



Architectural Projects¹

1817 – Glenlee Estate, Menangle Park
Heritage Impact Statement
Proposed Subdivision and
Development Options
April 2021

1817 – GLENLEE ESTATE, MENANGLE PARK – HERITAGE IMPACT STATEMENT

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1. INTRODUCTION

1.1. BACKGROUND

Architectural Projects were commissioned by David and Trish Wilson to prepare this Heritage Impact Statement in March 2021 in association with a Planning Proposal for subdivision to the northern bowl and south east foot slopes of the Glenlee site.

The Assessment relates to a study area defined by the original Glenlee Estate with specific focus on Glenlee Homestead Lot covered by the State Heritage Listing 00009. The site is located on the east side of the main railway, north of the proposed Spring Farm Link Road, west and south of the proposed urban subdivision and east of the industrial zone, as indicated in the aerial photograph.

1.2. OUTLINE OF TASKS REQUIRED TO BE UNDERTAKEN IN THE BRIEF

The property is currently the subject of a Heritage Impact Statement (HIS) in accordance with the Heritage NSW guidelines.

1.3. HISTORICAL CONTEXT OF THE SITE

The Conservation Management Plan (CMP) by Tropman & Tropman Architects, updated in 2021, describes the historical development of the site in 4 Phases:

Phase 1: 1818 to 1855

The study area formed part of 3000 acres of land granted to Scottish free settler, William Howe in 1818.

The property was expanded to over 7000 acres by 1820 and Howe was shipping wool to London. Between 1821-1823 Glenlee produced wheat and meat for the government stores and dairy produce for the Sydney market.

A fire at the property destroyed a newly built barn and 300-400 bushels of threshed and unthreshed wheat and affected 'the cottage and other buildings', as reported by Howe in November 1823.

The homestead was built in 1824, designed by architect Henry Kitchen and constructed by Robert Gooch, bricklayer and Nathaniel Payton, builder and stonemason. The two-storey house was of brick and sandstone with a shingle roof.

Convict labour was used to establish the farm and construct outbuildings.

By the 1828 census Howe held 3500 acres of which 1000 acres were cleared and 500 were cultivated, including a vinery and extensive gardens.

During 1830s-50 Glenlee is well known for its "Sun and Thistle" butter and excellence in dairying.

1840s Glenlee mortgaged with owners remaining as the lessess.

Howe died in 1855 and property sold to James Fitzpatrick, remaining in that family until 1968.

Phase 2: 1855-1900

The land and farm buildings remained in the Fitzpatrick family, the property being extended north to Narellan, including land first owned by Hovell.

Sheep production began to replace dairying on the property in the 1850s.

Route for the new Southern Railway line surveyed in 1857, constructed in 1866 to the west of the property.

By the 1870s a large portion of the estate was leased to small tenant farmers who produced fruit and vegetables, their homes within walking distance of the main homestead.

The colonnade on the main façade was rebuilt in 1883, the year after James Fitzpatrick's death, and the house was remodelled during the 1890s including removal of original joinery and chair boards.

Phase 3: 1900-1960s

In 1900 the shingle roof was replaced with corrugated iron.

By 1905 Glenlee, the largest farm in the district, included three active dairies and 60 acres of market gardens.

In 1910 members of the Fitzpatrick family were in residence at Glenlee, operating the dairy and employing herdsman.

In 1911 part of the land was sold to miner, Mr Clinton, for coal storage, Clinton recommenced coal dumping there again in 1959.

In 1914 Menangle Race track was built nearby.

Bathrooms and original chimney pieces were replaced in 1930s.

Glenlee continued its dairying tradition until the 1950s.

The property was acquired by the State Planning Authority / Macarthur Development Board in 1968/9.

Phase 4: 1960s-present

State Planning Authority gazetted the estate as a place of historic interest in 1973.

Extensive restoration and waterproofing works were undertaken in 1978 after listing on the Register of the National Estate. This included a new kitchen addition and interior restoration to the 1820s appearance except the drawing room which maintained its 1890s style.

In 1982, the house and part of the estate was made subject of a Permanent Conservation Order.

The house and 45 acres of the former property on the east side of the railway were returned to private ownership in the 1980s.

In 1984, further internal changes and landscaping were undertaken. This included exposure of the original cobblestone surface south of the main house, a modernised bathroom and restoration of the pre-1842 slab-built stables. The orientation of a western entry point to the main homestead was also altered.

An olive grove with 7000 trees and a modern processing shed was established in the late 1990s and discontinued in mid-2014.

1.4. HISTORICAL DOCUMENTARY ANALYSIS

The following analysis is prepared by Architectural Projects:

On 25 August Portion 1 comprising 120 acres was granted to Michael Hayes

On 27 April 1816, Hayes advertised this 120-acre grant for sale.

On 25 October 1816, this grant came into the hands of William Howe, the first part of his Glenlee estate. It was on this grant that Howe erected Glenlee House in 1923, rather than on the 3000 acres of land granted to him in January 1818. The grant was rectangular and extended to the Nepean River, it included Glenlee House, outbuildings and pastures and the site of the existing gate lodge.

The PCO curtilage boundary includes the part of this grant east of the railway line. The original house, the outbuilding and the former drive and quince fence were located on the original lot. The PCO curtilage includes the gate lodge on the north as well as other land north of the parish line.

13 January 1818, William Howe was granted 3000 acres at Minto, to be known as 'Eskdale' to supplement the 120-acre grant to the south of this where he built Glenlee House in 1923. The 3000-acre grant was to form the bulk of his Glenlee estate, along with other adjacent lands he purchased. The boundaries of his estate were fluid as reflected in the historic documents.

By 1822, the farm and outbuildings and 9 acres of gardens and orchards was established by using convict labour. In 1823, Howe contracted Robert Gooch and Nathaniel Payton to build Glenlee, said to be to a plan of Henry Kitchen. Kitchen, who had died a year prior to the construction of Glenlee had noted "Mr Howe" as a client. Francis Greenway was instructed by Howe to measure and value the work when builders instigated legal proceedings against Howe over payment. This does not support the thesis that the plans may have been prepared by Greenway.

By 1824, the homestead was occupied.

In October 1833, surveyor Felton Mathew was surveying some portions in this area. On 18 October 1833, Mrs Felton Mathew recorded: " Approaching the residence of Mr Howe, the proprietor of Glenlee, we were much pleased with the extensive and beautiful prospect which it commands ... "a nearer spot is "Glenlee", the proprietor of which is also an old settler is distinguished by his attention to

the cultivation of English grasses: the best, if not the only hay in the country, is grown here: and Mr Howe has, it is said, laid out his grounds with true good taste in the best English style, dividing the meadows with hedges instead of the rough wooden fences everywhere use: many other large tracts of cleared land we could distinguish from our elevated situation". Mathews also continued, noting that the principal crop in the district was wheat, and "peas are grown in fields about here, the only part of the country in which I have seen them so cultivated".

By 1834, Glenlee was regarded as one of best dairy farms in the colony, with meadows divided by hedges of quince and lemon trees and an established vinery. Glenlee's famous butter, Sun and Thistle, was the first ever exported to England from New South Wales.

In 1837 Reverend Dunmore Lang described the house:

"About three miles beyond Campbelltown to the right is the dairy farm or estate of Glenlee - there is a large extent of cleared land on the Glenlee estate, the greater part of which has been laid down with English grasses, the paddocks being separated from each other by hedges of quince or lemon tree - the usual but seldom used Colonial substitutes for the hawthorn. The country is of an undulating character, and the scenery from Glenlee House - a handsome two storey house built partly of brick and partly of a drab-coloured sandstone - is rich and most agreeably diversified" (Prescott, 2003).

Prior to 1842, stables were built.

In the 1850s the dairy operation appears to have dwindled and sheep production increased.

In 1857 the route for the new Southern Railway line was surveyed and constructed in 1866. The line was sited in a cutting in close proximity to Glenlee house, maintaining views from the house over the property. A survey dating from 1858 confirms the layout of the Glenlee Homestead Group and the location of the carriage way adjacent to the parish line.

In the 1870s a large part of the estate was leased to small tenant farmers who produced fruit and vegetables. These included a Chinese migrant, "Old Shoo" who maintained a flourishing market garden adjacent to the railway tracks. The estate at this time was probably dotted with as many as two dozen cottages within walking distance of the main homestead (Kemp, 2001).

In 1883 the colonnade to the house was rebuilt. In 1890, the house was remodelled including render. In c.1990, the shingled roof was replaced with a corrugated iron.

In 1914 Menangle Park Racetrack was created on part of the estate

In the 1950s a coal washery and transhipment facility and rail siding/spur was constructed to west of estate and south of the parish line.

1968/9 - State Planning Authority/Macarthur Development Board acquired the property from Fitzpatrick family.

In 1971 the carriage way and the parish line were still visible in aerial photos.

1973 – In State Planning Authority gazetted the estate as a place of historic interest.

In 1978 lots 1 and 2 DP 713646 were sold to David and Trish Wilson.

In 1978 restoration works and a new kitchen was added to Glenlee House.

In 1980 lot 3 DP 713646 was sold to David and Trish Wilson.

In 1984-5, restoration works to the house and slab stables building was undertaken together with landscaping works including a new carriage loop and formal gardens around the house.

In 1990 an olive grove was established.

In 2000 Colonial Landscape of the Cumberland Plain and Camden report by Morris and Britton identified Glenlee as an exceptional cultural landscape.

In 2002 an oil processing building was constructed next to the old gatehouse.

In 2011 a new farm building was constructed on the site of an earlier building.

In 2012 the olive trees were removed as a result of significant production costs and low return. This removed evidence of the pre 1858 carriage way.

1.5. PHYSICAL EVIDENCE

1.5.1. THE CONTEXT

The area is semi-rural and is undulating with the land falling to the west and south to a flood plain of the Nepean River. The land rises to the west and north where there are low hills that form part of the Mount Annan Botanical Gardens that are heavily planted and infested with African Olive. The railway line to the west forms a strong, defining line to the west. The house has extensive views to the west and south. There are few other properties close to the subject site though there is some smaller scale development to the north and some industrial development on the land to the west of the railway line. The site is located on the east side of the main railway, north of the proposed Spring Farm Link Road, west and south of the proposed DAWHA urban subdivision and east of the industrial zone, as indicated in the aerial photograph.

1.5.2. THE SITE

Glenlee Estate is a large, semi-rural estate set on an undulating site between the Southern Railway line and the M5 motorway.

Environs

The area is semi-rural and is undulating with the land falling to the west and south to a flood plain of the Nepean River. The land rises to the west and north where there are low hills that form part of the Mount Annan Botanical Gardens that are heavily planted and infested with African Olive. The railway line to the west forms a strong, defining line to the west. The house has extensive views to the west and

south. There are few other properties close to the subject site though there is some smaller scale development to the north and some industrial development on the land to the west of the railway line.

The site comprises three lots.

Lot 1 DP 7136346 12 acres (ha) Homestead group purchased 1978

Lot 2 DP 7136346 1-acre (ha) Driveway purchased 1978

Lot 3 DP 7136346 45 acres (ha) Grazing land purchased 1980

The SHR curtilage represents an amalgamation of three different lots purchased for different purposes rather than a curtilage defined by visual, archaeological and historic assessment.

The site is approached from the east along Glenlee Road (off Menangle Road). The site has a timber entrance gate that leads to a former gatehouse (now dilapidated) with a former, olive oil sales building adjoining. The gravel entrance drive forms a tear drop shape to the main homestead that is dominated by a handsome, two storey house with a single storey wing to the south that forms a central courtyard. The drive has a brick drain each side.

