

Glenlee, outbuildings, garden & gatelodge

Lots 1, 2 & 3 DP713646, Glenlee Road, Menangle Park, NSW
SHR Listing No.00009

Conservation Management Plan



Glenlee SIX Maps.

prepared for
David & Patricia Wilson

for submission to
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Report Register

The following table is a report register tracking the issues of the *Glenlee outbuildings, garden & gatelodge Conservation Management Plan* prepared by Tropman & Tropman Architects. Tropman & Tropman Architects operate under a quality management system, and this register is in compliance with this system.

Project Ref No.	Issue No.	Description	Prepared by	Approved by	Issue To	Issue Date
1718:CMP	01	PRELIMINARY DRAFT Conservation Management Plan	Joanne Rogers	Lester Tropman	CLIENT Via Email	18.08.17
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1718:CMP	03	FINAL Conservation Management Plan	Joanne Rogers	Lester Tropman	CLIENT Via email	08.06.18
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1718	06	Editing and additional notes as response to NSW Heritage Division (HD) Stage 3 Verification (Christine Hay, Emma Dortins, Rebecca Newell, Siobhan Lavelle) Review / Comments, via email from Emma.Dortins@environment.nsw.gov.au dated 24 Dec. 2020. & Advice from Jennifer Hill, (Architectural Projects) Glenlee CMP Review Stage 3			CLIENT Via email jknapp@knappre.com.au & NSW Heritage Division (Christine Hay, Emma Dortins, via email from Emma.Dortins@environment.nsw.gov.au & Jennifer Hill, (Architectural Projects)	11.03.21

EXECUTIVE SUMMARY

Conservation Management Plan for Glenlee outbuildings, garden & gatelodge SHR 00009

This Conservation Management Plan for Glenlee, outbuildings, garden & gatelodge (Lots 1-3, DP 713646) has been prepared for David & Patricia Wilson C/- Wilson Glenlee Property Pty Ltd. *Glenlee, outbuildings, garden and gatelodge* is included on the State Heritage Register (SHR) No.00009 (refer to SHR Curtilage diagrams, Figure 2). The overall aim of this Conservation Management Plan is to review and update the existing documentation of the property and bring it into a Conservation Management Plan, investigate and analyse the physical evidence available to review the existing statement of cultural significance, and to provide management guidelines to enable this significance to be retained in future use and development.

The main points of this study can be understood by reading the following sections of the report.

Analysis of Documentary and Physical Evidence (Section 4.0)

This study in brief concludes that Glenlee homestead and outbuildings are generally in good condition. The gatelodge is in poor condition.

It is critical that any works at the site be documented and implemented in a way that allows for the retention in-situ of the maximum amount of existing significant fabric.

Assessment of Cultural Significance (Section 5.0)

Glenlee has historical, aesthetic, social and technical/research significance at a State level (The State of New South Wales) and at a Local level (Campbelltown Local Government Area).

Proposed Statement of Significance Revision

The following proposed Statement of Significance modifies the on-line *NSW Heritage Council State Heritage Inventory form* for Glenlee. Changes to the existing Statement of Significance are proposed based on the research undertaken as part of this CMP.

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, gatelodge 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.

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.

Generally the Glenlee House, grounds and associated recreational and service structures should be retained, conserved and maintained within the SHR boundary curtilage. Generally, the external and internal planning and detailing features of the house should be respected and appropriately conserved.

Conservation Policy (Section 7.0)

The Conservation Policies provide for the conservation and retention of significant fabric and the natural and cultural landscape setting of the site and provide clear guidance for assessing proposals for change within the curtilage. This study suggests conservation strategies for the site, as well as various recommended actions which should be taken to conserve the existing place.

The house and outbuildings require repair and maintenance works. Conservation Works Schedules have been prepared for individual components of the place should be undertaken to guide conservation and adaptive works.

Any present and/or future design proposals should be evaluated and reviewed in association with the conservation policies and recommendations provided in this report to ensure that the significant heritage values of the site are retained and fully interpreted by the community.

In summary, we believe that if the place is carefully conserved, strategies for appropriate change are put in place and regular maintenance is undertaken, it can retain its heritage significance, be able to be interpreted as an early rural homestead and a former rural gentleman's estate and thereby play an important function for the NSW State community.

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Appendices

- Appendix A:** SHR Heritage Listing
- Appendix B:** AMBS Ecology & Heritage, *Glenlee Estate Aboriginal Heritage Assessment*, July 2020
- Appendix C:** Casey & Lowe, *Revised Historical Archaeological Assessment*, July 2020
- Appendix D:** Clive Lucas, 'Glenlee House' Article, *Architect Australia Vol. 7, No. 3*, July 1981, pp. 56 – 59
- Appendix E:** Property Inspection Report 3rd July 1978
- Appendix F:** Michael Bligh & Associates: Landscape Survey *Drawing No. 94142-1A* 1995, Jan. 1995
- Appendix G:** Summary of notes by David and Trish Wilson from Meeting - Glenlee House 23/3/18
- Appendix H:** Dr Terry Kass, *History of Glenlee, 60 Menangle Rd Park 2563*, July 2020: Bibliography
- Appendix I:** Architectural Projects Pty Ltd: *Glenlee Estate, Menangle Park: Conservation Works Schedules and Maintenance Schedules*, June 2020
- Appendix J:** Architectural Projects Pty Ltd: *Glenlee Estate, Menangle Park: Architectural Drawings of Glenlee Homestead & Farm Buildings*, Dated 26.08.2020
- Appendix K:** Architectural Projects Pty Ltd: *Glenlee Estate, Menangle Park: Visual Analysis*

1.0 INTRODUCTION

1.1 Brief

This Conservation Management Plan for Glenlee, (Lots 1-3, DP 713646) has been prepared for David & Patricia Wilson C/- Wilson Glenlee Property Pty Ltd. *Glenlee, outbuildings, garden and gatelodge* is included on the State Heritage Register (SHR) No.00009 Type of Item: landscape, Group/Collection: Farming and Grazing; Category: Homestead Complex. The overall aim of this Conservation Management Plan is to review and update the existing documentation of the property, investigate and analyse the physical evidence available and update the existing statement of cultural significance, and to provide management guidelines to enable this significance to be retained in future use and development.

This report follows the guidelines by Australia ICOMOS Burra Charter and *The Conservation Plan* by J. S. Kerr.

1.2 Study Area

For the purposes of this report the *place*, as defined in the Burra Charter, is to be known as the subject site or study area. Refer to figures 1 to 5.

1.2.1 Subject Site

The subject site is defined by the SHR boundary and located at the western end of Glenlee Road, Menangle Park within the Campbelltown Local Government Area. The property consists of Lots 1, 2 & 3 DP713646 and is roughly rectangular in shape. The Property address is also known as 60 Menangle Road, Menangle Park, 2563. The Southern Railway Line lies to the north and west of the property. The Hume Motorway lies to the east. The site is currently rural in nature.

1.2.2 Subject Buildings and Site Elements

Glenlee, outbuildings, garden and gatelodge is included on the State Heritage Register. The subject site is listed as an item of State heritage significance (SHR) No.00009. The subject site contains the Glenlee homestead – a two-storey Regency Colonial style building – as well as a substantial single storey detached former servants quarters, a former milking shed, a former gatelodge, an interpretive woolshed, a recent olive oil processing shed and landscape elements including the 9 acre garden and former paddocks.

1.3 Methodology

The method follows that set out in the NSW Heritage Manual and *Assessing Heritage Significance* documents provided by the NSW Heritage Branch and is in accordance with the Australia ICOMOS *Burra Charter* and *The Conservation Plan* by J. S. Kerr.

1.4 Limitations

No intervention to fabric was undertaken. This study focuses on the European Heritage of the property. Detailed Aboriginal Heritage of the property has been prepared by AMBS Ecology & Heritage. If any Aboriginal Heritage and Archaeology is found on the site, appropriate guidelines and policies should be prepared and their impact on the policies contained within this CMP addressed. This may require revision and/or adaptation of the policies contained within this CMP to conserve and protect significant Aboriginal features.

The Tharawal Local Aboriginal Land Council (LALC) were consulted during the preparation of this document.

The authors provide permission for lawful owners of the place, Heritage Council of New South Wales and the Council to make the document public, including to any future lawful owners and their consultants, to use the information contained in the CMP for the purpose of either an updated CMP, new CMP, interpretative proposal / document, or development proposal, provided it acknowledges the work of the author(s) in writing within such document.

1.5 Author Identification

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1.6 Acknowledgements

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1.7 Terminology

The terminology used in this report follows the conservation terms as used in the Australia ICOMOS *Burra Charter*.

Note: The 'gatelodge' is also referred as 'gatelodge' in some documentation.

1.8 Previous reports, available information and background material

This report has been prepared with the specific use of the following references:

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<https://www.australianbotanicgarden.com.au/Science/Our-work-discoveries/Natural-Areas-Management/Ecology-of-Cumberland-Plain-Woodland/Woodland-ecology/Community->

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- Willis, Ian, Mount Annan, Dictionary of Sydney, 2008, http://dictionaryofsydney.org/entry/mount_annan, viewed 04 Aug 2020
- Knowledge holders identified during the course of the study include:
 - Campbelltown District Family History Society - <https://www.cdfhs.org.au/>
 - National Trust of Australia (NSW)
 - State Library of NSW
 - Heritage NSW, Department of Premier & Cabinet
 - Australian Botanic Garden Mount Annan - <https://www.australianbotanicgarden.com.au>

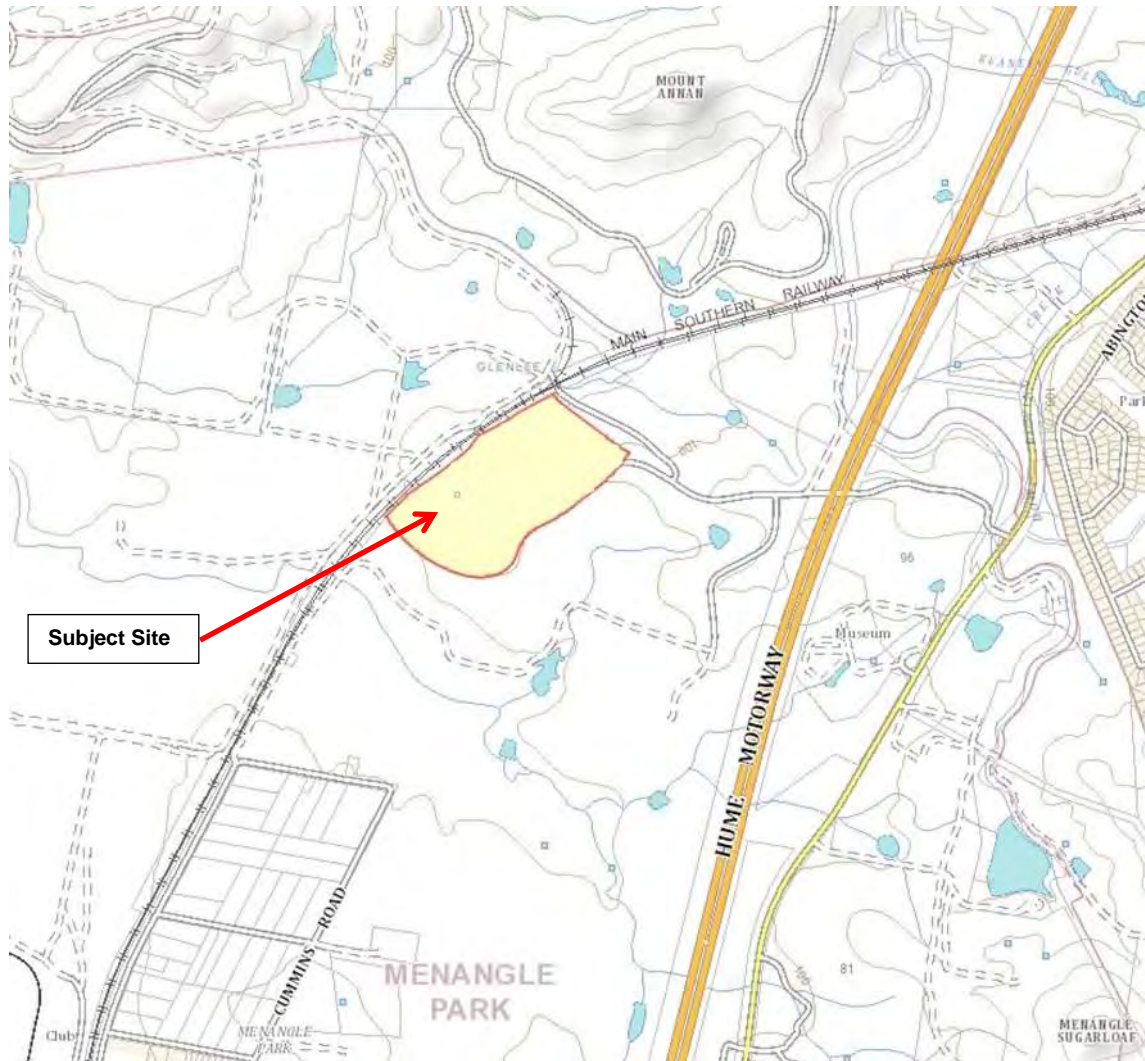
Note: Unless otherwise stated, all images are by the authors and were taken during the course of this study.

1.9 Abbreviations

Bk	Book
C&L	Casey & Lowe
CLCP	<i>Colonial Landscapes of the Cumberland Plain</i> , by Britton and Morris, 2000, Vol. 1 & Vol. 2
CSIL	Colonial Secretary, In Letters (SANSW)
CT	Certificate of Title
LRS	Land Registry Services, NSW
ML	Mitchell Library
NLA	National Library of Australia
No	Number
NRS	NSW Record Series (SANSW)
NSWGG	<i>NSW Government Gazette</i>
OSD	Old System Deed, LRS
RPA	Real Property Application
SANSW	State Archives, New South Wales
SHR	State Heritage Register
SMH	<i>Sydney Morning Herald</i>
TTA	Tropman & Tropman Architects



Figure 1: Contextual location map showing the subject site in relation to Menangle Park. *SIX maps.*



Not to scale. N↑

Figure 2: Glenlee property (shaded in yellow). The red external boundary line denotes the SHR listing boundary, which comprises Lots 1, 2 and 3 DP 713646, and part of the Glenlee Road. Source: *SIX maps*.



Not to scale. N↑

Figure 3: Glenlee cadastral property consists of Lot 1: (shaded in blue) containing the Glenlee Homestead, Former Servants Quarters and Former Milking Shed; Lot 2: (shaded in red) containing part of the entry drive, and Lot 3: (shaded in yellow) the remainder of the property containing the former gatelodge, paddocks and recent olive oil processing shed, all of DP 713646. Note the rows of Olive trees were removed in mid-2014. The eastern portion of the entry drive is part of Glenlee Road and is within the SHR curtilage. Base plan: *SIX maps*.



Figure 4: Aerial view of the Glenlee c2014. Note the rows of recent Olive trees have since been removed. *SIX maps.*



Not to scale. N↑

Figure 5: Close-up aerial view of the Glenlee homestead and outbuildings c2014. *SIX maps.*

2.0 DOCUMENTARY EVIDENCE – INDIGENOUS & EUROPEAN HISTORICAL BACKGROUND

2.1 Indigenous Landscapes & Ethnographic Context

The following is an extract from AMBS Ecology & Heritage report, dated 2020¹:

Aboriginal occupation of the Sydney region is likely to have spanned at least 20,000 years, although dates of more than 40,000 years have been claimed for artefacts found in gravels of the Cranebrook Terrace on the Nepean River (Nanson et al. 1987; Stockton 2009; Stockton and Holland 1974).

At the time of European settlement, the Aboriginal people of the greater Sydney region were organised into named territorial groups. Those groups local to the study area are likely to have spoken the Dharawal (Tharawal) language. Speakers of the Dharawal language extended from the south side of Botany Bay along the coast as far as the Shoalhaven River, from the coast to the Georges River and Appin, and possibly as far west as Camden (Attenbrow 2010:34). Linguist R.H. Mathews believed that:

Thurawal (Dharawal) speaking people formerly spread over the south-east coast of New South Wales from Port Hacking to Jervis Bay and extended inland for a considerable distance (Mathews cited in Attenbrow 2010:33).

The Dharawal are distinguished as fresh water, bitter water or salt water people depending on the environment that they occupied. Menangle derives from the Dharawal word 'Manhangle' meaning a place of swamps and lagoons, see Figure 4.1 (Bayley 1974:17). The Menangle Park area comprised a plethora of lagoons, and small and large tributaries which "demonstrated the accuracy of the native name" (Voice of the North NSW 1927: 15).

It was the Sweet Water D'harawals who occupied the Camden and Campbelltown areas, and consisted of some forty or fifty clans, each numbering in the vicinity of thirty to sixty individuals. The name given by the Sweet Water D'harawals to the Camden area around the Nepean River, later to be known to the European settlers as the 'Cowpastures,' was 'Yandel'ora', which means Land of Peace Between Peoples. The Lyrebird is the totem of the D'harawal people and even today is a symbol of peace and conciliation².

The D'harawal people set aside 'Yandel'ora' as a special place and it became an important Aboriginal meeting place because every generation all the nations from as far north as Maroochydore, to as far south as Melbourne met to determine laws, settle disputes and arrange marriages. About every four years smaller meetings were held to settle disputes between D'harawals and their immediate neighbours. The area known as the summit of Mount Annan, became the chief law-making place, and the leaders of each tribe would gather on the summit once every generation and the laws would be established.

The 'Yandel'ora' area was a special place where Aboriginal groups would come together to peacefully resolve disputes. Those who entered 'Yandel'ora with problems were not to leave until they had been resolved, and all weapons must be laid down upon arrival and throughout the duration of stay in the area.

¹ AMBS Ecology & Heritage, Glenlee Estate Aboriginal Heritage Assessment, 2020, pp. 12 -15.

² Spackman and Mossop, Mount Annan Botanic Garden: Site Master Plan, Volume 1, Nov. 2000, pp. 17 -18.

The visiting groups would be allocated an area to camp within 'Yandel'ora and would stay for weeks and sometimes months. Trees were marked to demarcate 'lands within lands' for different groups, and plants and seeds were brought in from the home lands to grow for the duration of their stay. This has resulted in disjunct plant communities across the region.

By the time Europeans arrived in 1788, the Aboriginal people of Western Sydney had developed a complex yet homologous culture. The original tribes had diversified to the point where more than 600 distinct languages were spoken throughout the region and they had developed a range of technologies for fishing, hunting, gathering, animal husbandry and agriculture (through yam plantings and fire-stick farming). They had a well established totemic religion that had changed very little (if at all) in 40,000 years of settlement and was based on a simple tradition of story telling. Historians now estimate that the Aboriginal population of Australia, at the time of European contact, was between 1 and 2 million; how many of these people inhabited the Cumberland Plain is not known, although they were without a doubt, more numerous than the new arrivals.



Figure 6a: New South Wales: view along the course of the Nepean River, near the house of Mr Macarthur in Camdenshire by E B de la Touanne (artist), Louis P A Bichebois (engraver), Langlume (lithographer), c1828. (National Library of Australia, accession no. S11039/32) Source: Betteridge, Chris, 2012 p.32.

2.2 European Colonial Landscapes of the Cumberland Plain and Camden: Overview

2.1.1 Introduction

The following extract from Britton and Morris, 2000³, provides an introductory explanation of the European Colonial Landscapes associated with the subject site.

The primary factor affecting the settlement pattern in the Cumberland Plain was the underlying geology and soils. This directly affected the success of farming and the profits on which large homesteads and their accompanying farm buildings, gardens, orchards and vineyards were established. The importance of this is enunciated by a number of writers such as Governor Macquarie in his journals and, much later, William Macarthur under the pseudonym, Maro.

Large differences were found between the rich alluvial soils along the river banks and the initially tolerable, but soon depleted, soils of much of the Cumberland Plain. In areas such as these only the large holdings, often backed by wealth gained from pastures elsewhere, were found to be viable while near the Hawkesbury-Nepean, in areas such as Pitt Town Bottoms, Richmond and Castlereagh, smaller farms remained intact.

Associated with the underlying geology were the access routes through the Cumberland basin. The river system played a vital part in providing early means of transport and access to areas beyond Sydney. This meant the early settlement spread up the river to Parramatta and thence to Windsor. Early roads established transport routes to areas where there was a perceived need and in turn determined where there would be a concentration of settlement. Early transport routes to the Cowpastures began at Prospect Hill and travelled south to the Nepean River, a route followed by botanist explorer George Caley in 1804. During Macquarie's governorship turnpike roads were proposed to Parramatta and the Hawkesbury and later to Liverpool, the Cowpastures and Campbelltown. The road between Liverpool and Campbelltown was not well designed however and the main route south remained via the Old Cowpasture Road which began at Prospect. For the southern areas near present Campbelltown important transport routes were those to the Illawarra through Appin and across the Nepean at Menangle Ford, passing around Razorback Range to Picton and thence to Goulburn.

Figure 6b is a map of sites from Morris and Britton, 2000 and Glenlee is indicated as Site No. 24.

³ Britton and Morris, 2000, *Colonial Landscapes of the Cumberland Plain*, Vol. 1, p.28.

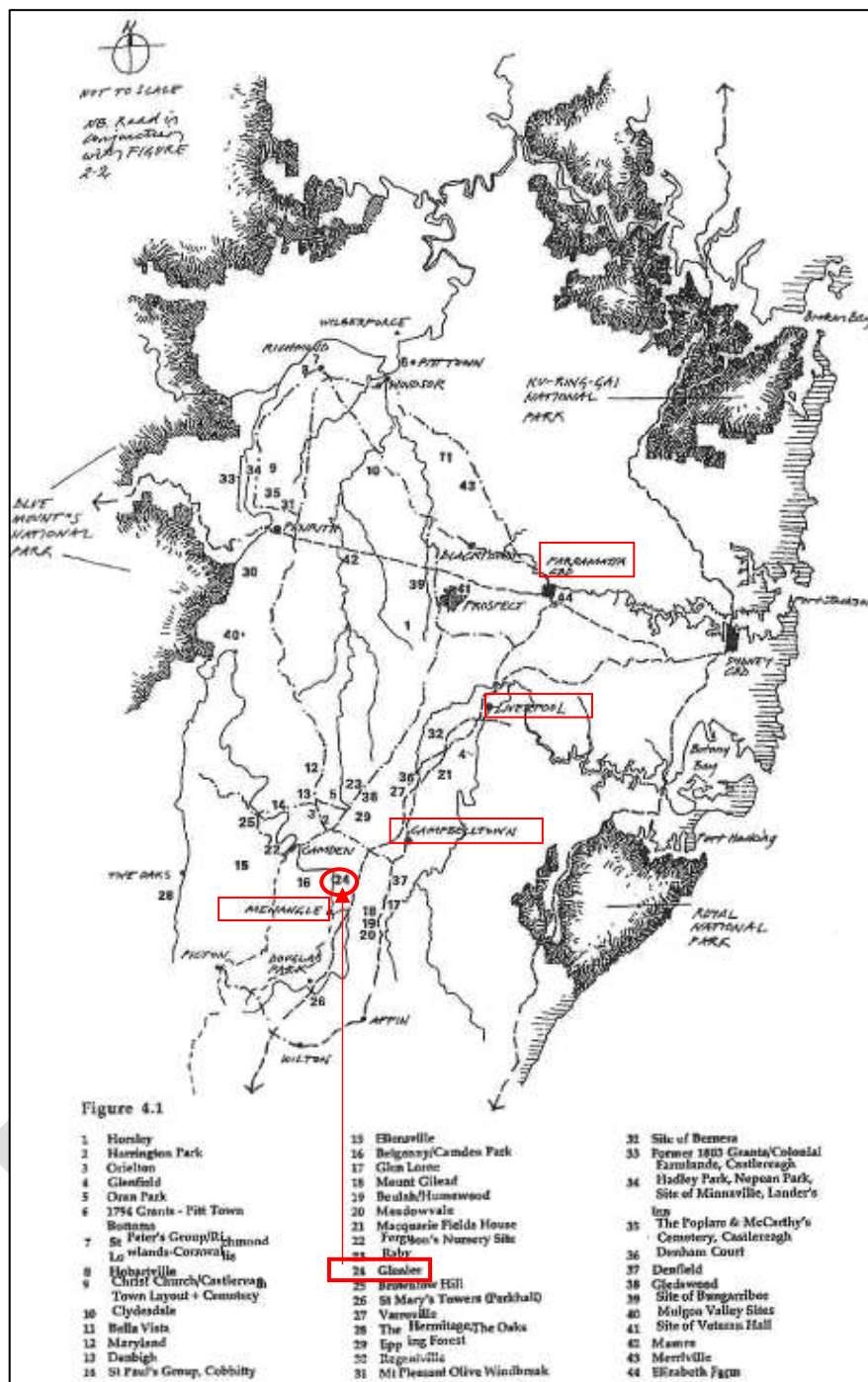


Figure 6b: Map of sites surveyed in Colonial Landscapes of the Cumberland Plain – includes Glenlee.

Source: Britton and Morris, *Colonial Landscapes of the Cumberland Plain*, 2000, Vol. 1. p.48

2.3 Indigenous and European Conflict: Overview

The Sydney Wars: 1788 - 1817

The history of First Nations people in NSW, in particular, their resistance of colonists', annexing of their traditional land, food and water resources would have played a major part in the early development of land resources and in particular the pastures of Glenlee Estate. The initial grant to Michael Hayes encompassed a high point, that fell to the Nepean River. The grant would have affectively cut off access for Aboriginal people to a vital resource. The Aboriginal people Early conflict between the British Military and Aboriginal warriors in the colony of New South

Wales have been down played as a series of skirmishes rather than warfare, however research by Stephen Gapps⁴, indicates otherwise. There is evidence of numerous sites of conflict during the dispossession of indigenous homelands. For example, increasing tensions between early settlers and the indigenous population lead to Governor Macquarie adopting military tactics with armed detachments between 1814 and 1816 moving across the landscape to provide support for settlers and to end the warfare.

According to the Mount Annan Botanic Garden Site Master Plan⁵

There had been no reports of violence between the Dharawal and the few Europeans settled around Mount Annan before 1810, but intensive European occupation of Minto and Macquarie's newly declared Districts of Airds and Appin occurred over the following decade. Conflict was inevitable between such vastly different cultures and the severe droughts of 1814-16 exacerbated the situation.

The 'Appin Massacre' 17 April 1816, where 14 aboriginal people were brutally executed in retaliation of attacks, places William Howe and his purchase of Michael Hayes' 120 acre, Portion 1 in 1816, within the timeframe of high activity for contested ground in the area. Although there does not appear to be any specific references of Howe's involvement in the wars, he controlled a significant property and he was living at nearby Molle's property during the construction of his residence, the property of Lieutenant Colonel George Molle, an experienced military commander and advisor to Governor Macquarie. Refer to Figure 6c.



Figure 6c The residence William Howe Esq^e Jan 1823. Source: Views of Sydney and Surrounding District / by Edward Mason. State Library of NSW, CALL NO: PXC 459 IE NUMBER: IE1130728

After the 1816 conflicts, the D'harawal remained south of the Nepean River in the Cowpastures district (including Mount Annan) under the tacit protection of the Macarthur family. In March 1818 James Meehan marked out some land on the Macarthur's Camden estate for D'harawal (and others) that wanted live there under Macarthur's protection. A portion of the Camden estate was always known as 'Budbury's Paddock.' The D'harawal numbers were further depleted by the 1820 influenza epidemic and between 1835 and 1845 the official number of Aborigines in the Campbelltown District fell from 20 to none, although it is clear from later records that a number of D'harawal did survive. However, the removal of their traditional hunting grounds for pastoral land and the dispersion of their tribe in the years following the conflict resulted in few D'harawal actually remaining in the

⁴ Gapps, Stephen, *The Sydney Wars: Conflict in the early colony 1788-1817*, 2018, pp.7-8, 224-255

⁵ Spackman and Mossop, *Mount Annan Botanic Garden: Site Master Plan*, Volume 1, Nov. 2000, pp. 17

district. Although coroborees were held at Camden in the 1850s, the gatherings comprised a number of tribes (including the remaining D'harawal) and it was clear that the Europeans were now the dominant 'tribe'⁶.



Figure: 6d. D'harawal at Camden Park
Photograph, W.Hertzner c.1850
Source: Macleay Museum

Dharawal Chief Koggie

Dharawal Chief Koggie is one aboriginal of note associated with the local Dharawal community during this period and is mentioned⁷ as follows:

Lachlan Macquarie, with his wife Elizabeth and a large party travel by horse carriage from Parramatta to the Cow Pastures, guided by John Warby, a constable based at the Government Hut on the Nepean River. At John Macarthur's property at Camden, Benkennie (now Belgenny), they

In time of drought Gandangara people move eastwards towards the rivers. This is seen to be threatening to some settlers. Sensing hostilities, Goggey moves his family onto a friendly property owned by Charles Throsby at Glenfield⁸.

As wider conflict breaks out, Cogie (Gogy) again takes refuge at Charles Throsby's farm at Glenfield, near Liverpool, or goes fishing with his friend William Charles Wentworth, son of Surgeon D'Arcy Wentworth. Source: Charles Throsby to D'arcy Wentworth, 5 April 1816, MS A752: 183-6, Wentworth Papers, ML.

Note: Koggie (the Indigenous Leader of the Cow Pastures Clan), is also spelt as Goggey, Cogy, Cogie, Gogy, Kogie, Koggy.
(Source: <https://www.historyofaboriginalsydney.edu.au/about>)

⁶ Spackman and Mossop, *Mount Annan Botanic Garden: Site Master Plan*, Volume 1, Nov. 2000

⁷ <https://www.historyofaboriginalsydney.edu.au/south-west/cow-pastures-dance>

⁸ Goodall and Cadzow, *Rivers and Resistance*, p. 52.

2.4 Menangle Park & Glenlee (European Context)

The overall history of Menangle Park has been reproduced here to put Glenlee into context, concentrating on the sections of specific relevance to Glenlee. 'History of Menangle Park' written by Dr. Terry Kass. A detailed history of subject homestead prepared by Dr Terry Kass follows.

2.4.1 Menagle Park Overview

The area known as Minto and Airds became known to white European settlers within a few years of the commencement of white settlement at Port Jackson in 1788. When Europeans first penetrated the area, the lands southwest of what later became the site of Liverpool was used as grazing by large-scale pastoralists. Governor Paterson gave out the first grants in the forest lands of the area.⁹ Governor Lachlan Macquarie continued this trend by confirming most of the grants made by Paterson and Foveaux, and then by granting a great deal of land along the Nepean and southwest of Liverpool.¹⁰ The grants at Menangle Park include a few re-confirmed Paterson grants. They were mostly new grants made out by Macquarie after he began to favour the area for new grants.

Land in the area was rapidly parcelled out by Macquarie. By 1817, all of the available land in the Minto and Upper Minto Districts had been granted, while in the Airds District, 4000 acres had been granted.¹¹

Macquarie gave out many small grants of 30, 60 and 100 acres to Irish Catholic emancipists. An initial surge of grants in the Airds district by Paterson in 1809 just before his replacement by Macquarie was subsequently confirmed by Macquarie. A high proportion of these grants under the influence of his Surveyor James Meehan went to Roman Catholics, ensuring the highest proportions of Catholic settlers in the Cumberland Plain along with the Windsor area. In many cases, families settled on the land ensuring that a high proportion remained.¹²

Within the overall Menangle Park area, it seems that many of the grantees did at least attempt to farm their land. The 1814 Muster shows how many of the original landholders were still on their grants. A tally was made of the grantees who had received their land before 1814 (a total of 21), as well as those who had been promised the land before 1814, though it was not granted until many years later (a total of 3). Of these 24 potential grantees who could have occupied their land, 11 were listed in the 'Liverpool' district in the 1814 Muster as landholders. Of the 24 grantees, there were some who were Sydney merchants or whose principal sphere of activity was elsewhere, e.g. James Harrax, or Mary Reiby. Hence, it seems that a reasonable attempt was made by these landholders to farm or occupy the land. Some of these 'Landholders' may simply have been living in the area, but it seems that it is reasonable to suggest that at least half occupied their grants in the first few years.

This was confirmed by Governor Lachlan Macquarie on his tour of the area on 4 October 1815. He described that he came to the Nepean River from the Camden side, 'where we crossed the River Nepean into the District of Airds, first passing through Horrax's [sic] and then afterwards thro' several other smaller farms, some few of which were tolerably well improved, and the crops in the ground looking well and healthy'.¹³

The rapid fall in the number of grantees shown as living in the district thereafter suggests that they simply found they could not make a viable living from their small grants. Not all of the land

⁹ *Environmental Heritage - Macarthur Regional Environmental Study*, prepared by JRC Planning Services, Sydney, 1986, p56.

¹⁰ B H Fletcher, *Landed Enterprise and Penal Society - A History of Farming and Grazing in New South Wales Before 1821*, Sydney University Press, Sydney 1976, p 199.

¹¹ J Oxley, *An Outline Map of the Settlements in New South Wales, 1817*, M. L. Map M2 811.1/1817/1.

¹² J Waldersee, *Catholic Society in New South Wales 1788-1860*, Sydney University Press, Sydney, 1974, p 87-8, 105, 126.

¹³ L Macquarie, *Journals of His Tours*, Library Board of NSW, Sydney, 1956, p 114

along the rivers on the Cumberland Plan was fertile. Unlike the Hawkesbury or South Creek, land in the Airds, Appin and Minto district was based on relatively poor soils. Thus, many of the original settlers quickly moved off the land.¹⁴ Some went to smallholdings on the Hawkesbury. Others moved beyond the Cumberland Plain towards the southwest, taking up land towards Goulburn and the plains. A Catholic community had developed around Campbelltown. Some remained to farm the land, but some settlers became large landholders, with their Airds farm as their home property, linked to larger pastoral holdings to the southwest. One such Catholic landholder was John Vardy, one of the large landholders in the Menangle Park area.

In the Menangle Park area, the initial grants awarded were two large area grants of 200 acres each to two notable individuals, James Harrex and Henry Kable, in December 1809. The bulk of the grants in the Menangle Park area were laid out in relatively small areas of 30 or 40 acres in August 1812, with some larger ones made out to more prominent individuals, such as Robert Campbell and Mary Reiby. There were two grants in 1816, plus another small grant in 1821. Grants after this date mostly consisted of larger areas of land positioned away from the river (akin to the high land grants on the Hawkesbury and the later manner in which the 'back country' was granted in pastoral areas, west of the Great Dividing Range). These later grants included four made in 1831, and three made in 1835. Most of these later grants went to relatively more prominent people.

When the County of Cumberland was divided into parishes most of the study area was placed into the parish of Menangle, with some in the parish of Narellan and a small part of one portion falling in the parish of St Peter. The portions were numbered in the 1890s and this numbering forms the basis for the arrangement of the following analysis.

The road to Campbelltown was named the Airds Road, and it ran south to Menangle. This name was originally applied to this area north of the river. The road then crossed the ford at Bird's Eye Corner and went south to Stonequarry Creek. The ford was steep and difficult to cross. A bridge was approved for Bird's Eye Corner after lobbying from landholders, but its location was shifted to Camden.¹⁵

On 2 March 1825, surveyor William Harper was instructed to lay out a road to the Nepean via Campbelltown. A gang commenced clearing the route of the road in July 1825, and William Howe offered advice. Some years later, Captain Dumaresq surveyed a new line to the Menangle Ford east of that line.¹⁶ In 1832, the Surveyor-General T L Mitchell was instructed to arrange the cutting away of the riverbanks to make the ford more accessible and the bed was paved with stone taken from nearby.¹⁷

A sum to erect a bridge at Menangle was set aside in 1835 but work did not commence until 22 November 1855. This bridge was erected half a mile downstream of Bird's Eye Corner as a high-level bridge, and was approached through a cutting. A flood destroyed it in 1875.¹⁸

The initial surge of grants in the study area occurred in the 1810s and the last were given out in the 1830s. Many of the original grantees did not hold onto their lands but transferred them to land engrossers. Poor fertility appears to have been a factor.

The main engrossers of land were William Howe of Glenlee and James Harrex of Parramatta, both of whom had acquired most of their estates by 1825. Harrex died in 1825. His land formed the core of the later Edrop estate in this area. Other engrossers were the Taber family, who were related to Harrex by marriage, and also expanded from their original grants buying land nearby. A later land engrosser was John Vardy, who added to land he acquired through his wife after their marriage in 1840.

¹⁴ J Waldersee, *Catholic Society in New South Wales 1788-1860*, Sydney University Press, Sydney, 1974, p 139.

¹⁵ W A Bayley, *History of Campbelltown - New South Wales*, revd edn, Campbelltown City Council, 1974, p 31.

¹⁶ W A Bayley, *History of Campbelltown - New South Wales*, revd edn, Campbelltown City Council, 1974, p 31.

¹⁷ W A Bayley, *History of Campbelltown - New South Wales*, revd edn, Campbelltown City Council, 1974, p 31.

¹⁸ W A Bayley, *History of Campbelltown - New South Wales*, revd edn, Campbelltown City Council, 1974, p 75-6

A comparison of the details for the grantees of small parcels handed out in the 1810 and 1822 Muster and in the 1828 census shows how quickly small grants were sold up. At 1822, of the 19 or so 'small' grants (those less than 100 acres), only Owen Connor, Roger Doyle, James Hoare, John Love, James Taber, William Tyson and Christopher Ward appear to have still held their land. William Howe also held his land but he was a large holder who would accumulate numerous small grants. James Taber, commencing with a small grant, would also engross land. The 1828 census suggests that only Nicholas Bryan, John Hoare, and James Taber still held their land, as did William Howe. James Bean held 80 acres though he had not yet been awarded a grant, and Martin Patrick held land he had inherited from Thomas Byrnes. In all, this was a very high rate of turnover.

The men who accumulated the small grants used them to establish large pastoral or mixed farming properties, the best example of which was Glenlee, held by William Howe. Others used these properties as home farms for their expansion onto pastoral acreages beyond the Limits of Location.

In 1847-50, John Vardy held a squatting licence for 15,000 acres for Eughranna in Murrumbidgee Pastoral District.¹⁹ In 1849, William and Edward Howe held 11,500 acres at Wedgagallong in the Lachlan District, as well as William Howe junior and Edward Howe holding 3,500 acres at Long Point in the Murrumbidgee District.²⁰ James Fitzpatrick, who bought Glenlee after the Howes and commenced a longstanding ownership of the property, had made his fortune in squatting and acquired Glenlee as his County of Cumberland base station.

Inns emerged along the road, and were conducted by the Taber family, as well as others licensed to other publicans. A portion survey by Felton Mathew in October 1833 showed the old and new alignment of the road, as well as Taber's inn. One member of the Taber family also offered hospitality to the surveyor and his wife. Taber's inn was shown next to Dogherty's grant on a manuscript parish map of about 1846, which appears by the lettering to have been compiled by surveyor P L Bemis.

The railway penetrated the area soon after railway communication began in the colony. In 1858, the Great Southern Railway was completed to Campbelltown. Work commenced to push the line forward across the Parish of Menangle and over the Nepean River towards Goulburn. The railway cut through Howe's grant but access to the river was provided under the rail. Despite the new railway, road transport remained the preferred mode of transport. By August 1862, a platform had opened on the northern bank of the Nepean and operated while a bridge was built across the river for the railway. It was also used by farmers from the south and by families associated with construction camps. Camps were set up in the Menangle Park area as work on the railway proceeded. A quarry operated nearby to produce stone for the bridge.²¹

On 14 March 1863, a journalist described leaving the station north of the river and seeing 'the lively scene which presents itself, the quiet paddock in the bush having been rapidly transformed into quite a township of small huts, tents, and wooden workshops, with all the paraphernalia of cranes, forges, carpenter's shops, and other engineering appliances; while the cheery blast of the furnace, the clear ring of the anvil, and the rattling of machinery, mix with the hum of voices as the busy workmen ply their various occupations'. The railway bridge was approached by a viaduct built of colonial hardwood. The bridge stood on four wooden piers.²² Despite the railway penetrating the area, the road still served for bulky goods, as was shown by problems the bullockies had in negotiating the road under the railway bridge which caused a small diversion of the road in 1872.

A post office had been operating for a short time in the area, and in June 1865, the name of the post office was changed from Riversford to Menangle.²³ From the 1870s onwards, horse races were held at Menangle Park next to the railway. This encouraged J J Smith, H Pateson and Dr L J Lamrock to acquire 80 acres and lay down a new track. Two sidings were constructed to

¹⁹ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 70.

²⁰ J F Campbell, 'Squatting' on Crown Land in New South Wales, Royal Australian Historical Society, Sydney, 1968, p 50, 54.

²¹ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 72.

²² *Sydney Mail*, 14 March 1863, p 5.

²³ W A Bayley, *History of Campbelltown - New South Wales*, revd edn, Campbelltown City Council, 1974, p 76.

bring spectators, horses and others to the track.²⁴ A new platform opened at Glenlee in August 1884.²⁵ In August 1885, a new platform opened at Menangle, which was renamed as North Menangle in 1889.²⁶

Rural land was still used for livestock after the shift of grain cropping west of the mountains after the outbreak of rust in wheat crops on the coast. As well as being farmed by their owners, the estates were often let in whole or in part to tenant farmers. The stock return of 1884 showed that the emphasis of the district had become cattle, though E J Edrop still had 275 sheep against his 65 cattle.

In 1900 landholders almost all concentrated on dairying, which had taken over the farms in major fashion. They also grazed other livestock, and grew some crops. Since these crops comprised maize, oats and barley, it is likely that some at least was grown as supplementary feed for their livestock.

The Menangle Park racecourse was a major attraction to outsiders. In 1914, Alfred Rose Payten designed three grandstands for the Menangle Park racecourse, which were built by E C Lusted of Campbelltown.²⁷ The racecourse was renamed as Menangle Park in 1914 and a new track was built on an 80-acre site, with a railway siding for the track. J J Smith, H Pateson and Dr J L Lamrock were directors of the company. The racecourse also included grandstands, official stands, luncheon rooms and amenities.²⁸ During World War One, there was an internment camp for enemy aliens at the racecourse.²⁹

Two small subdivisions of land near the trotting track were made in 1920.³⁰ These became the nucleus of a small village, which emerged around the railway platform and the racetrack.

During World War Two, the Menangle Park racecourse became a military camp for the 45th battalion of the militia and then for the air force.³¹ In 1945, the Menangle Park racecourse was used to film the Australian feature film *Smithy*.³²

The village continued as a small centre surrounded by farmland. In the 1950s, it possessed its own progress association.³³ In 1956, Celestino Foti moved his fireworks factory to an isolated site in Menangle Park. It later had as many as 89 employees. The factory was later moved to Leppington.³⁴ Its location was shown on the topographical map. High-density subdivision was prohibited in Menangle Park in the 1970s.³⁵

2.5 Glenlee Homestead and Glenlee Estate

The following extract is a history of Glenlee provided by Dr Terry Kass³⁶.

2.5.1 William Howe

Glenlee was an estate established by William Howe in the 1810s. He constructed his new house, which is the subject of this report on that land. William Howe was born in Scotland in 1777. After serving in the Napoleonic wars with the 1st Royal Scots Regiment, he left the army arriving in New South Wales in July 1816 as a free settler along with his wife and four children. He was granted 3,000 acres by Governor Lachlan Macquarie on 13 January 1818. He later became a

²⁴ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 161.

²⁵ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 126.

²⁶ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 127.

²⁷ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 162.

²⁸ W A Bayley, *History of Campbelltown - New South Wales*, revd edn, Campbelltown City Council, 1974, p 126.

²⁹ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 165.

³⁰ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 171.

³¹ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 195.

³² W A Bayley, *History of Campbelltown - New South Wales*, revd edn, Campbelltown City Council, 1974, p 147.

³³ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 212.

³⁴ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 219.

³⁵ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 214.

³⁶ Kass, Dr Terry, *History of Glenlee, 60 Menangle Rd Park 2563*, July 2020, pp 1-25.

magistrate.³⁷ Prior to receiving that grant he had already purchased the land on which he built Glenlee house.

Michael Hayes was the original grantee of that portion. On 14 June 1814, Hayes mortgaged that 120 acres at Airds to Andrew Thompson for £83/1/10. On 27 April 1816, Hayes advertised this 120 acre grant for sale.³⁸ After Thompson's death, Hayes still owed Thompson's estate a total of £99/11/10. William Howe of Parramatta purchased that grant from them on 25 October 1816, for £99/11/10, within months of his arrival in the colony. The deed was not registered and remained with the property deeds until the land was converted to Torrens title.³⁹ The land granted to Howe in 1818 by Governor Macquarie however happened well over a year later.

The Hayes grant provided access to a water resource, the Nepean River, with alluvial flats for farming and was probably an important factor for this selection of land by Howe. Hayes' grant located on a prominent rise, with visual qualities afforded by the rise over the surrounding landscape was an ideal place to build a conspicuous residence for a local notable. At the time of construction of the Glenlee homestead, Howe had two sites, Glenlee Portion 1 (120 acres) with a view to the Nepean River and the surrounding landscape and Portion 10 Eskdale, (3000 acres) an expansive holding but of lower altitude. He chose Portion 1 for Glenlee homestead, refer to Figure 21. Further evidence confirms that Howe was living at Molle's Mains, Minto, during the construction of Glenlee⁴⁰,

Glenlee Estate Outbuildings, Garden and Gate lodge SHR 00009 represents the core of Glenlee an estate established by William Howe in the 1810s and recorded as 7200 acres in 1822. The site currently comprises part of three portions, Lots 1, 2 and 3, as indicated in Figure 3.

Howe acquired numerous other parcels of land, some by purchase and some by lease. The 1822 Muster showed that he held a total of 7,200 acres, with 520 acres cleared. He had 160 acres planted with wheat, 10 of maize, 3 of barley, 12 in oats, 2 of peas or beans, 6 acres of potatoes and 9 acres of garden or orchard. Additionally, he held 7 horses, 350 cattle, 1550 sheep, and 200 hogs.⁴¹ Howe had quickly invested his money in the most likely ways for making a profit in the new colony.

An undated plan of farms at Airds by surveyor James Meehan showed a 'Yard' on Robert Campbell's portion 3, immediately south of Hayes' grant, close to where Glenlee would later be built.⁴² There is no evidence that Hayes had built a house on his grant. It is notable that a reward was offered on 27 November 1823 for information about a fire 'in the Barn contiguous to the Cottage of William Howe Esq at Glenlee'.⁴³

Howe engaged architect Henry Kitchen to design a house but Kitchen died before work commenced. In April 1823, Parramatta builders Robert Gooch and Nathaniel Payten were engaged to construct the house. Michael Reymond investigated the design of Glenlee in 1978 and found that Greenway had nothing to do with the design of the house: he was merely called in as independent witnesses by each of the parties in the proceedings after the house had been complete⁴⁴. With construction still incomplete, Howe and his builders were in court over payment nearly two years later.⁴⁵

The Riley Brothers are recorded in an entry about William Howe as prosecuting him for failing to pay for building Glenlee.⁴⁶ No evidence has been found for this claim.

³⁷ V Parsons, 'William Howe (1777-1855)', ADB, Volume 1, pp 561-2

³⁸ *Sydney Gazette*, 27 April 1816, p 1

³⁹ Copy in NRS 17513, RPA 11904, SANSW

⁴⁰ Reymond, Michael, *History of Glenlee, Menangle Road, Campbelltown*, 1978 (unpublished paper), p.1

⁴¹ C J Baxter, *General Muster and Land and Stock Muster of New South Wales: 1822*, ABGR, Sydney, 1988, B00951

⁴² SA Map 1137 (originally A.299)

⁴³ *Sydney Gazette*, 27 Nov 1823 p 1

⁴⁴ Reymond, Michael, *History of Glenlee, Menangle Road, Campbelltown*, 1978 (unpublished paper), p.11.

⁴⁵ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 46

⁴⁶ V Parsons, 'William Howe (1777-1855)', ADB, Volume 1, pp 561-2

There are scattered references in the press that suggest Howe's continuing building activity. On 23 June 1824, the Court of Criminal Jurisdiction heard a case against men accused of carrying off stones, 'the private property of William Howe, Esq of Glenlee'.⁴⁷ In May 1825, William Howe advertised for one or two stonemasons for piecework. The stones they would be working on had already been cut.⁴⁸ The house was complete by late 1827. The Governor visited 'Glenlee-house' in November 1827 after receiving an invitation from Howe.⁴⁹

The November 1828 Census recorded that Howe held a total of 3,500 acres, with 1,000 acres cleared and 500 acres cultivated. His livestock included 20 horses, 650 cattle and 600 sheep.⁵⁰ A number of descriptions of the house and its estate survive.

The 1833 Post Office Calendar noted that,

Glenlee is celebrated as being the best dairy farm in the Colony. Mr. Howe has also cultivated grasses, and the hay produced on his farm has been in much request. The meadows are divided by hedges, and the whole farm is as well laid out as one on the banks of the Thames. Glenlee House is a handsome two-story house; the staircase and steps are formed of a calcareous drab coloured stone, well suited for interior work. The gardens are extensive, the vinery being in a forward state.⁵¹

Mrs Felton Mathew, the wife of assistant surveyor Felton Mathew travelled with him. In October 1833, when her husband was surveying in the Menangle district she noted in her diary on 18 October 1833 that,

Approaching the residence of Mr Howe the proprietor of Glenlee, we were much pleased with the extensive and beautiful prospect which it commands: the hills are many of them high and remarkable resembling closely some parts of the Wiltshire downs; almost the whole district of the Cowpastures lies spread out in view ... Glenlee is an ugly ill-planned house with extensive farm buildings about it, the fields and meadows are undulating, and many of them are surrounded by hedges, which is a rare and pleasant sight.⁵²

In his description of New South Wales published in 1837, John Dunmore Lang wrote that,

William Howe, Esq, of Glenlee, the proprietor of an extensive beautiful estate on the banks of the Cow-pasture River, about thirty-five miles from Sydney, being almost the only cultivator of English grasses to an extent worth mentioning in the colony. Hay of the produce of the Glenlee Estate is forwarded to Sydney once a week on drays drawn by oxen, and sold in the market. The Glenlee estate is famous also as the first dairy-farm for the manufacture of butter in the colony...⁵³

He later described the estate,

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

⁴⁷ *Sydney Gazette*, 1 July 1824 p 2

⁴⁸ *Sydney Gazette*, 5 May 1825 p 1

⁴⁹ *Sydney Gazette*, 26 Nov 1827 p 2

⁵⁰ *Census of New South Wales - November 1828*, edited by M. R. Sainty & K. A. Johnson, Library of Australian History, Sydney, 1980, H2574

⁵¹ *New South Wales Calendar and Post Office Directory*, Sydney, 1833, p 63

⁵² O Havard, 'Mrs Felton Mathew's Journal', *JRAHS*, 29, 1943, p 178

⁵³ J D Lang, *An Historical and Statistical Account of New South Wales Both as a Penal Settlement and as a British Colony*, A J Valpy, London, 1837, Vol 1, p 418

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-story house, built partly of brick and partly of drab-coloured sandstone – is rich, and most agreeably diversified.⁵⁴

According to various witnesses, Howe's agricultural abilities were either completely lacking or he was fully competent. Howe seems to have been far more accomplished than many gave him credit for. He was an early member of the Agricultural Society and the Agricultural Stock Club. He became a horse breeder, and member of the Australian Racing Club. Howe died at Glenlee on 1 August 1855 aged 78. He was buried at the Presbyterian Cemetery at Campbelltown.⁵⁵

During his lifetime, William Howe acquired a number of adjoining portions of land enlarging his Glenlee estate. Detailed histories of each of these portions are provided in Section 2.6 History of Portions. The following table outlines the order in which he acquired those parcels of land. In addition to purchasing new by portions, he also leased portions 25 and 26 in the parish of Narellan for 7 years.

Acquisition of Portions in Glenlee by William Howe

Parish	Portion	Area	Original Grantee	Date of Sale to William Howe
Menangle	1	120 acres	Michael Hayes	25 October 1816
Narellan	10	3,000 acres	William Howe	13 January 1818
Narellan	28	40 acres	John Howson	30 October 1821 Confirmed 18 & 19 March 1825
Narellan	27	40 acres	William Tyson	26 & 27 January 1824
Menangle	4	200 acres	Mary Reiby	13 July 1827
Menangle	5	80 acres	James Bean	2 & 3 November 1837
Narellan	25	45 acres	John Love	Leased on 1 July 1839
Narellan	26	45 acres	John Hoare	Leased on 1 July 1839

2.5.2 Howe/Fitzpatrick Estate

William Howe (Figure 7) developed his Glenlee estate into a model property. By the 1830s, Glenlee was one of the best dairy farms in NSW. It was sowed with improved pastures. Howe sold the hay. Hedges of quince and lemon trees divided the fields. Howe was also a paternalistic landowner looking after his 60 employees.⁵⁶

In 1839, William Howe and his son bought many cattle and horses from the estate of William Redfern and Howe mortgaged Glenlee in order to pay for them. Howe did not manage to repay the loan and the land passed to the mortgagees in 1850. However, the Howes remained as lessees until William Howe junior died in 1858.⁵⁷

On 21 and 22 July 1839, a deed of mortgage by Lease and Release was signed between various parties, 1st William Howe and his wife, Mary, 2nd Ephraim Howe, 3rd Henry Colden Antill and Thomas Wills, trustees of the will of William Redfern. By that deed, the Glenlee Estate was offered as security for a loan of £20,350. The land included 3,000 acres granted to Howe; 200 acres granted to Reiby; 120 acres granted to Hayes; 88 acres granted to Campbell; 40 acres granted to Tyson; and 40 acres granted to Howson.⁵⁸ On 4 December 1849, having accepted his inability

⁵⁴ J D Lang, *An Historical and Statistical Account*, Vol 2, p 131

⁵⁵ V Parsons, 'William Howe (1777-1855)', ADB, Volume 1, pp 561-2

⁵⁶ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 46

⁵⁷ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 108

⁵⁸ OSD, No 502, Bk P

to redeem the land by paying off the loan, William Howe released the equity of redemption on the property for the £20,350 owed by him.⁵⁹ William Howe died in 1855. Much of land had been let to tenants.⁶⁰

On 1 September 1851, Henry Colden Antill, of Stonequarry, esquire and Thomas Wills, of Port Phillip, esquire signed a formal lease of Glenlee to Edward Howe and William Howe, junior, both of Glenlee, esquires for 5 years. The land was described as Glenlee with 'the messuage or dwelling house and all singular the barns stables and other buildings' already in their occupation. The parcels involved measured 2,580 acres, 200 acres, 120 acres [with house], 80 acres, 40 acres and 40 acres. The rent was £130 for the first year then £175 for later years. The Howes were also able to spend up to £25 per annum to repair the house, outhouses and fences with the approval of the lessors.⁶¹

On 8 November 1859, Thomas Wills, originally of Port Phillip, but now of England, the surviving trustee of William Redfern's estate conveyed to James Fitzpatrick of The Grange near Narellan, landholder, the land included in the 1839 mortgage, for £14,500.⁶² James Fitzpatrick (Figure 8) had been buying up estates in the area. In 1849, he bought Mowat's Magellan estate (formerly W H Hovell's), then the Grimes' grant of 335 acres in 1851, and Throsby's Smeaton 550 acres grant. Thus by the 1860s, he held most of the grants south-west of Campbelltown towards Menangle.⁶³

James Fitzpatrick had accompanied Hamilton Hume on his expedition from Lake George to Port Phillip. Fitzpatrick had been transported to NSW in 1822 as one of 43 Irish protesters on the ship *Mangles* with a 7 year sentence for being out during the curfew. He was assigned to Hamilton Hume and accompanied him on the Port Phillip expedition. Settling in Appin after the expiry of his sentence in 1829 Fitzpatrick acquired the squatting run Cucumla between Cootamundra and Gundagai of 56,000 acres then going on to acquire other runs. He started purchasing farms in the Campbelltown district starting with the land granted to W H Hovell.⁶⁴

The Howe family had added to the facilities around the house including outbuildings for the dairy farm and other purposes.⁶⁵ Plans drawn for the extension of the railway south from Campbelltown showed a number of those buildings (Figures 9 & 11). When Fitzpatrick sold some of his land for the right of way for the railway across the parish, a plan on the deed showed Glenlee House as well as many of the outbuildings, fences and other buildings nearby (Figure 10).⁶⁶

⁵⁹ OSD, No 264 Bk 18

⁶⁰ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 108

⁶¹ OSD, No 345 Bk 24

⁶² OSD, No 271 Bk 65

⁶³ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 109

⁶⁴ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 108-9

⁶⁵ C Lucas, 'Glenlee House', *Architecture Australia*, July 1981, p 58

⁶⁶ OSD, No 475 Bk 80



Figure 7: William Howe of "Glenlee" near Camden.

