weatherboard and has a hipped and gabled red metal roof. The southern boatshed is a single-storey structure and extends into the river on sandstone blocks and timber piers, which have been repaired and partially replaced or encased in concrete. An undercroft area provides storage for two boats directly on the water.

The jetty adjoins the southern boatshed and leads to a pontoon and two posts submerged in the river. Part of the jetty is supported by a sandstone base, while the end of the jetty and the pontoon are supported by timber piers. A concrete slab has been poured over the sandstone base to create a footpath. Some of the timber piers have failed and are now sunken. The timber boards along the jetty have been covered in timber sheeting to provide more stability. A timber handrail extends along the jetty and pontoon.

There are 11 outbuildings or sheds on the site. To the south of Glenlee house is a small shed that contained the engine for a pulley system that brought the bags of oysters upslope from the river to the top of the site. Bags of oysters were placed on a steel cart that ran on tracks, operated by a pulley system with an engine within the small weatherboard shed.

To the west of Glenlee house is a small cottage that was the former Mattei family laundry. Prior to being converted to a laundry, it was a residential cottage. The building is a small rectangular weatherboard cottage with gable ends and metal roof. It has its original timber windows and doors.

The two largest outbuildings are garage and storage sheds, located near the entrance to the site. The smaller of the two is a single-storey fibrous cement sheet building, painted pink with a hipped and gabled red metal roof and a sandstone block base. A metal lean-to addition has been built against the northern elevation. The larger single-storey building has a long rectangular form and a hipped and gabled red metal roof. It is built on brick piers. The western and eastern elevations of both sheds have double doors. It is understood that these two sheds were built in the 1950s.



There are several other sheds on the site, including a metal shed (the former Matthei family milking shed) storing a ride-on mower, one small timber shed with a sandstone block base and red metal roof, three metal sheds that were likely used for holding animals, and an animal pen with two timber outbuildings, one of which is dilapidated and contains machinery.

4.2.5 Native and Cultural Plantings

The site contains a combination of remnant native bushland and tree regrowth including Sydney Red Gum, Grey Gum, Sydney Peppermint, Red Bloodwood and Blackbutt. Aerial photographs indicate that the bushland in the eastern part of the site was left intact by the Matthei family, and the central part of the site was cleared for growing vegetables and keeping animals. The area of native bushland has increased in recent decades through self-seeding.

The cultural plantings on the site include Monterey Palms and a Canary Island Palm. The Canary Island Palm is located at the bottom of the site, near the boatsheds and jetty. Another Canary Island Palm is located on the adjacent former Heinrich property (now heritage listed), near the location of the previous jetty on that site.

An orchard, vegetable gardens and fruit trees have existed on the site since they were developed by the Matthei family in 1912. The orchard on site is divided into two sections enclosed in low sandstone retaining walls. Many mature fruit trees remain, producing a variety of citrus, apples and stone fruits. Additional fruit trees are scattered throughout the central core of the site, perhaps for aesthetic reasons.

There are vegetable gardens in two locations; one is directly adjacent to the house and the larger garden beds are in the central area of the site. It is likely that the gardens close to the house provided the family with the majority of their own produce. The larger gardens were established in the 1960s and may have been for commercial use, as twins William and Alan Matthei were known to sell their vegetables at the local school on weekends. The vegetable garden and orchard are currently being maintained by a caretaker.

4.2.6 Setting

The immediate setting of the site comprises the Georges River, Oatley Park on the opposite side of Georges River, Heinrich Reserve and residential development along Boronia Parade, Ballanda Avenue and Woodcliff Parade. The wider setting of the site includes the Lugarno area and Georges River.

4.2.7 Key Views

There are several key views to the site from Oatley Park and Lime Kiln Bay Point. The views from this area are elevated above the river and provide a panoramic view of the western side of Georges River, encompassing the entire site. However, views of Glenlee house from this location are partially obscured by trees on the site. Boats travelling on the river would have views to the site and to Glenlee house specifically.

The key views from the site include the view to the river from Glenlee house, the stone path and the jetty. The jetty offers a panoramic view of the river, neighbouring sites, Lime Kiln Bay and Oatley Park. Various locations within the site provide views of the river and Oatley Park at different heights.

There are also views of the site from Boronia Parade. Boronia Parade terminates at the entrance of the site and is readily visible. Views of the site from Boronia Parade would include the front gate and remnant bushland behind. Some views of the outbuildings and Glenlee house are available from Boronia Parade, but are partially obscured by trees, vegetation and the orchard.

Woodcliff Parade, Ballanda Avenue and the northwestern end of Boronia Parade also terminate at the site. Views from these streets include remnant bushland.

4.2.8 Integrity

The site at 80 Boronia Street is a highly intact historic cultural landscape with intact natural and cultural elements. It has been occupied by a single family since 1906, and has seen little change since the addition of some sheds and changes to the house in the 1950s. Parts of the site, including the remnant forest and the northern part of the natural creek line, are unchanged by human occupation of the site.

Glenlee house is highly intact, with little change since the 1950s. The house retains fabric from 1910, including the original main wing and the northern wing clad in weatherboard, and the original front and rear doors with coloured glazing and fanlights. One brick chimney remains above the original northern wing. The 1950s fabric, including the kitchen joinery and breakfast bar with stools, the laundry and the southern wing, remain intact. The building's historical sightlines to the river are also retained, as is infrastructure and outbuildings associated with the use of the river, vegetable gardens and orchards.

The two boatsheds and jetty are highly intact but are in a poor condition. The timber piers and boards of the jetty are deteriorated, and repairs are evident to the jetty and both boatsheds. The clarity of their form and the interpretability of their use is unaffected by their condition. These structures show little modification and provide ready evidence



of the means and use of the river by the Matthei family over the twentieth century, retaining their association with the activities and processes which once occurred at the site.

Several of the outbuildings are also intact, particularly the laundry to the west of the main house, the two large garage/storage sheds added in the 1950s, and the cable-pulley engine shed. All of these buildings retain their original form and fabric, but require some repair and maintenance. The cable-pulley engine shed is also intact, but the timber is in poor condition and the pulley system has been removed. This shed is direct evidence of commercial oyster harvesting at the site, though its former function is not readily apparent. The other outbuildings, including the animal buildings, are in poor condition.

The orchards, fruit trees, vegetable gardens, cultural plantings and stone paths and retaining walls remain in their historic location and largely intact. The orchard and vegetable gardens were still being maintained at the time of writing this report. Additional cultural plantings near the foreshore date from the twentieth century and provide evidence of the beautification undertaken by the Matthei family. These include the landmark Canary Island Palm by the stone path and the surrounding Monterey Palms.

The bushland and natural creek line are also highly intact. The bushland has started to expand, through self-seeding, into areas of the site that were previously cleared.

4.3 Site Photographs

The following photographs were taken by GML consultants on 15 November 2021.

4.3.1 General Site Photographs



Figure 4.2 The site, as viewed from Boronia Parade.



Figure 4.3 The gravel driveway leading to Boronia Parade and the grassed area near the entrance of the site.



Figure 4.4 The view of the site upon entry from Boronia Parade.



Figure 4.5 The orchard and vegetable garden, with Glenlee house behind.



Figure 4.6 The highest point of the site, near Glenlee house, looking down towards Georges River and the boatsheds.



Figure 4.7 The stone path and stairs on the site.



Figure 4.8 The trees, natural vegetation and waterfall at the site.



Figure 4.9 The bottom of the site near Georges River, showing the stone path and the Canary Island Palm.

4.3.2 Views



Figure 4.10 View of the site (at right) and surrounds from Oatley Park, on the opposite side of the river.

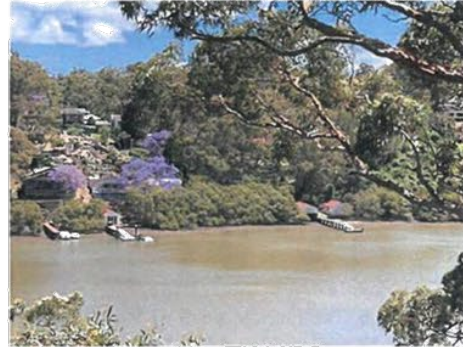


Figure 4.11 View of the site (at right) from Oatley Park, showing two boatsheds, the jetty and Glenlee behind the trees.



Figure 4.12 View of the site from the jetty on Georges River.



Figure 4.13 View to Georges River from the site.



Figure 4.14 View from the site to Lime Kiln Head.



Figure 4.15 View from the site to Lime Kiln Bay.



Figure 4.16 Panorama view from the jetty to Georges River, Lime Kiln Bay and Oatley Park.

4.3.3 Glenlee House and Interior



Figure 4.17 The original front verandah and 1950s southern addition, as viewed from the west.



Figure 4.18 The original front verandah and original northern weatherboard wing.

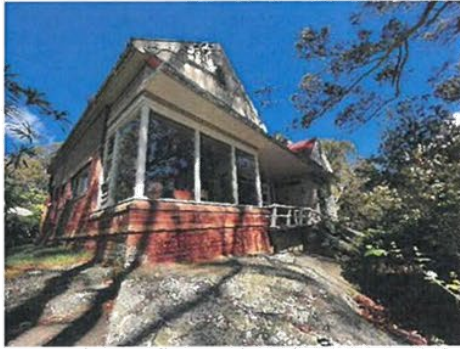


Figure 4.19 The 1950s southern addition, viewed from the east.



Figure 4.20 The southern elevation of Glenlee house.



Figure 4.21 The original northern weatherboard wing and brick chimney.

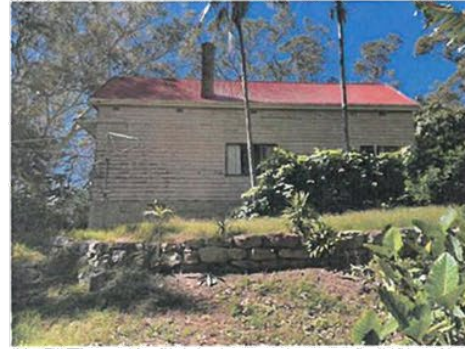


Figure 4.22 The northern elevation of Glenlee house.

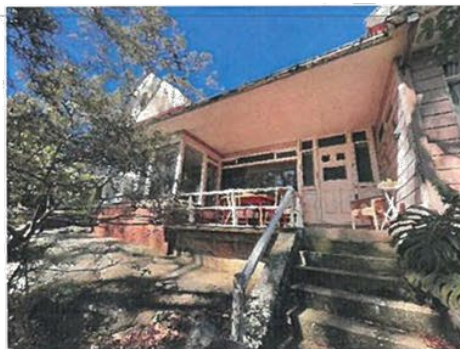


Figure 4.23 The rear verandah and stone steps.

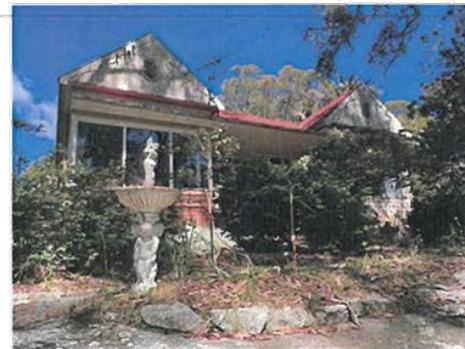


Figure 4.24 A view of the rear façade.



Figure 4.25 The western verandah, showing the main entrance to the building.



Figure 4.26 The living room, showing the rear original door and fanlight.



Figure 4.27 The rear original door and fanlight and new windows with views to the Georges River. The rear verandah can be seen through the window.



Figure 4.28 The living room, showing the new fireplace with flue, and kitchen behind. A rectangular opening to the kitchen is seen behind the chimney flue.

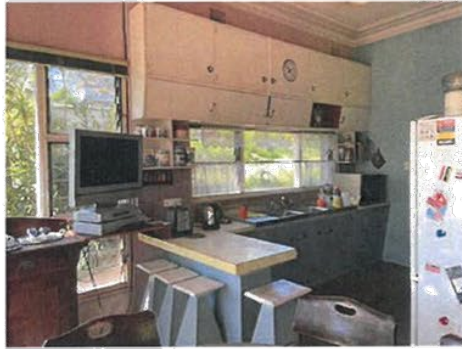


Figure 4.29 The 1950s kitchen, including the original joinery, breakfast bar and stools.



Figure 4.30 A view of the dining area adjacent to the rear verandah and new rear window.



Figure 4.31 A bedroom with a fireplace.



Figure 4.32 The bedroom, showing new windows and an opening in the original southern wall.



Figure 4.33 Pressed metal ceiling treatment in all three bedrooms.



Figure 4.34 The front verandah, showing two doors to the bedrooms.



Figure 4.35 The second bedroom.



Figure 4.36 The third bedroom.

4.3.4 Outbuildings



Figure 4.37 The garages, as viewed from the west.



Figure 4.38 The garages, as viewed from the east.



Figure 4.39 The former laundry, which was previously a small cottage, as viewed from the south.



Figure 4.40 The laundry, as viewed from the north. It is now used as a storage shed.



Figure 4.41 Cable-pulley engine shed.

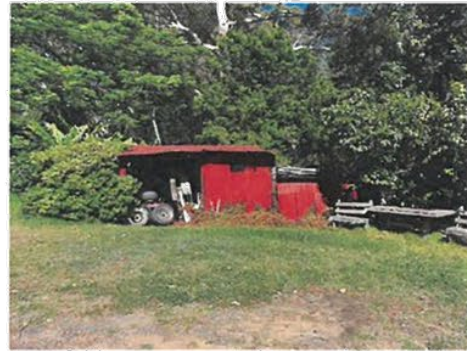


Figure 4.42 The former milking shed.

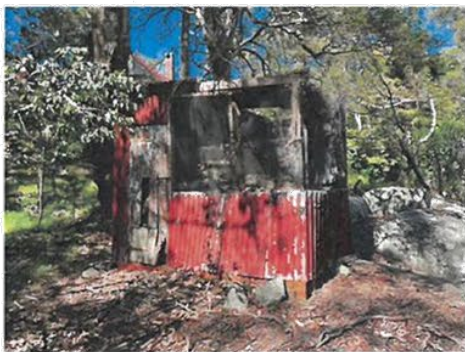


Figure 4.43 Red metal shed with chicken wire covering openings.



Figure 4.44 A timber outbuilding.



Figure 4.45 An outbuilding, likely used as a chicken coop.

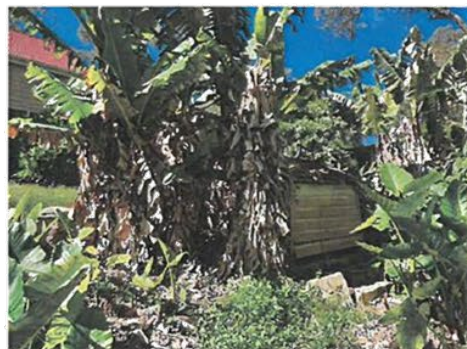


Figure 4.46 A small weatherboard shed.

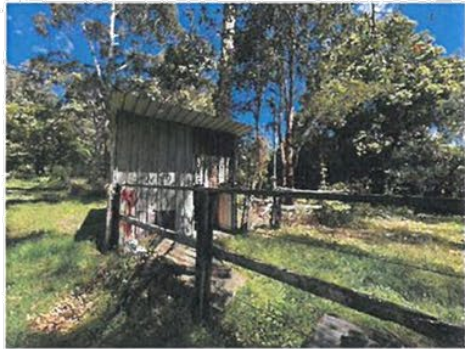


Figure 4.47 A timber outbuilding with metal roof, located within the animal pen made of timber and wire.



Figure 4.48 A dilapidated outbuilding, located within the animal pen. Machinery is located inside.

4.3.5 Boatsheds and Jetty



Figure 4.49 The two boatsheds, as viewed from the original stone path.



Figure 4.50 The jetty, adjoining the southern boatshed.



Figure 4.51 The southern boatshed, as viewed from the jetty.



Figure 4.52 The southern boatshed, as viewed from the rear.



Figure 4.53 The northern boatshed, as viewed from the jetty.



Figure 4.54 The northern boatshed, as viewed from the rear.

4.3.6 Orchard, Vegetable Gardens and Cultural Plantings



Figure 4.55 The orchard, with Glenlee house behind.



Figure 4.56 The orchard, showing sandstone block retaining wall and fruit trees.

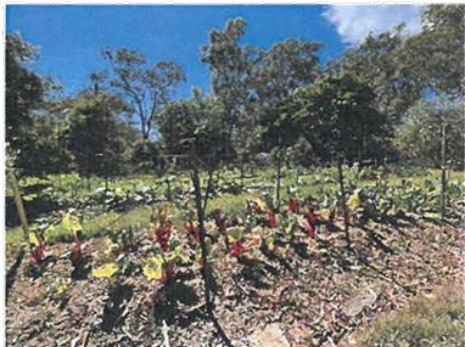


Figure 4.57 Large vegetable gardens in the central part of the site.



Figure 4.58 Fruit trees in the orchard at the front of Glenlee house.





Figure 4.59 The edge of the orchard, showing the sandstone block retaining wall.



Figure 4.60 Another view of the vegetable gardens in the central part of the site.



Figure 4.61 One of the vegetable gardens on the site.



Figure 4.62 Fruit trees near the laundry.



Figure 4.63 Canary Island Palm tree at the bottom of the site, near the boatsheds and jetty.



Figure 4.64 Canary Island Palm on the bank to the southeast of Glenlee House.



4.3.7 Natural Creek Line



Figure 4.65 The creek line, with sandstone blocks along the banks located near Glenlee house.



Figure 4.66 The waterfall on the site.



Figure 4.67 The waterfall, as viewed from above.



Figure 4.68 Natural rock along the creek line.



Figure 4.69 The water bowl above the waterfall.



Figure 4.70 The grinding grooves near the waterfall.

4.3.8 Remnant Native Forest

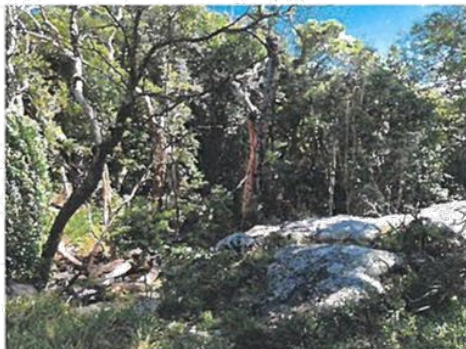


Figure 4.71 Native forest on the site, near the creek line.

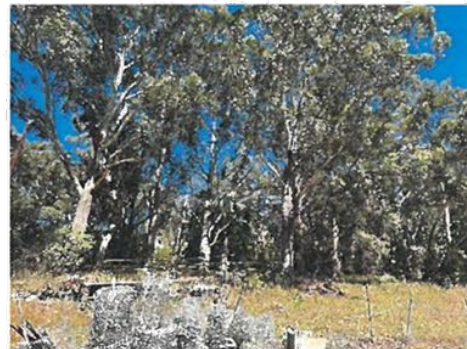


Figure 4.72 Remnant Blackbutt forest at the west of the site.



Figure 4.73 The native trees, near the stone path below the house.



Figure 4.74 The native forest, showing a beehive at the top of a tree trunk.

Aboriginal Cultural Heritage

5 Aboriginal Cultural Heritage

5.1 Preamble

Aboriginal and Torres Strait Islander people are the Custodians of the oldest continuous culture on earth, from 65,000 years ago to the present day. The significance of this heritage transcends Australia's state and Commonwealth boundaries that we see today and tells an important story for all people, everywhere.

Aboriginal or First Nations heritage is diverse, rich and enduring, extending from the deep past to the present. The natural and cultural environment is interwoven in First Nations heritage, creating an interdependent relationship between land and people, which is sustained by cultural knowledge. It incorporates intangible heritage, such as Dreaming stories, Song Lines, oral traditions, ceremonies, and social practices; and tangible heritage, such as stone tools, bone, woven and wooden implements, shell middens, culturally modified trees, rock art sites, ceremonial places and fringe camps. Many of these items combine both tangible and intangible values through a complex web of interconnection.

In preparing this report, we have sought to provide a robust review of the local Aboriginal cultural heritage context, and to present that context within the framework of the NSW heritage assessment criteria, under the NSW Heritage Act. More frequently, Aboriginal heritage is assessed under the *National Parks and Wildlife Act 1974* (NPW Act), and in line with the document *Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW (2011)*.¹ However, several places in NSW with Aboriginal heritage value are included on the NSW State Heritage Register (SHR), and this assessment sought to understand how this place was viewed in terms of the NSW Heritage Act. The values identified are transferable to an assessment under the NPW Act, principally because both Acts align their values against the *Australia ICOMOS Burra Charter (2013)* (the Burra Charter)² Article 1.2, which states that 'Cultural Significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations'.

In undertaking this assessment, we have only considered the first step of the Burra Charter—understanding process. We have not developed policy or recommendations for the management of that value. These aspects were outside our brief.

This assessment has sought to align its descriptions with the following Burra Charter definitions.



Article 1.1—Place

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.³

'Place' includes locations that embody spiritual value (such as Dreaming places, sacred landscapes, and stone arrangements), social and historical value (such as massacre sites), as well as scientific value (such as archaeological sites). In fact, one place may be all of these things or may embody all of these values at the same time.⁴

Article 1.2—Cultural Significance

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.⁵

Article 1.16—Meanings

Meanings denote what a place signifies, indicates, evokes or expresses to people.⁶

Article 8—Setting

Conservation requires the retention of an appropriate setting. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the cultural significance of the place.⁷

Places of significance to Indigenous people require a holistic approach to 'setting'. 'Setting' may encompass the broadest of experiential factors including a sense of 'intrusion' occasioned when people of the 'wrong' gender, age or level of initiation trespass on defined areas, as well as auditory and visual intrusion.

For some Indigenous peoples, nature and culture are indivisible. The social significance and spiritual significance of a place for Indigenous people may be wholly or partly dependent on the natural environment that the place forms a part of, including aspects such as biodiversity, and totemic and resource species.⁸

Australia ICOMOS Practice Note—Intangible Cultural Heritage and Place

Means the diversity of cultural practices created by communities and groups of people over time and recognised as part of their heritage.

In addition, there are a number of key best practice principles and framings which support discussions of First Nations culture and heritage in this report.

Indigenous knowledge, or intangible cultural heritage, comes in many forms and is linked to philosophical and legal traditions, language and education, stories, song and ceremony, and much of this intangible heritage relates to place. Therefore, as heritage practitioners, we cannot understand the meaning of any place through observation of material culture or archaeology alone—we must talk to people. Equally, First Nations

heritage places should be understood broadly, beyond the isolated sites represented on maps, by embracing concepts of Country and cultural landscape approaches.

In engaging with First Nations people on this project, we recognise and respect the rights they have, and want to have, to protect their traditional knowledge and/or cultural heritage as Indigenous cultural and intellectual property (ICIP)⁹. The idea of ICIP is based on the principle of self-determination. In relation to this project, ICIP includes:

- the right to protect traditional knowledge and sacred cultural material;
- the right to ensure that traditional laws and customary obligations are respected, particularly when money is made from ICIP;
- the right to full and proper attribution or naming of the community connected with the ICIP;
- the right to prevent insulting, offensive and misleading uses of ICIP in all media; and
- the right to control the recording of cultural customs and expressions, and language which may be essential to cultural identity, knowledge, skill and teaching about Indigenous culture.

To facilitate a deeper understanding of First Nations heritage and culture, a cultural landscape approach can be employed that engages in concepts of Country and associated cultural practices extending beyond archaeological or heritage 'sites'. The holistic approach integrates natural and cultural heritage by emphasising the landscape scale of history and the connectivity between people, places and heritage items, 'it recognises that the current landscape is the product of long-term and complex interrelationships between people and the environment'.¹⁰

Country is the term often used by First Nations peoples for describing the waterways, lands and seas to which they are connected. The term contains complex ideas about place, law, custom, language, cultural practice, spiritual belief, material sustenance, family and identity. Engaging with First Nations peoples requires an understanding of the meaning of Country—the unique relationship people have to the land, waterways and sea, and their ownership and stewardship of Country.

In the NSW Government Architect's Draft Connecting with Country framework, Country is described as:

living, constantly changing, and evolving. Many ecosystems exist across different realms of Country including both living and non-living elements. Country has purpose, operating at multiple scales from the cosmic to the molecular and everything in between.¹¹

As Dr Daniele Hromek (Budawang/Yuin) notes:

Country soars high into the atmosphere, deep into the planet crust and far into the oceans. Country incorporates both the tangible and intangible, for instance, all the



knowledges and cultural practices associated with land. People are part of Country, and their/our identity is derived in a large way in relation to Country. Their/our belonging, nurturing and reciprocal relationships come through our connection to Country. In this way Country is key to our health and wellbeing. So caring for Country is not only caring for our land, it is caring for themselves/ourselves.¹²

The ongoing impacts of colonisation have had a devastating impact on First Nations people and their connections to Country, disrupting cultural landscapes, people and cultural practices. However, Dillon Kombumerri (Yugembir/Goori) notes that any 'large gaps in memory can be restitched if dormant Country can be reactivated'.¹³

To develop and prepare this assessment of Aboriginal cultural values we have:

- reviewed background documents relevant to the immediate subject site;
- engaged with the MLALC and sought a written report from them;
- undertaken an inspection of 80 Boronia Parade with a representative from MLALC; and
- visited the publicly accessible Lime Kiln Head, directly across the site, and Boggyswell Creek, to understand and discuss the local heritage context.

Our assessment is based on these understandings and framed using the best practice principles and approaches outlined above. We have drawn on our and the MLALC's experience and knowledge of the wider Sydney Harbour and Georges River heritage.

There are a number of historic sites located within the vicinity of 80 Boronia Parade discussed in the previous chapter and this chapter, illustrated on the map below (Figure 5.1). One of these is Kamay Botany Bay, the site of colonial contact in 1770.



Figure 5.1 Locations and places discussed in this section. (Source: GML with Nearmap basemap)

5.2 Environmental Setting

This section provides environmental and contextual information which underpins our understanding of Aboriginal site locations in and around the subject site. Interactions between people and their surroundings are of integral importance in both the initial formation and the subsequent preservation of the archaeological record. The nature and availability of resources, including water, flora and fauna, and suitable raw materials had—and continues to have—a significant influence over the way in which people use the landscape. Changes and alterations to the natural environment also impact upon the preservation and integrity of cultural materials that may have been deposited, whilst current vegetation and erosional regimes affect the visibility and detectability of Aboriginal sites and objects. For these reasons, we consider the environmental context in detail. Figure 5.2 provides an overview of the environmental aspects associated with the subject site.

The site is located at the northern end of the expansive geological feature known as the Woronora Plateau, which is positioned in the south of the Sydney Basin. The plateau's surface geology predominantly comprises Hawkesbury Sandstone and has some inclusions of the Wianamatta group shales, both of which were formed in the Triassic period. Underlying this is the Narrabeen Group. The geology of the Sydney Basin has



remained consistently horizontal as it was deposited at a time of relatively stable tectonic activity.¹⁴

The subject site contains two abutting and distinct soil landscapes, which relate to the underlying geology of the area: Lucas Heights (across the western two thirds, the upslope part of the site), and Hawkesbury on the lower slopes abutting the water.

Lucas Heights (lh) is a residual soil landscape. The general description for Lucas Heights is across landforms with relief to 50m and slopes of <10%. It is characterised by gently undulating crests and ridges on plateau surfaces of the Mittagong Formation. This soil landscape generally consists of up to 30cm of loose, dark brown to yellowish brown sandy loam (A₁ horizon) and 10–30cm of bleached, stony, hard-setting sandy loam (A₂ horizon), which overlies earthy, yellowish brown sandy clay loam (B horizon). Low eucalyptus open forests and low eucalyptus woodlands are the often major vegetation covers in the Lucas Heights soil landscape.

Hawkesbury (ha) is a colluvial soil landscape. It is often on rugged, rolling to very steep hills on Hawkesbury Sandstone. The local relief varies drastically between 0m and 20m and has slopes of >25%. Rocky outcrops of >50% form benches, scrapes and boulders through the narrow crests and ridges, narrow incised valleys and steep side slopes. Extreme soil erosion is common. The dominant soil materials are up to 30cm of loose, coarse quartz sand (A₁ horizon), up to 50cm of earthy yellowish brown sandy clay loam (A₂ horizon) overlying a pale, strongly pedal light clay (B horizon). The Hawkesbury soil landscape can be a diverse environment, allowing for the growth of dry sclerophyll, wet sclerophyll and rainforest within various landforms.

Landforms around and including the site are dominated by the wide Georges River, which has multiple first and secondary tributary creeks. The landscape comprises broad higher ridges which traverse the steep, narrow and frequently near cliff-lined sandstone landforms which rise steeply from the river.

The local relief of the site is 30m and the slope is <10%, resulting in an erosional landscape pattern of low undulating hills. Sheet, rill and minor wind erosion is present in the wider area, creating a relatively uniform surface with some small channels. Gullies may occur in areas with no vegetation.

The Georges River is a major freshwater catchment, with a source deep on the Woronora Plateau far to the south. The river has many hidden bays such as Jew Fish Bay and Lime Kiln Bay, and large creeks such as Boggywell Creek. The site contains a relatively deeply incised (flowing) creek, which drains upslope landforms from Lime Kiln Road. This is a relatively large catchment for a small creek. The creek has apparently been channelled and piped from inside the subject site to farther upslope (outside the site boundaries), altering its course and flow. Where present within the site it can be described as a chain

of deeper water pools, situated within the steep sandstone bedrock, with small waterfalls, and an incised rough channel. Overbank flooding is evident in places, with leaf detritus present on the elevated banks abutting the creek.

The environmental setting of the site in 2021 has changed from that in 1788, which again would have been considerably different from earlier in the Holocene.¹⁵ A brief description of these environments is provided for context.

- 2021 environment—water levels on the river are constrained by constructed stone banking, which generally prevents overbank flooding caused by rising waters. The shores of the river are choked with mudflats and mangroves, which are a recent ecological addition.
- 1,500 years ago to 1788 environment—water levels would have approximated those in 2021, albeit without constraint. This meant that low-lying rock platforms and terraces at the water's edge regularly inundated. The margins of the river were sandy or 'open salt marsh',¹⁶ without mangrove mud. This environment allowed dense shell beds to grow along and around the foreshores of the river.
- 1,500 to 7,000 years ago—water levels were up to 2m higher, which meant all low-lying locations on the river's edge were permanently underwater. This would have entirely submerged the lower eastern landforms of the subject site where the boatsheds now stand.¹⁷ The elevated sandstone platforms (with middens) would have been above the water, looking down onto the water. The temperature over this period was colder than today, and there was less precipitation.

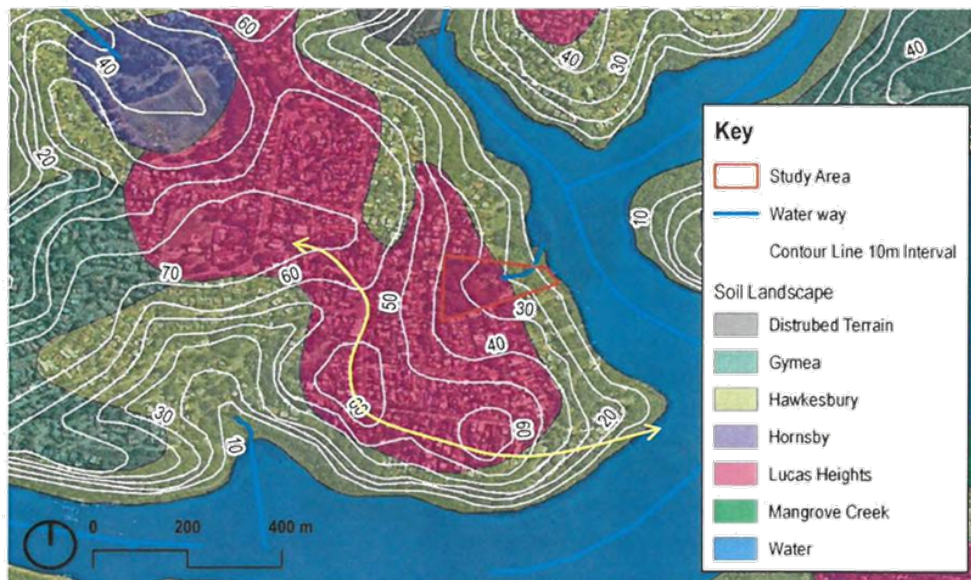


Figure 5.2 Summary of soil landscapes, contour lines and water sources near the site. A possible route of ascent from Gertrude Point to the top of the hill in Lugarno is marked (the yellow arrow). (Source: NSW Department of Primary Industries data and SIX Maps)

The presence of the creek line (as a fresh source of water) could have been an important factor in the environmental context of the study area during the middle to late Holocene. The slopes from the river meant that access to the water would have required a scrambled descent, but the elevated sandstone platforms above the water's edge (throughout the Holocene) would have been suitable for Aboriginal occupation activities. Only in the late Holocene would dry access have been possible to the river, when a sandy margin may have formed in the area that now comprises mudflats and the boat sheds.