The land falls away from the house to the north, west and south and rises to a low ridgeline to the east. The estate is not heavily planted but has tree and shrub plantings along the drive and close to the house including a large Araucaria Tree placed in the central court. Surrounding the house are a number of fenced paddocks with star picket and barbed wire and timber fences. There are outbuildings close to the house including a timber slab hut that was the former dairy. This intensification of the buildings and structures is defined as the homestead group. The eastern ridgeline defines the visual catchment of the east.

The Homestead Group

Glenlee House and Outbuildings, fences and paddocks lie within the Homestead Group.

The house has few formal plantings through the central court has low hedges and shrub plantings defining the space and a central Araucaria. There are also hedges and plantings to the south and west and tree plantings within the tear drop drive to the west.

1.5.3. DESCRIPTION OF THE BUILDINGS

Glenlee House

The house is a two storey, Colonial Regency style house (1824) in rendered masonry with painted stone quoins and a hipped, corrugated metal roof. The house has inset, timber verandahs to the east and west under the main roof. The verandah is two storey to the east and is supported by timber posts with a timber balustrade and valances. To the west the verandah is single storey with the upper floor supported on classical columns. There is a small verandah to the south connecting to single storey kitchen and former servant's quarters.

Outbuildings

The estate has several outbuildings including a timber slab and a reconstructed former dairy timber shearing shed with some fenced areas close to the house. There is a short section of cobble stone drive close to the former milking shed.

Landscape Components of Glenlee

The current components of the Glenlee estate consist of the setting, the homestead group comprising Glenlee and outbuildings, and vistas to the Nepean River, Camden Park, Menangle Park and Mount Annan Botanic Gardens.

The homestead landscape has been divided into the following zones:

- A. Presentation Zone:
- B. Working Farm Zone:
- C. Back of House Zone:
- D. Pasture Zones.

A. Presentation Zone:

Glenlee Road with its approaching views and glimpses of the homestead group provide a prelude to the property entrance. This zone is characterised by the property gateway/cattle grid, former gatelodge and former olive oil processing plant. The main gravel driveway (edged with brick kerb & gutter and manicured grass strips either side) leads to the formal carriage loop with presentation garden, and Homestead entry portico facing west. Hedges of privet and oleander spp. screen the 'back of house' zone as the drive leads past the rear of the homestead. Within the carriage loop there is a mix of mature trees. A double hedgerow of *Olea europaea* (olive) (planted in 1985) frames a view over the rail line towards the former alluvial grazing land and Nepean River.

B Working Farm Zone:

A branch of the gravel driveway divides into an access road to a silo and the remaining farms sheds – a rebuilt interpretative wool shed and a former milk shed.

A privet hedgerow assists to further screen this zone from the formal presentation gardens.

Included in this zone is a grassed tennis court (with wire mesh fence fixed to log posts), installed by the Wilson's.

C. 'Back of House' Zone:

Long hedgerows of *Plumbago* spp. enclose and screen the eastern edge of this private space.

A single *Araucaria bidwillii* (Bunya Pine) tree acts as the dominant landmark, often employed by Colonial landowners as a means of orientation.

D. Pasture Zones:

A star picket (electric) fence separates the pasture zone, from the formal homestead and working zones. There is no evidence of the earlier vineyards indicated by Britton & Morris and there is reducing evidence of the former olive oil trees planted by the Wilson's in what is now fallow pasture.

1.6. SIGNIFICANCE (STATEMENT OF SIGNIFICANCE)

1.6.1. STATEMENT OF SIGNIFICANCE

The Statement of Significance contained within the updated State Heritage Register inventory is as follows:

The Glenlee Estate is a rural cultural landscape of exceptional significance including elements of Aboriginal heritage significance, association with early influential European settlers and the exceptional composition of the architecture and landscape setting of the homestead group.

It is the core remnant, including the accessway of the Glenlee Estate, an important and rare surviving early 19th century pastoral holding in the Mount Annan/Menangle district of the Cow Pastures once considered as one of the best and earliest dairy farms in the colony. The estate was one of the first farms in Sydney's west to make the change from cereal cropping to dairying in the 19th century and the property continued to prosper throughout the 19th and 20th centuries.

Important individual elements on the estate included the 1820s homestead of William Howe, outbuildings, farm buildings, gate lodge and plantings.

The landscape of the area of the estate is of exceptional aesthetic value as a rare reminder of the former pastoral industry which once characterised the area. It is still possible to appreciate the siting of the homestead in view of, and with frontage to, the Nepean River as part of the original land grant. The mid-19th century Southern Railway, though sited close to the homestead group, was constructed to maintain this visual relationship. The siting of the homestead group in a context of undulating landform, is an outstanding example of colonial landscape planning to form a picturesque composition with direct sightlines to the neighbouring Camden Park estate and the Great Dividing Range.

The Glenlee homestead group is a rare and significant complex of buildings and plantings, approached by a formal drive and sited with commanding views over the countryside to the west and south-west. It includes the remnant core of a rare early colonial farm estate focussed on the fine and sophisticated Regency design of the main house with its rare recessed portico. In addition it includes its original servants' wing, outbuildings, farm buildings, a gatelodge and early plantings including a landmark bunya pine near the house.

The homestead dates from 1823 and is one of only a handful of early surviving colonial houses in the Sydney region, remarkable for its level of integrity and its original setting on the estate amongst 19th century farm buildings and plantings. It demonstrates exceptional architectural sophistication for the period of construction (c.1823) and a rare example of Old Colonial Regency style, probably designed or based on a design of architect Henry Kitchen.

Glenlee is significant for its association with free settler William Howe and family. The men who accumulated (the) small grants and used them to establish large pastoral or mixed farming properties, the best example of which was Glenlee, held by William Howe. Howe established the estate, was instrumental in establishing the Bank of NSW in Camden, and an important early free colonist who did much to promote pastoral interests in Sydney's west, and was one of the first farmers in the district to successfully make the change from cereal cropping to dairying.

Glenlee is also significant for its association with emancipated convict James Fitzpatrick and his family, who were responsible for the continued expansion of the estate and for its operation as a

successful dairy farm. The family were prominent local citizens and remained in residence at Glenlee for over a century, demonstrating a remarkable pattern of continued usage of the property.

The Howe and Fitzpatrick families held Glenlee from c.1822 to 1859 and 1859 to 1968/9 respectively, and the history of these families on the estate is a microcosm of the development of colonial Australia in the 19th and early 20th centuries.

Glenlee is also significant for its association with Colonial architect Henry Kitchen.

The area close to the house has high archaeological potential associated with its occupation and use by the Dharawal Aboriginal people prior to and immediately after European settlement. The area presents some opportunities to study and interpret the lifestyle and culture of the Dharawal people (both early & currently living), through interpretation of the landscape and the discovery of associated artefacts.

Glenlee also presents opportunities to study and interpret the Mt Annan Australian Botanic Garden (and William Howe Regional Park) and connections to the Cumberland Plain Woodland remnants.

Glenlee also presents opportunities to study and interpret the former pastoral and continuing agricultural uses of the estate, adjacent areas, its outbuildings and former outbuildings.

1.6.2. SUMMARY OF GRADING OF SIGNIFICANCE ELEMENTS

Subject Site – Summary of Significant Elements	Level of Significance
<ul style="list-style-type: none"> Siting of Glenlee Homestead, landscape components and associated outbuildings The remnant site of the 120-acres lots(1812) Glenlee Homestead (external and internal including internal spaces, joinery and fit out) Servant's wing and kitchen Early outbuildings. Former Milking Shed. Former gate lodge. Views and vistas to and from Glenlee Homestead – to Camden Park Estate, the Great Dividing Range, Mt Annan Botanic Garden Archaeology Cobblestone driveways Landscape elements and significant plantings – Bunya Pine 	EXCEPTIONAL
<ul style="list-style-type: none"> South east corner of the site Main driveway and gravel driveway Fenced courtyard 	HIGH
<ul style="list-style-type: none"> Carriage Loop Area north of the parish line 	MODERATE

• grazing paddocks	
• dam	
• Eastern edge of the site beyond the knoll	LITTLE / NONE
• Interpretive woolshed	
• Olive Oil Processing Shed	INTRUSIVE

1.7. GUIDELINES FOR PROTECTING THE HERITAGE SIGNIFICANCE

The CMP requires a set of Design Guidelines to inform new development in a manner that respects Glenlee and maintains its significance (Policy 7.10.23).

The CMP provides guidelines on the determination of an appropriate visual setting. The proposed visual setting (Fig. 156) divides the site into a primary and secondary visual setting using the northern alignment of the 1816 land purchase as the divider.

Defining a curtilage based on historic, visual and archaeological assessment and protecting it by a dedication of open space or area where no future development can occur is considered essential to the protection of the significance of the place.

The extent of approved change, and potential future change in the wider context amplifies the importance of establishing a good size curtilage of Glenlee. The current SHR curtilage was not based on a historic, visual and archaeological assessment.

The Aboriginal Heritage Assessment by AMBS Ecology identifies two Aboriginal sites recorded on the edges but within the current lot boundaries and two just outside the site. Figure 124 which identifies Indigenous Archaeological and cultural sensitivity zones relates to the potential for finds due to the hilltop viewing point. Archaeological significance is unlikely to be a limiting fact however the visual analysis limits new buildings to small scale development at the base of the hill. Portions of the study area have potential to retain Aboriginal heritage objects in a disturbed context and are considered to be of moderate archaeological research potential. As such, the study area does not meet the scientific (archaeological) value for Aboriginal Heritage. Aboriginal heritage significance does not place a restriction on development to north and south east as proposed. The recommendations in Section 7 of the AMBS report should importantly be implemented in full.

The European Archaeology as expanded now identifies areas of Low to Moderate and Nil to Low archaeological potential for the majority of the site.

The Casey and Lowe findings in the European archaeological potential of the place is limited and mainly relates to the core homestead and former structures to the south, east and north of the homestead. European archaeology importantly does not place a restriction on development to north and south east as proposed.

The historic significance of Glenlee relates to the extended holdings of 1858 and can still be interpreted through open spaces dedication at Gundungurra Reserve, William Howe Regional Park and Mt Annan Botanical garden.

An appropriate curtilage within the site to retain the heritage significance of the heritage item would reinforce the historic parish line, fully retain the remnant of the 120-acre lot which was purchased by Howe in 1816 to build Glenlee, and include the entry drive which is part of the entry sequence. This curtilage would retain the semi-rural setting for the homestead group, outbuilding paddocks and entry sequence.

The restoration of the gate lodge would reinforce the significance of the homestead group. Development will facilitate the dedication of the knoll as open space, restoration to the gate lodge and to ensure ongoing conservation works to the Glenlee House and other buildings.

This curtilage is referred to as the proposed curtilage to distinguish it from the current SHR curtilage.

The dedication of the proposed curtilage to open space ensures the retention of a semi-rural setting into perpetuity.

Sensitive development of the site beyond the proposed curtilage could fund the Glenlee open space dedication, the restoration of the gate lodge, and ensure ongoing conservation works to Glenlee House and outbuildings.

Development can only occur if it will have an acceptable impact on the heritage qualities of the site.

The land north of the parish line is located beyond the proposed curtilage and provides an opportunity for limited sensitive development.

Sensitive low scale development on the north would have minimum impact on the visual setting and heritage significance of Glenlee due to the low level of the land that sits well below the homestead drive, and, potentially by the screening provided by the hedge on parish line.