Source: Trove: Image Number archive catalogue:110113217, Call Number: Government Printing Office 1 - 18183, Original negative held by State Archives & Records Authority of New South Wales.



James Fitzpatrick, patriarch of the prominent Menangle Park dynasty.

Figure 8: James Fitzpatrick.

Source: McGill, J., Fowler, V., Richardson, K. *Campbelltown's Streets & Suburbs: How and why they got their names*, 1995.

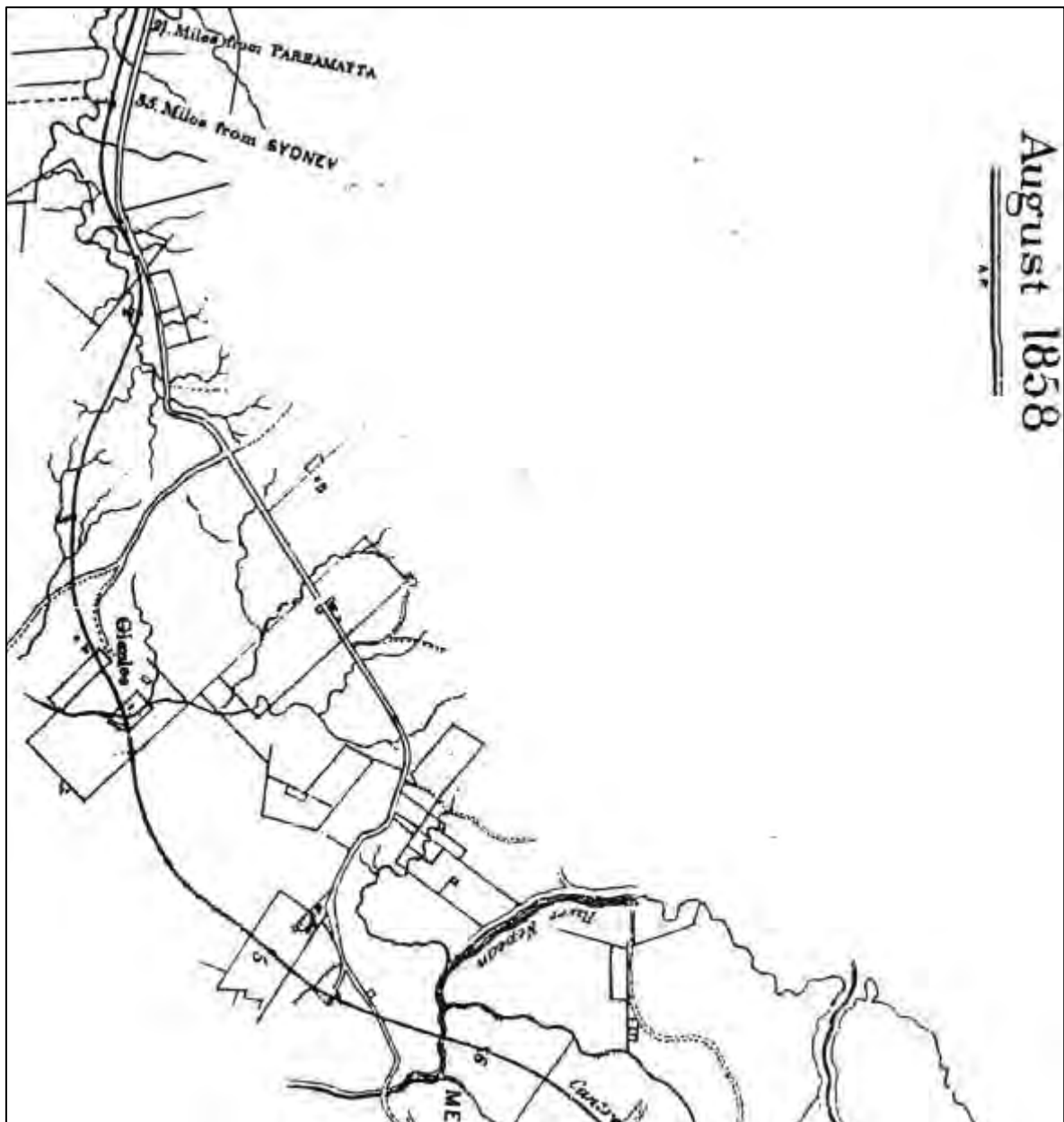


Figure 9: Glenlee was shown on this map of the new railway dated August 1858. Source: Great Southern Railway – Proposed Extension – Campbelltown to Picton, Aug 1858, M2 811.31gme/1858/1

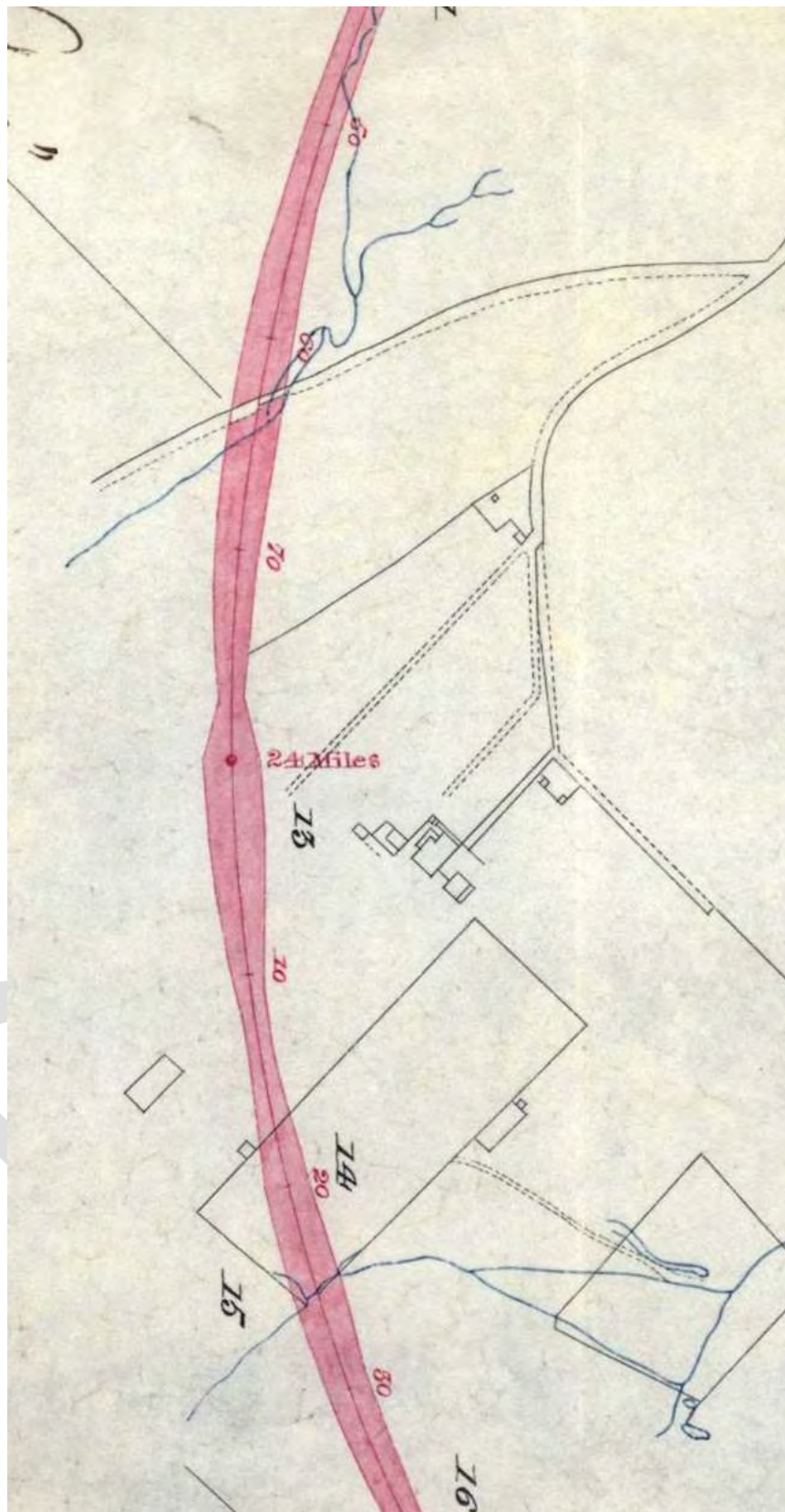


Figure 10: The deed of conveyance of land to the railway from Fitzpatrick included this plan showing the right of way for the railway plus detail of buildings at Glenlee. Source: OSD, No 475 Bk 80

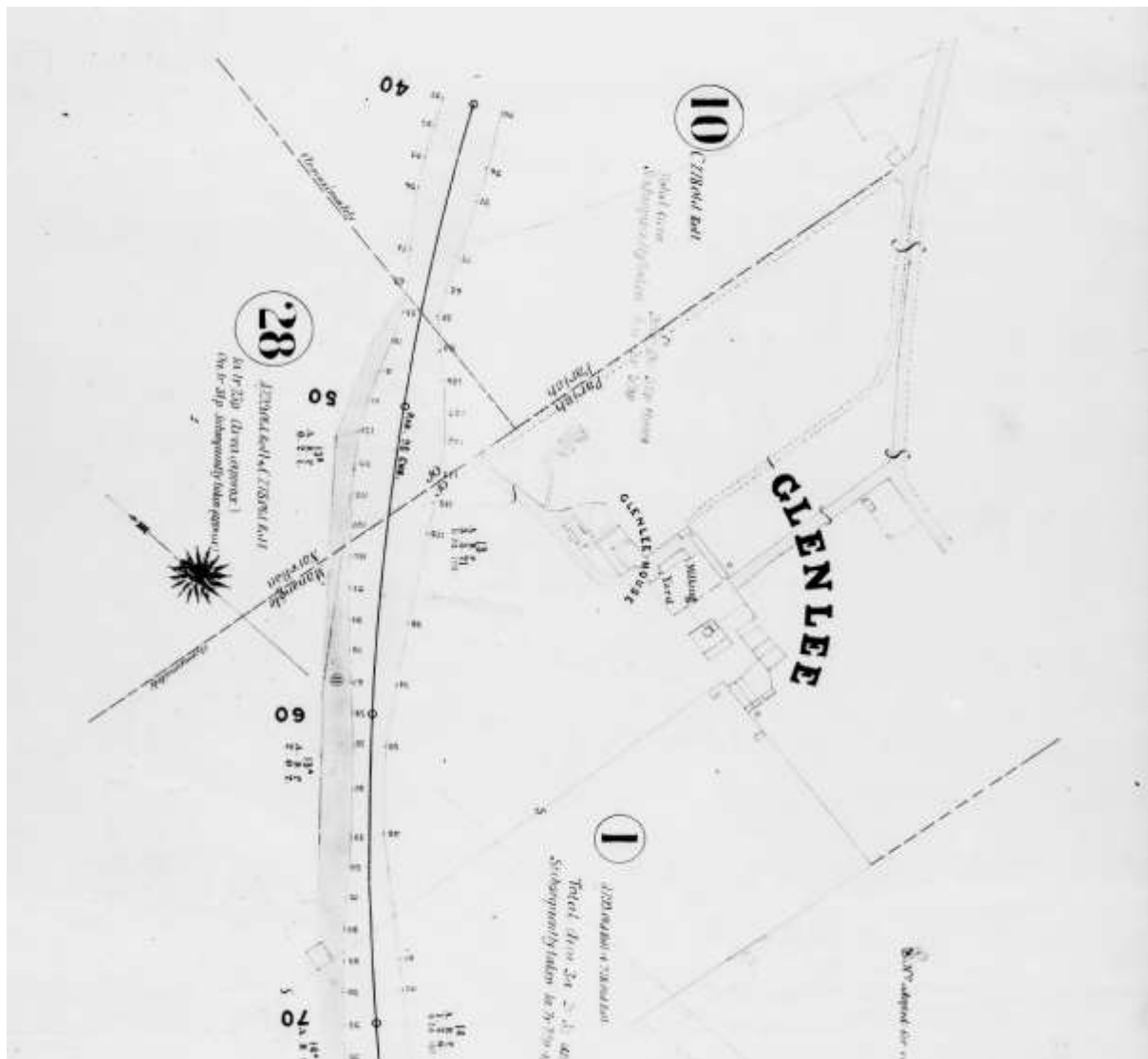


Figure 11: The more detailed plan of the railway provided more precise details of buildings at Glenlee. This plan would have been prepared when the line was surveyed but it was not charted onto parish maps in detail until 1903. Source: Ms.2003.3000, Crown Plan

Fitzpatrick also enlarged the Glenlee Estate as shown in the following table. Detailed histories of those portions are provided in Appendix B.

Acquisition of Portions at Glenlee by James Fitzpatrick

Parish	Portion	Area	Original Grantee	Date of Sale to James Fitzpatrick
Menangle	2	100 acres	Owen Connor	31 May 1866
Narellan	24	40 acres	Robert Chapman	3 March 1876

Glenlee remained in the hands of the Fitzpatrick family for many years. James Fitzpatrick died on 27 July 1882.

In 1875, M R Campion, a painter and decorator, altered Glenlee House, painting the stair hall to resemble marble.⁶⁷ Campion's signature was found amongst his decoration when the building

⁶⁷ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 83

was being restored in the 1970s.⁶⁸ Various families such as Cummins, Michael J Vardy, the Tabers, Conroy and Doyle also leased Glenlee.⁶⁹

Joseph Lawler, probably one of the tenants, lived on the Glenlee estate, in cottage on the "hillside south-east of Glenlee House". He died on 5 June 1896.⁷⁰

Similarly, "on the flat immediately south of Glenlee House and on the eastern side of the railway", Moloney remembered a market garden enclosed with quince hedges conducted by a Chinese market gardener Ah Shoo, who later died in Liverpool.⁷¹ The plan on the deed of October 1862 conveying the right of way to the railway showed two enclosed areas south-west of Glenlee House. One of them probably correlated with Ah Shoo's market garden.⁷²

In 1883, the colonnade of Glenlee house was rebuilt on the main façade. During the 1890s Glenlee was rendered in stucco, new window sashes were inserted and the front door was replaced and all original joinery was removed.⁷³ When the building was undergoing restoration in the 1970s, the signatures of the tradesmen who completed the work were found in the building fabric.⁷⁴

An advertisement offering Glenlee for a lease of five years, consisting of 3,000 acres was issued in 1891. The property included a 'superior gentleman's residence and convenient outhouses, together with large stables, coach houses and loose boxes on the property'. It was then occupied by Sydney Burdekin and John Kidd (Figure 12).⁷⁵

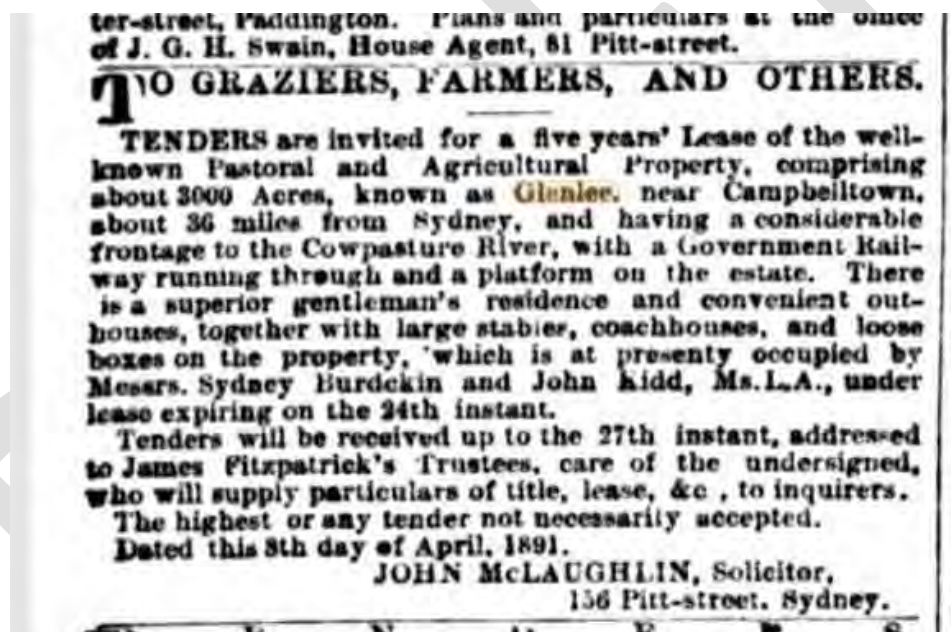


Figure 12: Advertisement offering Glenlee for lease. Source: *SMH*, 10 April 1891, p 8

The estate continued to maintain its high reputation. In 1902, James Hassall remembered that Glenlee butter had been famous on the Sydney market for many years.⁷⁶

⁶⁸ C Lucas, 'Glenlee House', *Architecture Australia*, July 1981, p 59

⁶⁹ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 133

⁷⁰ J J Moloney, *Early Menangle*, Australian Society of Patriots, Newcastle, 1929, p 11

⁷¹ J J Moloney, *Early Menangle*, Australian Society of Patriots, Newcastle, 1929, p 11

⁷² OSD, No 475 Bk 80

⁷³ New South Wales Heritage Branch inventory, Glenlee

⁷⁴ C Lucas, 'Glenlee House', *Architecture Australia*, July 1981, p 59

⁷⁵ *SMH*, 10 April 1891, p 8

⁷⁶ J S Hassall, *In Old Australia: Records and reminiscences*, R S Hews, Brisbane, 1902, p 43

A Real Property Application was made by Patrick James O'Donnell, of Cootamundra, grazier, the sole surviving trustee of the will of James Fitzpatrick, of Glenlee, Campbelltown, esquire on 7 November 1900.⁷⁷ An adjacent Real Property Application of 19 November 1900 showed that the land granted to Connor was occupied by William Cummins, Menangle, and J I O'Donnell, "Glen Lea", occupied Campbell's grant.⁷⁸

The Old Minto Road did not follow its earlier line, so some land needed to be purchased to make up the discrepancy. On 29 December 1905, Licensed Surveyor R J A Roberts reported that this road was known as 'the Minto Road' in Howe's grant description, and was not used much by the public but mainly by people getting access to Glenlee homestead and to Glenlee platform.⁷⁹ Roberts' survey of 15 December 1905 showed the approximate position of Glenlee house plus the 'old brick lodge' and the 'old track to Glenlee House, not now used' (Figures 13 & 14).⁸⁰



Figure 13: LS R J A Roberts' survey of Portion 49 showing the 'old brick lodge'. Source: C.2575.2030, Crown Plan

⁷⁷ RPA 11904

⁷⁸ RPA 11738

⁷⁹ NRS 8022, Aln 08/14296, Lands, Alienation Branch, Correspondence, SANSW 10/36263

⁸⁰ C.2575.2030, Crown Plan

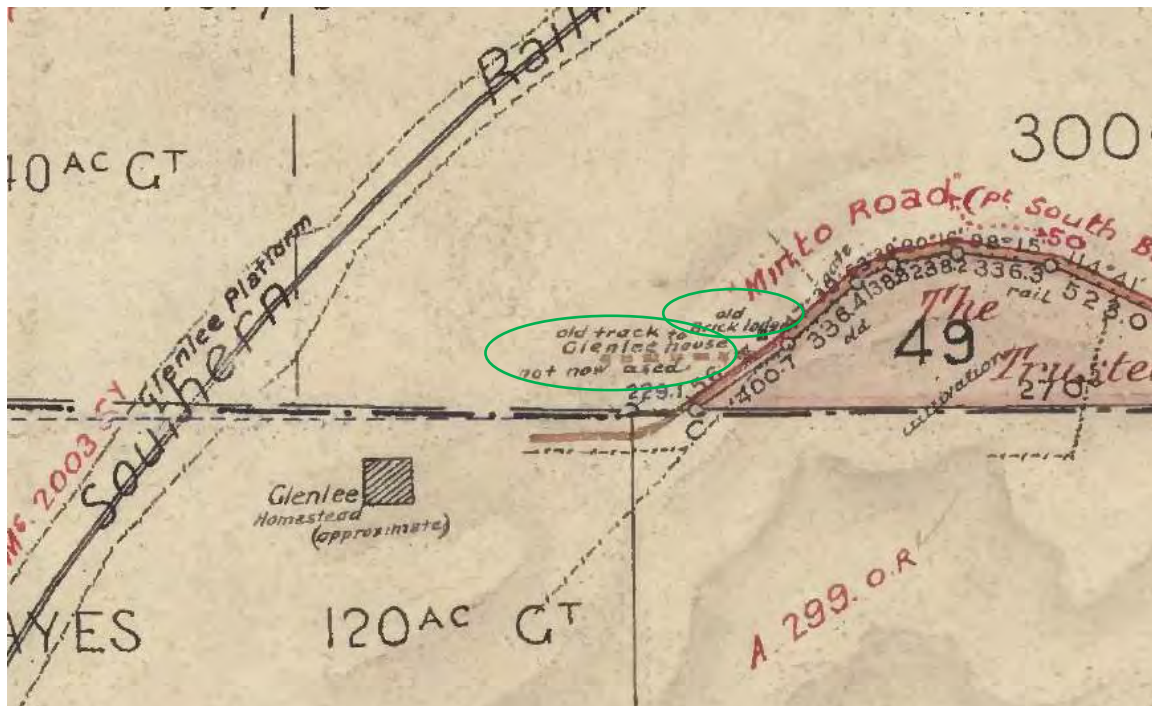


Figure 14: Enlargement of Roberts' survey showing the 'old track to Glenlee House' 'not now used'.
 Source: C.2575.2030, Crown Plan

In order to allow claims by adjoining landowners for access, other arrangements had to be made. Both Hoare and Love's 45 acre grants were owned by Daniel Cooper and were let to Edward Bergin. A later plan of 13 March 1907 by Licensed Surveyor J M Conroy held in the Real Property Application showed this right of way as well as showing "Bergin's House" and the land occupied by him. Additionally, it showed a dairy, a lodge and Glenlee and its stables. Another plan showed the route of the right of way across Glenlee as well as the bridge sites (Figures 15 & 16).⁸¹

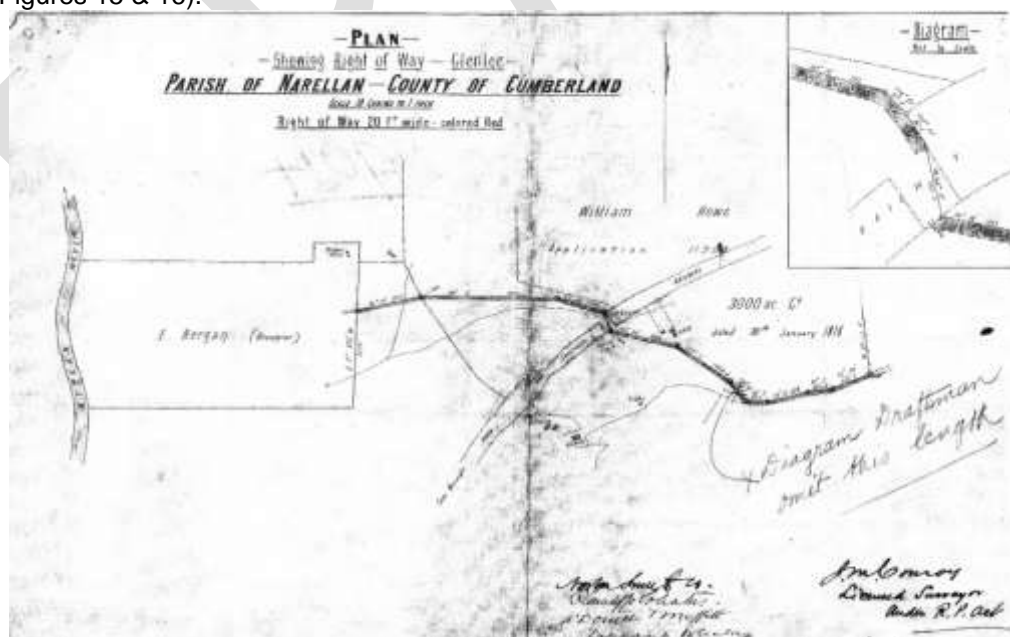


Figure 15: LS J M Conroy's survey showing the dairy, a lodge, Glenlee and its stables.
 Source: NRS 17513, RPA 11904, SANSW

⁸¹ NRS 17513, RPA 11904, SANSW

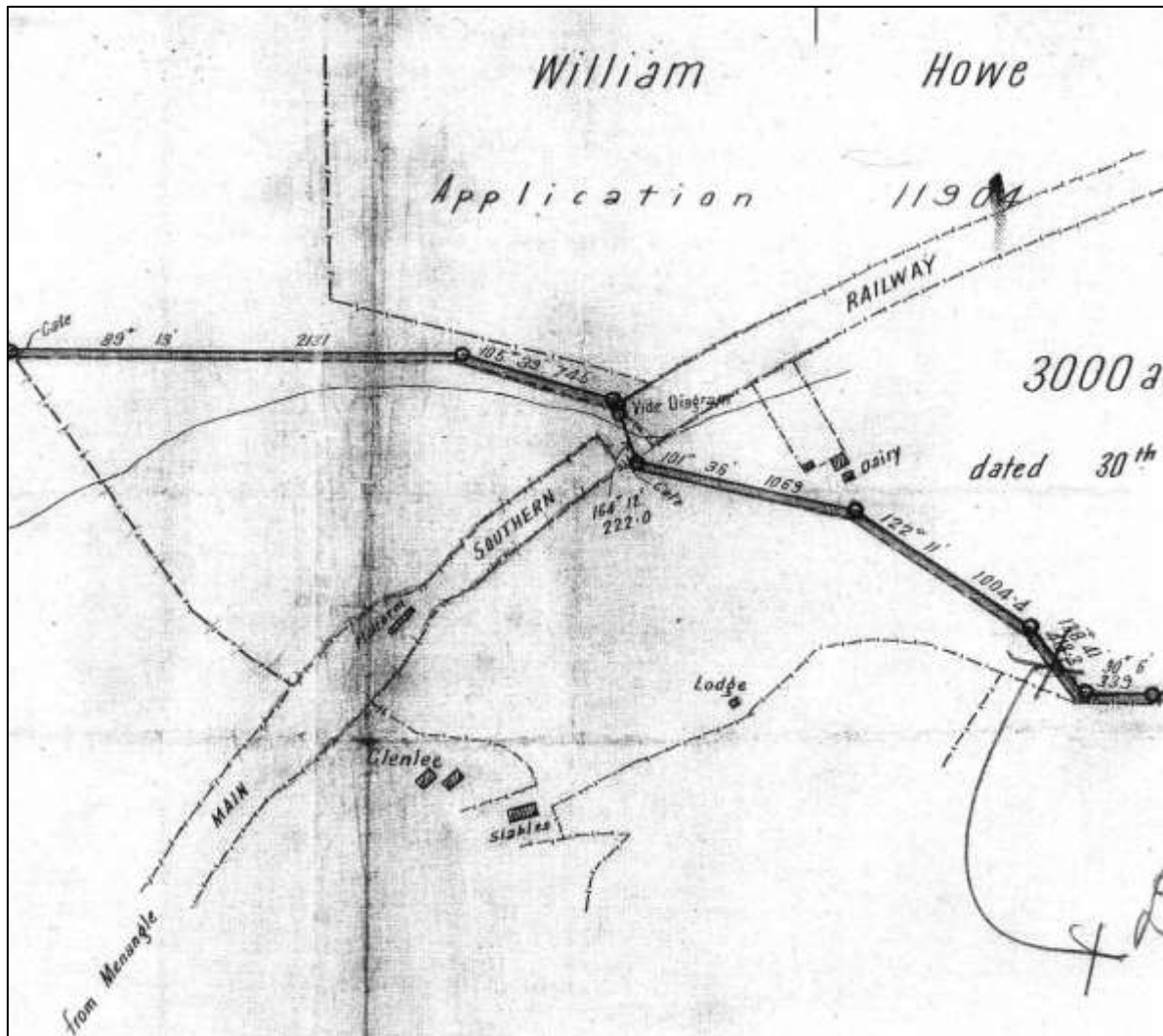


Figure 16: Enlargement of Conroy's survey. Source: NRS 17513, RPA 11904, SANSW

A plan of April 1909 showing a military manoeuvre area showed Glenlee but no detail (Figure 17).⁸²



Figure 17: This military map of April 1909 showed only the main house. Source: Lands, University of Sydney officers' course of instruction in duties of general staff, June 1909, ML Map M2 811.11.1909/1

A Certificate of Title for Glenlee was issued to the Perpetual Trustee Co Ltd on 2 May 1910 when the Real Property Application was finally accepted.⁸³ John Glenlee Fitzpatrick took up residence in Glenlee about 1910.⁸⁴ By the 1920s, the Fitzpatrick family of Glenlee employed dairymen to run the dairies on their property.⁸⁵ A 1917 map of military manoeuvre area showed only the main building (Figure 18).⁸⁶

⁸² Lands, University of Sydney officers' course of instruction in duties of general staff, June 1909, ML Map M2 811.11.1909/1

⁸³ C T 2053 f 122

⁸⁴ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 133

⁸⁵ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 184

⁸⁶ Great Britain, War Office, Map of the Liverpool-Menangle manoeuvre area, New South Wales, NLA Map G8971.R1 1917

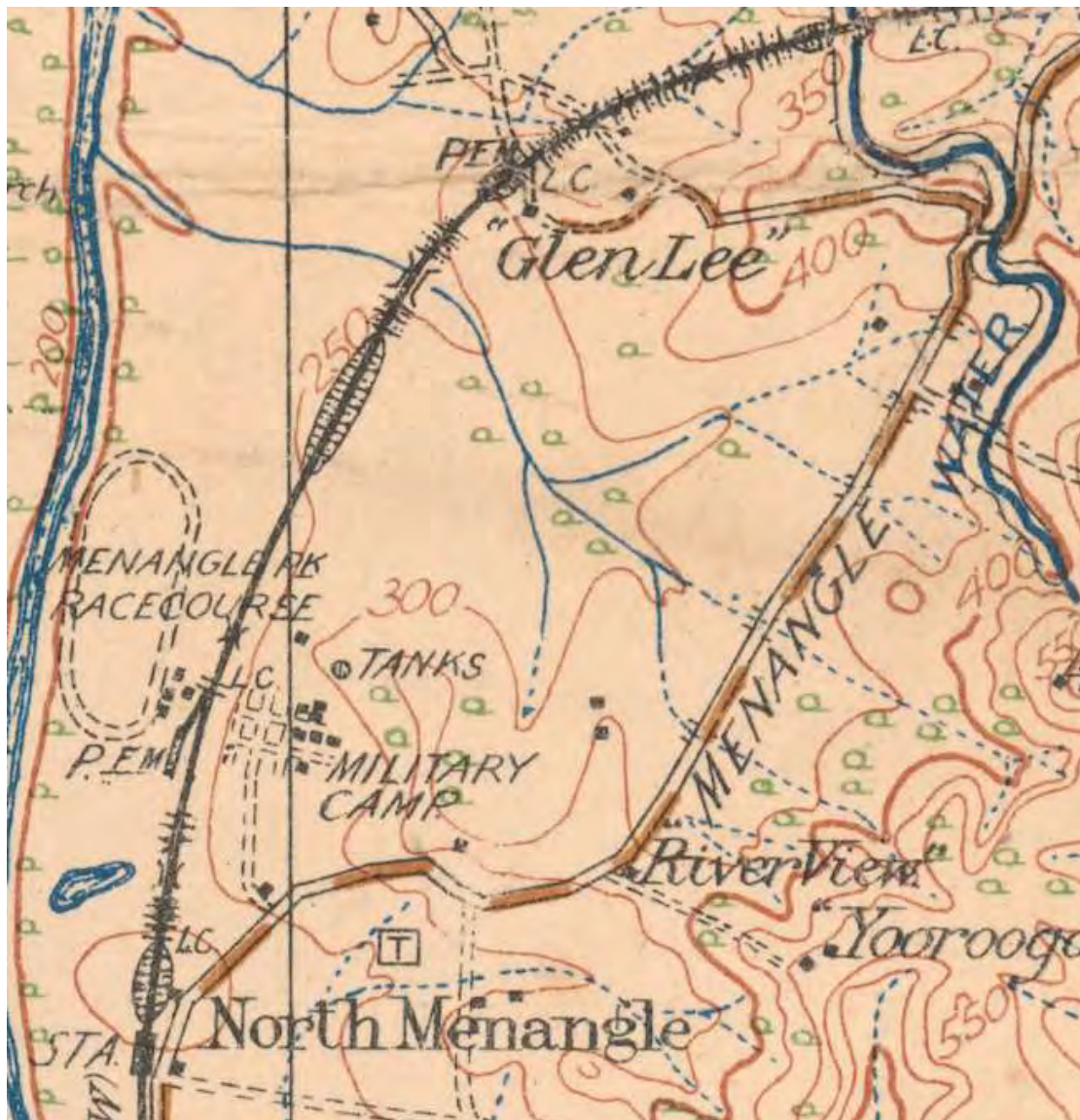


Figure 18: This 1917 military maps showed the main house and what was probably the lodge.
Source: Great Britain, War Office, Map of the Liverpool-Menangle manoeuvre area, New South Wales, NLA Map G8971.R1 1917v

By the 1920s, Chinese market gardeners were leasing the parts of Owen Connor's 100-acre grant near the river for their crops.⁸⁷ During the 1930s, all the original chimney pieces except one in Glenlee were replaced and new bathrooms were added. The 1933 topographic map only showed the main building (Figure 19).⁸⁸

⁸⁷ J J Moloney, *Early Menangle*, Australian Society of Patriots, Newcastle, 1929, p 10

⁸⁸ Australia – Army, Topographic maps, 1:63,360 series, ML Maps M Ser 3 804/3, Zone 8, No 428, 1933

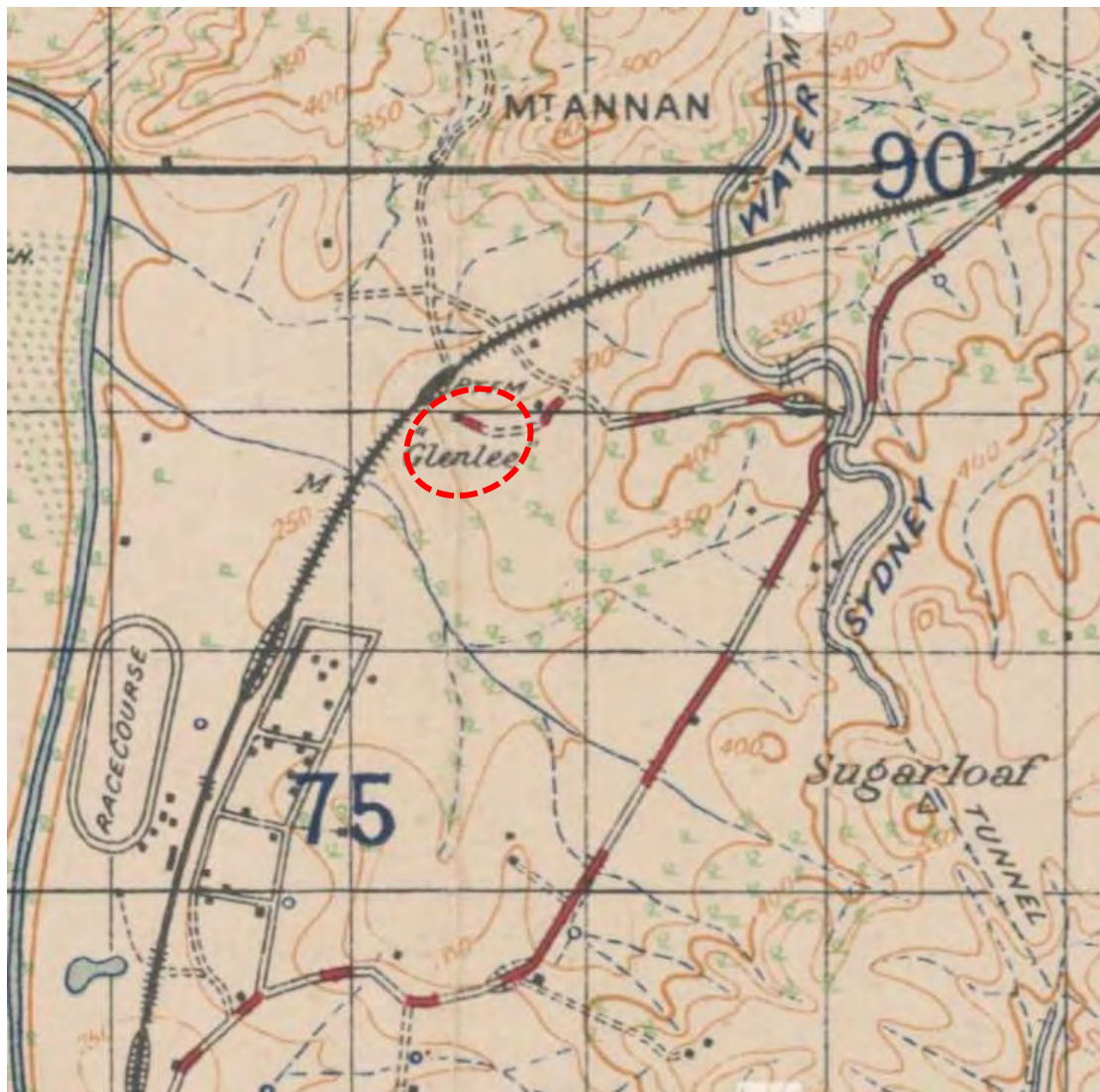


Figure 19: The topographical map of 1933 showed identical detail to the 1917 map. Source: Australia – Army, Topographic maps, 1:63,360 series, ML Maps M Ser 3 804/3, Zone 8, No 428, 1933

Glenlee was transferred to James Glenlee Fitzpatrick, of Strathfield, gent and Bryan Glenlee Fitzpatrick, of Strathfield gent, as tenants in common on 21 March 1939.⁸⁹ A new Certificate of Title was issued to James Glenlee Fitzpatrick, of Strathfield, gent and Bryan Glenlee Fitzpatrick, of Strathfield gent, as tenants in common on 6 October 1939 for 3,372 acres 1 rood 37 perches comprising most of Glenlee.⁹⁰ A small triangular piece of land at the south-east corner, part of Mary Reiby's and James Bean's grant was held by Fieldhouse. (This land later became the subject of RPA 49665). A photo of Glenlee house supplied by Mr Fitzpatrick was published in 1943 in a transcription of Mrs Felton Mathew's diary (Figure 20).⁹¹

⁸⁹ CT 2053 f 122

⁹⁰ CT 5083 f 230-1

⁹¹ O Havard, 'Mrs Felton Mathew's Journal', *JRAHS*, 29, 1943, p 177



Figure 20: Photograph of Glenlee published in 1943.

Source: O Havard, 'Mrs Felton Mathew's Journal', *JRAHS*, 29, 1943, p 177

Part of Glenlee consisting of 471 acres being parts of Portions 1, 3, 4 and 5 of Parish Menangle and Portion 10 parish Narellan were transferred to Kathleen Fitzpatrick, Strathfield, widow on 9 October 1942.⁹² A new Certificate of Title was issued to Kathleen Fitzpatrick, Strathfield, widow on 13 July 1943.⁹³

A proposal by the government in 1946 to resume Glenlee for a mental hospital met strong local opposition, especially since it was historic property. As a working dairy farm it employed a number of local people.⁹⁴ At that time, Glenlee had two dairies, which produced 10,800 gallons of milk per month, and employed 32 people.⁹⁵ The proposal did not proceed.

In 1954, Glenlee was divided amongst members of the Fitzpatrick family. On 3 December 1954, Kathleen Fitzpatrick, of Strathfield, widow transferred the house and 124 acres 20 perches to James Glenlee Fitzpatrick, Campbelltown, grazier.⁹⁶ A new Certificate of Title was issued to James Glenlee Fitzpatrick, of Campbelltown, grazier on 28 November 1957.⁹⁷

A new role for the locality emerged. In 1958, a rail siding was built at Glenlee for loading coal from nearby mines.⁹⁸ Coal loading commenced at the Glenlee siding on 14 January 1959.⁹⁹ It

⁹² CT 5083 f 230-1

⁹³ CT 5384 f 166

⁹⁴ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 216-7

⁹⁵ W A Bayley, *History of Campbelltown - New South Wales*, revd edn, Campbelltown City Council, 1974, p 147

⁹⁶ CT 5384 f 166

⁹⁷ CT 7403 f 150

⁹⁸ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 218

⁹⁹ W A Bayley, *History of Campbelltown - New South Wales*, revd edn, Campbelltown City Council, 1974, p 170

was gradually closed down from the late 1980s due to concern over its impact on the Nepean River.¹⁰⁰

After the death of James Glenlee Fitzpatrick on 17 June 1959, the core property included the house passed to Gladys Maude Fitzpatrick of Campbelltown on 8 September 1961.¹⁰¹ On 4 September 1968, she transferred it to the State Planning Authority.¹⁰² On 9 June 1969, it was leased to Heathcote Clifford Mallam, dairy farmer of Cronulla. The lease expired in 1977.¹⁰³

Glenlee was gazetted as a 'place of historic interest' under the County of Cumberland Planning Scheme on 1 June 1973.¹⁰⁴

The Metropolitan Waste Disposal Authority commenced a waste management centre north of Glenlee in April 1975. It was later acquired by SITA and operates as a landfill and Materials Recycling Facility. Despite this the Glenlee estate was included in Scenic Protection Zoning in 1975.

Glenlee was added to the federal government's Register of the National Estate in 1978. National Estate grants during 1977-8 of \$33,000 funded restoration of the house and waterproofing works by Clive Lucas of Fisher Lucas. A new kitchen was added and the interiors were restored to their 1820s appearance except the drawing room, which remained in its 1890s configuration. The work was commissioned in August 1978 and complete by April 1979.¹⁰⁵ In March 1977, the New South Wales Planning and Environment Commission became the registered proprietors of Glenlee.¹⁰⁶

Glenlee and part of the estate east of the railway was included in Permanent Conservation Order No 9 under the NSW Heritage Act on 5 November 1982.¹⁰⁷ During 1983, William Whittam restored the damaged sections of the stair well and the Georgian cedar joinery was renewed.

Part of the Glenlee estate was included in the proposed botanic garden in 1984, which later became The Australian Botanic Garden Mount Annan. Also in 1984, a 1930s style bathroom was modernised and landscaping by Michael Lehany and James Broadbent reinstated earlier landscaping and they introduced new twin olive hedges, perpendicular to the primary homestead entry facade.

The main western front was returned to its former role as the central focus of the house. Old cobblestones were revealed and stables constructed of timber slabs were restored.

Glenlee was added to the Campbelltown Local Environmental Plan as an item of environmental heritage on 1 May 1987.¹⁰⁸ The State Planning Authority had acquired Glenlee in 1968. It was later sold back into the private ownership. From about 1990 onwards, the private owner David Wilson planted an olive grove on the estate producing extra virgin olive oil.¹⁰⁹ The trees were removed after 2014.

Glenlee was identified in the 2000 study by Morris & Britton.

¹⁰⁰ C Morris & G Britton, *Colonial Landscapes of the Cumberland Plain and Camden, NSW*, 2000, p 86

¹⁰¹ *SMH*, 18 June 1959; C T 7403 f 150

¹⁰² C T 7403 f 150

¹⁰³ C T 7403 f 150

¹⁰⁴ *NSWGG*, 1 June 1973, pp 2012-3

¹⁰⁵ C Lucas, 'Glenlee House', *Architecture Australia*, July 1981, p 58

¹⁰⁶ C T 7403 f 150

¹⁰⁷ *NSWGG*, 5 Nov 1982, pp 5105-6

¹⁰⁸ *NSWGG*, 1 May 1987, pp 2200-1

¹⁰⁹ <https://www.girl.com.au/glenlee-olive-grove.htm>, Accessed 22 July 2020

2.6 History of Portions: Parish of Menangle

2.6.1 Introduction

The land portions associated with the Glenlee Estate fall within two Parish boundaries – Parish of Menangle and Parish of Narellan. The extent of the Glenlee Estate during control by the Howe and Fitzpatrick families can be appreciated in Figures 21 and 22. Many of the portions, which lie within the Menangle study area, have gaps in the title, due to the early date at which the land was granted and then sold. While this complicates the research process, it should be noted that most of these portions came into the hands of a few larger landholders who then held them for many years.

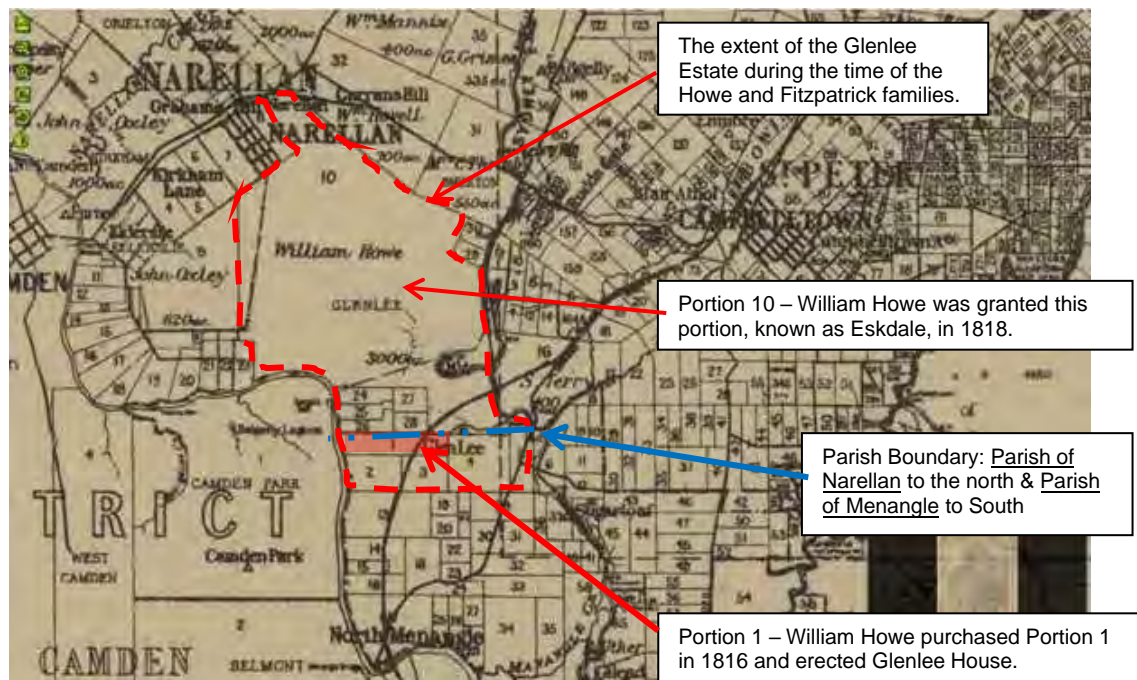


Figure 21: The approximate extent of the Glenlee Estate during control by the Howe and Fitzpatrick families.

Source: Trove: (In part) Map of the County of Cumberland, New South Wales, 1925 / compiled, drawn and printed at the Department of Lands, Sydney N.S.W. MAP G8971.G46 svar (<https://nla.gov.au/nla.obj-233825705/view>)

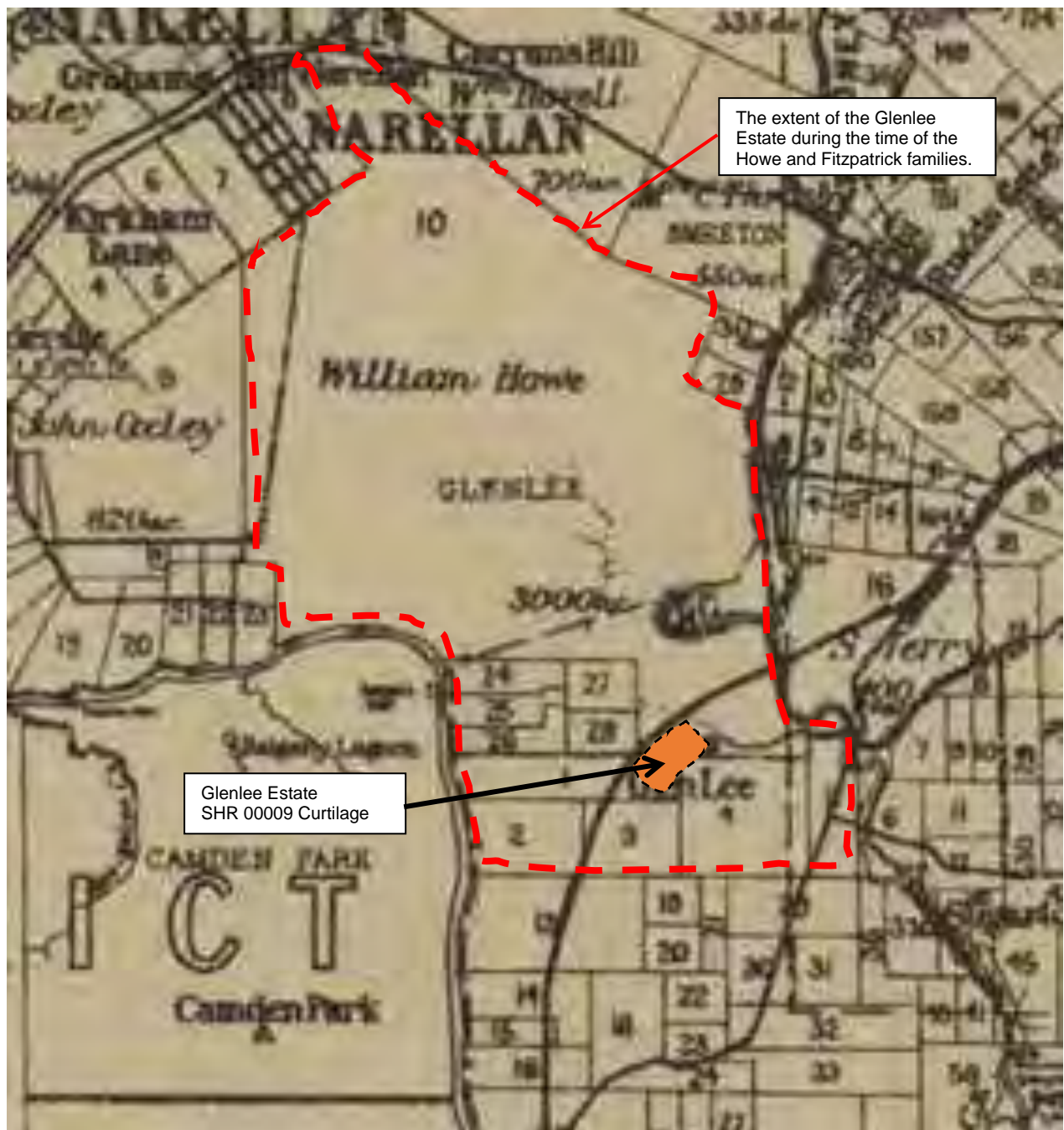


Figure 21: Enlargement of map indicating The approximate extent of the Glenlee Estate during control by the Howe and Fitzpatrick families.

Source: Trove: (In part) Map of the County of Cumberland, New South Wales, 1925 / compiled, drawn and printed at the Department of Lands, Sydney N.S.W. MAP G8971.G46 svar (<https://nla.gov.au/nla.obj-233825705/view>)

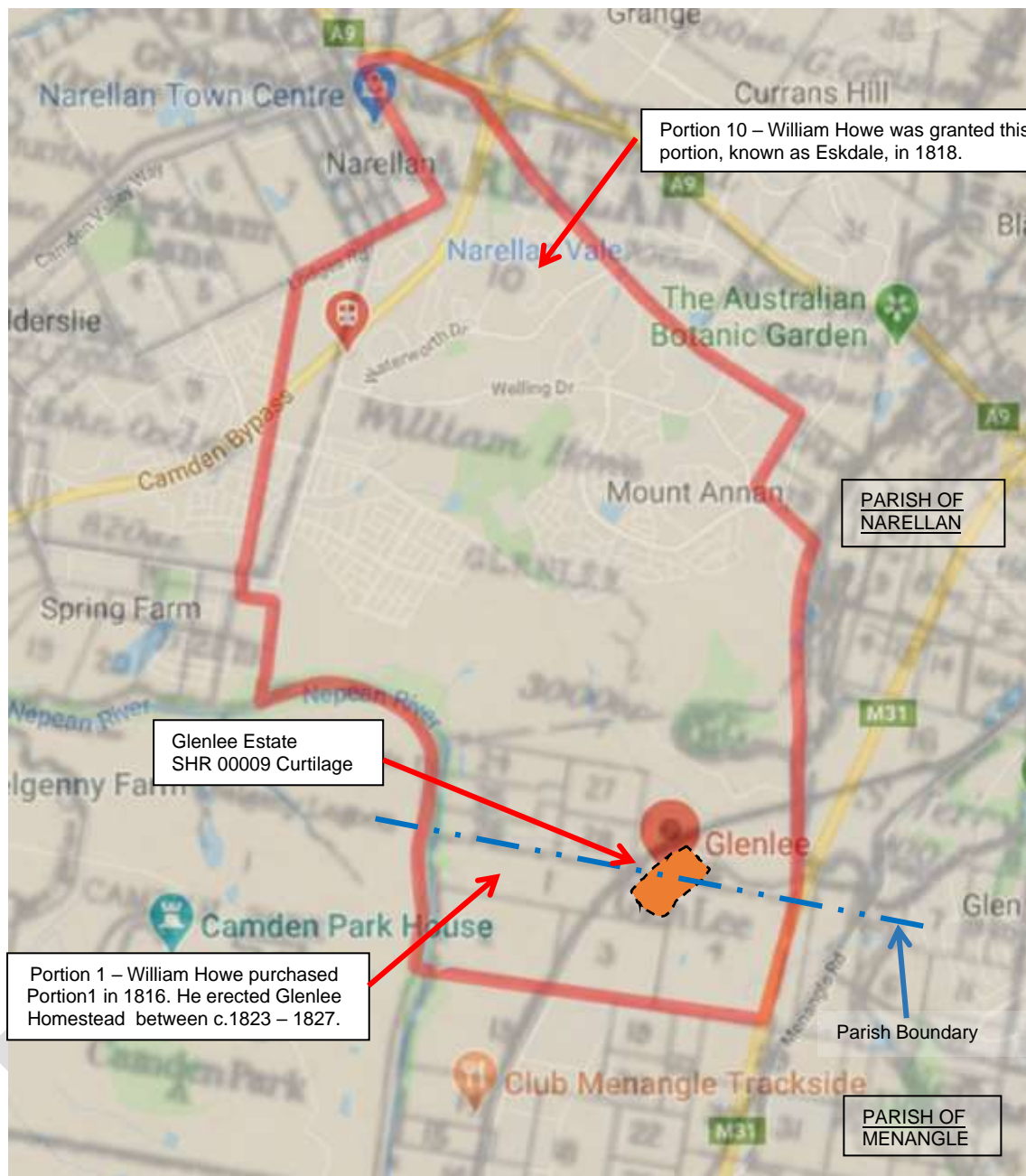


Figure 22: Approximate boundary of Glenlee Estate during control by the Howe and Fitzpatrick families overlayed on a current street map and indicating SHR 00009 Curtilage.

Source: SIX Maps & Trove Map of the County of Cumberland, New South Wales, 1925. TTA overlay

Parish of Menangle

Figures 23 and 24 are plans indicating the growth of the Glenlee Estate properties & dates of purchase or lease acquired by the Howe and Fitzpatrick Families during their tenures.