We note these comparable landforms are found along the western shoreline of Boggywell Creek. Examination of contour lines suggests further creeks may also exist 300m north and 300m south on either side of the site.

5.3 Aboriginal Heritage Information Management System Records

The Heritage NSW AHIMS database is a statutory list (under the NPW Act) of registered Aboriginal sites. The list should be considered a starting point for reviewing the background context of Aboriginal sites. AHIMS can contain errors, and recorded

Aboriginal sites may include multiple features under the single registration. In order to gain greater levels of detail from an AHIMS search, it is necessary to review and represent the data considering the locations and items recorded.

A search of AHIMS was undertaken on 14 October 2021. The search covered a zone from Lat/Long -34.0, 151.02 to -33.97, 151.08, with the aim of understanding Aboriginal site registrations along the Georges River for several kilometres east and west of the site. The results of the search are provided in Table 5.1 and shown in Figure 5.3 and Figure 5.4. A total of 106 Aboriginal sites have been registered inside this search area, including four within the site (noting that a fifth has an error in its AHIMS location and should be inside the site). The AHIMS data supplied included records of 98 'sites', two of which were 'test' sites (annotated as deleted), and one site was restricted—we have confirmed the restricted site is **not** within the site. The record of the 95 sites includes multiple site features ie some sites have several attributes (eg shell and artefacts). We have reviewed and compiled this data to present a comprehensive overview of site features inside the search area with a focus on physical evidence arising from Aboriginal use. Ten potential archaeological deposits (PADs) were registered (some in combination with other features) and have been excluded from our assessment because they are not actual evidence of Aboriginal occupation. 'Habitation structures' are not included in this assessment either, because these refer to rock shelters without other evidence for Aboriginal use—this landscape can be considered to hold hundreds of similar shelters.

Table 5.1 Results of the AHIMS search.

Site Features	Frequency	Percentage	Common Landform Context
Shell midden	40	31%	
Art (pigmented or engraved)	38	30%	
Stone artefacts	39	31%	
Grinding grooves	6	5%	
Animal bone	1	1%	
Resources and gathering	1	1%	
Burial	1	1%	
Water hole	1	1%	
Total	127		

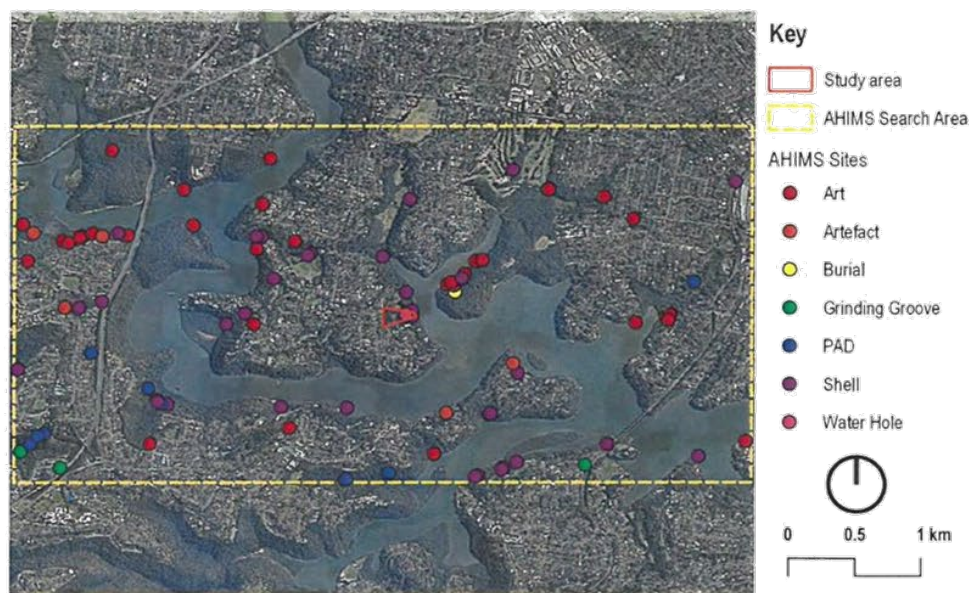


Figure 5.3 The AHIMS search results. (Sources: Heritage NSW AHIMS and Nearmap with GML overlay)



Figure 5.4 Details AHIMS search showing the five Aboriginal sites recorded in association with the subject site. (Sources: Heritage NSW AHIMS and Nearmap with GML overlay)

5.3.1 Consideration of the AHIMS Records

The reviewed and sorted AHIMS record presents a total of 127 Aboriginal heritage 'features' or associations at 90 individual locations. Some of these locations should be considered larger than the locus of registration, ie midden sites may extend along landforms. The most common combination of features were shell middens with lithic artefacts, followed by art sites with expressions of shell and artefacts. Given the landscape context, this outcome was expected.

The location of most recorded Aboriginal sites is within 50m of the river's modern-day estuary. In general such sites are steep sloping landforms rising from the river (generally around 8m Australian Height Datum [AHD]) to mid-slope (at 30m AHD). A few locations which retain intact remnant vegetation have Aboriginal sites located on the raised elevated flatter landforms (AHD 30–50m). Some Aboriginal site types appear in clusters, notably art sites which frequently have multiple recordings in adjacent rock shelters. Clusters of art sites generally have been recorded along 'straight' sections of shoreline or on the inland expressions of waterways draining into the river. Few art sites are positioned on the headlands—places with views along multiple sections of the river.

Shell midden material is most commonly found in close proximity to the water's edge, between 8m and 20m AHD. Midden material occurs across the whole search area, attesting to the dominance of shellfish in the late Holocene Aboriginal diet, the locations of consumption and discard. It is possible that midden material would have been present along most of the foreshore of the Georges River, especially where shallow sandy banks or shelves of bedrock occurred. Promontories such as 'Lime Kiln Head', directly across the water from the site, attest to the early British industry of lime burning of Aboriginal shell midden material (where the deep, dense shell middens were excavated and the shell burnt to make building lime).

There are six separate grinding groove sites recorded in the search area. Grinding groove sites are a prominent feature higher up in the Georges River catchment, and across the Woronora Plateau. Detailed studies of Aboriginal sites across the Holsworthy Military Area (HMA), undertaken by GML in 2021,¹⁸ and four water catchments on the Woronora Plateau, undertaken by Dibden for her PhD in 2011,¹⁹ present a robust regional context of both art sites and grinding grooves.

Grinding groove sites are commonly identified as locations where ground-edge stone hatchet heads have been sharpened and reshaped—items which are identified as having symbolic and social value and which were traded/moved over great distances.²⁰ Ground-edge axes are thought to have become common tools over the later Holocene from 3,500 years ago, with an increase in their use occurring in the last 2,000 years.²¹ This places a



temporal caveat on the formation of most grinding groove sites. Given the connection with sharpening axes, it is considered that grinding groove sites may have specific cultural meaning, and the location selected for grinding was not accidental. Hatchets frequently feature in Sydney's rock art with pigmented, engraved and stencilled forms, suggesting the importance of the item within sociocultural frameworks.

Our analysis of all recorded grinding groove sites on the Woronora Plateau (for the Holsworthy Barracks Heritage Management Plan) assessed a total of 300 records. A pattern of grinding grooves was noted by water catchment, with 118 sites (of 300) being recorded inside the HMA; the density of sites fell with progression farther south across the Woronora Plateau. Dibden identified that most (84%) grinding groove sites are positioned on upper slopes, and 80% are located on the main thoroughfares.²² A strong association exists with first and second order creeks, and GML noted that all smaller sites (with >10 grinding grooves) are located in this landscape position.

These outcomes provide a context for the six grinding groove sites identified through the AHIMS search. These appear to be located above the water's edge on smaller creek systems. It is suggested these sites represent a continuation of patterning observed across the Woronora Plateau, through the upper reaches of the Georges River.

The final site type to be considered is the 'burial', located on Lime Kiln Head, across the water from the site. The burial was recorded in a shelter site. This type of site is not commonly registered and recorded in this region. Few records exist relating to Aboriginal burials in the Georges River catchment, and for this report reference is drawn from archaeological works undertaken at Hungry Point Reserve, located 13km southeast on a headland of the Hacking River. (We note the 1936 work by the Australian Museum which focused on these two river systems. Further comment on this work is provided in Section 5.3.4.)

Work on the Hungry Point Reserve is reported in AMBS 2015,²³ and is relevant because of the similar landscape context, range of heritage identified, and number of archaeological studies over the last 35 years. Archaeological work commenced in 1977 (by Haglund), and identified 'grinding grooves and an Aboriginal burial ... along the eastern foreshore. Midden material was recovered between depths of 20 and 40cm below the surface'. In 1987 Brayshaw 'identified one engraving site ... on rocky cliff at eastern end of the headland as well as two shelters with PAD partway down the rocky slope of the headland.' Archaeological excavations were undertaken in 2006 (by Therin) and 2007 (by AMBS) recovering (in 2006) seven lithics and 7.2kg of 'Triton, Small Turban, Sydney Cockle and Rock Oyster and 18g of fish bone ... from thirteen 30x30cm test pits'; and (in 2007) 551 lithics and '40kg of cultural shell from twenty 1x1m pits, though 93% of the shell assemblage was recovered from two squares. The most dominant shell species were Sydney Cockle and Rock Oyster'. AMBS's assessment of the works identified that 'Burials

in the Botany Bay and Port Jackson area commonly occur in rockshelters and sand dune contexts, and elsewhere in relatively deep, soft, sandy soil'. The burial identified in an archaeological context at Hungry Point Reserve was on sloping (5%) exposed sandstone bedrock with platforms, infill by remnant (Gymea) soils that 'comprises densely packed shell in a black sandy soil matrix'. Into this shell matrix at least one Aboriginal burial had been interred.

These outcomes are important because they demonstrate the range and extent of Aboriginal site types in a single locality. They further demonstrate the extent of shell midden material, and grinding groove sites in the region. This study also highlights that Aboriginal burials *may* occur in midden deposits, provided a suitable depth of midden is present.

5.3.2 Aboriginal Heritage Information Management System Sites Inside the Subject Site

Four AHIMS sites are recorded within the subject site, and a fifth is associated with it (Figure 5.4). These sites include:

- 45-6-1713. A midden deposit. Recorded in 1988, said to cover an area of 50m², with oyster and *anadara*, but no lithics. The single image associated with the site card shows the flat platform adjacent to the boat sheds. We assume the midden material was identified on the lower slopes of this flat area.
- 45-6-3907. Grinding grooves. Recorded in 2021, said to contain seven 'features' including grinding grooves and natural pools inside the creek corridor. No further details are provided.
- 45-6-3908. A water hole or 'rock bowl', recorded in 2021, measuring 0.2m deep, positioned on a sandstone platform adjacent to flowing water in the creek.
- 45-6-3909. Shell material, bone material and carbon, recorded in 2021, located in a garden bed. The bone material appears to comprise both teeth and bone, and appear to be sheep.
- 45-6-3914, recorded in 2021, the recorded location is north of the subject site. A 'heavily vegetated midden containing oyster and cockle shell', over an area 10m by 5m. Photos show a dense black soil with shell in a surface and subsurface context.

These results generally align with the AHIMS record around the subject site (noting no other water holes have been recorded). The presence of midden material was expected, although midden material directly adjacent to the water may have been relocated or moved from colluviation. The grinding grooves on the sandstone of the watercourse fit the regional patterning exhibited for the Woronora Plateau.



5.3.3 Comments on Other Local Literature and Sources

Seven sources of information have been further examined as part of our investigations: the Australian Museum 1936;²⁴ the statement of significance issued by the National Trust in 2020; NSW Oyster Industry Sustainable Aquaculture Strategy, 2006; Jackson and Forbes, 2018 and 2019; Hayworth, 2012; and comments from Dr Linda Henderson in 2021.

In 1936 the Australian Museum undertook an inspection of the sandstone landscape along the Port Hacking and Georges River. This review was prepared as a context for determining the density and condition of sites in shelters, with the aim of identifying locations that would be suitable for archaeological excavation. For our purposes the report provides the earliest understanding of these two cultural landscapes from a non-Aboriginal point of view, providing a contrast in terms of the nature, density and extent of Aboriginal sites.

The review of Port Hacking inspected '23 rock shelters and a number of middens on headlands'. The outcome of the review identified:

There are deposits of midden material of varying depth on all the headlands, especially if they have a reasonably level surface sloping to the water. They are all overgrown with grass and scrub.

There are numerous rock-shelters yet to be examined, especially in the upper reaches of South West Arm and along Cabbage Tree Creek.

Whilst it is highly gratifying to find that there are at least eight rock shelters out of the twentythree examined, worthy of detailed investigation which might yield fruitful results, it is a significant fact that the remainder have been rendered useless for scientific purposes. The causes of this destruction of valuable scientific data are vandalism, ignorance and carelessness. Some of these shelters have been dug out in the past by authority and we would comment on the fact the records left of this work are incomplete and unsatisfactory.²⁵

On the Georges River, 30 shelters were inspected:

... of which 19 have been occupied. No deposits of the extent of the largest shelters in the Port Hacking area were found, and generally speaking, those examined are not as promising as in that locality. All but three of the caves are on private property, for there is considerable settlement along the foreshores, and a large number of the deposits have been disturbed.²⁶

One shelter was at Lugarno, although the precise location is not identified. The following excerpt indicates the size, location and archaeological potential of sites near the subject site:

A deposit 4.5m long, 2m wide and 2.7m deep was found in a shelter, 36m above the water, behind the settlement on the south shore. The midden extends 12m down the slope and is overgrown with grass. It is undisturbed and is excellent for further investigation.²⁷

The Australian Museum further identified that middens were present on 'many of the points', and that a 'buffalo-like grass grows luxuriantly on the middens, which may often be picked out by its presence'. This report outlines that shelters with archaeological deposits and shell middens are common features in this area.

A National Trust report²⁸ focuses on historical (non-Aboriginal) heritage, but provides some comments relating to the Aboriginal archaeological sites. We have reviewed the statements and provide the following comments:

The Cultural Landscape has historic significance because of the presence of rare Aboriginal rock engravings on the Matthei property. (2021:1)

We assume this statement refers to the Aboriginal grinding grooves. As detailed above grinding grooves should not be considered regionally or locally rare. The reassessment of rarity does not denigrate other cultural and scientific values.

The natural creekline through the Matthei property has Aboriginal grinding grooves in the sandstone of the creekbed and "pot hole" in the sandstone beside the creek is believed to have been constructed by the Aboriginal people to store water and, using fire-heated rocks, to warm food. (2021:2)

The water hole in the sandstone bedrock appears to be of Aboriginal manufacture (refer to the site inspection). However, any interpretation relating to its use is speculation only. We do not draw conclusions about the cultural uses or connections for this item.

... [Graham Quint identified] an Aboriginal wall drawing beneath a rock overhang at the western end of the Evatt Park Creek in the 1980s... In more recent years it was found that the Aboriginal painting has been sprayed with black paint. (2021:2)

Evatt Park is located on the western side of Lugarno. One registration is present on AHIMS for an art site in this location. Given the distance from the subject site, we have not further examined this site card.

The NSW Oyster Industry Sustainable Aquaculture Strategy 2006²⁹ provides an overview of the oyster industry in NSW and further insight about midden material of pre- and post-colonisation periods:



The utilisation of natural stocks of oysters in NSW has a long history. Oyster shells are common in Aboriginal middens along the east coast, with some being carbon dated back to 6,000 BC [sic]. With the colonisation of NSW by Europeans, oysters were also gathered for food and burnt in large quantities (alive or dead) to provide lime for building mortar. As a result of these activities, wild oyster stocks were quickly depleted and in 1868 legislation was passed to prohibit the burning of live oysters for lime.

It also notes that the native flat oyster species, which is also known as the southern mud oyster (*Ostrea angasi*), is 'endemic to southern Australia and is the major oyster species found in Aboriginal middens'.

In a 2018 local history publication,³⁰ archaeologists Greg Jackson and Pam Forbes provided a brief overview of the history of oysters of the Georges River. They identified three overlapping periods of oyster harvesting and processing (Figure 5.5), stating that:

Indigenous Australians practiced sustainable harvesting of oysters from the river with a C14 dating of over 6000BCE [sic] from one of the Georges Rivers middens.

However, the report referenced by Jackson and Forbes, the NSW Oyster Industry Sustainable Aquaculture Strategy (cited above), does not specify the provenance for the dated oyster shells. Jackson and Forbes also noted that:

In 1831, John Alford, after whom Alford's Point was named, supplied lime from the Georges River for the construction of the Lansdowne Bridge across Prospect Creek. To protect oyster stocks authorities banded (sic) the burning of live oysters around 1876 prompting the extensive burning of [1]ndigenous middens... because of their large and heavy shells, the large mud oyster was prized by the lime burners, and these were overfished and declared extinct in the Georges River by 1896.

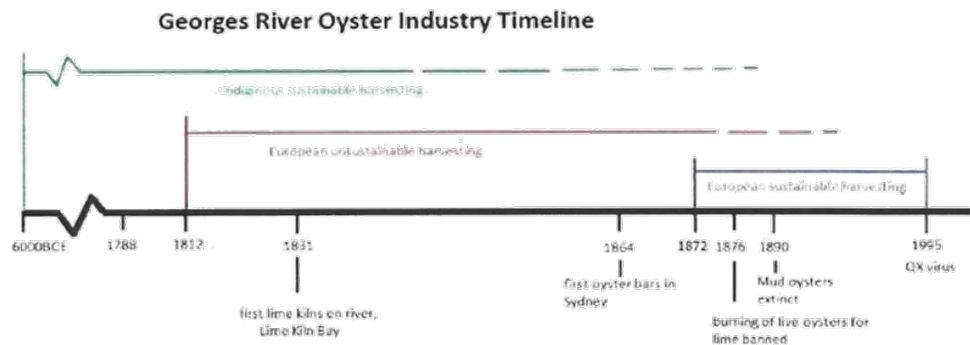


Figure 5.5 Georges River oyster industry timeline. (Source: Jackson and Forbes 2018)

The extraction or raiding of midden material for lime mortar would have changed the shape of the shoreline in those places at the time, and consequently, the midden material extant and visible today. Jackson and Forbes argue:

After gathering oysters for at least 8,000 years it was natural for the [I]ndigenous population along the river to be involved in the oyster industry. This involvement however is poorly documented. It is known that local [A]boriginal identity, Biddy Giles and her brother Joe worked on oyster leases for Georges River land holder John Holt in his unsuccessful attempts to cultivate oysters starting in 1864.

As discussed in the previous chapter, the Georges River area was the centre of a major land speculation by Thomas Holt, through the Holt-Sutherland Estate Company, and much of the land on the south side of the river was owned by this company in the latter half of the nineteenth century.

The authors have assumed that 'it was natural' for Aboriginal people to be involved in the oyster industry post-1788; however, there is very little evidence to support this argument.

In another local history publication, Jackson and Forbes³¹ describe a First Nations heritage site located near the Woronora River, opposite Bonnet in Illawong, that may have been used as late as the 1940s:

The site consists of a small rock shelter with several white hand stencils visible on the roof and a midden of at least 3m in diameter below the site. Several surface finds of stone tools were located on the floor of the overhang. Although close to houses the site is undisturbed with a single glass bottle (of 20th century date) the only visible sign of European visitation. There are other signs of [I]ndigenous activity nearby with a midden in nearby Thompson Bay and an enormous midden about 800m upstream of this site.

The site was registered with the then NSW Department of Environment and Heritage, under the name 'Hedges Cave'. Jackson and Forbes suggest that the site may have belonged to an Aboriginal woman in the mid to late nineteenth century. Quoting from David Robinson's book, *An Outline History of Woronora to 1940*, they add:

... an oyster farmer named Andrew Derwent from Oatly, who had leases on the Woronora River in the 1870s or 1880s, remembered an Aboriginal woman living in a cave opposite The Bonnet, referred to as "the Half-Penny Gunya". Derwent claimed she was the last Aboriginal person living on the river in some sort of traditional way.

Hedges Cave is located south of 80 Boronia Parade. One registration is present on AHIMS for an art site in this location. Given the distance from the subject site, we have not further examined this site card.



Historians Heather Goodall and Allison Cadzow have argued that the waterways created a safer space for Aboriginal people, away from European settlement, and allowed them to 'choose their ways to interact with the new economy and society'.³²

Hayworth (2012) details a trip by 'two parties of officers and men from the *Supply*' on 20 January 1788 to explore the Georges River. Of relevance to this study is the portion of the paper which details an encounter with local Aboriginal people. Hayworth's account outlines the trip by the British, and attempts to interpret the 'first' interaction between the invaders and Aboriginal people. The route for the land bound portion of the trip identifies an ascent up the slopes from Lance Point to a hilltop at Lugarno (Figure 5.6). In GIS we have projected the figure published and imposed the subject site onto the published map. This suggests the route taken ascended the slopes to the top of Lugarno (near the Lugarno School?) through the subject site. However, an examination of landforms and slopes on the southern and eastern side of the hillslope does not suggest any specific route ascending to the top of the hill; the only obvious ridgeline (and thus the route the British would most likely have taken) is located south of the subject site up an approximate east to west ridgeline. We have annotated this on Figure 5.2 (where contour lines are shown) and transposed this to Hayworth's map (Figure 5.6). It is suggested the route ascended and descended an Aboriginal walking path through the bush—again, there is no definitive evidence for such a pathway.

In summary, we find there cannot be a verifiable link between the route taken by the British and the events which unfolded on the hilltop. Had the British traversed the current subject site on their way to and from the hilltop, it is uncertain what value the whole Aboriginal walking track would hold, or the value that could be ascribed to a small section associated with the subject site. These aspects would require further historical and social research with the local Aboriginal community to determine. At the current time, we consider the historical event significant, taking at face value the interpretation of the location for the event by Hayworth, but find no direct connection between this event and the specific values of the subject site. It is possible that the heritage value of the event should be ascribed a connection with the whole suburb of Lugarno, rather than any specific location.

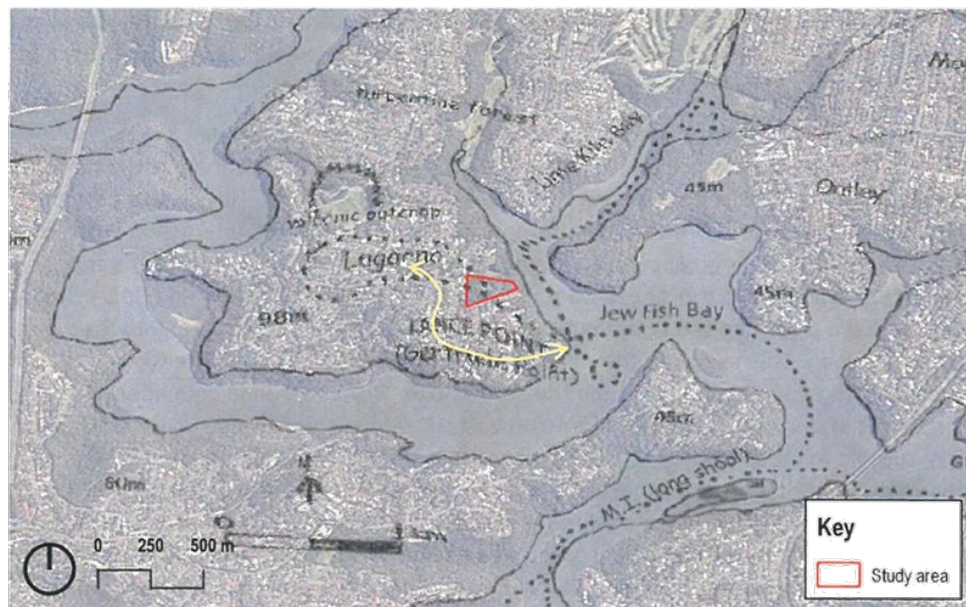


Figure 5.6 Hayworth's indicative plan showing the potential route travelled by 'two parties of officers and men from the *Supply*' on 20 January 1788. We have overlaid the location of the subject site over this image. The **potential** walking route ascending the hill is annotated; this is based on landform analysis (refer to Figure 5.2). (Source: Hayworth 2012: Map 1A, over Nearmap, with GML overlay)

We have undertaken consultation with Dr Linda Henderson, who is a descendant of the Matthei family, who resided at Glenlee between 1906 and 2021. Dr Henderson has identified a tangible connection between Aboriginal objects and the subject site. She identifies that her grandparents had found and collected Aboriginal stone axes from the site 'near the creek'. She understands these items to be held in a box inside the house, with other Aboriginal objects collected (from the 'Port Stephens area') during the twentieth century.

Dr Henderson also confirmed that the creek running through the property drains much of the western upslope land (outside 80 Boronia Avenue), and has been channelised and diverted into a pipe. She stated that to her memory the water pools on the creek always retain fresh water.



5.3.4 Prior Impact and Alterations to the Subject Site

The site has a post-1788 history of use and modification. This is associated with residential development and use of the property for low-scale agricultural pursuits. A brief review of historical aerial photography (combined with an understanding of impacts arising from descriptions for the built heritage assessment) permits zoning of the site in terms of historical landform changes.

The 1943 aerial (Figure 5.7) shows land clearance and development through the centre of the subject site and along its southern edge. We understand that the work stripped ground to near bedrock, and introduced built elements. The work would have substantially altered Aboriginal archaeological deposits. Conversely it is clear that the western and northern parts of the site are intact and have not been affected by these activities. These zones retain higher levels of soil integrity, and thus sensitivity for Aboriginal archaeological deposits.

The 1970 aerial (Figure 5.8) shows little further impact from 1943. Tree revegetation has occurred through the centre of the site, and a few additional buildings have been constructed near the house. Assessment of soil impacts/alterations suggests little reduction in Aboriginal archaeological sensitivity.

However, these images show the site post-1943, after lime burners had extracted material and heavily impacted middens in the vicinity and, in the process, likely changed the shape of the shoreline. We do not know the extent of this impact, or the number of middens extant prior to these operations commencing but can infer that the shoreline has been modified through these processes.

In summary, the site retains good soil integrity across its western and northern portions. These zones do not appear to have been impacted by recent historical activities. Other locations have been altered through processes of stripping, construction and landform modification.



Figure 5.7 The 1943 aerial, showing tree clearance, construction of the house and boat shed on the water. (Source: Department of Primary Industries data and SIX Maps viewer, with GML overlay)

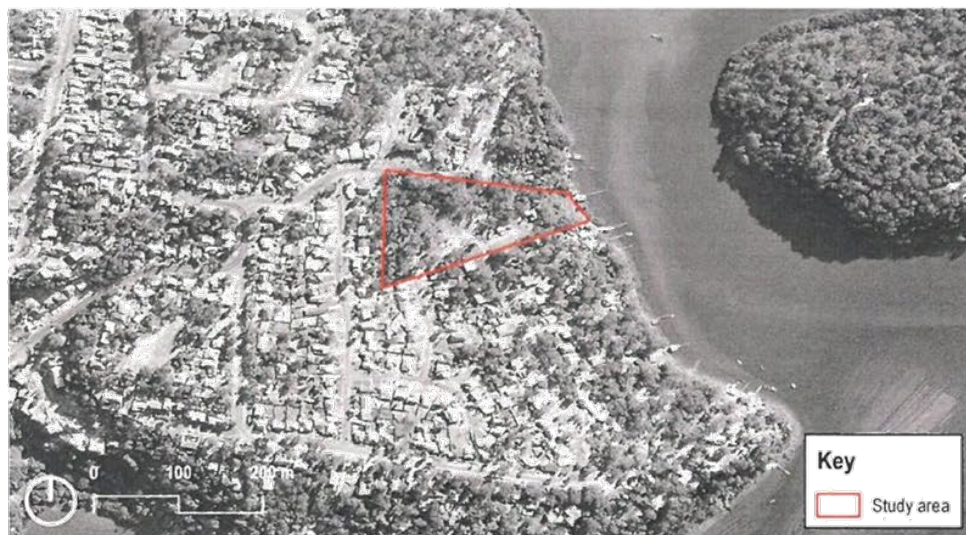


Figure 5.8 The 1970 aerial, showing tree regrowth, some further construction and modification of gardens around the house. (Source: Department of Primary Industries data with GML overlay)



5.3.5 Predictive Statement for Aboriginal Heritage

Beyond the Aboriginal sites previously identified (on AHIMS) it could be expected that further midden material (with associated animal bone, lithics and carbon) would be found inside the subject site, especially along the sandstone platform/bench approximately 10–20m AHD, and covered with vegetation. Low density scatters of shell (from intact and disturbed contexts) could occur through the site. There is potential for additional grinding grooves to be present on flat sandstone platforms on the creek line. There is a low potential for Aboriginal burials to be located where deeper and dense midden material is present. The level of sensitivity for this site type cannot be determined with certainty; however, the AHIMS search does record a burial close to the subject site, and the regional review demonstrates that a burial has been identified in a similar midden deposit in a similar landform context (at Hungry Point).

These site types should also be considered within the framework of intangible values. The midden material reflects 'Aboriginal resource and gathering' activities. The grinding grooves could represent a specific social activity with importance to the local Aboriginal community. The creek line, water hole, and natural pools may have specific significance under local Aboriginal tradition.

A plan of Aboriginal archaeological sensitivity is proposed. This identifies an area with archaeological sensitivity associated with those areas not impacted by vegetation stripping or development activities. Within this area are two zones. Zone 1 is proposed across landforms on either side of the creek, and across landforms connected with rock platforms above the broad lower flat adjacent to the river. This location retains intact midden material and lithics, and potentially further grinding grooves inside the creek corridor. Zone 2 is positioned upslope away from the creek. These landforms could retain smaller expressions of intact midden material and lithics. Locations with low sensitivity have been stripped and altered through construction and agricultural activities. These areas could retain displaced Aboriginal objects, but are unlikely to hold intact dense expressions of archaeology.



Figure 5.9 Aboriginal heritage sensitivity. Sensitive zone 1 has the greatest potential for midden material, further grinding grooves and lithics. Sensitive zone 2 has a lower level of potential for these site types. Other locations have a low potential, primarily for displaced archaeological materials, such as shell and lithics. (Source: Nearmap with GML overlay)

5.4 Aboriginal Community Consultation

Consultation with First Nations or Aboriginal peoples requires an open and honest two-way communication process. It involves First Nations agency and decision making and requires an understanding of the historical, cultural and social complexity of specific or local/regional Indigenous contexts.³³ The community group we engaged for this project was Metro Local Aboriginal Land Council (MLALC).

The MLALC is a significant organisation in the community and bound by the key legislative requirements which determine the objects and functions of the Local Aboriginal Land Council (LALC), as detailed in the amended *Aboriginal Land Rights Act 1976* (ALRA). The LALC is an incorporated body constituted under the ALRA, and the objectives of each LALC are to 'improve, protect and foster the best interests of all Aboriginal persons within the Council's area and other persons who are members of the Council'. This includes protecting the interests of Aboriginal persons in its area in relation to the acquisition, management, use, control and disposal of land; and promoting



awareness and taking action to protect the culture and heritage of Aboriginal persons in the LALC's area.³⁴

MLALC's Aboriginal Cultural Heritage Unit is primarily responsible for the conservation and land management of Aboriginal sites and relics within its boundaries; these include over 6800 sites of cultural significance and many unregistered sites. For this project, we engaged with Rowena Welsh, a representative for MLALC. Rowena has generously shared information with us and provided cultural heritage advice for 80 Boronia Parade, the broader area and region.