Views to Mt Annan should be retained over any development restricted to low scale one storey simple roof form, "stepping" down the slope in generally a linear fashion.

The land to the south east within the proposed curtilage provides limited opportunity for development. Small houses that are spaced well apart with "subservient" infrastructure and located to the rear of the homestead can be screened by the sensitive location of variable cluster planting.

1.8. THE PROPOSAL

The proposal is described in Drawings dated October 2020, prepared by Architectural Projects. (Appendix B)

The proposal involves the following scope of works:

The dedication of public land which forms part of this proposal will contribute to the retention of open space around the house into perpetuity.

The public have greater access to the site which is currently a private residence.

Retention of the access road to the homestead group.

Retention of the fully restored family residence. and outbuildings.

Restoration of the Coach House.

Retention of the visual setting for Glenlee House and Outbuilding by definition of the parish line and sensitive location of variable planting to screen existing, approved and future sensitive development. Definition of a curtilage to Glenlee House, outbuilding and Gate lodge and paddocks based on the historic archaeological and visual setting identified in the CMP.

- Primary visual setting (south of parish line) – forms the curtilage. (The Proposed Curtilage)
- Secondary visual setting (north of parish line) – lies beyond the curtilage

New development is proposed to the northern bowl and south east foot slopes.

New development to the northern bowl comprises dwellings of a low profile vernacular in a largely linear form, supported by reinforcing linear plantings. Additionally, it is further reinforced by screen planting aligning with and reinforcing the Parish boundary line. The south east foot slopes comprise particularly low density dwellings reading as low profile outbuildings supported by subservient infrastructure.

New development to the northern bowl is located within the secondary visual setting well screened from the house and outbuildings and is screened by the hedge on the parish line.

H

Significant views to Mount Annan and Camden Park from Glenlee House and the primary visual setting are retained.

Screening to the parish line interprets the historic lot and provides screening to higher view to Mt Annan.

New access roads are screened by the tree line and the hedge along the parish line.

The suggested typology of continuous row terraces is proposed. to provide a neutral backdrop to a dominant landscape setting of formal planting.

Critical to the success of all buildings is their single storey scale with no dormers or window opening above 2100mm and recessive materials which allow them to be suitably screened by vegetation. The gaps in the rows is intended for permeability and paths not planting as the formal planting would achieve the landscape dominance.

New development on the south east slopes is located within the primary visual setting.

The Estate is considered to comprise five distinct areas.

Area 1 Homestead Group – Glenlee and Outbuildings
Retain the buildings in their rural setting (no changes proposed)

Area 2 Entry Approach

Provide an open space dedication aligning with the easterly facing ridge.

Retain the entry approach and rural setting

Restore the gate lodge

Area 3 Southern Pastures

Retain Southern Pastures and rural setting

Area 4 Northern Bowl Development

Area North of the Parish Line and outside the proposed curtilage

Approximately 66 residential lots (600m²)

Access roads that follow the contours (but are suitably connected) and reinforced with linear street tree and plantings.

Low linear form with no dormers or attics

Development screened by lower topography, continuous planting of the parish line, and street planting.

Service infrastructure which is generally subservient to the landscape underpinned by Water Sensitive Urban Design (WSUD) stormwater management principles.

Built form is characterised by maximum building height of 5.0m, maximum eaves height of 3.6m.

- Low scale
- Single storey
- Pitched roof
- Simple forms

Area 5 Southern Corner Development

11 Large residential lots (2000m²)

New minimal access via gravel track roads.

New small-scale (bulk and form) housing that reads as vernacular rural outbuildings.

Small scale (bulk and form) buildings screened by cluster planting.

Subservient support service infrastructure.

Built form is characterised by maximum building height of 5.0m, maximum eaves height of 3.6m.

- Low scale
- Single storey
- Pitched roof
- Simple forms

1.9. ASSESSMENT OF HERITAGE IMPACT AGAINST DESIGN GUIDELINES

1.9.1. Positive heritage outcomes

- An appropriate (proposed) curtilage is defined to protect the setting of Glenlee which incorporates an “open space” dedication that contributes to the retention of the rural setting into perpetuity.
- The public have greater access to the site which is currently a private residence.
- The proposed curtilage reinforces the parish line, fully retains the remnant of the 120-acre lot and includes the entry drive. The overall effect retains the semi-rural setting for homestead group and paddock and entry sequence.
- Retain and interpret the historic boundary.
- Retain the rural setting and paddocks.
- A fund (via a Heritage Conservation Agreement or similar) is provided to ensure ongoing conservation works including:-

1.9.1.2. Conservation Works

- Retain former driveway within a semi-rural setting.
- Retain Glenlee House, outbuildings and retained curtilage.
- Restore and maintain gate lodge.
- Ongoing conservation maintenance works to all heritage buildings
- Elements of exceptional significance are retained and conserved, Glenlee Homestead, outbuildings and servant's wing within the homestead group.
- Elements of exceptional significance, the remnant site of the 120-acres lot (1812), is retained.
- Elements of exceptional significance early outbuildings are retained and conserved.
- Elements of exceptional significance, former gate lodge is restored.
- Elements of exceptional significance, views and vistas to and from Glenlee Homestead – to Camden Park Estate, the Great Dividing Range are not altered. Views and vistas to and from Mt Annan Botanic Garden – modified by reinstatement of the hedges to the parish line.
- Elements of exceptional significance, cobblestone driveways are retained and conserved.
- Landscape elements and significant plantings – Bunya Pine are retained and conserved.
- Elements of high significance, south east corner of the site are modified by the addition of development of a vernacular style located to the rear of the homestead.
- Elements of moderate significance, area north of parish line, are modified.
- No work is proposed to elements of low significance eastern edge of the site beyond the knoll, and interpretive woolshed.
- Intrusive elements, olive oil processing shed are removed

- **1.9.1.3. Interpretation**

FIX FORMAT

Interpret the parish line

The subject site as a Gentleman's estate will continue to be interpreted due to the retention of homestead surrounded by landscaped gardens, service buildings and open paddocks.

The Interpretation Strategy acknowledges the identified views and vistas from Glenlee House and Homestead Group within and beyond the site.

The Interpretation Strategy proposes to interpret parts of the former 1820 Glenlee Estate which extended to Gundungurra Reserve, William Howe Regional Park and Mt Annan Botanical Garden.

1.9.2. New development

New development is proposed to be located on the land north of the parish line, outside the proposed curtilage.

New access roads follow the contours and are screened by the hedge planting along parish line and the tree planting that reinforces the landscape as an orchard that dominates the buildings in scale and site coverage.

The visual impact is minimized by screening provided by the reconstructed hedge on the parish line, the small scale of development and the location on land that sits well below the level of homestead drive.

Views to Mt Annan are retained and new development is not visible from the primary visual setting due to the hedge on the parish line.

New isolated houses are located on the land to the south east, within the proposed curtilage, but to the rear of the house where existing screening provided by the outbuildings is supplemented by partial screen with cluster planting. The scale of development is equivalent to the scale of vernacular outbuildings.

Development to south east may impact on archaeological deposits. Investigation should be in accordance with Casey and Lowe's document Section 4.2 and 5.

1.10. ASSESSMENT OF HERITAGE IMPACT AGAINST THE POLICIES IN THE CONSERVATION MANAGEMENT PLAN

Proposed works are considered in relation to policies developed in the CMP to determine their impact upon heritage significance. See appendix A for full policy and response.

7.1 Conservation procedures at the site

Response

Treatment of the site complies and exceeds the CMP policies outlined in the CMP and directly relates to the cultural heritage significance of the site.

The policies guide future planning and work at the site.

Conservation professionals have informed the work.

Catalogue and archive systematic surveys have informed the CMP and will precede works on the site.

All historical drawings, pictorial documents and written records have been catalogued as part of the preparation of the CMP.

The Conservation Management Plan has been revised March 2021 as part of the CMP process of moving towards endorsement.

The current concepts are informed by the CMP.

Photographic Archival Records will be provided prior to any major works on the site.

The contents of the house are appropriate introduced items from the 1980's. As no constraints relate to their retention they will be removed at a future date.

Further Conservation Management documents including detailed view analysis and heritage design guidelines have been prepared.

7.2 Conservation of Heritage Significance

Response

The dominance of the homestead surrounded by landscaped gardens, service buildings and open paddocks is maintained in the proposal.

An extensive visual setting is identified around the house and outbuildings described as the proposed curtilage, to retain its significance. All new development within the visual setting will be screened from the house and outbuildings. The house is understood within a wider setting that lies beyond the site and relates to the original 120-acre lot purchased by Howe in 1816 that extended toward the river.

Significant close and distant views and vistas from various identified vantage points and approaches to and from the subject site which reinforce the rural setting are retained.

Significant fabric in-situ is proposed to be retained due to the continued use of the house as a residence.

The Gatehouse is retained, conserved and interpreted through restoration and reconstruction.

All original and early features are proposed to be retained.

No activity occurs in the areas of potential indigenous archaeological resource or potential European archaeological resource.

Regular maintenance to the subject buildings, landscape features and site elements is integral to the proposal and will be expressed as a schedule of essential and desirable maintenance works linked to the ongoing use. The schedule of works will form part of the Heritage Conservation Agreement.

The State Heritage Inventory Form will be updated after endorsement of the CMP to reflect the updated Statement of Significance.

7.3 Interpretation

Response

The subject site as a Gentleman's estate will continue to be interpreted due to the retention of homestead surrounded by landscaped gardens, service buildings and open paddocks.

An Interpretation Plan and Strategy is proposed as part of the DA subdivision proposal.

The Interpretation Strategy acknowledges the identified views and vistas from Glenlee House and Homestead Group within and beyond the site.

The Interpretation Strategy proposes to interpret parts of the former 1820 Glenlee Estate which extended to Gundungurra Reserve, William Howe Regional Park and Mt Annan Botanical Garden. Suggestion for Interpretation Strategy beyond the site would be in the form of suggestions that could be taken up by Council.

Interpretation of the former 3000-acre farm which exists as a remnant of the 45 acres SHR curtilage is proposed by interpretation of the original lot to open space reserves well beyond the SHR curtilage. The original lot boundary was purchased for the siting of the house on the higher land. It shares a boundary

with the original grant boundary defined by a planted hedge. Both lots are contained within the SHR curtilage and the context of sites which lie beyond the site and SHR boundary. This is in stark contrast to Camden Park where the holdings are still consolidated. The Interpretation Strategy interprets both the original lots with the grant holding. The location of development in the lower northern bowl and south east foot slope will not interrupt close and distant views of the wider land holding.

7.4 Indigenous Archaeological Resource Management

Response

No works are proposed on the ridgeline landscape.

Future development within the Glenlee Estate is located to ensure that current view to Mount Annan and Camden Park are protected and are enhanced by appropriate landscaping and planting. This guideline would be reflected in the Interpretation Strategy.

7.5 European Archaeological Resource Management

Response

Potential disturbance of potential archaeological items located in areas of low significance to be in accordance with the Casey & Lowe 2017 Archaeology report.

Any future disturbance of potential archaeological items will necessitate s60 application and would depend on the final detail of the proposal.

A suitable heritage consultant and archaeologist report will accompany the s60 application.

The proposed concept is informed by appropriate research design and excavation methodology. Archaeology as well as view analysis has guided the placement of the proposed development.

Proposed excavations are informed by appropriate research design and excavation methodology.

Archaeological remains of state heritage significance are proposed to be retained in-situ.