2.6.2 Portion 1 – Michael Hayes 120 acres

This land was granted to Michael Hayes, as Hayes' Farm on 25 August 1812.¹¹⁰ On 14 June 1814, it was mortgaged by Michael Hayes to Henry Colden Antill and Thomas Moore, the executors of Andrew Thompson for £83/17/10.¹¹¹ Hayes was a dealer in Sydney and a prominent Roman Catholic layman who anxiously sought the means and ability for Catholics to practise their religion in the colony. From 1812 onwards, a series of bad debts, unsuccessful speculations and the loss of his ship *George Bass* affected his livelihood.¹¹²

On 27 April 1816, Hayes advertised this 120-acre grant for sale.¹¹³ This grant came into the hands of William Howe, becoming part of his Glenlee estate – refer to Figure 23. It was on this grant that Howe erected Glenlee House, rather than on the 3000 acres of land granted to him in January 1818. The fact that he bought Hayes' grant from him on 25 October 1816 probably explains this.¹¹⁴

2.6.3 Portion 2 – Owen Connor 100 acres

This land was granted to Owen Connor on 20 June 1816.¹¹⁵ On 9 May 1817, Owen Connor mortgaged his land, which was described as 500 acres in the district of Airds, granted to him on 20 June 1816, to the Bank of New South Wales, for £25 at 10%, for one year.¹¹⁶ This appears to have been part of this grant. Later the same year, he took out another mortgage, which suggests that he was living on the land. On 17 September 1817, Owen Connor, of Airds, settler, mortgaged the whole 100 acres to James Meehan, of Liverpool, surveyor.¹¹⁷

On 6 January 1821, Owen Connor of Airds, settler assigned 50 acres on the south side of his grant to Nicholas Brien of Airds settler.¹¹⁸ Brien leased this land. On 13 October 1824, Nicholas Brien advertised a farm of 50 acres for lease, on the south side of Connor's grant. The land was all cleared, with 'a large dwelling-house, barn, stable, and cart-house, and an excellent orchard, containing 3 acres, with a plough, harrow, cart, harness, etc and 3 broken in bullock' [sic].¹¹⁹

Connor appears to have been an old man with no relatives in the colony. Hence, on 19 April 1828, Owen Connor assigned to Nicholas Brien, of the corner of Kent Street, Sydney, a moiety of 100 acres in the District of Airds for £200.¹²⁰

¹¹⁰ Grants, Volume 7, p 50, LTO.

¹¹¹ Recited in Document 6, Land Titles Office, Documents re Land Title, RPA 11904, SRNSW 10/26915.

¹¹² ADB, Volume 1, pp 527-8.

¹¹³ *Sydney Gazette*, 27 April 1816, p 1.

¹¹⁴ Recited RPA 11904.

¹¹⁵ Grants, Volume 8, p 138, LTO.

¹¹⁶ Old Register, Book 6, Page 262, No 32, LTO.

¹¹⁷ Old Register, Book 7, Page 177, No 453, LTO.

¹¹⁸ Old Register, Book 8, Page 197, No 294, LTO.

¹¹⁹ *Sydney Gazette*, 13 Oct 1824, p 4.

¹²⁰ LTOD, No 366 Bk B



Figure 23: Parish of Menangle, Map shows the location of various portions. Portion numbers are annotated in pencil on original map. The northern part of the study area is in the Parish of Narellan. The subject site SHR curtilage is in the top middle.

The census of November 1828 showed that Owen Connor, aged 79, lived with 'Nicholas Bryan' at Airds.¹²¹ The same census also showed that 'Nicholas Bryant' [sic], (Atlas, 1802) aged 42, held a Conditional Pardon and was a settler at Airds who held 150 acres, of which 140 was cleared, and 94 acres were cultivated, as well as owning 4 horses and 107 cattle.¹²² It seems that there was an agreement to provide care for Connor in his old age, which was masked by the legal phrasing of the deed. No death or burial registration was found for Connor.

In 1833, 'Nicolas Brian' [sic] married Mary Mulholland at St Marys, RC, Sydney.¹²³ No listing of a death or burial of Nicholas Bryan/Bryant under any of the variant spellings of his name was found, but he appears to have died soon afterwards.

On 25 November 1835 Mary Bryan sent a letter to H C Chambers authorizing him to carry into effect an agreement between her and the Reverend John Joseph Therry affecting 50 acres adjoining William Howe, esquire of Glenlee. He could let the farm for 21 years at £30 per annum,

¹²¹ C 2113, 1828 Census.

¹²² B 2968, 1828 Census.

¹²³ BDM

'and should I survive that term of 21 years I have agreed that he should continue to hold the Farm at the same Annual Rent during my natural life and after my death at whatever time it may take place he is to pay my funeral expenses and to pay half the value of the Farm to St John's Chapel Campbell Town his obligation of paying rent is then to cease and I authorise you as my attorney to give effect to this arrangement by drawing up whatever conveyance you may think necessary'.¹²⁴

On 1 January 1836, a formal deed of lease and release between Mary Bryan and Reverend John Joseph Therry formalized this agreement by which 50 acres at Airds, bounded by the Nepean River, 'as selected by her in aid by the said will of the said Nicholas Bryan', plus all other freehold estate and property would pass to Therry. A penalty sum of £500 was included for non-fulfilment and Therry was to pay her a £30 per annum annuity. She also negated her right to dower over the land confirming that she was indeed Bryan's wife.¹²⁵

By the 1840s, it seems that the grant was occupied by James Cummins who appears to have had a long tenancy over this land. William Cummins was born on this grant about 1847 and lived there all of his life.¹²⁶

Therry died in May 1864. On 31 May 1866, James Paul Roche, of Campbelltown Roman Catholic clergyman and others, conveyed the land to James Fitzpatrick, of Campbelltown, farmer for £550.¹²⁷ Fitzpatrick also gave a special place to the Cummins on that land. James Fitzpatrick's will of 14 April 1882 specified that James Cummins and his wife could continue to occupy Connor's grant for the term of their lives. From their death until 1904, the land was occupied by their son [William?].¹²⁸

The 1884 stock return and the 1900 listing showed that William Cummins was holding land at 'Glenlee' and appears to have been running dairy cattle upon it. A plan of 30 September 1904 showed the position of a house upon this grant.¹²⁹

By the 1920s, Chinese market gardeners were leasing the parts of Owen Connor's 100-acre grant close to the river for their crops.¹³⁰

2.6.4 Portion 3 – Robert Campbell 88 acres

On 25 August 1812, this land was granted to Robert Campbell as 'Fancy Farm'.¹³¹ On 7 and 8 February 1821, Robert Campbell mortgaged it to Samuel Terry along with other lands.¹³² Then, on 19 March 1825, by a deed of lease and release, between the parties, 1st Robert Campbell, Sydney, merchant, 2nd Samuel Terry, Sydney, merchant, 3rd William Howe, Glenlee, esquire, the land was sold to Howe for £130.¹³³

An undated early survey by James Meehan, which can be no later than 1825 showed an enclosed area marked as "Yard" at the north-eastern corner of this grant. It appears to have been a stockyard.¹³⁴

¹²⁴ LTOD, No 26 Bk I.

¹²⁵ LTOD, No 283 Bk I.

¹²⁶ Land Titles Office, Real Property Application Packet, RPA 11738, SRNSW K 260428.

¹²⁷ LTOD, No 772 Bk 98.

¹²⁸ Stat Dec, P J O'Donnell, 24 Feb 1904, Land Titles Office, Real Property Application Packet, RPA 11904, SRNSW K 260435.

¹²⁹ Land Titles Office, Real Property Application Packet, RPA 11904, SRNSW K 260435.

¹³⁰ J J Moloney, *Early Menangle*, Australian Society of Patriots, Newcastle, 1929, p 10

¹³¹ Grants, Volume 7, p 44, LTO.

¹³² Recited in Document 4, Land Titles Office, Documents re Land Title, RPA 11904, SRNSW 10/26915.

¹³³ LTOD, No 495 Bk N.

¹³⁴ SR Map 1137

2.6.5 Portion 4 – Mary Reiby 200 acres

On 25 August 1812, this land was granted to Mary Reiby as 'Toad Hole'.¹³⁵ On 13 July 1827, Mary Reiby, widow of Sydney, released the land to William Howe, of Glenlee [sic] near Campbell Town, esquire, for £500.¹³⁶

On the eastern side of the road, a small piece of land was severed from the rest of the grant. This appears to accord with the triangular piece of land of three acres noted by Moloney as owned by Richard Stewart and occupied for a long time by Mrs Farrell who died aged 105 on 28 February 1885. About 1855, this house had been a school with Mr Tancred as schoolteacher.¹³⁷

2.6.6 Portion 5 – James Bean 80 acres

This land was promised by Macquarie before 4 July 1814. On 19 October 1831, it was granted to James Bean of Sydney as 'The Beehive'.¹³⁸ On 19 January 1833, James Bean mortgaged this land to John Terry Hughes, plus 220 acres in the parish of Gordon, for £180. Repayment was due on 1 March 1834.¹³⁹ On 2 & 3 November 1837, by a deed of lease and release, James Bean and his wife Ester conveyed 40 acres of this grant bounded on the east by the public road to Campbelltown and on the west by William Howe, to William Howe, for £95.¹⁴⁰

2.6.7 Portion 30 – James Taber 50 acres

Governor Macquarie had promised this land before 10 September 1818.¹⁴¹ It was not until 13 April 1835 that James Taber of Menangle was granted 50 acres as 'Mount Pleasant'.¹⁴² James Taber held Mount Pleasant for a long time and he was famous for his hospitality. The Taber descendants continued at Menangle and employed Aborigines.¹⁴³

In October 1833, surveyor Felton Mathew was surveying some portions in this area. On 18 October 1833, Mrs Felton Mathew recorded:

Enquiring at the cottage of one Taber, he shewed us a Water hole in one of his Paddocks, and so chusing our camping place in a shady spot hard by, we sat down on a fallen tree to wait the arrival of our dray with our tents and baggage: bullocks travel so slowly, that we had to wait several hours. The part of the Elderslie estate which we traversed this day, was by no means equal in beauty to that on the banks of the river, and which we had so much admired on a first view of the Cowpastures: the cottage has nothing to recommend it either in design or situation, and the garden seems small. Approaching the residence of Mr Howe, the proprietor of Glenlee, we were much pleased with the extensive and beautiful prospect which it commands...¹⁴⁴

It may be possible that this house was on this land. Felton Mathew's plan also shows a house in Christopher Ward's grant close to the road, which he marked as 'now Jas Taber', which could also have been the house mentioned by Mrs Mathew. Another possibility, though a less likely one, is that it was on Portion 16, which was shown in later plans with a large lagoon to the west.

¹³⁵ Grants, Volume 7, p 40, LTO.

¹³⁶ Document 4, Land Titles Office, Documents re Land Title, RPA 11904, SRNSW 10/26915.

¹³⁷ J J Moloney, *Early Menangle*, Australian Society of Patriots, Newcastle, 1929, p 12

¹³⁸ Grants, Volume 28, p 225, LTO.

¹³⁹ LTOD, No 707 Bk E.

¹⁴⁰ LTOD, No 161 Bk M.

¹⁴¹ Grants, 33, p 193, LTO.

¹⁴² Grants, 33, p 193, LTO.

¹⁴³ W A Bayley, *History of Campbelltown - New South Wales*, revd edn, Campbelltown City Council, 1974, p 76.

¹⁴⁴ 'Mrs Felton Mathew', pp 177-8

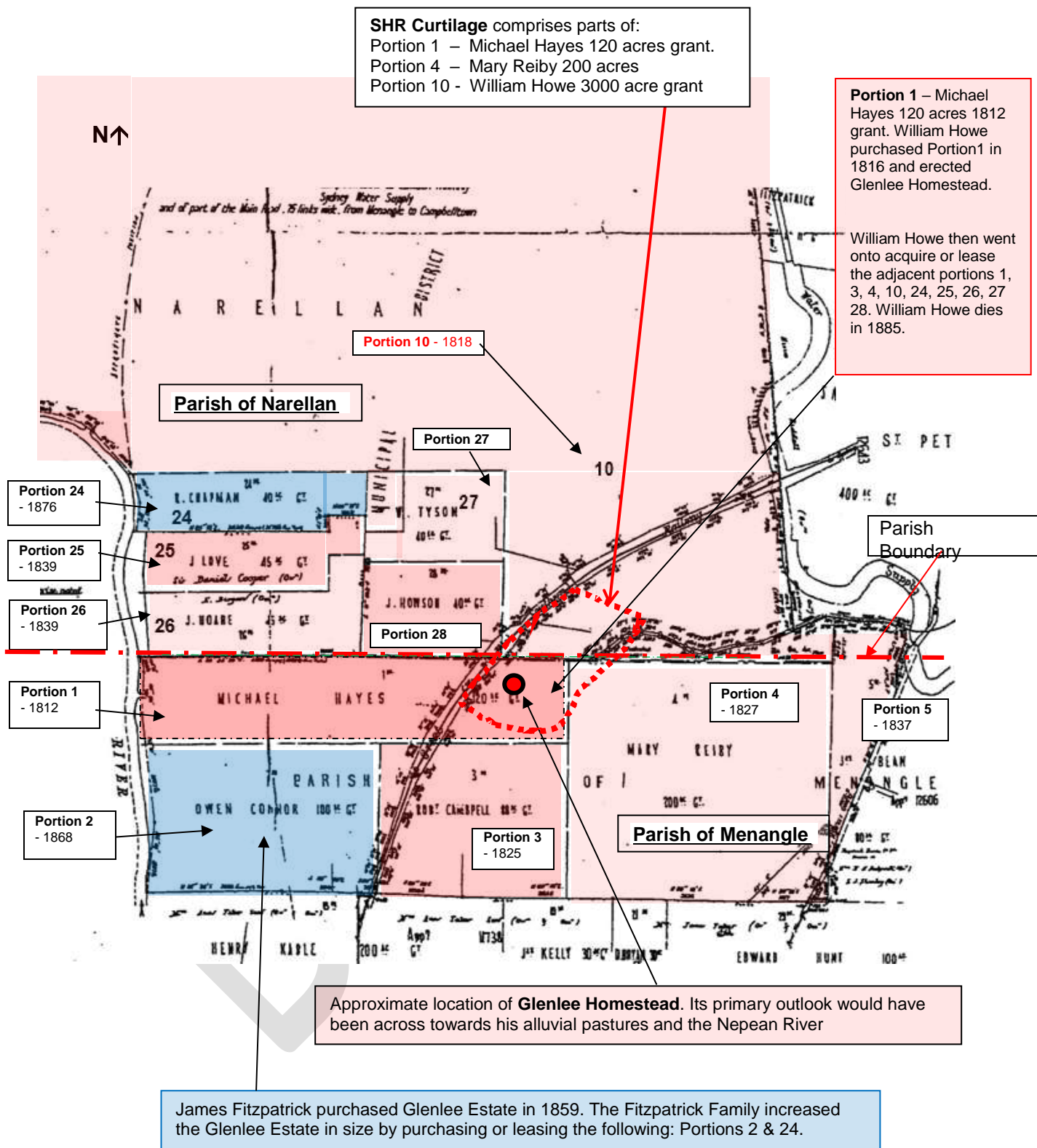


Figure 24: Plan indicating the growth of the Glenlee Estate properties & dates of purchase or lease acquired by the Howe and Fitzpatrick Families during their tenures. Lots 10, 24 to 28 are part of the Parish of Narellan. The southern part of the survey for the Real Property conversion of the Glenlee Estate gave details of the landholdings, DP61904.

2.7 History of Portions: Parish of Narellan

As discussed in **Section 2.6**, the land portions associated with the Glenlee Estate fall within two Parish boundaries – Parish of Menangle and Parish of Narellan. The following description documents the history of portions within the Parish of Narellan, refer to Figure 24.

2.7.1 Portion 10 – William Howe 3,000 acres

William Howe was granted 3000 acres at Minto, to be known as 'Eskdale' on 13 January 1818 (Fig.7). He had already purchased Michael Hayes' 120-acre grant to the south of this where he built Glenlee House. Nevertheless, this 3,000 acre grant was to form the bulk of his Glenlee estate, along with other land he purchased adjacent.

2.7.2 Portion 24 – Robert Chapman 40 acres

Robert Chapman was granted 40 acres on 25 August 1812.¹⁴⁵ He is shown at Liverpool in the 1814 Muster. He seems to have died in 1815, when the burial of a Robert Chapman aged 36 was recorded at St Luke's, Liverpool. Chapman had died interstate leaving his widow Elizabeth and his eldest son William. She married John Ashcraft. Robert Chapman had owed Daniel Cooper £100.¹⁴⁶ On 21 August 1822, John Ashcraft, of Airds, settler and his wife Elizabeth (formerly Chapman, wife of Robert Chapman, Airds, settler deceased) sold this land to Daniel Cooper, of Sydney, merchant for £100.¹⁴⁷

Robert Chapman's eldest son William was anxious to reclaim his father's land. Hence, he repaid the £100 owed to Cooper. On 27 & 28 May 1835, Daniel Cooper, of Sydney, merchant conveyed this land to William Chapman, of Cowpastures, farmer. William Chapman was the eldest son of Robert Chapman.¹⁴⁸

On 3 March 1876, William Chapman of Goulburn and his wife Susannah conveyed this grant to James Fitzpatrick, of Glenlee, esquire, for £300.¹⁴⁹ It thus became part of Fitzpatrick's Glenlee estate.

2.7.3 Portion 25 – John Love 45 acres

John Love was granted 45 acres on 25 August 1812.¹⁵⁰ He is shown as a landholder at Liverpool in the 1814 Muster, and the 1822 Muster suggests that he was a landholder at Appin. He could not be found in the 1828 census. The burials of a John Love were recorded at Sydney in 1827 and at St Luke's, Liverpool in 1837.

On 1 and 2 May 1819, by a deed of lease and release, John Love of Appin, settler, sold the grant to Thomas Moore, esquire of Liverpool.¹⁵¹ By 1 July 1839, it was in the ownership of Sydney merchant, Daniel Cooper who leased it to William Howe, along with Hoare's grant for 7 years at £50 per annum. They were described as adjoining Glenlee and were then occupied by William Howe.¹⁵²

¹⁴⁵ Grants, 7, p 89, LTO.

¹⁴⁶ Document 18, Land Titles Office, Documents re Land Title, RPA 11904, SRNSW 10/26915

¹⁴⁷ Document 17, Land Titles Office, Documents re Land Title, RPA 11904, SRNSW 10/26915.

¹⁴⁸ Document 18, Land Titles Office, Documents re Land Title, RPA 11904, SRNSW 10/26915.

¹⁴⁹ LTOD, No 270 Bk 158.

¹⁵⁰ Grants, 8, p 1, LTO.

¹⁵¹ Old Register, Book 8, Page 34, No 44, LTO.

¹⁵² LTOD, No 378 Bk Q.

2.7.4 Portion 26 – John Hoare 45 acres

John Hoare was granted 45 acres on 25 August 1812.¹⁵³ John Hoare was shown as a landholder at Liverpool in the 1814 Muster, and in the 1822 Muster, he was shown as holding 45 acres under 'Lease'. On 10 April 1820, John Hoare, of Airds, settler, assigned this land to Daniel Cooper, Sydney, shopkeeper.¹⁵⁴ In 1828, Hoare was shown as farming 90 acres at 'Airds'.

By 1 July 1839, both of these parcels of land were held by Daniel Cooper, merchant, along with Love's grant. Cooper leased both to William Howe, for 7 years at £50 per annum. They were described as now being occupied by William Howe.¹⁵⁵

2.7.5 Portion 25 John Love 45 acres & Portion 26 John Hoare 45 acres

Both Hoare's and Love's grants did not form part of the Glenlee estate, despite being hemmed in by it. They remained in separate ownership with their own right of way for access. On 1 July 1839, both grants had been leased to William Howe, for 7 years at £50 per annum.¹⁵⁶

When Daniel Cooper drew up his will on 4 March 1852, he devised the grants of Hoare and Love, now occupied by William Howe to his nephew Daniel Cooper, junior of Sydney. Daniel Cooper, senior died on 3 November 1853.

In May 1899, the owner of these two grants were shown as Sir Daniel Cooper, and they were occupied by E Bergin, whose house was shown on the plan in RPA 11904, along with a right of way across Glenlee to this house. About 1900, Edward Bergin handed over his livestock to his sons, Thomas and Benedict who continued to trade as Bergin Brothers.¹⁵⁷ However, the property appears to have continued in his name.

On 25 February 1911, Tom Raine, auctioneer of Sydney and Claude Gerard Phillips, estate agent of Sydney (trustees of the will of Daniel Cooper) conveyed these two grants to Edward Bergin, of Glen Lea, Campbelltown, farmer for £1,100.¹⁵⁸

Edward Bergin drew up his will on 24 July 1917. He died on 21 July 1924. The stamp duty valuation of this property was made on 2 December 1924. Improvements on the land consisted of a weatherboard cottage, with an iron roof, of 9 rooms with verandah, stable, cow bails, vehicle shed and a hay shed. The property had been divided into 8 paddocks, fenced with posts and 5 wires. Its estimated value was £1,350. Apart from the household furniture there was also an aged horse, an old buggy, and an old mowing machine and an old hay rake.¹⁵⁹

On 23 July 1948, Benedict Bergin, farmer of Campbelltown, and Mary Bergin, of Campbelltown spinster conveyed the land to the Association of Franciscan Order of Friars Minor, for 10/-.¹⁶⁰

¹⁵³ Grants, 7, p 88, LTO.

¹⁵⁴ Old Register, Book 8, Page 209, No 320, LTO.

¹⁵⁵ LTOD, No 378 Bk Q.

¹⁵⁶ LTOD, No 378 Bk Q.

¹⁵⁷ Stat Dec, Patrick Bergin, Tyalgum, 28 Jan 1925, NRS 13340, Stamp Duties Office, Deceased Estate Files, Edward Bergin, No 9024, SANSW 20/996

¹⁵⁸ LTOD, No 350 Bk 928.

¹⁵⁹ NRS 13340, Stamp Duties Office, Deceased Estate Files, Edward Bergin, No 9024, SANSW 20/996

¹⁶⁰ OSD, No 781 Bk 2064

2.7.6 Portion 27 – William Tyson 40 acres

William Tyson was granted 40 acres on 25 August 1812.¹⁶¹ He was shown on the 1814 Muster as a Constable living at Liverpool, whilst the 1822 Muster listed him as a landholder in the Liverpool district, holding 80 acres by lease.

On 21 February 1818, William Tyson, of Upper Minto in the District of Airds, settler mortgaged his 40 acres to Samuel Terry, of Sydney merchant.¹⁶² He may not have been able to repay the loan. In any case, he was in debt. On 17 July 1819, an auction sale was advertised for a sale by the Provost Marshal in the suit Patrick Hart v William Tyson, when he would offer for sale on 23 July, William Tyson's 40 acres, of which 30 acres were cleared, and 14 were under cultivation, with "the substantial Dwelling-house, Barn, and Out-houses thereon erected" plus wheat, maize, 9 pigs and a steel mill.¹⁶³ On 8 September 1819, by endorsement on the grant William Tyson had transferred this grant to Samuel Terry, of Sydney, merchant for £130, probably a sale after the Provost Marshal's sale.¹⁶⁴ On 26 & 27 January 1824, by a lease and release, Samuel Terry sold it to William Howe, for £200.¹⁶⁵ William Tyson could not be found in the 1828 census. The burial of William Tyson was recorded at St Peter's church Campbelltown in 1827.

On 8 April 1819, William Tyson's wife, Isabella (nee Coulson) gave birth to their son James. She had arrived in August 1809 as a convict. Her husband had followed her on the same ship as a free settler, along with one son. James Tyson grew up in the district and worked at Appin. Along with his brothers, James took up pastoral land in the interior and commenced a pastoral empire, which became one of the largest in the colony. James also initiated significant experiments in water conservation in the interior, which developed water conservation techniques, which were taken up by other pastoralists. After his death in December 1898, his estate was found to be worth £2,000,000.¹⁶⁶

Many years later, Reverend James Hassall remembered that the noted millionaire, James Tyson had grown up at Menangle, and that he had often seen him in Campbelltown though he did not know him personally. Hassall also noted that,

Near to the Tysons lived an old Spaniard, who, it was said, had a pretty wife of whom he was very jealous, and had large dogs chained all round his house to prevent egress and ingress. It is more likely that his precautions were taken to keep out the convict servants and prevent them from committing robbery.¹⁶⁷

2.7.7 Portion 28 - John Howson 40 acres

John Howson was granted 40 acres on 20 June 1816.¹⁶⁸ He had been listed as a landholder in the Liverpool district in the 1814 Muster. It is uncertain whether this referred to this land, which he may have held before a formal deed of grant was issued or whether it referred to other land.

In 1818, his business affairs were in disarray. On 14 September 1818, Robert Waples brought a writ of Fi.Fa against Howson. Howson's goods were to be sold to cover the debt. On 26 September 1818, the auction notice for a sale to be held on 2 October 1818 in the suit Waples v Hooson [sic], would offer 40 acres at Airds, of which 30 acres are cleared and two sides were

¹⁶¹ Grants, 7, p 87, LRS

¹⁶² Old Register, Book 7, page 121, no 378, LRS

¹⁶³ *Sydney Gazette*, 17 July 1819, p 1

¹⁶⁴ Document 22, NRS 13011, Land Titles Office, Documents re Land Title, RPA 11904, SANSW 10/26915

¹⁶⁵ OSD, No 493 Bk N

¹⁶⁶ *ADB*, Volume 6, pp 319-20

¹⁶⁷ J S Hassall, *In Old Australia: Records and reminiscences*, R S Hews, Brisbane, 1902, p 43

¹⁶⁸ Grants, 8, p 139, LRS

fenced.¹⁶⁹ On 20 October 1818, William Gore, the Provost-Marshall sold Howson's goods to Samuel Terry in order to recover a debt of £27/6/6. Samuel Terry had bought it for £37.¹⁷⁰

On 30 October 1821, Samuel Terry had sold the farm to William Howe for £100.¹⁷¹ On 18 & 19 March 1825, a further deed of release, from Samuel Terry to William Howe, for £100, confirmed the previous transaction.¹⁷²

2.7.8 Portion 49 – Perpetual Trustee Co Ltd 21 acres 4 perches

On 7 November 1900, the sole surviving trustee of James Fitzpatrick's will applied to bring the Glenlee Estate under Torrens Title. The Title assessors at the Land Titles Office discovered that there was a small wedge of land along the northern side of the road to Glenlee, which was not included in any grant. In order to regularise the situation, a survey was made of the land, and the Perpetual Trustee Company into whose hands the estate was later placed were to purchase this small parcel to add to the title.

On the basis of a survey of 15 December 1905, a plan was drawn up which showed the 'Old Track to Glenlee House', Glenlee and nearby grants and cadastral boundaries.¹⁷³ The surveyor, R J A Roberts, reported on 29 December 1905 that the land ran along a public thoroughfare, which was largely used as a private access to Glenlee House as well as access to the private platform at Glenlee on the railway line. The land was covered with scattered box trees, and although part was suitable for agriculture it was mainly used for grazing.¹⁷⁴

2.8 History of Amalgamated Estates

After the initial alienation of the land in the study area, as grants from the Crown, in smaller or larger portions, a process of aggregation of these smaller units into large landholdings commenced. James Harrex appears to have commenced the process, to be joined soon afterwards by William Howe, and then by the Taber family, and by John Vardy. Harrex's estate largely became the Edrop estate of later years, and William Howe's Glenlee passed into the hands of James Fitzpatrick and his devisees. All of these holders added to their estate over the years.

2.8.1 Howe/Fitzpatrick Estate

William Howe developed his Glenlee estate into a model property. By the 1830s, Glenlee was one of the best dairy farms in NSW. It was sowed with improved pastures and Howe was able to sell the hay. Hedges of quince and lemon trees divided the fields. Howe was also a paternalistic landowner looking after his 60 employees.¹⁷⁵

In 1839, William Howe and his son bought many cattle and horses from the estate of William Redfern and Howe mortgaged Glenlee in order to pay for them. Howe did not manage to repay the loan and the land passed to the mortgagees in 1850. However, the Howes remained as lessees until William Howe junior died in 1858.¹⁷⁶

On 21 and 22 July 1839, by a deed of mortgage by lease and release between various parties, 1st William Howe and his wife, Mary, 2nd Ephraim Howe, 3rd Henry Colden Antill and Thomas Wills, trustees of the will of William Redfern, the Glenlee Estate was offered as security for

¹⁶⁹ *Sydney Gazette*, 26 Sept 1818, p 3

¹⁷⁰ Document 9, NRS 13011, Land Titles Office, Documents re Land Title, RPA 11904, SANSW 10/26915

¹⁷¹ Document 9a, NRS 13011, Land Titles Office, Documents re Land Title, RPA 11904, SANSW 10/26915

¹⁷² OSD, No 494 Bk N

¹⁷³ C.2574.2030, Crown Plan.

¹⁷⁴ At Aln 08/14296, Lands, Alienation Branch, Correspondence, SRNSW 10/36263.

¹⁷⁵ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 46.

¹⁷⁶ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 108.

a loan of £20,350. The land included 3000 acres granted to Howe; 200 acres granted to Reiby; 120 acres granted to Hayes; 88 acres granted to Campbell; 40 acres granted to Tyson; and 40 acres granted to Howson.¹⁷⁷ On 4 December 1849, having accepted his inability to redeem the land by paying off the loan, William Howe released the equity of redemption on the property for the £20,350 owed by him.¹⁷⁸ William Howe died in 1855. Much of his land had been let to tenants.¹⁷⁹

On 8 November 1859, Thomas Wills, originally of Port Phillip, but now of England, the surviving trustee of William Redfern's estate, conveyed to James Fitzpatrick of The Grange near Narellan, landholder, the land included in the 1839 mortgage, for £14,500.¹⁸⁰ James Fitzpatrick had been buying up estates in the area. In 1849, he bought Mowat's Magellan estate (formerly W H Hovell's), then the Grimes' grant of 335 acres in 1851, and Throsby's Smeaton 550 acre grant. Thus by the 1860s, he held most of the grants southwest of Campbelltown towards Menangle.¹⁸¹ Glenlee would remain in the hands of the Fitzpatrick family for many years. They added other adjacent land when they could acquire them. James Fitzpatrick died on 27 July 1882.

In 1875, M R Campion, a painter and decorator, had altered Glenlee House, painting the stair hall to resemble marble.¹⁸² Various families such as Cummins, Michael J Vardy, the Tabers, Conroy and Doyle also leased Glenlee.¹⁸³ The estate continued to maintain its high reputation. In 1902, James Hassall remembered that Glenlee butter had been famous on the Sydney market for many years.¹⁸⁴

A Real Property Application was made by Patrick James O'Donnell, of Cootamundra, grazier, the sole surviving trustee of the will of James Fitzpatrick, of Glenlee, Campbelltown, esquire, on 7 November 1900.¹⁸⁵

An adjacent Real Property Application of 19 November 1900 showed that the land granted to Connor was occupied by William Cummins, Menangle, and J I O'Donnell, 'Glen Lea', occupied Campbell's grant.¹⁸⁶

The Old Minto Road did not follow its earlier line, so that some land needed to be purchased to make up the discrepancy. On 29 December 1905, surveyor R J A Roberts reported that this road was known as 'the Minto Road' in Howe's grant description, and was not used much by the public but mainly by people getting access to Glenlee homestead and to Glenlee platform.¹⁸⁷

In order to allow claims by adjoining landowners for access, other arrangements had to be made. Both Hoare and Love's 45-acre grants were owned by Daniel Cooper and were let to Edward Bergin. A plan of 13 March 1907 showed this right of way as well as showing 'Bergan's House' and the land occupied by him, a dairy, a lodge and Glenlee and its stables. Another plan showed the route of the right of way across Glenlee as well as the bridge sites.

John Glenlee Fitzpatrick had taken up residence in Glenlee about 1910.¹⁸⁸ By the 1920s, the Fitzpatrick family of Glenlee employed dairymen to run the dairies on their property.¹⁸⁹ A Certificate of Title for Glenlee was issued to the Perpetual Trustee Co Ltd on 2 May 1910. Glenlee

¹⁷⁷ LTOD, No 502, Bk P.

¹⁷⁸ LTOD, No 264 Bk 18.

¹⁷⁹ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 108.

¹⁸⁰ LTOD, No 271 Bk 65.

¹⁸¹ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 109.

¹⁸² C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 83.

¹⁸³ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 133.

¹⁸⁴ J S Hassall, *In Old Australia: Records and reminiscences*, R S Hews, Brisbane, 1902, p 43.

¹⁸⁵ RPA 11904.

¹⁸⁶ RPA 11738.

¹⁸⁷ At Aln 08/14296, Lands, Alienation Branch, Correspondence, SRNSW 10/36263.

¹⁸⁸ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 133.

¹⁸⁹ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 184.

was transferred to James Glenlee Fitzpatrick, gent of Strathfield, and Bryan Glenlee Fitzpatrick, gent of Strathfield, as tenants in common on 21 March 1939.¹⁹⁰

A small triangular piece of land at the southeast corner, part of Mary Reiby's and James Bean's grant, was held by Fieldhouse (this land later became the subject of RPA 49665).

On 20 February 1913, a deed was signed between the following parties in relation to this small triangular piece of land - 1st Edwin Hallett Fieldhouse, Turramurra, gentleman; 2nd Thomas Taber, Menangle, farmer, to 3rd James Glenlee Fitzpatrick, Glenlee, grazier. It had originally been sold to Taber for £70/17/6, who had on-sold it to Fitzpatrick for an additional £23/12/6. The land measured 11 acres 3 roods, 10 perches, and was bisected by the Main Road 5 links wide from Campbelltown to Menangle. It was used as part of Glenlee.¹⁹¹

A proposal by the government in 1946 to resume Glenlee for a mental hospital met strong local opposition, especially since it was historic property and as a working dairy farm employed a number of local people.¹⁹² At that time, Glenlee had two dairies, which produced 10,800 gallons of milk per month, and employed 32 people.¹⁹³ The proposal did not proceed. A new role for the locality emerged. In 1958, a new rail siding was built at Glenlee for loading coal from nearby mines.¹⁹⁴ Coal loading commenced at the Glenlee siding on 14 January 1959.¹⁹⁵

Portion	Owner	Grant	Earliest date for structures	Nature of Heritage Item	Site ID
1	Hayes	Parish of Menangle 1820s	Glenlee	Built	B7
10	William Howe	Parish of Narellan 1818	1820s	Glenlee	B7

Table 2.1: List of potential sites identified on early portions. Many of the portions had no buildings on them and were absorbed into larger estates at an early stage.

¹⁹⁰ C T 2053 f 122.

¹⁹¹ LTOD, No 41 Bk 990.

¹⁹² C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 216-7.

¹⁹³ W A Bayley, *History of Campbelltown - New South Wales*, revd edn, Campbelltown City Council, 1974, p 147.

¹⁹⁴ C Liston, *Campbelltown: The Bicentennial History*, Allen & Unwin, North Sydney, 1988, p 218.

¹⁹⁵ W A Bayley, *History of Campbelltown - New South Wales*, revd edn, Campbelltown City Council, 1974, p 170.

2.9 Historical Background – Glenlee Property

Portion 3, Robert Campbell 88 acres

25 August 1812

Grant to Robert Campbell as “Fancy Farm”

7 & 8 February 1821

Mortgage, Robert Campbell to Samuel Terry, along with other lands

19 March 1825

Lease and release, 1st Robert Campbell, Sydney, merchant, 2nd Samuel Terry, Sydney, merchant 3rd, William Howe, Glenlee, esquire

Portion 4 – Mary Reiby 200 acres

25 August 1812

Grant to Mary Reiby as “Toad Hole”

13 July 1827

Release, Mary Reiby, Sydney widow to William Howe, Glenlee [sic] near Campbell Town, esquire.

Parish of Narellan

Portion 10 – William Howe 3,000 acres

13 January 1818

Grant to William Howe, 3000 acres at Minto, to be known as “Eskdale”

Portion 24 – Robert Chapman 40 acres

25 August 1812

Robert Chapman was granted 40 acres

21 August 1822

Bargain and sale, John Ashcraft, Airds, settler and wife Elizabeth (formerly Chapman, wife of Robert Chapman, Airds, settler deceased) to Daniel Cooper, Sydney, merchant

27 & 28 May 1835

Daniel Cooper, Sydney, merchant to William Chapman, Cowpastures, farmer

3 March 1876

Conveyance, William Chapman, Goulburn and wife Susannah to James Fitzpatrick, Glenlee, esquire

History of Amalgamated Estates

Howe/Fitzpatrick Estate

21 & 22 July 1839

Mortgage by lease and release, 1st William Howe and wife, Mary, 2nd Ephraim Howe, 3rd Henry Colden Antill and Thomas Wills, trustees of the will of William Redfern. Of 3000 a, Howe; 200 acres, Reiby; 120 acres, Hayes; 88 acres, Campbell; 40 acres, Tyson; and 40 acres, Howson. For £20,350

4 December 1849

Release of equity of redemption, same parties for £20,350 due on the property

1855

Death of William Howe

8 November 1859

Conveyance, Thomas Wills, originally Port Phillip, but now of England, surviving trustee of William Redfern's estate, to James Fitzpatrick, The Grange near Narellan, landholder. Land as in 1839 mortgage. For £14,500

27 July 1882

James Fitzpatrick died

7 November 1900

Real Property Application by Patrick James O'Donnell, Cootamundra, grazier, sole surviving trustee of will of James Fitzpatrick, Glenlee, Campbelltown, esquire

19 November 1900

Land (Connor) occupied by William Cummins, Menangle, and Campbell's grant by J I O'Donnell, "Glen Lea"

29 December 1905

Surveyor R J A Roberts reported that this road was known as "the Minto Road" in Howe's grant description, and is not used much by public but mainly by people getting access to Glenlee homestead and to Glenlee platform

13 March 1907

Plan showing right of way shows "Bergan's House" as well as land occupied by him, dairy, lodge and Glenlee and stables

A small triangular piece of land at the south-east corner, part of Mary Reiby's and James Bean's grant was held by Fieldhouse. (This land is the subject of RPA 49665)

2 May 1910

CT Issued to Perpetual Trustee Co Ltd

1910

John Glenlee Fitzpatrick took up residence in Glenlee

20 February 1913

Conveyance, 1st Edwin Hallett Fieldhouse, Turramurra, gent, 2nd Thomas Taber, Menangle, farmer to 3rd James Glenlee Fitzpatrick, Glenlee, grazier (triangular piece of land). Sold to Taber for £70/17/6, who on-sold it to Fitzpatrick for an additional £23/12/6. 11 acres 3 roods, 10 perches, bisected by Main Road 5 links wide from Campbelltown to Menangle. Used as part of Glenlee

1920s

Fitzpatrick family of Glenlee employed dairymen to run dairies on their property

21 March 1939

Transfer to James Glenlee Fitzpatrick, of Strathfield, gent and Bryan Glenlee Fitzpatrick, of Strathfield gent, as tenants in common

1946

Government proposal to resume Glenlee for mental hospital met strong local opposition

1958

New rail siding built at Glenlee for loading coal from nearby mines

14 January 1959

Coal loading commences at the Glenlee siding

Menangle Landholdings – 1884

Name of Holding	Post Town of Holding	Name of Occupier	Acreage	No of Horses	No of Cattle	No of Sheep	No of Pigs
Campbelltown	Campbelltown	M J Vardy	120	8	40	-	-
Doon's Farm	Campbelltown	Thomas Dwyer	160	5	16	-	-
Glenlee	Camden	Mary Cummins	103	1	30	-	3
Glenlee	Camden	William Cummins	100	10	20	25	20
Mount Pleasant	Campbelltown	George Taber, junior	340	13	60	30	7
Menangle	Menangle	E J Edrop	715	17	65	275	13
Menangle	Menangle	George Taber	500	7	80	-	2

Source: 'Dept of Mines (Stock and Brands Branch), Report 31 Dec 1884', V & P L N S W, 1885 (2), III

Menangle Park Landholdings – 1900

Campbelltown District

Menangle PO

Name of Landholder, Holding	Wheat	Maize	Barley	Oats	Potatoes	Tobacco	Grapes	Orchard	Other Crops	Dairy	Graziers
Bergin, Edward, Glenlee		*						*		*	

Campbelltown PO

Name of Landholder, Holding	Wheat	Maize	Barley	Oats	Potatoes	Tobacco	Grapes	Orchard	Other Crops	Dairy	Graziers
Cummins, William, Glenlee		*							*	*	*
O'Donnell, James V, Glenlee		*	*	*						*	*

Source: Yewen's Directory of the Landholders of New South Wales, 1900, Farm & Dairy Publishing Co, Sydney, 1900

2.10 Historical Maps

SHR Curtilage comprises parts of:
Portion 1 – Michael Hayes 120 acres grant.
Portion 4 – Mary Reiby 200 acres
Portion 10 - William Howe 3000 acre grant



N↑

Figure 25: Parish of Menangle, County Cumberland circa 1846. This anonymous copy of the parish map shows the land held by the Harrex family plus details of other landholdings. Hayes' 120 acre Glenlee property is marked (top left corner). Source: M L Map Z M2 811.1149/1846/1.

SHR Curtilage comprises parts of:
Portion 1 – Michael Hayes 120 acres grant.
Portion 4 – Mary Reiby 200 acres
Portion 10 - William Howe 3000 acre grant

Approximate location of Portion 1
(Michael Hayes 120 acres 1812
grant) on which William Howe
purchased in 1816

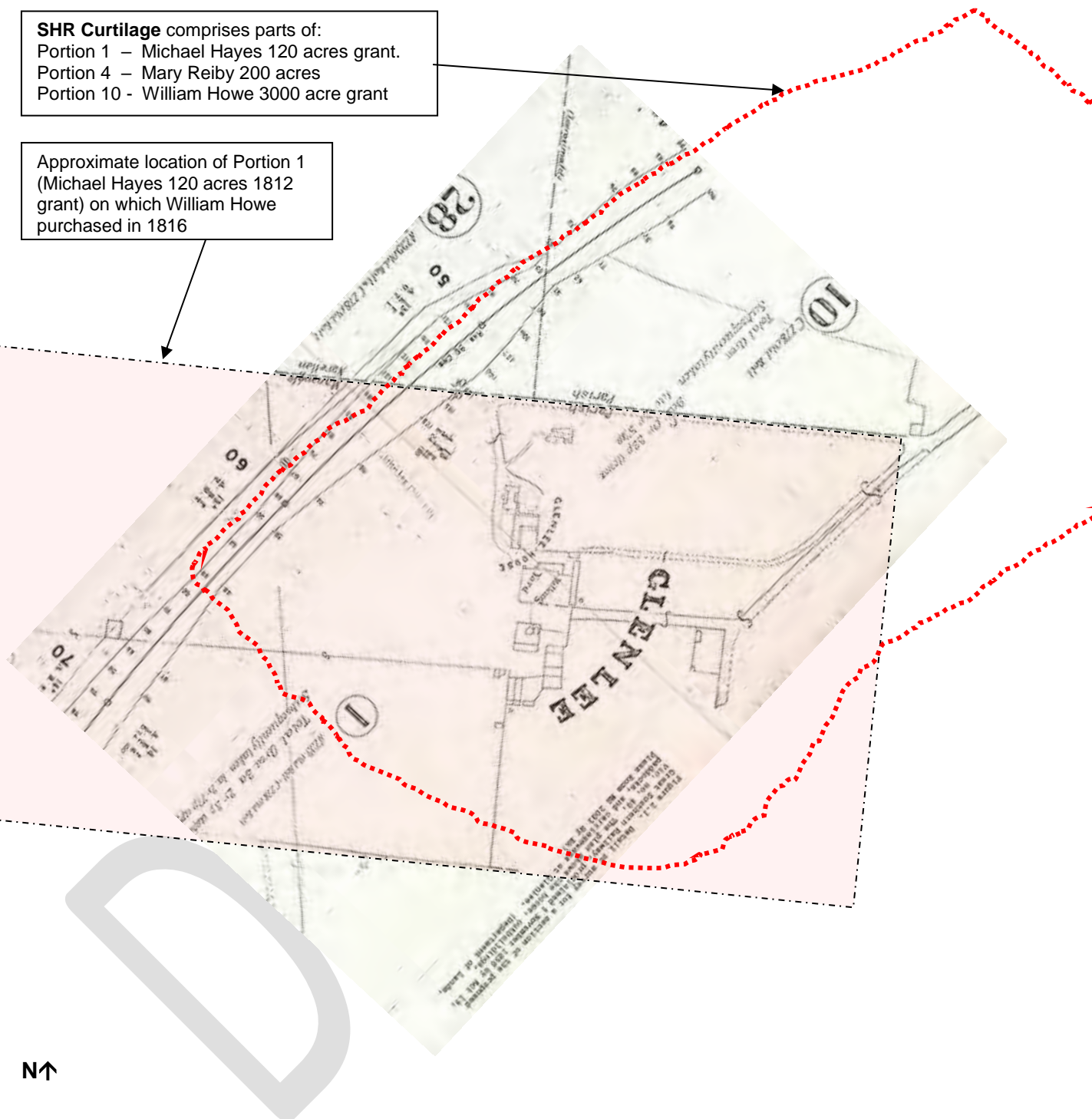


Figure 26: Detail of 1858 plan showing the Glenlee property. 1857 plan from Higginbotham 1985. Note the layout of buildings on the site.

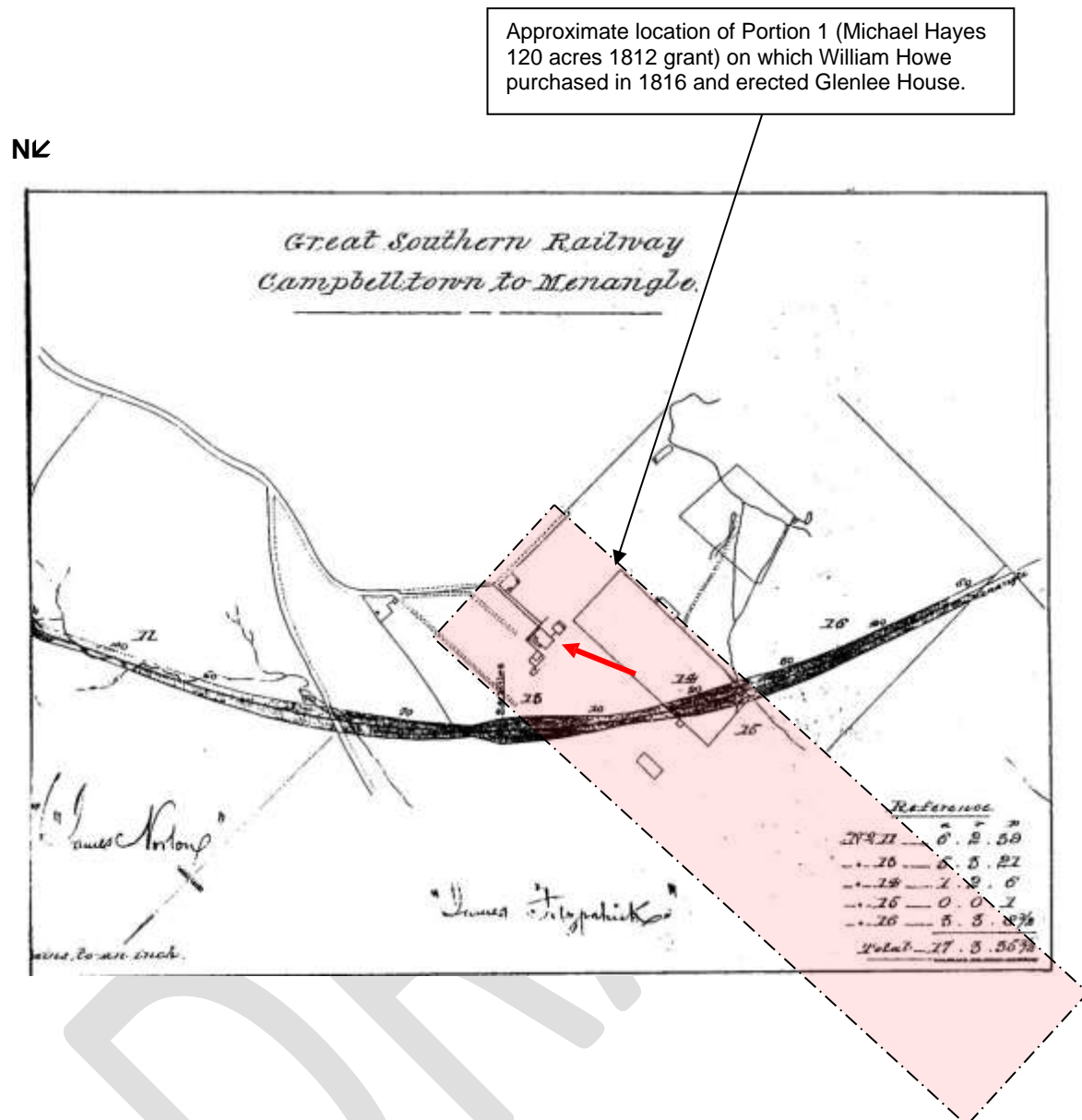


Figure 27: Railway Right of Way, October 1862, showing the buildings (arrowed) on Fitzpatrick's Glenlee estate when a right of way was sold for the railway. Source: LTOD, No 475 Bk 80. North is at the bottom left of the image.

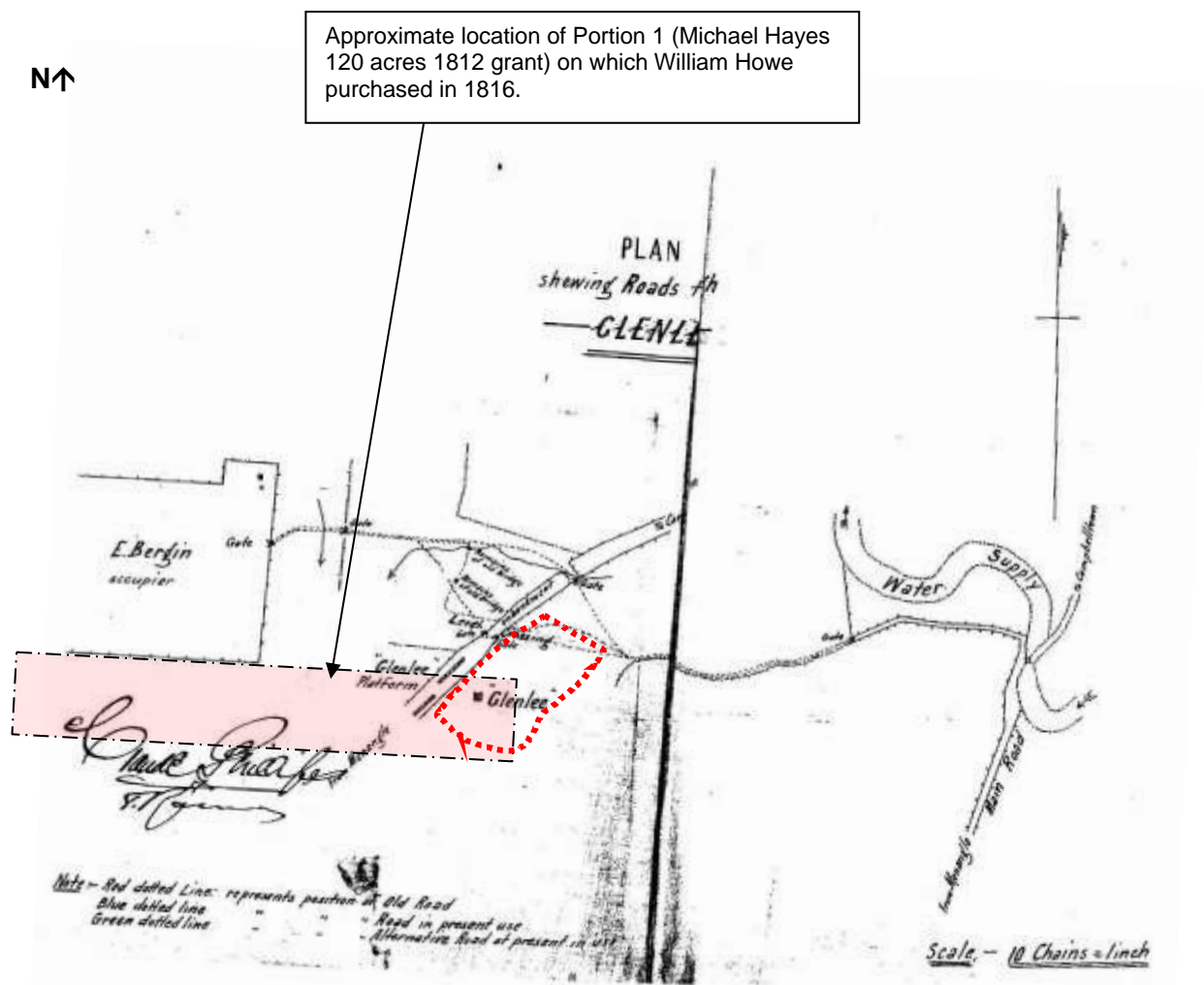
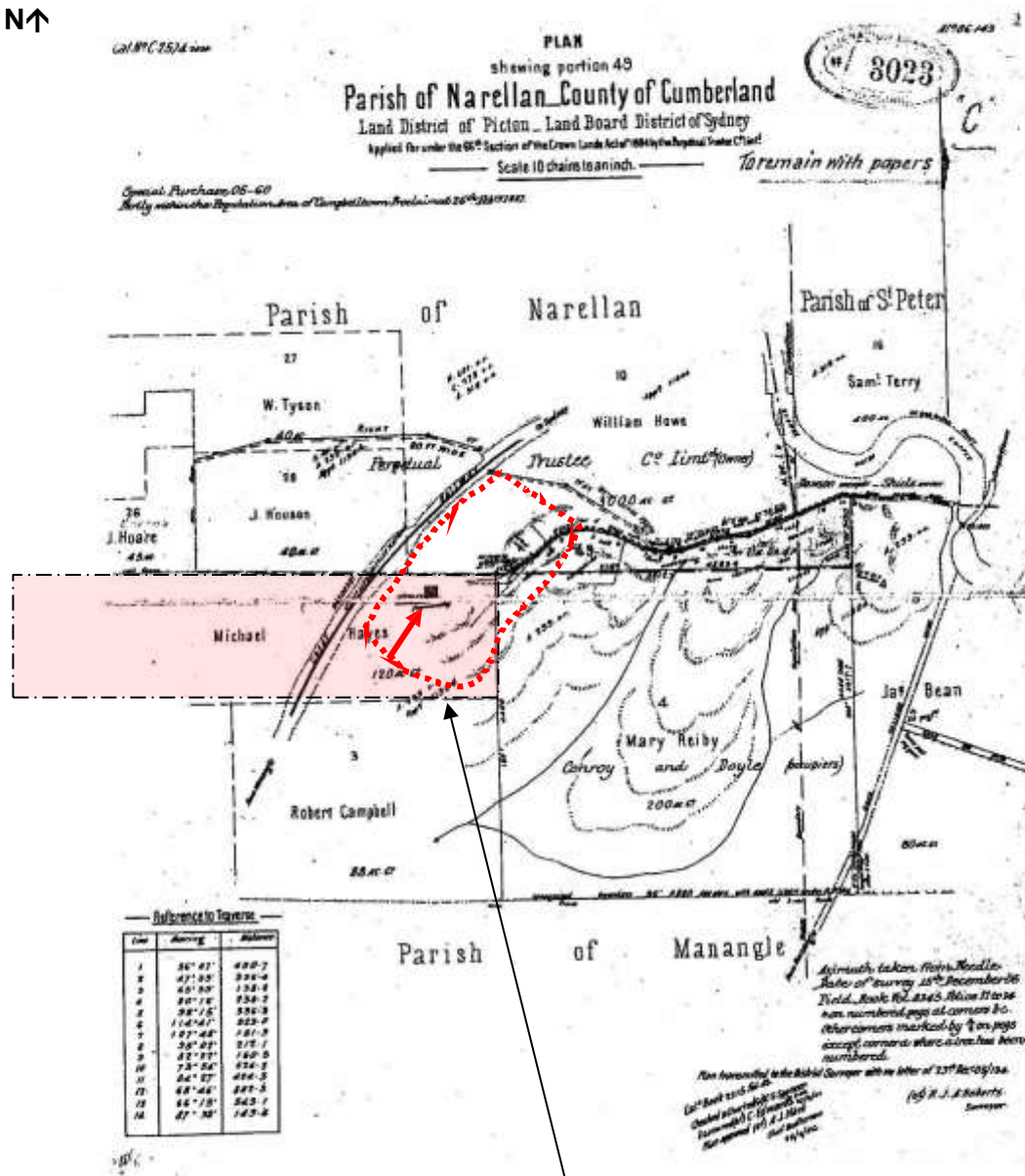


Figure 28: Glenlee 1900, survey carried out for the Real Property conversion of the Glenlee Estate, showing Glenlee House and the railway crossing to the north. Source: Land Titles Office, Real Property Application Packets, RPA 11904, SRNSW K 260435. North is at the top of image.