On 15 November 2021, Dr Tim Owen and Dr Charlotte Feakins visited 80 Boronia Parade and met Rowena at the site (see 'Site Inspection' below). We spent several hours there, walking, talking and telling stories on and through Country. We then travelled to Lime Kiln Bay Park, northeast from the site, across Boggywell Creek (Figure 5.1). We did not formally interview Rowena; instead, we listened deeply as she shared her knowledge and understandings of Country, and of history and heritage, with us throughout the day. Although oral accounts and conversations are often taken as the focus of engagement, it is an embodied process that includes silences, gestures, smells, laughter and interruptions.

The information presented in this report has examined the material culture or archaeology at 80 Boronia Parade, and, employing a cultural landscape approach, integrated natural and cultural heritage by emphasising the landscape scale of history and the connectivity between people, places and heritage items beyond the site's curtilage. Further, in relation to ICIP, discretion has been exercised in articulating all First Nations cultural values.

5.5 Site Inspection

A pedestrian survey of the subject site was undertaken by GML and the MLALC on 15 November 2021. The inspection aimed to walk through and across the site, re-identifying the Aboriginal sites on AHIMS, and considering the landforms, landscapes and connections between this place and its wider riverine setting. The survey team also visited Lime Kiln Head on the opposite side of the river, in order to consider the landform context of the river, other types of Aboriginal sites, and views to the site from across the waters.

A review of the subject site is provided, along with comments on the previously recorded Aboriginal sites inside the site boundaries. The inspection confirmed the location of the five AHIMS sites. No further Aboriginal archaeological sites were identified.



Figure 5.10 The location of site 45-6-3909.

This location has been significantly altered. Exposed bedrock in the background and downslope (not shown) indicates the original natural slope and that minimal soil would have been present in this location. The garden bed with sandstone blockwork has been formed around the margin, and a fill of soil appears to have been introduced. Within the centre of this zone is an exposure approximately 1.5m by 1m, within which was shell, teeth, bone and carbon.



Figure 5.11 Showing the sheep teeth (molar—M1). The bone is spongy and likely to be cranial. The shell is fragmented and the species is not identifiable.

On the basis of the sheep teeth, coupled with the landform context of the deposit, it is assessed that this material is not of Aboriginal origin. The material is likely to have been discarded from burning rubbish by the house residents. This burnt material would have been thrown onto the garden bed as a fertiliser.

We therefore indicate that 45-6-3909 is not an Aboriginal site.



Figure 5.12 The location of site 45-6-3908.

Landform location of the 'rock bowl' or water hole. The water hole is located approximately 1m above the regular flow point of the creek. It is located above a small waterfall in the creek, with the grinding grooves located downstream.

The sandstone bedrock is relatively flat and has a high density without visible signs of cracking.



Figure 5.13 The sandstone 'bowl' appears to have been smoothly ground out. The feature has dimensions of 28cm by 30cm, and is 20cm deep. It has a flat base with a smooth, curved side.

We assessed this site to be of Aboriginal origin and associated with the cultural use of the creek. The MLALC associated cultural value with this site.



Figure 5.14 View down the creek over the waterfall to the position of the grinding grooves.

The width and incision of the creek is clearly visible and does not appear to have been affected or modified by historical post-1788 activities.



Figure 5.15 Location of site 45-6-3907.

The grinding grooves are located on the eastern side of a deeper rock pool, through which water was flowing.



Figure 5.16 Defined shapes of the four identified grinding grooves, with water used to wet and define the outlines. The grooves are U-shaped and synonymous with grinding axes.

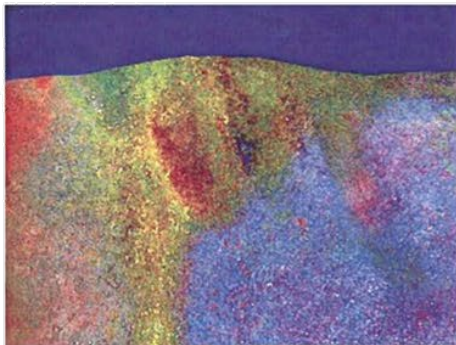


Figure 5.17 Enhanced photograph of the four grinding grooves.

Groove #1 (left) is 28cm long by 10cm wide, by 1.5cm deep.

Groove #2 (left) is 28cm long by 10cm wide, by 1.5cm deep.

Groove #3 (left) is 28cm long by 8cm wide, by 1.5cm deep.

Groove #4 (right) is 30cm long by 10cm wide, by 2.0cm deep.

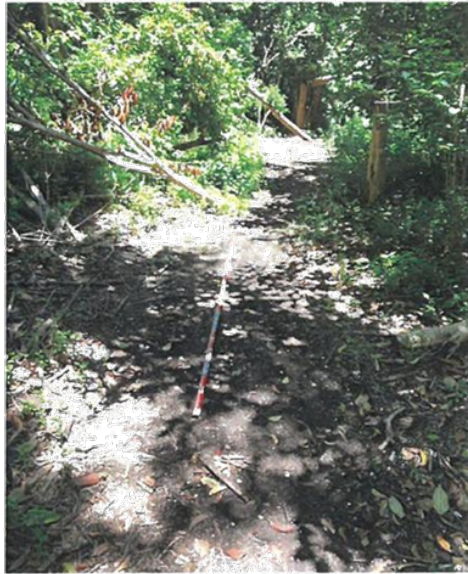


Figure 5.18 Near the location of site 45-6-3914, but immediately north, outside the subject site. The midden material was clearly evident across a track 0.5m wide. The landform was a flat raised terrace with thick black soil.



Figure 5.19 Showing an exposure with degrading oyster and cockle shell. No lithics were noted on the surface of the midden.

This midden material was assessed to be part of the midden 45-6-3914, which likely continues south into the subject site. Vegetation is very thick and prevents observation of the landform in this location.



Figure 5.20 Showing the location of 45-6-1713, across the flat and artificially formed landform on which the boat sheds have been constructed. On the water's edge the landform has a sandstone retaining wall, beyond which mangroves grow. The wall has been infilled to a depth of 0.5m above the waterline. This landform would be entirely underwater with a 2m sea level rise.

Shell was evident across this landform. It is suggested the shell material has deflated from the adjacent slope.



Figure 5.21 View from Lime Kiln Head to the subject site. The boat sheds on the water show the low-lying nature of the flat landform adjacent to the water.

The subject site can be considered as part of the northeast facing landform, with slopes rising steeply uphill.

The house indicates the position of the top of the slope and the upper expression of the raised flat terrace with midden material.

During our site visit, the representative from MLALC (Rowena Welsh) intimated that the sandstone bowl (Figure 5.13) and creek area (Figure 5.14; Figure 5.16) was a women's site/place.

5.6 Aboriginal Cultural Landscape Analysis

The subject site can be considered a part of the local First Nations cultural landscape, with a representative range of Aboriginal archaeological sites, set within a semi-intact set of landforms. The northern and eastern parts of the site have not been altered by development and retain intact vegetation, landforms, soils and a creek line with a regular source of fresh running water. Within these landforms and the creek are evidence for past Aboriginal cultural practices and, therefore, intangible heritage. Midden material is present on a broad, flat landform to the north of the subject site and likely extends into and through the site area. This provides evidence for local Aboriginal subsistence practices, with deep deposits of shellfish remains, held in a carbon-rich soil matrix. Study of these could provide new information for middle to late Holocene Aboriginal economic practices across this part of the Georges River, which could be contrasted against those closer to the coast.

The grinding grooves provide specific evidence for sharpening stone axes (some of which may also have been found by the twentieth-century occupants of the house). The grinding grooves are representative of this activity in the region, and a good example of the processes required to sharpen axes. Their location on the edge of a water pool within the creek demonstrates use and connection to this creek.

The water hole's cultural use is unknown, though according to oral cultural information it may be part of a women's place, and connects Aboriginal people and practices to the subject site.



The subject site descends to the water and the lowest flat platform (modified) on the water's edge. This landform emerged when water levels fell around 1,500 years ago, providing further access to the shore. Midden material on this platform could have deflated from the adjacent slope, but may present further evidence for evolving cultural use and connection to this part of the shoreline immediately prior to invasion.

The range of sites is important in demonstrating Aboriginal use of the slopes along the Georges River. These sites are not significantly different from those in other locations on these slopes. However, the condition and integrity of the archaeology is good, and their connection to the local Aboriginal community is important. These sites are clearly identifiable and hold educational value for the wider community, demonstrating the existence and practice of intangible cultural heritage.

The subject site has the potential to yield further Aboriginal archaeological deposits on landforms that have not been altered or affected through development. We have provided a zoning plan which shows this sensitivity (Figure 5.9).

For local First Nations people today, the cultural values are represented through the tangible and intangible cultural heritage at 80 Boronia Parade. This includes the meaning imbued in the place, from the past to present day; continuing relationships in and of Country, representing the ongoing and unique relationship people have to the land, waterways and sea; and their ownership and stewardship of Country. The cultural 'sites' represent places where people sat, talked and worked—sharing cultural knowledge and engaging in cultural practices in the past and for many years—evident by the grooves created by grinding and sharpening tools.

The Country beyond the boundary of 80 Boronia Parade, including the waterways, lands and seas, represents a nourishing terrain and cultural identity. The area around the Georges River represents resilience and activism in the face of adversity, during years of dispossession caused by colonial invasion. Across multiple scales, and tangible and intangible heritage, 80 Boronia Parade is culturally significant, with values extending from deep time to the present and supporting ongoing connections to Country.

5.7 Endnotes

- ¹ Office of Environment and Heritage NSW, Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW 2011, Office of Environment and Heritage, Department of Premier and Cabinet, Sydney South.
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Built and Cultural Landscape Heritage





6 Built and Cultural Landscape Heritage

6.1 Preamble

The site has a variety of built and cultural landscape elements that provide evidence that contributes to an understanding of the historic development and use of the site and to its heritage values. These elements, and their contributions to the significance of the site, are shown on Figure 6.1 and summarised below.

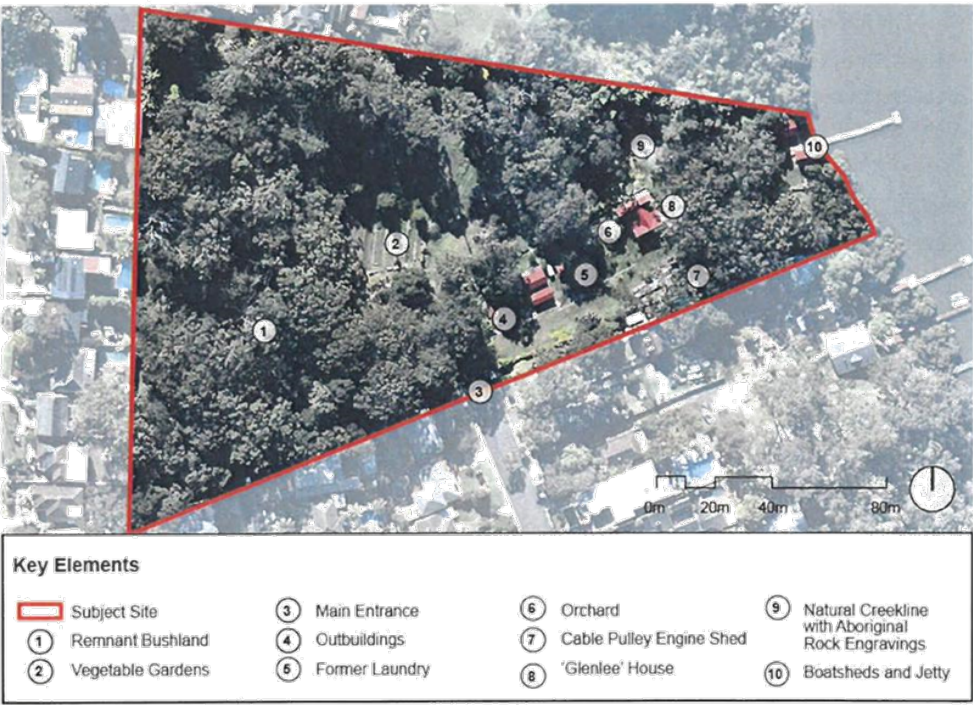


Figure 6.1 Key features of the site. (Source: Nearmap with GML overlay)

6.2 Built Heritage Significance

6.2.1 Glenlee House

Glenlee house is the main building on the site. It was built as the Matthei family home in 1906, replacing a previous dwelling located farther up the hill. The house is sited on the edge of the flat plateau that forms the central precinct of the site, taking advantage of the panoramic views of Lime Kiln Bay. The primary façade of the house addresses the river, with the entrance facing the working centre of the property.

The house formed the focal point of the former activities of the Matthei family. Access to the river, boatshed and former oyster beds extends from the house to the river at the base of the site via a sandstone stairway that commences at the rear verandah of the house. The house was involved with the riverfront activities of the family, with the oysters carried up in bags via the cable-pulley system to the south of the house. Pathways lead from the house to the river and into the centre of the site past the orchard and vegetable gardens towards the outbuildings, creek and former farmland.

The house was modified in the 1950s with the enclosure in brick of part of the eastern verandah, and the addition to the southern wing. The house is highly intact externally and internally with original fabric from 1906 and the 1950s. The house appears to have experienced no change since 1950. The house also contains personal items of the Matthei family including furniture, family photographs, artwork, and other items that provide direct evidence of how the family used the house. Glenlee house makes a very high contribution to the significance of the site, providing considerable evidence of the historic use of the site by the Matthei family over the twentieth century.



Figure 6.2 Glenlee house in its original form. (Source: Linda Henderson)

6.2.2 Outbuildings

There are a variety of outbuildings on the site that contribute to an understanding of its historic use and heritage values. The most important of these are:

- The engine room for the cable-pulley system that was used to bring bags of oysters up from the riverfront to the top of the site. This shed is located to the south of the main house and remains intact, though the engine has been removed and the shed is in poor condition. The tracks have also been removed from the landscape, though there may be some other evidence of the cable-pulley system remaining on the site. Figure 6.3 shows the cable-pulley system in use and the engine house.
- The former Matthei family laundry, which was modified from a small cottage, and remains largely intact. This is located to the west of the house. Figure 6.4 shows the laundry (and a member of the Matthei family).
- Two large outbuildings near the entrance to the site originate from the 1950s, and were used as a workshop and garage. These buildings, shown in Figure 6.5, contribute to the understanding of the second phase of development on the site,

when the house was altered and vegetable gardens expanded. It is possible that these outbuildings contain various objects and machinery that would provide further information about how the site was used by the Matthei family during the mid-twentieth century.

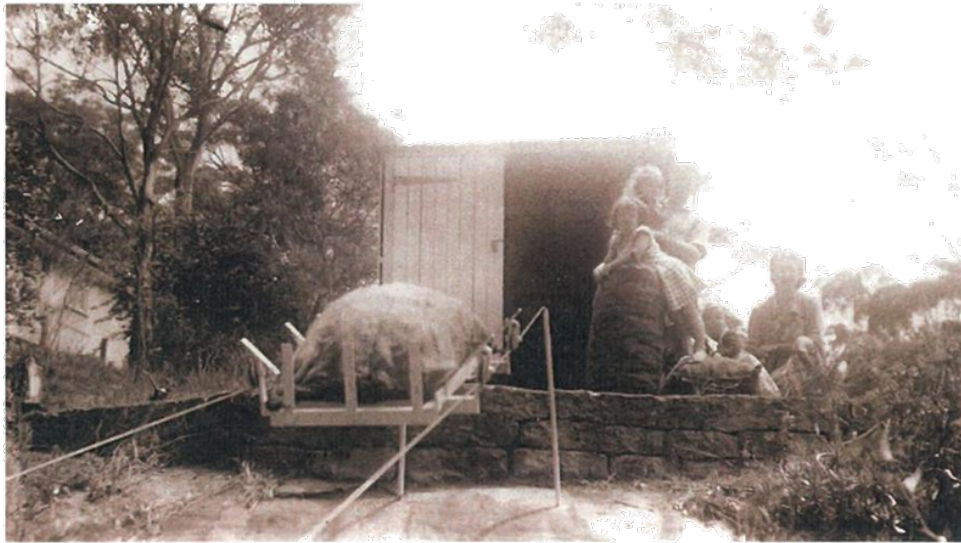


Figure 6.3 The cable-pulley system that moved bags of oysters from the waterfront to the top of the embankment, with members of the Matthei family shown near the engine shed behind. The cable-pulley engine shed remains on the site. (Source: Linda Henderson)



Figure 6.4 The laundry and an unidentified member of the Matthei family. (Source: Linda Henderson)



Figure 6.5 The two large outbuildings near the entrance of the site, built c1950. (Source: Linda Henderson)

Other smaller outbuildings are scattered around the site and were used for farming, gardening, or holding animals. The original milking shed remains, and is now used to house a tractor. The stable and chicken sheds provide evidence of the other animals kept by the Matthei family.

The outbuildings not only contribute to an understanding of the historical use of the site but help us form a complete picture of the life of an early settler family in NSW. This site and its collection of buildings, dating from different phases of the Matthei family's occupation, contribute to the site's rarity and representativeness as an early settler cultural landscape.

6.2.3 Boatsheds and Jetty

The two boatsheds and remnant jetty at the water's edge survive as evidence of the important relationship between the river and the Matthei family, providing a key means of transportation, recreation, income and industry. The boatsheds and jetty provide evidence of the oyster farming that was carried out by the Matthei family from 1906 to 1996, which was the main livelihood of the family. These marine structures are representative of the type and scale of infrastructure employed at oyster farming estates and of the means by which small growers would conduct their farming.

In addition, the Matthei family used the boatsheds and jetty for transportation and for fishing trips and recreation. A number of small watercraft remain stored within the southern boatshed.

Although the boatsheds are in need of repair, the integrity of their form and the interpretability of their use is unaffected by their poor condition. Furthermore, they are highly visible from the surrounding area including Oatley Park, providing the wider public with an understanding of the history of the site. The structures show little modification and provide ready evidence of the means and use of the river by the Matthei family over the twentieth century, retaining their association with the activities and processes which once occurred at the site.

6.2.4 Movable Elements

There are a number of movable elements on the site that contribute to an understanding of its historic use and heritage values, including personal items inside Glenlee house, farm machinery, and remnant irrigation elements. The house contains a large collection of items from the Matthei family including family photographs taken at Glenlee, original artwork depicting Glenlee, Aboriginal artefacts, furniture, a piano, crockery, original 'Glenlee' house sign, and handmade wooden toy aircraft, likely to have been made by



Hans Matthei, who made model planes to sell at Sydney department stores during the Great Depression. These items provide direct evidence of how the family lived in the house.

Photographs of some of the movable heritage elements within Glenlee House are shown below.



Figure 6.6 The 'Glenlee' house sign.



Figure 6.7 An aerial photo of the site, found in Glenlee house.



Figure 6.8 Wooden model planes, likely built by Hans Matthei.



Figure 6.9 Artefacts found in the house.



Figure 6.10 Piano, furniture and personal belongings of the Matthei family.



Figure 6.11 Artefacts found in the house—belongings of the Matthei family.

Other movable elements on the site that contribute to its significance include the farm machinery beneath the dilapidated timber outbuilding within the animal pen. It is also possible that there are remaining objects within the outbuildings and boatsheds that would contribute to our understanding of the site.

The movable items within Glenlee house, the farm machinery and remnant irrigation elements contribute to the overall significance of the site, providing evidence of historic use of the site.

6.3 Cultural Landscape Significance

There are a vast number of cultural landscape elements on the site that contribute to an understanding of its use by the Matthei family and contribute to its heritage values, including the orchard, other fruit trees outside the orchard, vegetable gardens, cultural plantings such as landmark palm trees, and sandstone walls and steps. These provide ongoing evidence of the self-sufficiency of the Matthei family during their occupation, and the development of an aesthetically pleasing garden setting around the main features of the site.

6.3.1 Orchard, Vegetable Gardens and Fruit Trees

The orchard, vegetable gardens and fruit trees have existed on the site since they were developed by the Matthei family in 1912. The wider Lugarno area was associated with self-sufficient farms and market orchards in the early twentieth century, and Glenlee



remains as evidence of this activity. The orchard on site is divided into two sections contained within low sandstone retaining walls. Many mature fruit trees remain, producing a variety of citrus, apples and stone fruits. Additional fruit trees are scattered throughout the central core of the site, perhaps for aesthetic reasons.

The vegetable gardens are in two locations, one directly adjacent to the house and larger beds in the central area of the site. It is likely that the gardens close to the house provided the family with the majority of their own produce. The larger gardens were established in the 1960s and may have been for commercial use, as twins William and Alan Matthei were known to sell their vegetables at the local school on weekends.

The orchard, vegetable gardens and fruit trees make a very high contribution to the overall significance of the site, providing ongoing evidence of the historic use of the site by the Matthei family as a self-sufficient early European riverfront settlement. They are representative the type of activity that was carried out on surrounding settler properties and in the wider area of Lugarno. They also contribute to the aesthetic character of the site.

6.3.2 Cultural Plantings

The Canary Island Palm beside the path near the waterfront is a landmark planting and indicative of the landscaping practices undertaken by early European settlers in Lugarno, matching similar examples found in Heinrich Reserve to the north of the site.

Surrounding Monterey Palms also add to the character of the landscape and provide evidence of the deliberate aesthetic modifications made to the site by the Matthei family. These cultural plantings are intact in the landscape and contribute to the site's aesthetic significance and representativeness. They provide evidence of the typical species and placement of cultural plantings in early European riverfront settlements, especially locally.

6.3.3 Stone Steps and Retaining Walls

The areas surrounding Glenlee house include a proliferation of stairs, paths, low walls and retaining walls, all built using sandstone blocks. This includes the formal path and stairs from the house to the riverfront, and the paths and walls surrounding the orchard and vegetable gardens near the house. In addition, sandstone blocks have been used to channel the creekline through the centre of the site, around the outbuildings, likely for aesthetic and safety reasons.

These elements remain intact and in their historic location and contribute an understanding of the original landscaping features of the site and how it was used by the

Matthei family for access and for definition of garden precincts. These landscaping elements contribute to the site's aesthetic significance and rarity as an example of an intact early European riverfront settlement.



Figure 6.12 Matthei family and stone paths around the house and gardens. (Source: Linda Henderson)



Figure 6.13 Anne Marie Matthei on the path from the house to the riverfront. (Source: Barham, Riverside Reflections)

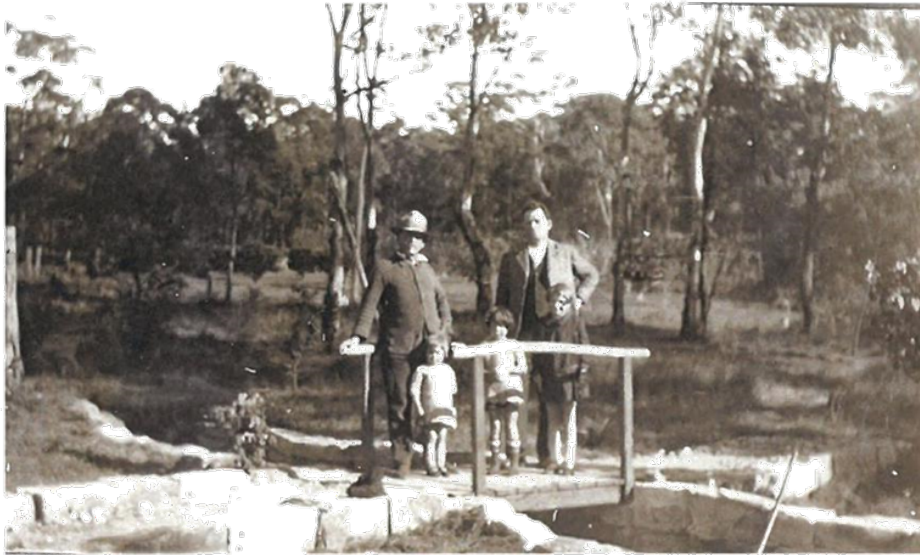


Figure 6.14 Members of the Matthei family and the stone walls used to channel the creek through the residential core of the site. (Source: Linda Henderson)

6.4 Significant Views

There are a number of important views to and from the site that contribute to an understanding of its heritage values. These are:

- views from Georges River, Oatley Park and Lime Kiln Bay to the site;
- views to Georges River, Oatley Park and Lime Kiln Bay from the site;
- views from Boronia Road at the main entrance of the site; and
- views from Boronia Road (northwestern end), Woodcliff Parade and Ballanda Avenue to the site.

These significant views provide meaningful evidence of the site's direct relationship to the water. The views are intact despite incursion by regenerating bushland and have undergone little change since the 1950s. They provide a snapshot of the type of views that were available to the Matthei family from the site, and to others from outside the site, in the mid-twentieth century.

Views within the site to the boatsheds and jetty on the riverfront reflect the use of the site for oyster farming. The site, including the boatshed and jetty, is highly visible from the surrounding area, including Oatley Park, with glimpses of the house visible through

the trees. This provides the wider public with evidence of the early twentieth-century character of the waterfront at Glenlee, contributing to the wider understanding of the site's historical character. The significant views contribute to the aesthetic and historical significance of the site, reinforcing the integrity of the landscape and the importance of the river to the site.

Assessment of Significance



7 Assessment of Significance

7.1 Preamble

An assessment of heritage significance is conducted to establish why a place is important. The Burra Charter defines cultural significance as 'aesthetic, historic, scientific, social or spiritual value for the past, present or future generations.' Significance is embodied in the physical fabric of the place, its setting and relationship to other items, the recorded associations with the place, and the response the place evokes in the community or in individuals to whom it is important.

7.2 NSW Heritage Assessment Guidelines

The *NSW Heritage Manual* guidelines, prepared by the NSW Heritage Office and Department of Urban Affairs and Planning (now Heritage NSW), provide the framework for the assessment and the Statement of Significance in this report. These guidelines incorporate the five types of cultural heritage values identified in the Burra Charter into a specially structured framework, which is the format required by heritage authorities in NSW.¹ The criteria for assessment established by the Heritage Council of NSW in accordance with the Heritage Act is set out in Appendix C of this report.

7.3 Integrity

Glenlee, 80 Boronia Street, Lugarno, has a very high level of integrity as a cultural landscape.

The site retains tangible evidence of use by Aboriginal people and continued occupation at Lugarno, enabling it to provide ongoing insights into the First Nations history and heritage of the site and add to our understanding of the wider cultural landscape. Archaeological features associated with the Aboriginal occupation and use of the site include grinding grooves, a water hole and shell midden material. These features are connected with the creek line, with its semi-permanent fresh, flowing water, and series of water holes. The presence of grinding grooves and a ground water hole associate these natural features with Aboriginal use of the creek. These features and the creek within which they are set hold high levels of integrity—both physical and from a cultural point of view—and have not been have altered through landform use following their creation and use by Aboriginal people.



The elevated flat landforms above the foreshore contain midden material which demonstrates middle to late Holocene Aboriginal subsistence activities. The intactness and integrity of these features is unknown because of dense vegetation cover. We understand there are Aboriginal 'objects' stored in a box in the house, and that some of this material was collected from the site by the Matthei family. These items are displaced from their original context, but if they *could* be reassociated with their place of use (where they were collected from), these items could add further to the story of this site. However, we consider confirmation of provenance associated with these Aboriginal objects as unlikely.

The site retains the clarity of its c1920 boundaries, created in the Lugarno Estate subdivision of the land by the Matthei family. This subdivision enabled the residential development of the immediate area but ensured a large curtilage for the property was maintained, enabling its continued use for self-sufficient agricultural pursuits like orcharding and oyster farming. The generous curtilage also did much to preserve its historically isolated setting, bolstered by the remnant bushland which continues to shield the property from the surrounding development.

The site's direct connection to the water, a key component of its historical use by the Matthei family, has also been retained and is almost unchanged from the 1930s. This includes the integrity of its curtilage to the waterfront and the primary façade of Glenlee house addressing the river. It also includes the structures associated with the use of the water for oyster farming, including the weatherboard boatsheds, timber jetty, cable-pulley engine shed, stone path, and sandstone retaining wall.

The two boatsheds (built by 1930) and jetty are highly intact but are in a poor condition. Timber piers and boards of the jetty are deteriorated, and repairs are evident to the jetty and both boatsheds. The integrity of their form and the interpretability of their use is unaffected by their condition. These structures show little modification and provide ready evidence of the means and use of the river by the Matthei family over the twentieth century, retaining their association with the activities and processes which once occurred at the site.

Outbuildings found throughout the landscape contribute to an understanding of the use of the site and are a tangible link to historical activities by the Mattheis. This includes the engine shed for the cable-pulley system used to bring oysters from the riverfront, the laundry, the 1950s workshop and garage, and various animal pens or gardening sheds. These are generally intact, though most are in poor condition. It is possible that these buildings still contain objects and machinery associated with their use, though in some instances these have been removed, like in the cable-pulley engine shed.

Cultural plantings associated with the self-sufficient occupation of the site by the Matthei family during the twentieth century are also intact in the landscape, such as the orchard,

vegetable gardens and fruit trees. These elements show continued use in their original locations and include structures associated with their operations, such as sandstone retaining walls dividing the two sections of the orchard. They are intact evidence of this historical use of the land and the self-sufficiency achieved by the Mattheis.

Additional cultural landscape elements remain visible in the landscape. These include cultural plantings nearby the foreshore, such as the landmark Canary Island Palm and surrounding Monterey Palms. It also includes the sandstone walls, stairs and paths found throughout the site, as well as the sandstone blocks used to channel the creek line. These show the deliberate aesthetic and practical modification made to the landscape by the Mattheis. These also contrast with the remnant native bushland in the west of the site, highlighting the dichotomy between natural character of the area and the efforts made by the Matthei family to enhance the beauty and usability of Glenlee.

Glenlee itself is highly intact, appearing to have been unchanged since the addition of the kitchen to the building in the 1950s. The house includes fabric from 1910, including the original main wing and the northern wing clad in weatherboard and the original front and rear doors with coloured glazing and fanlights. One brick chimney remains above the original northern wing also. The building's historical sightlines to the river are also retained, as is infrastructure and outbuildings associated with the use of the river, vegetable gardens and orchards.

The interiors of Glenlee are highly intact, retaining both original 1910 elements, including the room layout, pressed metal ceilings and timber joinery, and 1950s elements including the distinctive kitchen and joinery. The house also currently contains furniture and personal belongings of the Matthei family, including family photographs, artworks and timber model aircraft made by Hans Matthei from 1930.

Overall, Glenlee, 80 Boronia Parade, Lugarno, is mostly unchanged from the early period of Matthei family occupation. Built fabric, cultural plantings and boatsheds are highly intact and are easily interpretable for their use.

7.4 Comparative Analysis

This comparative analysis has been undertaken based on places with similar attributes within the Georges River area and surrounds. The properties were identified based on a search of the NSW State Heritage Inventory Database using spatial data for similar river-front locations, and search criteria, including:

- oyster farming;
- buildings built between 1890 and 1920; and
- cultural landscapes.



7.4.1 Comparative Analysis Table

The following properties used in the comparative analysis are in the vicinity of Glenlee or have similar river front locations or attributes. They are all listed as local heritage items in the relevant LEPs:

- Mulholland's Farm—9 Pixie Avenue, Green Point NSW (SHR #00289)
- Foreshore land and structures—9 Pixie Avenue, Green Point NSW (SHR #01306)
- Wandeen—69 Fowler Road, Illawong NSW (Sutherland Shire LEP 2015, I162)
- Woodcliff—12 Woodcliff Parade, Lugarno NSW (GRLEP I219)
- Stone Wharf and Path—Between Bayside Drive and Lime Kiln Bay, Lugarno NSW (GRLEP I211)

With respect to First Nations heritage and archaeology, the AHIMS record (as reviewed in this report) provides a local context for understanding the Aboriginal cultural heritage values of the sites. A comparison has also been provided against sites with similar large landscape studies associated with the Woronora Plateau (for grinding grooves) and Hungry Point Reserve (for associations between middens and other types of Aboriginal cultural evidence, including burials). This analysis is presented in Section 5.3.1 as part of the AHIMS review, and is not repeated here.

Mulholland's Farm—9 Pixie Avenue, Green Point NSW (SHR #00289)

Foreshore Land and Structures—9 Pixie Avenue, Green Point NSW (SHR #01306)



The farmhouse as viewed from the foreshore.

The north elevation of the farmhouse

Date of construction

c1907–1941

Architect

Unknown

Historical significance (from the State Heritage Inventory Database)

Mulholland's Farm is one of the small number of farms established following subdivisions of the area in the 1880s that have survived. It retains its full visual setting and physical relationship between the water, farm structures and its rural setting, though the land has been subdivided.