Any relics discovered or salvaged during works outside the proposed curtilage of Glenlee are proposed to be stored on site.

Archaeological evidence uncovered on the site is proposed to be retained in situ wherever possible.

It is proposed to assemble, catalogue and house archaeological finds on the site to be maintained within the original homestead.

The Casey & Lowe Historical Archaeological Assessment Glenlee, Menangle Park, May 2017, has informed the proposal.

7.6 Universal Access and Fire Safety

Response

No change of use to the house and outbuildings is proposed.

A fire safety and egress strategy would accompany future adaptive reuse of the house and outbuildings.

7.7 Conservation of Significant Fabric and Spaces

Response

Retention and conservation of surviving original and early fabric and spaces is proposed. The proposed continuation of residential use facilitates this.

All conservation works would be informed by detailed investigation of the building fabric.

Maintenance, preservation and restoration is proposed for fabric of exceptional and high significance.

7.8 Intervention in the Fabric

Response

Conservation and maintenance of fabric of exceptional significance as identified in the CMP is proposed.

No intervention to significant fabric is proposed.

Intervention occurs in areas of little or no significance.

No removal of fabric of high or moderate significance is proposed.

New development to the north is located outside the primary visual setting in areas of moderate significance and is screened by the "parish line" hedge.

New development to the south is located within the primary visual setting (proposed curtilage) in areas of exceptional and high significance. New work is small in bulk and form and discreetly located behind the homestead group.

An archival record of all works is proposed as part of the proposal.

7.9 Alterations and Additions to Significant Fabric and Spaces

Response

No alterations and additions to original and early fabric are proposed.

New elements, which are remote from the existing homestead and outbuildings respect the existing aesthetic values of the Homestead group and its visual setting.

7.10 New Work, Future Development and Use

Response

New work is in accordance with the ICOMOS Burra Charter.

Policies are applied irrespective of the future uses of the site and buildings.

Uses are compatible with the retention and interpretation of the historical residential and rural uses.

Screening of the nearby industrial land is proposed. New development is of a low elevation and does not intrude on view lines from Glenlee.

Interpretation of the siting of the Homestead in view of, and with frontage to, the Nepean River as part of the original 120-acre land grant is proposed.

Interpretation of the link/view line to Camden Park estate and the Great Dividing Range beyond is proposed.

Views and Vistas of Exceptional and High Significance are maintained.

Uses are compatible with the retention and interpretation of the historical residential and rural uses.

The Homestead is proposed to be retained as a prestigious residence.

The siting of the homestead group, in the context of the undulating landform, as an outstanding example of colonial landscape is retained.

The character and integrity of the subject site and buildings as a nineteenth century gentleman's estate on rural land is maintained.

The surviving remnant core of the Glenlee Estate (House, outbuildings, landscape, garden and gate lodge) is retained as the Homestead group.

Development within and adjoining the identified visual setting is strictly limited and controlled to maintain and continue to enhance the existing functions, landscape character and use.

New structures on the site are carefully considered and subservient to the house and outbuildings.

The house is retained as a prestigious residence set within other buildings on the site and visually distinct from them.

The reinstatement of the former boundary hedging with screen low level new development from key views.

The character and integrity of the subject site and buildings as a nineteenth century gentleman's estate is retained due to retention of the homestead surrounded by landscaped gardens, recreational areas, service buildings and open paddocks and the screening of development in the northern bowl and south east foot slope.

Strict control of development is proposed through a proposed site specific DCP.

Placement of new development has minimal impact upon the heritage significance of the Glenlee homestead due to the screening of all new development from the visual setting.

No new structures are located in the vicinity of the house or outbuildings.

New structures are located a distant away from immediate house or outbuildings, where they can be appropriately screened.

The proposal retains the setting of the place.

The location of significant views and vistas have guided the proposed location of development to ensure these views are retained.

New fence lines are reinstated where those are known to have existed in an appropriate form.

Interpretation of historical land uses is proposed in part by interpretation of the former rural use through the planting of vegetation noted in historical records of the site.

No change of use is proposed. The house remains as a prestige residential property.

The placement of new residential properties are well considered and retention of the setting and exterior views has guided the subdivision. A set of Design Guidelines inform the subdivision infrastructure and housing designs in a manner that respects the Glenlee property and maintains its significance.

The proposed residential subdivision follows the Campbelltown Council Development Control Plan 2012 and the Tropman and Tropman Conservation Management Plan updated 2021.

Residential subdivision is controlled to retain the rural character through the location of new development of one storey scale, the material selection and screening by tree planting and visually recessive service infrastructure. These measures reduce the visual impact of the proposal while allowing distant views to be retained.

Hedge row planting is proposed to the former parish and lot boundary and screens development on the low side northern bowl. No development is proposed on the knoll.

Cluster planting is proposed to the south east foot slopes to screen development.

Views to Mt Annan and Camden Park are retained.

The functionality and ongoing contribution of the paddocks, fields and landscape in general to the Glenlee Estate has defined the appropriate zone for the proposed development. This maintains the visual setting.

7.11 Glenlee Homestead & Outbuilding

Response

The homestead is retained as a house conserving the early configuration.

The character of the house is retained through continued usage.

New works do not interfere with the significance of the house related to subdivision.

Extant significant fabric is retained and conserved.

The Regency Colonial character of the homestead is retained. No work is proposed in this area.

No new services to the house are proposed.

No new interventions to the house are proposed.

No upgrade of non-significant fabric to the house are proposed.

Outbuildings, farm buildings and structures are conserved.

7.12 Subject Site including Landscape

Response

New plantings reinstate the original parish and lot line and screen new development and are located away from the house.

New plant stock is propagated from existing site plantings. The reintroduction of grasses and hedges quoted in historic documents is proposed.

Species are in keeping with those known to have existed in the past.

Significant views and vistas are retained as planting is low and reinforces original lot lines and retain views over planting.

The visual link between the Homestead and the ridge of Camden Park is maintained as no development occurs in the south corner of the site.

Lawns, courtyard design and carriage loop are maintained around the original homestead.

Architectural garden design features are maintained around the original homestead.

Weed growth is removed as part of the proposal.

Natural heritage, remnant trees, e.g. mature eucalypts/ stand of trees north-west of the homestead group are not affected by the proposal.

7.13 Significant Views and Vistas

Response

Views to Glenlee Homestead from the various approaches and vantage points are maintained. See detailed view analysis.

Views and vistas from Glenlee Homestead to Camden Park are maintained as no development occurs in the southern area.

Views of significant buildings are maintained and retain their rural setting.

Replacement trees do not obscure significant views and vistas and reinforce historic views.

7.14 Future Development

Response

Future subdivision is designed in accordance with the Tropman and Tropman Glenlee Estate Conservation Management Plan March 2021, Architectural Projects Visual Analysis 2019, Architectural Projects Design Principles 2019, Casey & Lowe Historical Archaeological Assessment August 2020, AMBS Indigenous Archaeological Assessment August 2020 and Council's Development Control Plan.

The rural character is maintained within the proposed curtilage from the point along Glenlee Road from along the accessway. The important direct view line between Glenlee and the Camden Park ridge is maintained unimpeded; the nearby industrial land is screened at low level but does not intrude on view lines from Glenlee.

No new development is proposed near recorded sites.

Consultation with Aboriginal stakeholders has been initiated.

AMBC are engaged as consultants to ensure unidentified finds are treated appropriate.

8.0 Implementation Strategy

8.1 Strategies for Conservation Management

Response

The Tropman and Tropman Conservation Management Plan updated 2021 is proposed for endorsement.

A program of general conservation works will be integral to the proposal.

The project is guided by the policies of the Conservation Management Policy.

Personnel skilled in conservation practice have developed the scheme.

The proposal has been developed in consultation with the relevant consent authorities.

A Schedule of Works, Maintenance Plan, Interpretation Plan and Interpretation Strategy, Photographic Archival records, Heritage Impact Statements, Archaeological Watching Brief and Excavation Permit, Access Review, and Public Domain Plan are programmed to occur as part of the work.

8.2 Strategies for Future Works

Response

All works comply with the conservation policies.

8.3 Strategies for Maintenance

Response

The Schedule of Works, Maintenance Plan anticipates that general maintenance shall be undertaken on a regular basis.

A Schedule of Works and Maintenance Plan has been provided.

The complex has been well maintained however urgent repairs to prevent deterioration to significant fabric will be addressed.

8.4 Strategies for Management of Future Development

Response

Specific proposals are assessed against the policy in the Conservation Management Plan.

The feasibility of the options proposed considers the constraints of the Conservation Management Plan.

The proposal respects the significance of Glenlee House, its bulk, scale, setting and significant view lines and the configuration of the gardens, recreational areas and service zones.

1.11. ASSESSMENT OF HERITAGE IMPACT USING THE NSW HERITAGE OFFICE GUIDELINES

The NSW Heritage Office provides the following guidelines as a prompt to assess the impact of a proposed development.

1.11.1. *How is the impact of the new development on the heritage significance of the item or area to be minimised?*

Response

The impact of the new development on the heritage significance of the item and Heritage Conservation Area is minimised by its location to the northern bowl and south east foot slopes where it is screened from the house or outbuilding.

1.11.2. *Can the additional area be located within an existing structure? If not, why not?*

Response

No additional area is proposed to be located within an existing structure.

No additional area is proposed to the house or outbuildings.

The house, outbuildings and setting are retained and new development is screened.

1.11.3. *Will the additions visually dominate the heritage item?*

Response

New development does not dominate the homestead or outbuilding and setting because new development appropriately sited and of a relevant scale and is screened.

No additional area is proposed to the house or outbuildings.

1.11.4. *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*

Response

The development is sited in areas of low potential archaeological deposits.
Two archaeological reports inform the siting of new development.

1.11.5. *Are the additions sympathetic to the heritage item?*

Response

No additions are proposed to the house or outbuildings.
New development is strictly controlled to minimize impact on the house, outbuildings and setting.

1.11.6. *Why is the new development required to be adjacent to a heritage item?*

Response

New development is not located immediately adjacent to the house or outbuildings. New structures are located a distant away from immediate house or outbuildings, where they can be screened.
New development proposed to the northern bowl is screened by the planted hedge to the parish line.
New development proposed to the south east foot slopes is discretely placed and of a form, scale and location that it generally screened from the house and outbuildings by cluster planting.

1.11.7. *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*

Response

The current curtilage around the heritage item is the SHR boundary. This comprises the area of moderate and high significance. New development is located to the northern bowl and south east foot slopes in the areas of moderate significance, beyond the proposed curtilage and beyond the primary visual setting of Glenlee Homestead group.

1.11.8. *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*

Response

The location of new development has been determined so as not to affect views to and from the house or outbuildings. New structures are located a distant away from immediate house or outbuildings, where they can be screened by cluster planting.

1.11.9. *Will the public and users still be able to view and appreciate its significance?*

Response

The public and users still be able to view and appreciate the significance of the site as the Glenlee homestead dating from 1823. The dedication of public land which forms part of this proposal will ensure the public have greater access to the site which is currently a private residence.

1.12. MITIGATION MEASURES

The impact of the new development on the heritage significance of the item is minimised by:-

- Protection of the existing visual setting
- Protection of a proposed curtilage based on historic, visual and archaeological assessment
- Protection of significant heritage fabric
- Interpretation
- Sensitivity of New Development

Protection of the visual setting

A proposed curtilage based on historic, visual and archaeological assessment of the CMP is defined. This proposed curtilage defines the historic parish line and protects the remnant of the 120 acre lot. This proposed curtilage is protected by a dedication of open space and limits to where future development can occur.