↑↑



Approximate location of Portion 1 (Michael Hayes 120 acres 1812 grant) on which William Howe purchased in 1816 and erected Glenlee House.

Figure 29: Portion survey at Glenlee, 15 December 1905. The house is arrowed. Source: C.2574.2030, Crown Plan. North is at the top of the image.

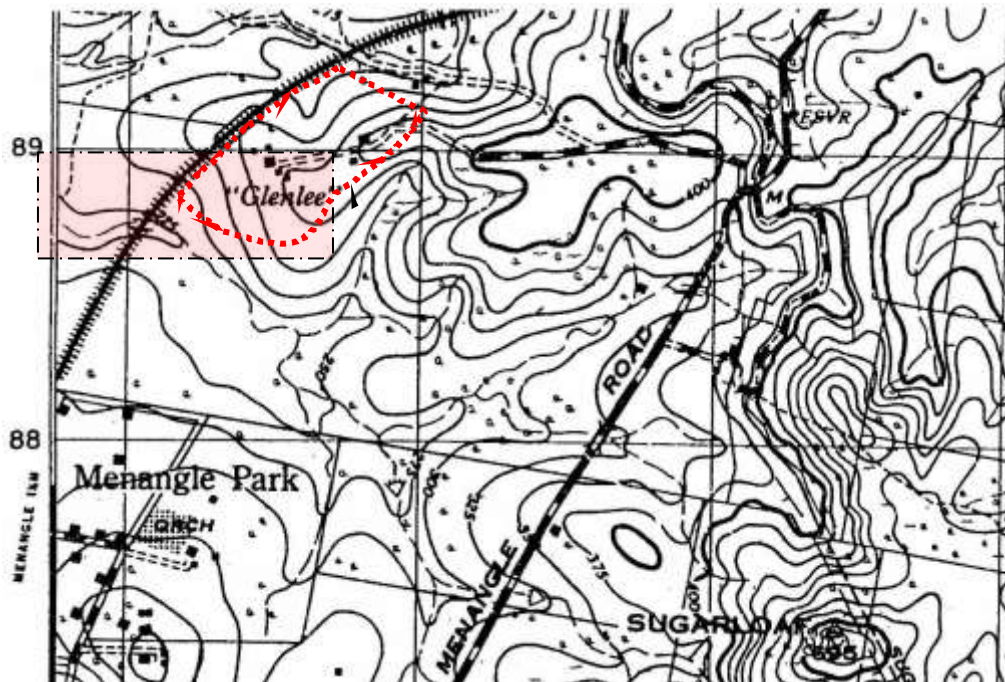


Figure 30: Topographic Map, 1952, showing buildings on the Glenlee property (arrowed). Source: Australia – Army, Topographic map, 1:25,000 series, ML M Ser 3 804/2, Zone 8 No 428-2, 1957. N ↑

2.11 Remnants of the Former 1830 Glenlee Estate

In 1978, Glenlee House was entered on the Register of the National Estate and in 1982 the house and part of its estate (bounded on the west by the Main Southern Railway) was protected by Permanent Conservation Order (subsequently State Heritage Register listing) No. 9 under the NSW Heritage Act.¹⁹⁶

The existing curtilage was established in 1982, being limited to 45 acres and now is all that remains of the earlier larger estate of 7200 acres held by Howe in 1822. In the late 1970s the NSW Government's Macarthur Land Corporation acquired extensive amounts of land in the Camden area, including some former lands of the Glenlee estate. The corporation sold large portions of the lower lands for urban development. The Heritage Council of NSW produced a curtilage map for a permanent conservation order, gazetted on 05.11.1982¹⁹⁷. The land was purchased by David and Trish Wilson in February 1987¹⁹⁸.

2.11.1 Coal washery and transhipment facility

Increasing production of coal from the Burragorang / Nattai River mines to the south-west, and the need to transport it to the export loading plant at Balmain in Sydney, led to purchase of part of the Glenlee estate and construction of a washery and transhipment facility between Mount Annan and the river, in the 1950s. A two-kilometre long rail spur to the facility (called Clinton's siding) was constructed from the Main Southern Railway and opened in December 1958. The line was electrified as part of the extension of metropolitan railway electrification to Campbelltown in 1968.⁷ However, the overhead electricity supply for trains on the spur has recently been removed.

The use of the coal facility peaked in the 1960s and 1970s but was scaled down from the late 1980s due to decline and ultimate closure of the Burragorang Valley mines and the potential environmental impact of the facility on the Nepean River - though much of the infrastructure still remains in use and

¹⁹⁶ Betteridge, Chris, (Musecape) *Proposed Glenlee Precinct Rezoning: Non-Indigenous Heritage Assessment*, 24 February 2014, p18

¹⁹⁷ <https://www.environment.nsw.gov.au/heritageapp/HeritageItemImage.aspx?ID=5045216#ad-image-0>

¹⁹⁸ Computer Folio Search, dated 05.04.1988, Land Titles Office NSW

is a significant element in the local landscape. In 1993 the Glenlee Composting Facility commenced operation on the site, producing soil mixes, mulches and topdressing material for rehabilitation of the coal facility and for the horticultural and landscape industries.

To the north of the coal facility site, other industrial uses developed, the TRN Group facility and, the largest, Jacks Gully (later known as the Macarthur Resource Recovery Park and now Spring Farm Advanced Resource Recovery Park). After the State Planning Authority purchase of the Glenlee estate in 1968, the land within Jacks Gully was sold to Clutha Development Pty. Ltd. who quarried the land for sand and shale. In April 1975, the Metropolitan Waste Disposal Authority commenced operation of the waste management centre at the site, following several years of negotiations with Camden Council. The centre's land was leased from Clutha until 1995 when it was purchased by the Authority's successor, the Waste Recycling and Processing Corporation (Waste Service NSW, later WSN Environmental Solutions).

Now operated by SITA Australia (SITA), the Spring Farm Advanced Resource Recovery Park spans 38 hectares and over 100,000 cars and trucks use the park each year. In addition to the Spring Farm Advanced Resource Recovery Facility, the SITA site also contains a landfill and a Materials Recycling Facility (MRF) which is like a giant factory where the recyclable materials that are collected from homes and businesses are taken to be sorted into different types or "streams" such as paper, plastics and aluminium for sale into local and overseas markets, and a resource recovery area for public drop off.

Through its council collections contract, the Spring Farm site currently services more than 104,000 households in four adjoining council areas. In addition the ARRF accepts, and then transfers, approximately 10,000 tonnes per annum of commercial & industrial waste from local contractors. In recent years the former Glenlee estate lands to the north and north-west of Jacks Gully have been designated urban release areas and have become the residential estate precincts comprising the suburbs of Mount Annan and Spring Farm¹⁹⁹.

2.11.2 The Australian Botanic Garden (Mt Annan)

The Australian Botanic Garden (Mt Annan – 416 acres set aside in 1988 as a NSW Bicentennial project) and the William Howe Regional Park - (located on 43 hectares set aside in 1998) are remnants of the original larger Howe/Fitzpatrick Glenlee Estate. Used for dairy farming and agriculture, the site contains large grassed areas with remnant pockets of native woodland and large infestations of African Olive (*Olea europaea ssp. africana*). Several farm dams remain on the site and serve as a reminder of past land uses. The summit of Mount Annan, at 192m AHD, is the highest point in the locality²⁰⁰. Their proximity to the subject site are indicated in Figure 31.

The Australian Botanic Garden Mount Annan is significant as it showcases the enormous diversity of Australian flora and will become the new home of the National Herbarium of NSW and Australian Plantbank. The Australian Institute of Botanic Science will also be anchored by the Australian Plantbank – positioning NSW as a global leader in botanic sciences. The Australian Institute of Botanic Science will focus on providing solutions to issues such as food security and climate change, as well as providing jobs and educational opportunities, within this major recreational space for the rapidly growing Macarthur region²⁰¹. Although separated by housing subdivisions the Australian Botanic Garden is part of general setting of Glenlee and has scope to interpret the extent of Howe's lands.

2.11.3 The William Howe Regional Park, Gundungurra Reserve (North) and Mary Howe Reserve

The William Howe Regional Park is significant because of its natural, aboriginal and historic cultural values. Further, a 'seamless' boundary between the William Howe Regional Park, Gundungurra

¹⁹⁹ Betteridge, Chris, (Musecape) *Proposed Glenlee Precinct Rezoning: Non-Indigenous Heritage Assessment*, 24 February 2014., p18-19.

²⁰⁰ Spackman and Mossop, *Mount Annan Botanic Garden: Site Master Plan*, Volume 1, Nov. 2000, p. 24.

²⁰¹ NSW Office of Environment and Heritage, *William Howe Regional Park Plan of Management: NSW National Parks and Wildlife Service*, October 2015, p.17.

Reserve (North) and Mary Howe Reserve will improve the visitor experience, strategic biodiversity corridor (Narellan and Spring Farm Bush Corridor) and land management outcomes²⁰² - refer to Figure 31. Although separated by housing subdivisions William Howe Regional Park is part of general setting of Glenlee and Howe's extended land.

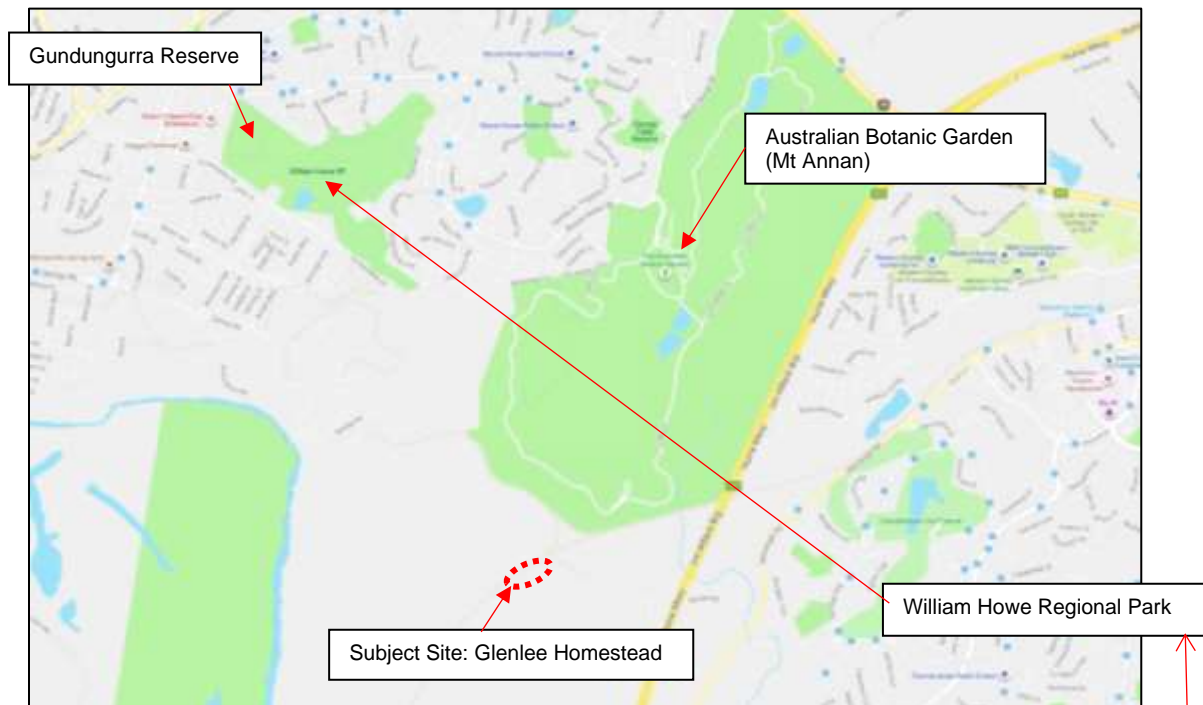


Figure 31: Current natural reserves and parks including William Howe Regional Park, Australian Botanic Garden (Mt Annan) which were part of the original 1818 grant to William Howe.

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

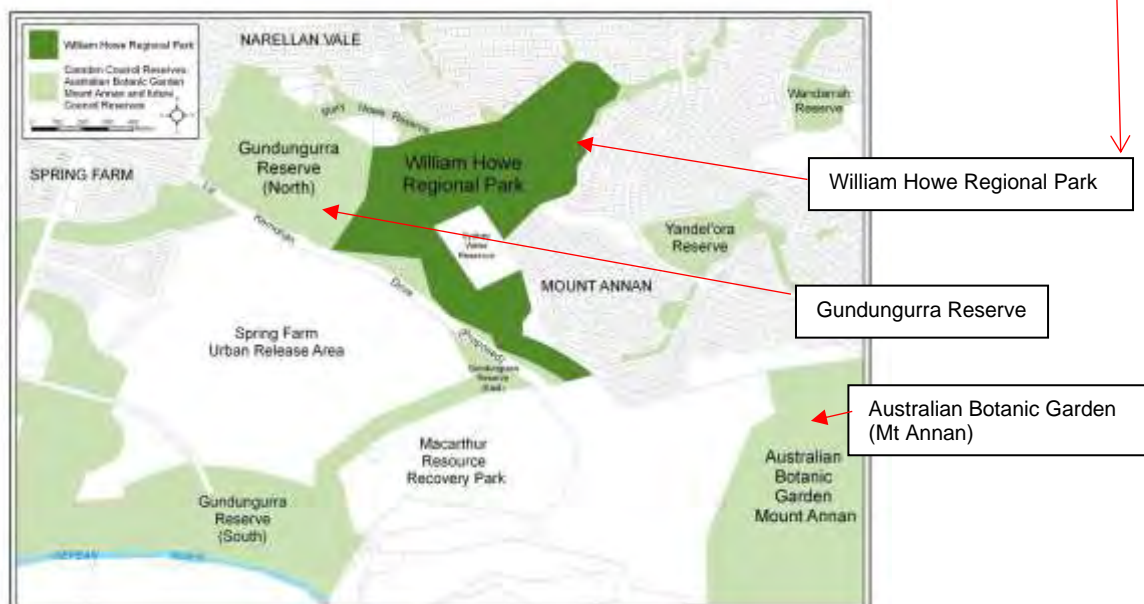


Figure 32: Detail map - the William Howe Regional Park, Gundungurra Reserve & Mary Howe Reserve are intended to provide an open space corridor that meets the recreation needs of the growing population while conserving natural and cultural values²⁰³.

²⁰² ibid

²⁰³ Environmental Partnership (NSW) Pty Ltd, *Gundungurra Reserve Plan of Management*, Issue A/07 13 Oct 2009, p.2.

2.11.4 Subdivision and Development: Mt Annan

The following edited extract from Dictionary of Sydney²⁰⁴, provides commentary on the recent development within the former 1820 Glenlee estate.

Mount Annan is one of the newer suburbs on Sydney's south-west urban fringe, located in the south-eastern part of the Camden local government area. In 2006 Mount Annan had a population of 8,314, a huge increase from 1996's population of 3,108. The demographic profile of Mount Annan is predominantly young families, with 35 per cent of the population under 18 years of age. Mount Annan is the high point in the western part of the locality, 190 metres above sea level. It only appears on published maps after 1834. This point was part of William Howe's former Glenlee estate.

The first land release for housing at Mount Annan was in the late 1980s and, following the State Planning Authority's *Structure Plan* (1973), Landcom became the owner and planner-developer of these estates. The main focus of this development was housing accessibility and affordability, therefore housing was low density, detached housing for first home buyers and low-income families. Public housing was scattered throughout the estate. Some families came from the local area and Campbelltown, while others moved from Menai and Sutherland. These were often single-income families who had large mortgages through Homefund, a state government initiative to assist low-income households to buy houses. The scheme was eventually abandoned as interest rates increased, the recession of the early 1990s took hold, and some Homefund participants fell into arrears and lost their homes.

Later land releases, such as Garden Gates, were aimed at second and third home buyers, and Landcom changed from providing subsidised land to becoming a profit-making government enterprise. Garden Gates was first released in 1995 and was a greenfield, infill site between the original Mount Annan land releases and Mount Annan Botanic Gardens. Restrictive covenants were attached to land sales to maintain a certain type of housing; there were small parks and the name Garden Gates was taken from the botanic gardens to give a certain panache. All aimed at creating community pride and identity. Sociologist Gabrielle Gwyther, who has studied this estate, describes the residents as middle-class families, Australian-born of Anglo-Christian background, with white collar or service jobs, in single cottages with large mortgages. She describes them as *petit bourgeoisie* (self-employed contractors and tradesmen) who believe that hard work, rather than going to university, is the way to success. Other land releases have included Domain Gardens (2004), The Cascades (1999), Sunrise Estate (2004) and Heritage Heights (2005). Of these, the largest release has been The Cascades, with 506 lots developed by the Bradman Corporation.

The population growth encouraged the establishment of new shopping facilities, which are based around the Mount Annan Marketplace. It opened in 2001 with 10 retail outlets, including a large supermarket, and in 2005 it was extended by 4000 square metres and 52 car parking spaces. Adjacent to this is the Mount Annan Shopping Village, which opened in 2002 and had 13 retail outlets by 2005. The shopping precinct also has four fast food outlets, a hotel, a discount supermarket outlet and a service station. In 2007 a further addition to the retail precinct was approved, consisting of 4600 square metres, 15 specialty shops and a 224-space car park, providing 187 jobs.

Other facilities that have appeared in response to the growth of the area have included: Mount Annan Leisure Centre; Mount Annan Public School; Mount Annan Christian Life Centre; Mount Annan Christian College; Elizabeth Macarthur High School; and Mount Annan High School. The subdivision occurs on lands which are originally part of the estate.

2.12 Glenlee Outbuildings

There are a number outbuildings associated with the Glenlee Estate, as evident on the aerial images and historical descriptions. This CMP includes recent information regarding the former

²⁰⁴ Willis, Ian, Mount Annan, Dictionary of Sydney, 2008, http://dictionaryofsydney.org/entry/mount_annan, viewed 04 Aug 2020

woolshed, the former olive oil grove processing pavilion and the former gatelodge located within the current property boundary only.

2.12.1 Former Woolshed

The following edited extract from Donald Ellsmore P. L., *Statement of Heritage Impact: Re-instatement of Fire Damaged Woolshed Glenlee, Menangle, NSW*, May 2010, provides a history of the former Woolshed;



Views of the site in January 2010. Source: DE Photos 2010.

Figure 33: Fire Damaged Woolshed

Little detail is known about the so-called woolshed, which was destroyed by fire in 2009. Its date of construction has not been established and, although the owners have known it as the woolshed because of physical evidence of that use, its original function is not known. It was an undistinguished rural shed constructed with round hardwood pole framing and clad with corrugated galvanised iron or steel. Sheep grazing does not appear to have been a significant activity at Glenlee. Even so, evidence of the use of the building as a shearing shed was clear. The woolshed was in poor condition when Glenlee was acquired by the Wilsons. The photographs below show the poor condition of the building at the time the property transferred back into private ownership. Refer to Figures 33 & 34



Photograph of Glenlee looking North West with woolshed in foreground. Owner photo circa 1985



Photographs of Glenlee in the late 1980s. Source: Owner photos n.d.

Figure 34: Former Woolshed

When the property was acquired by the current owners the Wilsons, they gave priority to Conserving the main house and outbuildings before they tackled the former woolshed. They repaired the structure and cladding, added skillion roofs on the north and south sides, and provided accommodation facilities within. The building was used for casual accommodation.

Following discussions between the owners, their insurer's, the Campbelltown City Council and the Heritage Branch of the Department of Planning, a replica structure is proposed to be built on the site of the building that was destroyed.

The footprint and general form of the woolshed has been established by recording the remains of the original structure. Further details were obtained by examining the historical photographic evidence.

The original building had a core structure (the original woolshed) 11850mm x 6550mm built with Eight round poles carrying a hardwood framed gable roof. The original roof and wall cladding (on three sides only) was corrugated galvanized iron. This wall cladding had been replaced with horizontal lapped boards. On the north side of the core structure a skillion roofed lean-to addition had been built at some time in the 1980s over a paved floor of re cycled sandstone flagstones 13175mm x 4600mm. This floor was not greatly affected by the fire. On the south side a 3650mm wide lean-to skillion roofed structure was added in the 1980s. It was fitted out for accommodation. Both lean-tos were finished in matching materials. It is proposed to build a replica of the fire damaged building on the site of the original, Incorporating the surviving sandstone paved floor. The only conscious departure from the original design will be the treatment of the interior and the fit-out of the southern lean-to in particular. Accommodation of a suitable modern standard will be included in the design.

Changes to the original structure that were made in the 1980s and 1990s by the owners included repair of the woolshed and the addition of skillion roofed lean-tos on the north and south sides to meet functional requirements. The current functional requirements are different in minor ways. The new structure will be designed to incorporate these new requirements but they will not have any adverse impact on the external form or appearance of the new building, or on the heritage listed place.

The statement of heritage impact concluded ...in relation to the proposed works concluded that the works would have only minor impacts on the heritage significance of the place and that those impacts overall were not unduly adverse. The principal significance of the place – the early colonial homestead complex in the Cumberland Landscape - would not be affected in any way.

2.12.2 Former Glenlee Olive Oil Processing Pavilion & Olive Grove

The processing pavilion was constructed in 2002 adjacent to the former gatelodge – refer to Figure 35 - 37.



Figure 35: Former Olive Oil Processing Pavilion & former gatelodge (hidden by overgrown plant).

The following on-line extract reveals an insight into the most recent agricultural use for the production of Olive Oil, a grove of 7,000 trees was planted c1999 before being removed in 2014 removed for financial / commercial reasons.

Olive Grower and Glenlee Olio Nuovo producer David Wilson says he stumbled across this unique processing technique while he and his wife were traveling around Italy. "We visited during harvest season and couldn't help but notice that the delicatessens all had signs out on the footpath advertising the fresh new oil or 'Olio Nuovo' that had just been pressed. To our knowledge this has not been done to any scale in Australia and as this new oil has such unusual characteristics we thought we should try it here."

Olio Nuovo is made by pressing the olives before they are fully ripened. And the result? David explains, "Olio Nuovo is a vivid iridescent deep green colour with a rich firm palate and a wonderfully pungent hot peppery finish. It exhibits a complex fruity aroma reminiscent of freshly cut grass building to a climax of rich olive flavour. Olio Nuovo is unique oil but when added to hot winter soups such as ribollita, drizzled over bruschetta or roasted vegetables or simply added to a pasta sauce it becomes a culinary experience. The pepperiness and pungency comes from the polyphenols which are in abundance in fruit that has not fully ripened. Arguably, as it is high in the antioxidant compounds that give extra virgin olive oil its health giving properties, it is better for you but this is more to do with logic and chemistry than proven fact."

Regarding production, David says, "The traditional way of processing is to crush the olives under a stone wheel and then spread the paste onto mats and using pressure extract the oil from the paste. Unfortunately this does not provide the best quality oil as the process takes up to one and a half hours and the olive oil is oxidising whilst it is exposed to the atmosphere for this time. Virtually all the olive presses now sold in the Mediterranean and Australia are centrifugal extraction plants which perform this task more efficiently and quickly and provide better quality oil. Our centrifugal processing plant is on location at the farm which enables us to harvest and process the olives the same day. In reality what we harvest in the morning is already processed and in tanks protected by a blanket of Argon by midday. This means that the oil is fresh as the olives have not had time to start to decompose once they are harvested. Olives left lying around will go rancid quite quickly so the quicker they are processed the better."

Source: <https://www.girl.com.au/glenlee-olive-grove.htm>



Figure 36: Image of former Olive grove and olive oil processing shed taken from Glenlee east terrace (date 23.04.14)



Figure 37: Image of former Olive grove taken from lower road of Mt Annan Australian Botanic Gardens

2.13 Comparative Archaeological Sites

The following section is an edited extract from Casey & Lowe, 2020²⁰⁵ that identifies the potential archaeological resource of the study area. Archaeological potential is the degree to which archaeological remains are considered likely to survive within the study area in light of modern impacts and historic activities and have ability to assist with archaeological research questions.

There are several early 19th-century homesteads sites of a similar type to the Glenlee estate, which survive to this day in western Sydney, whether as standing buildings or as partially ruined archaeological sites. A number of these estate farms, typically comprising a homestead complex and associated farm buildings, forming a 'scattered village', have been archaeologically investigated. The results of these archaeological programs help to inform our understanding of the types of remains and levels of preservation that can be expected within the Glenlee estate. These include but are not limited to:

2.13.1 CAMDEN PARK ESTATE AND BELGENNY FARM, CAMDEN (SHI 01697)

Belgenny Farm is situated within the broader Camden Park Estate, and was established by John and Elizabeth Macarthur in 1805. It is the oldest surviving complex of farm buildings in Australia. The site operated as a dairy farm from at least the 1820s until the 1970s.

Archaeological investigations at Belgenny Farm were conducted by Wendy Thorp c.1986-1989, and Edward Higginbotham c.2006-2010. These programs identified the structural remains of three early (c.1820s) cottages, including one built by Henry Kitchen, as well as a significant artefact-rich deposits and rubbish pits, which confirmed the interpretation of the cottages as huts for the accommodation of the convict labour force. Excavations within the vicinity of the stables identified evidence of land modification prior to construction (where topsoil had been stripped off and a levelling fill laid), as well as the archaeological remains of brick dish drains, former cobbled surfaces and yard surfaces.

²⁰⁵ Casey & Lowe, *Revised Historical Archaeological Assessment*, July 2020, pp. 5 – 7.

2.13.2 BELLA VISTA FARM, KELLYVILLE (SHI O1754)

The site of Bella Vista Farm has been subject to continuous grazing since the 1790s, and retains evidence of patterns of agricultural use of the farm over the past 200 years, including former farm outbuildings, field patterns, post and rail fences, etc. The Bella Vista homestead and associated estate dates to the c.1840, and is sited high on a prominent hill in contrast with open fields around, characteristic of a summit model of homestead siting.

There have been several archaeological investigations (predominantly survey and small scale monitoring programs) at Bella Vista including: a site inventory/archival recording conducted by Judy Birmingham (University of Sydney) in 1981 - this program also comprised the archaeological supervision of the clearing of six cisterns/wells; a small-scale monitoring program by Casey & Lowe in 1988; archaeological testing around the main homestead and several other locations by AMAC in 2002-2004, and monitoring by AHMS in 2013. These programs have produced a significant artefact assemblage (including significant quantities of rubbish backfilling the tanks), characteristic of a typical domestic discard from late 19th into the 20th century.

2.13.3 DENBIGH ESTATE, CAMDEN (SHR 01691)

The Denbigh Estate comprises an early 19th century (1817-1820) homestead complex and associated farm buildings, considered the most extensive intact 'scattered village'. The archaeological and cultural landscape represents 200 years of continuous evolution of farming and grazing practices.

Archaeological monitoring was undertaken by Eco Logical Australia in 2014-2015, and revealed evidence of early land modification (stripped back topsoil) and the c.1820s driveway (cobblestones, stone flagging, compacted surfaces), remains of mid-late 19th century post and three-rail timber fencing, as well as timber slab shoring in the later (likely post-1895) dam.

2.13.4 RABY ESTATE, CAMDEN (ITEM 182, CAMDEN LEP)

The Raby Estate was part of Alexander Riley's original 1816 grant. The property was owned by the Riley family from 1809 to 1866, and is typical example of the Colonial-period mixed farm. The extant homestead (1860s) is sited on the spur of a hill and likely constructed on the site of the earlier (c.1820) homestead.

Archaeological assessment of the site was conducted in 2002 by Higginbotham & Associates and identified the potential for archaeological remains associated with the early 19th-century farm, as well as the potential to understand the evolving landscape of the property from the 1820s until the 20th century.

2.13.5 MARYLAND HOMESTEAD, BRINGELLY (ITEM 1, CAMDEN LEP)

Maryland Homestead comprises a complex of largely still extant homestead and farm buildings, dating from the 1850s. The winery and store are likely be the oldest winery buildings in Australia. Archaeological assessment of the site was conducted by Casey & Lowe in 2016, and identified little potential for any archaeological remains associated predating the 1850s. The archaeological resource of the site is expected to be predominantly associated with the mid-19th to early 20th-century occupation of the property.

2.13.6 BUNGARRIBEE HOMESTEAD COMPLEX - ARCHAEOLOGICAL SITE, DOONSIDE (SHI 01428))

The Bungarrabee archaeological site comprises a homestead complex surrounded by a large number of outbuildings and farm structures, including a brick convict barracks. The homestead was built c.1825, situated at the highest point of the estate, for the merchant and politician John Campbell. It was demolished in 1957.

Test excavations by Austral Archaeology in 2000 revealed the footprint of the homestead, including floor surfaces and footings. Further excavations and site interpretation have

since been undertaken by GML Heritage. These programs identified evidence of the former kitchen gardens, an early cobbled surface and the brick footings of an original barn, demolished in 1977; as well as a timber slab hut or cottage to the north of the main Bungarrabee homestead. Many of the artefacts associated with the cottage were dated to the first half of the 19th century. The archaeological remains at Bungarrabee have largely been retained in situ in publicly accessible open space. New interpretive landscaping was constructed as part of the new development.

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2.14 Historical Themes

The following NSW historical themes were identified as being relevant for the Subject Site and are discussed in the following sections. The order of these themes does not denote any hierarchy of importance but rather tries to follow a logical sequence of events.

The selected historical themes assist in writing the history for this area, detailing its physical development over time but in a constricted view. This section sets out the history of the site in relation to State Historical Themes. It is not a chronological or contextual history. Hence, the thematic format enhances knowledge and understanding to assist in identifying potential items of State significance, but it does not provide the fuller understanding that a contextual history would provide. Further, there are areas of overlap in each theme. For ease of reading, repetition of information has been kept to a minimum or avoided altogether where possible or where overlap of information is deemed obvious.

National Themes	State Themes	Local or Sub-themes
Environment – tracing the natural evolution of Australia	Environment – naturally evolved	Location of the property in the undulating landscape Remnant Eucalypts
Peopling Australia	Aboriginal cultures and interactions with other cultures	Dharawal people Aboriginal contact The Cowpastures Frontier
	Convict	Convict labour in the construction of Glenlee estate Convicts and the building trades Emancipated convicts
Developing local, regional and national economies	Agriculture	Changing agricultural uses of the site Dairying Agriculture in the Campbelltown district Olive Oil processing & production
	Commerce	The estate within dynastic businesses
	Environment – cultural landscape	The estate as a cultural landscape Development of the gardens Development of the outbuildings 'streetscape'
	Industry	Railway siding
	Pastoralism	Cattle raising & grazing
	Transport	Railway siding and station at Glenlee
Building settlements, towns and cities	Land Tenure	Crown Grants 1810s Subdivision patterns Ownership patterns
	Utilities	Public Roads in the colonial period
	Accommodation	Early colonial settler's cottages Victorian gentlemen's country houses Turn-of-the-century grazier's homesteads Twentieth-century country houses Rural worker's housing on country estates
Developing	Domestic life	Homestead

Australia's cultural
life

Marking the phases
of life

Persons

Gatelodge
Worker's residences
Servant's Quarters

Dynasties:
Howe
Fitzpatrick
Wilson

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3.0 PHYSICAL EVIDENCE

3.1 Subject Site: Broader Context (Natural and Indigenous Evidence)

The broader contextual history of Indigenous occupation is associated with the following places set aside as nature reserves: Gundungurra Reserve, William Howe Regional Park and the Mt Annan Botanical Gardens of the areas around the subject site have been gathered from on-line resources. These nature reserves are all located within Portion 10 of the 3000 acres granted to William Howe in 1818, refer to Figure 22, page 31 and Figure 38.

Gundungurra Reserve

The following is an extract from *Gundungurra Reserve Plan of Management*²⁰⁶

The region has a long history of Aboriginal occupation. The Sweet Water D'harawals occupied the Cowpastures area, and consisted of some forty or fifty clans, each numbering in the vicinity of from thirty to sixty individuals. This area was an important Aboriginal meeting place and was known as "Yandel'ora Yugl" which means Land of Peace Between Peoples. Aboriginal groups were drawn to the region as a result of its proximity to the Nepean River and its plentiful supply of food and water. A search of the NSW National Parks and Wildlife Service Aboriginal Heritage Information Management System has shown that five Aboriginal places are recorded near (but not on) the Reserve lands. Five Open Camp Sites were listed in the search: "Clutha 1" and "Clutha 2" are located to the east of Jacks Gully Landfill; and "Glenlee6", "Glenlee7", and "Glenlee8" are located at Mount Annan.

William Howe Regional Park

These extracts from *William Howe Regional Park Plan of Management*²⁰⁷, provides an insight into Aboriginal spirituality which contribute to Aboriginal identity, prior to European occupation and still relevant to this day.

The land, water, plants and animals within a landscape are central to Aboriginal spirituality and contribute to Aboriginal identity. Aboriginal communities associate natural resources with the use and enjoyment of foods and medicines, caring for the land, passing on cultural knowledge, kinship systems and strengthening social bonds. Aboriginal heritage and connection to nature are inseparable and need to be managed in an integrated manner across the landscape.

Aboriginal sites are places with evidence of Aboriginal occupation or other aspects of Aboriginal culture. They are important as evidence of Aboriginal history and as part of the culture of local Aboriginal people. While the NSW Government has legal responsibility for the protection of Aboriginal sites and places, it acknowledges the right of Aboriginal people to make decisions about their own heritage. It is therefore policy that Aboriginal communities be consulted and involved in the management of Aboriginal sites, places and related issues, and in the promotion and presentation of Aboriginal culture and history.

²⁰⁶ Environmental Partnership (NSW) Pty Ltd, *Gundungurra Reserve Plan of Management*, Issue A/07 13 Oct 2009, p.6

²⁰⁷ State of NSW & Office of Environment and Heritage, *William Howe Regional Park Plan of Management: NSW National Parks and Wildlife Service*, October 2015, p.15.

The region in which William Howe Regional Park is situated has a long history of Aboriginal occupation. Groups were drawn to the area because of its proximity to the Nepean River and the plentiful supply of food and water (Camden Council 2010).

The park (ie. William Howe Regional Park) is situated within the boundaries of the Tharawal Local Aboriginal Land Council and within the area originally occupied by the Dharawal People. The Dharawal clans, including the Cubbitch Barta, the coastal Gweagal and the Wodi-Wodi of the Illawarra, travelled through and used the rich resources of this landscape (Dallas & Corby 2005).

According to some Aboriginal descendants, the most elevated parts of William Howe Regional Park were used as lookouts, for communication and for large gatherings. Turkeys Nest Dam was previously a soak fed by groundwater and was probably used as a water supply and to source food such as ducks and frogs.

In the first decades after the arrival of Europeans, many Dharawal lives were lost to introduced diseases, as well as armed conflict with European soldiers and settlers, land dispossession, drought and food shortages (Royal Botanic Gardens & Domain Trust 2013). Though reduced in number, Dharawal People remained in the area throughout the 19th century, living and working on local farms and their own settlements. The descendants of some of these people continue to live in the Sydney region today.

Ten open camp sites were located in Gundungurra Reserve as part of a specific Aboriginal heritage survey in areas where a 1.5-kilometre long pathway was constructed and associated bushland restoration occurred in 2005 and 2006 (Dallas & Corby 2005; Dallas & Irish 2001). Only a small area of Gundungurra Reserve has been surveyed, and the Aboriginal archaeological value of the full reserve is still largely unknown. The majority of the sites identified in Gundungurra Reserve were in disturbed, degraded contexts and were considered not to be in situ deposits but, rather, were deposits due to movement from erosion and human activity. While they have been assessed as having little or no archaeological research potential (Dallas & Corby 2005), they have educational value as they indicate a pattern of local Aboriginal occupation on elevated landscape with expansive district views for communication, camping and spotting animals (Dallas & Corby 2005).

The Australian Botanic Garden, Mt Annan

According to Francis Bodkin (aka 'Aunty Fran' - environmental scientist, botanist, climatologist, author and a D'harawal woman and a former Education Officer at the gardens)

It was a place where laws were made, people came down from as far north as Cairns in Queensland, from as far south as Adelaide in South Australia. Laws were made which were common to everybody, but when the peoples' came, they also brought with them plants so that the next generation would come and they would have their own food and one of the strange things was that a lot of the early botanists wrote about these disjunct communities of plants - plants that didn't belong

here and they wondered why and of course one of them was the Bunya Pine (Araucaria bidwillii) which is not supposed to grow here and yet it was here!²⁰⁸

Francis Bodkin's further comment, in the context of recent worldwide events and Indigenous Heritage, is important to acknowledge:

Historians and anthropologists have studied the Koori culture since they first arrived on this continent, and have come to the conclusion that the D'harawal culture is dead. Of, course, this has been done without reference to the descendants of that culture, and without even asking the proper questions. The D'harawal culture is not dead, it is a strong, living, vital culture of the Sydney and South Coast regions that just had to go underground for a while to be able to survive. Now that the right questions have been asked, we have the key to unlock a vast wealth of knowledge of this part of the country in which we live.²⁰⁹

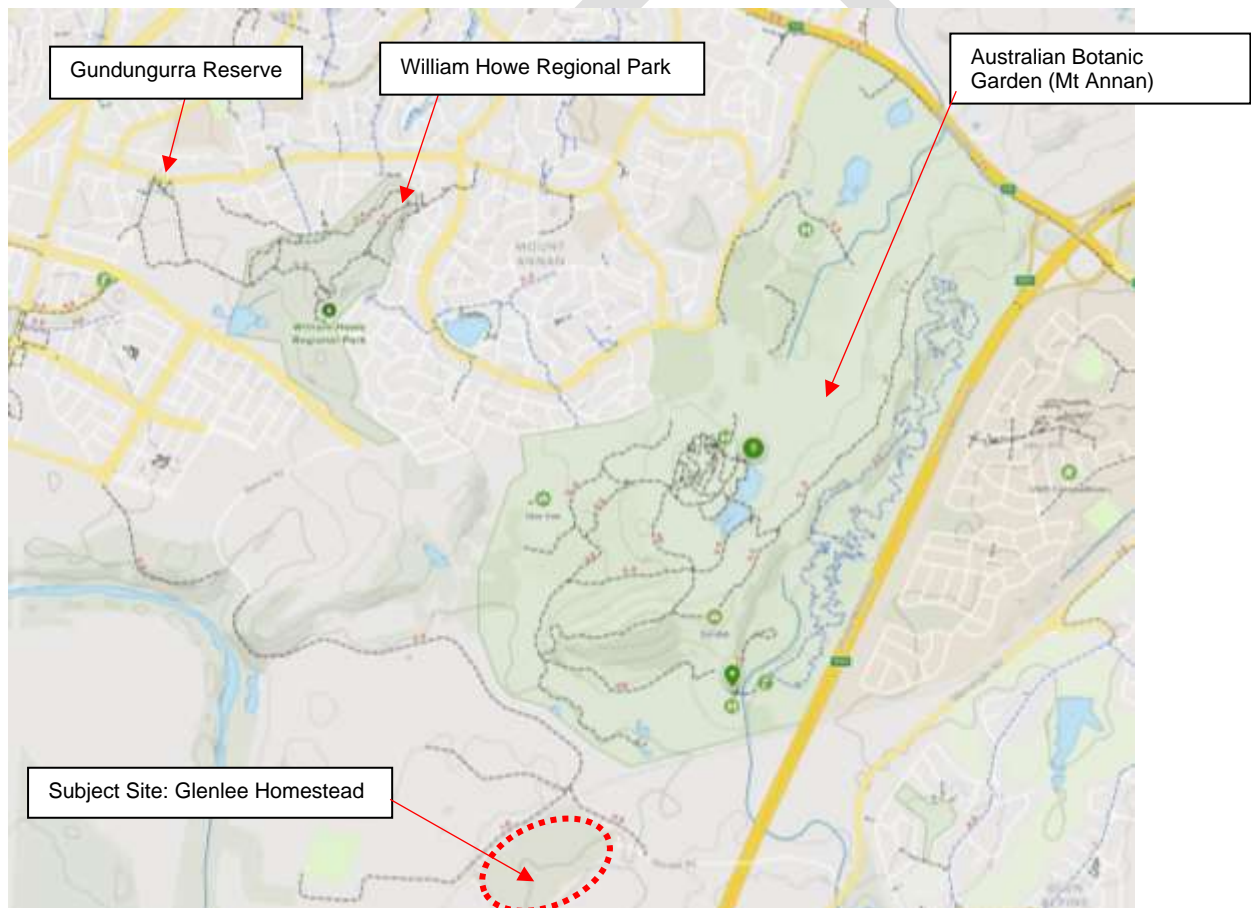


Figure 38: Current natural reserves and parks including William Howe Regional Park, Australian Botanic Garden (Mt Annan) which were part of the original 1818 grant to William Howe.

Source: <https://www.alltrails.com/explore/trail/australia/new-south-wales/mount-annan-mountain-bike-loop?mobileMap=false&ref=sidebar-static-map&ref=sidebar-view-full-map>

²⁰⁸ ABC's 'Gardening Australia' today - 2013 Series 24 / Episode 02.

²⁰⁹ Francis Bodkin, *D'harawal Dreaming Stories, Bah'naga and Mun'dah, The story of how the red bellied black snake came to be*, 2011, p2.

3.2 Subject Site: Subject Property and Surrounds (European Evidence)

The physical European evidence of the subject site was investigated through non-intrusive observation of the place's fabric during a number of site visits throughout the course of this study. Unless otherwise stated, all images are by the authors of this report.

The subject site is located at the western end of Glenlee Road, Menangle Park within the Campbelltown Local Government Area. The property consists of Lots 1, 2 & 3 DP713646 and is roughly rectangular in shape. The subject site has a total area of 17.73 hectares, which now equates to less than 1% of the area of the property controlled by Howe in 1820.

The Southern Railway Line lies to the north and west, bounding this side of the property. The Hume Motorway lies to the east. Across the railway line to the north is the Mt Annan Botanic Garden and to the north-west lies the Glenlee Composting Facility (former Glenlee Coal Handling Facility). The site is currently rural in nature and is currently surrounded by pature/ grassland grazed predominantly by horses – refer to Figure 39.

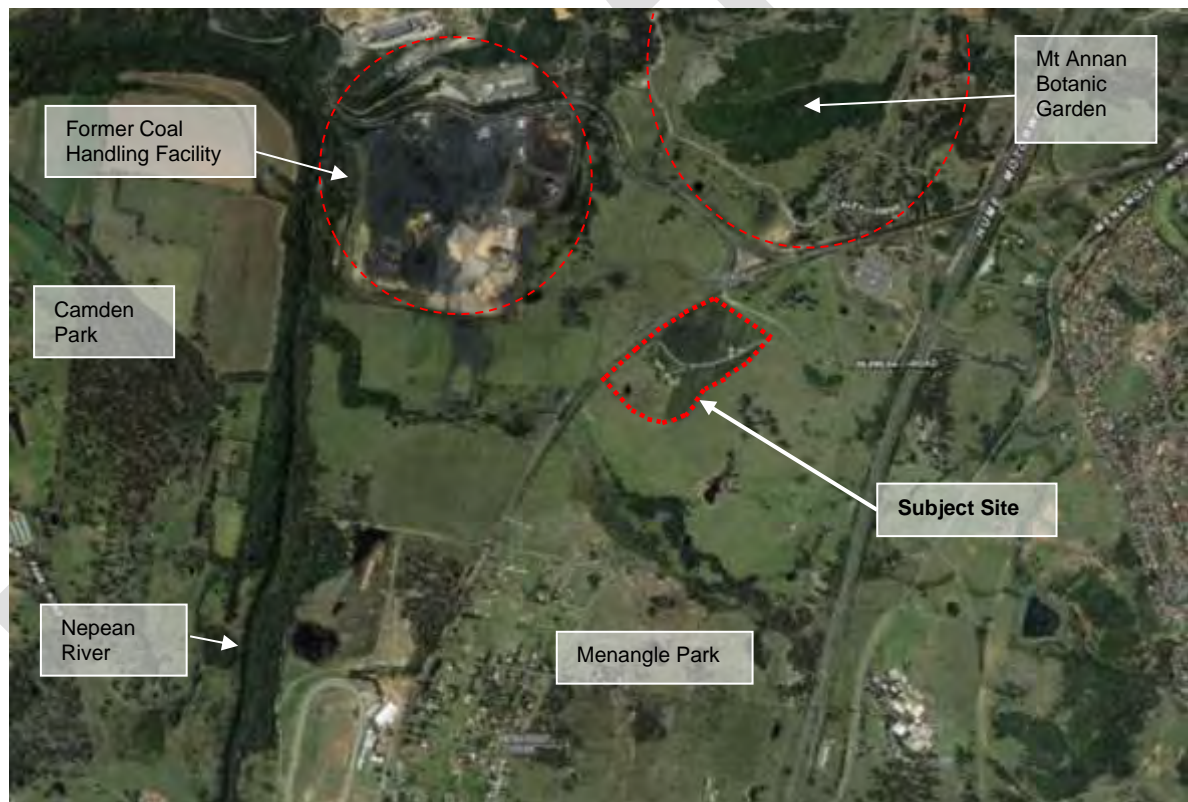


Figure 39: Contextual aerial photograph showing the subject site in relation to Mount Annan Botanic Garden, Glenlee Composting facility (former Glenlee coal handling facility), Camden Park and the surrounding environment. Source: 2013 SIX maps. Not to scale. N↑

The subject property is accessed via Glenlee Road which branches off from Menangle Road. A gravel drive runs from Glenlee Road through the property from the rear to form a ring road around the subject buildings as well as a carriage loop in front of Glenlee Homestead. The carriage loop was installed in 1985 by James Broadbent. The site has mature plantings of Kurrajong trees and a signature *Bunya Bunya Pine* located within the carriage loop. Hedge rows are used in place of fences to define and enclose immediate garden spaces. Refer to Figures 40.



Figure 40: Aerial Image c2014 – Glenlee homestead, immediate setting and views.

Note: The former Olive tree grove have since been removed due to lack of fertility in the soil – as noted

in the history p11 **??p.13???**

Source: Architectural Projects P. L.

3.3 Views and Vistas

Significant views to the subject property are visible from Mt Annan Botanic Garden to the north (View 1) and Menangle Park to the south (View 2) (refer to Figures 41 & 42). The Southern Railway (View 3) and the approach road to the north east (View 4). Views to the building cluster of Glenlee from the north and east are intermittent due to the undulating and windy entry drive and mature planting. Figures 108 – 112 (pp.91 & 92) indicate the limited nature of these views. There is view of the homestead within the site from the gatelodge in the vicinity of the parish boundary (View 5).

The focus of views from the Glenlee Homestead are to the south and west over its former holdings. The Glenlee Homestead entrance portico has distant views of the Great Dividing Range and closer views of grazing pastures to the south and west. The Main Southern Railway is visible from the south and disappears into a cutting as it passes close to the property boundary (refer to Figures 44 - 46).

A key important early visual link was over the alluvial flats and dairy grazing paddocks leading to the Nepean River, following on to the Camden Park Estate with the Razor Back range forming the skyline backdrop. Although Camden Park House cannot be seen from the Glenlee property, this visual link to the Camden Park Estate can still be appreciated today.

Views from the rear of the Homestead to the north/north-east/east are limited due to the undulating landscape, winding entry drive and location and size of plantings. Views to the building cluster of Glenlee from the north and east are intermittent. Figures 108 – 112 (pp.91 & 92) indicate the limited nature of these views.



Figure 41: Subject site viewed from Mt Annan Botanic Gardens (View 1).

The Colonial Landscapes of the Cumberland Plain (CLCP) report details the same important views and vistas to and from the property described above. The site plan also indicates the location of vineyards, however the aerial photographs from 1947 (Figure 130, p.118) to the present do not indicate the presence of any vineyards on the Glenlee property. Refer to Figure 88, p.86.



Figure 42: Subject site viewed from Menangle Park (View 2).

INSERT IMAGE

Figure 42?: Subject site viewed from the Southern Railway (View 3).



Figure 109: Zoomed in view from the crest of the hill looking to the Glenlee buildings and pastures (View 4).



Figure 44: Distant views to south and west from Glenlee Homestead entrance portico.



Figure 45: South view of Main Southern Railway from Homestead entry portico (close up).

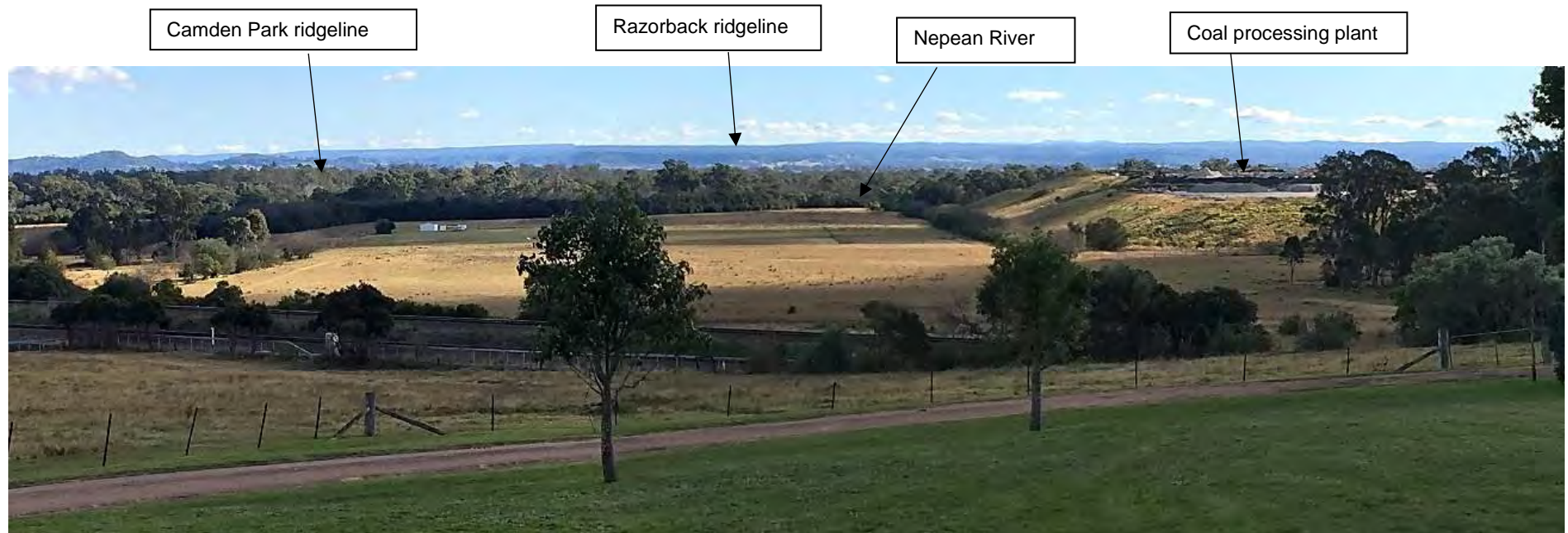


Figure 46: View west over the train line looking over Howes' initial land holding of alluvial flats/former dairy grazing paddocks to the Nepean River, Camden Park Estate and Razorback Ridge skyline. This would have been an important link for water security and dairy paddocks for grazing and cropping. These lands lie outside the current Glenlee property and SHR Boundary. Also showing the coal processing plant to the right of frame.

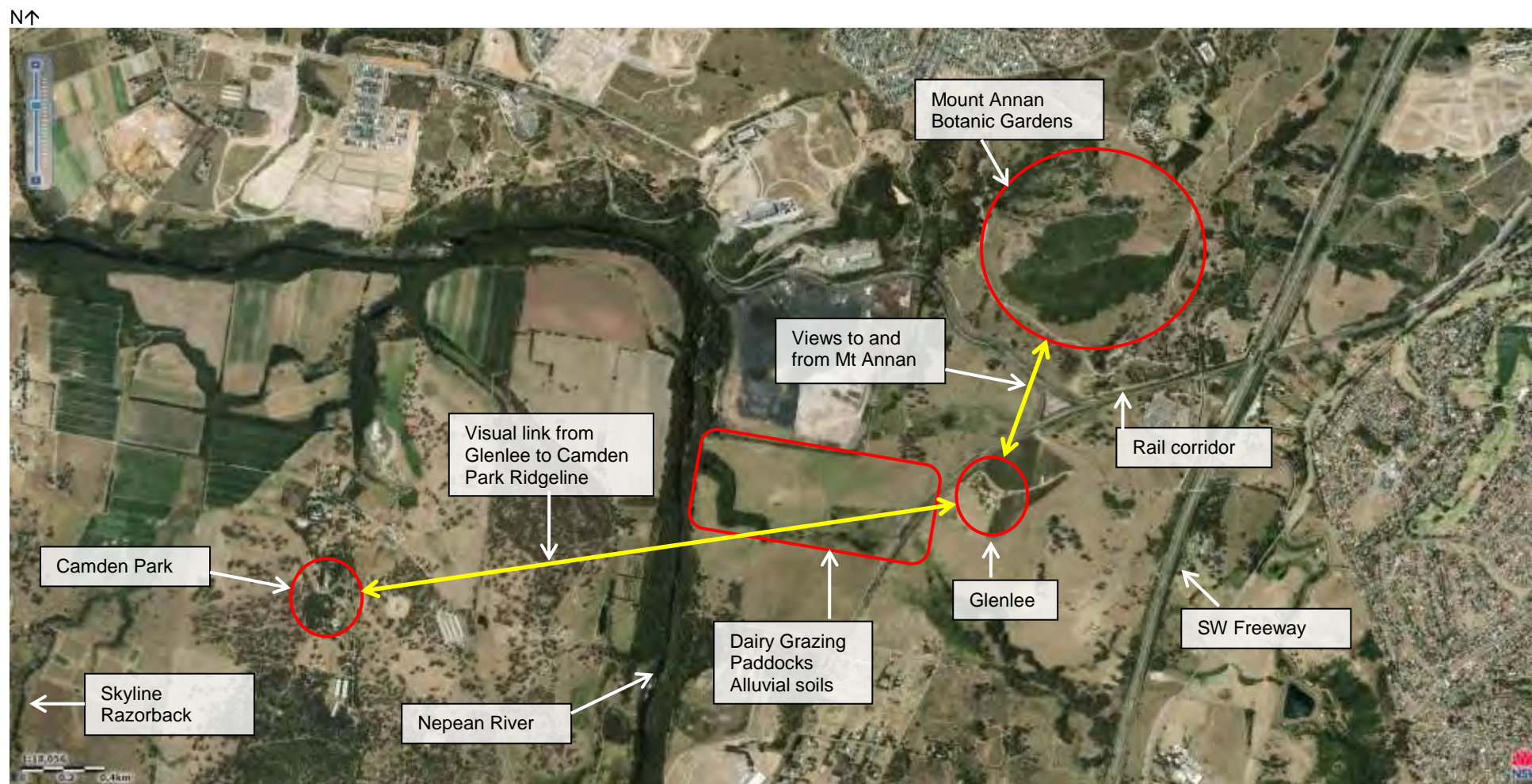


Figure 47: Important early visual link was west over the alluvial flats and dairy grazing paddocks leading to the Nepean River, following on to the Camden Park Estate ridgeline with the Razor Back range forming the skyline backdrop. Views to and from Mount Annan also important. *Sixmaps*.

3.4 Subject Buildings

3.3.1 Glenlee Homestead: Main Residence

Glenlee Homestead is a symmetrical two storey Regency Colonial style residence, possibly designed by architect Henry Kitchen²¹⁰ and constructed by Gooch and Payton in 1823-4²¹¹. Refer to Figures 48 – 55. The Homestead is a square stuccoed brick building with sandstone quoins and a hipped corrugated iron roof (originally timber shingles) penetrated by tall decorative chimneys at either end. The walls of Glenlee Homestead originally face brick on a stone basecourse, were rendered with an ashlar finish c1890s. The homestead has timber framed double hung windows with a string course “sill” to the first floor openings. The timber entry door has an arched highlight window above.