Mulholland's Farm—9 Pixie Avenue, Green Point NSW (SHR #00289)

Foreshore Land and Structures—9 Pixie Avenue, Green Point NSW (SHR #01306)

The farm retains fabric associated with its historical use as a farm, including the farmhouse, remnants of an irrigation and trolley system, and a well.

The farm also retains its connection to Brisbane Water through its boatshed and wharf/jetty, separately listed as *Foreshore Land and Structures* (#01306). Though no fabric survives, these provide a tangible connection to the oyster farming which was undertaken at the farm, a widespread and significant practice in Brisbane Waters in the 20th century.

Historical summary (from the State Heritage Inventory Database)

Mulholland's farm was sold in 1892 in the Green Point Estate subdivision sale, which advertised lots for waterside residences and farm lots. The land was bought by speculators and on sold to Herbert Henry Thompson, an orchardist who lived in the area from 1902.

In 1907 Thompson purchased the adjacent lot, then sold both to George Mulholland in 1909. The land became known as Mulholland's Farm. The farmhouse was built in this period, c1907–1909. It is unclear whether Thompson or Mulholland was responsible for its construction. The boatshed and wharf may have been built at the same time, but were certainly in existence prior to 1941.

The Mulholland family farmed the land until 1958, clearing paddocks and installing an irrigation system for orcharding. A trolley system to carry produce was also installed, fragments of which survive. The Mulhollands were also engaged in oyster farming, receiving a lease in 1948 (probably a renewal of an earlier lease). This practice continued until the 1980s. Brisbane Waters was noted as a prominent oyster farming district from the early 20th century.

In 1961 the farm was subdivided and Pixie Avenue was formed by its owners, Gerald and Lillian Bruce. The house was sold in 1963 to Ellen Jones, who planted a number of trees in the cleared land and likely stopped farming the property. During her ownership the house fell into disrepair and was subsequently renovated.

In 1975 a 100-foot high-water reservation was resumed by Gosford City Council and dedicated as a public reserve.

Key features

- Farmhouse c1907
- Boatshed and hardwood jetty c1907–1941
- Intact farm landscape and historical waterside setting
- Remnants of farming, including an irrigation system, produce trolley systems and a well.

Statement of Significance (from the State Heritage Inventory Database)

Mulholland's Farm

Mulholland's Farm is the most intact surviving farm on Brisbane Water from the farm subdivision era of the 1880s to 1945. It includes a house (built c1907), wharf and boatshed, and possibly well, related to its farm use, and uniquely retains its historic setting on the foreshore of Brisbane Water.²

Foreshore Land and Structures:

The jetty, boatshed, well and foreshore land was owned and managed as an integral part of the Mulholland Farm (SHR No. 00289) between 1891 and 1975 Mulholland's Farm. The boatshed and remnants of the hardwood framed jetty are a tangible association between the house and the use of Brisbane Water as a means of either transport, and/or an economic activity such as oyster



Mulholland's Farm—9 Pixie Avenue, Green Point NSW (SHR #00289)

Foreshore Land and Structures—9 Pixie Avenue, Green Point NSW (SHR #01306)

farming. Furthermore, its significance as the most intact surviving farm on the Brisbane Water (from the farm subdivision era of the 1880s to 1945) derives from the fact that it retains the physical and visual evidence of Mulholland's Farm's association with the waterway.³

Comparative Discussion

Mulholland's Farm is a state-significant farm established in the Brisbane Waters area in 1892. Like Glenlee, Mulholland's Farm originates from an 1880s subdivision. Both properties were first developed shortly after the sale in the late 1880s to early 1890s. At Glenlee this was c1887–1890s by John Geddes, who built the first structure on the land. At Mulholland's Farm it was in 1892. In both cases the structures associated with the late Victorian use of the site were not retained.

Residences were established on both sites in the Federation period. The Mulholland farmhouse was built after 1907 and Glenlee house was built c1910. Both properties were private residences for families who worked on the land and are situated on a slope looking to the waterfront. Both sites retain vistas between the house and the water, representing the connection between the house and the waterway. These have not been interrupted by subsequent development and demonstrate the expansive views that would have been available at the time of their creation.

Mulholland's Farm is recognised as the most intact farmhouse in the Brisbane Water area. It demonstrates a high level of external integrity and maintains much of its original footprint, apart from the garage built at the rear. By the 1970s the house was in a state of disrepair and underwent major internal renovations, replacing much of the significant internal fabric.

By contrast, Glenlee was extended in the 1950s to add a kitchen wing, typical of the adaptation of early regional houses to suit modern use. It has remained largely untouched since, retaining a high degree of original c1910 and 1950s internal fabric, including timber joinery, pressed metal ceilings, fanlights, and mid-century kitchen fittings. Externally the house is unchanged from the 1950s, providing a snapshot of life in the early twentieth century.

Although the Mulholland farmhouse is externally more intact, it lacks the internal integrity of Glenlee. Both are representative of early farm-house typologies. Further, Glenlee house retains a significant moveable heritage collection, including early furniture, décor, and personal items relating to the Matthei family, that have historic significance to the local community.

Both Mulholland's Farm and Glenlee are historically representative of self-sufficient early settlements involved with orcharding and oyster farming. Oyster farming is known to have occurred in Lime Kiln Bay from 1888 and at Glenlee from at least 1906. In contrast, the first recorded lease at Mulholland's Farm was in 1948, although this was likely a renewal of an earlier lease. Oyster farming was a significant activity in NSW during the 20th century, and both sites provide evidence of this activity. Oyster farming ceased at Mulholland's Farm in the 1980s, but it continued at Glenlee until 1996. Glenlee also retains significant physical evidence of oyster farming, including a cable-pulley system associated with the Matthei's commercial oyster farming operation. While sites have boatsheds and jetties associated with the use of the water, the subdivision of the Mulholland's Farm site has separated the farm from its water frontage, and these structures are listed separately. The Glenlee site therefore has a higher degree of integrity than Mulholland's Farm and provides evidence of a longer association with the oyster farming industry in New South Wales.

Mulholland's Farm has significant associations with the Mulholland family, who occupied the site from c1909 until 1958. The Mullhollands were Irish immigrants with connections to other farming

Mulholland's Farm—9 Pixie Avenue, Green Point NSW (SHR #00289)

Foreshore Land and Structures—9 Pixie Avenue, Green Point NSW (SHR #01306)

families in the Wagga Wagga region. In comparison, the Matthei family were European immigrants who occupied Glenlee for over a century, establishing strong connections to local emigrant communities and the local progress association, and were heavily involved in the improvement of the local area.

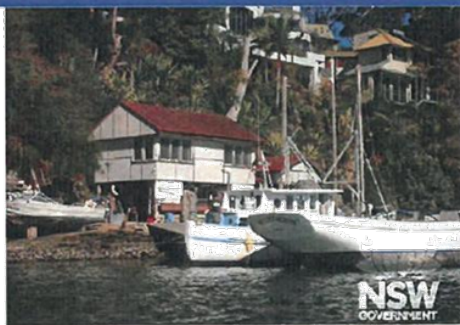
Both sites were subdivided in the 20th century—Glenlee in the 1920s as the 'Lugarno Estate', and Mulholland's Farm in 1961. The foreshore of Mulholland's Farm was also resumed by the local government in 1975 to create a reserve. Both sites have retained some degree of their surrounding lands, including former orchards, landscaping, and remnant bushland. Of the two, Glenlee retains a more generous curtilage and direct connection to the waterfront. At Mulholland's Farm the house retains a visual relationship to its former waterfrontage, but this has since been separated from the farmhouse site and listed separately on the State Heritage Register. Glenlee is therefore a more intact representation of the expansive early farming sites created in the 1880s.

Overall, the Mulholland farmhouse displays a higher degree of external integrity but lacks the intactness of the interiors of Glenlee. As a complete site, retaining its setting and extensive cultural landscape, Glenlee is a more intact representation of an early Federation settlement, retaining its 1920s boundaries with evidence of significant activities such as commercial agriculture and oyster cultivation. However, Mulholland's Farm was the site of more concentrated commercial farming activity in comparison to Glenlee, and that activity remains legible in the landscape, although remnant gardens and farming equipment at Glenlee are testament to its agricultural past. The two sites also retain landmark quality in their surrounding areas, with historically significant views to the waterfront.

Both sites were established by European emigrant families. However, the occupation of the Mulholland family does not demonstrate the longevity and continuity that was seen at Glenlee, where the Matthei family occupied the site for over a century, maintaining oyster leases from 1906 to 1996.

At the time of writing, the current heritage inventory sheet for Mulholland Farm does not include reference to any evidence of Aboriginal occupation or use of the site, whereas occupation is demonstrated at Glenlee.

Wandee—69 Fowler Road, Illawong NSW (Sutherland Shire LEP 2015, I162)





Wandeen—69 Fowler Road, Illawong NSW (Sutherland Shire LEP 2015, I162)

The boatshed, seawall and timber shed by the waterfront. Cultural plantings in the surrounding landscape.

Date of construction

1909–1964

Architect

Unknown

Historical significance (from the State Heritage Inventory Database)

Wandeen evidences the practice of oyster farming for commercial purposes in the Georges River during the 20th century. The Georges River was an important oyster farming area from the nineteenth century to the 1990s. In 1964 a new shed was built on the site for the commercial opening and bottling of oysters, formalising a practice which is likely to have occurred since the land was developed in 1909.

Wandeen is also significant for its association with the early subdivision of the Illawong waterfront in the 1909 Sandbrooks Subdivision. The house, boatshed and shed are a fine example of a late federation waterside group and are intact in their setting. The seawall also exemplifies the use of locally quarried sandstone.

Historical summary (from the State Heritage Inventory Database)

The Illawong peninsula began being offered for sale from 1885 following the construction of the Como Railway Station. Land offered in sale was intended for wealthy residents to establish holiday homes on substantial lots, several of which still exist on the headland.

Subdivision of these larger estates began in 1908 and continued through to 1925. The land of Wandeen was sold in the 1909 Sanbrook's Subdivision and the house, seawall and shed were built shortly after.

Parish maps show oyster leases adjacent to Wandeen in the early 20th century. The Georges River was an established oyster farming area by this time and the leases are likely to have been associated with the house. In 1964 an application to build a boatshed and outhouse for opening and bottling oysters was made, indicating that Wandeen was closely associated with the commercial production of oysters.

The site was subdivided prior to 1976, forming its present boundaries. A pontoon and ramp were built in the 1980s.

Key features

- Wandeen 1909
- Seawall 1909
- Shed 1909
- Boatshed c1964
- Intact waterside residential and commercial landscape

Statement of Significance (from the State Heritage Inventory Database)

The site is able to evidence activities relating to oyster farming. It evidences settlement following the subdivision and sale of the Sanbrooks Subdivision, 1909. The site evokes the early character of the river. The house is a good example of the late Federation style. The group is a fine example of a house, boatshed and shed that are rare in the location. The building is a rare example of late Federation style. The building has a high level of integrity. The group exemplifies

Wandeen—69 Fowler Road, Illawong NSW (Sutherland Shire LEP 2015, I162)

the use of locally quarried stone. The former commercial use, evidenced in the shed, is rare in the area.⁴

Comparative Discussion

Like Glenlee, Wandeen is a former oyster-farming site on the Georges River. Both sites were first subdivided in the 1880s and later subdivided again. Their residences were constructed in c1910 and c1909 respectively.

While Wandeen is a bungalow and Glenlee is a cottage, both are representative of common Federation typologies. Both properties are relatively modest in scale and are set back from the waterfront, although this is more pronounced at Glenlee. The positioning of each house takes advantage of the expansive waterfront views, a common feature of early settler estates in the area.

Wandeen appears to retain its original footprint and some early details, such as decorative timber shingles. In comparison, Glenlee retains a high degree of internal fabric and detailing from the 1910s, despite the 1950s kitchen addition. Although Glenlee is modest in scale, it is a fine representation of an early 20th century residence and appears to represent a finer example of regional Federation residential architecture than Wandeen.

Like Glenlee, Wandeen was also a site of early oyster farming; oyster leases were associated with the site in the early 20th century. The practice was continued through the 20th century, and a new boatshed and outhouse were built in 1964 to assist with the commercial operation. A pontoon and ramp were added in the 1980s. The property also retains significant waterside details, such as sandstone block steps as well as a seawall. Like Glenlee, the site is representative of the importance of oyster farming in NSW throughout the 20th century, and retains a high degree of physical evidence of this use.

It does not appear that there were established agricultural practices such as farming, vegetable-growing or orcharding at the Wandeen site. A later subdivision in 1976 also reduced the curtilage of the site. In comparison, Glenlee has maintained the integrity of its 1920s boundaries, retaining portions of its original leisure and vegetable gardens, orchard and fruit trees. While Wandeen is representative of early settlers along the Georges River, particularly oyster farmers, it does not demonstrate the historical self-sufficiency and varied commercial enterprises of many early settlers in the area through farming, vegetable-growing or orcharding that is evident at Glenlee.

Overall, both properties represent the significant practice of oyster farming in the Georges River, but as a site Glenlee is a stronger representation of the early settler experience, retaining much of its early grounds and associated landscaping. The historic use and character of the site can be better understood in the current landscape, and it is demonstrative of an early phase of development in NSW. And unlike Glenlee, Wandeen does not seem to have any particularly strong historic or associative connections to a significant family or local person. Further, there is no research into or extant physical evidence of Aboriginal use or occupation of the Wandeen site.



Stone Wharf and Path—Between Bayside Drive and Lime Kiln Bay, Lugarno NSW (GRLEP, I211)



Stairs leading to the path from Bayside Drive.



Section of stone wall with a carved stone reading ADOLPH HEINRICH 1900.

Date of construction

1900

Architect

Unknown

Historical significance (from the State Heritage Inventory Database)

The Stone wharf and path are part of Heinrich Reserve, an area of historical significance to the local area as a substantially intact cultural landscape associated with the locally important Heinrich and Chislett families. The reserve and its remnant features provide rare evidence of the original European settlement in Lugarno.

Heinrich reserve is directly associated with the nearby heritage listed houses Woodcliff and the Hermitage, respectively owned by the Heinrichs and Chisletts from the late 19th to early 20th century. Heinrich reserve covers land which was originally part of these houses and contains the remnants of jetties, boatsheds and paths linking them to the waterfront. Primary access to the houses was from the water and the infrastructure linking these houses to the water was a key element in residential occupation and development of the area in the late 19th and early 20th centuries.

Physical evidence of the infrastructure is largely limited to landscape and archaeological elements but remains clearly visible and interpretable.

Historical summary (from the State Heritage Inventory Database)

Between 1891 and 1892 Woodcliff and the Hermitage were constructed at Lugarno, accessed by the jetties at the waterside. These represent the earliest phase European occupation of Lugarno.

The Chisletts were the first to move into Lugarno, occupying the Hermitage from 1892. They terraced the land, dug wells, and laid stone paving to form garden beds for growing flowers which were sold to Sydney florists.

The Heinrichs settled in Lugarno in 1900 after purchasing and renovating Woodcliff. Adolph Heinrich likely formed the sandstone stairs on the land leading down to the waterfront, though these may be earlier. The Heinrichs also enlisted the help of friends and employees from their bakery factory in Alexandria to develop the land and construct an orchard and garden on the property, as well as a workshop, stables and a boatshed.

Stone Wharf and Path—Between Bayside Drive and Lime Kiln Bay, Lugarno NSW (GRLEP, I211)

In 1968 the land of Heinrich reserve was excised from Woodcliff and the Hermitage by the formation of Bayside Drive. It was dedicated as a public reserve in 1989 and was given the name Heinrich reserve in honour of the Heinrich family.

Key features

- Remnant landscape features, including stone steps and paths.
- Terracing associated with orcharding and flower growing by the Heinrich and Chisletts
- Waterfront features, including remnants of jetties and boatsheds
- Continuous landscape
- Association with Woodcliff and the Hermitage.

Statement of Significance (from the State Heritage Inventory Database)

The paths and steps leading from Bayside Drive to the remnant fabric of the jetties and boatsheds of two of the earliest properties in the Lugarno area, 'Woodcliff' (12 Woodcliff Parade) and 'The Hermitage' (1 Bayside Drive), both within Heinrich Reserve, are significant for their historic, aesthetic, technological, research and social heritage values as part of a small but well-defined cultural landscape that provides important evidence of the form and patterns of development and the challenges of everyday transportation and communication faced by local communities in the outlying parts of the former Hurstville area as recently as the turn of the 20th century.

Heinrich Reserve demonstrates strong landscape and archaeological heritage values demonstrated through its land and water-based fabric and spatial qualities set within a wider landscape of very good and substantially intact quality. Views across the waters of Lime Kiln Bay to the headland of Oatley Park read as intact and facilitate interpretation of the historical context of the role of the jetties.

The inclusion of jetties on both sites is historically significant. Woodcliff was the residence of the locally prominent Heinrich family, and The Hermitage was the residence of another prominent early family, the Chisletts. The Chisletts were flower growers and relied on their boat for transporting their freshly cut flowers to Como station and thence to the city on a daily basis. Adolph Heinrich also commuted daily via boat and train to his bakery at Alexandria. Each had a private jetty, and boat or storage shed at the waterfront of their property.

The significant historic association with the Heinrichs was recognised by Council's dedication of the land on the eastern side of Bayside Drive as 'Heinrich Reserve' in 1989.

The significant aesthetic qualities of the Reserve and landscape/archaeology are mostly subtle in character and are often hidden by other elements, but they reward careful investigation. Qualities such as the sinuosity of the path as it winds under the canopy of trees through the Reserve to the water's edge, and the complex archaeological evidence of the waterfront structures have intrinsic and contextual aesthetic heritage values that invite engagement and interpretation. The stonemasonry remains sound except where it has come under tidal attack, and the work on Heinrich's land has the potential to have been constructed using traditional German techniques that may add to knowledge of the similarities and differences to Anglo-Australian techniques.⁵



Stone Wharf and Path—Between Bayside Drive and Lime Kiln Bay, Lugarno NSW (GRLEP, I211)

Comparative Discussion

The Stone Wharf and Path within the Heinrich Reserve are part of a significant cultural landscape in the Lugarno area associated with the Heinrich and Chislett families. The Heinrich and Chislett families form part of a wider history of early European immigration and settlement in Lugarno, arriving in the late nineteenth century. Like the Mattheis, who settled slightly later, these families maintained significant periods of occupancy throughout the twentieth century.

The Heinrichs and Chisletts were involved in early agricultural and marine activities in Lugarno. The Chisletts established prominent terraced commercial flower beds at 'The Hermitage', whereas the Heinrichs created orchards and gardens at 'Woodcliff'. Like the Mattheis, both families made use of the river for transport and communications, sending produce to Sydney via boats loaded at their wharves. Some evidence of the land's agricultural use remains legible in the landscape of this item, with terracing associated with orcharding and flower growing found throughout the site. The item also includes significant stone steps and paths created by the Heinrichs and inscribed with their name, as well as remnants of jetties and boatsheds.

As an item, this cultural landscape is significant as a representation of early settlement in the area. However, the creation of Bayside Drive in 1968 separated this landscape from the houses. As such, while the land provides an understanding of its early agricultural and commercial use and development, as an item it does not provide a holistic understanding of the relationship between the landscape and the historic properties which are listed separately.

By contrast, Glenlee is a highly intact example of a former European family settlement in Lugarno. The waterfront curtilage of Glenlee has been unchanged since the 1920s 'Lugarno Estate' subdivision. Significant access routes and views between the house and river are generally intact. Glenlee similarly retains evidence of the agricultural activities undertaken on the site, including the active vegetable garden and orchard, maintaining evidence of early irrigation systems. Further, the intact boatsheds, jetty and cable-pulley engine shed of Glenlee provide greater evidence the historical oyster farming and wateruse than is seen at Heinrich Reserve. Decorative landscaping and areas of remnant bushland continue to separate Glenlee house from surrounding contemporary development, conserving the legibility of the early character of the site..

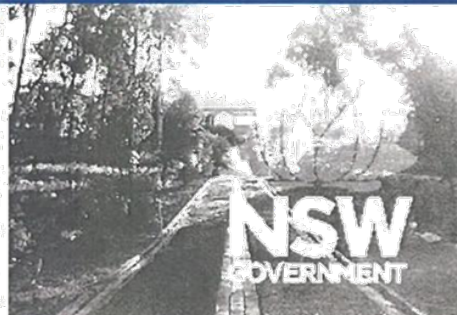
As a highly intact settlement, Glenlee provides an effective 'snapshot' of Lugarno in the early twentieth century, and, is particularly communicative of the importance of the relationship between the Lugarno area and its riverside setting. The stone wharf and path have significant associations to early European settler families, which are demonstrated in the remaining fabric, particularly in the engraving on the stone wall. However, neither the Heinrichs nor the Chisletts continuously resided in this area for over a century as the Mattheis did.

Both sites, the Stone Wharf and Path, and Glenlee, are communicative of early European settlement and the development of early industry in the area. Similarly, both have high aesthetic significance for their intact natural landscapes, incorporating views towards the river, with historic and associative significance for their connections to early settler families. However, as a more intact site, Glenlee demonstrates a higher level of rarity and representative significance.

Woodcliff—12 Woodcliff Parade, Lugarno NSW (GRLEP, I219)



Woodcliff's river-facing primary facade



An image of Woodcliff c1910.

Date of construction

1891

Architect

Unknown

Historical significance (from the State Heritage Inventory Database)

Woodcliff has local significance as a rare surviving dwelling associated with the earliest layer of development in the Lugarno area. The building was built in 1891 as a gentleman's marine villa. It is the oldest surviving building in the area and the first to be executed in masonry construction.

Woodcliff provides evidence of the pattern of Lugarno's development alongside its former waterfront jetty and paths, which are now within Heinrich Reserve and separately heritage listed. These are demonstrative of the design and features associated with early estates established in Lugarno in the late 19th and early 20th century. This is exemplified by the construction of Woodcliff facing the water, reflecting the use of the Georges River as the primary means of access to and from Lugarno in the earliest phases of its residential history.

Woodcliff is also significant for its association with the Heinrich family, who owned the house from 1900 to 1996. The Heinrichs were a German-Australian family who came to live in Lugarno in the early 20th century alongside the Chisletts and the Mattheis. The Heinrichs began subdividing the property from 1924, enabling the residential development of the peninsula.

Historical summary (from the State Heritage Inventory Database)

Woodcliff was built in 1891 for Frederick W. Middleton, an accountant and land speculator. Middleton was prompted to buy land in Lugarno by the extension of the railway to Como in the mid-1880s, which provided opportunity for speculation, but also improved access to the area.

Middleton was apparently bankrupted during the depression of the 1890s and the house fell into the ownership of his mortgagers.

In 1900 it was sold to Adolph Heinrich, an immigrant from Germany who arrived in Australia in the 1870s. Adolph was a baker who owned a bakery in Alexandria. After purchasing the property, he and his family restored Middleton's house and developed the land, constructing a workshop, stables, and boatshed. The Heinrichs also established an orchard and a garden on the property, forming stone steps and rockeries which are now in Heinrich Reserve.

After Adolph's death in 1923 his son Ernst subdivided the property, retaining only 10 acres around the house. In 1938 the family began living at Woodcliff once again, having lived



Woodcliff—12 Woodcliff Parade, Lugarno NSW (GRLEP, I219)

elsewhere. Several additions were made to the west of the house during the period, including a new kitchen and bathroom. In the 1950s a brick sunroom was added to the building.

Following Ernst's death, the 10 acres were subdivided by his widow in 1966 and 1968, forming its present boundaries. Ernest Heinrich, their son lived at the house until 1996, when it was sold outside of the family for the first time.

Key features

- 'Woodcliff', built 1891
- Associated remnant landscape features in Heinrich Reserve
- River-facing primary façade.
- Gable-form roof
- Rendered chimneys.

Statement of Significance (from the State Heritage Inventory Database)

'Woodcliff' (the house and its setting) is of local heritage significance for its historic and aesthetic heritage values. It is a locally rare example of a late 19th century villa-style house and provides important evidence of the area's early European settlement, being the oldest remaining house in Lugarno and the first recorded as being built of brick. The orientation of the primary façade overlooking the river, together with the survival of evidence of the original jetty and paths and terracing now within Bayside Reserve provides additional evidence of the original reliance on the river for access to the property at a time when development and infrastructure in the Lugarno area were very sparse.

The property was not built for the Heinrich family who are most strongly associated with the historical development of 'Woodcliff' for almost 100 years (1900 to 1996). It had been commissioned and completed in 1891 as the residence of Sydney property investor and developer Frederick W. Middleton, who fell victim to the economic depression of the 1890s that had such a significant impact on the course of the area's development. The property was named by the Heinrich family, who also made most of the changes to its form, fabric and curtilage that can be seen today.

'Woodcliff' is an aesthetically distinctive example of a substantial late Victorian Villa, particularly in the context of the predominantly later 20th century streetscapes of Lugarno. Its roof is prominent in views from the three surrounding streets and includes characteristic elements of the period such as a well-pitched gabled roof form, (replacement) slates laid in a traditional decorative pattern; and the pair of intact Victorian rendered chimneys to the southern gable. The roof has been altered on its eastern plane by the addition of a pair of dormer windows although these and other changes to the windows on the eastern façade are hidden from casual view by the houses built on the slope below.

The original curtilage of the property has been reduced through incremental re-subdivision but its scale remains interpretable through the distance between Forest Road and the waterfront; survival of the mature plantings in surrounding properties that were originally part of Woodcliff's garden; and the evidence of the original paths, terracing and jetty that have survived within Bayside Reserve. The surviving curtilage is of aesthetic significance for its traditional character and the mature planting that frames views over the property from surrounding roads.

The property (the house and its current setting (reduced from the original curtilage)) demonstrates historic, associational, and aesthetic heritage values that satisfy the NSW Heritage Council's Criteria for local heritage significance.⁶

Woodcliff—12 Woodcliff Parade, Lugarno NSW (GRLEP, I219)

Comparative Discussion

Woodcliff is the oldest extant house in the Lugarno area, built 1891. As with Glenlee, the early owner of the site was bankrupted and the house was later sold to a European immigrant family, the Heinrichs. Woodcliff house is an imposing late Victorian cottage, one of the first properties in the area to be built using masonry construction. Although the property is single storey, it is situated on a slope and constructed on elevated stone foundations, which would have made the property highly visible in the surrounding area.

Both properties are associated with the development of early agriculture and industry in the Lugarno area. The Heinrichs introduced orchards and gardens to the grounds of Woodcliff. The Mattheis similarly introduced orchards and a vegetable garden to the Glenlee site. At both properties these gardens were utilised both for personal and commercial use, emblematic of the self-sufficiency of early settlers.

The primary façade of Woodcliff retains much of its early character and some of its original fabric, but the house is highly modified overall. Alterations were made in the 1950s, including the removal of the original windows and the addition of a sunroom. Later works included the replacement of the original roof and the addition of intrusive dormer windows, a garage and a swimming pool. The interior of the house has also been modified and now includes a mixture of original, art-deco and contemporary fittings and fabric.

Although Glenlee was also modified to introduce a significant 1950s kitchen extension, the scale and form of this addition are sympathetic to the design of the original building. Glenlee has undergone little change since the 1950s and retains a high degree of physical integrity. The interior of the property is highly intact, retaining original 1910s and 1950s fabric and furnishings, along with a moveable heritage collection. The orientation of both houses to take advantage of sweeping views towards the river is characteristic of early settler houses in the area.

As a late Victorian masonry dwelling, and the oldest extant house in the Lugarno area, Woodcliff is considered a grander example of early housing in the Georges River. However, the historical understanding of the site has been disrupted by intrusive modifications to the house and the drastic reduction of its curtilage. The construction of Bayside Drive in 1968 severed the connection between the house and the river front, although the creation of the separately listed Heinrich Reserve does conserve the significance of this cultural landscape. Further, the construction of the house at 9 Lugarno Parade, between the house and the riverfront, has disrupted significant views and vistas, and affects the legibility of the early settlement.

Although Glenlee is a more recent property, built in the Federation style, it is a more intact example of early housing in the area. Glenlee retains the integrity of its 1920s curtilage, encompassing over two hectares of land. Unlike Woodcliff, Glenlee retains a clear connection with the river. Views and access routes between the house and the riverfront have not been disrupted, allowing the site to communicate the highly significant relationship between the Georges River and its early settlements. The retention of significant marine elements like boatsheds and a jetty, which have not been retained at the Woodcliff site, further support this historic relationship and provide evidence of historic transport routes and oyster farming activities.

The Glenlee site can be understood as an early European landscape in which remnant bushland provides a visual barrier between the site and surrounding contemporary development. Glenlee's vegetable gardens and orchard contribute directly to this character and are demonstrative of the early agricultural use of the site and the settler lifestyle in particular. The use of weatherboards at Glenlee also demonstrates a preference for local building materials.



Woodcliff—12 Woodcliff Parade, Lugarno NSW (GRLEP, I219)

Both houses have significant connections to early European immigrant settler families who maintained significant occupations of the sites. The Heinrichs occupied Woodcliff from 1900 to 1996, while the Mattheis occupied Glenlee for over a century from c1910 to 2018. Both families have local historic significance in the Lugarno area and were involved in the wider residential development of the suburb through the subdivision of their lands. The Mattheis were particularly involved with the local Progress Association and were actively involved in pushing for increased access routes throughout the area.

Both Woodcliff and the Glenlee site are representative of early European settlements in New South Wales generally, and Lugarno specifically. Occupied for generations by immigrant families that were instrumental in the development of the area, both sites hold a high degree of local historic and associative significance, however, the physical manifestation of this significance is more evident at Glenlee where the house, outbuildings, and cultural landscape established by the Matthei family have been retained, largely intact, along with a significant collection of moveable heritage. Further, current research does not indicate the physical presence of significant evidence of Aboriginal occupation or use, as is seen at Glenlee.

7.4.2 Summary Comparative Analysis

The heritage listed items in this comparative analysis have been assessed as having historic, associative, aesthetic, rare, and representative significance, at a local and state level. The analysis of the heritage listed properties in the Georges River area and further afield have demonstrated that these properties have key indicators that are consistent with the subject property. These are:

- Intact cultural landscape features associated with early twentieth century European agricultural practices, particularly features associated such as terracing, remnant beds and irrigation for flower growing, orchards or vegetable gardens.
- Intact cultural landscape features associated with waterside access from the early twentieth century, such as boatsheds, retaining walls, and jetties.
- Evidence associated with the significant practice of oyster farming in the twentieth century, like processing infrastructure or remnant oyster beds in the water.
- Late nineteenth or early twentieth century houses positioned to take advantage of views of the riverfront which have undergone several layers of development over the course of the twentieth century.
- An extended association with a particular family of local importance.
- A reduced curtilage surrounding the primary property associated with residential development over the course of the twentieth century.

The subject site demonstrates features which are consistent with all of these indicators, and appears to be a rare example of a site which includes evidence of all of the above.

The size and integrity of the subject site make it particularly unique for in comparison to similar sites in the Georges River. Most comparable heritage items in the vicinity of the site lack the integrity of their early twentieth century curtilage, and the physical and visual connection with the waterfront connection which is demonstrated at the subject site. The longevity of Glenlee's century-long ownership by the Matthei family is similarly unique.

Mulholland's Farm is the most similar example to the subject site, as it demonstrates the paired practice of orcharding and oyster farming on a riverside farm. Unlike the Glenlee, Mulholland's Farm underwent multiple subdivisions, ceasing to operate as a commercial farm in the 1960s, though oyster farming continued through to the 1980s. Glenlee, while never as intensively farmed, continued to be used for agricultural practices and oyster farming through to 1996.

Glenlee retains its 1920s boundaries, which includes a direct connection to the waterfront and a generous setback from the street for the residence. Mulholland's Farm, in comparison, has a similar setback from Pixie Lane but has a reduced curtilage due to the resumption of the foreshore in 1975, which is now listed separately on the SHR. While lacking the legal boundary connection to the water that it once had, in practice Mulholland's Farm retains a connection to the foreshore, forming a contiguous cultural landscape. Glenlee demonstrates a greater level of integrity of its cultural landscape to Mulholland's Farm, albeit embodying a different, less intensive agricultural practice.