The Primary visual setting (south of parish line) – forms the curtilage. (The Proposed Curtilage)

The Secondary visual setting (north of parish line) – lies beyond the curtilage.

Future sensitive development is strictly controlled by a careful siting of buildings and restrictions to form and scale.

The visual setting for Glenlee House and Outbuilding is therefore protected.

Significant views to Mount Annan and Camden Park from Glenlee House are therefore protected.

Screening to the historic parish line provides screening to the higher view to Mt Annan.

Screening to new access roads is provided.

Protection of significant heritage fabric

No work is located near the two Aboriginal sites recorded within the site and two just outside the site.

No work is located near potential areas located near the hilltop viewing point.

The recommendations in Section 7 of the AMBS report would be implemented in full.

Development to north and south east does not impact on identified European archaeology.

Investigation of archaeological deposits will be in accordance with Casey and Lowe's document Section 4.2 and 5.

Open space around the house is retained.

The access road to the homestead group is retained.

The open space of the knoll is retained.

The fully restored family residence. and outbuildings are retained.

The Gatelodge is retained and restored.

Interpretation

The subject site as a Gentleman's estate will continue to be interpreted due to the retention of the homestead surrounded by landscaped gardens, service buildings and open paddocks.

The parish line will be interpreted.

The identified views and vistas from Glenlee House and Homestead Group within and beyond the site will be protected and interpreted.

Parts of the former 1820 Glenlee Estate which extended to Gundungurra Reserve, William Howe Regional Park and Mt Annan Botanical Garden will be interpreted through signage.

Sensitive New Development

No new structures are located in the vicinity of the house or outbuildings

New development is limited to areas which have minimal visual impact on the homestead setting

The northern bowl beyond the parish line and the south east corner beyond the outbuildings

All development is low profile vernacular being single storey scale with no dormers or window opening above 2100mm and recessive materials which allow them to be suitably screened by vegetation

Development to the northern bowl is restricted to dwellings in a largely linear form,

Extensive linear plantings to streets reinforce the landscape character and screen development .

Low profile development is able to be screened by the Parish boundary line hedge

Development on the south east slopes located within the primary visual setting is well screened

Development to the south east foot slopes comprises particularly low density dwellings on large lots

Sparsely located structures are screened by cluster planting

New infrastructure is subservient to the landscape.

New access roads to the north are minimised by following the contours to the north

These are screened by the hedge planting to the parish line

Street tree planting reinforces the area as an orchard and landscape setting

There is one access road to the south

Cluster tree planting reinforces the area as paddocks

1.13. CONCLUSION

Retention of the house and outbuilding within a defined visual setting that interprets the 1832 lot boundary and grant holding will allow an appropriate interpretation of the significance of the site and protect its rural character. This will allow it to continue to be read as a Gentleman's estate . The location of the new development in the northern bowl and south east foot slopes where it is screened from house or outbuilding. will retain the sense of the pastoral setting. New development facilitates the open space dedication that will retain open space into perpetuity. The open space dedication is reinforced by strict limits on the location and scale of new development.

2. BIBLIOGRAPHY

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Britten and Morris, Colonial Landscapes of the Cumberland Plain, 2000

Betteridge, Chris, Proposed Glenlee Rezoning: Non-Indigenous Heritage Assessment, dated February 2015

3. LIST OF APPENDICES

APPENDIX A	POLICIES IN THE CONSERVATION MANAGEMENT PLAN BY TROPMAN ARCHITECTS 2019
APPENDIX B	CONCEPT BY ARCHITECTURAL PROJECTS PTY LTD
APPENDIX C	VISUAL ANALYSIS BY ARCHITECTURAL PROJECTS PTY LTD

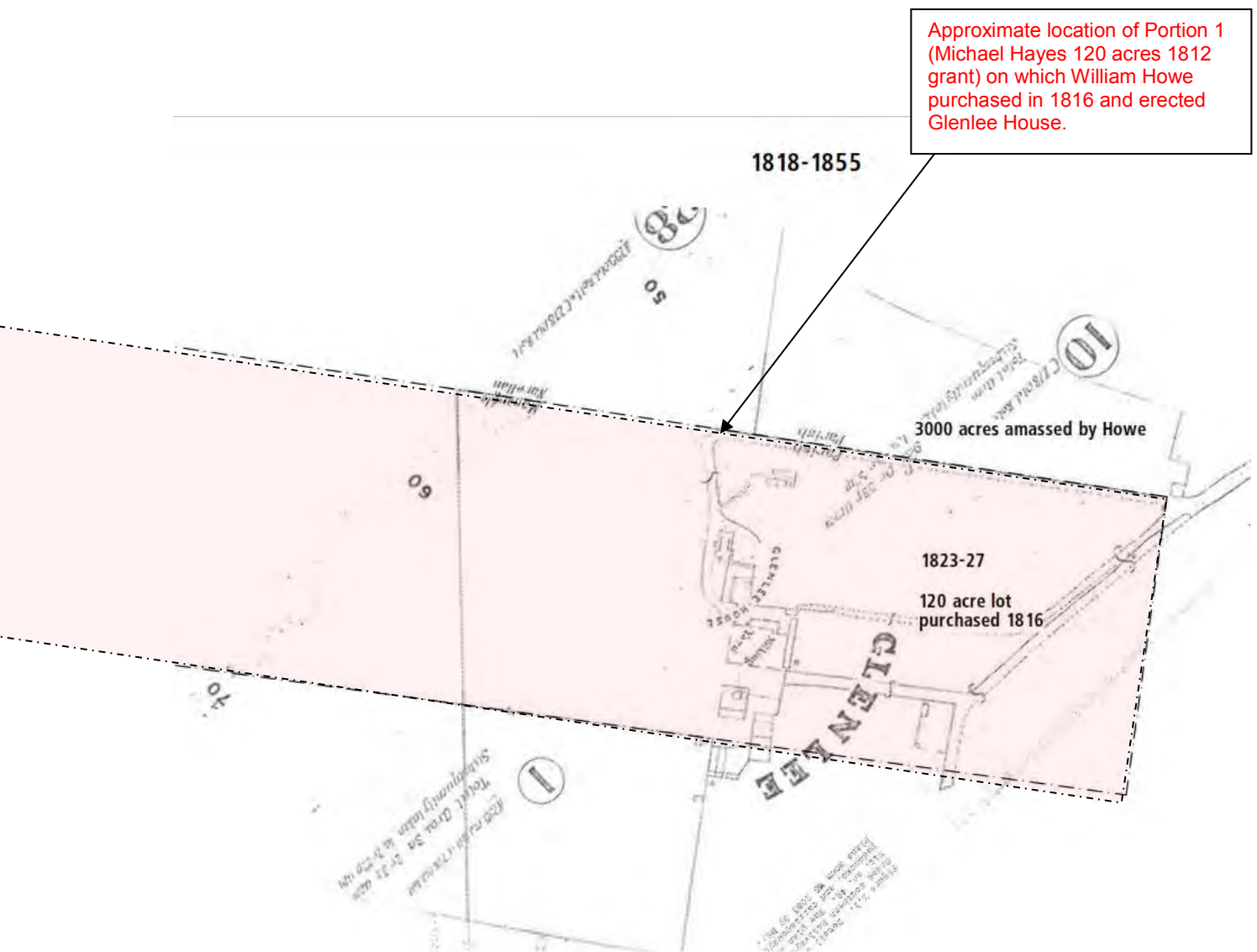


Figure 26: Detail of 1858 plan showing the Glenlee property. 1857 plan from Higginbotham 1985. Note the layout of buildings on the site.

Reserve (North) and Mary Howe Reserve will improve the visitor experience, strategic biodiversity corridor (Narellan and Spring Farm Bush Corridor) and land management outcomes¹⁹⁷ - refer to Figure 31. Although separated by housing subdivisions William Howe Regional Park is part of general setting of Glenlee but has scope to interpret the extent of Howe's lands.

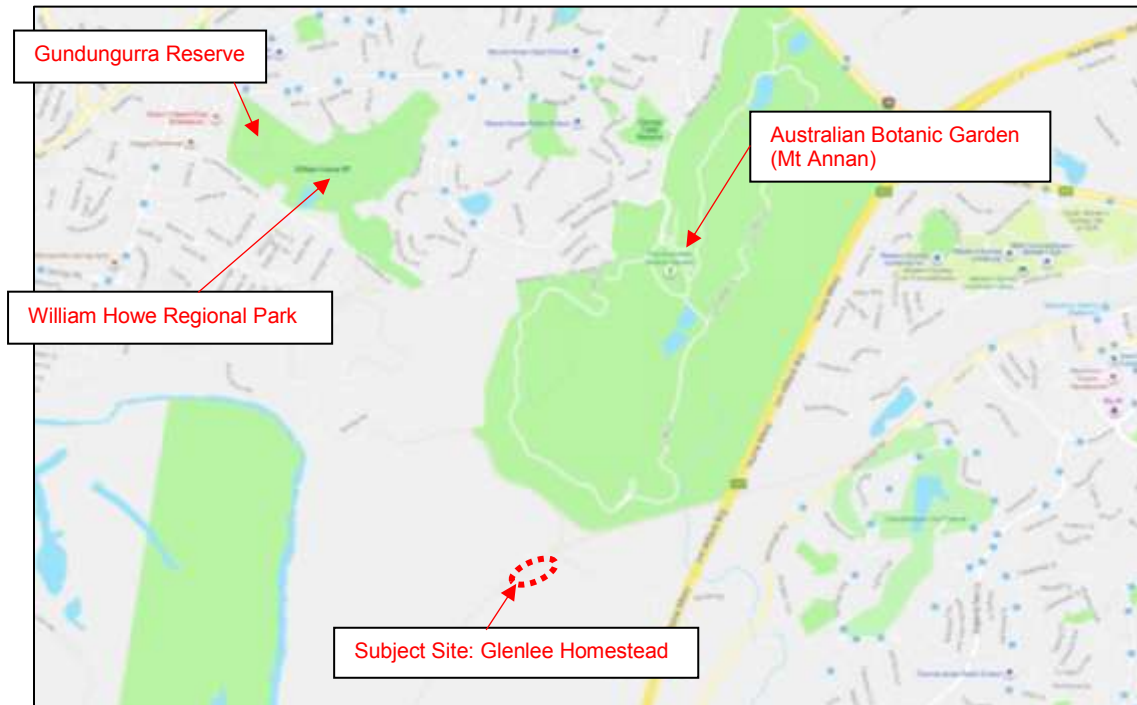


Figure 31: Current natural reserves and parks including William Howe Regional Park, Australian Botanic Garden (Mt Annan) which were part of the original 1818 grant to William Howe.