Figure 48: Front (west) elevation of the homestead showing the recessed entry portico colonnade.

The original columns to the recessed entry portico on the western elevation were replaced in 1883 with cast iron columns, and no evidence of the original appearance of the arcade/ colonnade survives. The rear verandah is also recessed and features timber columns, beams, decorative fringe and timber lattice balustrading.

Broadbent notes that Glenlee’s design is unusual, with a recessed verandah on the ground floor front elevation and excessively formal planning. He draws comparisons with Italian villas designs of the 16th Century, the source of Palladianism, and with Liverpool hospital which was constructed concurrently.

The planning of Glenlee is formal and symmetrical. A substantial central entry hall accesses the one room to either side and box rooms at the corners. The layout is repeated at the upper level, resulting in two oversized bedrooms. The entry hall features a fine cantilevered stone staircase, stone flagging, and marbled painted wall finishes. Interior finishes to the rooms include set plaster wall finishes, and lath and plaster ceilings with decorative cornices are in good condition. The joinery is clear finished and comprises architraves, chair rails and skirting. The polished timber tongue and groove floors are in good condition. The kitchen and bathrooms have contemporary fitouts.

²¹⁰ Reymond, Michael, *History of Glenlee, Menangle Road, Campbelltown*, 1978 (unpublished paper), pp.10-11.

²¹¹ Ibid. pp. 2-3.

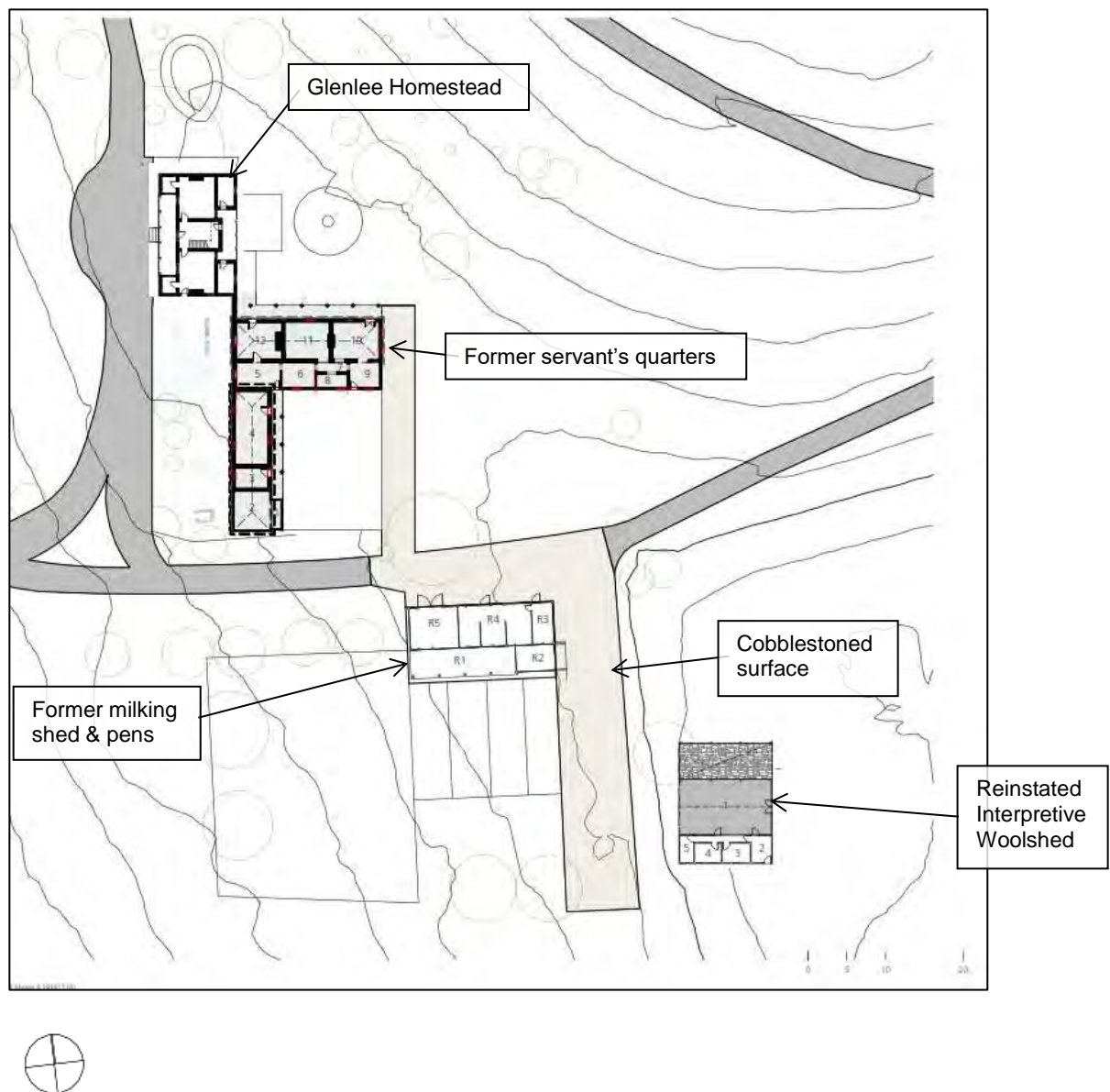


Figure 54: Site Plan: Glenlee Estate including Homestead, Former Servants Quarters, Former Milking Shed & Reinstated Interpretive Woolshed.

Source: Architectural Projects P.L., Dwg No. 1817 MD.128, date 01.07.20

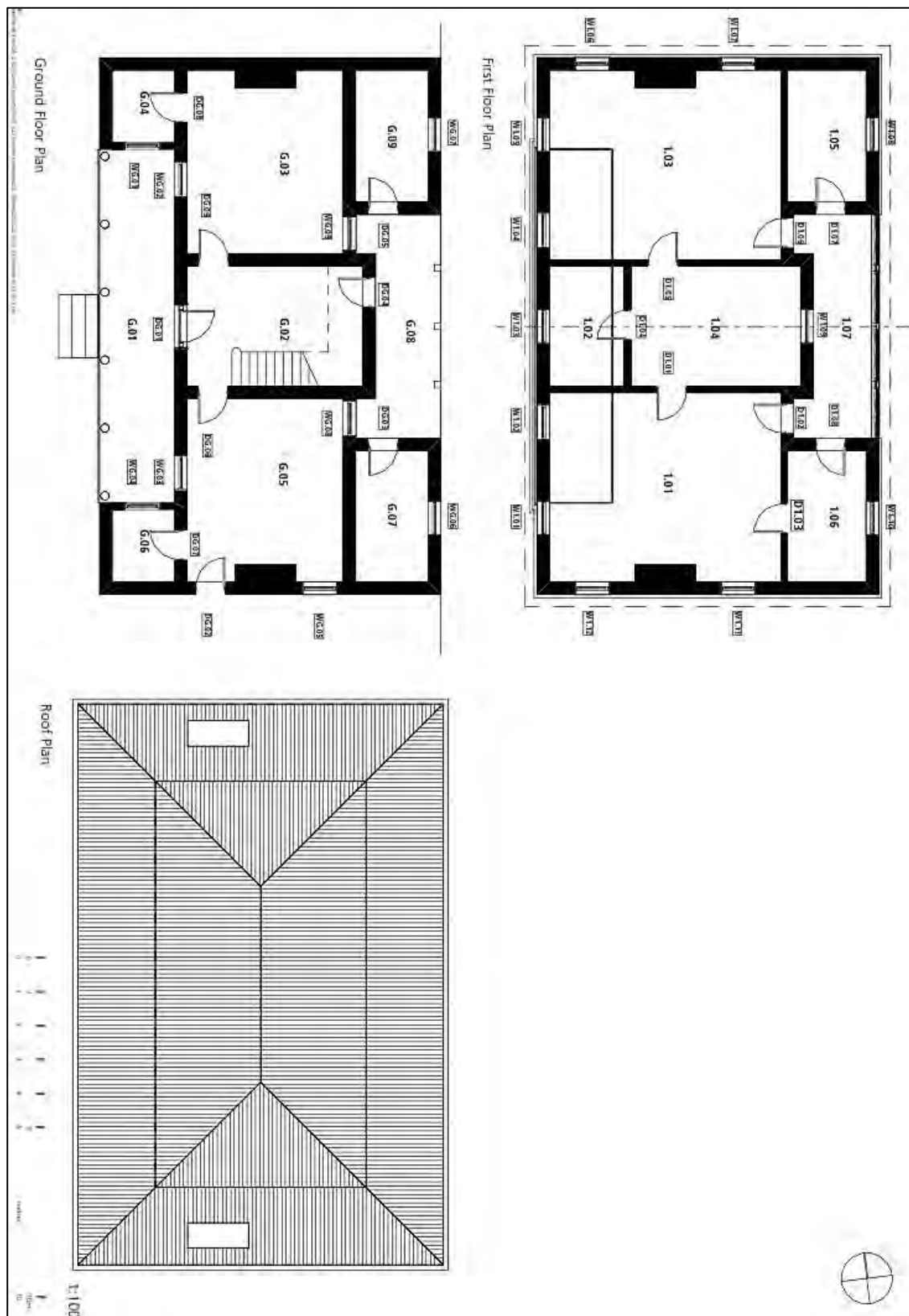


Figure 55: Glenlee Homestead – Plans: Ground Floor; 1st Floor & Roof
 Source: Architectural Projects P.L., Dwg No. 1817 MD.129, date 01.07.20

The Glenlee Homestead was extensively restored by Clive Lucas in stages from 1977/8 to 1984. Since 1984, the building has been well maintained while in use as a residence, and remains in a generally good condition.

A summary of documented building works that have taken place to the fabric is provided below:
Glenlee Homestead Exterior:

- 1823-4 original construction with a shingle roof, face brick and sandstone walls
- 1883 Colonnade built
- 1890s house rendered in stucco, resashed, and front door replaced,
- 1900 Shingles replaced by corrugated iron
- 1978-9 waterproofing works, new kitchen, restoration & replacement of non-original windows
- 1984 restoration, new bathroom

Glenlee Homestead Interior:

- 1875 the stair hall painted to resemble marble.
- 1890s House remodelled, including removal of original joinery and chair boards. Walls were papered (remained until 1970s)
- 1930s Bathrooms and chimneypieces replaced
- 1978 interior restoration to 1820s appearance except drawing room which retained 1890s style.
- 1984 further internal changes



Figure 49: Front (west) and side (south) elevations of Glenlee homestead.



Figure 50: Servant's wing attached to the south elevation of the homestead.



Figure 51: Rear terrace of homestead (right of frame) with former servant's quarters/kitchen to the side.



Figure 52: Rear terrace (east) / elevation of Glenlee homestead.



Figure 53: Rear of the homestead as travelling around the carriage loop to the front of the property.

3.3.2 Glenlee Homestead: Former Servant's Quarters

The subject site has a substantial single storey detached former servants quarters – refer to Site Plan, Figure 54 and Figures 57 - 62. These quarters are of the same date and construction as the house, rendered masonry buildings with multi-paned timber framed sash windows, corrugated metal hipped roofs and rendered masonry chimneys.

The former Servants quarters are located immediately to the south of Glenlee Homestead and comprise two attached gabled wings - the original servants wing and the kitchen wing- forming an L-shaped building. The fabric shows evidence of additions and alterations in a number of phases, and it appears that the buildings were originally discrete. There are suggestions that this building is likely to predate the Main Residence, as it would have provided amenity for workers.

The kitchen wing is oriented at right angles to Glenlee Homestead. The alignment of the kitchen wing and main residence creates a partially enclosed courtyard space with grounds containing lawn, a significant bunya tree with a circular seat, a cistern and perimeter garden beds. The courtyard is defined at the south west corner by a wall connecting the Former Servants Quarters to the Homestead, and a verandah which wraps around the north façade of the kitchen wing and the east façade of Glenlee Homestead. The kitchen wing is a hipped and gabled roof building, with a lean-to on the south side.

The original servants wing is located parallel to Glenlee Homestead. It is a hipped roof building with a rear verandah facing a service courtyard. It is attached to the kitchen wing. The roof of former Servants Quarters has been altered, and now comprises two main hipped and gable roof forms at right angles, which are extended and attached by skillion roof wings and verandahs. Short sheet lengths on the south west servants wing indicate an early date. While the existing corrugated galvanised steel sheet on the kitchen wing are not the original roofing material, there is no evidence of the original roof being other than sheet metal.

The layout of the kitchen wing indicates alteration in a number of phases, notably extensions to the west and south. The original servants wing comprises several rooms accessed from the external verandah. The range of internal finishes in the former Servants Quarters indicates a history of alteration which is not documented. Wall finishes included set plaster and painted brick and stone and ceramic tile. Ceilings include painted plaster finishes and timber boarding to raked ceilings. Flooring includes timber tongue and groove, brick paving, stone paving and ceramic tile.

The former Servants Quarters have been restored circa 1984 and adapted for residential uses, and the bathrooms and laundry fitouts date from this time. While the condition of the former Servants Quarters is generally good, there is significant subsidence and cracking evident to the scullery /kitchen at the junction of the component buildings and along the western edge.



Figure 57: Former servants quarter's



Figure 58: West elevation of the former servant's quarters.



Figure 59: Rear of the former servant's quarters.
 Source: Architectural Projects P.L.



Figure 60: Rear of the former servant's quarters.
 Source: Architectural Projects P.L.



Figure 61a: The former servant's quarters - north elevation (adjoining rear of Glenlee homestead).
 Source: Architectural Projects P.L.



Figure 61b: The former servant's quarters - north elevation (adjoining rear of Glenlee homestead).
 Source: Architectural Projects P.L.



Figure 62a: The former servant's quarters – east elevation (adjoining rear of Glenlee homestead).
 Source: Architectural Projects P.L.



Figure 62b: The former servant's quarters - Internal view of room G.04.
 Source: TTA. 2018



Figure 62c: The former servant's quarters – Room G.04. Source: Architectural Projects P.L.

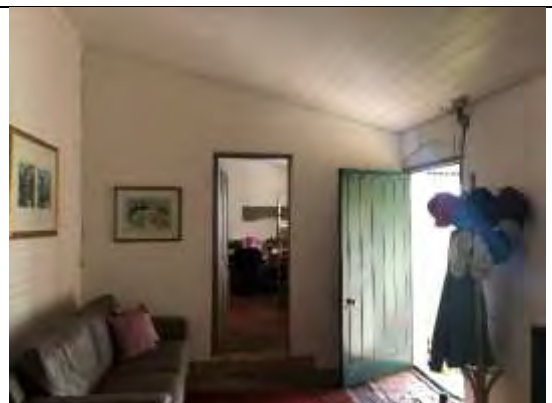


Figure 62d: The former servant's quarters – Room G.05. Source: Architectural Projects P.L.



Figure 62e: The former servant's quarters – Room G.11. Source: Architectural Projects P.L.



Figure 62f: The former servant's quarters – Room G.12. Source: Architectural Projects P.L.

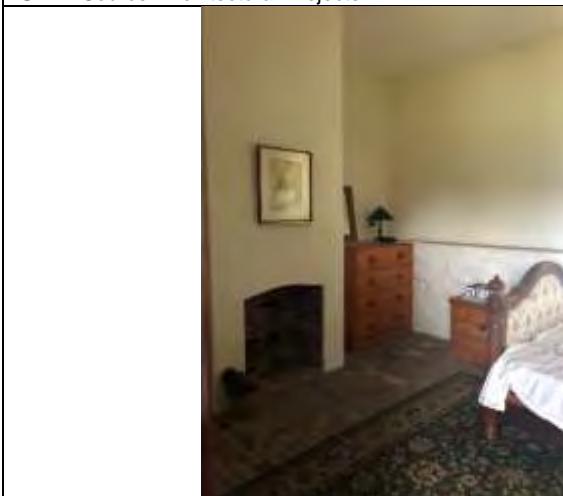


Figure 62g: The former servant's quarters – Room G.02. Source: Architectural Projects P.L.

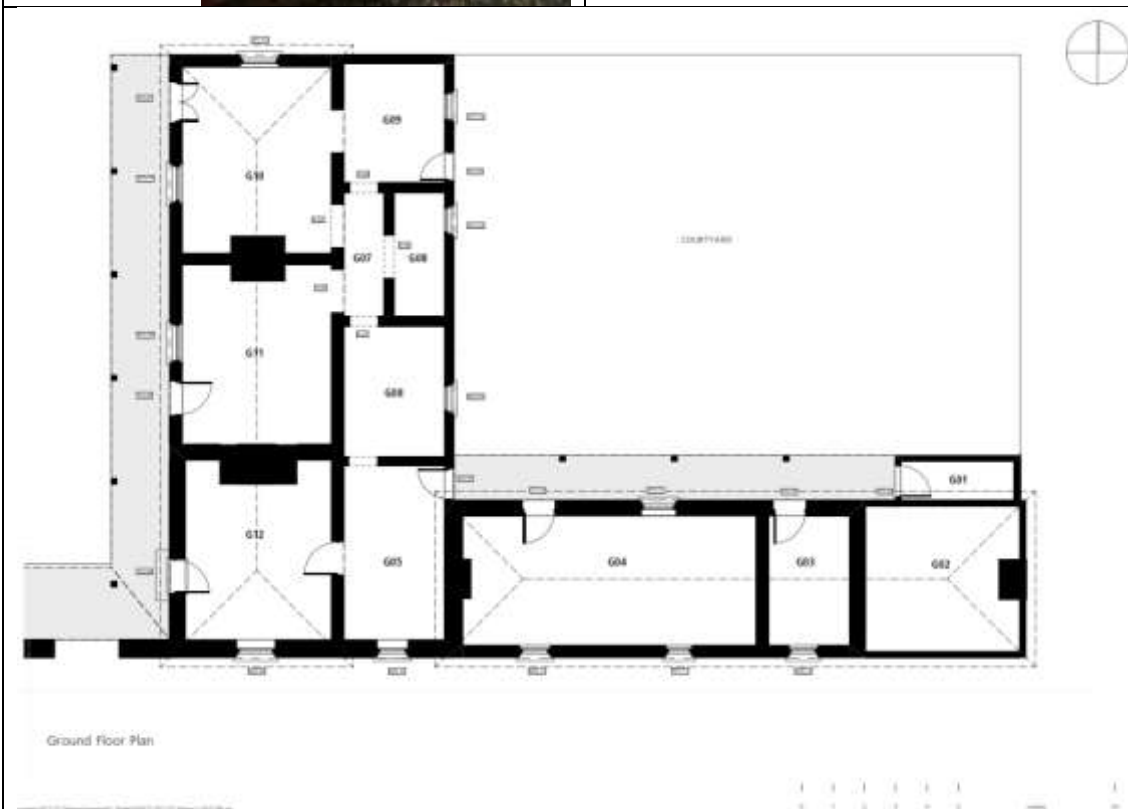


Figure 62h: former servant's quarters – Floor Plan Source: Architectural Projects P.L.

3.3.3 Glenlee Homestead Outbuilding: Former Milking Shed

The former Milking Shed is a timber slab building, with a gabled roof that has been extended to the south with a skillion roof to create a barn which is partially open to the yards – refer to plan Figure 54 and images, Figures 63 - 68. The shed originally had a timber shingle roof and has been reclad in corrugated metal sheet. The timber shingles are evident beneath the corrugated metal sheet. The Former Milking Shed features vertical timber slab construction, with split and adzed timber slabs set into grooved top and bottom plates between timber posts. The structure is braced externally and internally with timber. Openings in the slab walls were limited to rudimentary braced timber slab doors, and stall doors. The former milking shed has a stone flagged floor, and earth floor to the lower barn section. With the original wall construction of timber posts, rafters, beams, bottom plate, top plate and infill timber slabs there were no internal wall linings. The ceiling is lined with timber boards in the shed, and unlined to the barn. With the original wall construction of timber posts, rafters, beams, bottom plate, top plate and infill timber slabs there were no internal wall linings. The ceiling is lined with timber boards in the shed, and unlined to the barn.

The former Milking Shed was restored in c.1984, with the exposure of the early cobblestone surface. The major issues evident in this building relate to water penetration, termite damage to specific slabs, and rot of timbers at ground level.



Figure 63: Former milking shed



Figure 64: Interior of former milking shed.
Photo: Casey & Lowe



Figure 65: Sandstone flagging in front of former milking shed, looking west to the former servant's quarters. Photo: Casey & Lowe



Figure 66: Looking north to back of the former milking shed.



Figure 67: Fixed and moveable heritage technology in former milking shed



Figure 68: Fixed and moveable heritage technology in former milking shed

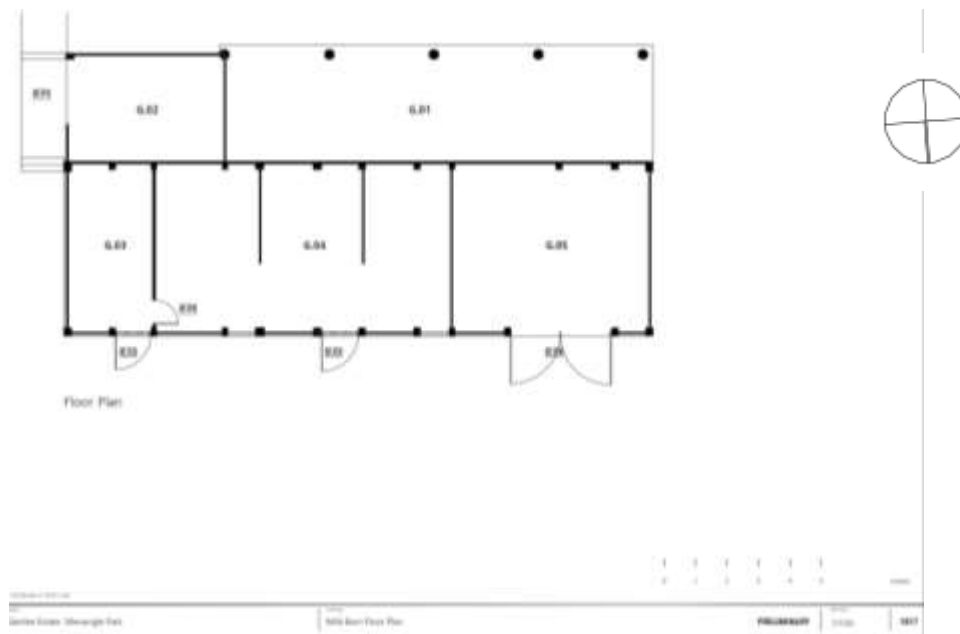


Figure 68: Former Milking Shed – Floor Plan
 Source: Architectural Projects P.L., Dwg No. 1817 MD.131, date 01.07.20

3.3.4 Glenlee Homestead Outbuilding: Interpretive Woolshed

Built in 2011, the interpretive woolshed replaced an earlier shed in this location that was destroyed by fire c 2009. The roof is gabled with lean to additions on either side. The building is elevated on posts, and clad in unpainted weatherboard, refer to plan Figure 54 and Figures 69 -71.

The building has little heritage value, but the simple rural form of the building lends it to future adaptation.



Figure 69: Former milking shed and animal pens



Figure 70: Reinstated interpretive woolshed (built 2011), timber and stone looking east. This building replaced an earlier building destroyed by fire c2009.



Figure 71: Reinstated interpretive woolshed



Figure 68: Former Milking Shed – Floor Plan
 Source: Architectural Projects P.L., Dwg No. 1817 MD.133, date 01.07.20

3.3.6 Glenlee Homestead Outbuilding: Former Gatelodge

Rendered masonry construction with a hipped corrugated iron roof (originally shingled). The building is now a ruin in a state of partial collapse and disrepair. The former gatelodge previously had a turning circle as indicated on the 1858 site survey plan and aerial images from 1956 – 1990 – refer to Figures 57 and 72 – 80.



Figure 72: Former gatelodge prior to collapse and 1956 aerial image indicating extended building footprint, turning circle and perimeter fencing²¹².



Figure 73: 1956 aerial image of Former gatelodge indicating extended building footprint, turning circle and perimeter fencing

²¹² <https://www.campbelltown.nsw.gov.au/AboutCampbelltown/Heritage/HeritageitemsinCampbelltown>



Figure 74: Detail of former turning circle and gatelodge indicated on 1858 site survey overlay (Source: Casey & Lowe, 2017)

The former gatelodge which dates from 1858 survives in a derelict state. Vegetation surrounding the building including Privet and Olive are destabilising the structure. The former gatelodge was originally constructed of face brick which has been stuccoed most likely at the same time as the house c 1890. The walls have major cracking and are currently propped. The roof of the former gatelodge has collapsed, however remnants of timber framing and corrugated roof sheeting remain. The extension evident in the 1956 aerial has been removed. Openings in the former gatelodge walls were limited to an entry door, two original windows and a later opening. Window framing is not original, and no door or windows have survived, although remnant door framing is evident. While the condition of the single room interior is ruinous, plaster wall finishes, a brick fireplace and the remains of a tongue and groove timber floor survive.



Figure 75: Former gatelodge, now in disrepair.



Figure 76: Former gatelodge showing brick & render.



Figure 77: Former gatelodge entry.



Figure 78: Former gatelodge interior. Roof has collapsed and structure unsound.



Figure 79: Former gatelodge interior.



Figure 80a: Former gatelodge roof structure.

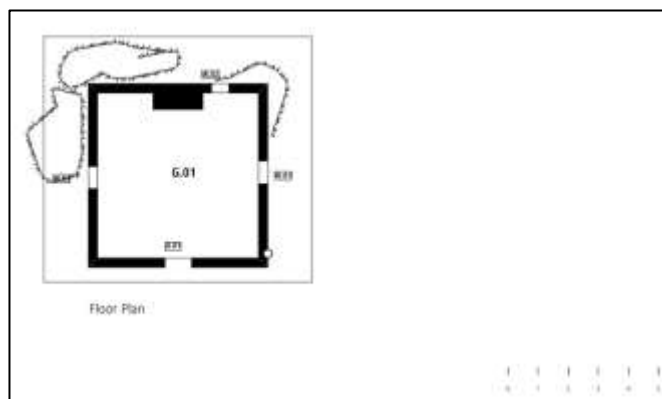


Figure 80b: Floor Plan: former gatelodge.
Source: Architectural Projects P.L.,
Dwg No. 1817 MD.135, date 01.07.20

3.3.7 Glenlee Homestead Outbuilding: Former Olive Oil Processing Pavilion

This building was constructed in the late 1990s to process olive oil and is prominently located adjacent to the former gatelodge, overlooking the former olive plantation (removed in 2014). It is a large one and two storey hipped roof building with a wrap around verandah on three sides. The building has a masonry base, and timber clad upper level. The roof is clad in galvanised corrugated sheet. Refer to Figures 56

The proximity of the large building to the c 1830s gatelodge is tempered by the vegetation surrounding the ruin. This vegetation need to be removed. The building has little heritage value. The simple rural form of the building lends it to future adaptation.



Figure 81: Aerial image of Former Olive Oil Processing Pavilion Source: SIX Maps



Figure 82a: Former Olive Oil Processing Pavilion

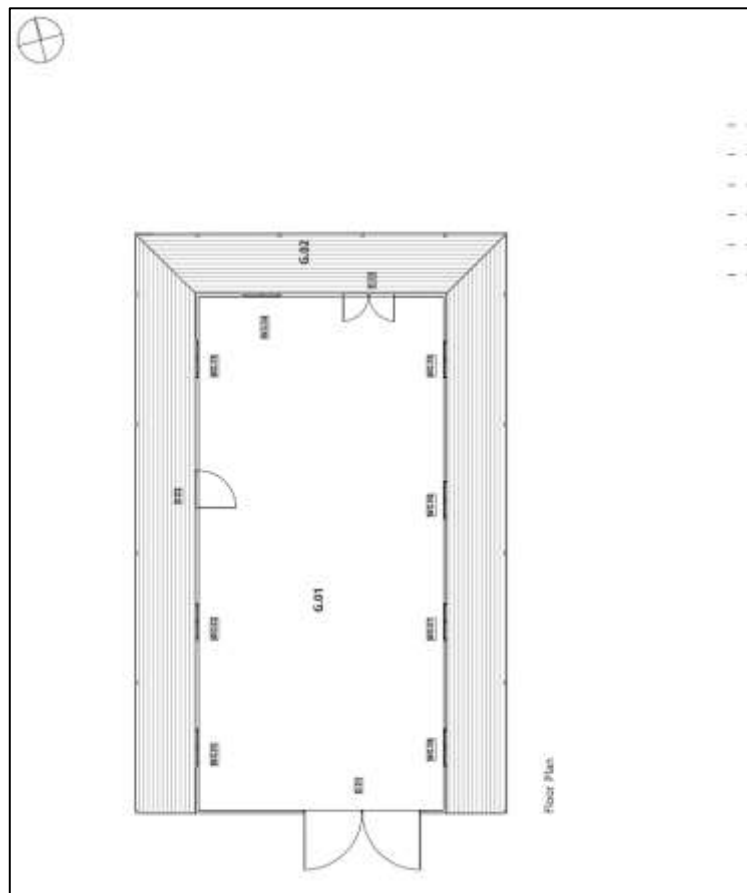


Figure 82b: Floor Plan: Former Olive Oil Processing Pavilion
Source: Architectural Projects P.L., Dwg No. 1817 MD.136, date 01.07.20

3.3.4 Glenlee Homestead Outbuilding: Currently located outside property boundary

Remnant of Former Milking Sheds – Figures 83 - 85: This building remnant is located to the north of the subject site outside the property boundary and is the only remaining evidence. The structural integrity of remnant structure appears to be poor and would appear to require total reconstruction.

Further investigation would be required to determine its history and significance.



Figure 83: 1961 aerial image of Former milking sheds and fencing



Figure 84: 2020 Former milking shed ruins



Figure 85: 2018 – Former milking shed remnants



Figure 86: 2018 – Former milking shed remnants

3.5 Subject Landscape

3.5.1 Evolution of Amalgamated Properties and Homesteads

The following extract from Britton and Morris, 2000²¹³, provides a brief explanation of the evolution of amalgamated properties and homestead design within the context of the Colonial Landscapes and the subject site.

Smaller grants were generally confined to the alluvial riverflats with a pattern of consolidation into larger holdings occurring away from the rivers. Homesteads with large gardens were established on many of the larger properties. It is the siting of these houses in the manner of either the English Landscape School or the picturesque which remains an important element in the existing cultural landscape. Many of these houses were designed to be seen and to convey the importance of the occupants and their property, as a "gentleman's seat." Set part-way down a slope or on a knoll overlooking the river flats, their locations now signalled by mature vegetation, usually Araucarias, they, their outbuildings and the hedgerows that run between them, are the punctuation marks that allow the 19th century landscape to be read and interpreted. Where their original grant boundaries, relationships with traditional transport routes and intended viewlines are recognisable it further accentuates their significance. Refer to Figures 87 & 88.

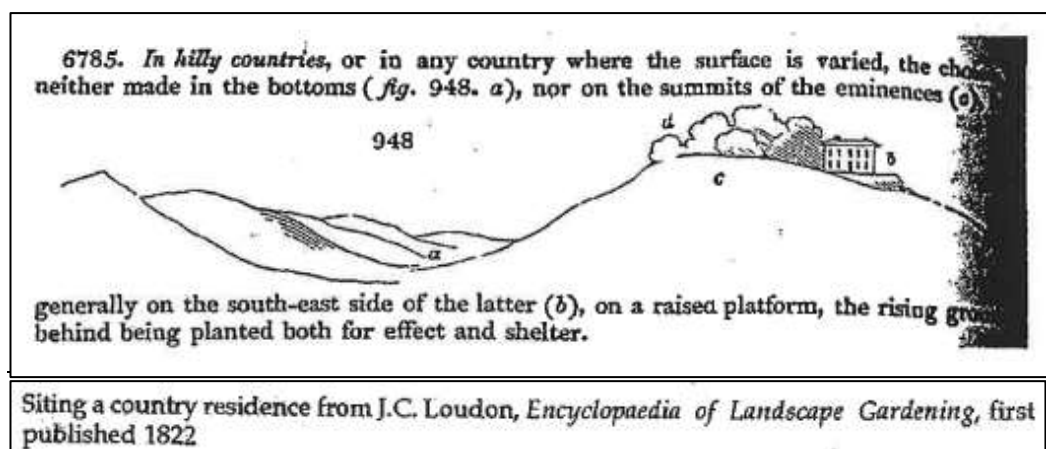


Figure 87: Siting of Homesteads in the manner of either the English Landscape School
Source: Britton and Morris, *Colonial Landscapes of the Cumberland Plain*, 2000, Vol. 1. p.48.

²¹³ Morris and Britton, 2000, *Colonial Landscapes of the Cumberland Plain*, Vol. 2, p.85.

The Homesteads at Camden and Glenlee readily fit this amalgamated property evolution and the English Landscape School designed setting, as per Mrs Felton Mathew descriptions²¹⁴ of neighbouring Camden Park and the Howes' well-established farm in 1833:

The large and fine estate of John Macarthur, called "Camden" or the Cowpastures, is a prominent feature in the landscape, and his extensive mansion and farm buildings, have an imposing appearance; he is one of the early settlers, and his name is celebrated in the wool industry of this country. 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 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.

The hedges were described by John Dunmore Lang as being of quince or lemon tree – the usual but seldom- used colonial substitutes for the hawthorn.' During the 1840s and 1850s Glenlee, famous for its 'Sun and Thistle' butter, was largely farmed by tenants. The Fitzpatricks operated their own dairy at Glenlee and employed herdsmen.

Higginbotham's examination of the 1947 aerial photograph (Figure 4.24.2) concluded:

The 1947 coverage indicates that land on the alluvial flats to the east of the main house at 'Glenlee' formed the centre for historical land cultivation. Remaining land on 'Glenlee' does not appear to have been extensively cultivated and was more likely used for pasture. ²¹⁵

The Glenlee Site Plan indicated in Figure 88 below (Britton & Morris²¹⁶ Figure 4.24.7), assists with an understanding of the site. This plan identifies key features of the site observed in 2000. Little evidence remains of the vegetation patterns identified above.

²¹⁴ Ibid., p.85.

²¹⁵ Morris and Britton, 2000, *Colonial Landscapes of the Cumberland Plain*, Vol. 2, p. 86.

²¹⁶ Ibid

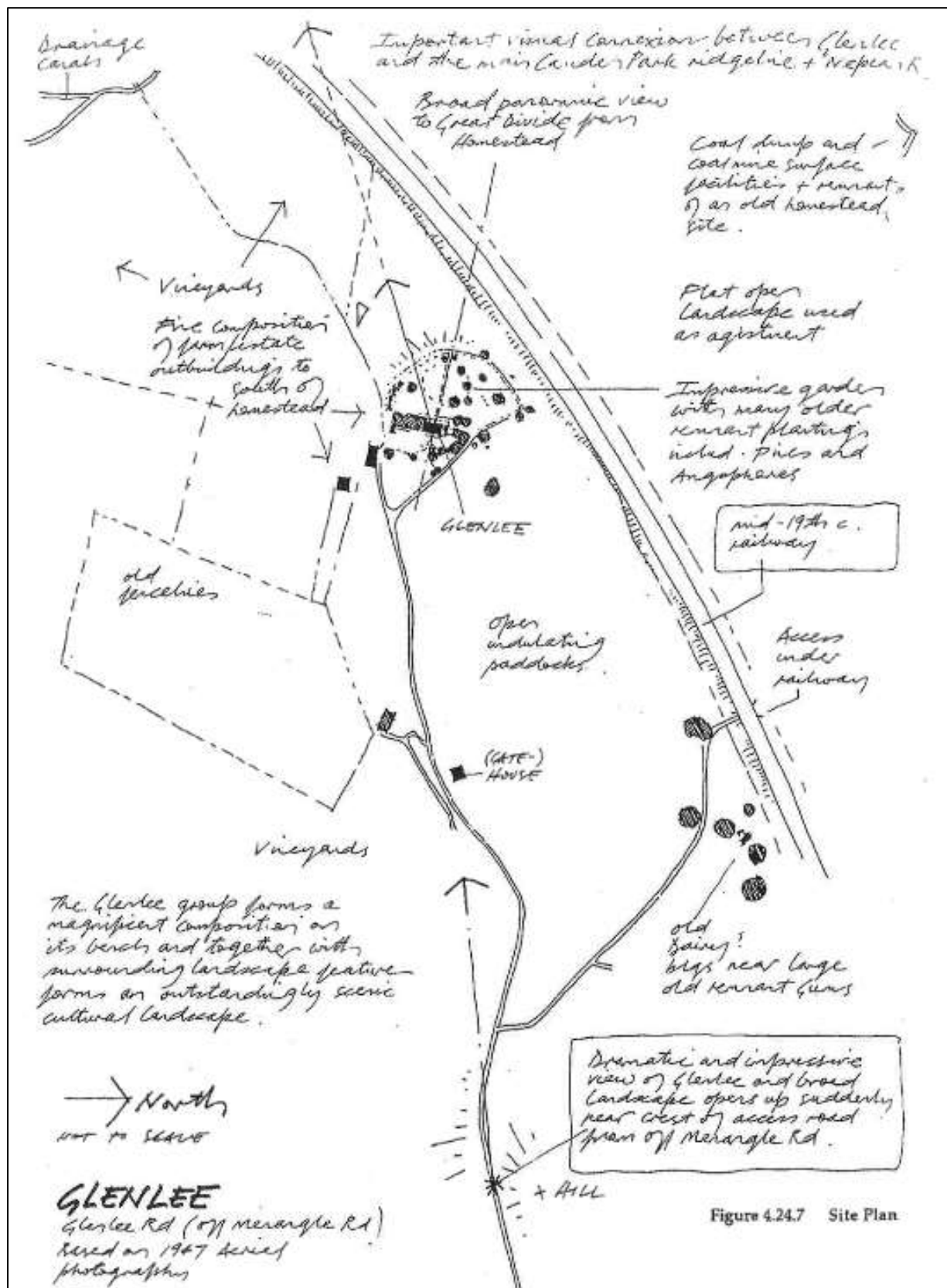


Figure 88: Glenlee: Site Plan

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



Figure 89: Current Glenlee site plan, indicating features identified by Morris and Britten, 2000
 Source: Architectural Projects P. L.

3.5.2 Landscape Components of Glenlee

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

Refer to Figures 107a & 107b: Glenlee Homestead Landscape Zones (TTA overlays on Michael Bligh & Associates Landscape Survey), **Table 1: Landscape Spaces & Elements** and Figure 121 Glenlee Estate Landscape Plan – Plant Species, TTA overlays on drawing survey by Michael Bligh & Associates P. L. Landscape Survey (dated Jan. 1995).

A. Presentation Zone:

Glenlee Road with its approaching views and glimpses of the homestead group are 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 carriageloop there is a mix of mature trees, including Kurrajong spp., White Cedar spp and Italian cypress spp. including an understorey of manicured lawn. A double hedgerow of olive spp. (planted in 1985) frames a view over the rail line towards the former alluvial grazing land and Nepean River. Within the garden there are remnants of an earlier timber gate-post hidden within an overgrown shrub (Tecoma spp). A teardrop garden bed with brick path border sits beneath a large lemon scented gum tree, immediately adjacent to the homestead north wall.

Note: Although the Britton & Morris CLCP description in Figure 88 (Figure 4.24.7) indicates Angophora spp. in the remnant plantings, the Michael Bligh & Associates Landscape Survey dated Jan. 1995, does not list this species on the plan.

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. These structures are simple post and beam, clad in vertical timbers with corrugated iron roofing. Post & beam fencing defines adjacent stock pens. The zone is characterised by a road built using stone flagging. Picking garden with chicken wire enclosure is conveniently located close to the back of house. Trees, including Tristania spp. and Pepper trees provide an amenity of shade and protection.

A rivet 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. A timber seat encircling the trunk provides for informal gathering. Timber paling fence encloses a courtyard for the servant's quarters.

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.

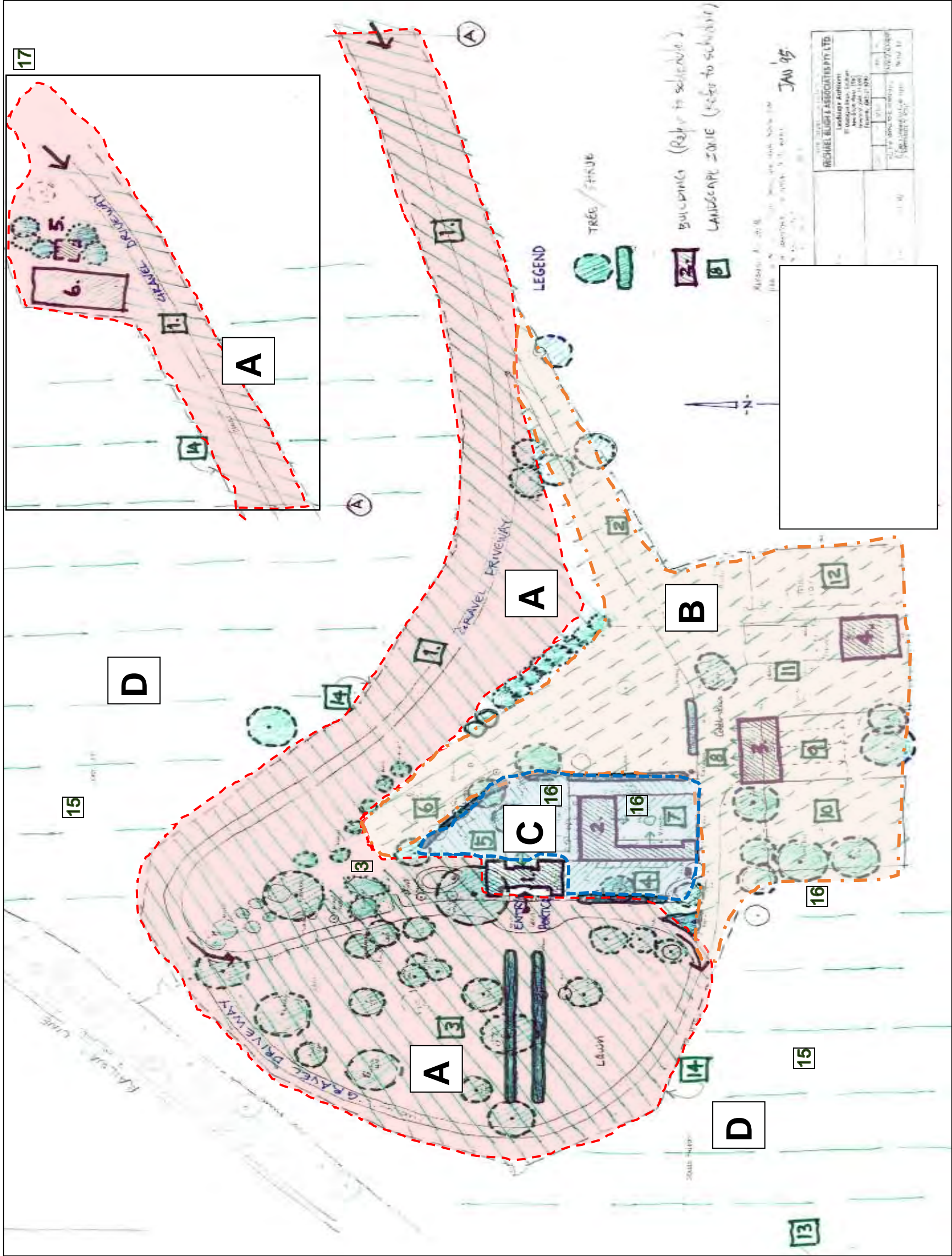





Figure 107a: Glenlee Homestead - Landscape Zones (TTA overlays on Michael Bligh & Associates Landscape Survey dated Jan. 1995)



Figure 107b: Glenlee Homestead – Landscape aerial image (Source: NearMap)

An assessment of the site has identified the following 17 landscape elements and 29 identified trees:

1. Main Driveway (1858) & Carriage Loop (1985 addition);
2. Driveway to/from Farm Buildings;
3. Presentation Garden;
4. South Garden enclosure & Privy;
5. East Terrace;
6. North East picking Garden;
7. Servants Fenced Courtyard
8. Cobblestone zone;
9. Former milking shed & rear fenced pen;
10. Fenced farm yard, shed & silo;
11. Reinstated (2011) interpretive woolshed;
12. Grass Tennis Court;
13. Dam (southwest);
14. Homestead fences (enclosing former stock pens);
15. Grazing Paddocks;
16. In-ground cisterns
17. Timber picket fence / gate

Table 1: Landscape Spaces & Elements	
Element / Location:	
1. Main Driveway (1858) & Carriage Loop (1985 addition)	 <p>Figure 1.1: 1858 plan of drive - overlaid on 2018 aerial</p>  <p>Figure 1.2: 1961 aerial</p>  <p>Figure 1.3: 2020 screen shot - Six Maps</p>

2. Driveway to/from
Farm Buildings.
Gravel driveway &
early cobble stones



Figure 2.1

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







Figure 3.1



Figure 3.2



Figure 3.3

<p>4. South Garden enclosure & Privy</p>	
<p>5. East Terrace, iconic Bunya Pine (Araucaria bidwilli), screen hedges, garden seat, garden steps & cistern.</p>	<p>Figure 4.1</p>  <p>Figure 5.2</p>  <p>Figure 5.2</p>
<p>6. North East picking Garden</p>	 <p>Figure 6.1</p>

7. Servants Fenced Courtyard, including cistern



Figure 7.1

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



Figure 8.1



Figure 8.2

9. Former milking shed &
rear fenced pen



Figure 9.1

10. Fenced farm yard,
shed & silo



Figure 10.1

11. Reinstated (2011)
interpretive woolshed



Figure 11.1

12. Grass Tennis Court
(mesh fence)



Figure 12.1

13. Dam (southwest)



Figure 13.1: Looking towards Menangle Park

14. Homestead fences
(enclosing former
stock pens)



Figure 14.1: Looking South towards Menangle Park

15. Grazing Paddocks



Figure 15.1: Glimpse through landscape of Mt Annan looking north



Figure 15.2: Looking West towards former alluvial paddocks, coal facility and Nepean River

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





Figure 16.1: Cistern to east terrace and cistern to servants courtyard



Figure 16.2: In-ground water storage & pump house – south of privy

17. Property entry fence / gate



Figure 17.1

3.5.3 Functional relationships within the Estate

Glenlee Estate has a functional relationship to its surrounding rural landscape – refer to Figure 88. The Estate's water security has always been an important factor. Livestock and productive gardens would have been close to a water supply. Historical photographs and aerials show that the estate operated as a whole precinct of functional spaces and buildings. Despite minor changes to garden settings and access ways, the estate had the following areas of operation:

- The main house and front presentation garden
- Workers buildings and Farm Sheds
- Cultivated areas for cropping
- Grazing pastures
- Links to Nepean River and alluvial flats

Within the estate there are important functional relationships between:

- the main house pleasure gardens, paddock landscape, entry;
- workers buildings and the homestead;
- working areas and access roads;
- milking shed and grazing pastures.
- in-ground water storage tanks

These have been in part retained and the arrangement is still capable of being interpreted.

3.5.4 Entry and Arrival

Glenlee is accessed by Glenlee Road off Menangle Road, wending its way through the landscape – refer to entry sequence Figures 108 - 118. It is not until reaching a bend in the road at a crest/hill that a view of the Glenlee property and broader landscape below opens up. The access road continues through a set of timber gates onto a gravel driveway that splits into two – one accesses the working farm, while the other continues to the carriage loop (installed by James Broadbent in 1985), the presentation garden and formal entry of the homestead.



Figure 108: Crest of the hill along the Glenlee Road access roadway looking straight to the Glenlee homestead and property. TTA 2017



Figure 109: Zoomed in view from the crest of the hill looking to the Glenlee buildings and pastures.



Figure 110: Timber picket entry gates to Glenlee.



Figure 111: Gravel drive with brick drainage leading to Glenlee buildings. Looking to the former olive processing shed.



Figure 112: Glenlee looking north-west to north from the access road.



Figure 113: The winding gravelled driveway looking back to the former Olive Oil processing shed (left of frame).



Figure 114: Panorama of the winding driveway. The car is parked where the driveway branches off to the left to the farm building/out building complex (rear of Glenlee) and the branch to the right takes the driver to the carriage loop in front of the house.



Figure 115: The fork in the driveway – left to the farm/outbuildings, right to the homestead.



Figure 116: Formal approach to Glenlee homestead.



Figure 117: Turning circle in front of the house.



Figure 118: Looking east along the farm entry drive back to the fork in the road. Note the start of the cobblestones.

3.5.5 Garden and Cultural Landscape

Hedge rows and manicured shrubs have been planted to demarcate areas within the homestead and farm building complex. The gravelled drive with brick drainage edge effectively creates a barrier between the working land and the manicured lands surrounding the building complex – refer to Figures 119 & 120.

Figure 121: Glenlee Estate Landscape Plan – Plant Species, indicates the garden layout and species indicated on a drawing survey by Michael Bligh & Associates P. L.. dated Jan 1995.



Figure 119: The mature Bunya Pine tree signals the location of the house.



Figure 120: The Glenlee group, including house, outbuildings and gardens forms a magnificent composition on its bench and together with surrounding landscape features forms an outstanding cultural landscape. There is clear definition between the cultural landscape surrounding the homestead and associated structures, to the working lands and broader natural landscape beyond.

A further description of European species plantings in the presentation garden is provided on the NSW Government Office of Environment and Heritage database for 'Glenlee, outbuildings, garden & gatelodge':

Plantings include a signature Bunya Bunya pine (Araucaria bidwillii) south-east of the house, a huge forest red gum (Eucalyptus tereticornis) and silky oak (Grevillea robusta) north-west of the house. Impressive garden around homestead with many older remnant plantings, including pines and angophoras. Other mature trees north-west of the house include Mediterranean cypress (Cupressus sempervirens), European olive (Olea africana var.europeana cv.). Other mature plantings include a huge old kurrajong (Brachychiton populneus) near the stables block east of the house, a Brazilian pepper(corn) tree (Schinus molle var.areira) east of the house, a privet hedge (Ligustrum spp.) north-east of the house. Younger contributory plantings include brush box trees (Lophostemon confertus) and jacaranda (J.mimosifolia) south-west of the house.²¹⁷

²¹⁷ NSW Government Office of Environment and Heritage database:
<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045216>Stuart Read pers.comm.,
7/11/2016

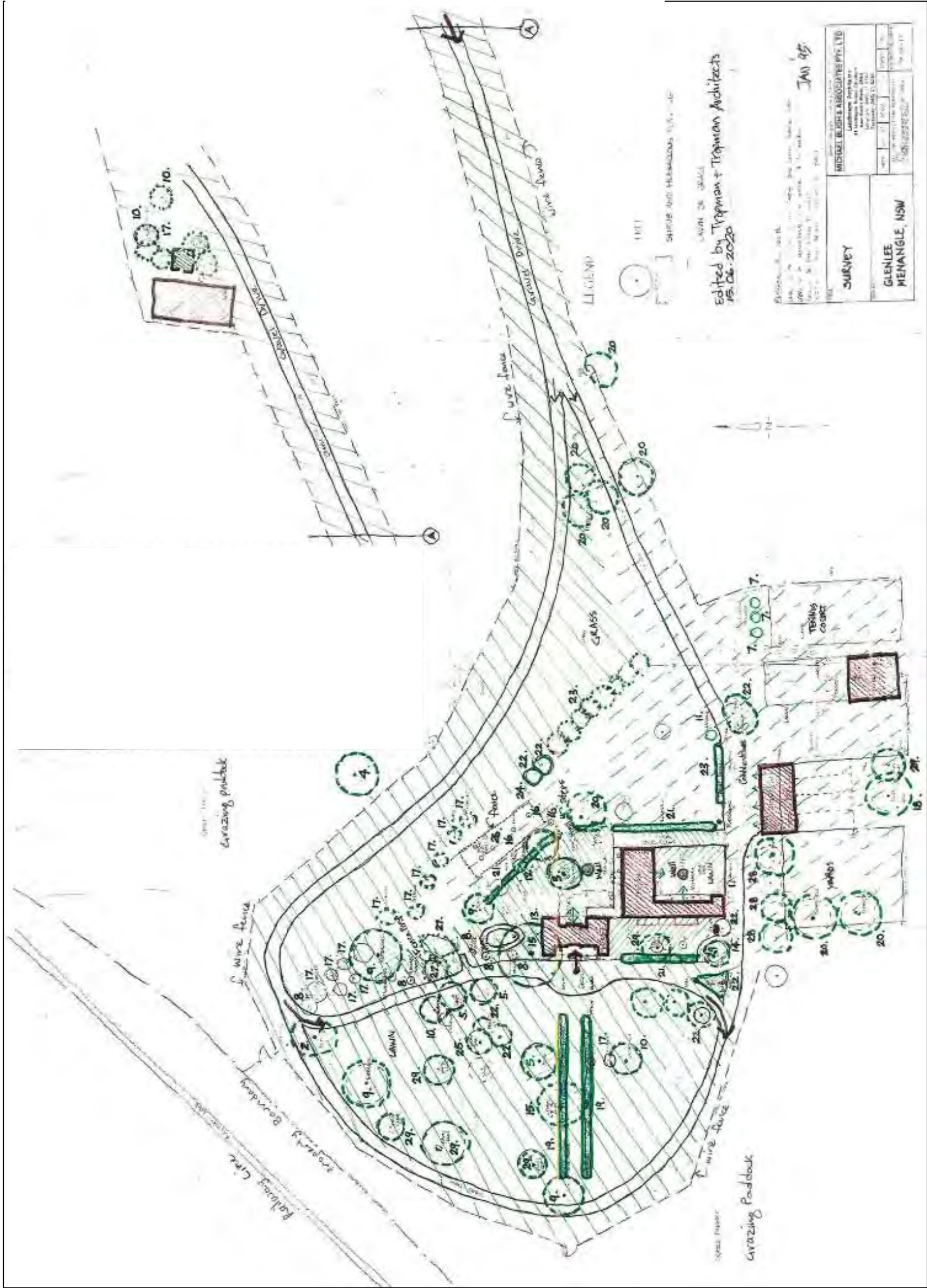


Figure 121: Glenlee Estate Landscape Plan – Plant Species on drawing survey by Michael Bligh & Associates P. L., dated Jan 1995.

3.6 Indigenous Archaeology

3.6.1 Assessment of Indigenous Archaeology - Menangle Park Urban Release Area

The following information in this section has been extracted from the Jo McDonald Cultural Heritage Management Pty Ltd *Assessment of Indigenous Heritage Values Menangle Park Draft Structure Plan* report, May 2010. This report, prepared for Landcom and Campbelltown City Council, researched and assessed the Indigenous Heritage of approximately 915 hectares of land for the Menangle Park Urban Release Area south-west of Campbelltown. The Glenlee property falls within this study area.

It should be noted that existing identified areas/items of Indigenous heritage are located outside of the current boundary of the Glenlee property. Refer to Figure 70 overpage.

The majority of the current Glenlee property site is considered to be a site of High Disturbance and falls within "Zone 3 – Low (or no) [Indigenous] archaeological potential". Management Principles in the report for this zone recommend:

Sites and/or landscapes of low or no archaeological potential or Aboriginal significance do not require planning consideration or further archaeological investigation in relation to the proposed development. If they cannot be avoided by the proposed subdivision then section 90 Aboriginal Heritage Impact Permit from the Director-General DDECCW NSW should be sought. The Tharawal LALC or Cubbitch Barta may wish to collect any surface artefacts prior to their destruction and monitor the initial activity in their vicinity.

Archaeological sub-surface investigation is likely to be required where there is a proposed development impact in the study area, which falls within the developable areas designated Zone 1 or Zone 2.

Development impacts occurring within Zone 3 lands would not require further archaeological investigations.²¹⁸

A small portion of the current Glenlee property site is considered to be a site of Moderate Disturbance and falls within "Zone 2 – Moderate Archaeological Potential". Management Principles in the report for this zone recommend:

Sites and/or landscapes with moderate archaeological potential or Aboriginal significance should be avoided if possible and/or a range of management options considered e.g. subsurface investigation to properly assess their scientific significance, covenants on Lots, small open reserves, or if necessary, section 90 Aboriginal Heritage Impact Permit from the Director-General DDECCW NSW. Management should be based on assessed significance.²¹⁹

Refer to Figures 122, 123 and 124 overpage.