Few sites throughout the Georges River area, or NSW more broadly, were found to have undergone a similar historic use and development to Glenlee. Oyster farming, once a popular and profitable pursuit in the nineteenth and early twentieth century, was increasingly abandoned throughout NSW in the late twentieth century. Comparable waterside residence where oyster farming is known to have occurred, such as Mulholland's Farm and Wandeen, are increasingly rare.

These properties, along with Glenlee, retain significant early fabric that was introduced to support oyster farming practices, such as boatsheds, jetties and supporting infrastructure. The retention of these built elements on the sites communicates the important commercial function these residential estates played. They are particularly emblematic of the importance of rivers in the early development NSW, providing both transport and industry. While Glenlee may not include details such as the seawall seen at Mulholland's Farm, the integrity of the site, and its continuous historical use, make it a better demonstration of the role of oyster farming as one component in early residential estates.

Several properties in the Georges River area have connections to significant early European settler families, such as the Heinrichs and the Chisleys, at Woodcliff and the



Heinrich Reserve (Stone Wharf and Park). A similar connection to the Brisbane Waters area is associated with the Mullholland family at Mullholland Farm. Each of these families moved to their respective areas in the late nineteenth and early twentieth centuries, establishing significant residential settlements, often in houses that were already established on the site (rather than purpose built for the family).

Although the Heinrich family occupied the Woodcliff house for a significant period from 1900 to 1996, the modifications of the house, and the separation of their former lands- now the reserve- have removed much of the physical connections between the family and the property. However, the intangible associative value of their connection to the historic development of the local area remains consistent.

The Matthei family similarly moved to Glenlee in the Federation period, and with the Heinrichs and the Chisletts (to whom they sold land), they established much of the subdivision and development pattern of the Georges River area near Limekiln Bay. Significantly, the Matthei's occupied the site for over a century, with much of their land and house largely untouched. The house itself is a testament to the historic development of the area, retaining much of its original footprint, with the kitchen addition representative of the modernisation of period houses which occurred throughout the area. Internally, Glenlee is highly intact and provides a snapshot of early settlement, retaining a significant moveable heritage collection that is not seen at comparable sites.

A comparison with comparable sites in NSW reveals that the integrity of the site and its setting, and its continuous historical use are likely to be the most significant and unique elements of the Glenlee site. Historically, the site's development is similar to Mullholland Farm, and the former estates of Woodcliff and the Hermitage. All four properties feature one prominent residential building, positioned to take advantage of views of the river, surrounded by extensive grounds occupied by areas of both agricultural use, and aesthetic landscaping. Orcharding was a common practice, with the development of vegetable gardens and flower gardens seen at a number of sites.

However, all four properties have been subject to subdivisions which have altered their curtilage, in some cases drastically reducing or completely severing the connection between house and setting. As such, Glenlee appears to be highly unique as a largely intact early European settlement. The retention of the house- largely unaltered- with its grounds allow it to communicate the lifestyle and practices of these early families. The remnant, self-seeded bushland creates a visual boundary between the property and later development, conserving the character of the area. The retention of the orchard is suggestive of early commercial agricultural practices that grew in prominence throughout NSW, while the remnant vegetable garden represents the self-sufficiency of these early settlements. The site continues to maintain the historic relationship between the house

and the river, maintaining early access routes, and significant views. The site is easily understood as a representation of its early twentieth century history and appears to be high rare and unique within NSW.

7.5 Assessment against NSW Standard Criteria

This section sets out an assessment of the heritage significance of Glenlee in accordance with the standard criteria established in the NSW Heritage Office guidelines (Appendix A of this report). The evaluation includes consideration of the original and subsequent layering of fabric, uses, associations and meanings of the place, as well as its relationship to both the immediate and wider setting. The *NSW Heritage Manual* guidelines, prepared by the NSW Heritage Office and Department of Urban Affairs and Planning (July 2001), provide the framework for the assessment and the Statement of Significance in this report. These guidelines incorporate the five types of cultural heritage values identified in the Burra Charter into a specially structured framework, which is the format required by heritage authorities in NSW.

Under these guidelines, items (or 'places' in Burra Charter terminology) are assessed in accordance with a specific set of criteria, as set out below. An item is significant in terms of the criterion if the kinds of attributes listed in the inclusion guidelines help to describe it. Similarly, the item is not significant in terms of that criterion if the kinds of attributes listed in the exclusion guidelines help to describe it. The inclusion and exclusion guidelines are checklists only—they do not cancel each other out. The exclusion guidelines should not be applied in isolation from the inclusion guidelines, but should be used to help review and qualify the conclusions reached about the item's significance.

To apply the assessment criteria, both the nature and degree of significance for the place need to be identified. This is because items vary in the extent to which they embody or reflect key values and in the relative importance of their evidence or associations.

The assessment also needs to relate the item's values to its relevant geographical and social context, usually identified as either local or state contexts. Items may have both local and state significance for similar or different values/criteria.

7.5.1 Criterion A (Historical Significance)

An item is important in the course, or pattern, of NSW's—or the local area's—cultural or natural history.

Glenlee is situated within a large First Nations cultural landscape associated with the waterways and adjacent sandstone landforms. The property traverses the steep slopes



rising from the Georges River, and retains an array of physical evidence for Holocene Aboriginal cultural connections and use. The physical evidence adds to the local pattern of Aboriginal cultural heritage and history, where the four grinding grooves (clustered on the margins of a deep water pool) and water hole (on a sandstone platform adjacent to the creek) attest to use and connections with the creek line that flows through the site. The shell midden material presents a connection and evidence for Aboriginal subsistence patterns in the local area. The range of shell species connected with possible evidence (such as lithics and carbon) demonstrates the history of connection between resources in the river, and consumption on the foreshores and slopes.

Glenlee is located within a much broader First Nations cultural landscape which is connected by the local Aboriginal peoples to the local history of resistance and resilience to invasion, and consequent activism. However, at the current time, there are no specific known attributes which link this piece of land to these factors.

Glenlee has historical significance as a highly intact early European settlement in the Lugarno area, one which closely evidences the early use and occupation of the land. Originating from an 1856 land grant, the site was first occupied by JH Geddes who engaged in oyster cultivation in Lime Kiln Bay from 1888, a practice which had begun two years prior and would continue through to 1996 at Glenlee. Following Geddes' bankruptcy, the land was foreclosed on by the City Bank of Sydney and leased to the Matthei family, who eventually purchased the site, developing it into a self-sufficient settlement replete with a homestead, orchards, vegetable gardens, fruit trees and oyster farms. The evidence of which remains clearly legible and highly intact in the landscape.

Since the Lugarno Estate subdivision initiated by Otto Matthei in c1920, the site's boundaries have remained unchanged. The continuous ownership by the Matthei family for over a century has preserved the house and much of the grounds, making it an excellent example of an early phase of European riverside settlement. The integrity of the house, its interiors and its movable heritage collection provide a 'snapshot' of life in an early settlement, and the daily life of a regional family in the early twentieth century.

The site also has historical significance for its connection to the significant practice of oyster farming in the Georges River. Cultivation of oysters in Lime Kiln Bay near the subject site began in 1886 and was a profitable commercial enterprise. The Matthei family, who took over the leases in 1906, continued oyster farming at the site through to 1996. The Mattheis were some of the most prominent oyster farmers in the Georges River area and the practice was one of their primary sources of income.

Significant intact features that evidence the historical significance of the site include Glenlee house, the movable heritage elements, the boatsheds and jetty, the cable-pulley

engine shed, the orchard, vegetable gardens, cultural plantings, landscape features and outbuildings.

Glenlee has cultural significance at a local level under this criterion.

7.5.2 Criterion B (Associative Significance)

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's—and/or the local area's—cultural or natural history.

Glenlee has associative significance at a local level for its connection to the Matthei family, who occupied the site continuously for over a century. Originally granted to absentee owner Thomas George Lee in 1856, the site came to be owned by prominent wool broker JH Geddes. While it appears the first structure on the site (since demolished) was constructed during Geddes' ownership, his most significant contribution to the site was the introduction of oysters from his lease in Port Hacking. The site came to be owned by a German immigrant family from Hamburg, the Mattheis, who built Glenlee house soon afterward.

The Mattheis were among the early settlers in the area who established farming and orcharding on the site. The Mattheis were particularly involved in developing oyster farming in the area. They were involved in the social life and émigré community of the Lugarno area, being active in the local German Zither Club. They were heavily involved in the Lugarno and District Progress Association, and as such actively contributed to the development of the wider Lugarno area. Like many early settlers, the family subdivided their land, selling off portions which helped to establish early residential development along the river front throughout the twentieth century. The family occupied the site for over a century, and continued oyster farming at the site for 90 years. Their continuous occupation of the site gives Glenlee associative significance to the local community.

Glenlee has cultural significance at a local level under this criterion.

7.5.3 Criterion C (Aesthetic Significance)

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW—or the local area.

Glenlee has aesthetic significance to the Lugarno area as a highly intact representation of a Federation European settlement. Glenlee house, built c1906, is a good representation of a modest weatherboard cottage, constructed on sandstone foundations. Despite the introduction of a kitchen extension in the 1950s, the house is highly intact, retaining significant original details including pressed metal ceilings, a fanlight, and decorative



gables. The kitchen is similarly representative of a typical 1950s kitchen retaining original joinery and fixtures.

Typical of early settlements, Glenlee responds to the natural landscape and topography of the site, situated on a slope and oriented to face the river, taking advantages of the sweeping views across the grounds to the waterfront. These views remain undisturbed and represent the relationship between early settlements and the river. The grounds retain early orchards, gardens, vegetable gardens and fruit trees, with associated landscape elements such as stone retaining walls and stairways, paths, irrigation systems, and cultural plantings, which are characteristic of an early settlement.

The scenic character of the site is enhanced by the bushland and tree regrowth which separates the site from surrounding development, preserving its historically isolated setting, as well as a natural water course, and a creek that has been channelled with block sandstone banks. The site has landmark quality in the surrounding area, representing one of the few remaining riverside settlements, and is highly visible along the waterfront, with the boatsheds and jetty visible from Oatley Park.

The site retains an array of Aboriginal archaeological evidence. The grinding grooves, water hole and setting of the creek hold an aesthetic value which has been identified as important to the local Aboriginal community.

Glenlee has cultural significance at a local level under this criterion.

7.5.4 Criterion D (Social Significance)

An item has strong or special association with a particular community or cultural group in NSW—or the local area—for social, cultural or spiritual reasons.

The Glenlee site remains one of the most prominent areas in Lugarno. Its aesthetic and historic qualities are well known and appreciated throughout the local community, whose strong connection to the site is evident in the 'Save Glenlee' campaign, supported by a petition raised by a local MP with over 1,200 signatures. This level of community interest suggests that the site holds social significance in the Lugarno area. Historically, Glenlee had social significance among the community of early settlers residing in the area, and within local immigrant social groups, such as the German Zither Club.

With evidence of Aboriginal activity on the site, including grinding grooves, a water hole/well, and shell midden material, it is likely that the site holds significance to the local Aboriginal community.

Further consultation with the local Aboriginal community may identify associations between the landform on the south of the river, the suburb of Lugarno, and patterns of Aboriginal resistance, resilience and activism.

A thorough, formal social values assessment should be undertaken, but it is likely that Glenlee, at 80 Boronia Parade, Lugarno, has cultural significance at a local level under this criterion.

7.5.5 Criterion E (Research Potential)

An item has potential to yield information that will contribute to an understanding of NSW's—or the local area's—cultural or natural history.

As part of the local First Nations cultural landscape (criterion A), the range of evidence within the site has the potential to yield new information and understanding of these connections, notably from the middle to late Holocene. The shell midden material in particular holds the potential to provide evidence for changing Aboriginal subsistence patterns, notably through the period when sea levels fell to their current levels. This evidence could provide insight into the species of shellfish and vegetation at the water's edge and on the slopes around the creek.

Further research, investigations and connections with the local Aboriginal community may be found as the community considers and reconnects with the site and wider region.

As a site of oyster farming throughout the twentieth century, with a remnant boatshed, jetty, cable-pulley engine shed and movable heritage, there is potential for the site to reveal information on oyster farming practices in the Georges River. As JH Geddes brought oysters from his lease in Port Hacking to Lugarno, it is possible that the areas of Lime Kiln Bay and the jetty associated with Glenlee may display higher biodiversity in comparison to neighbouring sites.

Glenlee is representative of early twentieth-century agricultural practices, common to early settler estates. The site retains areas of the original gardens, along with farming machinery and irrigation systems. It is possible that the Matthei family employed early construction, farming or irrigation techniques common in Germany, which could provide insight into early twentieth-century immigrant practices in NSW. Similarly, the integrity of the house interiors and movable heritage may provide insight into life in regional NSW in the early twentieth century, and the cultural life in Lugarno specifically.

Due to the variety of landscapes and habitats across the site, encompassing waterfronts, landscaped gardens, and self-seeded bushland, there is potential for the site to yield information regarding the biodiversity of the Georges River area, and changing patterns



in its flora and fauna. The site has a range of planted trees and gardens, some of which are likely to date from the early establishment of the site, in the early 1900s.

With respect to Aboriginal cultural and archaeological heritage, Glenlee has cultural significance at a local level under this criterion.

7.5.6 Criterion F (Rarity)

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Largely established in the early twentieth century, and developed by the Matthei family, Glenlee is a highly intact early European riverfront settlement with an associated cultural landscape. Despite subdivisions, Glenlee retains much of its original estate and is a rare example of an intact riverfront settlement in NSW. Glenlee house is a modest cottage which, despite later extension, is highly internally intact. The house also contains a significant movable heritage collection which encompasses material relating to the Matthei family and the Lugarno area across the twentieth century. The integrity of the interiors of the house and its collection are likely to be rare within Lugarno, and have potential to be rare within regional NSW.

The early orchards, vegetable gardens, fruit trees, and cultural plantings introduced by the Matthei family remain legible in the landscape and are revealing of early agricultural practices. The historic relationship between the house, grounds and river has been maintained, and the significant views to and from Georges River, and early access paths and stairs which lead to the river, have been conserved. Glenlee similarly retains evidence of significant marine activity including a jetty, boatsheds and remnants of a cable-pulley system which demonstrate the use of the river for transportation and attest to a significant period of oyster farming undertaken on the site. The integrity of the setting is rare in comparison to similar settlements which remain in NSW.

The century-long occupation of the Matthei family and continued oyster farming practice over a century is representative of the experience of many early European settler families and is a relatively rare example of such use and continuity within NSW.

As a location with specific physical evidence of Aboriginal activity (both grinding grooves and shell midden material), the site is rare in the Lugarno suburb. This range of evidence is not rare at the wider LGA level. If the site is judged to meet this criterion for Aboriginal cultural heritage, it would be significant at the local level.

Glenlee has cultural significance at a state level under this criterion.

7.5.7 Criterion G (Representativeness)

An item is important in demonstrating the principal characteristics of a class of NSW's (or a class of the local area's):

- cultural or natural places; or
- cultural or natural environments

The First Nations archaeological evidence, notably the grinding grooves set within the intact flowing creek, are good representative examples of the site type. The grinding grooves are deeply incised and easily identifiable; they hold good education potential to demonstrate past Aboriginal lifeways.

The high degree of integrity and intactness of both the house and its setting make the Glenlee site representative of an early European riverfront settlement, both within the Lugarno area, and NSW more broadly. Glenlee house is a typical Federation cottage, showing the regional preference for weatherboard construction. The introduction of the kitchen in the 1950s is typical of the adaptation of early houses to suit modern needs. The interior of the house is otherwise highly intact, retaining significant original fabric and a movable heritage collection which are representative of the typology, and of the evolution of regional housing more generally.

The grounds of Glenlee continue to communicate the site's early function, retaining remnants of the orchard, vegetable garden, and cultural plantings, representative of both the self-sufficiency of the settlement, and the use of the land for commercial agriculture. The important relationship between the river and the settlement is seen in the retention of the jetty and boatshed, providing both transport and industry. The remnants of the cable-pulley system on the site, primarily the shed which housed the system's engine, is a key element which provides evidence of the oyster farming which occurred at the site until 1996. These marine elements are representative of the type and scale of infrastructure employed at oyster farming estates and of the techniques and means by which small growers conducted their farming.

The site also retains significant remnant and self-seeded bushland, suggestive of the pre-1788 character of the area. It demonstrates a variety of wildlife species and natural and cultural plantings that are characteristic of the Georges River area.

For First Nations heritage, Glenlee, at 80 Boronia Street, Lugarno, has cultural significance at a local level under this criterion. For European heritage values, Glenlee has cultural significance at a state level under this criterion.



7.6 Statement of Significance

Glenlee is part of the local Aboriginal cultural landscape, with a representative range of Aboriginal archaeological sites, set within a semi-intact set of landforms. Parts of the site retain intact vegetation, landforms, soils and a creek line with a regular source of fresh running water. Within these landforms and the creek are evidence for past Aboriginal cultural practices. Midden material is present on a broad, flat landform above the steep rises from the river, and provides evidence for local Aboriginal subsistence practices, with deep deposits of shellfish remains potentially held in a carbon-rich soil matrix. Study of these could provide new information for middle to late Holocene Aboriginal economic practices across this part of the Georges River, which could be contrasted against those closer to the coast.

The site is important to the local Aboriginal community today for its illustration of past cultural traditions, and was possibly a women's place; and as part of the broader river landscape that is emblematic of more recent First Nations and shared heritage. Themes include national history, identity, resistance, and social and cultural action.

Originating from an 1856 land grant and developed in the early twentieth century, Glenlee represents one of the earliest settlements in the Georges River area and, retaining much of its cultural landscape, one of the most intact European riverfront settlements in NSW. Glenlee has historical, associative and aesthetic significance at a local level, with rarity and representative values at a state level. It is possible that further research may indicate that the site has social significance within the local community.

Glenlee house, a typical Federation cottage built in 1906, was situated to take advantage of sweeping views of the grounds and river. The house was extended in the 1950s to introduce a kitchen, but is otherwise highly internally intact, retaining significant original fabric, and a movable heritage collection, revealing information about life in Lugarno in the early twentieth century.

Glenlee was owned and occupied by the Matthei family for over a century. From Hamburg, Germany, the Mattheis were one of a number of European families that settled in the Georges River area. They established an orchard, garden, vegetable garden, and a series of cultural plantings that remain legible in the landscape and that, along with a remnant irrigation system and a collection of farm machinery, demonstrate both the self-sufficiency and commercial agricultural use of early settlements. Despite the creation of the Lugarno Estate subdivision in the 1920s, much of the original estate has been retained, including significant landscape features such as stone walls, paths, and a channelled creek. The family played a significant role in the early Lugarno community, active in social groups such as the German Zither Club, and the Lugarno and District

Progress Association. Their subdivision created the residential subdivision pattern of the riverfront near Lime Kiln Bay.

Oyster farming was first introduced to Glenlee by an early owner, the prominent wool-broker JH Geddes, who brought oysters from his lease in Port Hacking. The Mattheis took over the oyster leases in 1906 and continued to operate until 1996. Remnant boat sheds, a jetty and a cable-pulley system provide evidence of this early practice, including the transportation of oysters, on the site.

The site is highly intact, maintaining the original relationship between the house, its grounds, and the river, with significant views and vistas undisturbed by later development. The grounds also contain a variety of cultural plantings, remnant and self-seeded bushland, and local wildlife, representative of both the early presentation of the site, and the biodiversity of the Georges River area. Due to its comparative integrity, and landmark quality within the Lugarno area, Glenlee is likely to have exceptional significance within NSW as a rare, intact, early European riverfront settlement, with a high degree of representative significance as a demonstration of an early way of life, and of significant activities in NSW.

7.7 Inventory Sheet

A completed inventory sheet for the property, in the format of the State Heritage Inventory database template, is provided at Appendix B of this report.

7.8 Endnotes

- ² State Heritage Inventory, 'Mulholland's Farm', Heritage NSW, viewed 6 December 2021 <<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045156>>.
- ³ State Heritage Inventory, 'Foreshore Land and Structures', Heritage NSW, viewed 6 December 2021 <<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5051248>>.
- ⁴ State Heritage Inventory, 'Wandeen', Heritage NSW, viewed 6 December 2021 <<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2440024>>.
- ⁵ State Heritage Inventory, 'Stone wharf and path', Heritage NSW, viewed 6 December 2021 <<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1810109>>.
- ⁶ State Heritage Inventory, 'Woodcliff', Heritage NSW, viewed 6 December 2021 <<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1810131>>.

Conclusions and Recommendations

8 Conclusions and Recommendations

This report provides an assessment of the significance of Glenlee in relation to natural and cultural landscape heritage, Aboriginal cultural heritage and built heritage, with recommendations based on the values identified and in line with statutory and best-practice guidelines, namely 'Assessing Heritage Significance' and Burra Charter.

8.1 Conclusion

The assessment of heritage significance has been undertaken against the NSW standard criteria for assessment of cultural significance. The assessment concludes that Glenlee has cultural significance at the state level under criteria (f) and (g) and at the local level under criteria (a), (b), (c), (d) and (e).

Based on this assessment, a Statement of Significance for Glenlee is provided below:

Glenlee is part of the local Aboriginal cultural landscape, with a representative range of Aboriginal archaeological sites, set within a semi-intact set of landforms. Parts of the site retain intact vegetation, landforms, soils and a creek line with a regular source of fresh running water. Within these landforms and the creek are evidence for past Aboriginal cultural practices. Midden material is present on a broad, flat landform above the steep rises from the river, and provides evidence for local Aboriginal subsistence practices, with deep deposits of shellfish remains potentially held in a carbon-rich soil matrix. Study of these could provide new information for middle to late Holocene Aboriginal economic practices across this part of the Georges River, which could be contrasted against those closer to the coast.

The site is important to the local Aboriginal community today for its illustration of past cultural traditions, and was possibly a women's place; and as part of the broader river landscape that is emblematic of more recent First Nations and shared heritage. Themes include national history, identity, resistance, and social and cultural action.

Originating from an 1856 land grant and developed in the early twentieth century, Glenlee represents one of the earliest settlements in the Georges River area and, retaining much of its cultural landscape, one of the most intact European riverfront settlements in NSW. Glenlee has historical, associative and aesthetic significance at a local level, with rarity and representative values at a state level. It is possible that further research may indicate that the site has social significance within the local community.

Glenlee house, a typical Federation cottage built in 1906, was situated to take advantage of sweeping views of the grounds and river. The house was extended in the 1950s to introduce a kitchen, but is otherwise highly internally intact, retaining significant original



fabric and a movable heritage collection, revealing information about life in Lugarno in the early twentieth century.

Glenlee was owned and occupied by the Matthei family for over a century. From Hamburg, Germany, the Mattheis were one of a number of European families that settled in the Georges River area. They established an orchard, garden, vegetable garden, and a series of cultural plantings that remain legible in the landscape and that, along with a remnant irrigation system and a collection of farm machinery, demonstrate both the self-sufficiency and commercial agricultural use of early settlements. Despite the creation of the Lugarno Estate subdivision in the 1920s, much of the original estate has been retained, including significant landscape features such as stone walls, paths, and a channelled creek. The family played a significant role in the early Lugarno community, active in social groups such as the German Zither Club, and the Lugarno and District Progress Association. Their subdivision created the residential subdivision pattern of the riverfront near Lime Kiln Bay.

Oyster farming was first introduced to Glenlee by an early owner, the prominent wool-broker JH Geddes, who brought oysters from his lease in Port Hacking. The Mattheis took over the oyster leases in 1906 and continued to operate until 1996. Remnant boat sheds, a jetty and a cable-pulley system provide evidence of this early practice, including the transportation of oysters, on the site.

The site is highly intact, maintaining the original relationship between the house, its grounds, and the river, with significant views and vistas undisturbed by later development. The grounds also contain a variety of cultural plantings, remnant and self-seeded bushland, and local wildlife, representative of both the early presentation of the site, and the biodiversity of the Georges River area. Due to its comparative integrity, and landmark quality within the Lugarno area, Glenlee is likely to have exceptional significance within NSW as a rare, intact, early European riverfront settlement, with a high degree of representative significance as a demonstration of an early way of life, and of significant activities in NSW.

A completed inventory sheet for the property, in the format of the State Heritage Inventory database template, is attached to this report at Appendix B.

8.2 Recommendations

Based on the assessment of significance provided in this report, it is recommended that:

1. Georges River Council list Glenlee, at 80 Boronia Parade, Lugarno, on Schedule 5 of the GRLEP 2021.
2. This report be provided to Heritage NSW to assist in its consideration of the current nomination to list Glenlee on the SHR.

3. A comprehensive conservation management plan be commissioned to provide guidance for appropriate future use and conservation of the heritage values of the site.
4. The Inventory Sheet at Appendix B be added to the State Heritage Inventory database once the site has been listed as a heritage item.
5. Further consultation be undertaken with the local Aboriginal community to better understand local social and intangible connections.
6. The Aboriginal objects held within the house be inspected (these were not sighted by GML or the MLALC), confirmed to be Aboriginal objects (or otherwise), and an attempt at understanding provenance be made.



9 List of Appendices

Appendix A

NSW Heritage Office Heritage Assessment Guidelines

Appendix B

Interim Heritage Order No. 1

Appendix C

Inventory Sheet – 'Glenlee', 80 Boronia Parade, Lugarno

Appendix D

National Trust Register Listing Report – Lugarno Early Settler Cultural Landscape

Appendix A—NSW Heritage Office Heritage Assessment Guidelines

The NSW Heritage Manual guidelines, prepared by the NSW Heritage Office and Department of Urban Affairs and Planning (July 2001), provide the framework for the assessment and the statement of significance in this report. These guidelines incorporate the five types of cultural heritage value identified in the Burra Charter into a specially structured framework, which is the format required by heritage authorities in New South Wales.

Under these guidelines, items (or ‘places’ in Burra Charter terminology) are assessed in accordance with a specific set of criteria, as set out below. An item is significant in terms of the particular criterion if the kinds of attributes listed in the inclusion guidelines help to describe it. Similarly, the item is not significant in terms of that particular criterion if the kinds of attributes listed in the exclusion guidelines help to describe it. The inclusion and exclusion guidelines are checklists only—they do not cancel each other out. The exclusion guidelines should not be applied in isolation from the inclusion guidelines, but should be used to help review and qualify the conclusions reached about the item’s significance.

The criteria for assessment established by the NSW Heritage Council in accordance with the Heritage Act 1977 (NSW) (Heritage Act) are set out below.

Criterion (a)—An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area).

Guidelines for inclusion	Guidelines for exclusion
- shows evidence of a significant human activity; - is associated with a significant activity or historical phase; or - maintains or shows the continuity of a historical process or activity.	- has incidental or unsubstantiated connections with historically important activities or processes; - provides evidence of activities or processes that are of dubious historical importance; or - has been so altered that it can no longer provide evidence of a particular association.

Criterion (b)—An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of NSW (or the cultural or natural history of the local area)



Guidelines for inclusion	Guidelines for exclusion
- shows evidence of a significant human occupation; or - is associated with a significant event, person, or group of persons.	- has incidental or unsubstantiated connections with historically important people or events; - provides evidence of people or events that are of dubious historical importance; or - has been so altered that it can no longer provide evidence of a particular association

Criterion (c)—An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

Guidelines for inclusion	Guidelines for exclusion
- shows or is associated with creative or technical innovation or achievement; - is the inspiration for a creative or technical innovation or achievement; - is aesthetically distinctive; - has landmark qualities; or - exemplifies a particular taste, style or technology.	- is not a major work by an important designer or artist; - has lost its design or technical integrity; - its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded; or - has only a loose association with a creative or technical achievement

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

Guidelines for inclusion	Guidelines for exclusion
- is important for its associations with an identifiable group; or - is important to a community's sense of place.	- is only important to the community for amenity reasons; or - is retained only in preference to a proposed alternative.

Criterion (e)—An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

Guidelines for inclusion	Guidelines for exclusion
- has the potential to yield new or further substantial scientific and/or archaeological information; - is an important benchmark or reference site or type; or - provides evidence of past human cultures that is unavailable elsewhere.	- the knowledge gained would be irrelevant to research on science, human history or culture; - has little archaeological or research potential; or

Guidelines for inclusion	Guidelines for exclusion
	only contains information that is readily available from other resources or archaeological sites.

Criterion (f)—An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

Guidelines for inclusion	Guidelines for exclusion
- provides evidence of a defunct custom, way of life or process; - demonstrates a process, custom or other human activity that is in danger of being lost; - shows unusually accurate evidence of a significant human activity; - is the only example of its type; - demonstrates designs or techniques of exceptional interest; or - shows rare evidence of a significant human activity important to a community.	- is not rare; or - is numerous but under threat.

Criterion (g)—An item is important in demonstrating the principal characteristics of a class of NSW's (or a class of the local area's) cultural or natural places; or cultural or natural environments

Guidelines for inclusion	Guidelines for exclusion
- is a fine example of its type; - has the principal characteristics of an important class or group of items; - has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity; - is a significant variation to a class of items; - is part of a group which collectively illustrates a representative type; - is outstanding because of its setting, condition or size; or - is outstanding because of its integrity or the esteem in which it is held.	- is a poor example of its type; - does not include or has lost the range of characteristics of a type; or - does not represent well the characteristics that make up a significant variation of a type.



Appendix B – Interim Heritage Order No. 1



Government Gazette

of the State of
New South Wales

**Number 389–Planning and Heritage
Friday, 13 August 2021**

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8.4.1 Interim Heritage Order

HERITAGE ACT 1977

INTERIM HERITAGE ORDER NO. 1

Under Section 25 of the *Heritage Act*, 1977 Georges River Council does by this order:

1. Make an interim heritage order to cover the item of the environmental heritage specified or described in **Schedule 'A'**; and
2. Declare that the Interim Heritage Order shall apply to the curtilage or site of such item, being the land described in **Schedule 'B'**.

This Interim Heritage Order will lapse six months from the date that it is made unless the local council has passed a resolution before that date either:

- 1) In the case of an item which, in the council's opinion, is of local significance, to place the item on the heritage schedule of a local environmental plan with appropriate provisions for protecting and managing the item; and
- 2) In the case of an item which in the council's opinion, is of State heritage significance, nominate the item for inclusion on the State Heritage Register.

Sydney 11 August 2021

Gail Connolly
General Manager
Georges River Council

Schedule 'A'

The property located at 80 Boronia Parade, Lugarno on land described in Schedule 'B'.

Schedule 'B'

All those pieces or parcels of land known as Lot 1 DP 10359 in Parish of St George, County of Cumberland.

Appendix C – Inventory Sheet – 'Glenlee', 80 Boronia Parade, Lugarno

Heritage Data Form

ITEM DETAILS					
Name of Item	'Glenlee' and site				
Other Name/s Former Name/s					
Item type (if known)	Early Settler Cultural Landscape				
Item group (if known)					
Item category (if known)					
Area, Group, or Collection Name					
Street number	80				
Street name	Boronia Parade				
Suburb/town	Lugarno		Postcode	2210	
Local Government Area/s	Georges River				
Property description	Lot 1 DP 10359				
Location - Lat/long	Latitude	-33.985952		Longitude	151.051355
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Vacant				
Former Use	Matthei family landholding and oyster farm				
Statement of significance	Glenlee is part of the local Aboriginal cultural landscape, with a representative range of Aboriginal archaeological sites, set within a semi-intact set of landforms. Parts of the site retain intact vegetation, landforms, soils and a creek line with a regular source of fresh running water. Within these landforms and the creek are evidence for past Aboriginal cultural practices. Midden material is present on a broad, flat landform above the steep rises from the river, and provides evidence for local Aboriginal subsistence practices, with deep deposits of shellfish remains potentially held in a carbon-rich soil matrix. Study of these could provide new information for middle to late Holocene Aboriginal economic practices across this part of the Georges River, which could be contrasted against those closer to the coast. The site is important to the local Aboriginal community today for its illustration of past cultural traditions, and was possibly a women's place; and as part of the broader river landscape that is emblematic of more recent First Nations and shared heritage. Themes include national history, identity, resistance, and social and cultural action. Originating from an 1856 land grant and developed in the early twentieth century, Glenlee represents one of the earliest settlements in the Georges River area and, retaining much of its cultural landscape, one of the most intact European riverfront settlements in NSW. Glenlee has historical, associative and aesthetic significance at a local level, with rarity and representative values at a state level. It is possible that further research may indicate that the site has social significance within the local community.				