Source: <https://www.bing.com/maps?q=mt+annan+botanical+gardens+boundary&q=n&form=QBRE&sp=1&pg=mt+annan+botanical+gardens+boundary&sc=0-35&sk=&cvid=94EB35BC0F50403FBAF70843D67385B3>

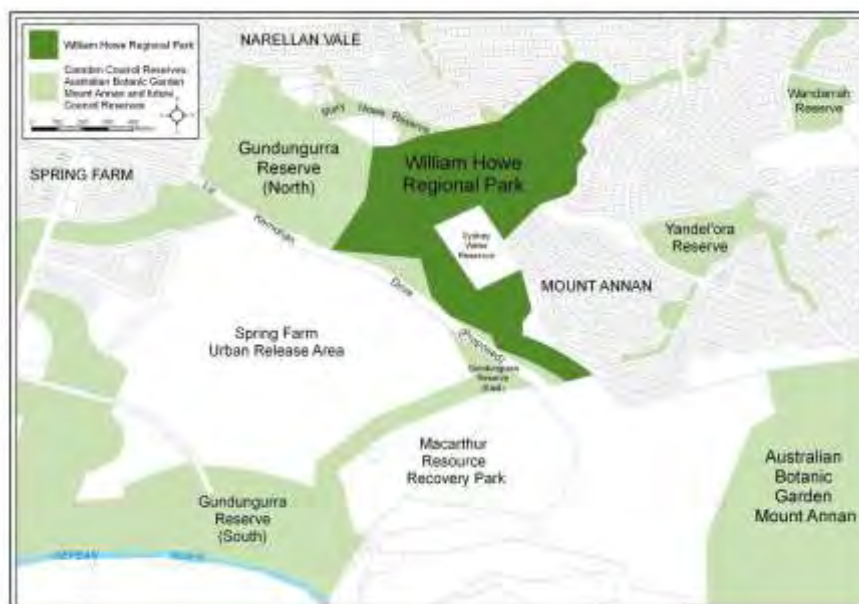


Figure 32: The William Howe Regional Park, Gundungurra Reserve and Mary Howe Reserve are intended to provide an open space corridor that meets the recreation needs of the growing population while conserving natural and cultural values¹⁹⁸.

¹⁹⁷ ibid

¹⁹⁸ Environmental Partnership (NSW) Pty Ltd, *Gundungurra Reserve Plan of Management*, Issue A/07 13 Oct 2009, p.2.

pastures to the land west including vineyard (1947 aerial photograph)

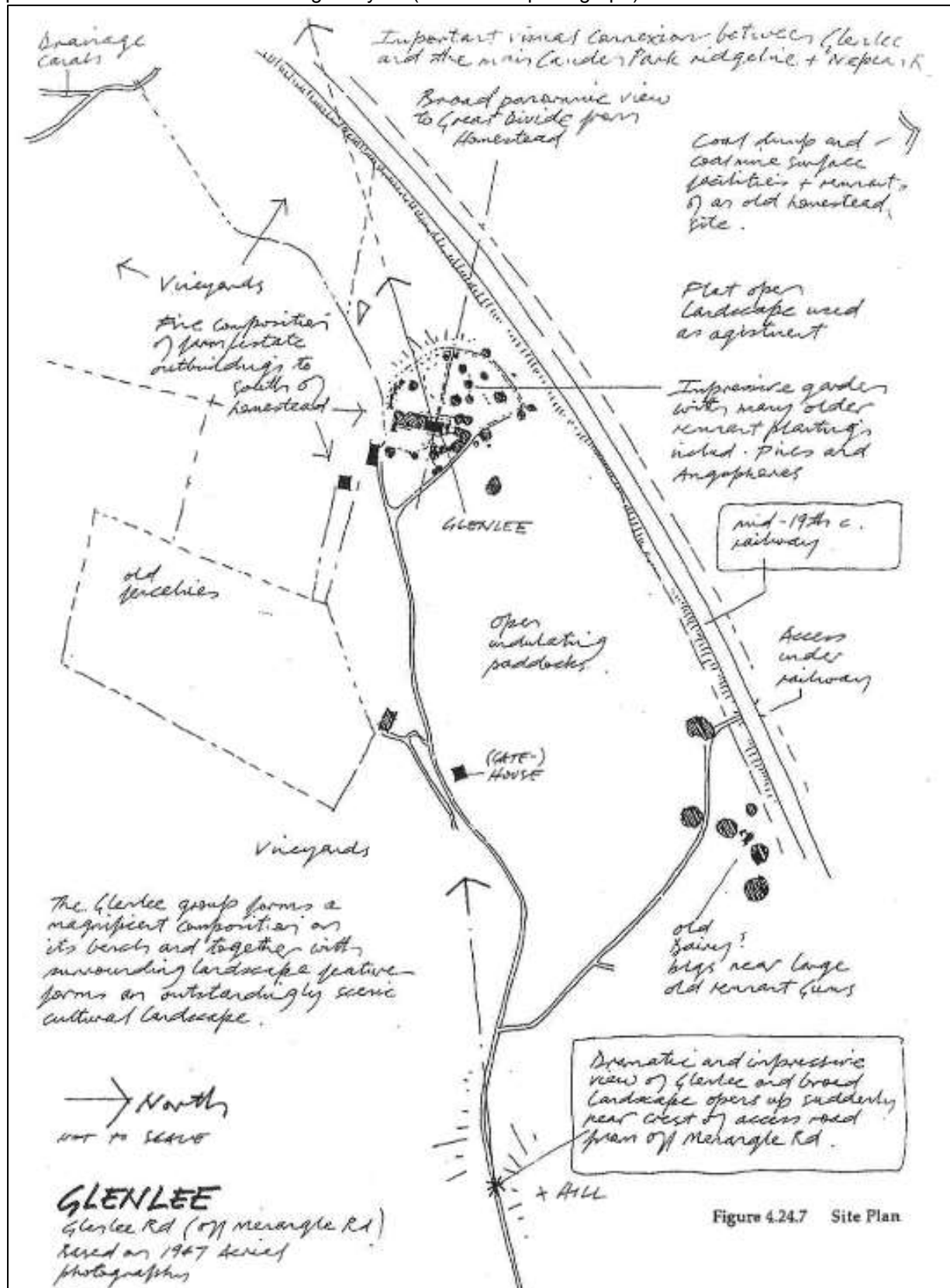






Figure 88: Glenlee: Site Plan

Source: Britton and Morris, *Colonial Landscapes of the Cumberland Plain*, 2000, Vol. 2, p.33, Figure 4.24.7.

Table 1: Landscape Spaces & Elements	
Element / Location:	
1. Main Driveway (1858) & Carriage Loop (1985 addition)	 <p>Figure 89: 1858 plan of drive - overlaid on 2018 aerial</p>  <p>Figure 89a: 1961 aerial</p>  <p>Figure 90: 2020 screen shot - Six Maps</p>
2. Driveway to/from Farm Buildings. Gravel driveway & early cobble stones	 <p>Figure 91</p>

3. Presentation Garden:
Front Entry to
Homestead (North &
West), including 1985
hedge row



Figure 92

4. South Garden
enclosure & Privy



Figure 93

5. East Terrace, iconic
Bunya Pine (*Araucaria
bidwilli*), screen
hedges, garden seat,
garden steps &
cistern.



Figure 94

6. North East picking
Garden



Figure 95

7. Servants Fenced
Courtyard, including
cistern



Figure 96

8. Cobblestone areas - adjacent to former milking shed & pens and extending alongside former servants quarters fence



Figure 97

9. Former milking shed & rear fenced pen



Figure 98

10. Fenced farm yard,
shed & silo



Figure 99

11. Reinstated (2011)
interpretive woolshed
and working area



Figure 100

12. Grass Tennis Court



Figure 101

13. Dam (southwest)



Figure 102: Looking towards Menangle Park

14. Homestead fences
(enclosing former
stock pens)



Figure 103: Looking South towards Menangle Park

15. Grazing Paddocks



Figure 103: Looking North towards Mt Annan



Figure 104: Looking West towards former alluvial paddocks, coal facility and Nepean River

16. In-ground cisterns & irrigation system
(Refer to Landscape Dwg. by Michael Bligh & Associates - Appendix F)



Figure 105: Cistern to east terrace and cistern to servants courtyard



Figure 106: In-ground water storage & pump house – south of privy

pedestrian inspection of the study area, focusing on areas of ground surface exposure. The inspection aimed to assess the study area's current condition and to identify whether Aboriginal objects, or landscape features likely to indicate the presence of Aboriginal objects, are present within the study area.

Two Aboriginal heritage sites (AHIMS sites #52-2-4525 and #52-2-4496) have previously been recorded in the study area, and two Aboriginal heritage sites (AHIMS sites #52-2-2276 and #52-2-4068) have previously been recorded just outside of the study area. An area of archaeological sensitivity is present in the south eastern extent of the study area, based on predictive modelling of Aboriginal heritage and the topography of the study area. Refer to Figure 125.

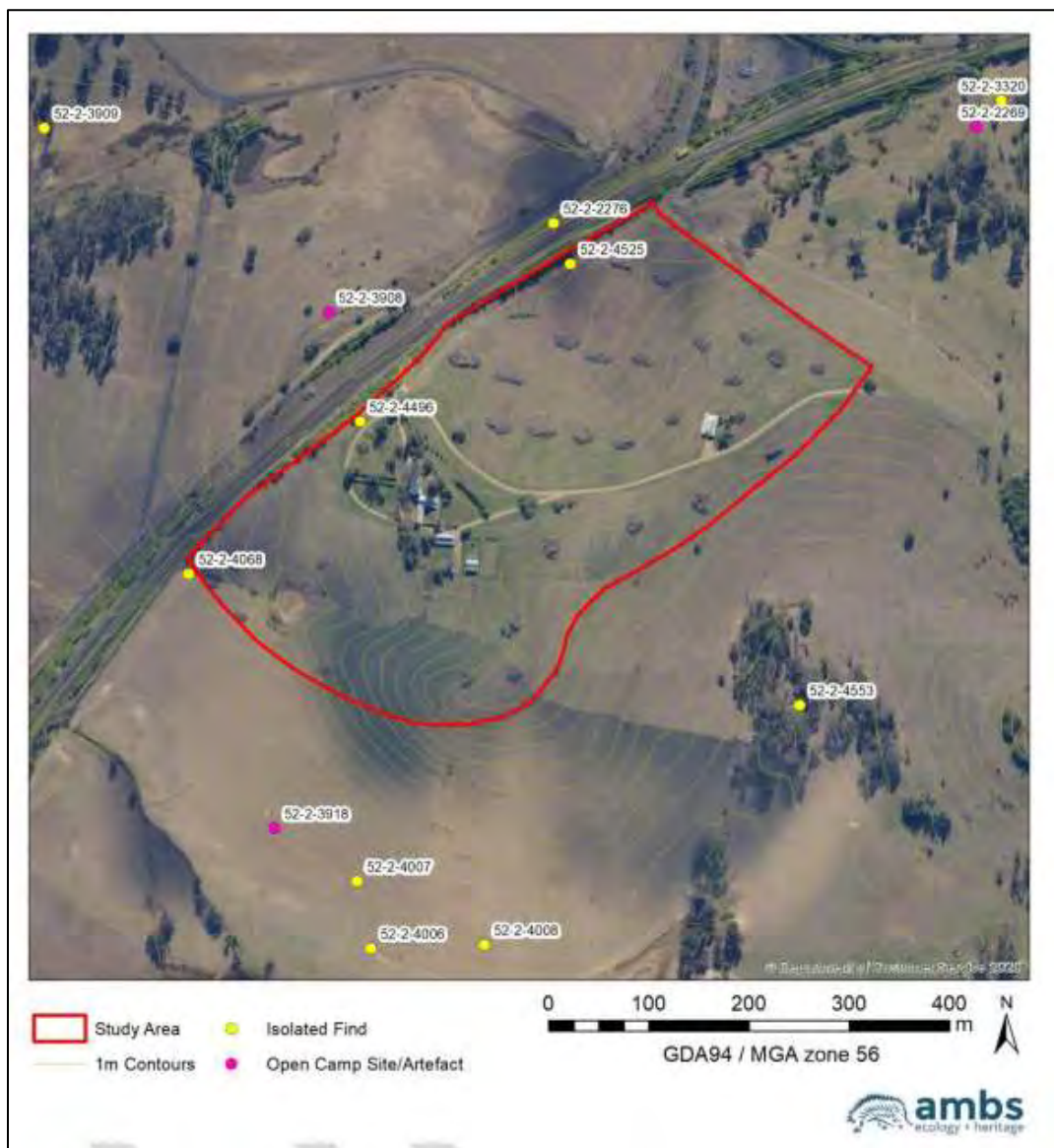


Figure 125: Previously recorded AHIMS sites in proximity to the study area.