The report states that:

Landscapes which have been comprehensively disturbed by sub-surface soil removal or rearrangement are of limited potential for [Indigenous] archaeological sites. These require no further archaeological investigation and pose no constraint for development.

Zone 1 is identified as the potential conservation zone. Conservation areas would come from lands within Zone 1 and no development would take place within these. The conservation area would be managed into the future on the basis of its Aboriginal (and scientific) heritage and environmental values.

²¹⁸ Jo McDonald Cultural Heritage Management Pty Ltd, *Archaeological Assessment of Indigenous Heritage Issues Menangle Park Draft Structure Plan*, May 2010, pp.15-16

²¹⁹ Ibid, p.15

No archaeological investigation would take place within the lands which are to be conserved. Protocols and strategies would need to be developed for the management of this conservation area. Zone 1 lands which cannot be conserved should be the subject of a salvage (mitigation) exercise...

The land falling outside the defined conservation area would all be deemed developable. [their emphasis]

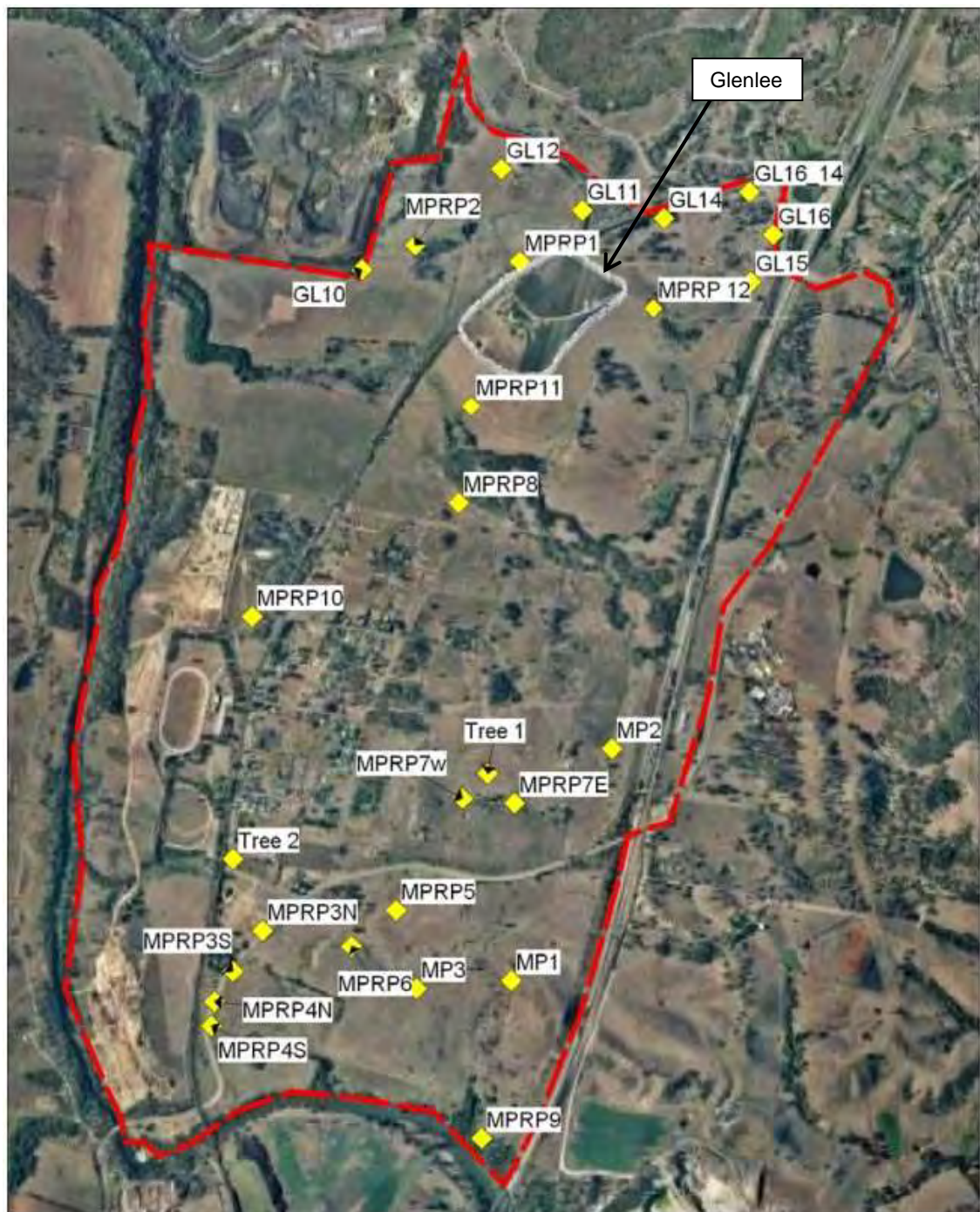
The developable land has also been ranked for its archaeological sensitivity and contains landscapes that are Zone 2 and 3. The SMM presumes that while containing varying sensitivity zones, that these will be developed; i.e. that the archaeology in these areas would be impacted upon by a range of development proposals.

Differing levels of management are required, depending on defined management principles and protocols. Landscapes within the developable lands with moderate sensitivity (e.g. Zone 2) may require further archaeological investigation. Archaeological evidence should be salvaged from a representative range of Menangle Park landscapes to document the archaeological evidence which is likely to be retained within the conservation area along with that which will be destroyed by development.

Zone 3 is assessed as having minimal or no archaeological potential. There is no constraint to development in these areas, and no further archaeological works would be undertaken in these areas. It should be noted that the Aboriginal community may wish to monitor development which takes place in this zone, particularly along stream lines and waterways.

The identification of lands with high values, and subsequent planning to accommodate the conservation of these is seen to have a dual benefit. There is a valid and sustainable conservation outcome (in keeping with the cultural heritage management best practise) and there is security of development progress in lands identified as developable. A spin-off of this latter aspect is that "whole of development" section 90 Aboriginal Heritage Impact Permits would be granted by DECCW NSW for Aboriginal "objects" on the basis that there is a conservation outcome. This means that there would not be a requirement for a site-by-site section 90 process, based on individual impacts across the subject land.²²⁰

²²⁰ Jo McDonald Cultural Heritage Management Pty Ltd, *Archaeological Assessment of Indigenous Heritage Issues Menangle Park Draft Structure Plan*, May 2010, pp.14-15



N↑

Figure 122: Surface site locations within the Menangle Park Study Area in the McDonald report. The red dashed boundary line is that of the Menangle Park Draft Structure Plan study area. The approximate property boundary of Glenlee is in white (approximately top centre of the image). Note that existing items/areas of significance fall outside of the current Glenlee property. Source: McDonald: 2010: pg.2, Figure 2.

The McDonald report notes that existing items/areas of significance 52-2-2276, 52-2-3908 fall within the current Glenlee property to the west and south

	+52-2-4068
MPR P1	52-2-4496
MPR P11 finds are located.	52-2-4525

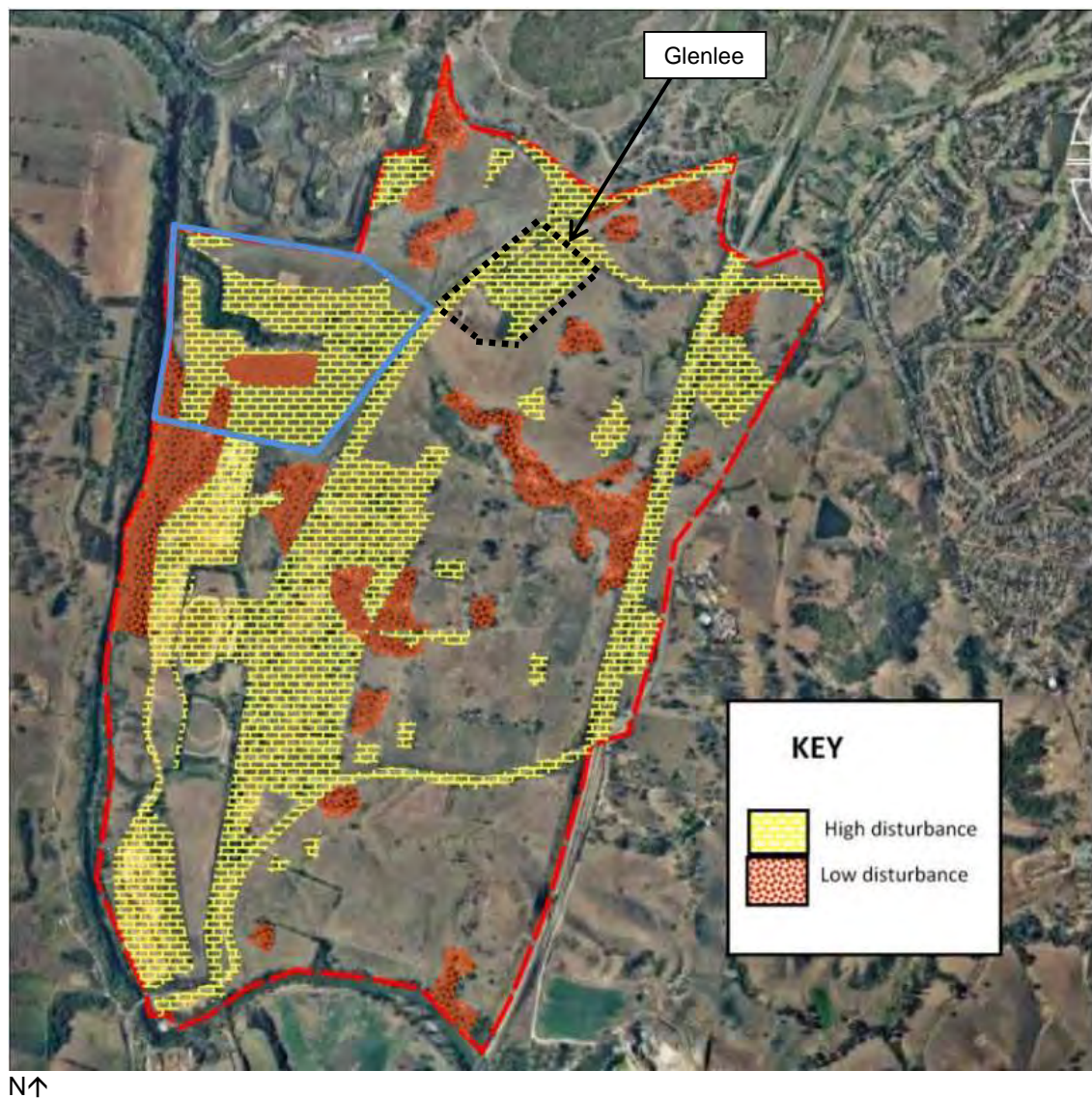
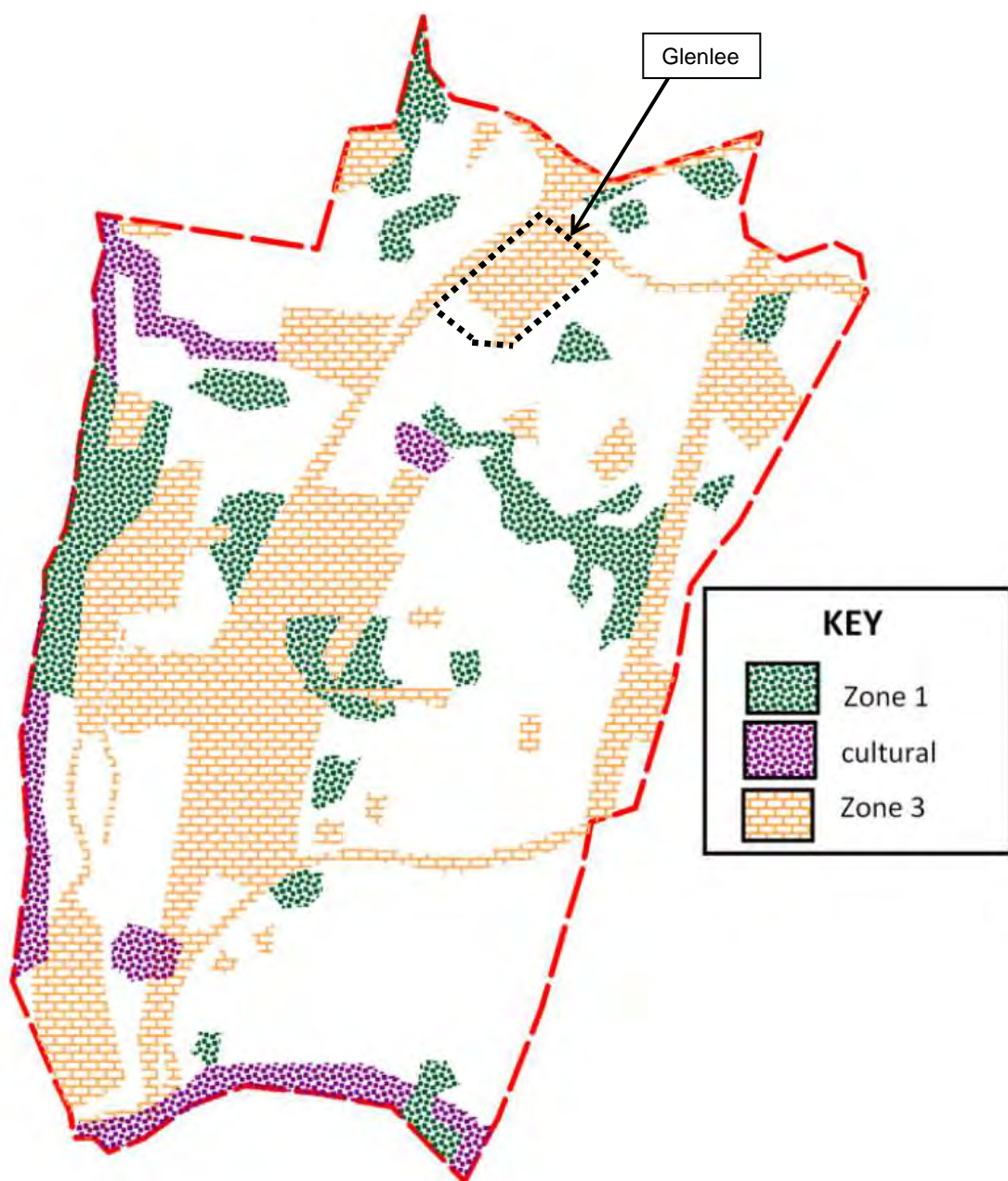


Figure 123: Disturbance mapping. Areas shaded yellow are areas of HIGH disturbance. Areas not shaded are areas of MODERATE disturbance. Areas in orange of areas of low disturbance. The Glenlee property is outlined in the dotted black line. Note the majority of the property is an area of high disturbance from Olive grove planting & removal. Source: McDonald: 2010: pg.6, Figure 4.



N↑

Figure 124: Indigenous Archaeological and cultural sensitivity zones within the Menangle Park study area (marked by red boundary). **Zone 2** is in white. The Glenlee property is outlined in the dotted black line. Note the majority of the property is in "**Zone 3**: low – no potential for intact archaeological evidence, developable land with no constraints – no further archaeological work required". Source: McDonald: 2010: pg.8, Figure 5.

3.6.2 Assessment of Indigenous Archaeology – Subject Site

The following information is an edited extracted from AMBS Ecology & Heritage, *Glenlee Estate Aboriginal Heritage Assessment*, July 2020, p.21-29.

An archaeological site inspection of the study area was undertaken on Tuesday 14 July 2020 AMBS archaeologists Christopher Langeluddecke and Petra Balanzategui. While Tharawal LALC was invited to provide a site officer to participate in the inspection with AMBS, they were unfortunately unable to attend on the day. The inspection involved a

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 #52-24068) 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.

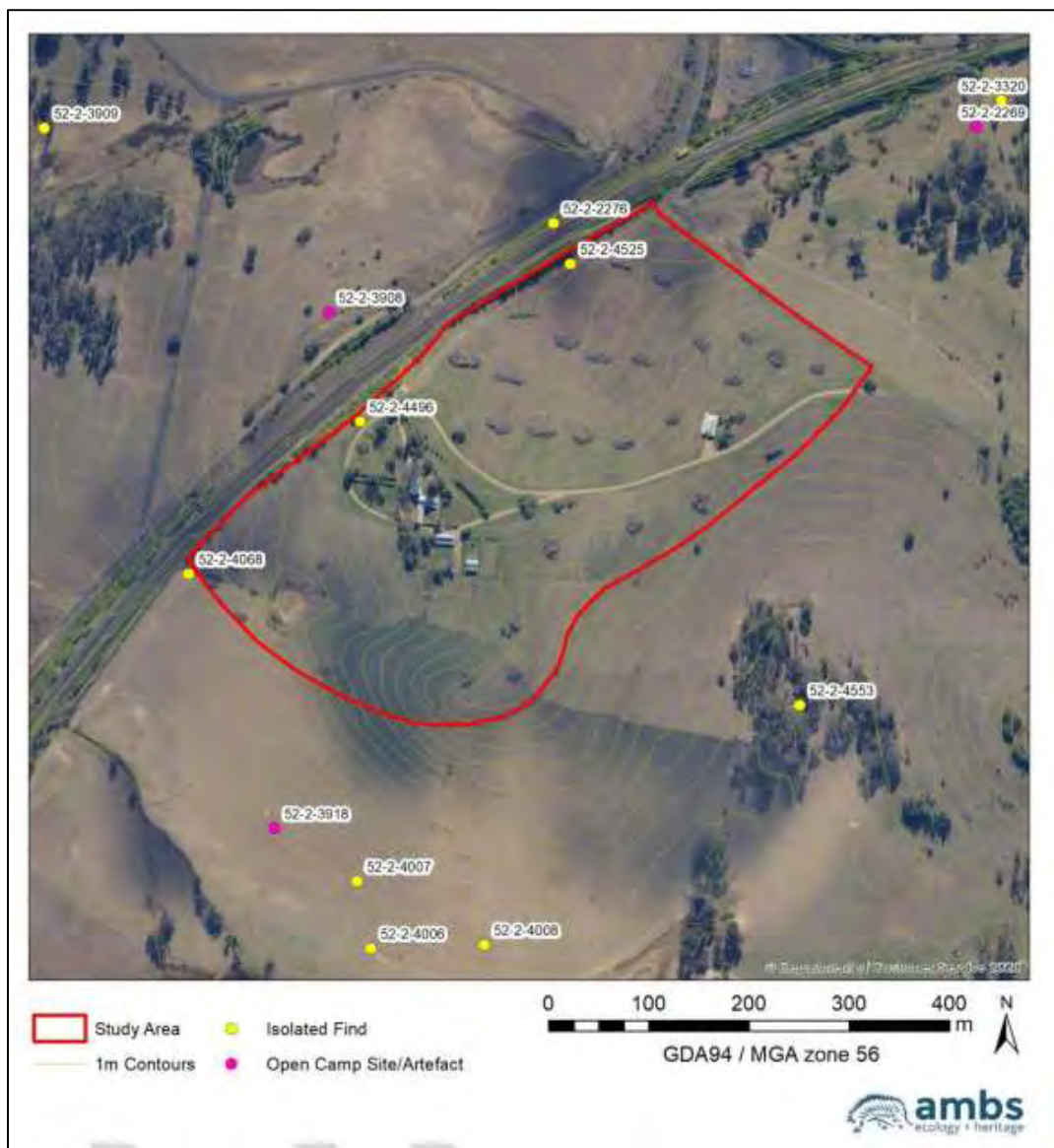


Figure 125: Previously recorded AHIMS sites in proximity to the study area.

Source: AMBS Ecology & Heritage, *Glenlee Estate Aboriginal Heritage Assessment*, July 2020, p.20, Figure 4.5

Buildings within the study area comprise the main homestead, original servant's wing, outbuildings, farm buildings, a gatelodge (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

surrounding garden. Original native vegetation has been cleared and non-native species have been intentionally planted.

Based on the results of the archaeological site inspection, the predictive model for Aboriginal heritage sites, and the varying levels of ground disturbance within the study area, it is considered that portions of the study area have potential to retain Aboriginal objects or subsurface archaeological deposits. Due to significant disturbance associated with construction of the homestead and associated buildings, and garden, the potential for stone artefacts in this area was deemed unlikely.

Two Aboriginal heritage sites (AHIMS sites #52-2-4525 and #52-2-4496) have previously been recorded in the study area, in the western and north western extent. AHIMS site #52-2-4525 was directly impacted by works associated with the Menangle Park Substation and Feeder, in accordance with the conditions of AHIP No.C0000393. AHIMS site #52-2-4496 was unable to be located by Artefact during survey in 2019. The site's location has been significantly impacted following machine grading of the area, and it is likely that the location of the artefact has been highly disturbed since its initial recording in 2018.

Archaeological site inspection of the study area identified a sensitive landform with potential to retain Aboriginal heritage deposits in a disturbed context (see Figure 126). This landform comprises a ridgeline in the south eastern section of the study area. Archaeological predictive modelling identified that this ridgeline would have once been a vantage point for Aboriginal people, offering commanding views south to Howes Creek and across the landscape. This area has however been impacted by land clearing, historic and recent agricultural use, installation of fence lines, and borehole testing. While plantings and their removal would have impacted the integrity of any archaeological deposits, and therefore their potential archaeological significance, there is still potential for Aboriginal objects to be present in a disturbed context. Limited ground surface visibility throughout the study area restricted the effectiveness of the archaeological site inspection. Surface visibility throughout the study area varied between 0 – 90%, with the main limitations being thick grasses, weeds, and large piles of cleared trees. Visibility was at its highest in proximity to the homestead and in the graded area, and visibility was at its lowest the paddocks in the northern, north eastern, and southern extents.

While they have been assessed as having little or no archaeological research potential, they have educational value as they indicate a pattern of local Aboriginal occupation on elevated landscape with expansive district views for communication, camping and spotting animals (Dallas & Corby 2005).'

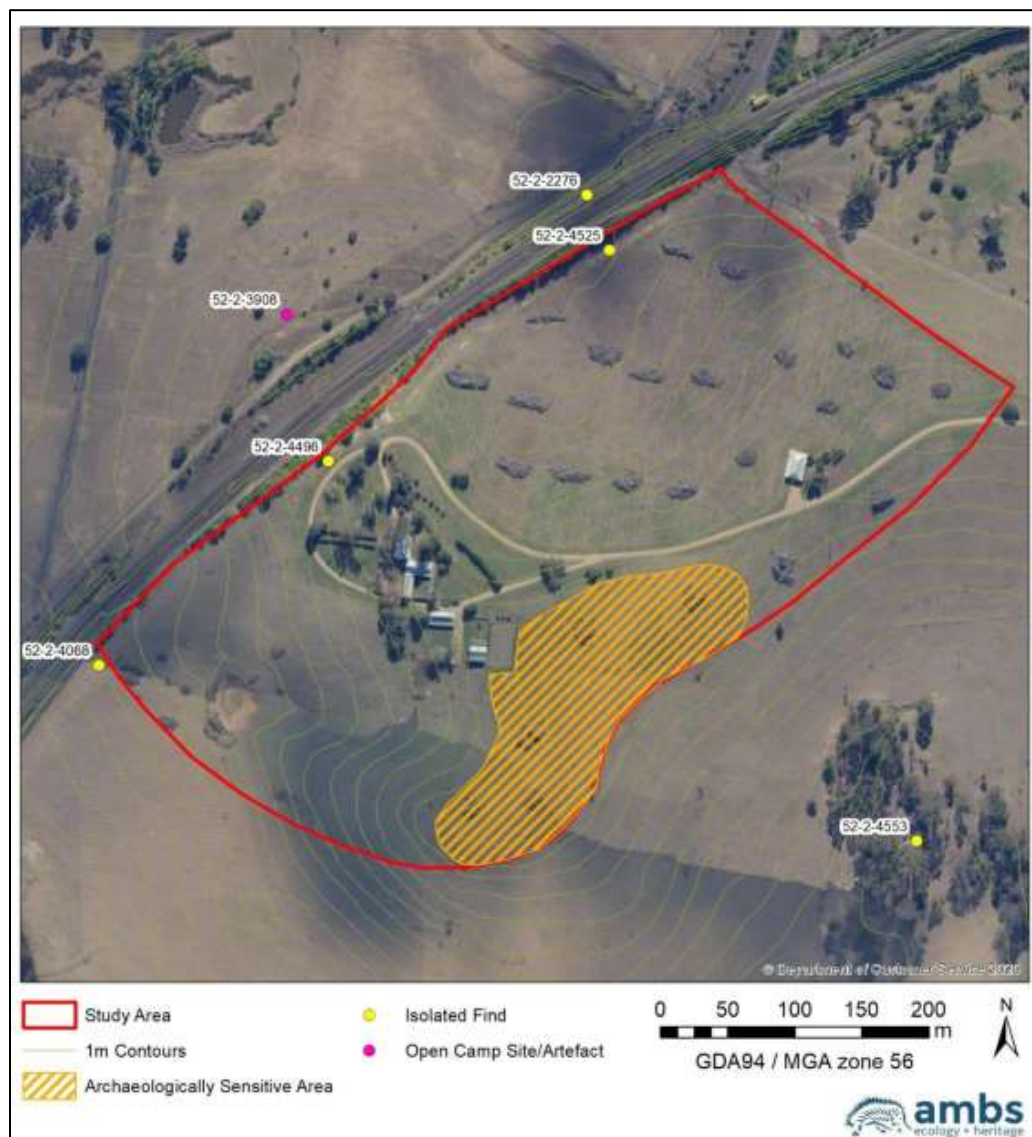


Figure 126: Previously identified AHIMS sites and archaeologically sensitive area within the Glenlee Estate SHR Curtilage / property boundary.

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 extract 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. Diagrams for each Phase have been prepared by TTA – refer to Figures 127a, 127b, 127c & 127d.

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).

Table 2.1: Summary Historical Timeline Glenlee, Menangle Park

Date Historical Event

Phase 1: 1816-1858

Aug 1812	Mary Reiby granted 200 acres (80 ha) in the District of Airds (Portion 4). The north-west portion of this grant forms part of the current study area.
Aug 1812	Michael Hayes granted 120 acres (48 ha) in the District of Airds (Portion 1), known as 'Hayes's Farm'.
Oct 1816	William Howe, a Scottish free settler, purchases Hayes' land grant, on which Glenlee was subsequently built.
Jan 1818	Howe granted 3000 acres (1214 ha) of land ('Eskdale' / Glenlee) in the District of Minto (Portion 10), situated largely to the north of, but including part of the study area (including the site of the gatelodge). This grant formed the bulk of the Glenlee estate.
1822	The 1822 Muster shows Howe held 7200 acres (2914 ha), with 520 acres (210 ha) cleared and various crops planted (wheat, maize, barley, oats, peas or beans, and potatoes), livestock included as sheep, cattle and pig. The 9 acres (3 ha) of garden or orchard is likely to have been situated nearer to the homestead. An undated plan by surveyor James Meehan shows a 'Yard' to the south of the property but outside the current study area (Figure 2.1 C&L 2020).
Nov 1823	A fire at the property destroyed a newly-built barn (situated '...contiguous to the cottage...'), and 300-400 bushels of threshed and unthreshed wheat, and affected 'the cottage and other buildings'.
c.1823-4	Homestead complex (including kitchen wing and servants quarter) built, purportedly designed by architect Henry Kitchen and constructed by Robert Gooch, bricklayer and Nathaniel Payton, builder and stonemason. The two-storey house was constructed partly of brick and partly sandstone, with a recessed verandah on ground floor level and a shingle roof. Convict labour used to establish the farm and construct outbuildings.
By mid-1820s	The Glenlee estate is producing wheat and meat for the government stores and dairy produce for the Sydney market.
1827	Mary Reiby released her land to William Howe.
By 1828	Howe held 3500 acres (1400 ha) of which 1000 acres (404 ha) were cleared and 500 (202 ha) were cultivated, including a vinery and extensive gardens. Howe purportedly had 60 employees working his estate.
1833	Mrs Felton Mathew described Glenlee as 'an ugly ill-planned house with extensive farm buildings about it'. The paddocks were separated by hedges.
1830s-50s	Glenlee is well known for its "Sun and Thistle" butter and continues to be recognised for its excellence in dairying. The property was renowned for being the first dairy farm in the Colony.
From 1849	Glenlee estate conveyed to the executors, following the economic depression in 1842-3, with Howe and his family remaining as the lessees.

1855 *Howe dies.*

1857 *Route for the new Southern Railway line surveyed.*

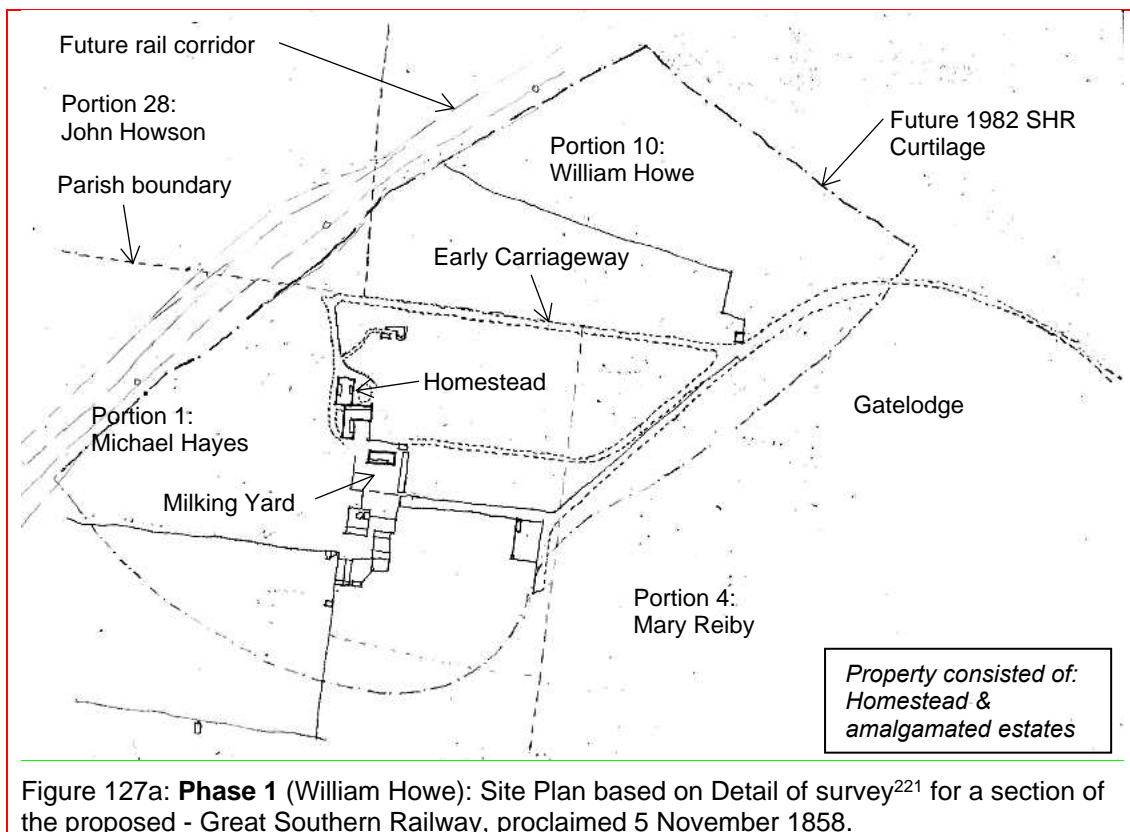


Figure 127a: **Phase 1** (William Howe): Site Plan based on Detail of survey²²¹ for a section of the proposed - Great Southern Railway, proclaimed 5 November 1858.

Phase 2: 1859-1900

Nov 1859 *Following the death of William Howe Jnr, the property is sold to James Fitzpatrick, remaining in that family until 1968.*

Dec 1860 *Following the expiration of her lease, Mrs Howe advertised the sale, by auction, of Glenlee's stock, farming implements and dairy utensils.*

1866 *Southern Railway line constructed, including station platforms.*

By 1870s *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.*

A market garden was run by a Chinese man named 'An Shoo' was situated within the flats to the east of the railway line and immediately south of the homestead (outside study area).

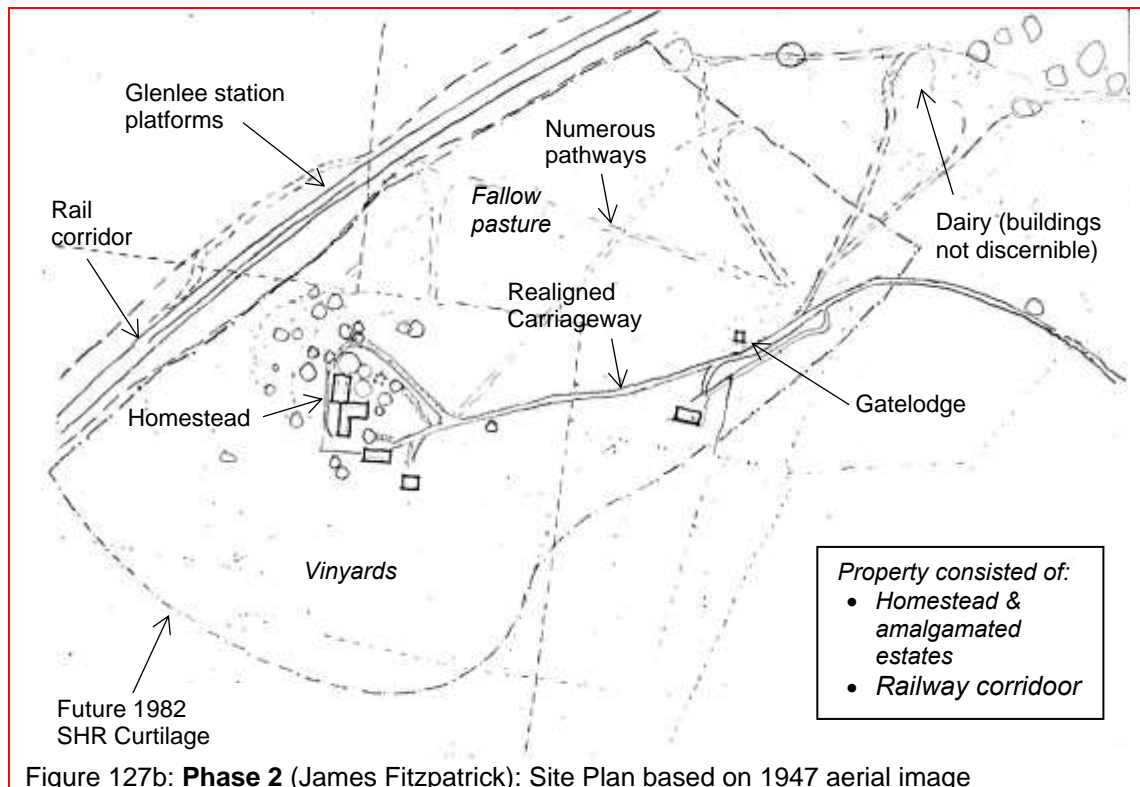
1883 *Colonnade on the main façade was rebuilt, the year after James Fitzpatrick's death.*

1885 *Tenders called for persons willing to lease Glenlee homestead and estate.*

²²¹ Higginbotham, Edward, *Glenlee House, Menagle Road, Campbelltown, NSW: Site Survey of Archaeological Remains*, 1985

1891 *Advertisement offering Glenlee for lease describes the property as comprising about 3000 acres, with a railway platform on the estate, a '... superior gentleman's resident and convenient outhouses, together with large stables, coach houses and loose boxes on the property ...'*

1890s *House was remodelled including removal of original joinery.*



Phase 3: 1900-1960s

1900 *The homestead's shingle roof replaced with corrugated iron.*

By 1905 *The old track, running along the historic Parish boundary line between Narellan and Menangle, is no longer in use.*

Possible date of the former woolshed (destroyed by fire in c.2009) and another farm outbuilding (likely a barn) visible in later aerials. Sheep were purportedly kept on high ground, nearer to the homestead, while the piggeries were some 250 yards (225m) from the homestead 'at or near the end of a rising hill where the cultivation paddocks are' (and so perhaps within the study area). The pigs were housed in a large shelter, some two acres of pens, which was white washed and laid with stone slabs. Fresh water was pumped from Campbelltown. Cattle grazed in the adjacent fields, likely outside the study area.

Several buildings are depicted on the 1907 right of way plan (for Minto Road), including the Glenlee homestead, outbuildings, stables (the former milking shed), the lodge (gatelodge) and a dairy (north of Minto Road) (Figure 2.2 of C&L 2020).

From 1910 *Members of the Fitzpatrick family were in residence at Glenlee, operating the dairy and employing herdsmen.*

- 1930s *Bathrooms and original chimney pieces replaced.*
- 1950s *Sale of land for coal washery & rail spur.*
- 1968/9 *The property was acquired by the State Planning Authority/Macarthur Development Board*

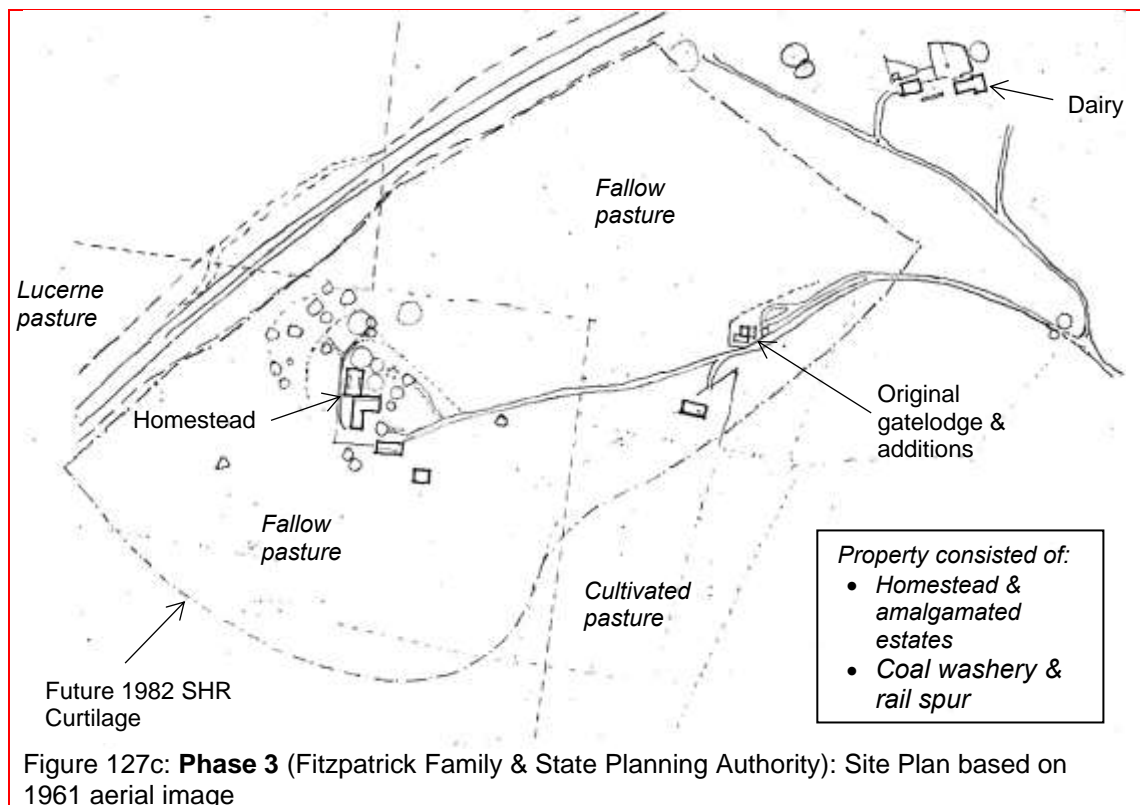


Figure 127c: **Phase 3** (Fitzpatrick Family & State Planning Authority): Site Plan based on 1961 aerial image

Phase 4: 1970s-Present

- By 1971 *Former farm outbuilding (situated south of the gatelodge), likely a barn associated with the adjacent cultivation field, is demolished.*
- 1973 *State Planning Authority gazetted the estate as a place of historic interest.*
- 1978 *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.*
- 1982 *The house and part of the estate was made the subject of a Permanent Conservation Order (PCO). 45 acre SHR curtilage established.*
- 1980s *The house and 45 acres of the former property on the east side of the railway were returned to private ownership. Further portion of property set aside for the Australian Botanic Garden (Mt Annan) & the William Howe Regional Park.*
- 1983 *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 slab-built stables. The orientation of a western entry point to the main homestead was also altered. Restoration works in the 1980s included the installation of ceiling batts throughout the homestead and replacement of floorings (in the main house, kitchen wing and servants' quarter). Any surviving archaeological deposits within the ceilings, floor cavities (and cisterns which have been periodically cleared out since at least the 1990s) would have been removed during these cleaning events.

- 1990s An olive grove with 7000 trees and a modern processing shed was established, discontinued in mid-2014.
- c.2009 Original farm outbuilding (likely a woolshed, visible on aerials), situated to the southeast of homestead and milking shed (destroyed by fire, replaced in 2011).

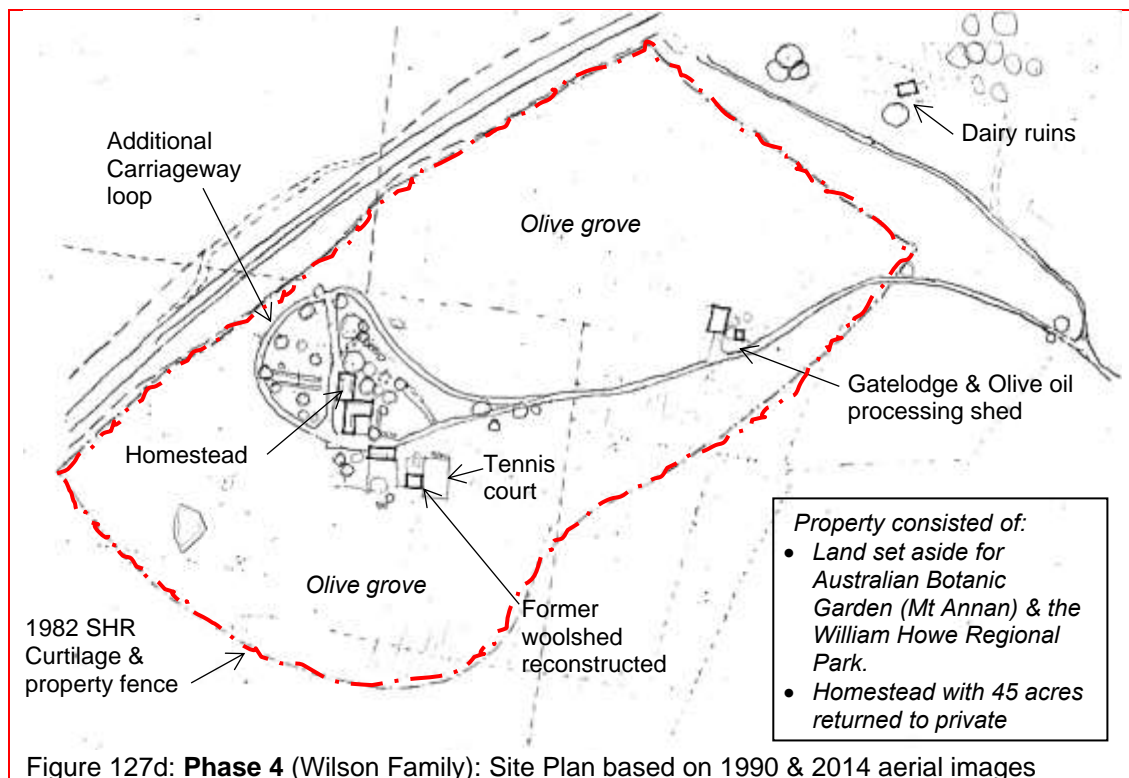


Figure 127d: **Phase 4** (Wilson Family): Site Plan based on 1990 & 2014 aerial images

3.7.2 Assessment of European Archaeological Potential

The following section identifies the potential historical archaeological resource of the study area. Archaeological potential has been determined using a series of gradations (**Nil**, **Low**, **Moderate** and **High**) to indicate the degree to which archaeological remains are likely to survive. The types of potential archaeological remains identified are summarised by historical phase below.

British Land Use Pre-Glenlee

There is no historical evidence to suggest any significant development of the property prior to Howe's purchase of Hayes's Farm in 1816. Any ephemeral evidence associated with early British management / agricultural use of the site are likely to have been disturbed (and obscured) by subsequent development of the site.

PHASE 1: 1816-1858, Howe's Property

In a letter dated 13 November 1823, Howe recorded that he has lost:

... a very large new built barn and three or four hundred bushels of old wheat...by fire....my son, Thos. Howe, discovered the flames which showed brightly through the cottage window where he slept...there was ever much difficulty in saving the cottage and other buildings...'

This suggests that Howe's son and family were either living in the main house while under construction, or in a pre-existing cottage on the site. It also indicates that other buildings, including a barn, existed prior to the c. June 1824 finish date for the existing main house. It would have been gainful to erect a barn first to enable cultivation to commence immediately once the property was purchased. Whether Howe was overseeing the wheat cultivation from an earlier built cottage or the existing house during construction is unclear from historical sources. If an earlier cottage did exist there, it is not known where this was located at this time. Archaeological evidence of fire associated with buildings on the site could assist in understanding this early phase in the site's historical occupation and development.

By the 1830s 'extensive farm buildings' purportedly surrounded the main homestead, potentially including the still extant old dairy/milking shed (later stables). These outbuildings were likely constructed earlier, as the Glenlee estate was already well established, and the Howe family were selling quantities of tobacco leaf, grasses (including clover and rye), hay, as well as sheep (ewes and rams) by at least the mid-1820s. Similarly, the gatelodge, situated to the northeast of the property and depicted on the 1858 railway plan, was likely constructed in the 1830s, prior to the economic downturn in 1842-3 which left the Howes with substantial financial woes.

*Across the site, there is an anticipated **Moderate-High** potential for:*

- Archaeological deposits and features associated with the construction of the Glenlee homestead, servants' wing (c.1823-4), stables (the timber slab milking shed, c.1820s/30s), and the gatelodge (c.1830s) (all still extant), including footings with associated foundation trenches, pre-construction levelling fills and evidence of subsequent structural modification and rebuilding.*
- Sandstone pavers and cobbles of carriageway between loop and dairy (still extant).*

*There is an anticipated **Low-Moderate** potential for:*

- Structural remains (footings and postholes) associated with an early (pre-1823) cottage, barn and other unmapped buildings (including wells, cisterns etc).*
- Yard features associated with the early use of the property within the immediate surrounds of the homestead complex, including: occupation deposits and artefact scatters, yard surfaces, former pathways, fencing (postholes), and evidence of the early layout of the property.*
- Underfloor deposits within the former gatelodge. The gatelodge is in a state of disrepair and collapse, although (disturbed) archaeological deposits may survive.*
- Structural remains of any of the former farm outbuildings mapped on the 1858 rail plan (or unmapped). Note while there are no traces of the sandstone footings observed by Higginbotham in 1985 to the north of the homestead and by the modern driveway, deeper sub-surface features (footings) could survive.*

*Additionally, there is a **Nil-Low** potential for:*

- Archaeological deposits within the roof and floor cavities of the main house, kitchen wing and servants' quarter. These areas were cleaned out, and any surviving archaeological deposits removed, during renovations in the 1980s, including the replacement of the floorings and installation of ceiling batts.*

- *Archaeological deposits within the cisterns, which were cleaned out in the c.1990s and again more recently.*
- *Remains of the turning circle / loop adjacent to the homestead, recognised by Higginbotham in 1985 by the raised ground here. This area has subsequently been levelled and landscaped and there is no evidence for the former turning circle.*
- *Any archaeological evidence within the surrounding paddocks, including:*
 - *Evidence of the early carriageway, running along the historic Parish boundary line between Narellan and Menangle, and other tracks leading from the gatelodge to the main house and outbuildings (see C & L, Figure 2.3).*
 - *Outlying farm infrastructure such as fencing and sheds recorded on the 1858 railway plan, including around the gatelodge.*
 - *Archaeobotanical remains and other evidence associated with the early land management and cultivation of the property.*

Archaeological remains within the paddock areas are expected to have been disturbed, particularly by the land preparation for the recent (1999-2014) olive grove, which involved deep ripping of the soil, as well as the use of large heavy tractors for the removal of the grove and root systems. The line of the carriageway, along the historic Parish boundary, was visible in 20th-century aerials, and so traces may remain.

- *Archaeological evidence of the former vineyards, purportedly to the south and west of homestead, associated with early wheat cultivation of the land surrounding the main homestead, or the lemon and quince plantings. Such remains would be ephemeral (archaeobotanical remains, tree bowls, terracing) and would have been disturbed by subsequent cultivation.*

PHASE 2: 1859-1900, Fitzpatrick's Property

There is little documentary evidence to suggest the Fitzpatrick family undertook any substantial alterations to the core of the property (the homestead complex) during the late 19th century, although there was undoubtedly alterations across the estate. By the 1870s/80s, a large portion of the property had been leased to small tenant farmers, their homes purportedly within walking distance of the main homestead. One of these cottages was located 'on the hillside south-east of Glenlee House', and it is possible this is the same structure visible on later aerials (C & L Figure 2.4) to the south of the gatelodge. It is unclear, however, whether any of the tenant farmhouses were situated within the current study area, as the estate comprised some 4000 acres at this time. Around the same time, the flats to the east of the railway and immediately south of the homestead (south of the modern dam and outside the study area) purportedly enclosed a market garden, run by a Chinese man named 'Ah Shoo'.

The extension of the Great Southern railway (from Campbelltown to Picton) in the 1860s required cuttings and embankments through parts of the estate, with the line forming the modern north-eastern cadastral boundary of Glenlee. From the 1880s, the Glenlee railway station served the property, with milk being transported for distribution from here twice daily. The small, unmanned, platform was situated near the gates 'which open on the track leading to Camden via Elderslie'. The exact location of the platform is not apparent, although it was likely situated within the rail corridor (and therefore outside the study area). A second Glenlee platform was opened in 1892, following the duplication of the line. Both platforms closed in 1947.

*There is an anticipated **Low-Moderate** potential for:*

- *Yard features within the immediate surrounds of the homestead complex (occupation deposits and artefact scatters, yard surfaces, former pathways,*

fencing), although distinguishing these features from the earlier phase is dependent on the recovery of dateable artefacts.

- *Deeper sub-surface remains of any (unmapped) former structures, such as sheds, or any of the c.1870s/1880s farmhouses, within the paddock areas (to the northeast and east of the homestead), although these are likely situated outside the study area. Ephemeral remains (for example, postholes) are likely to have been disturbed by subsequent cultivation.*

*Additionally, there is a **Nil-Low** potential for:*

- *Archaeological remains associated with the Glenlee railway platform, likely situated outside the study area.*
- *More ephemeral archaeological remains within the paddock areas, including: fencing, postholes, remnant outbuildings / sheds, former tracks, archaeobotanical remains, which are expected to have been disturbed by more recent cultivation.*

PHASE 3: 1900-1960s, 20th Century

Dairying continued at Glenlee throughout the early 20th century, although the estate was also known for its pig, sheep and cattle breeding. The cultivated flats and grazing paddocks extended a mere quarter of a mile (c.400m) from the homestead. Pens and outbuildings were dotted throughout the landscape, and each paddock was fenced. Remnants of the lemon and quince hedges, originally planted by Howe to delineate between paddocks, were apparently still visible from the railway in the early 20th century. Various leaseholders occupied and ran the farm at this time, and parts of the estate, adjacent to the river (within Connor's 100 acre [40 ha] grant to the southwest of Glenlee, and therefore also outside the study area) were cultivated by Chinese farmers during the early 20th century.

Several buildings to the north-east of the homestead, visible on aerials from 1947, and identified on the 1907 right of way as a dairy, were likely constructed during the early 20th century. The 'Old Dairy', is situated outside the current curtilage of Glenlee, to the north of the track leading under the rail bridge.

It is likely the gatelodge carriage loop, clearly visible on the 1956-1971 aerials, also dates to the mid-20th century. There is no evidence of the loop on the 1947 aerial, although there is a track situated on the eastern side of the main driveway, leading to the unidentified farm building here (C & L Figure 2.4). It is possible this structure may be one of the earlier 1870s/1880s farmhouses but it more likely a shed / outbuilding.

A comparison of aerials shows the modern dam, situated to the north of the homestead, was established in the 1970s. An earlier dam may be situated to the north of this. It was not possible to inspect the site of the earlier dam, however archaeological evidence of any former dam would likely be preserved despite later cultivation.

Across the study area there is an anticipated Low-Moderate potential for:

- *Archaeological remains of the unidentified farm outbuilding (likely a barn, associated with the adjacent area of cultivation) situated to the south of the gatelodge (and demolished by 1971), as well as evidence of the former 'woolshed' / outbuilding, situated to the southwest of the stables, which was destroyed by fire in c.2009 and replaced with a new building in 2011. Both are visible in aerials from 1946 (C & L Figure 2.4). These buildings were erected in the early 20th-century or earlier, as opposed to one of the farmhouses occupied by tenants in the 1870s/1880s.*
- *Deeper sub-surface remains of any (unmapped) former structures, such as sheds, or other farm buildings (i.e. the pig pens which had stone slab floors).*
- *Evidence of former dams.*

There is an anticipated Nil-Low potential for:

- *Archaeological remains of the carriage loop associated with the gatelodge, likely mid-20th century. The installation of four underground water tanks here by c.2002 (part of the olive grove) would likely have disturbed any evidence of this. Evidence of the path / drive on the eastern side of the track is expected to have been disturbed by the olive grove.*

Archaeological remains of the dairies indicated on the Morris & Britton diagrams and the market gardens are situated outside the current study area within the broader estate.

3.7.3 Existing Impacts

Extracted from Casey & Lowe: 2020: p14.

The Glenlee homestead complex, including the main house (C & L Figure 2.5, Figure 2.6), servants' wing and kitchen buildings (C & L Figure 2.7, Figure 2.8) and subsidiary farm building ('milking shed' / stables) (C & L Figure 2.9, Figure 2.10), are in excellent condition, having been subject to various conservation and maintenance programs since the 1980s. The former farm outbuilding (likely a woolshed, perhaps dating to the 20th century) to the southwest of the stables was destroyed by fire in c.2009 and replaced with a new structure in 2011 (C & L Figure 2.11, Figure 2.12). The gatelodge is in a state of disrepair and partial collapse (C & L Figure 2.13 - Figure 2.16).

Maintenance and repair works during the 1980s and 1990s, including the installation of ceiling batts in the main house, as well as the replacement of floors, roof and joinery throughout the homestead, servants' wing and kitchen buildings, will have led to the disturbance and removal of archaeological remains and deposits (i.e. within roof and floor cavities), although some artefacts and evidence of building modifications may survive.

The changing uses of the surrounding land on the property for crop growing, pasture and cattle grazing and more recently as an olive grove (1999-2014) is likely to have impacted on more ephemeral remains in those areas over time. C & L Figure 2.4 above indicates some of the modifications throughout the 20th century, where structures and landscape elements have been removed or replaced since the mid-1800s. The dense ground cover within the paddocks prevented any close inspection of much of these areas, however previous inspections by C & L did not indicate additional sites (C & L Figure 2.18, Figure 2.13).