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	Glenlee house, a typical Federation cottage built in 1906, was situated to take advantage of sweeping views of the grounds and river. The house was extended in the 1950s to introduce a kitchen, but is otherwise highly internally intact, retaining significant original fabric and a movable heritage collection, revealing information about life in Lugarno in the early twentieth century. Glenlee was owned and occupied by the Matthei family for over a century. From Hamburg, Germany, the Mattheis were one of a number of European families that settled in the Georges River area. They established an orchard, garden, vegetable garden, and a series of cultural plantings that remain legible in the landscape and that, along with a remnant irrigation system and a collection of farm machinery, demonstrate both the self-sufficiency and commercial agricultural use of early settlements. Despite the creation of the Lugarno Estate subdivision in the 1920s, much of the original estate has been retained, including significant landscape features such as stone walls, paths, and a channelled creek. The family played a significant role in the early Lugarno community, active in social groups such as the German Zither Club, and the Lugarno and District Progress Association. Their subdivision created the residential subdivision pattern of the riverfront near Lime Kiln Bay. Oyster farming was first introduced to Glenlee by an early owner, the prominent wool-broker JH Geddes, who brought oysters from his lease in Port Hacking. The Mattheis took over the oyster leases in 1906 and continued to operate until 1996. Remnant boat sheds, a jetty and a cable-pulley system provide evidence of this early practice, including the transportation of oysters, on the site. The site is highly intact, maintaining the original relationship between the house, its grounds, and the river, with significant views and vistas undisturbed by later development. The grounds also contain a variety of cultural plantings, remnant and self-seeded bushland, and local wildlife, representative of both the early presentation of the site, and the biodiversity of the Georges River area. Due to its comparative integrity, and landmark quality within the Lugarno area, Glenlee is likely to have exceptional significance within NSW as a rare, intact, early European riverfront settlement, with a high degree of representative significance as a demonstration of an early way of life, and of significant activities in NSW.	
Level of Significance	State ☒	Local ☐

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DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown
Physical Description	The site is a large wedge-shaped parcel of land with an area of 2.544 hectares. It contains remnant bushland, an area with tree regrowth, a natural creek line, Aboriginal grinding grooves and a small ground water hole/well, shell midden material, cultural plantings (including orchards and vegetable gardens), a single-storey cottage ('Glenlee', built c1910), several outbuildings and sheds, a stone pathway to the river, two boatsheds, and a timber jetty extending into the Georges River at Lime Kiln Bay. The site can be accessed by foot from the northern end of Boronia Parade, through a set of gates that lead to the centre of the site. An alternative approach can be made across the waters of Boggywell Creek, Lime Kiln Bay and Jew Fish Bay, where a wooden jetty extends over the mangrove tidal mudflats. Boronia Parade terminates at the entrance of the site. The site also abuts Woodcliff Parade and Bayside Drive on its northern boundary, and Ballanda Avenue on its southern boundary, to the west of Boronia Parade. The site slopes steeply from the west towards the river frontage at the east. It is divided into several distinct precincts, divided by its topography and by a natural water course that runs through the site from southwest to northeast. The central part of the site is relatively flat and contains an access driveway, a variety of outbuildings, an orchard, scattered fruit trees, extensive vegetable gardens and other cultural plantings. Building materials and remnant fences are scattered throughout the precinct. Where the creek passes through this part of the site, it is channelled within block sandstone banks, and traversed by small timber bridges. Where the land falls away to the northeastern part of the site, the creek becomes steep with waterfalls and pools, and is heavily vegetated. The natural creek line presents a series of parallel Aboriginal grinding grooves and a ground water hole/well, both positioned below a small waterfall and a series of deeper pools. The creek extends to the northern boundary of the site and then across the parkland (formerly the Heinrich property) that adjoins the property at the north. Glenlee house is located at the eastern edge of the flat, central precinct, sited on the edge of the flat plateau with the land falling steeply away to the east. It has expansive views over the Georges River to Oatley Park. The house was likely to have been deliberately sited at this location to provide panoramic views to the river and direct access both to the oyster beds at the waterfront and the gardens and orchards in the central part of the site. The house is a single-storey weatherboard and brick cottage, built on a block sandstone base. It has a hipped and gabled metal roof with decorative gable ends and front and back verandahs. Originally, the building comprised the main living wing and northern bedroom wing, and a small service wing. The house was built with three bedrooms, all on the northern side, which remain today. All three bedrooms have pressed metal ceilings. In about the 1950s, the house was altered to provide better amenity for the family. The southern part of the rear verandah was enclosed in brick and a larger southern wing was added to include a new kitchen and laundry. The form of the roof was altered to accommodate the southern wing. During this time, the original windows on the eastern elevation were replaced with larger windows to take advantage of the panoramic views of the river. A formal stone path leads down to the bottom of the site and the river's edge. A landmark Canary Island Palm marks the line of the pathway. The land at the river frontage is flat, with a stone retaining

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	wall, lawns, and a sandstone sea wall. The site has two extant boatsheds, one with a slipway, a timber jetty extending into the Georges River, and remnants of a boat ramp. Mangroves and Coastal Swamp Oaks (casuarinas) grow along the foreshore on either side of the boatsheds and extend across the river frontages of properties to the north and south. The original cable-pulley engine house is located to the south of the house. This allowed the Matthei family to bring bags of oysters upslope from the river to the house and shed using a mechanised cable-pulley system. It is not known if the engines or railings have been retained. The western part of the site is heavily vegetated with a combination of remnant native bushland and self-seeded regrowth, including Sydney Red Gum, Grey Gum, Sydney Peppermint, Red Bloodwood and Blackbutt. There are no structures within this area except beehives.					
Physical condition and Archaeological potential	The Glenlee site at 80 Boronia Street is a highly intact historic cultural landscape with intact natural and cultural elements. It was occupied by a single family, the Mattheis, from about 1906 to 2021 and has seen little change since the addition of some sheds and alterations to the house in the 1950s. Parts of the site, including the remnant forest and the northern part of the natural creek line, are unchanged by human occupation of the site. Many of the significant buildings on the site, including the main house, boatsheds, former laundry, garage/storage sheds and cable-pulley engine room, are intact but in need of maintenance and repair.					
Construction years	Start year C.1885	c.1908	Finish year C.1886	c.1908	Circa	☐
Modifications and dates	The site has evolved over time, with the most significant modifications were undertaken in the 1950s, including alterations to the house and the addition of the two large garage/storage sheds.					
Further comments						

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HISTORY	
Historical notes	The site is located on the lands of the Bidjigal people of the Eora Nation. Aboriginal people fished along the length of the Georges River and its tributaries, gathering oysters, cockles, mud whelks and mussels along the shoreline. There are many shell middens along the riverbanks, including in Lime Kiln Bay and the shores of Lugarno. Plants and animals also thrived along the river banks and the expansive forests beyond, which supplied Aboriginal people with a wide range of other foods to supplement their diet. As early as 1770, Lieutenant James Cook and crew of the <i>Endeavour</i> observed Aboriginal people on the shores of Kamay. The First Fleet moored in Kamay in January 1788. On 20 January 1788 a party comprising Governor Phillip, Lieutenant-Governor Ross, Captain Hunter, Lieutenants Dawes and Philip Gidley King, three marines and other crew members set off in rowboats to explore the Georges River. The first meeting between the British and local Aboriginal people is believed to have occurred at 'Lance Point' and in Lime Kiln Bay near or on the subject site. European settlement along the Georges River was restricted to the upper reaches around Liverpool, leading to a series of skirmishes between European settlers and local Aboriginal people over access to traditional lands and resources. Tedbury, the son of Pemulwuy, was one of the leaders of the resistance groups in the district. Following the Appin Massacre, violence between the parties declined in this part of Sydney. Aboriginal people of the Georges River maintained connections with Country and made a living in the area, evidence of which is recorded from the 1820s on. A total of 113 acres from Portion 7 of the Parish of St George was granted by purchase on 12 November 1856 to Thomas George Lee. He sold the land in August 1859 to John Huxham Blatchford, a storekeeper in the district of Braidwood. The block of land was advertised for auction sale in 1884 but did not sell at this date. In 1886 John Henry Geddes and Edmund Alexander Hungerford bought the property as tenants in common for £2,500. Hungerford sold his share in the property to Geddes two months later for £2,685. Soon after, Geddes mortgaged the land to secure £5,000 from the Bank of New Zealand. Geddes was a prominent wool-broker and owned and ran the company JH Geddes and Co. The following year Geddes paid off the mortgage and raised a new mortgage for £6000. In about 1888 he bought 100 bags of oysters from his lease in Port Hacking to grow to full size in Lime Kiln Bay. In 1893 he applied to lease a portion of the waterfront and erect a jetty on piles in Lime Kiln Bay. Some time between 1886 and the early 1890s he erected a six-roomed wooden house fronting and overlooking the bay. Occupants of the house included a W Geddes and George Cox. Geddes sold off a portion of five acres to George Chislett but retained the residue. He defaulted on the mortgage so the City Bank of Sydney foreclosed on the property to recover the balance of the loan. Otto Emil Matthei, a woodturner and patternmaker from Germany, is believed to have become caretaker of the property in about 1905. In 1906 he was granted two oyster leases in Lime Kiln Bay. Otto Emil and his wife emigrated to Australia in 1891. They lived for some time in and around Campbelltown. In 1895 they moved to the inner city where Emil worked, firstly for Davies Sheppard then the Australian Needlewood Pipe Co Ltd. The family moved in 1901 to Dolls Point. By this date

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	Emil was working at Wunderlichs. He took his two sons out of school to work as fishermen and oyster farmers. In April 1908 Otto Emil Matthei and the City Bank of Sydney entered into a contract of sale to buy part of the property. Between June 1910 and 1915 he and other male members of his family acquired the remaining portions of the 113 acres at Lugarno. About 1910 Emil built a new house on the property, which he called 'Glenlee'. In the coming years Emil sold off three small parcels of land. Wilhelm Matthei and Hans Emil Matthei sold their landholdings to Otto Emil Matthei in September 1915. Coinciding with this sale the City Bank of Sydney converted the land to Torrens title in the name of Otto Emil Matthei. Also at this time the Hurstville Council granted conditional approval for a subdivision of Matthei's land and its sale as 'Lugarno Estate'. The formal subdivision and plan of roads was approved in 1919. The allotments in the estate were progressively sold by private sale. From about 1915 Emil and his two sons worked exclusively as fishermen, oyster farmers and conducted fishing parties on the Georges and Woronora rivers. Following subdivision of the Lugarno Estate, Otto Emil Matthei retained Glenlee and over 6 acres of land. Until his death in 1935 Otto Emil Matthei continued to work the oyster lease with one of his sons, Hans Emil Matthei. The oyster leases were transferred to his widow, Anna Marie Matthei. William Hans Emil Matthei and Alan Charles Matthei took over the business and maintained several oyster culture leases on the Georges River. Members of the Matthei family continued to live at Glenlee until the death of William Hans Emil Matthei in 2018. The family surrendered their several oyster leases in Georges River in 1996. The property passed to Janine Matthei and Christine Milford.
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THEMES	
National historical theme	Peopling Australia
State historical theme/s	Aboriginal cultures and interactions with other cultures—Activities associated with maintaining, developing, experiencing and remembering Aboriginal cultural identities and practises, past and present; with demonstrating distinctive ways of life; and with interactions demonstrating race relations.) Migration—Activities and processes associated with the resettling of people from one place to another (international, interstate, intrastate) and the impacts of such movements
National historical theme	Developing local, regional and national economies
State historical theme/s	Agriculture—Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture Environment – cultural landscape—Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings Fishing—Activities associated with gathering, producing, distributing, and consuming resources from aquatic environments useful to humans. Transport—Activities associated with the moving of people and goods from one place to another, and systems for the provision of such movements Technology—Activities and processes associated with the knowledge or use of mechanical arts and applied sciences
National historical theme	Building settlements, towns and cities

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State historical theme/s	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, both Aboriginal and non-Aboriginal
	Accommodation—Activities associated with the provision of accommodation, and particular types of accommodation
National historical theme	Working
State historical theme/s	Labour—Activities associated with work practises and organised and unorganised labour
National historical theme	Developing Australia's cultural life
State historical theme/s	Domestic life—Activities associated with creating, maintaining, living in and working around houses and institutions.
	Creative endeavour—Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.
National historical theme	Marking the phases of life
State historical theme/s	Persons—Activities of, and associations with, identifiable individuals, families and communal groups

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	Glenlee is situated within a large First Nations cultural landscape associated with the waterways and adjacent sandstone landforms. The property traverses the steep slopes rising from the Georges River, and retains an array of physical evidence for Holocene Aboriginal cultural connections and use. The physical evidence adds to the local pattern of Aboriginal cultural heritage and history, where the four grinding grooves (clustered on the margins of a deep water pool) and water hole (on a sandstone platform adjacent to the creek) attest to use and connections with the creek line that flows through the site. The shell midden material presents a connection and evidence for Aboriginal subsistence patterns in the local area. The range of shell species connected with possible evidence (such as lithics and carbon) demonstrates the history of connection between resources in the river, and consumption on the foreshores and slopes. Glenlee is located within a much broader First Nations cultural landscape which is connected by the local Aboriginal peoples to the local history of resistance and resilience to invasion, and consequent activism. However, at the current time, there are no specific known attributes which link this piece of land to these factors. Glenlee has historical significance as a highly intact early European settlement in the Lugarno area, one which closely evidences the early use and occupation of the land. Originating from an 1856 land grant, the site was first occupied by JH Geddes who engaged in oyster cultivation in Lime Kiln Bay from 1888, a practice which had begun two years prior and would continue through to 1996 at Glenlee. Following Geddes' bankruptcy, the land was foreclosed on by the City Bank of Sydney and leased to the Matthei family, who eventually purchased the site, developing it into a self-sufficient settlement replete with a homestead, orchards, vegetable gardens, fruit trees and oyster farms. The evidence of which remains clearly legible and highly intact in the landscape.
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	Since the Lugarno Estate subdivision initiated by Otto Matthei in c1920, the site's boundaries have remained unchanged. The continuous ownership by the Matthei family for over a century has preserved the house and much of the grounds, making it an excellent example of an early phase of European riverside settlement. The integrity of the house, its interiors and its movable heritage collection provide a 'snapshot' of life in an early settlement, and the daily life of a regional family in the early twentieth century. The site also has historical significance for its connection to the significant practice of oyster farming in the Georges River. Cultivation of oysters in Lime Kiln Bay near the subject site began in 1886 and was a profitable commercial enterprise. The Matthei family, who took over the leases in 1906, continued oyster farming at the site through to 1996. The Mattheis were some of the most prominent oyster farmers in the Georges River area and the practice was one of their primary sources of income. Significant intact features that evidence the historical significance of the site include Glenlee house, the movable heritage elements, the boatsheds and jetty, the cable-pulley engine shed, the orchard, vegetable gardens, cultural plantings, landscape features and outbuildings. Glenlee has cultural significance at a local level under this criterion.
Historical association significance SHR criteria (b)	Glenlee has associative significance at a local level for its connection to the Matthei family, who occupied the site continuously for over a century. Originally granted to absentee owner Thomas George Lee in 1856, the site came to be owned by prominent wool broker JH Geddes. While it appears the first structure on the site (since demolished) was constructed during Geddes' ownership, his most significant contribution to the site was the introduction of oysters from his lease in Port Hacking. The site came to be owned by a German immigrant family from Hamburg, the Mattheis, who built Glenlee house soon afterward. The Mattheis were among the early settlers in the area who established farming and orcharding on the site. The Mattheis were particularly involved in developing oyster farming in the area. They were involved in the social life and émigré community of the Lugarno area, being active in the local German Zither Club. They were heavily involved in the Lugarno and District Progress Association, and as such actively contributed to the development of the wider Lugarno area. Like many early settlers, the family subdivided their land, selling off portions which helped to establish early residential development along the riverfront throughout the twentieth century. The family occupied the site for over a century, and continued oyster farming at the site for 90 years. Their continuous occupation of the site gives Glenlee associative significance to the local community. Glenlee has cultural significance at a local level under this criterion.
Aesthetic significance SHR criteria (c)	Glenlee has aesthetic significance to the Lugarno area as a highly intact representation of a Federation European settlement. Glenlee house, built c1906, is a good representation of a modest weatherboard cottage, constructed on sandstone foundations. Despite the introduction of a kitchen extension in the 1950s, the house is highly intact, retaining significant original details including pressed metal ceilings, a fanlight, and decorative gables. The kitchen is similarly representative of a typical 1950s kitchen retaining original joinery and fixtures. Typical of early settlements, Glenlee responds to the natural landscape and topography of the site, situated on a slope and oriented to face the river, taking advantages of the sweeping views across the grounds to the waterfront. These views remain undisturbed and represent the relationship between early settlements and the river. The grounds retain early orchards, gardens, vegetable gardens and

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	fruit trees, with associated landscape elements such as stone retaining walls and stairways, paths, irrigation systems, and cultural plantings, which are characteristic of an early settlement. The scenic character of the site is enhanced by the bushland and tree regrowth which separates the site from surrounding development, preserving its historically isolated setting, as well as a natural water course, and a creek that has been channelled with block sandstone banks. The site has landmark quality in the surrounding area, representing one of the few remaining riverside settlements, and is highly visible along the waterfront, with the boatsheds and jetty visible from Oatley Park. The site retains an array of Aboriginal archaeological evidence. The grinding grooves, water hole and setting of the creek hold an aesthetic value which has been identified as important to the local Aboriginal community. Glenlee has cultural significance at a local level under this criterion.
Social significance SHR criteria (d)	The Glenlee site remains one of the most prominent areas in Lugarno. Its aesthetic and historic qualities are well known and appreciated throughout the local community, whose strong connection to the site is evident in the 'Save Glenlee' campaign, supported by a petition raised by a local MP with over 1,200 signatures. This level of community interest suggests that the site holds social significance in the Lugarno area. Historically, Glenlee had social significance among the community of early settlers residing in the area, and within local immigrant social groups, such as the German Zither Club. With evidence of Aboriginal activity on the site, including grinding grooves, a water hole/well, and shell midden material, it is likely that the site holds significance to the local Aboriginal community. Further consultation with the local Aboriginal community may identify associations between the landform on the south of the river, the suburb of Lugarno, and patterns of Aboriginal resistance, resilience and activism. A thorough, formal social values assessment should be undertaken, but it is likely that Glenlee, at 80 Boronia Parade, Lugarno, has cultural significance at a local level under this criterion.
Technical/Research significance SHR criteria (e)	As part of the local First Nations cultural landscape (criterion A), the range of evidence within the site has the potential to yield new information and understanding of these connections, notably from the middle to late Holocene. The shell midden material in particular holds the potential to provide evidence for changing Aboriginal subsistence patterns, notably through the period when sea levels fell to their current levels. This evidence could provide insight into the species of shellfish and vegetation at the water's edge and on the slopes around the creek. Further research, investigations and connections with the local Aboriginal community may be found as the community considers and reconnects with the site and wider region. As a site of oyster farming throughout the twentieth century, with a remnant boatshed, jetty, cable-pulley engine shed and movable heritage, there is potential for the site to reveal information on oyster farming practices in the Georges River. As JH Geddes brought oysters from his lease in Port Hacking to Lugarno, it is possible that the areas of Lime Kiln Bay and the jetty associated with Glenlee may display higher biodiversity in comparison to neighbouring sites. Glenlee is representative of early twentieth-century agricultural practices, common to early settler estates. The site retains areas of the original gardens, along with farming machinery and irrigation systems. It is possible that the Matthei family employed early construction, farming or irrigation techniques common in Germany, which could provide insight into early twentieth-century immigrant practices in NSW. Similarly, the integrity of the house interiors and movable heritage may provide

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	insight into life in regional NSW in the early twentieth century, and the cultural life in Lugarno specifically. Due to the variety of landscapes and habitats across the site, encompassing waterfronts, landscaped gardens, and self-seeded bushland, there is potential for the site to yield information regarding the biodiversity of the Georges River area, and changing patterns in its flora and fauna. The site has a range of planted trees and gardens, some of which are likely to date from the early establishment of the site, in the early 1900s. With respect to Aboriginal cultural and archaeological heritage, Glenlee has cultural significance at a local level under this criterion.
Rarity SHR criteria (f)	Largely established in the early twentieth century, and developed by the Matthei family, Glenlee is a highly intact early European riverfront settlement with an associated cultural landscape. Despite subdivisions, Glenlee retains much of its original estate and is a rare example of an intact riverfront settlement in NSW. Glenlee house is a modest cottage which, despite later extension, is highly internally intact. The house also contains a significant movable heritage collection which encompasses material relating to the Matthei family and the Lugarno area across the twentieth century. The integrity of the interiors of the house and its collection are likely to be rare within Lugarno, and have potential to be rare within regional NSW. The early orchards, vegetable gardens, fruit trees, and cultural plantings introduced by the Matthei family remain legible in the landscape and are revealing of early agricultural practices. The historic relationship between the house, grounds and river has been maintained, and the significant views to and from Georges River, and early access paths and stairs which lead to the river, have been conserved. Glenlee similarly retains evidence of significant marine activity including a jetty, boatsheds and remnants of a cable-pulley system which demonstrate the use of the river for transportation and attest to a significant period of oyster farming undertaken on the site. The integrity of the setting is rare in comparison to similar settlements which remain in NSW. The century-long occupation of the Matthei family and continued oyster farming practice over a century is representative of the experience of many early European settler families and is a relatively rare example of such use and continuity within NSW. As a location with specific physical evidence of Aboriginal activity (both grinding grooves and shell midden material), the site is rare in the Lugarno suburb. This range of evidence is not rare at the wider LGA level. If the site is judged to meet this criterion for Aboriginal cultural heritage, it would be significant at the local level. Glenlee has cultural significance at a state level under this criterion.
Representativeness SHR criteria (g)	The First Nations archaeological evidence, notably the grinding grooves set within the intact flowing creek, are good representative examples of the site type. The grinding grooves are deeply incised and easily identifiable; they hold good educational potential to demonstrate past Aboriginal lifeways. The high degree of integrity and intactness of both the house and its setting make the Glenlee site representative of an early European riverfront settlement, both within the Lugarno area, and NSW more broadly. Glenlee house is a typical Federation cottage, showing the regional preference for weatherboard construction. The introduction of the kitchen in the 1950s is typical of the adaptation of early houses to suit modern needs. The interior of the house is otherwise highly intact, retaining

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	significant original fabric and a movable heritage collection which are representative of the typology, and of the evolution of regional housing more generally. The grounds of Glenlee continue to communicate the site's early function, retaining remnants of the orchard, vegetable garden, and cultural plantings, representative of both the self-sufficiency of the settlement, and the use of the land for commercial agriculture. The important relationship between the river and the settlement is seen in the retention of the jetty and boatshed, providing both transport and industry. The remnants of the cable-pulley system on the site, primarily the shed which housed the system's engine, is a key element which provides evidence of the oyster farming which occurred at the site until 1996. These marine elements are representative of the type and scale of infrastructure employed at oyster farming estates and of the techniques and means by which small growers conducted their farming. The site also retains significant remnant and self-seeded bushland, suggestive of the pre-1788 character of the area. It demonstrates a variety of wildlife species and natural and cultural plantings that are characteristic of the Georges River area. For First Nations heritage, Glenlee, at 80 Boronia Street, Lugarno, has cultural significance at a local level under this criterion. For European heritage values, Glenlee has cultural significance at a state level under this criterion.
Integrity	The site at 80 Boronia Street is a highly intact historic cultural landscape with intact natural and cultural elements. It has been occupied by a single family since 1906, and has seen little change since the addition of some sheds and alterations to the house in the 1950s. Parts of the site, including the remnant forest and the northern part of the natural creek line, are unchanged by human occupation of the site. 'Glenlee' house is highly intact, with little change since the 1950s. The house includes fabric from 1910, including the original main wing and the northern wing clad in weatherboard and the original front and rear doors with coloured glazing and fanlights. One brick chimney remains above the original northern wing. The 1950s fabric, including the kitchen joinery and breakfast bar with stools, laundry and southern wing, remain intact. The building's historical sightlines to the river are also retained, as is infrastructure and outbuildings associated with the use of the river, vegetable gardens and orchards. The two boatsheds and jetty are highly intact but are in a poor condition. Timber piers and boards of the jetty are deteriorated, and repairs are evident to the jetty and both boatsheds. The clarity of their form and the interpretability of their use is unaffected by their condition. These structures show little modification and provide ready evidence of the means and use of the river by the Matthei family over the twentieth century, retaining their association with the activities and processes which once occurred at the site. Several of the outbuildings are also intact, particularly the laundry to the west of the main house, the two large garage/storage sheds added in the 1950s, and the cable-pulley engine shed. All of these buildings retain their original form and fabric, but require some repair and maintenance. The cable-pulley engine shed is also intact, but the timber is in poor condition and the pulley system has been removed. This shed provides direct evidence of commercial oyster harvesting at the site, though its former function is not readily apparent. The orchards, fruit trees, vegetable gardens, cultural plantings, and stone paths and retaining walls remain in their historic location and largely intact. The orchard and vegetable gardens were still being maintained at the time of writing this report. Additional cultural plantings near the foreshore date from

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	the twentieth century and provide evidence of the beautification undertaken by the Matthei family. These include the landmark Canary Island Palm by the stone path and the surrounding Monterey Palms. The bushland and natural creek line are also highly intact. The bushland has started to expand through self-seeding into areas of the site that were previously cleared.
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HERITAGE LISTINGS

Heritage listing/s	No current statutory listings
	Listed on the National Trust NSW Heritage Register (non-statutory listing)

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Listing Report	National Trust	Lugarno Early Settler Cultural Landscape	2021	National Trust
Historical Report	Georges River Council	Glenlee: 80 Boronia Parade Lugarno (Lot 1 DP 10359)	2021	Georges River Council

RECOMMENDATIONS

Recommendations	'Glenlee', 80 Boronia Street Lugarno, should be listed as a heritage item within Schedule 5 of the Georges River Local Environmental Plan 2021. A copy of this inventory sheet should be provided to Heritage NSW to assist in the assessment of the current nomination of the site on the NSW State Heritage Register. A comprehensive conservation management plan for the site should be prepared to guide future uses and development of the site to ensure the retention and conservation of its heritage values. Further consultation be undertaken with the local Aboriginal community to better understand local social and intangible connections. The Aboriginal objects held within the house be inspected (these were not sighted by GML or the MLALC), confirmed to be Aboriginal objects (or otherwise), and an attempt at understanding provenance be made.
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SOURCE OF THIS INFORMATION

Name of study or report	'Glenlee', 80 Boronia Parade, Lugarno—Heritage Assessment	Year of study or report	2021
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	Date	January 2022

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Glenlee house, showing the original front verandah and 1950s southern addition, as viewed from the west.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Glenlee house, showing the original front verandah and northern weatherboard wing.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	A view of the rear façade of Glenlee house.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Glenlee house, showing the original northern weatherboard wing and brick chimney.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Glenlee house, showing the rear original door and fanlight in the living room.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Glenlee house, showing the dining area adjacent to the rear verandah and new rear windows.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Glenlee house, showing the 1950s kitchen, including original joinery, breakfast bar and stools.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The orchard, with Glenlee house behind.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage

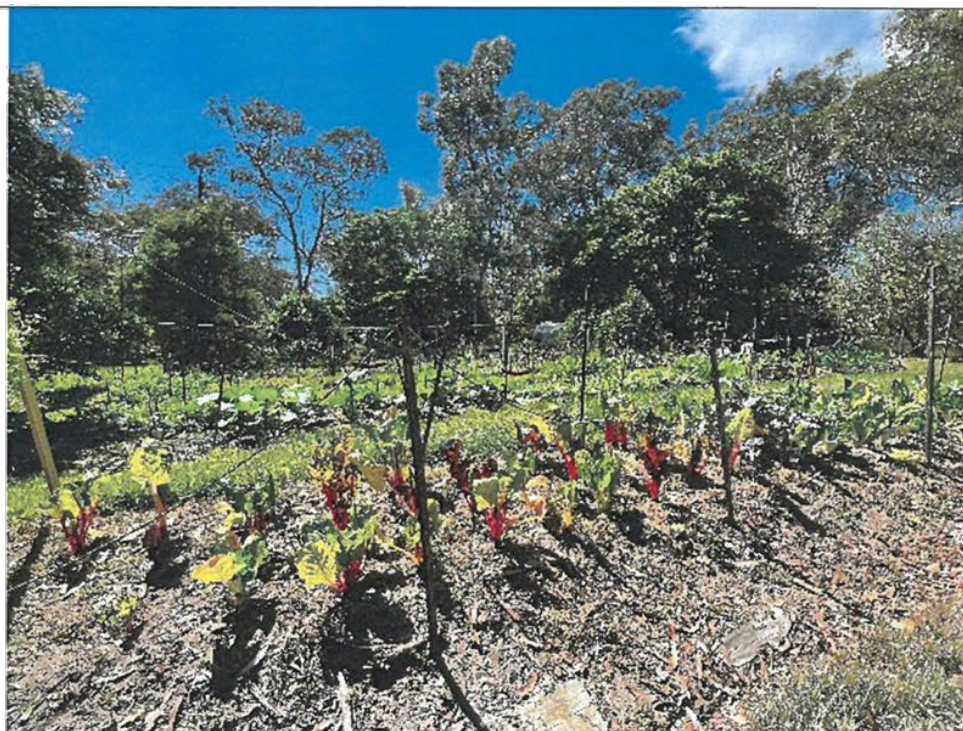


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	One of the vegetable gardens on the site.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The creek line located near Glenlee house.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The waterfall on the site.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage

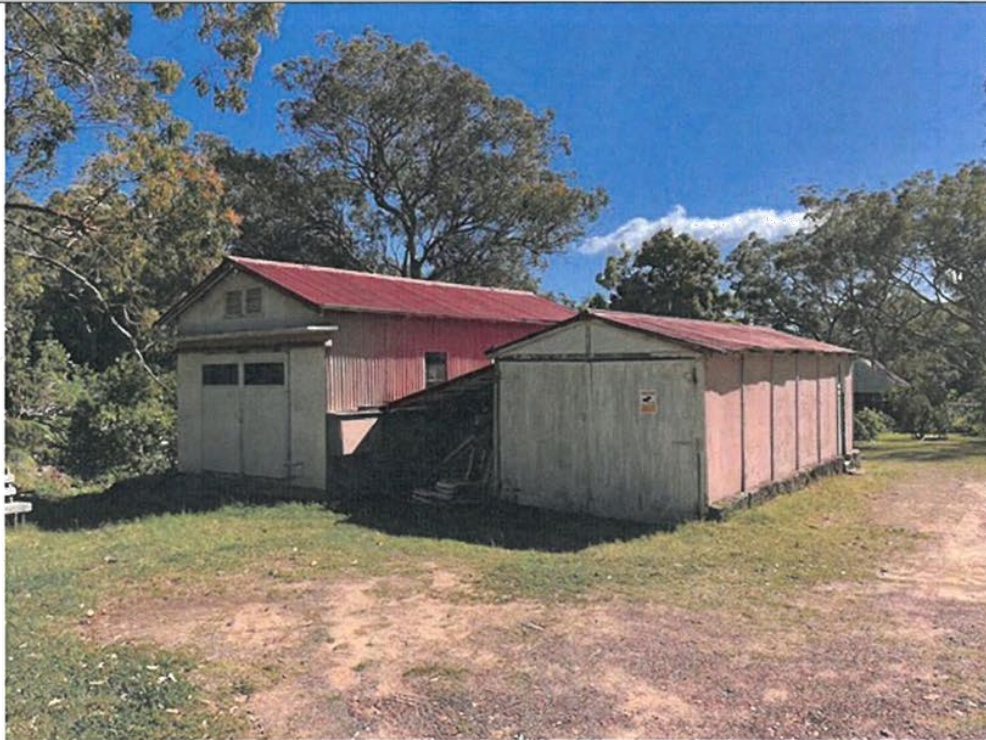


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The weatherboard garden shed, as viewed from the south.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The weatherboard garden shed, as viewed from the north.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The two boatsheds, as viewed from the original stone path.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The jetty, adjoining the southern boatshed.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage

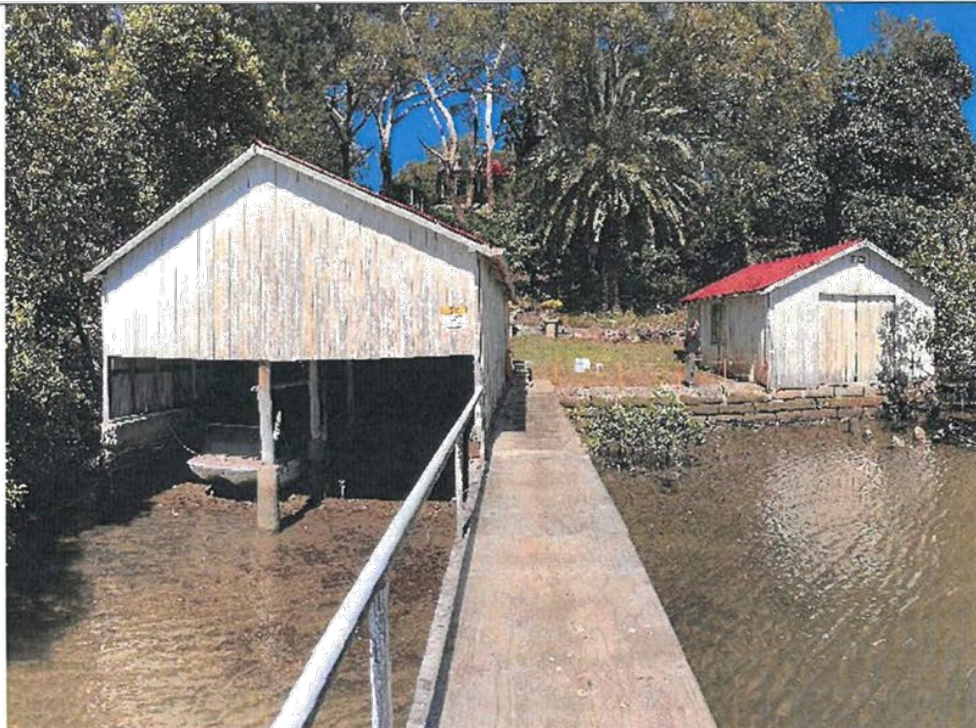


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	View from Georges River of the jetty and boat sheds, with Glenlee house behind.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	View from the site to Lime Kiln Head.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Remnant native forest on the site.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage

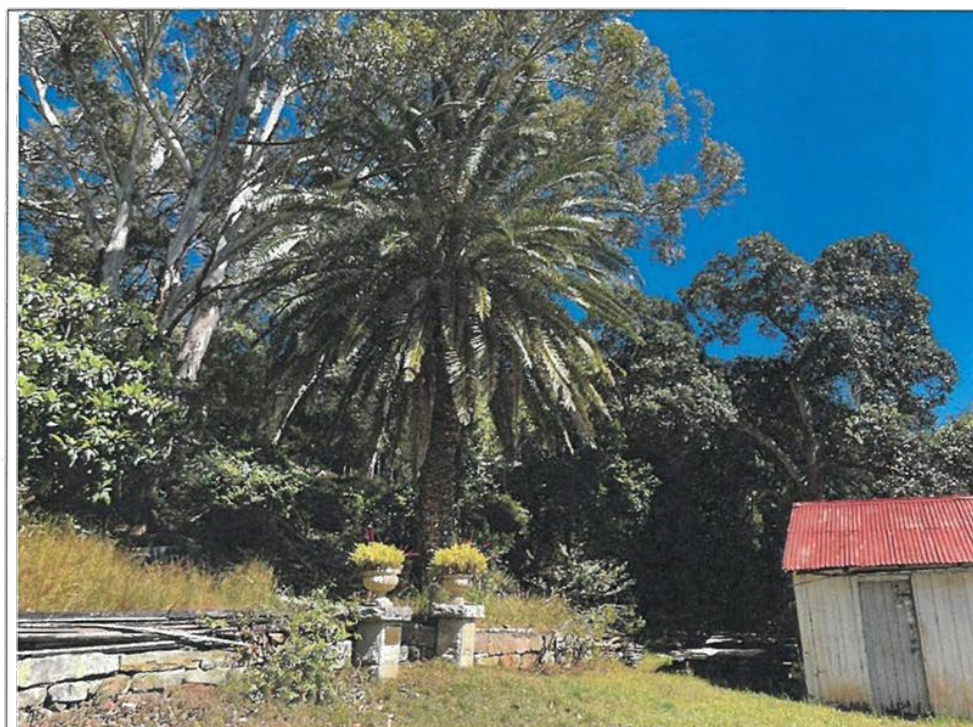


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Canary Island Palm tree at the bottom of the site, near the boatsheds and jetty.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Aerial photograph of the site (cropped).				
Image year	2021	Image by	Nearmap	Image copyright holder	Nearmap



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Aerial photograph of the site (cropped).				
Image year	1930	Image by	NSW Spatial Services	Image copyright holder	NSW Spatial Services



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Aerial photograph of the site (cropped).				
Image year	1943	Image by	NSW Spatial Services	Image copyright holder	NSW Spatial Services



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Aerial photograph of the site (cropped).				
Image year	1961	Image by	NSW Spatial Services	Image copyright holder	NSW Spatial Services



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Matthei family at Geddes homestead.				
Image year	1908	Image by	Unknown	Image copyright holder	Out of copyright



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	View west across Lime Kiln Bay to Lugarno, showing the Geddes homestead and Glenlee on top of the hill above the wharf and boatshed.				
Image year	After 1910	Image by	Unknown	Image copyright holder	Out of copyright



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Matthei family and the newly completed Glenlee house.				
Image year	c1910	Image by	Unknown	Image copyright holder	Out of copyright



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Anna Marie Matthei on the steps at the foot of the property, with Glenlee visible at the top of the hill.				
Image year	1910s	Image by	Unknown	Image copyright holder	Out of copyright



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Cottage garden alongside Glenlee.				
Image year	1920s	Image by	Unknown	Image copyright holder	Out of copyright





Appendix D – National Trust Register Listing Report – Lugarno Early Settler Cultural Landscape



NATIONAL TRUST REGISTER LISTING REPORT

CITY/SUBURB/TOWN	NAME OR IDENTIFICATION	ADDRESS OR LOCATION
Lugarno	Lugarno Early Settler Cultural Landscape	80 Boronia Parade and 3A Brewer Place

LGA:	Georges River Council	ABORIGINAL NATION:	The Bidjigal People of the Eora Nation
POSTCODE:	2210	PROPERTY INFORMATION	Lot 1 DP 10359 Lot 26 DP 232089 Lot 45 DP 237063 Lot 3 DP 573022 Lot 1 DP 793262
COMMITTEE:	Landscape Conservation Committee	GRID:	Lat: -33.98531 Long: 151.05165
AUTHOR:	Graham Quint	LISTING DATE:	

STATEMENT OF SIGNIFICANCE

The Lugarno Early Settler Cultural Landscape has historic significance for its association with the early settler families, the Heinrich, Matthei and Chislett families and the strong surviving evidence of their occupation and works.

The Cultural Landscape has historic significance for its evidence of the use of Georges River as a transport route in the late nineteenth and early twentieth century for local residents and businesses and the survival of the wharves, boatshed and the MV Edelweiss (movable heritage).

The Cultural Landscape has historic significance because of the presence of rare Aboriginal rock engravings on the Matthei property.

The Heinrich Reserve and large areas of remnant native vegetation on the Matthei property have natural heritage significance.

The Cultural Landscape has aesthetic significance for its scenic character and views to and from the Georges River and Lime Kiln Bay.

Both the Heinrich Reserve and the Matthei property have research potential to yield information that will contribute to an understanding of Lugarno's cultural and natural history.

DESCRIPTION

The Lugarno Early Settler Cultural Landscape is sited on the eastern edge of the Lugarno Peninsula, on the foreshores of Boggywell Creek (Lime Kiln Bay) and opposite Lime Kiln Head (Oatley Park).

Between 150 and 200 million years ago, Lugarno was the site of an active Maar-Diatreme volcano. The Lugarno Maar-Diatreme is marked on the Sydney Geological Survey of NSW. The circular hollow which is now Evatt Park



on the western side of Lugarno is the eroded crater with richer soil which was the site of orchards from the late 1870s. Volcanic breccia fragments could be found in the former market gardens till the 1960s, when the area was filled and grassed for a playing field. The creek flowing through the western part of Evatt Park has warm temperate rainforest with coachwood (*Ceratopetalum apetalum*) and Lilly Pilly (*Acmena smithii*). There are also large Forest Red Gum (*Eucalyptus tereticornis*) which do not occur elsewhere in the Georges River Council Local Government Area except at Oatley (Baker Street area) where the volcanic diatreme from Evatt Park continues.

Otherwise the Lugarno peninsula and the Cultural Landscape have Hawkesbury Sandstone vegetation of Sydney Red Gum (*Angophora costata*), Grey Gum (*Eucalyptus punctata*), Sydney Peppermint (*Eucalyptus piperita*) on sandy soils and Blackbutt (*Eucalyptus pilularis*) on clay lenses.

Along the foreshore, the Cultural Landscape is dominated by Grey Mangrove (*Avicennia marina*) with some smaller River Mangrove (*Aegiceras corniculatum*) and Swamp Oak (*Casuarina glauca*).

The Cultural Landscape consists of a portion of the former Heinrich property to the north which is now the Heinrich Reserve and to the south the Matthei Family property.

The former Heinrich Home "Woodcliffe" is to the west of the Cultural Landscape, at 12 Woodcliff Parade (Lot 33 DP 237063) surrounded by new subdivided development.

Directly opposite Heinrich Reserve is the former Chislett Family stone home Chiselhurst at 1 Bayside Drive (Lot 3 DP 793262).

The original Matthei Family home still survives on the Matthei property at 80 Boronia Parade (Lot 1 DP 10359). Also on the property are a number of farm outbuildings, an orchard, boatsheds and a jetty.

The natural creekline through the Matthei property has Aboriginal grinding grooves in the sandstone of the creekbed and "pot hole" in the sandstone beside the creek is believed to have been constructed by the Aboriginal people to store water and, using fire-heated rocks, to warm food.

HISTORY

The area now known as Lugarno was originally the home of the Bidjigal group of the Eora Aboriginal nation.

Glenyss Barnham in *Riverside Reflections – Memoirs of Lugarno* states –

"Huge mounds of middens found in the Lime Kiln Bay area, The Moons and at Soily Bottom (near Evatt Park) provide evidence of their settlement in the area. As late as 1936 a report by the Anthropology Department found there were still four extensive midden deposits at Soily Bottom, one deposit measuring 4.5 metres long, 2 metres wide and 1.5 metres deep. Caves in that area had aboriginal carvings, which sadly have been destroyed, and a cave in Margaret Crescent (removed for housing development) contained a spearhead in the cave floor."

The author of this report (Graham Quint) sighted and photographed an Aboriginal wall drawing beneath a rock overhang at the western end of the Evatt Park Creek in the 1980s while undertaking a National Trust Bushland Survey. In more recent years it was found that the Aboriginal painting has been sprayed with black paint.

The Lugarno Early Settler Cultural Landscape on the south-eastern shores of Lime Kiln Bay at Lugarno illustrates the early settlement activities of the Heinrich and Matthei Families. The Cultural Landscape also contains evidence of the activities of the neighbouring Chislett Family.



The Heinrich Family

Adolph Heinrich was born in Germany in 1853, and in 1874 he migrated to Australia. When he was thirty he married Caroline Fleishman in Brisbane who was a year younger than him, and also an immigrant from Germany. Their first child died, but in 1883 Ernest Ludwick Heinrich was born. By this time the Heinrichs were living at 12 Botany Street, Waterloo, where he had a bakery. In 1885 Adolph had a new bakery built in Henderson Road, Alexandria.

At the turn of the century he purchased the Henning grant, now measured to be 51 acres, 1 rood and 15 perches, which included a derelict house, which fishermen camped in. It was a brick house, and Mr. Heinrich began restoring it, travelling from Alexandria to do so. The home was named *Woodcliffe*, a name later given to the street in which it stands.

A large launch owned by Mr. Heinrich was called 'Edelweiss' and was one of the first launches fitted with electric light. 'Edelweiss' was built by Hayes Boatbuilders, Careening Cove, North Sydney, and the builders delivered the launch to Lime Kiln Bay under its own power. Mr. Heinrich also owned two other launches, and travelled to Sydney by sailing to Como, and then catching a train.

The property was developed with the aid of friends and employees, and a road was constructed from Old Forest Road down to the house. A workshop, stables, and boatshed were built, and later an orchard and garden, with rockeries and stone paths. Some of these are now in Heinrich Reserve in Bayside Drive, and beside the stone steps the inscription "Adolph Heinrich 1900" may be seen. Tennis courts, and three fowl houses were established where the houses in Bayside Drive now stand.

There was a well beside the house, and also an elaborate water supply system. Several tanks for catching rainwater were placed around the property, connected by pipes, and water was supplied to all parts of the property - even the boatshed. These tanks were bought at auction, and a trailer was made with wheels cut from the trunk of a tree. The bakery horses then hauled the tanks, loaded on this trailer, along the roads to Woodcliffe.

In 1914 Adolph Heinrich handed the bakery over to his son, and came to live in Lugarno.

The Heinrichs subdivided their 51 acre property into nine lots of about five acres each, and gradually sold them off at a price of about £300 each.

Lot 4 was transferred to Mr. Charlie Hoffman in 1923. He worked for Mr. Heinrich as a baker, and also assisted at Woodcliffe, as he was a good gardener (having had a nursery at Kogarah), and he did a lot of stone work on the Heinrich property. He built himself a three room house of mud, undressed timbers and corrugated iron, and grew seedlings. He could be seen travelling on his spring cart, or in his Ford truck.

The Heinrichs retained Lot 2 near Koorabel Street, which included Woodcliffe, and ran from Forest Road to Lime Kiln Bay.

The MATTHEI FAMILY Matthei Family

Otto Emil Matthei (known as Emil) was born in Hamburg, Germany, on the 6th September, 1862, the younger son of Wilhelm Matthei, who was a merchant shopkeeper. On the 19th October, 1886 he married Anna Marie Sonksen (known as Marie) in Hamburg. Twins were born, but lost, then on the 30th July, 1890 William was born. The family then migrated to Sydney via England, arriving early in the summer of 1891.

Emil had been trained as a woodturner and patternmaker, and had brought two references with him, but after arriving in Australia the family went to work at Mr. Broinowski's orchard at Wedderburn, Emil doing general work, and Marie doing housework.



In 1892 they moved to a house in Queen Street, Campbelltown, where Marie took in lodgers and laundry, assisted by Mrs. Percival, who was formerly a Ladies Companion to Mrs. Broinowski. Emil worked at the Yeranderie silver mine in the Burratorang Valley, returning home at weekends, sometimes on foot. Another son Hans Emil Matthei was born on the 3rd November, 1892.

Emil found work in his trade with Davies Sheppard, so the family moved to a terrace house in Codrington Street, Darlington, and then in 1895 he worked as a branch manager of the Australian Needlewood Pipe Co. Ltd., of 658 George Street, Sydney.

The family moved to Paddington, where Maries laundry employed three girls, and William assisted by delivering laundry before and after attending school at the Albion Street School.

After a move to Dolls Point the boys Hans and Will attended the Sans Souci School. Hans in the 7th grade, aged 12 was a pupil-teacher, and Will went on to Kogarah High School for a few years. Emil was now working at Wunderlichs, which he continued until 1915. He became a naturalized Australian citizen in 1904, and in the same year took out an oyster lease in Lime Kiln Bay.

The Matthei's had come to the Lugarno Pleasure Grounds by paddle steamer from Como for a Sunday School picnic. Emil liked the area, and decided to settle here. In 1905 he became the caretaker for the City Bank of the land previously owned by Geddes, and lived in a five roomed house painted with tar. He decided that the boys could make a living by fishing and oyster cultivation and took them out of school. Hans and Will also conducted fishing parties up the George's and Woronora Rivers. Emil was still working at Wunderlichs, rowing to Como railway station every day.

In 1908 Emil bought land, and added to his holdings as he could afford it, buying ten acre lots at about ten pounds per acre. In 1910 'Glenlee' was built, and a small orchard was developed.

The Matthei's enjoyed entertaining guests, and a German Zither Club met in their home. Through this club Will and Hans met the Horn sisters of Peakhurst whom they later married: Will married Dora in 1914, and Hans married Ruby in 1916.

In 1912 Will went to Western Australia as a Fisheries Inspector, and in 1913 Hans was apprenticed to Mr. Patterson, a builder of Hurstville, and in 1916 he built a home at Oatley, and made the dining and bedroom furniture for his new bride.

In 1920 the Lugarno Estate was subdivided. Boronia Parade ran through the estate. Mr. Sam Lawrence constructed this gravel road at a cost of four hundred pounds, which ran from Lime Kiln Road (later re-named Woodlands Avenue) in a northerly direction. In 1922 Hans moved to Lot 2, Boronia Parade.

The Lugarno and District Progress Association was formed in 1922, and Hans took the post of Treasurer, while his mother Marie was Secretary.

In 1923 Emil and Marie returned to Germany to visit their families, and found them disastrously affected by massive inflation.

Hans continued working the oyster lease and the boatshed for his father, and also developed a business building weatherboard houses in the district. In 1929 he built himself a new home on Forest Road. The Depression struck in 1930, and Hans had to look for other work as his business declined. He made wooden model aeroplanes of Smithy's 'Southern Cross' and 'Southern Cloud' which were sold to Farmers department store in Sydney, and he cut firewood from his own land for Packham's Bakery in Hurstville.

Hans and Ruby had three girls - Marie, Betty and Cathlyn, and two sons - Bill and Alan. All have settled in Boronia Parade except Betty, who went as a missionary to Ghana.

The Chislett Family

George Edward Chislett had a boot shop in Newtown. He bought five acres of land from John Henry Geddes on the 8th April, 1892. In 1894 this land passed to George Edward Chislett Jr.

William Cross was the caretaker of this property from 1895 to the turn of the century. Mr. Chislett senior built the stone house known as Chiselhurst, which now has the address No. 1 Bayside Drive. George Chislett Junior lived in the weatherboard house, with his wife Amy, until his parents died. He then moved into the stone house. The weatherboard house was then let as a holiday house from time to time, and one tenant was Alice Stuckley at £1 a week in 1926.

The Chisletts were flower growers. The flowers were taken by launch to Como, and from there into the City by train to be sold at Searls in King Street, and Miss Birmingham's in Oxford Street.

A lot of work was done in stone on the property. The land sloping down to Lime Kiln Bay was terraced, and stone paving put down. Two wells were sunk - one well, some terraces and paving may be seen in the reserve in Bayside Drive, and the larger well near the house provided the stone from which the house is constructed.

Later the wife of Mr. Chislett Jr. died and he re-married. His second wife was his nurse in a hospital in Hurstville. After Mr. Chislett Jr. died she sold the property to Mr. Horrie Martin and B. Craig, and about 1950 Mr. Horrie Martin's son and his wife came to live there. It was known as Craig's Nursery, then Martin's Nursery but had the name The Hermitage on the gate.

BIBLIOGRAPHY

"Lugarno Tree Study", Graham Quint, The National Trust of Australia (NSW), 1990

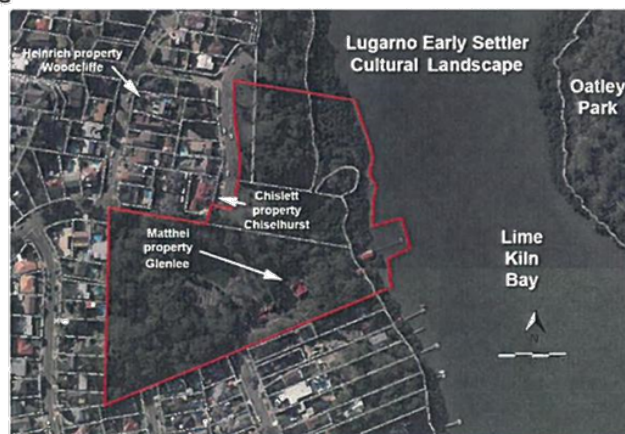
"Ferries and Farms – A History of Lugarno", Graham Blewett,

"Riverside Reflections – Memoirs of Lugarno", Glenyss Barnham, 2003

Notes on the History of Lugarno, Arthur Hyndman Rowlands, 1970s

"Archaeological Reconnaissance Aboriginal Sites 1936 Port Hacking and Georges River", Sutherland Shire Library

LOCATION OF LISTING





PHOTOGRAPHS:



'Glenlee' 1914 (Photograph: Sutherland Shire Library)



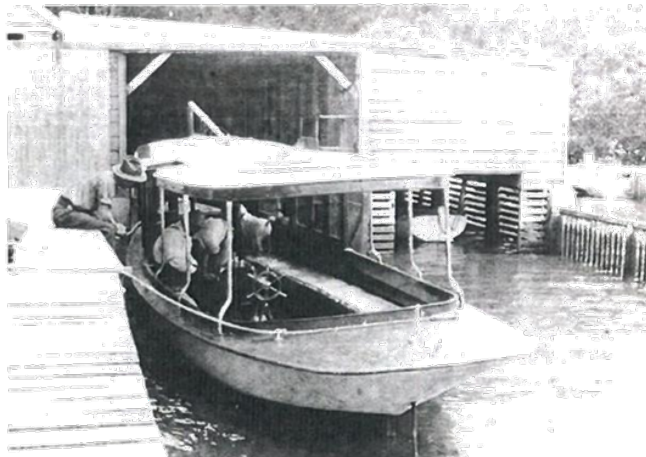
Caretaker Sam Pearce at 'Woodcliffe'
(photograph: Georges River Libraries Local Studies)



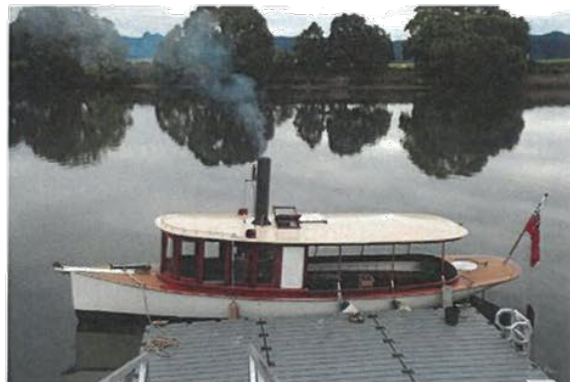
Lugarno Zither Society
(photograph: Georges River Libraries Local Studies Collection)



Afternoon Tea at 'Glenlee', 1926
(Photograph: Sutherland Shire Library)



Heinrich's boat Edelweiss on Lime Kiln Bay, c1900
(photograph: Georges River Libraries Local Studies Collection)



Edelweiss restored, in Geelong, Victoria
(Photograph: Mark Dye, Steamboat.com.au)



'Edelweiss' during refit
(Photograph: Mark Dye, Steamboat.com.au)



'Edelweiss' interior
(Photograph: Mark Dye, Steamboat.com.au)



'Woodcliff', Heinrich Family Home and Orchard, c1920
(photograph: Georges River Libraries Local Studies Collection)



Summerhouse, Woodcliff
(photograph: Georges River Libraries Local Studies Collection)



Chislett Nursery, 1943
(Image: Six Maps)



Government Gazette

of the State of

New South Wales

Number 30—Planning and Heritage

Friday, 28 January 2022

The New South Wales Government Gazette is the permanent public record of official NSW Government notices. It also contains local council, non-government and other notices.

Each notice in the Government Gazette has a unique reference number that appears in parentheses at the end of the notice and can be used as a reference for that notice (for example, (n2019-14)).

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To submit a notice for gazettal, see the Gazette page.

HERITAGE ACT 1977

INTERIM HERITAGE ORDER NO. 164

Glenlee
80 Boronia Parade, Lugarno

In pursuance of Section 24 of the *Heritage Act 1977* (NSW), I, the Minister administering the *Heritage Act 1977*, do, by this my order:

- (i) make an interim heritage order in respect of the item of the environmental heritage specified or described in Schedule 'A'; and
- (ii) declare that the interim heritage order shall apply to the curtilage or site of such item, being the land described in Schedule 'B'.

The Order takes effect from the date of gazettal and remains in force for a period of 12 months unless otherwise revoked.

The Hon James Griffin MP
Minister for the Environment and Heritage

Sydney, Day of January 2022

SCHEDULE "A"

The property known as Glenlee at 80 Boronia Parade, Lugarno situated on the land described in Schedule "B".

SCHEDULE "B"

All those pieces or parcels of land known as Lot 1 DP 10359 in Parish of St. George; County of Cumberland shown on the plan catalogued HC 3290 in the office of the Heritage Council of New South Wales.

Heritage Data Form

ITEM DETAILS							
Name of Item	'Glenlee' and site						
Other Name/s Former Name/s							
Item type (if known)	Early Settler Cultural Landscape						
Item group (if known)							
Item category (if known)							
Area, Group, or Collection Name							
Street number	80						
Street name	Boronia Parade						
Suburb/town	Lugarno					Postcode	2210
Local Government Area/s	Georges River						
Property description	Lot 1 DP 10359						
Location - Lat/long	Latitude	-33.985952			Longitude	151.051355	
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner							
Current use	Vacant						
Former Use	Matthei family landholding and oyster farm						
Statement of significance	Glenlee is part of the local Aboriginal cultural landscape, with a representative range of Aboriginal archaeological sites, set within a semi-intact set of landforms. Parts of the site retain intact vegetation, landforms, soils and a creek line with a regular source of fresh running water. Within these landforms and the creek are evidence for past Aboriginal cultural practices. Midden material is present on a broad, flat landform above the steep rises from the river, and provides evidence for local Aboriginal subsistence practices, with deep deposits of shellfish remains potentially held in a carbon-rich soil matrix. Study of these could provide new information for middle to late Holocene Aboriginal economic practices across this part of the Georges River, which could be contrasted against those closer to the coast. The site is important to the local Aboriginal community today for its illustration of past cultural traditions, and was possibly a women's place; and as part of the broader river landscape that is emblematic of more recent First Nations and shared heritage. Themes include national history, identity, resistance, and social and cultural action. Originating from an 1856 land grant and developed in the early twentieth century, Glenlee represents one of the earliest settlements in the Georges River area and, retaining much of its cultural landscape, one of the most intact European riverfront settlements in NSW. Glenlee has historical, associative and aesthetic significance at a local level, with rarity and representative values at a state level. It is possible that further research may indicate that the site has social significance within the local community.						

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	Glenlee house, a typical Federation cottage built in 1906, was situated to take advantage of sweeping views of the grounds and river. The house was extended in the 1950s to introduce a kitchen, but is otherwise highly internally intact, retaining significant original fabric and a movable heritage collection, revealing information about life in Lugarno in the early twentieth century. Glenlee was owned and occupied by the Matthei family for over a century. From Hamburg, Germany, the Mattheis were one of a number of European families that settled in the Georges River area. They established an orchard, garden, vegetable garden, and a series of cultural plantings that remain legible in the landscape and that, along with a remnant irrigation system and a collection of farm machinery, demonstrate both the self-sufficiency and commercial agricultural use of early settlements. Despite the creation of the Lugarno Estate subdivision in the 1920s, much of the original estate has been retained, including significant landscape features such as stone walls, paths, and a channelled creek. The family played a significant role in the early Lugarno community, active in social groups such as the German Zither Club, and the Lugarno and District Progress Association. Their subdivision created the residential subdivision pattern of the riverfront near Lime Kiln Bay. Oyster farming was first introduced to Glenlee by an early owner, the prominent wool-broker JH Geddes, who brought oysters from his lease in Port Hacking. The Mattheis took over the oyster leases in 1906 and continued to operate until 1996. Remnant boat sheds, a jetty and a cable-pulley system provide evidence of this early practice, including the transportation of oysters, on the site. The site is highly intact, maintaining the original relationship between the house, its grounds, and the river, with significant views and vistas undisturbed by later development. The grounds also contain a variety of cultural plantings, remnant and self-seeded bushland, and local wildlife, representative of both the early presentation of the site, and the biodiversity of the Georges River area. Due to its comparative integrity, and landmark quality within the Lugarno area, Glenlee is likely to have exceptional significance within NSW as a rare, intact, early European riverfront settlement, with a high degree of representative significance as a demonstration of an early way of life, and of significant activities in NSW.	
Level of Significance	State ☒	Local ☐

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DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown
Physical Description	The site is a large wedge-shaped parcel of land with an area of 2.544 hectares. It contains remnant bushland, an area with tree regrowth, a natural creek line, Aboriginal grinding grooves and a small ground water hole/well, shell midden material, cultural plantings (including orchards and vegetable gardens), a single-storey cottage ('Glenlee', built c1910), several outbuildings and sheds, a stone pathway to the river, two boatsheds, and a timber jetty extending into the Georges River at Lime Kiln Bay. The site can be accessed by foot from the northern end of Boronia Parade, through a set of gates that lead to the centre of the site. An alternative approach can be made across the waters of Boggyswell Creek, Lime Kiln Bay and Jew Fish Bay, where a wooden jetty extends over the mangrove tidal mudflats. Boronia Parade terminates at the entrance of the site. The site also abuts Woodcliff Parade and Bayside Drive on its northern boundary, and Ballanda Avenue on its southern boundary, to the west of Boronia Parade. The site slopes steeply from the west towards the river frontage at the east. It is divided into several distinct precincts, divided by its topography and by a natural water course that runs through the site from southwest to northeast. The central part of the site is relatively flat and contains an access driveway, a variety of outbuildings, an orchard, scattered fruit trees, extensive vegetable gardens and other cultural plantings. Building materials and remnant fences are scattered throughout the precinct. Where the creek passes through this part of the site, it is channelled within block sandstone banks, and traversed by small timber bridges. Where the land falls away to the northeastern part of the site, the creek becomes steep with waterfalls and pools, and is heavily vegetated. The natural creek line presents a series of parallel Aboriginal grinding grooves and a ground water hole/well, both positioned below a small waterfall and a series of deeper pools. The creek extends to the northern boundary of the site and then across the parkland (formerly the Heinrich property) that adjoins the property at the north. Glenlee house is located at the eastern edge of the flat, central precinct, sited on the edge of the flat plateau with the land falling steeply away to the east. It has expansive views over the Georges River to Oatley Park. The house was likely to have been deliberately sited at this location to provide panoramic views to the river and direct access both to the oyster beds at the waterfront and the gardens and orchards in the central part of the site. The house is a single-storey weatherboard and brick cottage, built on a block sandstone base. It has a hipped and gabled metal roof with decorative gable ends and front and back verandahs. Originally, the building comprised the main living wing and northern bedroom wing, and a small service wing. The house was built with three bedrooms, all on the northern side, which remain today. All three bedrooms have pressed metal ceilings. In about the 1950s, the house was altered to provide better amenity for the family. The southern part of the rear verandah was enclosed in brick and a larger southern wing was added to include a new kitchen and laundry. The form of the roof was altered to accommodate the southern wing. During this time, the original windows on the eastern elevation were replaced with larger windows to take advantage of the panoramic views of the river. A formal stone path leads down to the bottom of the site and the river's edge. A landmark Canary Island Palm marks the line of the pathway. The land at the river frontage is flat, with a stone retaining

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	wall, lawns, and a sandstone sea wall. The site has two extant boatsheds, one with a slipway, a timber jetty extending into the Georges River, and remnants of a boat ramp. Mangroves and Coastal Swamp Oaks (casuarinas) grow along the foreshore on either side of the boatsheds and extend across the river frontages of properties to the north and south. The original cable-pulley engine house is located to the south of the house. This allowed the Matthei family to bring bags of oysters upslope from the river to the house and shed using a mechanised cable-pulley system. It is not known if the engines or railings have been retained. The western part of the site is heavily vegetated with a combination of remnant native bushland and self-seeded regrowth, including Sydney Red Gum, Grey Gum, Sydney Peppermint, Red Bloodwood and Blackbutt. There are no structures within this area except beehives.					
Physical condition and Archaeological potential	The Glenlee site at 80 Boronia Street is a highly intact historic cultural landscape with intact natural and cultural elements. It was occupied by a single family, the Mattheis, from about 1906 to 2021 and has seen little change since the addition of some sheds and alterations to the house in the 1950s. Parts of the site, including the remnant forest and the northern part of the natural creek line, are unchanged by human occupation of the site. Many of the significant buildings on the site, including the main house, boatsheds, former laundry, garage/storage sheds and cable-pulley engine room, are intact but in need of maintenance and repair.					
Construction years	Start year C.1885	c.1908	Finish year C.1886	c.1908	Circa	☐
Modifications and dates	The site has evolved over time, with the most significant modifications were undertaken in the 1950s, including alterations to the house and the addition of the two large garage/storage sheds.					
Further comments						