Source: AMBS Ecology & Heritage, *Glenlee Estate Aboriginal Heritage Assessment*, July 2020, p.20

Buildings within the study area comprise the main homestead, original servant's wing, outbuildings, farm buildings, a gatehouse (no longer in use) and a recently built olive processing building on the approach drive. The northern and north eastern section of the study area has been used for olive groves in the past and the southern and south eastern extent has been used for pasture. The natural topography of the study area has been altered for the development of the homestead and associated buildings and terraced for the

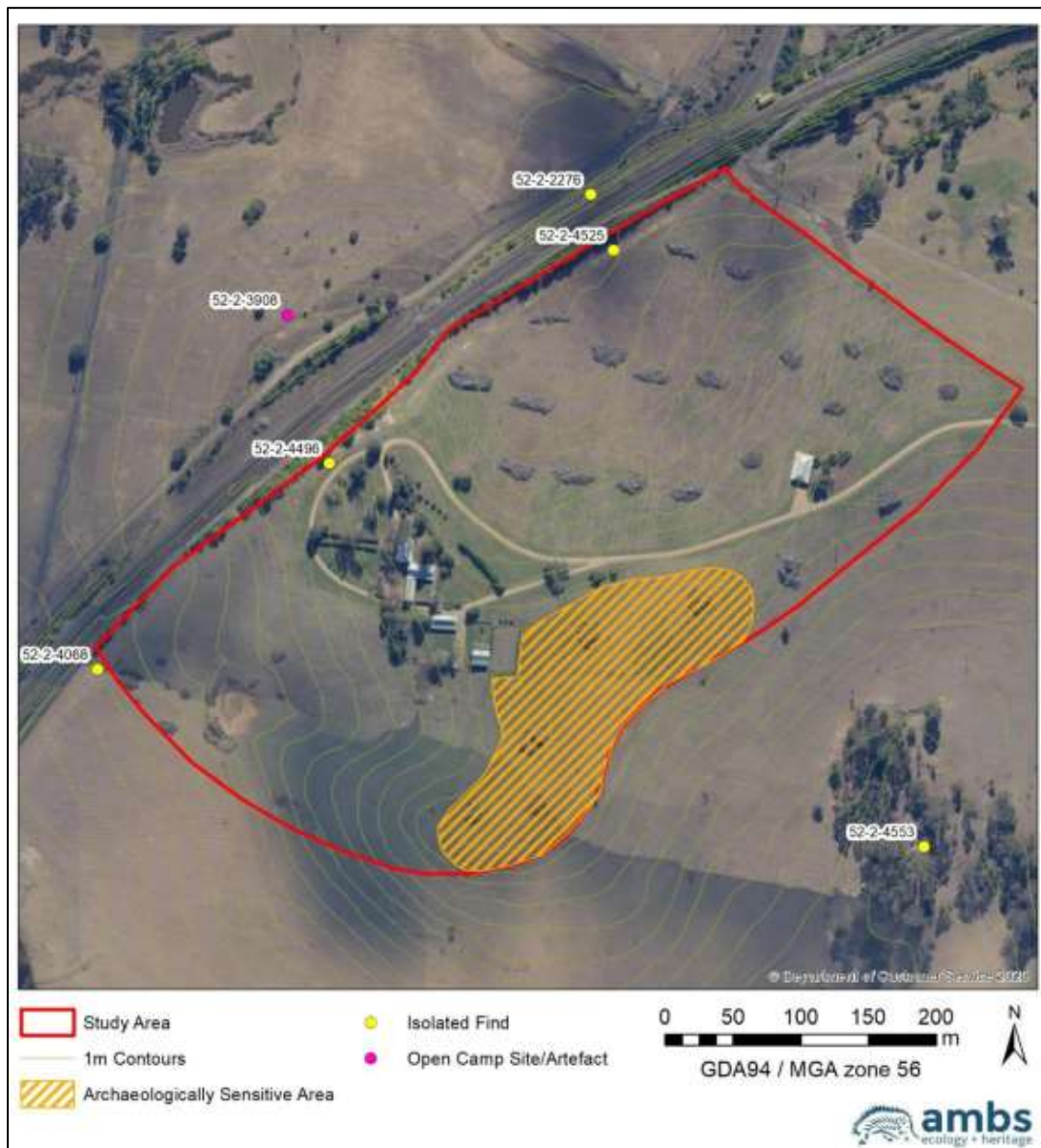


Figure 126: Previously identified AHIMS sites and archaeologically sensitive area within the Glenlee Estate SHR Curtilage / property boundary.

Source: AMBS Ecology & Heritage, *Glenlee Estate Aboriginal Heritage Assessment*, July 2020, p.29

3.7 European Archaeology

3.7.1 European Archaeological Phases

The following information in this section is an edited extracted from the Casey & Lowe, *Glenlee Menangle Park*, *Revised Historic Archaeological Assessment* report, July 2020, pp. 7 - 11. Refer to Appendix C for full report and references.

The following timeline (Table 2.1) summarises the key historical events within the study area, as identified in the historical analysis presented in Section 2.0 of the CMP. Figure 2.3 (TTA Figure 128, p.129) shows the historic development of the core Glenlee estate, including the configuration of the original land grants (granted to Mary Reiby, Michael Hayes and William Howe) that comprise the study area. A series of historic aerial images assist to identify the changes to some of these items over time (Figure 2.4).



Figure 128 ????:
C & L Figure 2.3:
Overlay depicting the broad sequence of historical development within the study area. Developed using the 1858 survey plan for the Great Southern Railway (Ms 2003 Sy Bk), the 1862 Railway Right of Way plan (LTO No. 475, Bk 80), the 190 and 1947 aerial. The configuration of the original land grants (granted to Mary Reiby, Michael Hayes and William Howe) are indicated.

Compare to the aerial photographs below.
Base Image Nearmap.
Source: Casey & Lowe, Revised Historical Archaeological Assessment, July 2020, p.12.

Tropman & tropman - Additional notes



Figure 129??: Plan identifying the areas of Archaeological Potential and main archaeological features (see Table 2.2)

Source: Casey & Lowe, *Revised Historical Archaeological Assessment*, July 2020, pp. 24 & 25.

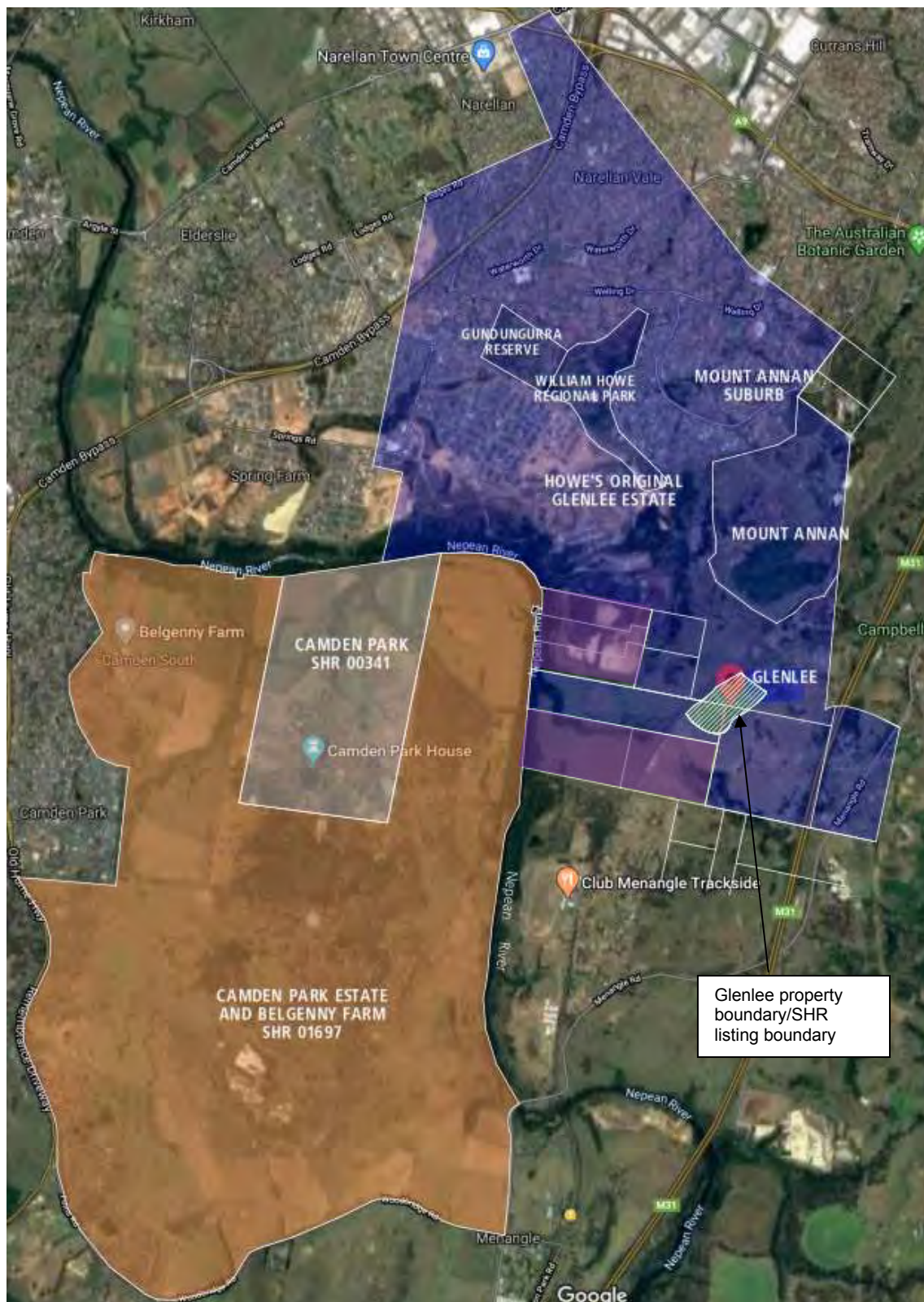


Figure 153: Comparison between Camden Park SHR Boundary, with current Glenlee SHR Boundary and Glenlee 1830 property boundaries.



Figure 156: Glenlee Estate: Proposed Visual Setting
????? Reduce scale to indicate larger area???

5.4.1 Views to and from Glenlee Homestead

MAP 1 and TABLE 1 below provide an analysis of the primary views towards and away from the Subject Site and Homestead and Gradients of Significance.



1718 GLENLEE CMP: VIEW ANALYSIS - Gradients of Significance
MAP 1: VIEW ANALYSIS - refer to TABLE 1 (Historic property lots plan overlaid on SIX Aerial Image)



MAP 4: SUMMARY OF SHR CURTILAGE GRADINGS OF SIGNIFICANCE (source: Architectural Projects P.L.)



TTA Figure 164: (C & L Figure 2.20): Detail showing the predicted Archaeological Potential and main archaeological features (see C & L Table 2.2) within the core of the Glenlee estate. Base image Nearmap.