Figure 128a:
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

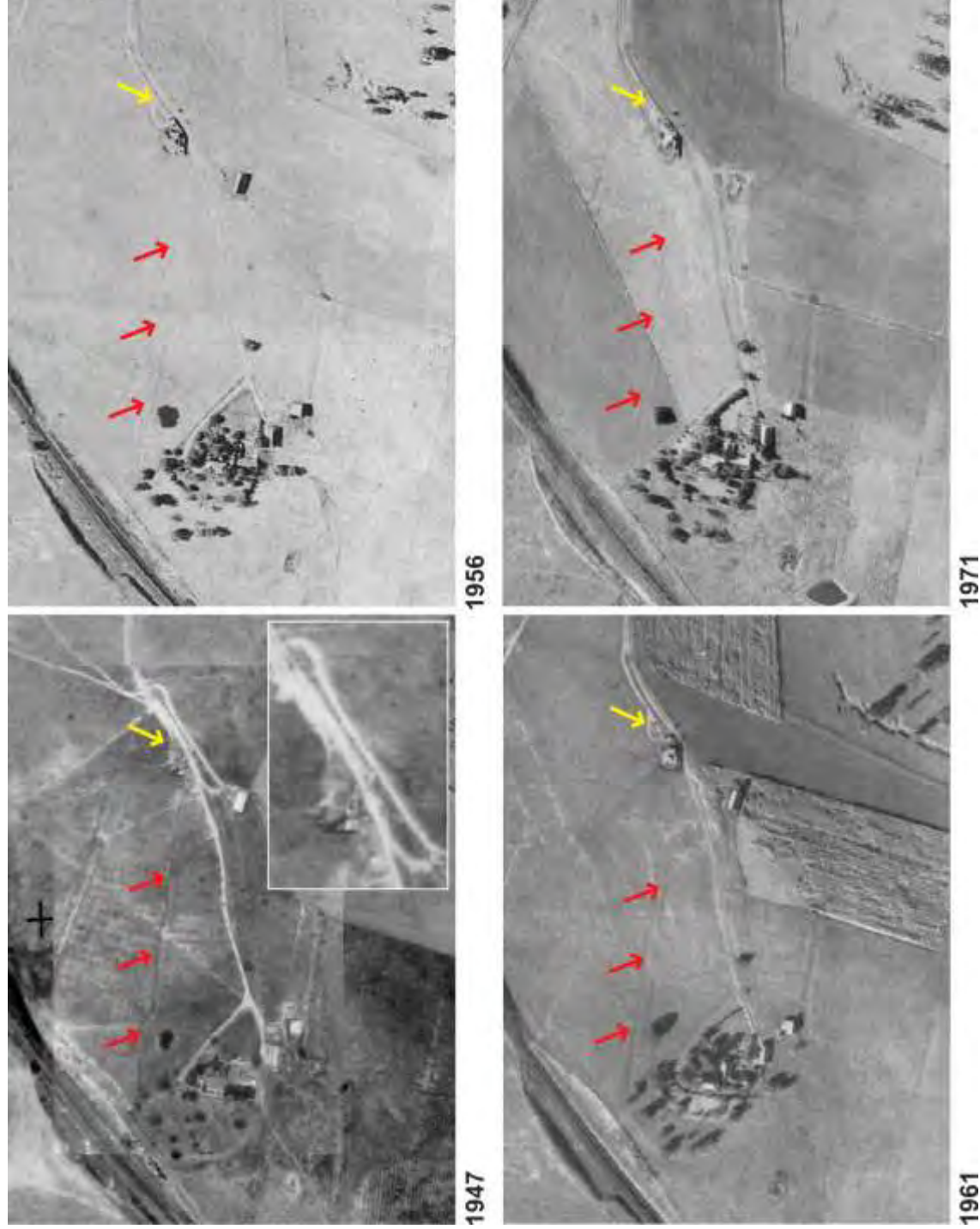


Figure 128b:
C & L Figure 2.4: Aerial photographs showing existing buildings and roadways. Note the visible line of the original carriageway from the gatelodge to homestead (marked with red arrows). The carriage loop at the gatelodge (yellow arrow) does not appear to be formalised until the 1950s (see inset on 1947 aerial). Source: Tropman & Tropman 2016.

Source: Casey & Lowe, Revised Historical Archaeological Assessment, July 2020, p.13

3.7.4 Summary of European Archaeological Potential

Extracted from Casey & Lowe: 2020: pp. 21-23.

The archaeological potential of Glenlee is outlined below and in C & L Table 2.2, C & L Figures 2.19 and 2.20 – refer to TTA Figures 129a & 129b. Overall, across the study area there is an anticipated:

- **Moderate-High** potential for archaeological deposits and features associated with the construction of the **Glenlee homestead, servants wing** (c.1823-4), **stables** (c.1820s/30s), and the **gatelodge** (c.1830s) (all still extant), including footings with associated foundation trenches, and pre-construction levelling fills.
- **Low-Moderate** potential for:
 - Structural remains associated with an early (pre-1823) cottage, barn and other unmapped farm buildings (including wells, cisterns etc.)
 - Yard features associated with the 19th-century occupancy of the property, within the immediate surrounds of the homestead complex, including: occupation deposits and artefact scatters, yard surfaces, former pathways.
 - Underfloor deposits within the former gatelodge.
 - Deeper sub-surface remains of any former structures dating from the 19th to early 20th-century, including the former 'woolshed' and 'barn', and other unmapped structures (sheds, farm outbuildings, cisterns, etc.).
- **Nil-Low** potential for:
 - Archaeological remains within the paddocks surrounding the core homestead complex, including:
 - Evidence associated with early land management, wheat cultivation, the former vineyards, as well as the lemon and quince plantings.
 - Property fences, sheds (postholes) and other features of the estate.
 - Remains of the historic driveway (along the historic Parish boundary), turning circle / loop, the carriage loop associated with the gatelodge, and other tracks leading from the gatelodge to the main house and outbuildings.
 - Archaeological deposits within the roof and floor cavities of the main house, kitchen wing and servants quarter.
 - Archaeological deposits within the two cisterns.

Other elements of the Glenlee estate, such as the Glenlee railway platform, several c.1870s/1880s farmhouses, the early 20th-century dairies and Chinese market gardens are likely situated outside the current study area.

Table 2.2: Table showing the main archaeological features (see Figure 2.19 and Figure 2.20) within the Glenlee estate

ID	Date	Details	Archaeological Potential
-	Pre-1823	Unidentified cottage, barn and other buildings (destroyed by fire late 1823).	Low-Moderate
A	c.1823-24	Homestead (<i>still extant</i>)	Moderate-High (constructional features) Nil-Low (underfloor)
B		Servants Quarter / Kitchen (<i>still extant</i>)	
C		Privy (<i>still extant, possibly moved from original location east of servants quarter</i>)	
D	c.1820s/30s	Former timber slab milking shed / stables (<i>still extant</i>), fenced-in 'milking yard'	Moderate-High (constructional features)
E	c.1830s	Gatehouse (<i>still extant</i>)	Moderate-High (constructional features) Low-Moderate (underfloor)
F	By 1858	Line of carriageway from gatehouse to main house (former Parish line)	Nil-Low
G		Turning circle/loop evidence	Nil-Low
H		Picket fence remains/sandstone footings, northeast of homestead complex	Low-Moderate
J		2 buildings east of dairy	Low-Moderate
K		Several fenced-in enclosures and outbuildings, possibly a well/cistern, south of dairy	Low-Moderate
L		Large fenced-in plot, possibly part of Ah Shoo's market garden (late 19th-century)	Nil-Low
M		Fenced-in enclosure, 2 associated structures	Low-Moderate
-		Old Dairy (off-site)	Nil (outside study area)
N	From 1860s	Glenlee platform/s (within rail corridor)	Nil (outside study area)
O	Late 19th / early 20th century ?	Former woolshed, destroyed by fire in 2009 and replaced with new building 2011	Low-Moderate
P		Former farm outbuilding, likely a barn associated with cultivation fields to the south of here, demolished by 1971	Low-Moderate
Q		Former dam	Low-Moderate
R		Carriage loop associated with gatehouse	Nil-Low
S	1980s	Site of former swimming pool	N/A

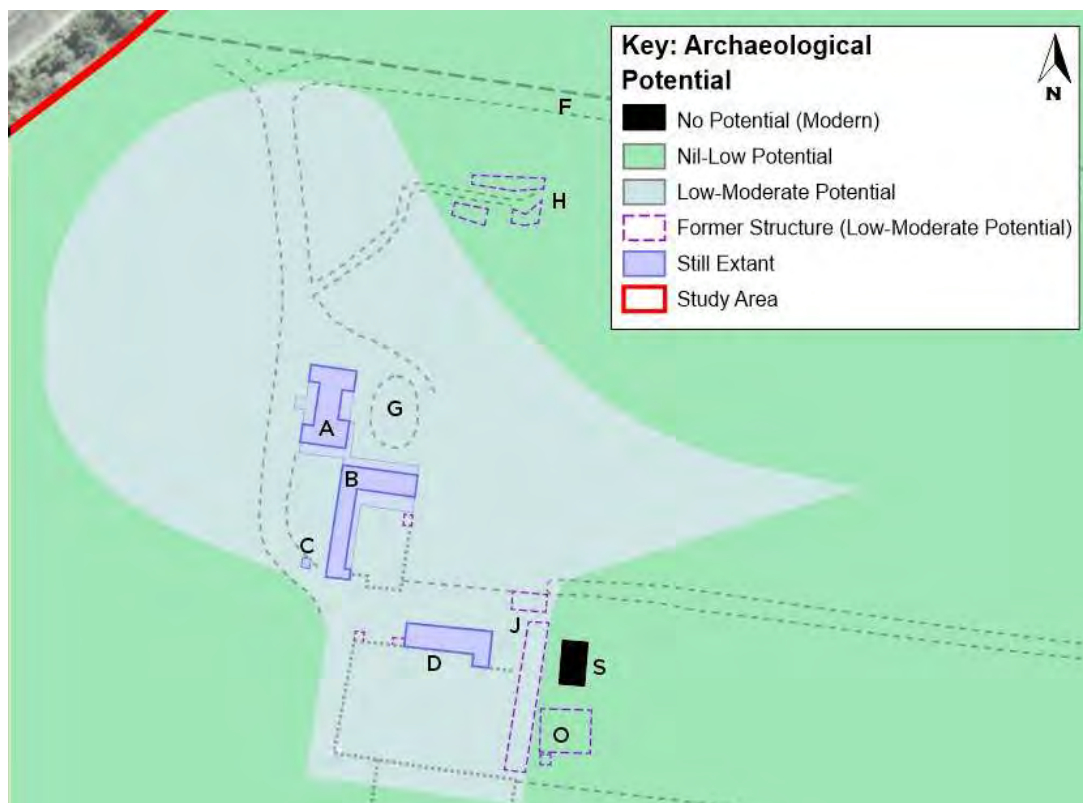
ID	Date	Details	Archaeological Potential
-		Major works to the site, including landscaping around the homestead and construction of the modern-day carriage loop in front (west) of homestead	N/A
T	From 2002	Underground water tanks (4) associated with the olive grove	N/A
U	By 2014	Olive processing shed	N/A

Source: Casey & Lowe, *Revised Historical Archaeological Assessment*, July 2020, pp. 22 & 23.



Figure 129a: 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.



TTA Figure 129b: (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

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

3.8 Moveable Heritage

The property was purchased by the current owners in the 1980s unfurnished. No early furniture associated with the house or outbuildings has been identified and no auction sale house contents lists from earlier phases of the property have been located. A note in Reymond²²⁴ suggests that the furniture and chattels may have been taken by James Fitzpatrick's wife, as the property was left to his son James Glenlee Fitzpatrick. The current furniture of the house and outbuildings was brought in by the Wilsons over the last 40 years. The furniture does not relate to the house, but it assists in interpreting the significance of the place and its phases of change. Moveables within the grounds including garden ornaments also relate to the period the Wilson's occupation. As such they may not contribute to an understanding of the property as an early colonial pastoral estate with its homestead, outbuildings and relationship to the surrounding cultural and natural landscape, or as a gentleman's country residence.

The range of equipment potential identified by other groups as being used in dairy farming is extensive. No elements and machinery related to dairy farm usage in NSW have been identified²²⁵.

The lack of moveable heritage items is further supported by a Property Inspection Report dated 3rd July 1978 – refer to Appendix F.

²²⁴ Reymond, Michael, *History of Glenlee, Menangle Road, Campbelltown*, 1978 (unpublished paper), Note (56) p.5.

²²⁵ eHive, Catalogue of Museum Collection, Dairy Machinery

4.0 ANALYSIS OF DOCUMENTARY AND PHYSICAL EVIDENCE

4.1 Analysis of Documentary Evidence

4.1.1 Historic Records

Section 2.5 includes references to the overall estate including landscape and buildings, some of which are no longer part of the property and buildings have been demolished.

The critical dates in the development of the Glenlee Estate are summarized below:

Phase 1: 1816-1858

- 1816 – 120-acre purchase of Michael Hayes grant by Howe;
- 1818 – 3000-acre grant to Howe by Governor Macquarie;
- 1823 – April, builders engaged to construct house;
- 1824-25 – Colonial Architect Francis Greenway was called as an independent witness in the civil suit brought against Howe by builders Payton and Gooch²²⁶.
- 1827 – House completed;
- 1827 – Mary Reiby released her land grant to Howe;
- 1828 – Census recorded that Howe held a total of **3,500** acres, with **1,000** acres cleared and 500 acres cultivated;
- 1833 – Post Office, Mrs Felton Matthews 'best dairy in the country', producing hay, well-laid out farm, extensive gardens, vinery, hedges around fields and meadows;
- 1837 – Significant cultivator of hay for Sydney market; famous as first dairy farm to manufacture butter;
- 1855 – Howe dies.



Figure: Phase 1: 1816-1858 (Source: Architectural Projects Pty Ltd)

²²⁶ Reymond, Michael, *History of Glenlee, Menangle Road, Campbelltown*, 1978 (unpublished paper), Note (70), p.6.

Phase 2: 1859-1900

1859 – Following the death of William Howe Jnr, the property is sold to James Fitzpatrick;
1866 – Southern Railway line constructed, including station platforms;
1870 – Large portion of the estate was leased to small tenant farmers;
1890s - House was remodelled including removal of original joinery.



Figure: Phase 2: 1859-1900 (Source: Architectural Projects Pty Ltd)

Phase 3: 1900-1960s

1910s – Members of Fitzpatrick family operate the dairy and employing herdsmen;
1950s – Sale of land for coal washery & rail spur;
1968/9 - State Planning Authority/Macarthur Development Board acquired property from Fitzpatrick family.



Figure: Phase 3: 1900-1960s (Source: Architectural Projects Pty Ltd)

Phase 4: 1970s-Present

1973 – State Planning Authority gazetted the estate as a place of historic interest;
1978 – Extensive restoration and waterproofing works were undertaken;
1982 – Permanent Conservation Order for the house and part of the estate. 45 acre SHR curtilage established & returned to private ownership of Wilson family;
1983 – Further internal changes and landscaping were undertaken;
1980s - Further portions of property set aside for Australian Botanic Garden (Mt Annan) & William Howe Regional Park;
1990s - An olive grove with 7000 trees and a modern processing shed was established by Wilson family, discontinued in mid-2014.
c2009 – Milking shed destroyed by fire, replaced in 2011.



Figure: Phase 4: 1970s-Present (Source: Architectural Projects Pty Ltd)

4.1.2 Aerial Photography

Aerial photographs from 1947 to 2017 show the evolving landscape of the Glenlee Estate – refer to Figures 130 - 140. These aerial photographs give a clear indication of what was happening on and around the Glenlee property during this period of time.

The following series of photographs have been focused on the Glenlee property. The features and changes to the landscaping of the site have been annotated to show the uses of the landscape immediately surrounding Glenlee House, and the changes in the use of these areas as well as the change in the building fabric of the estate over time.

The series of aerial images show that there has not been a great deal of change to the Glenlee property in this time. The most substantial change was the planting of the Olive Tree orchard between the 1990 and 2002 aerial photographs, and the construction of the Olive Oil Processing Shed adjacent to the former gatelodge. The Olive Trees were removed post 2014.

The *Colonial Landscapes of the Cumberland Plain* report (CLCP²²⁷) places importance on the “old dairy buildings near old remnant gums” to the north-east of the former gatelodge . These

²²⁷ Britton and Morris, *Colonial Landscapes of the Cumberland Plain*, 2000, Vol. 1 & 2

buildings have grown and diminished over time as shown in the series of aerial photographs of the site. It should be noted that these structures and plantings no longer fall within the boundary of the Glenlee property.

The historical notes in the CLCP report also states that Howe had declared that “he had 9 acres of garden or orchard in the 1822 Muster (in a total of 7200 acres which he held through grant, lease or purchase)”²²⁸. The location of the orchard is unknown and physical evidence has not been found on the current Glenlee property. Higginbotham’s analysis of the 1947 aerial photograph as quoted in the CLCP report states that:

*The 1947 coverage indicates that land on the alluvial flats to the east (sic. west) of the main house at ‘Glenlee’ formed the centre for historical land cultivation. Remaining land on ‘Glenlee’ does not appear to have been extensively cultivated and was more likely used for pasture.*²²⁹

Paddocks were in use until 1978 when the dairy closed. They were significantly modified in 1990’s with the planting of olives. This affected three-fourths of the site as noted in McDonald Study 2010. Disturbance mapping as noted in McDonald Study 2010, indicates the majority of the site as High disturbance due to the extent of olive planting and their removal.

The CLCP Site Plan of Glenlee also indicates the location of vineyards, however the aerial photographs from 1947 to the present and a site inspection, do not indicate the presence of any vineyards on the Glenlee property. Refer to Figure 88.

4.1.3 Analysis of Landscape developments (As noted in the History)

On 27 April 1816, Hayes 120-acre grant came into the hands of William Howe and was called Glenlee estate. It was on this grant that Howe erected Glenlee House, rather than on the 3000 acres of land granted to him in January 1818. The topography of Portion 1 was extensive level alluvial flats extending from the Nepean River to the undulating landform forming the eastern edge of the grant. The topography and setting is still the same today. At the time of construction of the Glenlee homestead, Howe had two sites, Glenlee Portion 1 (120 acres) with a view to the Nepean River and the surrounding landscape and Portion 10 Eskdale, (3000 acres) an expansive holding of lower altitude. He chose Portion 1 on which to build Glenlee homestead, refer to Figure 21.

In 1818 Howe purchased 700 sheep and 400 lamb from Alex Riley. Howe acquired numerous other parcels of land, some by purchase and some by lease. The 1822 Muster showed that he held a total of 7,200 acres, with 520 acres cleared. He had 160 acres planted with wheat, 10 of maize, 3 of barley, 12 in oats, 2 of peas or beans, 6 acres of potatoes and 9 acres of garden or orchard. Additionally, he held 7 horses, 350 cattle, 1550 sheep, and 200 hogs. By 1820 the Howe family were selling quantities of tobacco leaf, grasses (including clover and rye), hay, as well as grazing sheep (ewes and rams) by at least the mid- 1820s. The November 1828 Census recorded that Howe held a total of 3,500 acres, with 1,000 acres cleared and 500 acres cultivated. His livestock included 20 horses, 650 cattle and 600 sheep.

The 1833 Post Office Calendar noted Glenlee as being the best dairy farm in the Colony. Mr. Howe also grew cultivated grasses, and the meadows are divided by hedges, laid out as one on the banks of the Thames. In 1833 Mrs Felton Matthews notes Glenlee, had an extensive and beautiful prospect the fields and meadows are undulating, and many of them are surrounded by hedges.

²²⁸ Ibid, Vol 2, p.85

²²⁹ Ibid, Vol. 2, p.86

In 1837 J Dunmore Lang noted the Glenlee estate is famous also as the first dairy-farm for the manufacture of butter in the colony. the greater part is laid down with English grasses, the paddocks being separated from each other by hedges of quince or lemon-tree.

In 1839 Howe purchased 4000 cattle and 10 horse from William Redfern.

The 1858 plan indicated 2 buildings east of dairy and several fenced-in enclosures and outbuildings possibly a well/cistern south of dairy, a large fenced-in plot, possibly part of Ah Shoo's late 19th-century market garden.

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 Yewen's Directory of the Landholders of New South Wales, 1900 indicate Maize, barley and oats grown on the land. Portion 49 of the holding is indicated on the 1905 survey. It was covered with scattered box trees, and although part was suitable for agriculture it was mainly used for grazing. Sheep were kept on high ground, nearer to the homestead, while the piggeries, some two acres of pens, were some 250 yards (225m) from the homestead 'in a large shelter. The pigs were housed in a large shelter, which was whitewashed and laid with stone slabs. Fresh water was pumped from Campbelltown. Cattle grazed in the adjacent fields, likely outside the SHR boundary study area.

"on the flat immediately south of Glenlee House and on the eastern side of the railway", Moloney remembered a market garden enclosed with quince hedges conducted by a Chinese market gardener Ah Shoo, who later died in Liverpool.⁶⁴ One of the areas south-west of Glenlee House in 1862 plan correlates to Ah Shoo's market garden.

By the 1920s, according to Moloney Chinese market gardeners were leasing the parts of Owen Connor's 100-acre grant near the river for their crops. Higginbotham's examination of the 1947 aerial photograph indicates that land on the alluvial flats to the east of the main house at 'Glenlee' formed the centre for historical land cultivation.

The parish Line is evident to the 1971 aerial west and forms the boundary of Coal Washing Facility which lies beyond the site. After 1978 the site was no longer used for dairying. During 1977-8 of \$33,000 funded restoration of the house occurred. Reinforcement of the impressive 9 acre garden around the homestead occurred in the 1980s. Broadbent and Lehany introduced new twin olive hedges, perpendicular to the primary homestead entry facade.

From about 1990 onwards, the private owner David Wilson planted an olive grove on the estate producing extra virgin olive oil. The trees were removed after 2014. Disturbance mapping in 2010 indicates the majority of the site as High disturbance due to the extent of olive planting and their removal. The south west corner was not planted.

Glenlee was identified in 2000 study by - C Morris & G Britton, Colonial Landscapes of the Cumberland Plain and Camden. By the time of the 2000 Morris and Britton Study the landscape was still evident and consistent with traditional siting principles. "Many of these houses were designed to be seen and to convey the importance of the occupants and their property, as a "gentleman's seat." Set part-way down a slope or on a knoll overlooking the river flats, their locations now signalled by mature vegetation, usually Araucarias, they, their outbuildings and the hedgerows that run between them, are the punctuation marks that allow the 19th century landscape to be read and interpreted. Where their original grant boundaries, relationships with traditional transport routes and intended view lines are recognisable it further accentuates their significance."

Current Plantings include a signature Bunya Bunya pine (*Araucaria bidwillii*) south-east of the house, a huge forest red gum (*Eucalyptus tereticornis*) and silky oak (*Grevillea robusta*) north-west of the house. Impressive garden around homestead with many older remnant plantings,

including pines and angophoras. Other mature trees northwest of the house include Mediterranean cypress (*Cupressus sempervirens*), European olive (*Olea africana* var. *europaea* cv.). Other mature plantings include a huge old kurrajong (*Brachychiton populneus*) near the stables block east of the house, a Brazilian pepper (corn) tree (*Schinus molle* var. *areira*) east of the house, a privet hedge (*Ligustrum* spp.) north-east of the house. Younger contributory plantings include brush box trees. Archaeological remains of the dairies indicated on the Morrison & Britton diagrams and the market gardens described by Higginbottom are likely situated outside the current study area within the broader estate.

The AMBS report notes that The McDonald report identifies three existing items/areas of significance 52-2-4068, 52-2-2276, 52-2-3908 lie beyond the current Glenlee property to the west and south. The AMBS report identifies two further finds; 52-2-4496 and 52-2-4525; that lie within the site along railway line. While they have been assessed as having little or no archaeological research potential-they have educational value as they indicate a pattern of local Aboriginal occupation on elevated landscape with expansive district views for communication, camping and spotting animals (Dallas & Corby 2005).'

The Casey & Lowe report, based on a more detailed comparative assessment notes that The changing uses of the surrounding land on the property for crop growing, pasture and cattle grazing and more recently as an olive grove (1999-2014) is likely to have impacted on more ephemeral remains in those areas over time. The Glenlee homestead complex, including the main house servants' wing and kitchen buildings and subsidiary farm building ('milking shed' / stables) are in excellent condition, having been subject to various conservation and maintenance programs since the 1980s.

Archaeological deposits within the roof and floor cavities of the main house, kitchen wing and servants' quarter were cleaned out, and any surviving archaeological deposits removed, during renovations in the 1980s, including the replacement of the floorings and installation of ceiling batts. Archaeological deposits within the cisterns were cleaned out in the c.1990s and 2010s.

Remains of the turning circle / loop adjacent to the homestead, recognised by Higginbotham in 1985 by the raised ground has been levelled and landscaped and there is no evidence for the former turning circle. Any archaeological evidence within the surrounding paddocks, including: evidence of the early carriageway, running along the historic Parish boundary line between Narellan and Menangle, and other tracks leading from the gatelodge to the main house and outbuildings and other evidence associated with the early land management and cultivation of the property have been disturbed.

4.1.4 History of Buildings Extant and Demolished

A letter of 1823 describes a very large new built barn and three or four hundred bushels of old wheat that was destroyed by fire in late 1823. It also indicates that other buildings, including a barn, existed prior to the c. June 1824 finish date for the existing main house. The existing main house was constructed between 1823 and 1824.

The Homestead complex (including kitchen wing and servants quarter) built c.1823-4 to a design by architect Henry Kitchen and constructed by Robert Gooch, bricklayer and Nathaniel Payton, builder and stonemason. The two-storey house was constructed partly of brick and partly sandstone, with a recessed verandah on ground floor level and a shingle roof. Gooch's Declaration indicates that both Greenway and Smith had nothing to do with the design of the

house but were merely called in as independent witnesses by each of the parties in the arbitration proceedings after the house had been complete.

The Privy (still extant) was possibly moved from original location east of the servant's quarter. By the 1830s 'extensive farm buildings' surrounded the main homestead, and potentially included the still extant old dairy/milking shed (later stables) fenced in milking yard. Similarly, the gatelodge, situated to the northeast of the property and depicted on the 1858 railway plan, was likely constructed in the 1830s, prior to the economic downturn in 1842-3 which left the Howes with substantial financial woes. (p108)

The 1833 Post Office Calendar noted Glenlee House is a handsome two-story house; the staircase and steps are formed of a calcareous drab coloured stone, well suited for interior work. In 1833 Mrs Felton Matthews notes Glenlee is an ugly ill-planned house with extensive farm buildings about it. In 1837 J Dunmore Lang noted the Glenlee House – a handsome two-story house, built partly of brick and partly of drab-coloured sandstone – is rich, and most agreeably diversified. Most of the alterations date to 1850-1860.

By 1858 a drawing of the complex indicates the homestead and 2 buildings east of dairy. A comparison of the 1858 plan and the 1903 suggest the buildings remained largely unaltered.

In 1883, the colonnade of Glenlee house was rebuilt on the main façade. During the 1890s Glenlee was rendered in stucco, new window sashes were inserted and the front door was replaced and all original joinery was removed.⁶⁶ When the building was undergoing restoration in the 1970s, the signatures of the tradesmen who completed the work were found in the building fabric.⁶⁷

A second Glenlee platform was opened in 1892, following the duplication of the line. Both platforms closed in 1947. The former woolshed (destroyed by fire in c.2009) possible dates to 1905, and another farm outbuilding (likely a barn) is visible in later aerials. There was a pig shelter, which was whitewashed and laid with stone slabs.

During the 1930s, all the original chimney pieces except one in Glenlee were replaced and new bathrooms were added. Fig 20 a photo published in 1943 indicates the homestead with different landscaping.

In 1958 a new rail siding to 1858 railway built at Glenlee for loading coal from nearby mines. In 1971 a former farm outbuilding (situated south of the gatelodge), likely a barn associated with the adjacent cultivation field, is demolished.

During 1977-8 of \$33,000 funded restoration of the house and waterproofing works by Clive Lucas of Fisher Lucas. A new kitchen was added and the interiors were restored to their 1820s appearance except the drawing room, which remained in its 1890s configuration. The work was commissioned in August 1978 and complete by April 1979. The signatures of workman from 1893 were found in the building fabric .

In 1983 – further internal changes were undertaken, a modernised bathroom and restoration of the slab-built stables. The orientation of a western entry point to the main homestead was also altered. Restoration works in the 1980s included the installation of ceiling batts throughout the homestead and replacement of floorings (in the main house, kitchen wing and servants' quarter). Any surviving archaeological deposits within the ceilings, floor cavities (as well as the cisterns which have been periodically cleared out since at least the 1990s) would have been removed during these cleaning events.

Maintenance and repair works during the 1980s and 1990s, including the installation of ceiling batts in the main house, as well as the replacement of floors, roof and joinery throughout the homestead, servants' wing and kitchen buildings, will have led to the disturbance and removal of archaeological remains and deposits (i.e. within roof and floor cavities), although some artefacts and evidence of building modifications may survive.

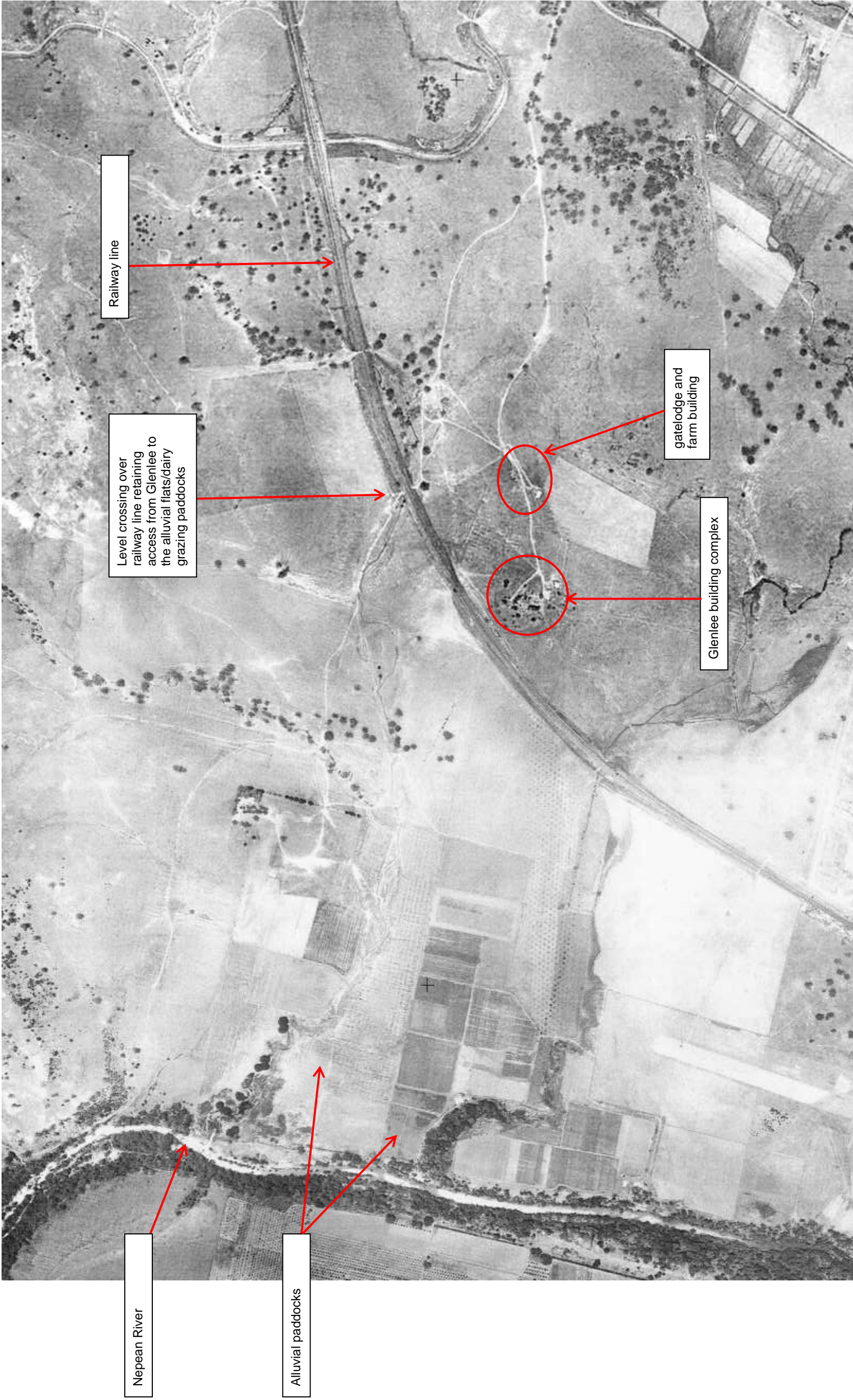


Figure 130: 1947 aerial photograph. LPI

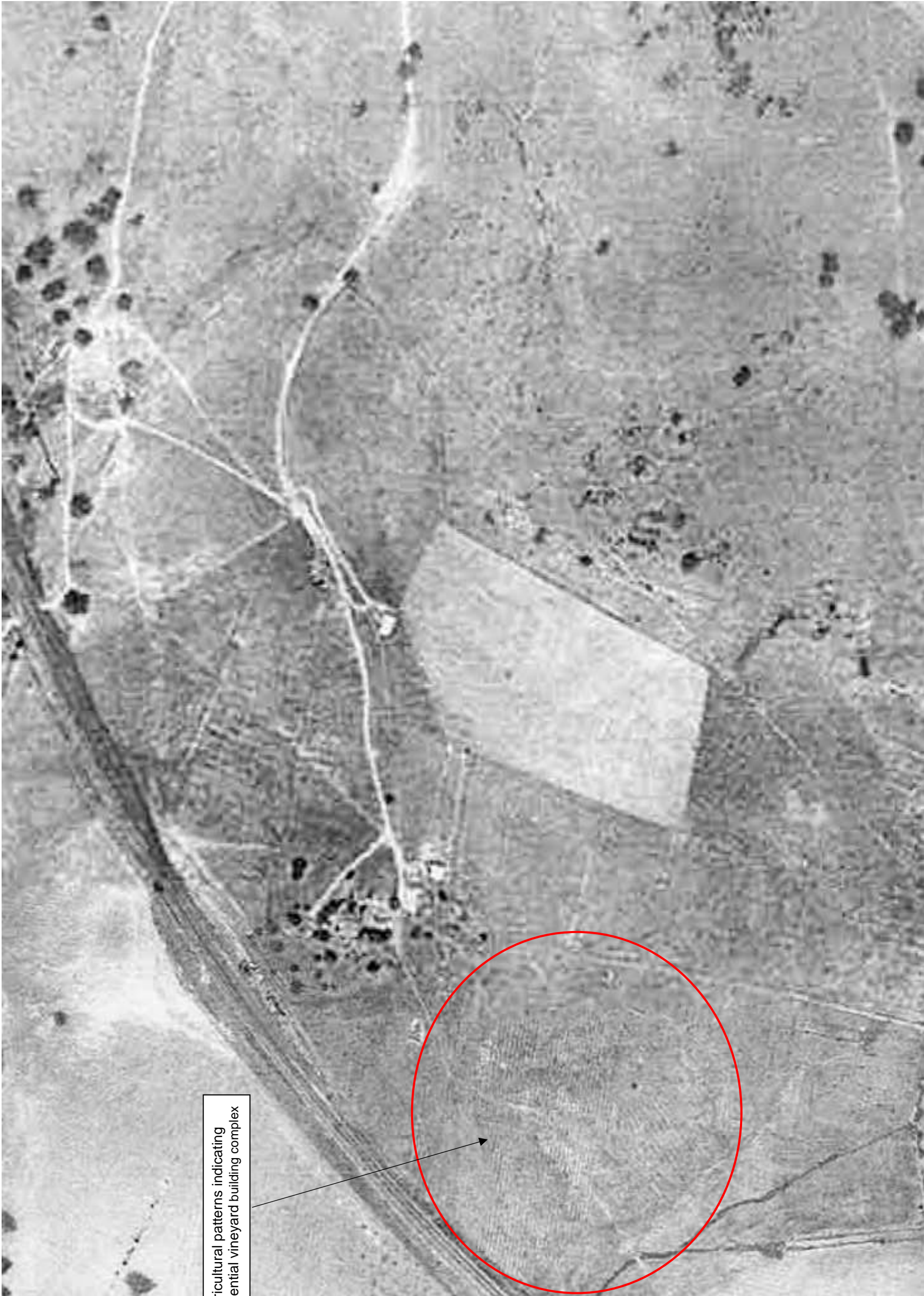


Figure 130A: 1947 aerial photograph enlarged

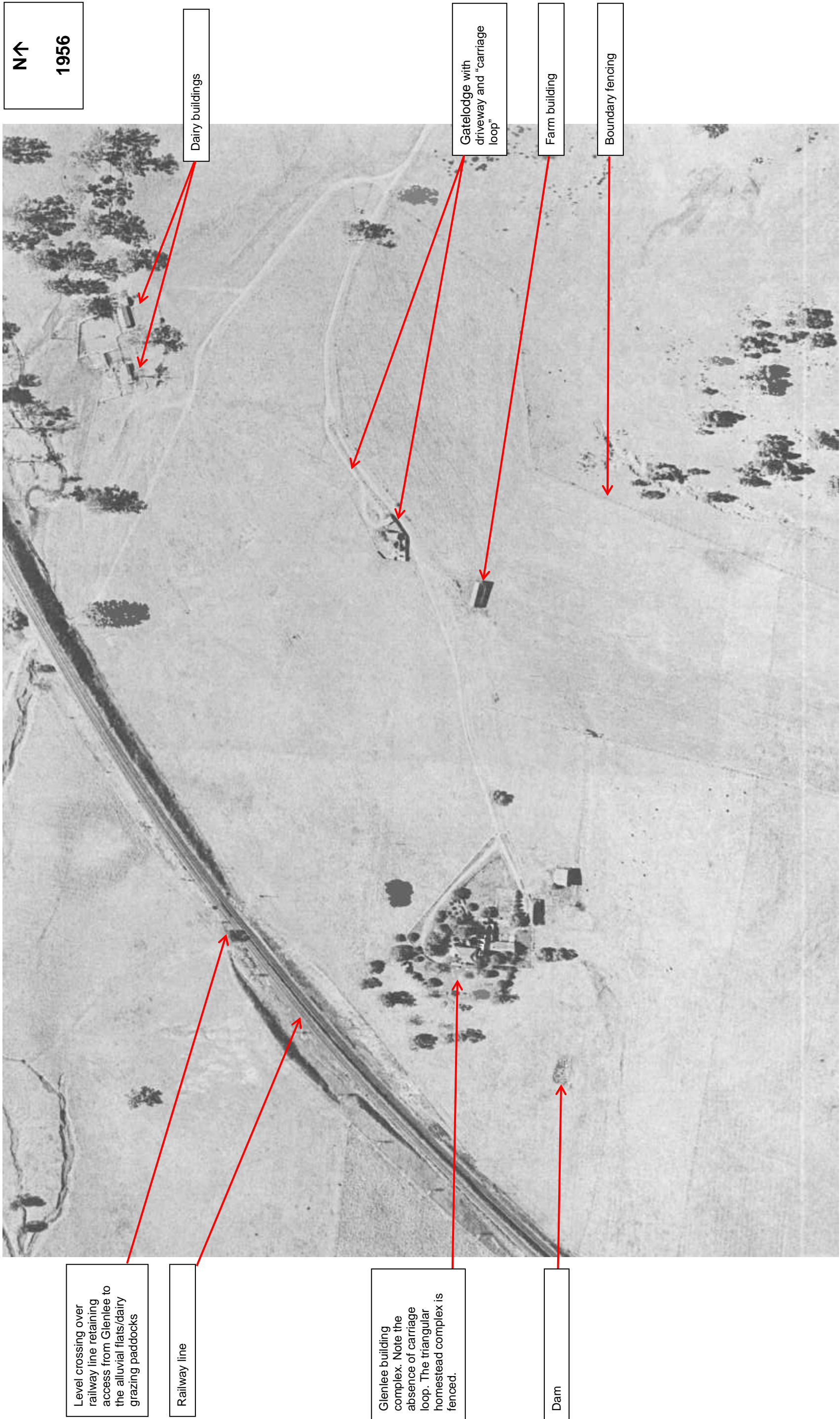


Figure 131: 1956 aerial photograph. LPI

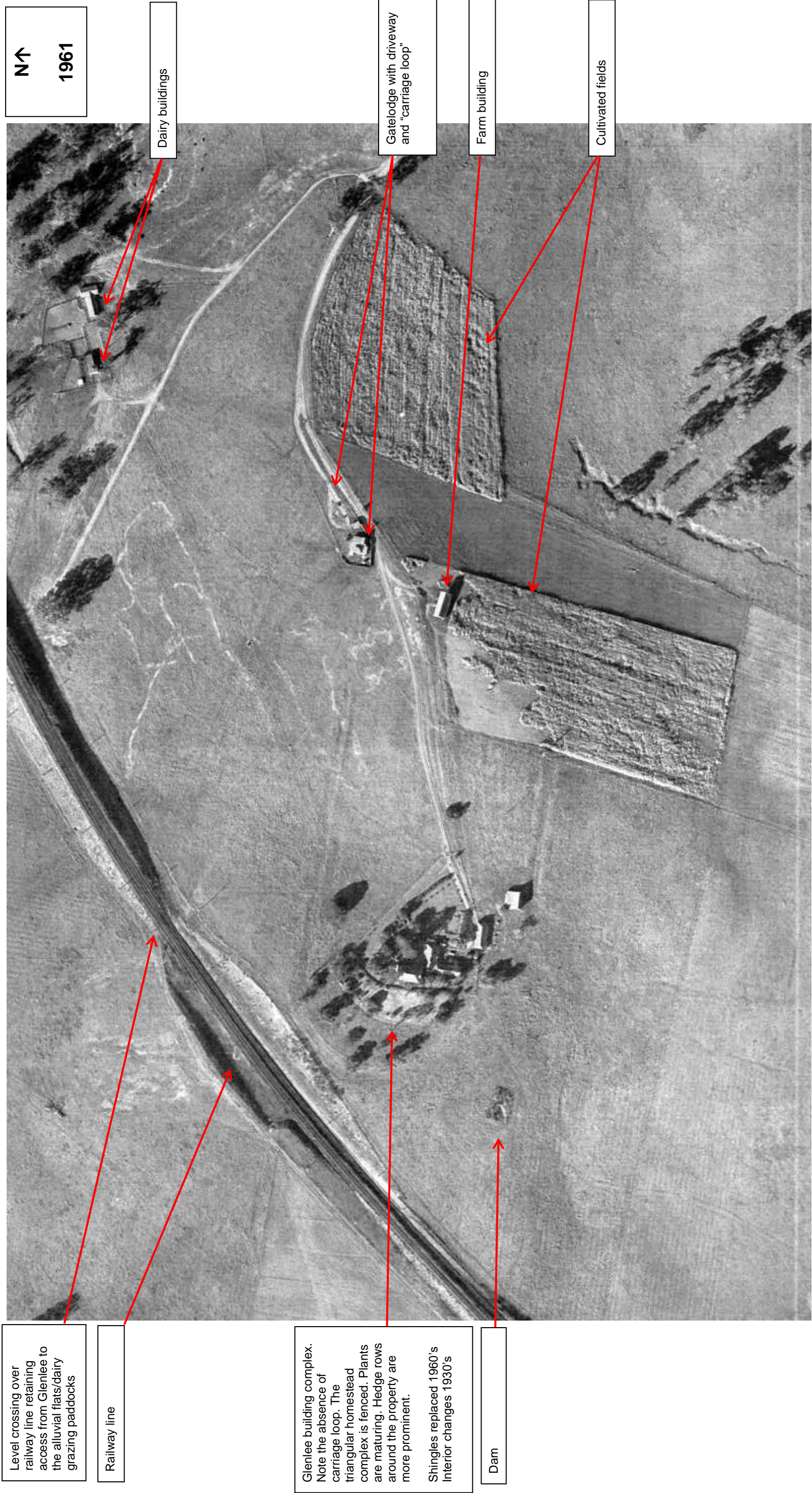


Figure 132: 1961 aerial photograph. LPI.

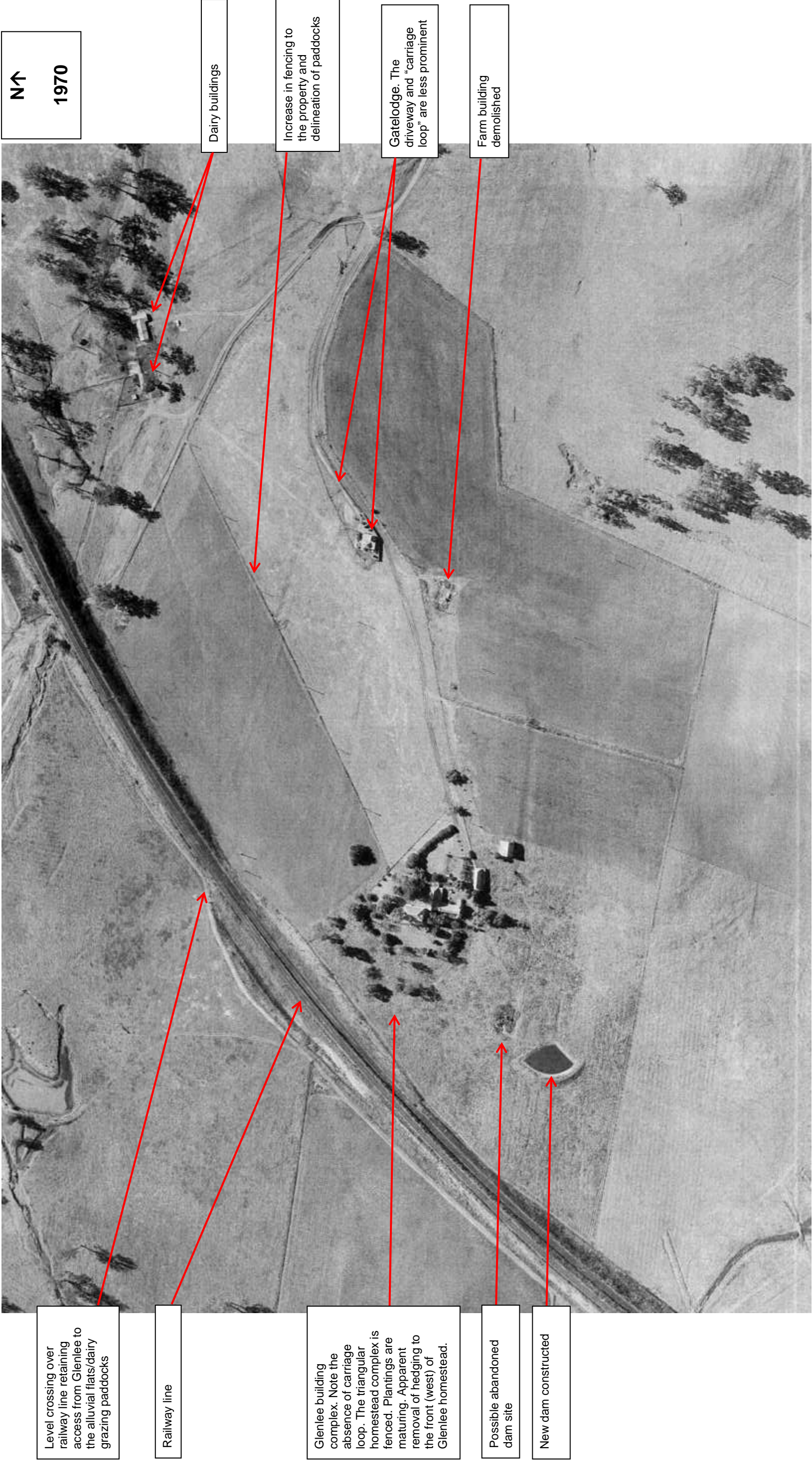


Figure 133: 1970 aerial photograph. LPI.

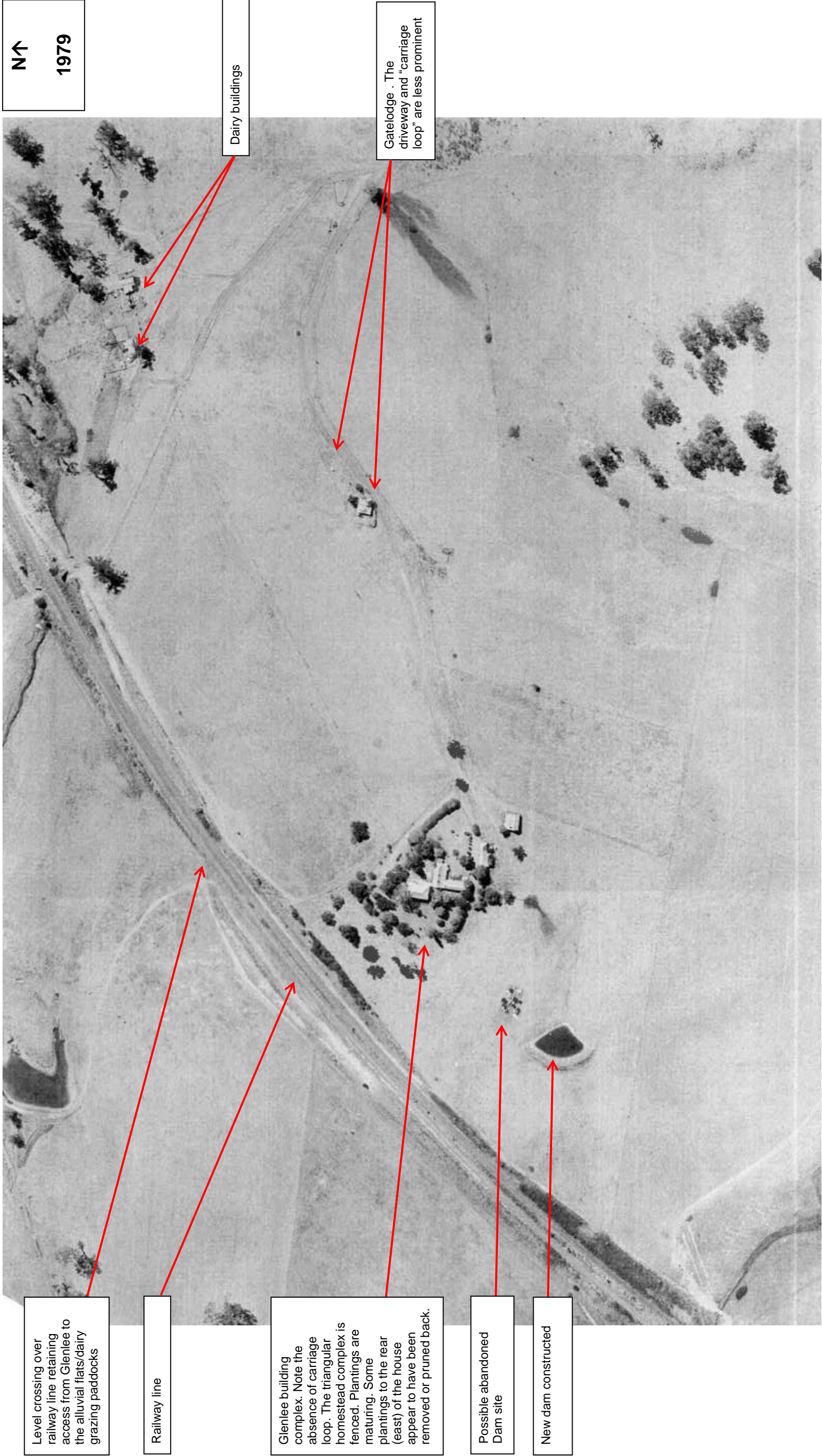


Figure 134: 1979 aerial photograph. LPI.



Figure 135: 1984 aerial photograph. LPI.

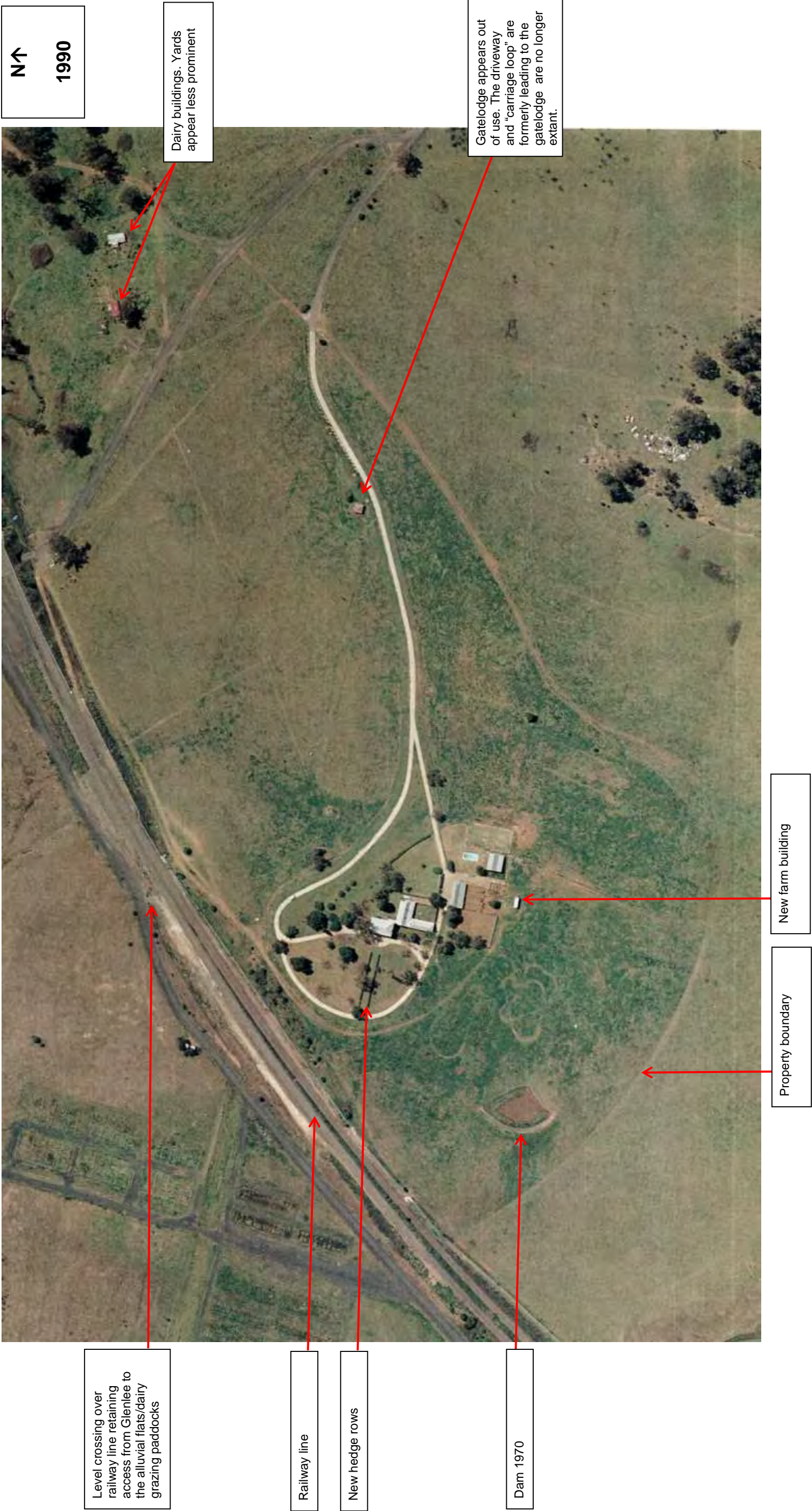


Figure 136: 1990 aerial photograph. LPI.