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HISTORY	
Historical notes	The site is located on the lands of the Bidjigal people of the Eora Nation. Aboriginal people fished along the length of the Georges River and its tributaries, gathering oysters, cockles, mud whelks and mussels along the shoreline. There are many shell middens along the riverbanks, including in Lime Kiln Bay and the shores of Lugarno. Plants and animals also thrived along the river banks and the expansive forests beyond, which supplied Aboriginal people with a wide range of other foods to supplement their diet. As early as 1770, Lieutenant James Cook and crew of the <i>Endeavour</i> observed Aboriginal people on the shores of Kamay. The First Fleet moored in Kamay in January 1788. On 20 January 1788 a party comprising Governor Phillip, Lieutenant-Governor Ross, Captain Hunter, Lieutenants Dawes and Philip Gidley King, three marines and other crew members set off in rowboats to explore the Georges River. The first meeting between the British and local Aboriginal people is believed to have occurred at 'Lance Point' and in Lime Kiln Bay near or on the subject site. European settlement along the Georges River was restricted to the upper reaches around Liverpool, leading to a series of skirmishes between European settlers and local Aboriginal people over access to traditional lands and resources. Tedbury, the son of Pemulwuy, was one of the leaders of the resistance groups in the district. Following the Appin Massacre, violence between the parties declined in this part of Sydney. Aboriginal people of the Georges River maintained connections with Country and made a living in the area, evidence of which is recorded from the 1820s on. A total of 113 acres from Portion 7 of the Parish of St George was granted by purchase on 12 November 1856 to Thomas George Lee. He sold the land in August 1859 to John Huxham Blatchford, a storekeeper in the district of Braidwood. The block of land was advertised for auction sale in 1884 but did not sell at this date. In 1886 John Henry Geddes and Edmund Alexander Hungerford bought the property as tenants in common for £2,500. Hungerford sold his share in the property to Geddes two months later for £2,685. Soon after, Geddes mortgaged the land to secure £5,000 from the Bank of New Zealand. Geddes was a prominent wool-broker and owned and ran the company JH Geddes and Co. The following year Geddes paid off the mortgage and raised a new mortgage for £6000. In about 1888 he bought 100 bags of oysters from his lease in Port Hacking to grow to full size in Lime Kiln Bay. In 1893 he applied to lease a portion of the waterfront and erect a jetty on piles in Lime Kiln Bay. Some time between 1886 and the early 1890s he erected a six-roomed wooden house fronting and overlooking the bay. Occupants of the house included a W Geddes and George Cox. Geddes sold off a portion of five acres to George Chislett but retained the residue. He defaulted on the mortgage so the City Bank of Sydney foreclosed on the property to recover the balance of the loan. Otto Emil Matthei, a woodturner and patternmaker from Germany, is believed to have become caretaker of the property in about 1905. In 1906 he was granted two oyster leases in Lime Kiln Bay. Otto Emil and his wife emigrated to Australia in 1891. They lived for some time in and around Campbelltown. In 1895 they moved to the inner city where Emil worked, firstly for Davies Sheppard then the Australian Needlewood Pipe Co Ltd. The family moved in 1901 to Dolls Point. By this date

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	Emil was working at Wunderlichs. He took his two sons out of school to work as fishermen and oyster farmers. In April 1908 Otto Emil Matthei and the City Bank of Sydney entered into a contract of sale to buy part of the property. Between June 1910 and 1915 he and other male members of his family acquired the remaining portions of the 113 acres at Lugarno. About 1910 Emil built a new house on the property, which he called 'Glenlee'. In the coming years Emil sold off three small parcels of land. Wilhelm Matthei and Hans Emil Matthei sold their landholdings to Otto Emil Matthei in September 1915. Coinciding with this sale the City Bank of Sydney converted the land to Torrens title in the name of Otto Emil Matthei. Also at this time the Hurstville Council granted conditional approval for a subdivision of Matthei's land and its sale as 'Lugarno Estate'. The formal subdivision and plan of roads was approved in 1919. The allotments in the estate were progressively sold by private sale. From about 1915 Emil and his two sons worked exclusively as fishermen, oyster farmers and conducted fishing parties on the Georges and Woronora rivers. Following subdivision of the Lugarno Estate, Otto Emil Matthei retained Glenlee and over 6 acres of land. Until his death in 1935 Otto Emil Matthei continued to work the oyster lease with one of his sons, Hans Emil Matthei. The oyster leases were transferred to his widow, Anna Marie Matthei. William Hans Emil Matthei and Alan Charles Matthei took over the business and maintained several oyster culture leases on the Georges River. Members of the Matthei family continued to live at Glenlee until the death of William Hans Emil Matthei in 2018. The family surrendered their several oyster leases in Georges River in 1996. The property passed to Janine Matthei and Christine Milford.
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THEMES	
National historical theme	Peopling Australia
State historical theme/s	Aboriginal cultures and interactions with other cultures—Activities associated with maintaining, developing, experiencing and remembering Aboriginal cultural identities and practises, past and present; with demonstrating distinctive ways of life; and with interactions demonstrating race relations.¹ Migration—Activities and processes associated with the resettling of people from one place to another (international, interstate, intrastate) and the impacts of such movements
National historical theme	Developing local, regional and national economies
State historical theme/s	Agriculture—Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture Environment – cultural landscape—Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings Fishing—Activities associated with gathering, producing, distributing, and consuming resources from aquatic environments useful to humans. Transport—Activities associated with the moving of people and goods from one place to another, and systems for the provision of such movements Technology—Activities and processes associated with the knowledge or use of mechanical arts and applied sciences
National historical theme	Building settlements, towns and cities

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State historical theme/s	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, both Aboriginal and non-Aboriginal
	Accommodation—Activities associated with the provision of accommodation, and particular types of accommodation
National historical theme	Working
State historical theme/s	Labour—Activities associated with work practises and organised and unorganised labour
National historical theme	Developing Australia's cultural life
State historical theme/s	Domestic life—Activities associated with creating, maintaining, living in and working around houses and institutions.
	Creative endeavour—Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.
National historical theme	Marking the phases of life
State historical theme/s	Persons—Activities of, and associations with, identifiable individuals, families and communal groups

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	Glenlee is situated within a large First Nations cultural landscape associated with the waterways and adjacent sandstone landforms. The property traverses the steep slopes rising from the Georges River, and retains an array of physical evidence for Holocene Aboriginal cultural connections and use. The physical evidence adds to the local pattern of Aboriginal cultural heritage and history, where the four grinding grooves (clustered on the margins of a deep water pool) and water hole (on a sandstone platform adjacent to the creek) attest to use and connections with the creek line that flows through the site. The shell midden material presents a connection and evidence for Aboriginal subsistence patterns in the local area. The range of shell species connected with possible evidence (such as lithics and carbon) demonstrates the history of connection between resources in the river, and consumption on the foreshores and slopes. Glenlee is located within a much broader First Nations cultural landscape which is connected by the local Aboriginal peoples to the local history of resistance and resilience to invasion, and consequent activism. However, at the current time, there are no specific known attributes which link this piece of land to these factors. Glenlee has historical significance as a highly intact early European settlement in the Lugarno area, one which closely evidences the early use and occupation of the land. Originating from an 1856 land grant, the site was first occupied by JH Geddes who engaged in oyster cultivation in Lime Kiln Bay from 1888, a practice which had begun two years prior and would continue through to 1996 at Glenlee. Following Geddes' bankruptcy, the land was foreclosed on by the City Bank of Sydney and leased to the Matthei family, who eventually purchased the site, developing it into a self-sufficient settlement replete with a homestead, orchards, vegetable gardens, fruit trees and oyster farms. The evidence of which remains clearly legible and highly intact in the landscape.
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	Since the Lugarno Estate subdivision initiated by Otto Matthei in c1920, the site's boundaries have remained unchanged. The continuous ownership by the Matthei family for over a century has preserved the house and much of the grounds, making it an excellent example of an early phase of European riverside settlement. The integrity of the house, its interiors and its movable heritage collection provide a 'snapshot' of life in an early settlement, and the daily life of a regional family in the early twentieth century. The site also has historical significance for its connection to the significant practice of oyster farming in the Georges River. Cultivation of oysters in Lime Kiln Bay near the subject site began in 1886 and was a profitable commercial enterprise. The Matthei family, who took over the leases in 1906, continued oyster farming at the site through to 1996. The Mattheis were some of the most prominent oyster farmers in the Georges River area and the practice was one of their primary sources of income. Significant intact features that evidence the historical significance of the site include Glenlee house, the movable heritage elements, the boatsheds and jetty, the cable-pulley engine shed, the orchard, vegetable gardens, cultural plantings, landscape features and outbuildings. Glenlee has cultural significance at a local level under this criterion.
Historical association significance SHR criteria (b)	Glenlee has associative significance at a local level for its connection to the Matthei family, who occupied the site continuously for over a century. Originally granted to absentee owner Thomas George Lee in 1856, the site came to be owned by prominent wool broker JH Geddes. While it appears the first structure on the site (since demolished) was constructed during Geddes' ownership, his most significant contribution to the site was the introduction of oysters from his lease in Port Hacking. The site came to be owned by a German immigrant family from Hamburg, the Mattheis, who built Glenlee house soon afterward. The Mattheis were among the early settlers in the area who established farming and orcharding on the site. The Mattheis were particularly involved in developing oyster farming in the area. They were involved in the social life and émigré community of the Lugarno area, being active in the local German Zither Club. They were heavily involved in the Lugarno and District Progress Association, and as such actively contributed to the development of the wider Lugarno area. Like many early settlers, the family subdivided their land, selling off portions which helped to establish early residential development along the riverfront throughout the twentieth century. The family occupied the site for over a century, and continued oyster farming at the site for 90 years. Their continuous occupation of the site gives Glenlee associative significance to the local community. Glenlee has cultural significance at a local level under this criterion.
Aesthetic significance SHR criteria (c)	Glenlee has aesthetic significance to the Lugarno area as a highly intact representation of a Federation European settlement. Glenlee house, built c1906, is a good representation of a modest weatherboard cottage, constructed on sandstone foundations. Despite the introduction of a kitchen extension in the 1950s, the house is highly intact, retaining significant original details including pressed metal ceilings, a fanlight, and decorative gables. The kitchen is similarly representative of a typical 1950s kitchen retaining original joinery and fixtures. Typical of early settlements, Glenlee responds to the natural landscape and topography of the site, situated on a slope and oriented to face the river, taking advantages of the sweeping views across the grounds to the waterfront. These views remain undisturbed and represent the relationship between early settlements and the river. The grounds retain early orchards, gardens, vegetable gardens and

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	fruit trees, with associated landscape elements such as stone retaining walls and stairways, paths, irrigation systems, and cultural plantings, which are characteristic of an early settlement. The scenic character of the site is enhanced by the bushland and tree regrowth which separates the site from surrounding development, preserving its historically isolated setting, as well as a natural water course, and a creek that has been channelled with block sandstone banks. The site has landmark quality in the surrounding area, representing one of the few remaining riverside settlements, and is highly visible along the waterfront, with the boatsheds and jetty visible from Oatley Park. The site retains an array of Aboriginal archaeological evidence. The grinding grooves, water hole and setting of the creek hold an aesthetic value which has been identified as important to the local Aboriginal community. Glenlee has cultural significance at a local level under this criterion.
Social significance SHR criteria (d)	The Glenlee site remains one of the most prominent areas in Lugarno. Its aesthetic and historic qualities are well known and appreciated throughout the local community, whose strong connection to the site is evident in the 'Save Glenlee' campaign, supported by a petition raised by a local MP with over 1,200 signatures. This level of community interest suggests that the site holds social significance in the Lugarno area. Historically, Glenlee had social significance among the community of early settlers residing in the area, and within local immigrant social groups, such as the German Zither Club. With evidence of Aboriginal activity on the site, including grinding grooves, a water hole/well, and shell midden material, it is likely that the site holds significance to the local Aboriginal community. Further consultation with the local Aboriginal community may identify associations between the landform on the south of the river, the suburb of Lugarno, and patterns of Aboriginal resistance, resilience and activism. A thorough, formal social values assessment should be undertaken, but it is likely that Glenlee, at 80 Boronia Parade, Lugarno, has cultural significance at a local level under this criterion.
Technical/Research significance SHR criteria (e)	As part of the local First Nations cultural landscape (criterion A), the range of evidence within the site has the potential to yield new information and understanding of these connections, notably from the middle to late Holocene. The shell midden material in particular holds the potential to provide evidence for changing Aboriginal subsistence patterns, notably through the period when sea levels fell to their current levels. This evidence could provide insight into the species of shellfish and vegetation at the water's edge and on the slopes around the creek. Further research, investigations and connections with the local Aboriginal community may be found as the community considers and reconnects with the site and wider region. As a site of oyster farming throughout the twentieth century, with a remnant boatshed, jetty, cable-pulley engine shed and movable heritage, there is potential for the site to reveal information on oyster farming practices in the Georges River. As JH Geddes brought oysters from his lease in Port Hacking to Lugarno, it is possible that the areas of Lime Kiln Bay and the jetty associated with Glenlee may display higher biodiversity in comparison to neighbouring sites. Glenlee is representative of early twentieth-century agricultural practices, common to early settler estates. The site retains areas of the original gardens, along with farming machinery and irrigation systems. It is possible that the Matthei family employed early construction, farming or irrigation techniques common in Germany, which could provide insight into early twentieth-century immigrant practices in NSW. Similarly, the integrity of the house interiors and movable heritage may provide

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	insight into life in regional NSW in the early twentieth century, and the cultural life in Lugarno specifically. Due to the variety of landscapes and habitats across the site, encompassing waterfronts, landscaped gardens, and self-seeded bushland, there is potential for the site to yield information regarding the biodiversity of the Georges River area, and changing patterns in its flora and fauna. The site has a range of planted trees and gardens, some of which are likely to date from the early establishment of the site, in the early 1900s. With respect to Aboriginal cultural and archaeological heritage, Glenlee has cultural significance at a local level under this criterion.
Rarity SHR criteria (f)	Largely established in the early twentieth century, and developed by the Matthei family, Glenlee is a highly intact early European riverfront settlement with an associated cultural landscape. Despite subdivisions, Glenlee retains much of its original estate and is a rare example of an intact riverfront settlement in NSW. Glenlee house is a modest cottage which, despite later extension, is highly internally intact. The house also contains a significant movable heritage collection which encompasses material relating to the Matthei family and the Lugarno area across the twentieth century. The integrity of the interiors of the house and its collection are likely to be rare within Lugarno, and have potential to be rare within regional NSW. The early orchards, vegetable gardens, fruit trees, and cultural plantings introduced by the Matthei family remain legible in the landscape and are revealing of early agricultural practices. The historic relationship between the house, grounds and river has been maintained, and the significant views to and from Georges River, and early access paths and stairs which lead to the river, have been conserved. Glenlee similarly retains evidence of significant marine activity including a jetty, boatsheds and remnants of a cable-pulley system which demonstrate the use of the river for transportation and attest to a significant period of oyster farming undertaken on the site. The integrity of the setting is rare in comparison to similar settlements which remain in NSW. The century-long occupation of the Matthei family and continued oyster farming practice over a century is representative of the experience of many early European settler families and is a relatively rare example of such use and continuity within NSW. As a location with specific physical evidence of Aboriginal activity (both grinding grooves and shell midden material), the site is rare in the Lugarno suburb. This range of evidence is not rare at the wider LGA level. If the site is judged to meet this criterion for Aboriginal cultural heritage, it would be significant at the local level. Glenlee has cultural significance at a state level under this criterion.
Representativeness SHR criteria (g)	The First Nations archaeological evidence, notably the grinding grooves set within the intact flowing creek, are good representative examples of the site type. The grinding grooves are deeply incised and easily identifiable; they hold good educational potential to demonstrate past Aboriginal lifeways. The high degree of integrity and intactness of both the house and its setting make the Glenlee site representative of an early European riverfront settlement, both within the Lugarno area, and NSW more broadly. Glenlee house is a typical Federation cottage, showing the regional preference for weatherboard construction. The introduction of the kitchen in the 1950s is typical of the adaptation of early houses to suit modern needs. The interior of the house is otherwise highly intact, retaining

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	significant original fabric and a movable heritage collection which are representative of the typology, and of the evolution of regional housing more generally. The grounds of Glenlee continue to communicate the site's early function, retaining remnants of the orchard, vegetable garden, and cultural plantings, representative of both the self-sufficiency of the settlement, and the use of the land for commercial agriculture. The important relationship between the river and the settlement is seen in the retention of the jetty and boatshed, providing both transport and industry. The remnants of the cable-pulley system on the site, primarily the shed which housed the system's engine, is a key element which provides evidence of the oyster farming which occurred at the site until 1996. These marine elements are representative of the type and scale of infrastructure employed at oyster farming estates and of the techniques and means by which small growers conducted their farming. The site also retains significant remnant and self-seeded bushland, suggestive of the pre-1788 character of the area. It demonstrates a variety of wildlife species and natural and cultural plantings that are characteristic of the Georges River area. For First Nations heritage, Glenlee, at 80 Boronia Street, Lugarno, has cultural significance at a local level under this criterion. For European heritage values, Glenlee has cultural significance at a state level under this criterion.
Integrity	The site at 80 Boronia Street is a highly intact historic cultural landscape with intact natural and cultural elements. It has been occupied by a single family since 1906, and has seen little change since the addition of some sheds and alterations to the house in the 1950s. Parts of the site, including the remnant forest and the northern part of the natural creek line, are unchanged by human occupation of the site. 'Glenlee' house is highly intact, with little change since the 1950s. The house includes fabric from 1910, including the original main wing and the northern wing clad in weatherboard and the original front and rear doors with coloured glazing and fanlights. One brick chimney remains above the original northern wing. The 1950s fabric, including the kitchen joinery and breakfast bar with stools, laundry and southern wing, remain intact. The building's historical sightlines to the river are also retained, as is infrastructure and outbuildings associated with the use of the river, vegetable gardens and orchards. The two boatsheds and jetty are highly intact but are in a poor condition. Timber piers and boards of the jetty are deteriorated, and repairs are evident to the jetty and both boatsheds. The clarity of their form and the interpretability of their use is unaffected by their condition. These structures show little modification and provide ready evidence of the means and use of the river by the Matthei family over the twentieth century, retaining their association with the activities and processes which once occurred at the site. Several of the outbuildings are also intact, particularly the laundry to the west of the main house, the two large garage/storage sheds added in the 1950s, and the cable-pulley engine shed. All of these buildings retain their original form and fabric, but require some repair and maintenance. The cable-pulley engine shed is also intact, but the timber is in poor condition and the pulley system has been removed. This shed provides direct evidence of commercial oyster harvesting at the site, though its former function is not readily apparent. The orchards, fruit trees, vegetable gardens, cultural plantings, and stone paths and retaining walls remain in their historic location and largely intact. The orchard and vegetable gardens were still being maintained at the time of writing this report. Additional cultural plantings near the foreshore date from

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	the twentieth century and provide evidence of the beautification undertaken by the Matthei family. These include the landmark Canary Island Palm by the stone path and the surrounding Monterey Palms. The bushland and natural creek line are also highly intact. The bushland has started to expand through self-seeding into areas of the site that were previously cleared.
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HERITAGE LISTINGS

Heritage listing/s	No current statutory listings
	Listed on the National Trust NSW Heritage Register (non-statutory listing)

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Listing Report	National Trust	Lugarno Early Settler Cultural Landscape	2021	National Trust
Historical Report	Georges River Council	Glenlee: 80 Boronia Parade Lugarno (Lot 1 DP 10359)	2021	Georges River Council

RECOMMENDATIONS

Recommendations	'Glenlee', 80 Boronia Street Lugarno, should be listed as a heritage item within Schedule 5 of the Georges River Local Environmental Plan. A copy of this inventory sheet should be provided to Heritage NSW to assist in the assessment of the current nomination of the site on the NSW State Heritage Register. A comprehensive conservation management plan for the site should be prepared to guide future uses and development of the site to ensure the retention and conservation of its heritage values. Further consultation be undertaken with the local Aboriginal community to better understand local social and intangible connections. The Aboriginal objects held within the house be inspected (these were not sighted by GML or the MLALC), confirmed to be Aboriginal objects (or otherwise), and an attempt at understanding provenance be made.
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SOURCE OF THIS INFORMATION

Name of study or report	'Glenlee', 80 Boronia Parade, Lugarno—Heritage Assessment	Year of study or report	2021
Item number in study or report	n/a		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	GML Heritage Pty Ltd	Date	December 2021

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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Glenlee house, showing the original front verandah and 1950s southern addition, as viewed from the west.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Glenlee house, showing the original front verandah and northern weatherboard wing.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	A view of the rear façade of Glenlee house.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Glenlee house, showing the original northern weatherboard wing and brick chimney.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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Please supply images of each elevation, the interior and the setting.

Image caption	Glenlee house, showing the rear original door and fanlight in the living room.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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Please supply images of each elevation, the interior and the setting.

Image caption	Glenlee house, showing the dining area adjacent to the rear verandah and new rear windows.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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Please supply images of each elevation, the interior and the setting.

Image caption	Glenlee house, showing the 1950s kitchen, including original joinery, breakfast bar and stools.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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Please supply images of each elevation, the interior and the setting.

Image caption	The orchard, with Glenlee house behind.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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Please supply images of each elevation, the interior and the setting.

Image caption	One of the vegetable gardens on the site.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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Please supply images of each elevation, the interior and the setting.

Image caption	The creek line located near Glenlee house.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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Please supply images of each elevation, the interior and the setting.

Image caption	The waterfall on the site.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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Please supply images of each elevation, the interior and the setting.

Image caption	The weatherboard garden shed, as viewed from the south.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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Please supply images of each elevation, the interior and the setting.

Image caption	The weatherboard garden shed, as viewed from the north.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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Please supply images of each elevation, the interior and the setting.

Image caption	The two boatsheds, as viewed from the original stone path.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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Please supply images of each elevation, the interior and the setting.

Image caption	The jetty, adjoining the southern boatshed.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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Please supply images of each elevation, the interior and the setting.

Image caption	View from Georges River of the jetty and boat sheds, with Glenlee house behind.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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Please supply images of each elevation, the interior and the setting.

Image caption	View from the site to Lime Kiln Head.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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Please supply images of each elevation, the interior and the setting.

Image caption	Remnant native forest on the site.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage



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Please supply images of each elevation, the interior and the setting.

Image caption	Canary Island Palm tree at the bottom of the site, near the boatsheds and jetty.				
Image year	2021	Image by	GML Heritage	Image copyright holder	GML Heritage

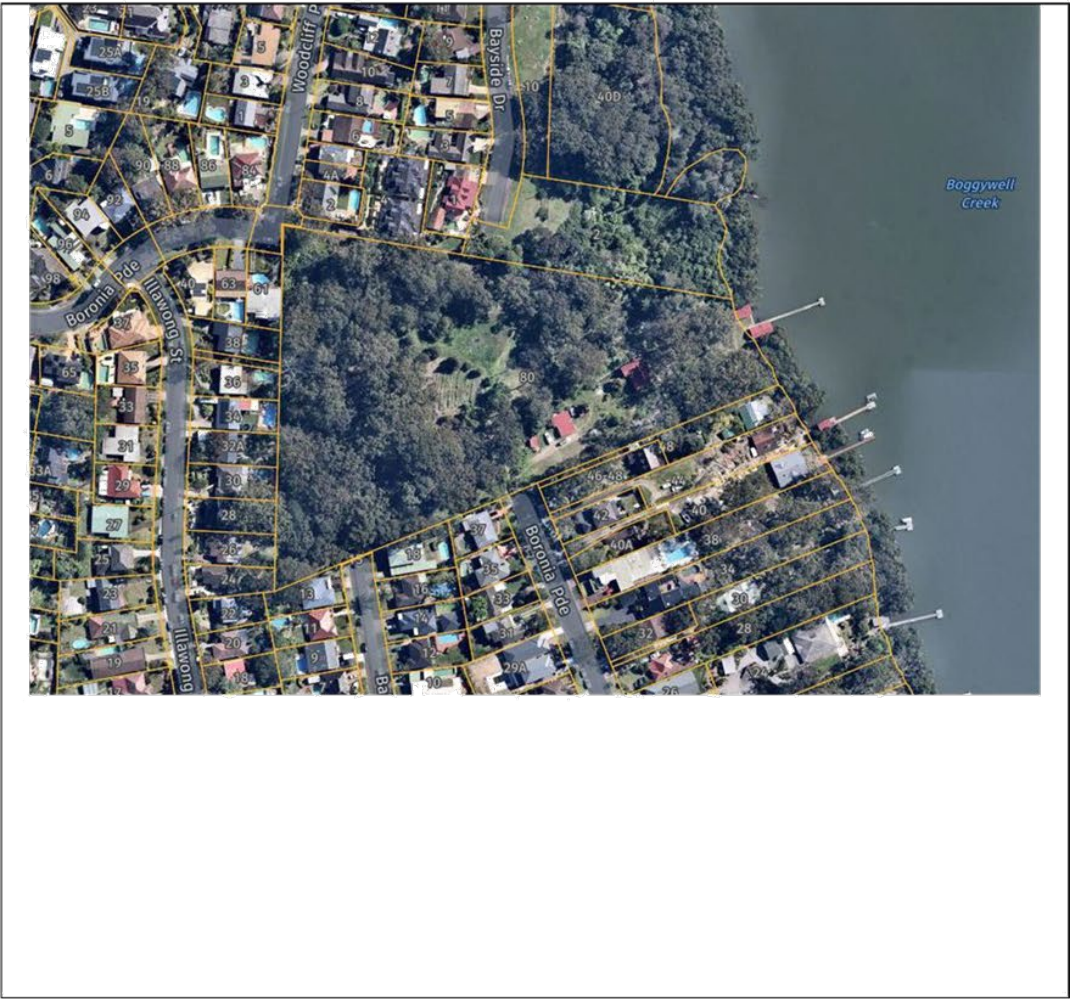


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Please supply images of each elevation, the interior and the setting.

Image caption	Aerial photograph of the site (cropped).				
Image year	2021	Image by	Neamap	Image copyright holder	Neamap



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Please supply images of each elevation, the interior and the setting.

Image caption	Aerial photograph of the site (cropped).				
Image year	1930	Image by	NSW Spatial Services	Image copyright holder	NSW Spatial Services

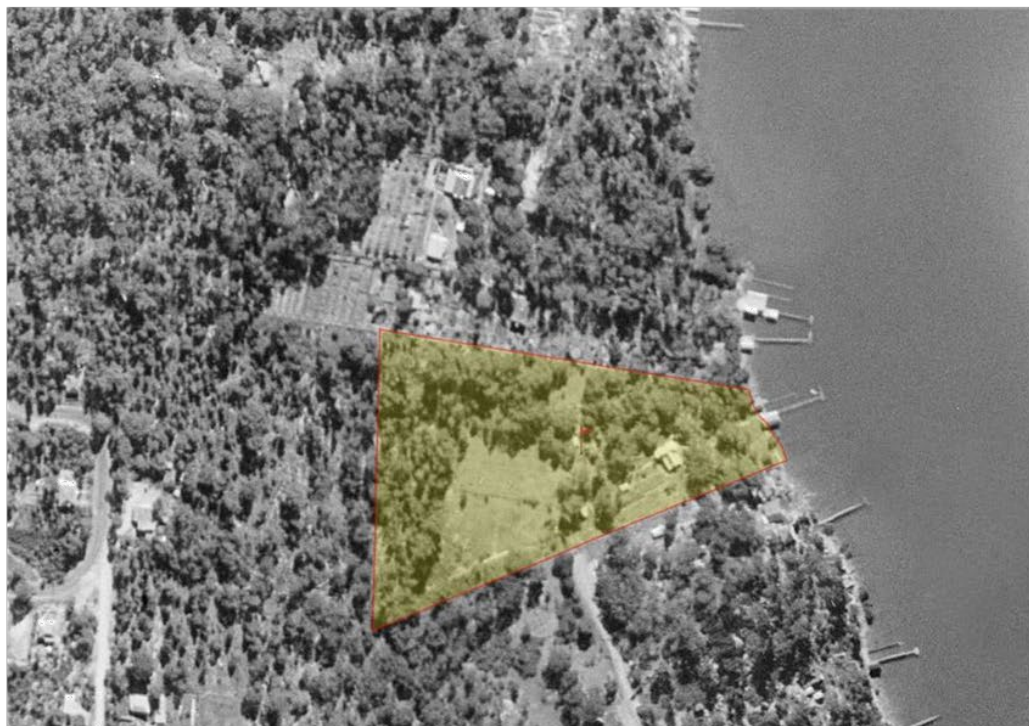


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Please supply images of each elevation, the interior and the setting.

Image caption	Aerial photograph of the site (cropped).				
Image year	1943	Image by	NSW Spatial Services	Image copyright holder	NSW Spatial Services



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Please supply images of each elevation, the interior and the setting.

Image caption	Aerial photograph of the site (cropped).				
Image year	1961	Image by	NSW Spatial Services	Image copyright holder	NSW Spatial Services



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Please supply images of each elevation, the interior and the setting.

Image caption	Matthei family at Geddes homestead.				
Image year	1908	Image by	Unknown	Image copyright holder	Out of copyright

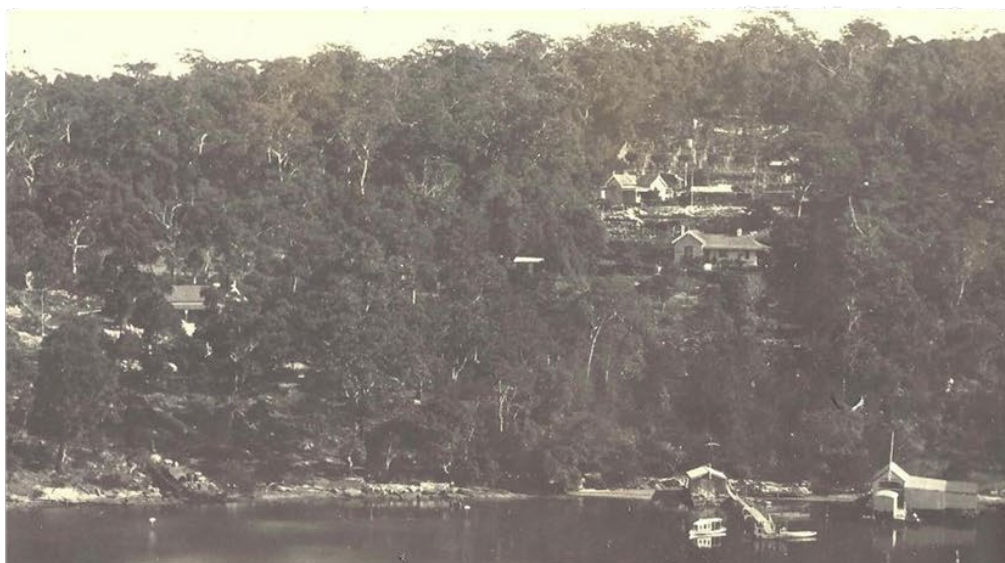


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Please supply images of each elevation, the interior and the setting.

Image caption	View west across Lime Kiln Bay to Lugarno, showing the Geddes homestead and Glenlee on top of the hill above the wharf and boatshed.				
Image year	After 1910	Image by	Unknown	Image copyright holder	Out of copyright



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Please supply images of each elevation, the interior and the setting.

Image caption	Matthei family and the newly completed Glenlee house.				
Image year	c1910	Image by	Unknown	Image copyright holder	Out of copyright



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Please supply images of each elevation, the interior and the setting.

Image caption	Anna Marie Matthei on the steps at the foot of the property, with Glenlee visible at the top of the hill.				
Image year	1910s	Image by	Unknown	Image copyright holder	Out of copyright



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Please supply images of each elevation, the interior and the setting.

Image caption	Cottage garden alongside Glenlee.				
Image year	1920s	Image by	Unknown	Image copyright holder	Out of copyright