Figure 165: Indigenous & European Archaeological Constraints Overlay.
Source: Architectural Projects P.L.

N↑

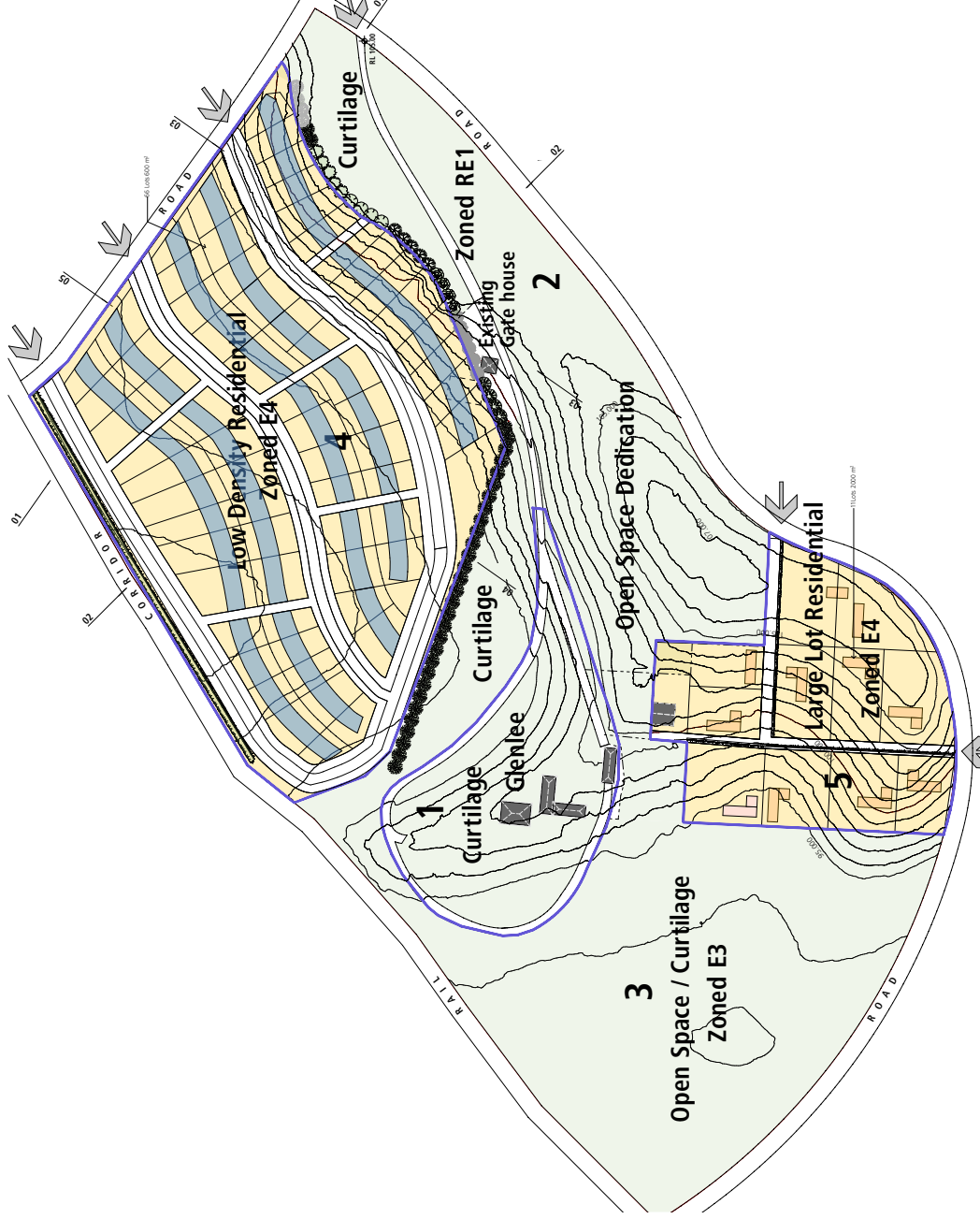
6.9.8 Constraints arising from adjoining development, proposed infrastructure and development

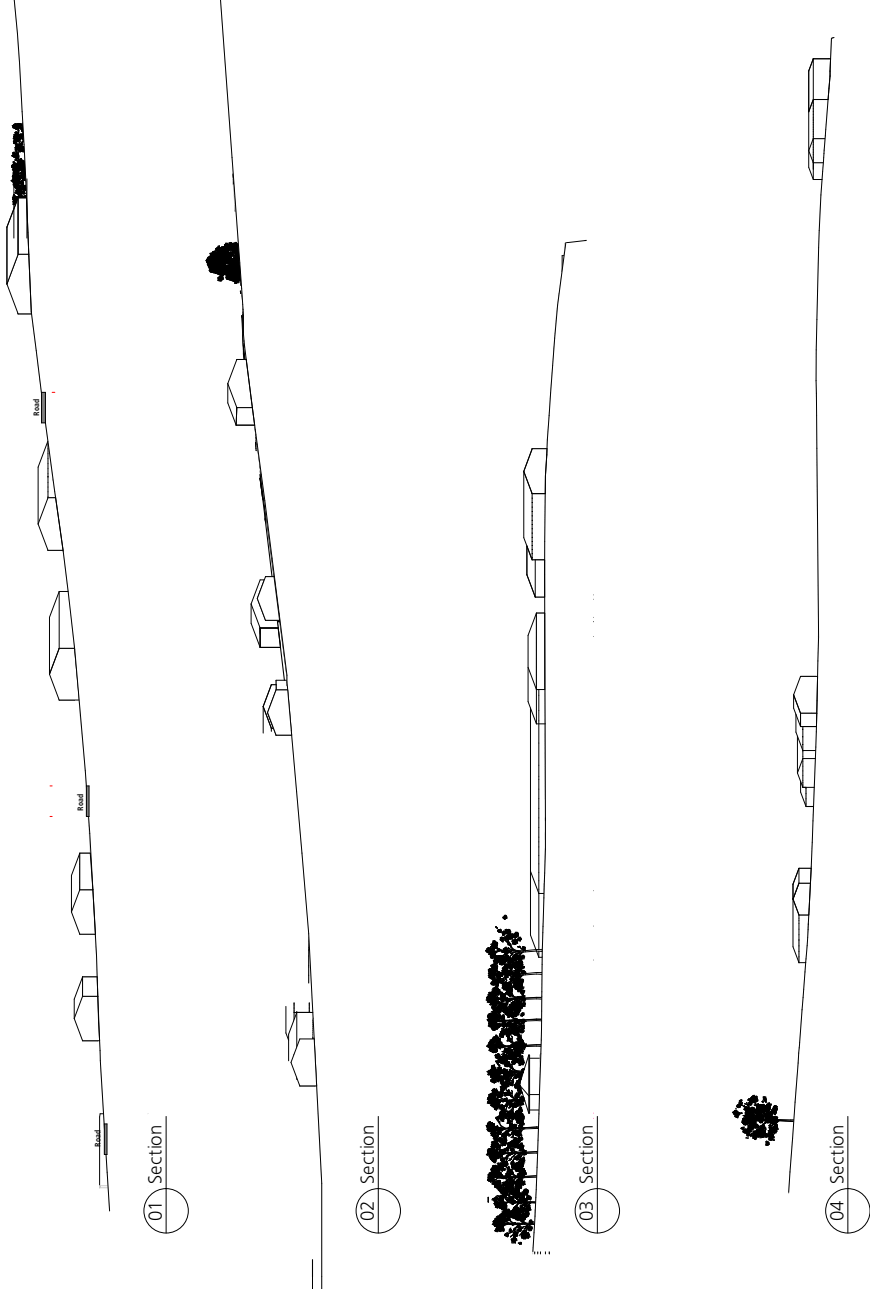
Glenlee homestead is located within the Menangle Park Urban Release Area. Urban renewal development has commenced south of the site. Several developments are proposed and approved in and around the site.

- Residential subdivisions have been proposed and approved at Menangle Park, adjacent to the site. These will radically change the broader setting of Glenlee, from rural lands to residential suburb.
- A 60 hectare jobs hub has been approved on the old coal washery site to the west. This has the potential to impact upon key views to the river from Glenlee.
- A new arterial road is proposed southwest of Glenlee. This will impact upon views from Glenlee.

6.9.9 Opportunities to mitigate impact of urban renewal development

Glenlee homestead is located within the Menangle Park Urban Release Area. Residential subdivisions have been proposed and approved at Menangle Park, adjacent to the site. A 60 hectare jobs hub has been approved on the old coal washery site to the west. A residential subdivision has been proposed within the SHR boundary. A new arterial road is proposed southwest of Glenlee.









Proposed Views

Existing Views

1817 | Glenlee Estate Menangle Park, Visual Analysis – Historic views of site



(Undated) Fenced gardens with steps, informal shrub planting and mature trees



1920c. Hedged driveway within fenced garden



1920c. Driveway approach to Glenlee, note mature trees, no hedging to front



1920c. House in the landscape, note stepping scale of outbuildings and associated plantings in the rural landscape



(Undated) Glenlee House in fenced garden. Note low hedge

Ref. Nash Collection, Campbelltown City Library 004016 and Sedgwick Collection, Campbelltown and Airds Historical Society, Campbelltown City Library 001730



1. First view to Glenlee on approach



2. Close up of Glenlee group. New development behind outbuildings to be set below ridge height of outbuildings



3. Gatehouse and Olive Processing building. Continue landscape screen olive processing plant, extend planting at lower level to screen new first storey development while allowing distant views.



4. Restore and reveal gatehouse, consider reinstating carriage loop



5. Note visibility of 2011 farm building. Screen new vernacular residences with planting to tie in with homestead group



6. Low hedgerow planting (eg. Hawthorne) to screen views to new development while allowing distant expansive views, and not competing with homestead planting



7. Definition of parish boundary with landscape will allow a sense of openness either side of road, and allows views to cluster of historic buildings and landscape



8. Topography starts to screen 2011 outbuilding and new development in that area



9. Definition of parish boundary with landscape will allow a sense of openness either side of road



10. Screen Olive Processing shed by extending cluster planting around the building



11. View to Mt Annan from driveway. Location of 1 storey buildings at low RL and new screen hedge planting following contours allows for distant views to be maintained



12. Distant views maintained with low hedge planting to mark parish boundary and land holding associated with house



13. Views along driveway departing Glenlee homestead. Maintain rural quality and openness



14. Clusters of trees along driveway exiting Glenlee



15. View from Glenlee homestead. Existing landscape restricts expansive views and view to Camden Park ridge



16. View from rear courtyard. 1 storey Development area on low RL to be screened by vegetation allowing distant views over



17. View to development area from historic garden



18. Hedge screening of parish boundary and additional cluster planting, to mitigate impact



19. View from driveway to area of potential development. Potential to screen with vegetation beyond fenced yard



20. Outbuildings- former stables/milking shed. Protect setting



21. 2011 farm building, potential to provide additional screening, by extending landscape setting of group



22. View across yard to 2011 farm building to be protected



23. 2011 farm building has little value modify to reduce impact



24. View from Menangle Park. Potential screening of 2011 farm building and new development



25. View from Mt Annan to Glenlee. Reduce prominence of Olive Processing Shed which is a distinct element in landscape



26. New development will be screened by olive grove planting



27. View from south west to Glenlee, from the direction of Camden Park



28. View from south west. Maintain rural setting. Note prominence of former stables/milking shed, screen 2011 farm building, possibility with cluster of trees