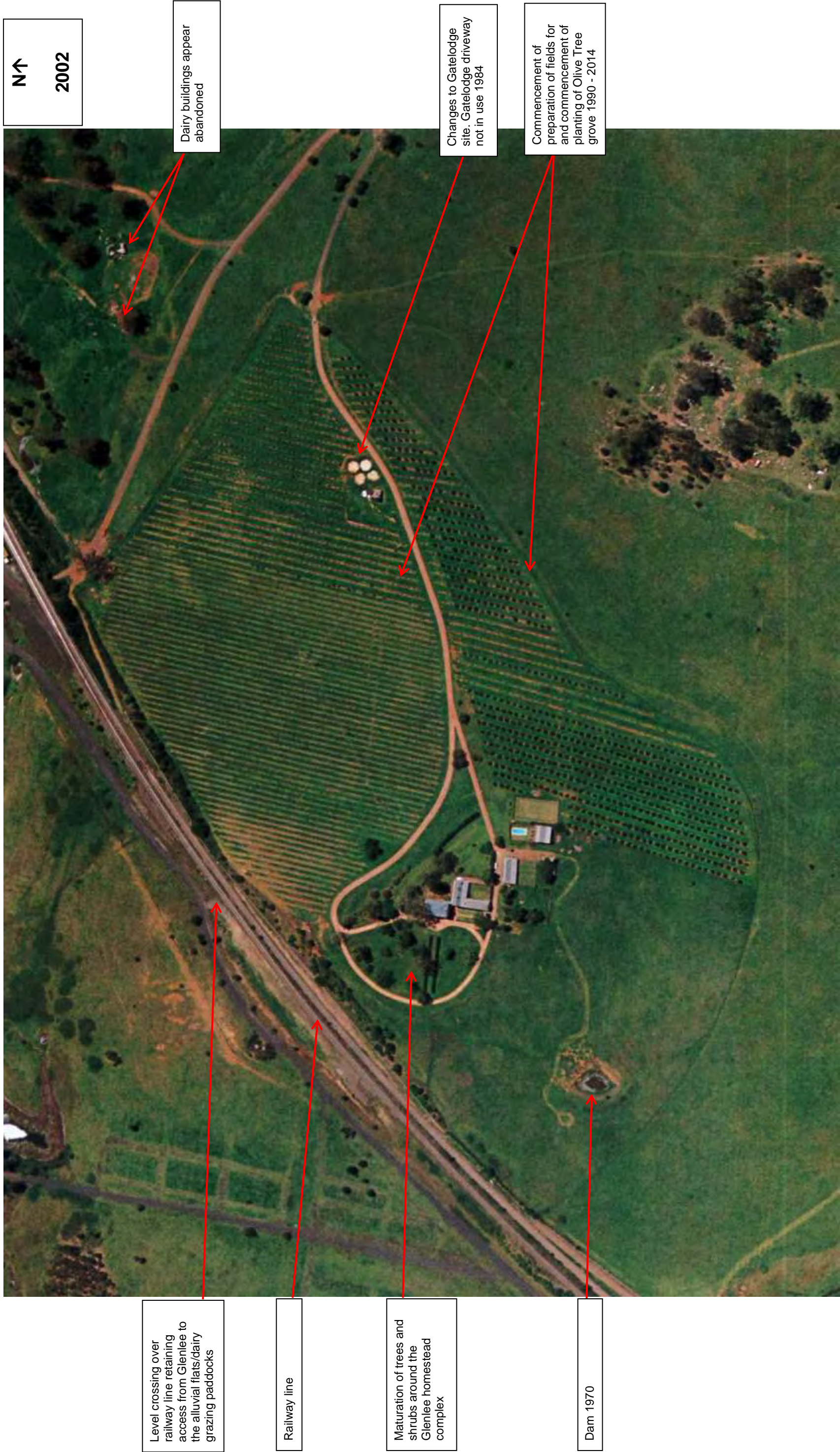


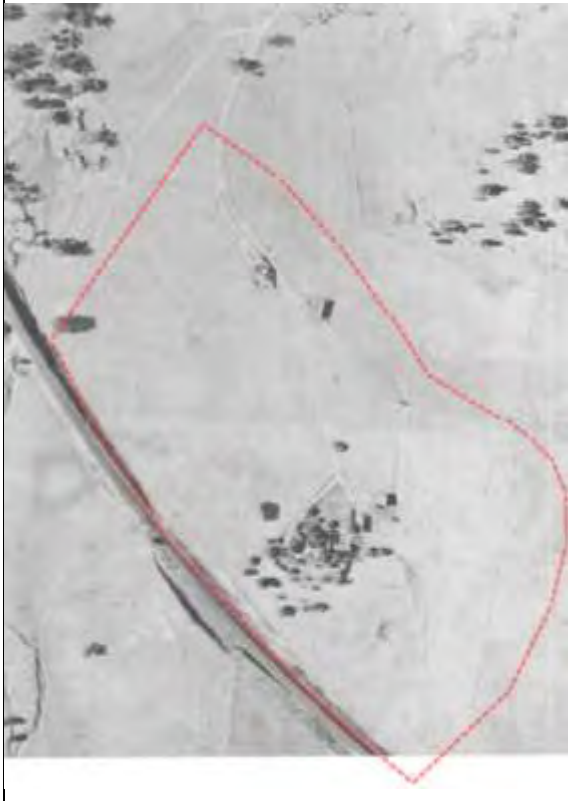
Figure 137: 2002 aerial photograph. LPI.



Figure 138: 2014 aerial. Spatial information exchange six maps.



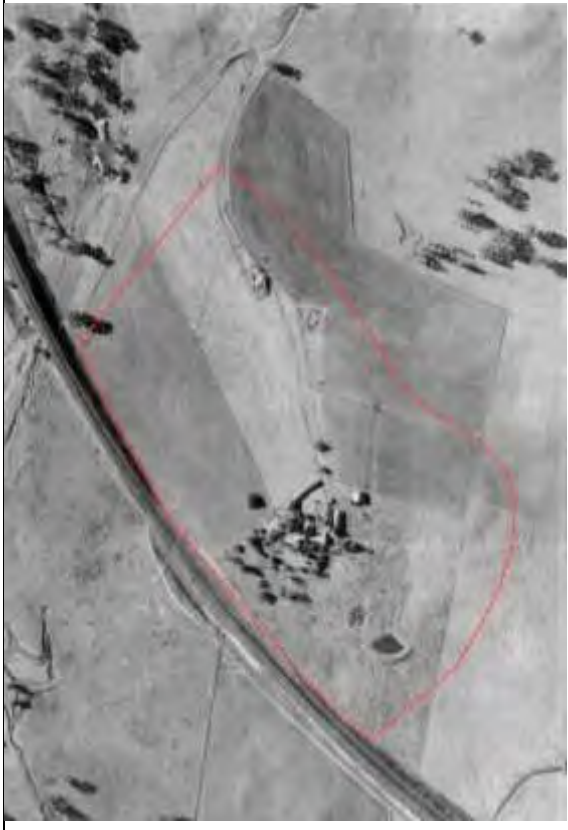
Figure 139: 2017 aerial. Google maps.



1956



1961



1970



1979



1984



1990



2002



2014



2017

Figure 140: Compilation of aerial images dating from 1956 - 2017 aerial

4.2 Analysis of Physical Evidence

Much of the documentary evidence of the site can be confirmed through non-intrusive examination of the physical evidence of the place.

4.2.1 Aboriginal Occupation

Previous surveys conducted by the archaeologist and representatives of Aboriginal claimants and land councils revealed occupation by their ancestors. An understanding of how the landscape looked and behaved in the past assists to predict where Aboriginal people may have undertaken various activities, as indicated by Hardy²³⁰:

In the past the area would have provided a wide variety of flora and fauna resources for the Aboriginal communities who lived there. The vegetation communities of the greater Sydney area have over 200 species with edible parts (Attenbrow 2002). Many plants were exploited as a minor food resource, for example berries or plant nectars. Aboriginal firing of the landscape may have resulted in opening up of grasslands in the valleys and ridge tops, which, in turn, increased the habitat for large macropods.

The local Aboriginal population would have utilised many of the local plants in a variety of ways. Wood was used to make canoe poles, weapons, woomeras, boomerangs and was used for firewood. Plant resins were used to fix parts of tools together. Bark was used for huts, carrying vessels, canoes, shields, fishing lines, bedding, blankets and torches, amongst other things (Attenbrow 2002: 113). Fibres were used to make ropes that could then be used in traps and nets for trapping animals, birds and fish. Local knowledge of medicine plants was also an important part of Aboriginal culture.

Animal resources were important to the Aboriginal people of the region, not only as a food source but because they could also be used for manufacturing. The use of animal skin clothing and animal bone tools has been well documented. Most Australian land mammals are available all year around as they are not migratory; however, some may be easier to catch at certain times, for example possums are less active in the winter months. Possums are frequently referred to as part of the diet of Aboriginal people in inland Sydney areas. It was thought that a marked difference would be found between the inland and coastal diet of groups in the Sydney area, due to the coastal availability of fish and shellfish. However, many of the same animal species are found in bone remains excavated at archaeological sites. In general, macropods are common and would have formed an important part of the diet (Attenbrow 2002: 71). Water based plants and animals would also have been exploited in local areas. Other less permanent resources include migratory birds, such as the mutton bird, and seasonally available eggs of both birds and reptiles.

Note: Refer to *Glenlee Estate Aboriginal Heritage Assessment* prepared by AMBS Ecology & Heritage, July 2020. There are a number of other Indigenous reports undertaken on sites adjacent to the subject site that are also relevant to the former 1820 extended Glenlee Estate, including those by Jo McDonald, 2010, Vanessa Hardy 2014, Artifact Heritage 2018, Kelleher Nightingale 2018. There information available in the Reserve Management Plans produced by

²³⁰ Hardy, Vanessa, *Aboriginal Heritage Due Diligence Assessment, Glenlee Precinct Rezoning*, January 2014, pp.14 - 16.

Environmental Partnership, 2009, the Australian Botanic Garden website, NSW National Parks & Wildlife Service 2015.

4.2.2 Natural Landscape Heritage

The Cumberland Plain Woodland, of which the subject site is a part, is a unique type of woodland:

*The trees have spaces between them allowing light to reach the ground so there is a high proportion of understorey plants such as shrubs, herbs and grasses. Cumberland Plain Woodland grows on deep clay soils with low rainfall*²³¹.

Following the first land grant in 1818, the woodland was used for agricultural purposes and timbergetting, resulting in extensive clearing of native vegetation and an altered fire regime. Today the Cumberland Plain Woodland in the Sydney Basin Bioregion is listed as:

...a critically endangered ecological community under both the TSC Act (NSW SC 2010a) and EPBC Act(TSSC 2008). Cumberland Plain Woodland is facing an extremely high risk of extinction in the immediate future due to a loss of geographic distribution from land clearing, a key threatening process; a very large reduction in ecological function due to a change in community structure and species composition; a disruption of ecological processes including altered fire regimes; invasion and establishment of exotic species; and degradation and fragmentation of habitat (NSW SC 2010a).

*Around eight per cent remains in small fragments scattered across the western suburbs of Sydney, of which only a small percentage is protected within national parks and other reserves. Within the Camden Local Government Area, other reserves containing Cumberland Plain Woodland include George Caley Reserve, Gundungurra Reserve and the Australian Botanic Garden. Other remaining fragments occur in areas subject to intense pressure from urban development.*²³²

The Gundungurra Reserve and the Australian Botanic Garden are located within the larger estate of the William Howe land grants. The description below provides an indication of the prevalent plant species:

Today the most common and widespread tree species of the Cumberland Plain are the Grey Box, Eucalyptus moluccana, and the Forest Red Gum, Eucalyptus tereticornis, and these predominated in the woodlands 200 years ago. The Grey Box tends to prefer rises, and the Forest Red Gum prefers the lower hill slopes and depressions. On hilly country these may be accompanied by ironbarks, commonly Narrow-leaved Ironbark, Eucalyptus crebra, or perhaps Broad-leaved Ironbark, Eucalyptus fibrosa, though the latter often indicates the occurrence of Tertiary ironstone gravels and clays. Stringybark, Eucalyptus eugenioides, and Woollybutt, Eucalyptus longifolia, occur sporadically, though the main natural occurrence of Woollybutt is further east around Bankstown. Near creeks or on poorly-drained sites, Cabbage Gum, Eucalyptus amplifolia, Blue Box, Eucalyptus baueriana, Bosisto's Box, Eucalyptus bosistoana, and Broad-leaved Apple, Angophora subvelutina may be found. Such sites

²³¹ <https://www.rbgsyd.nsw.gov.au/Learn/Living-Learning/Primary-School-Resources/Cumberland-Plain-Woodland/Introducing-the-Cumberland-Plain-Woodland>

²³² *Plan of Management William Howe Regional Park - 2015* pp.7-8.

may also have groves of Swamp Oak, *Casuarina glauca*, or paperbark, *Melaleuca decora*.

The present understorey may be shrubby or grassy, depending on past disturbance or grazing treatments. The most common shrub species is Bursaria spinosa, which may be found in dense clumps or as scattered individuals. Less common shrubs are Dillwynia juniperina, Daviesia ulicifolia and Indigofera australis. Where the soils have been undisturbed, native perennial grasses still occur, particularly Themeda triandra, Eragrostis leptostachya, Aristida vagans and Aristida ramosa, and the herbs Brunoniella australis, Lomandra filiformis, Dianella laevis and fern Cheilanthes sieberi. Where the soils have been ploughed or fertilised, exotic grasses such as Paspalum dilatatum predominate.

The relative abundance of shrubs and grasses at the time of settlement is now impossible to determine. The early writers describe a general lack of underwood, but with localised patches of shrubs. On visiting a farm at Liverpool in 1817, the botanist Allan Cunningham (not related to Peter Cunningham) wrote: 'Like other farms in the neighbourhood it is overrun with the Bursaria spinosa now in fruit'. Bursaria may have increased after settlement as a result of cultivating, changes in grazing, fire frequency, or a combination of these events.²³³

The Glenlee Estate has been extensively modified by early European farming practices. By the 1830s, Glenlee was generally regarded one of the greatest dairy farms in NSW. In 1832, the estate was described as:

...being an excellent dairy farm. Mr Howe has also cultivated the grasses, and the hay produced on his farm has been in much request. The meadows are divided by hedges and the whole farm is as well laid out as one on the banks of the Thames. Glenlee House is a handsome two-storey house; the staircase and steps are formed of calcareous drab coloured stone, well suited for interior work. The gardens are extensive, the vinery being in a forward state (Reymond 1978:7)²³⁴.

Clearing, fencing, cropping, grazing, timber getting, ringbarking of trees etc have revealed the land form which is now covered in pasture. The native flora and fauna of the Estate was modified by fencing, extensive regrowth and ecosystem recovery.

The study area has experienced varying levels of disturbance associated with initial vegetation clearing, use of the land for both agricultural and pastoral practices, the construction of multiple buildings on the property during the 1800s, and the construction of the current house, associated infrastructure and surrounding garden (AMBS Figure 3.6; Figure 3.8 – TTA Figures 61 & 65). No native vegetation remains, and majority of the plants comprise introduced species, and have been intentionally planted. A gravel driveway leads from Glenlee Road to the house, and stone paving has been installed adjacent to the homestead and stables (AMBS Figure 3.7; Figure 3.9 – TTA Figures 65 & 118)²³⁵.

4.2.3 Topography & Hydrology

The Glenlee Estate lies within the Cumberland Plain – refer to Figure 141. The Cumberland Plain has an area of roughly 2,750 square kilometres (1,060 sq mi). Shaping the geography of Sydney,

²³³ Australian Botanic Garden website: <https://www.australianbotanicgarden.com.au>

²³⁴ AMBS Ecology & Heritage, *Glenlee Estate Aboriginal Heritage Assessment, 2020* – p.9.

²³⁵ Ibid. p.9.

it extends from 10 kilometres (6.2 mi) north of Windsor in the north, to Picton in the south and from the Nepean-Hawkesbury River in the west almost to Sydney City's Inner West in the east. The area lies on Triassic shales and sandstones. The region mostly consists of low rolling hills and wide valleys in a rain shadow area near the Blue Mountains. The annual rainfall of the plain is typically around 700–900 mm, and is generally lower than the elevated terrain that partially surrounds it. Soils in the plain are usually red and yellow in texture²³⁶.

*The natural topography of majority of the study area has been modified and levelled to allow construction of the homestead and associated buildings and terracing for the garden (AMBS Figure 3.5). Areas that have not been modified are consistent with the topographical features of the Blacktown soil landscape including gently undulating rises on Wiannamatta Shale with local relief 10-30m and slopes are >5% to 10%. Crests and ridges are broad (200-600m) and rounded with convex upper slopes grading into concave lower slopes (Figure 3.4). Outcrops of shales do not occur naturally on the surface but may occur in areas where soils have been removed. The topography of the Theresa Park soil landscape consists of floodplains with levees and meander scrolls and terraces with local relief up to 60m. Slopes are generally <5%, except on edges of terraces where some slopes may exceed 10%*²³⁷.

The general area contains several fresh water sources that would have been valuable to Aboriginal people. The Nepean River is located 1.2km west and a tributary of the Nepean River (Howes Creek) is located approximately 250m south of the study area. Previously recorded AHIMS sites (as detailed in Section 4.3.1) are concentrated on this tributary suggesting that it was used by Aboriginal people in the past. A man-made dam is located in the south western section of the study area (Hazelton and Tille 1990:79-83)²³⁸.

Michael Hayes' 1812 grant of 120 acres (Portion 1) was bought by William Howe in 1816. The topography of Portion 1 was extensive level alluvial flats extending from the Nepean River to the undulating landform forming the eastern edge of the grant. On the spur of this eastern landform looking over the alluvial flats/paddocks, Howe selected a position to establish Glenlee homestead. The topography and setting is still the same today.

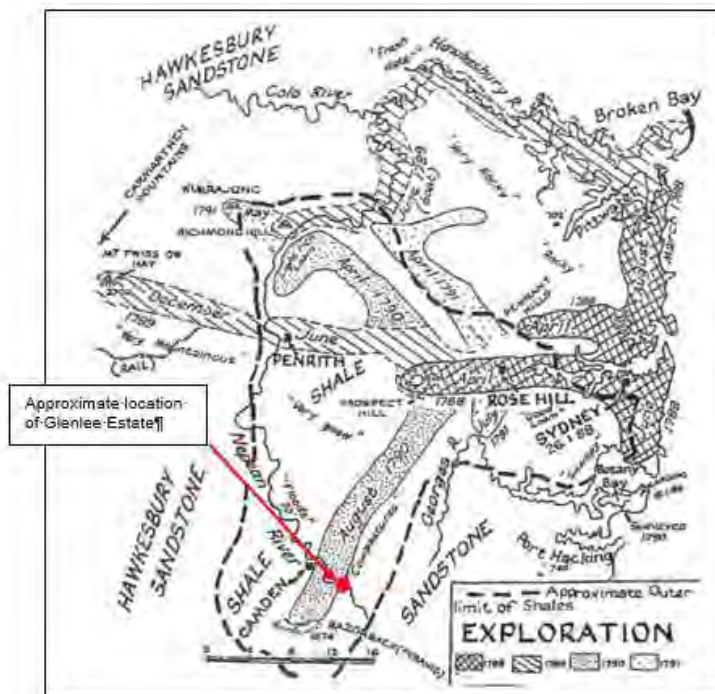


Figure 141: Early survey of the Cumberland Plain 1788-91²³⁹

²³⁶ https://wikimili.com/en/Cumberland_Plain

²³⁷ AMBS Ecology & Heritage, *Glenlee Estate Aboriginal Heritage Assessment*, p.8²³⁸

AMBS Ecology & Heritage, *Glenlee Estate Aboriginal Heritage Assessment*, p.8²³⁹

Britton and Morris, 2000, *Colonial Landscapes of the Cumberland Plain*, Vol. 1, p.10

4.2.4 Development of Glenlee Homestead 1947 - 2020

The series of aerial images from 1947 through to 2020 (refer to Figures 130 - 139) show that there has not been a great deal of change to the Glenlee property in this time. The most substantial change was the planting of the groves of Olive Trees (7,000 trees) between the 1990 and 2002 aerial photographs, and the construction of the Olive Oil Processing Shed adjacent to the former gatelodge around this time. The Olive Trees were removed post 2014, because the ventured proved to be commercially unviable.

Within the Glenlee homestead precinct, no major changes have been noted from the aerial photographs. Changes in this precinct appear to have focused on changes to plantings and roadways.

The 1858 accessway, identified by the Archaeological Assessment, linking the gate house with the Homestead entry drive runs along the Parish boundary of Narellan and Menangle. The aerial photographs shows accessways following the ridgeline from the gatelodge to the homestead.

In developing the c1990 Olive Grove which was removed in 2014, the land preparation for planting the grove included deep ripping of the soil. This includes land to north east and south east and excludes the southwest corner where disturbance relates to 1970s dam. This deep ripping crossed over the accessway running parallel with parish boundary. Similarly, the removal of the Olive Grove and the root systems required large heavy tractors to pull the trees out. These agricultural activities have had a major impact on the Archaeological remains. Refer to Section 3.7 European Archaeology and Casey & Lowe, 2017.

4.3 **Comparative Analysis**

4.3.1 Landed Estates

The year 1815 was a significant one. For Britain, it marked the end of the great French War. Britain could now concentrate on expanding her Empire in the long peace which followed. For the first time since 1793, convict transportation could assume large proportions. From 1815 large numbers of convicts arrived and a regular system soon developed, based on the assignment of orderly prisoners to private landholders. A large labour force was becoming available.

Peace also promoted landed settlement. It helped in the expansion of the Sydney settlement over the Blue Mountains and also, after 1820, into the Hunter Valley. It stimulated local officials and merchants to seek large land grants in new areas.

From this time, grants of considerable size were made to new colonists on the east side of the Nepean. They were often of the customary 2,000 acres or less. To most grantees, they were additional income earners to the owner's salaries or commercial profits. They never approached the greatness of the Macarthur holdings, but they were important in the local area's growth.

The estates were a conglomerate of gentlemen's country residences and working units. With their fine colonial homesteads, they satisfied their owner's requirements for English gentry status. Their outbuildings promoted production and formed quasi-village structures, again on the English model. In the early days, they made formal villages unnecessary.

Glenlee was built by William Howe in 1823. Howe was a prominent and influential person in the Colony. The site was used for dairying, grazing, cropping, agricultural farming and included the main homestead with several outbuildings.

The estate has been used as a pastoral station and country house since this time. Today, Glenlee is one of the few remaining homesteads in the Campbelltown Local Government area within the Cumberland Plain. Other comparable homestead groups nearby can be found at Gledswood, Orielton, Denbigh, Harrington Park, Raby, and Belgenny Farm. In addition to this group, Denham

Court, Epping Forest and Varroville are also comparable to Glenlee as remnant Colonial Landscapes of the Cumberland Plain, identified in Morris and Britton CLPCP²⁴⁰.

Each of these homestead groups have varied in farmland area cultivated, type of use or crop and location, both growing and/or shrinking in size, depending on the changing fortunes of each owner over past decades. Similarly, the size of homestead and number of farm buildings varied, making comparisons difficult. The essential component in selecting the following examples was the period in which each property was granted. The proximity of each property can be viewed in the Morris & Britton Vol.1, 2000, Map - Figure 6.

4.3.1.1 Denham Court, Campbelltown Road, Denham Court

The two storey house at Denham Court was built 1832-33 in part to design of John Verge for trader Captain Richard Brooks - Figure 142. The site does not include farm buildings but includes a coach house, avenue, and views over the river, like Glenlee. The surrounding area has been developed with 1 hectare lot subdivision which has compromised the views from the house. Glenlee, by contrast retains around 44 acres within the SHR boundary. The 1832 Verge design has high historic and aesthetic values in comparison to Glenlee, however Denham Court is not comparable to Glenlee as an early Colonial farm complex.

Denham Court is listed as an item of State significance.

*"Denham Court is one of the most interesting and historically significant early country houses in NSW. The site was granted to Judge-Advocate Richard Atkins and was later acquired by Captain Richard Brooks, a trader operating in the Indian and Pacific Oceans. He applied to become a free settler and arrived in NSW with his family in 1814. The family came to Denham Court in 1820. The rear buildings at Denham Court are thought to have been built before 1820. The main part of the house, the two-storey front section was designed by John Verge in 1832. The garden contains some remnant colonial and Victorian era plantings, including an informal avenue planting east of the house and a palo alto (*Picconia excelsa*) tree, which is a rare species nationally."*
SHR Inventory Form Database number 5045222.



Figure 142: Denham Court

- Original Grant = 500 acres 1810
- Remaining property = 6 acres
- Extended to 1386 acres (subdivided for sale in 1884)

Source: NSW Heritage Office Listing

4.3.1.2 Epping Forest, Mississippi Crescent, Kearns

Epping Farm, which, like Glenlee, dates from the 1820s, is a rare early Colonial farm complex. It includes a single storey Georgian brick house, slab and log outbuildings with remnant plantings and a drive sited on a small hill. The remnant site of only 4.5 acres is encroached by a new suburb which impacts upon the entry, and in this regard compares poorly to Glenlee which sits on 44 acres. The scale and style of the homestead at Glenlee is also not comparable to the simple rural homestead at Epping Forest.

Epping Forest (also known as River Hill) is listed as an item of State significance.

"Epping Forest is significant as a surviving example of an early colonial farm complex on the Cumberland Plain that retains the layout and fabric of a main house and associated outbuildings sited upon a small hill dating from the 1820s. The integrity of the place has been maintained by the survival of the Old Colonial Georgian style brick house, the slab and log

²⁴⁰ Britton and Morris, *Colonial Landscapes of the Cumberland Plain*, 2000, Vol. 1 & Vol. 2

outbuildings, and the survival of a sufficient curtilage of open country around the complex to enable its strategic siting and historical rural uses to still be appreciated and understood. The main house and outbuildings demonstrate in their layers of additional fabric and changing technology the ongoing functioning of the place as both a farm and residence. The overall layout of the complex, including its curtilage, allow for the continuance of a colonial built form within an increasingly late 20th century urbanised location.” (Heritage Office 1999)

By 1825 the property had been improved to include orchards, grain crops and general dairy farming. The property is in poor condition having been abandoned since 1960.

- Original Grant = 2 x 100 acres to Matthew & John Kearns in 1810
- Remaining property = 4.5 acres
- Additional acquisitions not listed.

Source: NSW Heritage Office Listing



Figure 143: Epping Forest.
Source: SHR Inventory form.



Figure 144: Epping Forest house front façade. Source: TTA.

4.3.1.3 Varroville, St Andrews Rd, Varroville

Varroville, like Glenlee, is a major Colonial farm estate that retains its homestead and several early rural outbuildings. The Varroville homestead, a symmetrical Victorian Italianate villa designed by William Weaver in the 1850s, is not comparable to the much earlier Colonial Regency design of Glenlee. The Varroville group are set within an expansive pastoral landscape that evidences a colonial vineyard and is a rare surviving example in NSW of an English landscape park approach to estate planning. At Varroville it is still possible to appreciate the estate core within a largely intact landscape setting as part of an approved cemetery. By contrast approved development surrounding Glenlee and aerial arterial road will impact on the appreciation of its formerly expansive pastoral setting.

Varroville is listed as an item of State significance.

Varroville is an early farm estate dating from 1810. The 1850s homestead is believed to have been constructed on the site of the 1810 house. The property was historically used for growing crops and dairying and reputedly had an extensive productive kitchen garden with a variety of fruits and a vineyard.



Figure 145: Varroville.
Source: National Trust (NSW).

- Original Grant = 77 acres 1810
- Remaining property = 7 acres
- Extended to 1000 acres (Charles Sturt)

Source: NSW Heritage Office Listing



Figure 146: Varroville showing the remaining area of the property highlighted. Source: Sixmaps.

4.3.1.4 Gledswood, Camden Valley Way, Catherine Field

Like Glenlee, the Gledswood estate includes a fine collection of Georgian outbuildings including a separate kitchen wing forming a courtyard, a fine two storey stable building, a cellars and other farm buildings. The access drive to Gledswood, as with Glenlee, winds through open cleared paddocks. Woodland frames views to the homestead. Gledswood, like Glenlee is representative of early colonial settlement patterns in the Cowpastures rural downs area. Gledswood stands out from the group because of the fine ornamental gardens around the house including several mature hoop pines, with views over the rural landscape.

Gledswood is listed as an item of State significance.

The Gledswood estate was an amalgamation of several of the earliest land grants in the Cumberland Basin. The working farm, initially called Buckingham, was started on the land granted to Count Huon de Kerilleau in 1810, with later parcels added by the Chisholms who renamed the estate Gledswood.

Gledswood, whilst a gentleman's estate, was used as a working farm and was one of the largest in the area.

Gledswood was T.C. Barker's wife's family home.

Gledswood has historical significance for its association with the early development of Australia's wine industry. James Chisholm junior planted a vineyard in 1830, and in 1847 vinedressers from Germany were imported to work it. A convict built cellar under the homestead was capable of holding 20,000 bottles of wine (Everett, 2004). In the recent past Gledswood and its outbuildings were used as a tourist attraction.



Figure 147: Gledswood Homestead.

- Original Grant = not indicated
- Remaining property = 150 acres
- Additional acquisitions not listed.

Source: NSW Heritage Office Listing

4.3.1.5 Orielton, The Northern Road, Narellan

Orielton is rare as a relatively intact estate with its main homestead group still in its traditional rural context. The landscape character can still be appreciated based on the traditional juxtaposition of the homestead area, with its dominant garden and cleared pastureland beyond. Orielton still retains its relationship to the various natural features such as Narellan Creek and the enclosing ridgelines, and it's open pastoral landscapes. Similarly, Glenlee currently retains a visual relationship with the Nepean river and former pastoral land on the river flats, and the Camden Park ridge, despite subdivision and intrusions into the open pastoral landscape which include the railway and coal handling facility. These impacts have the potential to be managed with an appropriate landscape strategy and appropriate land use.

Orielton is listed as an item of State significance. The estate is currently under residential subdivision.

The Orielton Homestead was built on land granted to Lt Edward Lord in 1815. It has had many owners including John Perry who grew wheat and operated a flour mill. During World War II it was occupied by the RAAF attached to Camden Aerodrome. The property was used in conjunction with Harrington Park by the Fairfaxes for cattle.

- Original Grant = 1620 acres 1812 to Edward Lord
 - Remaining size property not readily available
 - Additional acquisitions not listed.
- Source: NSW Heritage Office Listing



Figure 148: Orielton Homestead.

4.3.1.6 Denbigh, The Northern Road, Cobbitty

Denbigh is a rare example of an intact colonial farm complex and homestead located on its original grant area. The property has continuously functioned as a farm since 1817. Glenlee however has not retained its original grant area, nor has it continued its farm use. Unlike Glenlee, Denbigh remains rural and in productive use.

Denbigh is listed as an item of State significance.

Denbigh was built in 1822 by Charles Hook, a business associate of Robert Campbell and was later purchased by the Reverend Thomas Hassell in 1826 (who also established the first Protestant church services in Kirkham stables that same year). Denbigh can be seen from the north ridge of Orielton. The working farm includes a colonial vernacular homestead and associated farm buildings.

- Original Grant = 1200 acres 1812
 - Remaining size property not readily available
 - Additional acquisitions not listed.
- Source: NSW Heritage Office Listing



Figure 149: Denbigh Homestead.

4.3.1.7 Harrington Homestead, Harrington Park, Narellan

Like Glenlee, Harrington Park is rare at the State level as one of the earliest Gentleman's residences (1817-1827) dating from the Macquarie period on the Cowpasture frontier of the Cumberland Plain. Harrington Park includes the 1817-29 homestead, kitchen wing and other outbuildings (billiard room study, farm cottages and sheds) gardens, several trees planted in the 19th century as well as plantings from the 20th century, an entry drive and carriage loop. Like Glenlee, the homestead, outbuildings and gardens are prominently located on a knoll which dominates the once rural landscape. The Homestead Complex at Harrington Park retains its integrity despite the residential development in the southern portion of the estate. Similarly Glenlee prominently located on a knoll retains its pastoral setting and views.

Harrington Park is listed as an item of State significance. The estate has been residentially subdivided.

Harrington Park was one of several of the earliest land grants in the Cumberland Basin. The 2,000 acre parcel of land was granted to Captain William Douglas Campbell in 1815. Campbell named his estate Harrington Park after his brig, the Harrington. This homestead is thus one of the earliest homesteads in the Cumberland Basin.

- Original Grant = 2000 acres 1815
- Remaining property = 49 acres
- Extended by 60 & 131 acres

Source: NSW Heritage Office Listing



Figure 150: Harrington Homestead.

4.3.1.8 Raby, Camden Valley Way, Leppington

Raby retains farmland adjoining a tributary of South Creek and Camden Valley Way. The house is well set back from Camden Valley Way up a slight rise to the west, along a curving drive. The group includes a house, outbuildings, cemetery, paddocks and entrance gate. The garden around the house includes some remnant plantings. The original grant boundary is evident, although the original land grant has been subdivided. The two storey c.1875 brick house survives while the original Raby homestead has not. A brick cottage survives, but a two storey barn and bark hut have been demolished. In comparison, Glenlee provides more fabric that represents the Colonial farming estate. The original homestead at Glenlee survives and the original land grant which has also been subdivided, while not currently evident retains the potential for interpretation.

Raby is listed as an item of State significance.

Raby was granted to Alexander Riley in 1812 and was named after his mother's maiden name. Riley moved to England in 1822 and the property was managed by his brother Edward Riley. Of that land, wheat, barley, maize, oats, peas and potatoes were grown and the property held livestock including horses, cattle, sheep and hogs. After Alexander and Edward gave up their direct management, their sons developed and nurtured the prized Saxon Merino sheep on the land. The property was later purchased by the Moore family in 1866 and later transferred to the Mitchell's where agricultural farming and grazing of livestock continued.



Figure 151: Raby Homestead.
Source: On-line - Wikipedia "Raby, Catherine Field"

- Original Grant = 3000 acres 1812
 - Remaining size property not readily available
 - Additional acquisitions not listed.
- Source: NSW Heritage Office Listing

4.3.1.9 Belgenny Farm, Camden Park Estate

Camden Park & Belgenny Farm Estate provide an optimal example of colonial life in New South Wales in the first half of the 19th century, representing agricultural, viticultural and horticultural evolution and the dominant part which the Macarthur family played in the development of the colony and its infant primary industries. Belgenny Farm is the oldest surviving complex of farm buildings in Australia due to its combination of age, size, complexity, evidence of evolving technologies and uses set it apart from other places. The Glenlee complex, constructed just a few years later in 1823 can also evidence colonial life. Like Glenlee, Belgenny Farm cottage is attributed to architect Henry Kitchen, however the building bears little similarity to the Glenlee Homestead. Glenlee is also comparable to Belgenny Farm as it evidences another important colonial primary industry, dairying. Camden Park, unlike Glenlee, retains some productive rural use related to the Institute supplemented by Reception centres. A comparison of property boundaries for Camden Park SHR Boundary, Glenlee SHR Boundary and the former Glenlee 1830 property boundary is indicated in Figure 153.

Belgenny Farm is listed as an item of State significance.

Part of the 1810 grant to Macarthur, the Belgenny Farm Group is located to the north of the main drive linking Camden and Camden Park mansion. Its setting is a north south ridge, with an outlook eastwards to the Nepean River and south-westwards to the Ridgeback Range. The stables, community hall, creamery and Belgenny Cottage are grouped around a large courtyard centred on a plane tree and an historical bell. This courtyard and its northern and western buildings formed part of the original 1820s layout. Belgenny Farm Group is thought to be the oldest surviving group of farm buildings in Australia. Belgenny Cottage is a low set weatherboard cottage featuring corrugated iron roof and incorporating some brick hog walls, it was built in several stages, the earliest attributed to Henry Kitchen in 1820. This is the house in which John Macarthur died in 1834.



Figure 152: Belgenny Farm Cottage.

- Original Grant = 10,000 acres 1805
- Remaining property = 1801 acres & 1097 acres
- Extended to 28,000 acres by 1830s (mixed farm)

Source: NSW Heritage Office Listing

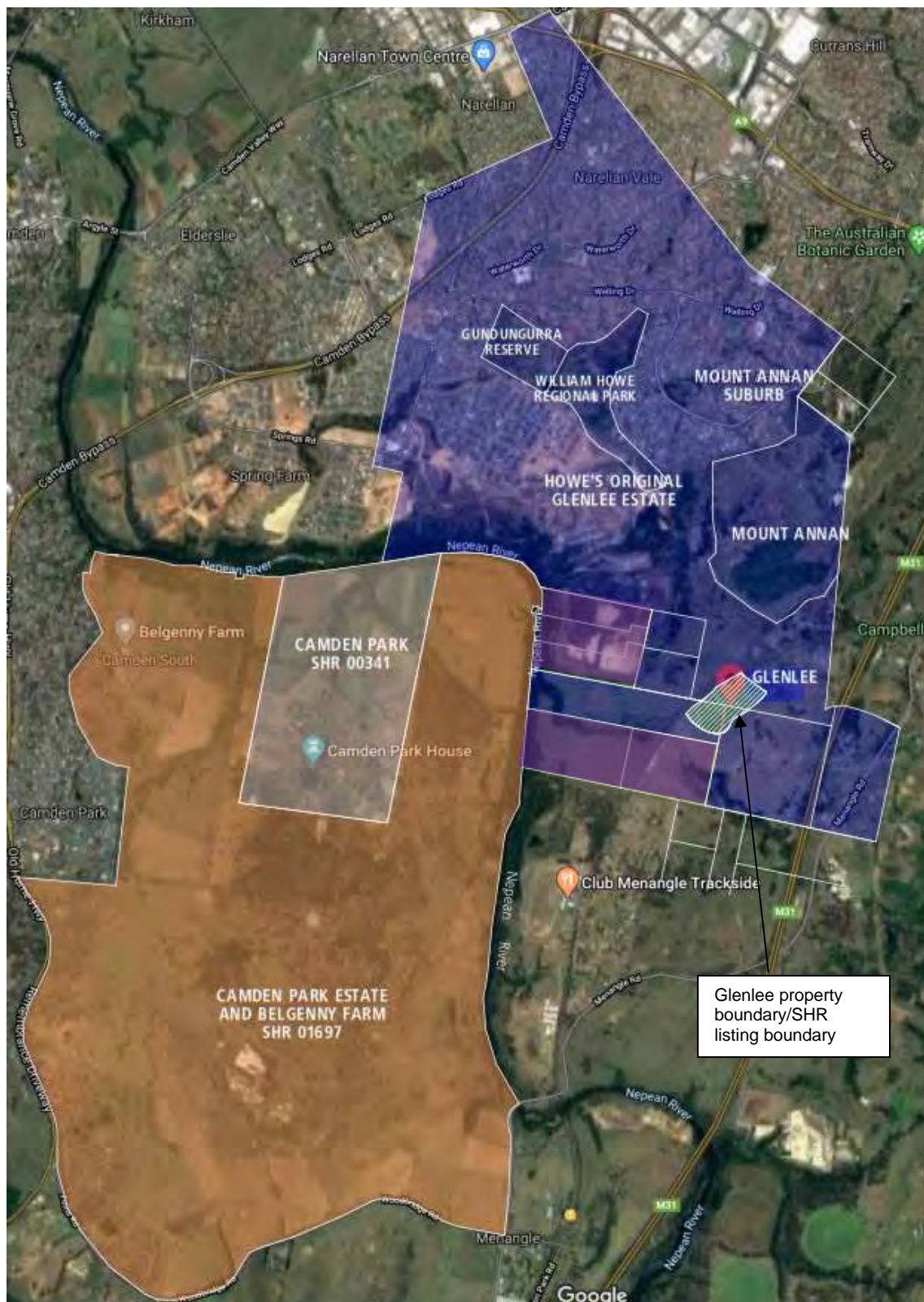


Figure 153: Comparison between Camden Park SHR Boundary, with current Glenlee SHR Boundary and Glenlee 1830 property boundaries.

4.3.1.10 *Conclusion*

Through a comparison with other Colonial homesteads and landscapes in the Cumberland Plain as outlined above, Glenlee has been found to be a rare remnant core of an early colonial farm estate with important and intact individual elements dating from the Colonial period including the fine two storey architect designed Colonial Regency Glenlee Homestead, Servants Quarters, Milking Shed and remnant planting. Glenlee also provides rare evidence of the Colonial dairy industry.

In common with many of the above examples, is the siting of the Glenlee homestead group; on a knoll in the context of the undulating landform, overlooking and with frontage to (as part of the original land grant) the river, and with sightlines to other Colonial homesteads- in the case of Glenlee, the Camden Park Ridgeline and Great Dividing Range. Glenlee provides a fine example of colonial landscape planning to form a picturesque composition that despite subdivision, remains discernable through interpretation in the broader landscape.

Glenlee is considered to be a representative example of an early colonial estate with its homestead and relationship to the surrounding cultural and natural landscape as well as the associated outbuildings that supported the estates being clearly understood. As with the examples cited above, Glenlee is no longer a working farm as dairying ceased in 1978 and the olive planting was unsuccessful. The current curtilage of 45 acres comprises part of the original 120 acres, 200 acres and 3000 acres holdings. This is in contrast to Camden Park which though significantly reduced from the original holding remains as a substantial size - 1801 acres & 1097 acres. Refer to Fig 153

5.0 ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 Assessment of Heritage Significance

This assessment of heritage significance for Glenlee has been based on the criteria and guidelines contained in the NSW Heritage Manual Update *Assessing Heritage Significance* produced by the NSW Heritage Office.

State significance means significance to the people of NSW. **Local** significance means significance within the local government area of Campbelltown.

Key

✓	Guideline applicable
—	Not applicable

5.1.1 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
✓	<ul style="list-style-type: none"> shows evidence of a significant human activity 	—	<ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important activities or processes
✓	<ul style="list-style-type: none"> is associated with a significant activity or historical phase 	—	<ul style="list-style-type: none"> provides evidence of activities or processes that are of dubious historical importance
✓	<ul style="list-style-type: none"> maintains or shows the continuity of a historical process or activity 	—	<ul style="list-style-type: none"> has been so altered that it can no longer provide evidence of a particular association

Comment

Glenlee is considered to be of historical significance at a state level in consideration of the following:

- The area is the former living and hunting ground of the Tharawal people. Any cultural artefacts, including places of cultural significance, relating to their occupation, are considered to be of exceptionally high significance²⁴¹.
- Glenlee is significant as a remnant of William Howe's first purchase of Michael Hayes' 120 acre holdings in 1816, his 1818 grant of 3,000 acres (Eskdale) and his purchase of Mary Reiby's 200 acres in 1827, which by 1822 totalled 7200 acres (2832.8 ha), and is now reduced to approximately 43.8 acres (17.73 ha). Glenlee has historical values at a state level as a relic area of the original holdings, its grounds, pastures, built elements and landscape features.
- The Former Glenlee Estate is significant as a remnant of Fitzpatrick holdings.
- The site was once considered one of the best and earliest dairy farms in the NSW colony.
- The site and house have generally always been used as a gentleman's country estate and working farm with the longest associated uses of the land for dairy farming, sheep farming, cereal cropping and other non-dairy uses.
- The site is representative of farming estates associated with pioneers of the Australian dairy industry.
- The property is connected to several early landowners - Hayes, Howes and Fitzpatrick
- William Howe developed his Glenlee estate into a model property exporting wool to London in 1820 (an early date in the colonies evolution) and by the 1830s Glenlee was one of the best dairy farms in NSW. It was sowed with improved pastures and Howe was able to sell the hay,

²⁴¹ Betteridge, Chris, (Musecape) *Proposed Glenlee Precinct Rezoning: Non-Indigenous Heritage Assessment*, 24 February 2014, p.23.

with hedges of quince and lemon trees dividing the fields. Howe employed some 60 employees. It became known for its other produce, including its butter and milk.

- *Following the death of William Howe Jnr, in 1859, the property was sold to James Fitzpatrick, remaining in that family until 1968²⁴².*
- *Dairying continued at Glenlee under the Fitzpatrick's throughout the 19th and early 20th centuries, and parts of the estate were cultivated as market gardens by Chinese farmers²⁴³.*
- *Archaeological remains associated with much of the early estate are expected to be largely ephemeral and would not meet the threshold for local or State significance. Significant structural remains and archaeological deposits associated with the construction of the homestead and early 19th-century occupation could be significant at a State level for their historical values²⁴⁴.*
- The Australian Botanic Garden, Mount Annan, as a segment of the former extended subject site, contains remnants of Cumberland Plain Woodland, the dominant vegetation community that was found in the district at the time of first European contact. Many species contained in these remnants predate human occupation of the site by at least 50 million years and therefore have the potential to demonstrate evolutionary changes to the flora of the Sydney basin since pre-historic times.²⁴⁵
- The Australian Botanic Garden, Mount Annan, as a segment of the former extended subject site, contains remnants of other endangered ecological communities including Sydney Coastal River Flat Forest and Western Sydney Dry Rainforest, both of which relate to different periods in the site's evolution and demonstrate the evolution of the Mount Annan district in terms of vegetation and landscape²⁴⁶.

5.1.2 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).

	Guidelines for inclusion		Guidelines for exclusion
✓	<ul style="list-style-type: none"> • shows evidence of a significant human occupation 	—	<ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events
✓	<ul style="list-style-type: none"> • is associated with a significant event, person, or group of persons 	—	<ul style="list-style-type: none"> • provides evidence of people or events that are of dubious historical importance
		—	<ul style="list-style-type: none"> • has been so altered that it can no longer provide evidence of a particular association

Comment

Glenlee is considered to be of historical association significance at a state level in consideration of the following:

- The site is associated with those indigenous groups local to the area that are likely to have spoken the Dharawal (Tharawal) language.
- The area is associated with Gogy, the leader of the Tharawal people at the time of European exploration and settlement. Gogy was instrumental in establishing a positive relationship between his people and the Europeans and was an important figure in early Colonial history.²⁴⁷
- The site is associated with William Howe and family who did much to promote pastoral interests in the area, successfully make the change from cereal crop to dairy. Howe was instrumental in establishing Bank of NSW in Camden.

²⁴² Casey & Lowe, *Revised Historical Archaeological Assessment*, July 2020, p.26

²⁴³ Ibid

²⁴⁴ Ibid

²⁴⁵ Betteridge, Chris, (Musecape) *Proposed Glenlee Precinct Rezoning: Non-Indigenous Heritage Assessment*, 24 February 2014, p.24.

²⁴⁶ Ibid, p24

²⁴⁷ Ibid, p24

- The site is associated with the prominent emancipated convict James Fitzpatrick and family who were responsible for the expansion and successful dairy farm operation, occupying residence for over a century.
- The building design is attributed to Colonial architect, Henry Kitchen.
- The site has a strong association with several early local landowners, particularly the Howe family. This family's efforts to create a successful farm is echoed in the grand nature of Glenlee House. Some of the archaeological remains on the property can be expected to be connected to the Howe and later families including the Fitzpatricks, and therefore be relevant to creating a more complete picture of the estate and its development, as well as the material culture of the occupants. Howe commissioned architect, Henry Kitchen²⁴⁸ to design the house and had it built by Robert Gooch and Nathaniel Payton, who built many of Parramatta's early buildings.
- *Substantial archaeological remains associated with particularly the Howe family, would be of State significance for these values. Other potential archaeology is unlikely to meet the threshold for local or State significance under this criterion²⁴⁹.*

5.1.3 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
✓	<ul style="list-style-type: none"> • shows or is associated with, creative or technical innovation or achievement 	—	<ul style="list-style-type: none"> • is not a major work by an important designer or artist
✓	<ul style="list-style-type: none"> • is the inspiration for a creative or technical innovation or achievement 	—	<ul style="list-style-type: none"> • has lost its design or technical integrity
✓	<ul style="list-style-type: none"> • is aesthetically distinctive 	—	<ul style="list-style-type: none"> • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
✓	<ul style="list-style-type: none"> • has landmark qualities 	—	<ul style="list-style-type: none"> • has only a loose association with a creative or technical achievement
✓	<ul style="list-style-type: none"> • exemplifies a particular taste, style or technology 		

Comment

Glenlee is considered to be of aesthetic significance at a State level in consideration of the following:

- Glenlee is significant as a result of its association with Colonial architect Henry Kitchen.
- Glenlee Homestead siting is a rare example of colonial landscape planning to form a picturesque composition. The former Glenlee estate is of exceptional aesthetic value as a reminder of the former pastoral industry which once characterised the area.
- A careful composition of buildings and gardens on a raised platform with broad panoramic views.
- "Glenlee" had direct sightlines to neighbouring pastoral Camden Park Estate.
- "Glenlee" homestead is a fine and sophisticated Regency design with a rare recessed portico. Includes original servants wing and farm buildings.
- "Glenlee" homestead has a formal Palladian composition with impressive cantilevered stone staircase.
- Landscape is of aesthetic value as an example of a complete and well preserved large estate and working property that once characterised the area. It has an elegant residence set in a

²⁴⁸ Broadbent & Hughes (1997) have suggested a resemblance to work by Francis Greenway, Colonial Architect based on Kitchen's in 1822 however, no evidence of any involvement of Greenway has been found. Greenway was called as an independent witness in the civil suit brought against Howe by builders Payton and Gooch.

²⁴⁹ Casey & Lowe, *Revised Historical Archaeological Assessment*, July 2020, p.27

- picturesque, designed, sublime landscape setting, specifically sited to take in sweeping views of the surrounding land.
- While Glenlee House has been modified over the years, it still retains its aesthetic qualities, particularly its outlook over the landscape towards the Nepean River and its architectural and decorative detailing. While below-ground archaeological remains within the house's footprint and those under the adjacent outbuildings have little potential for aesthetic significance, individual artefacts may have and remains associated with the house and outbuildings may display elements reflective of design and aesthetic values.
 - *Under this criterion, only substantive archaeology of the early homestead complex is likely to have State significance. Other potential archaeology within the broader estate is not likely meet the threshold for local or State significance²⁵⁰.*

5.1.4 Criterion (d)

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

	Guidelines for inclusion		Guidelines for exclusion
✓	<ul style="list-style-type: none"> • is important for its associations with an identifiable group 	—	<ul style="list-style-type: none"> • is only important to the community for amenity reasons
✓	<ul style="list-style-type: none"> • is important to a community's sense of place 	—	<ul style="list-style-type: none"> • is retained only in preference to a proposed alternative

Comment

Glenlee is considered to be of social significance at a state level in consideration of the following:

- The site is associated with those indigenous groups local to the area that are likely to have spoken the Dharawal (Tharawal) language. The site is of exceptional significance to the Tharawal people and the broader Aboriginal community of the Sydney basin, representing a complex cultural and religious landscape that should be respected in future interpretation of the site.
- The area has archaeological potential associated with occupation and use by Dharawal Aboriginal people as per AMBS Figure 5.14 & TTA Figure 126???
- The long community interest in Glenlee is illustrated in the inclusion of Glenlee on the 1950s County of Cumberland's Historic Buildings list, some 20 years prior to gaining state Heritage Act (1977) and legal protection for such places. Similarly, the state government's acquisition of Glenlee in 1968/9, and subsequent restoration works also suggest social value to the community.
- The site has high archaeological potential close to the homestead and farm buildings associated with its former agricultural occupations as per Casey & Lowe Table 2.2, Figure 2.19 and TTA Figure 126???
- Landscape is of exceptional aesthetic value as a rare example of the former pastoral industry that once characterised the area.
- The state government's proposed mental asylum proposal was dropped given the high value for dairying at the time, that the 1950s County of Cumberland Scheme's historic buildings list included Glenlee, 20 years prior to gaining state Heritage Act (1977) and legal protection for such places and the state planning department acquired and restored Glenlee in the 1980s, on-selling it to the private sector (after gazettal under state Heritage legislation). All these actions suggest social value and community appreciation of Glenlee's significance.
- While no public consultation has been undertaken, European archaeological remains within the study area are likely to have an association with local community groups who have an interest in the history and archaeology and early farming and households in the area. These interested groups would extend beyond the boundaries of the Menangle Park area and include people who live in the greater Sydney area, and to those with interest in the early settlement of NSW and early land-use in general.

²⁵⁰ Casey & Lowe, *Revised Historical Archaeological Assessment*, July 2020, p.27

Additional discussion on archaeological significance is included in the report by Casey & Lowe: August 2017: pp. 48 – 54.

5.1.5 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
✓	<ul style="list-style-type: none"> has the potential to yield new or further substantial scientific and/or archaeological information 	—	<ul style="list-style-type: none"> the knowledge gained would be irrelevant to research on science, human history or culture
✓	<ul style="list-style-type: none"> is an important benchmark or reference site or type 	—	<ul style="list-style-type: none"> has little archaeological or research potential
✓	<ul style="list-style-type: none"> provides evidence of past human cultures that is unavailable elsewhere 	—	<ul style="list-style-type: none"> only contains information that is readily available from other resources or archaeological sites

Comment

Glenlee is considered to be of archaeological significance at a state level in consideration of the following:

- The site is associated with those indigenous groups local to the area that are likely to have spoken the Dharawal (Tharawal) language. The site is of exceptional significance to the Tharawal people and the broader Aboriginal community of the Sydney basin, representing a complex cultural and religious landscape that should be respected in future interpretation of the site.
- The area has high archaeological potential close to the homestead associated with occupation and use by Dharawal Aboriginal people. Refer to AMBS map (Fig 5.14)²⁵¹ - Figure 126 ????.
- The site has high archaeological potential close to the homestead, gatelodge and farm buildings associated with its former agricultural occupations. There are more ephemeral archaeological remains within the paddock areas, including: fencing, postholes, remnant outbuildings / sheds, former tracks, archaeobotanical remains. These are expected to have been disturbed by more recent cultivation.
- Archaeological remains are principally of value in research terms at a site specific local level.
- There is additional discussion on the potential to yield further information regarding *Environment, Climate Agriculture & Water* included in Casey & Lowe: 2020: p.28.
- The potential remains at the site include:
 - Subfloor occupation deposits and evidence of the use of rooms within Glenlee House.
 - Structural remains and subfloor occupation-related artefact deposits associated with the 19th-century outbuildings.
 - Rubbish pits and backfilled wells, cisterns and/or cesspits in which may contain quantities of artefacts.
 - Evidence for infrastructure, gardening, land use and cultivation throughout the 19th and early 20th centuries.
- Written historical documents present the official and semi-official picture about the alienation and division of land, who was buying and selling, and how the land was being used. The archaeological material has the potential to supply evidence of the occupants of the property regarding the conditions in which they lived, worked, and procreated. Material culture provides an avenue into the daily life of groups of people frequently absent from the archaeological record.
- Substantial archaeological remains (particularly artefact-bearing deposits) associated with the 19th-century Glenlee estate could be of State significance for their archaeological research values. These remains are likely to be confined to the core of the gatelodge, homestead complex, and southwest corner as opposed to elsewhere across the estate*²⁵².

²⁵¹ AMBS Ecology & Heritage, *Glenlee Estate Aboriginal Heritage Assessment*, July 2020,

p.29 ²⁵² Casey & Lowe, *Revised Historical Archaeological Assessment*, July 2020, p.29

5.1.6 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	—	• is not rare
✓	• demonstrates a process, custom or other human activity that is in danger of being lost	—	• is numerous but under threat
✓	• shows unusually accurate evidence of a significant human activity		
—	• is the only example of its type		
—	• demonstrates designs or techniques of exceptional interest		
✓	• shows rare evidence of a significant human activity important to a community		

Comment

Glenlee is considered to be rare at a State level in consideration of the following:

- Through comparative analysis (refer Section 4.3), Glenlee has been found to be a rare remnant core of an early colonial farm estate with important and intact individual elements dating from the Colonial period including the fine two storey architect designed Colonial Regency Glenlee Homestead, Servants Quarters, Milking Shed and remnant planting. Glenlee also provides rare evidence of the Colonial dairy industry.
- Glenlee possesses an intact group of buildings preserved in their setting dating from 1823-24. The homestead, early associated servants outbuildings and farm structures all date from the initial period of the property.
- The site can now be considered a rare early 19th century pastoral holding.
Note: Some aspects are now increasingly rare in the County of Cumberland and Sydney Basin, particularly those of the first settlement expansion in the colony, pre-dating settler expansion in Tasmania and Western Australia.
- The site was once considered one of the best and earliest dairy farms in the NSW colony.
- *The potential archaeological remains of Glenlee House and its outbuildings are part of a rare group of early elite colonial house sites that may possess reasonably intact remains associated with their early occupants, both free settler and convict. These kind of remains are a rare resource, and would be significant at a State level²⁵³.*

5.1.7 Criterion (g)

An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's) cultural or natural places or natural environments.

	Guidelines for inclusion		Guidelines for exclusion
✓	• is a fine example of its type	—	• is a poor example of its type
✓	• has the principal characteristics of an important class or group of items	—	• does not include or has lost the range of characteristics of a type
✓	• has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	—	• does not represent well the characteristics that make up a significant variation of a type

²⁵³ Casey & Lowe, *Revised Historical Archaeological Assessment*, July 2020, p.29

—	• 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		
✓	• is outstanding because of its integrity or the esteem in which it is held		

Comment

Glenlee is considered to be of representative significance at a state level in consideration of the following:

- The area presents some opportunities to study and interpret the lifestyle and culture of the Tharawal people, through interpretation of the landscape and discovery of associated artefacts.
- Through comparative analysis (refer Section 4.3), the siting of the Glenlee homestead group; on a knoll in the context of the undulating landform, overlooking and with frontage to (as part of the original land grant) the river, and with sightlines to other Colonial homesteads- is found to be of representative significance.
- Glenlee Estate is a representative example of a 19th century gentleman's estate and working property with substantial house, gardens and farm buildings.
- The site is representative of farming estates associated with early Australian pastoral holdings in the Campbelltown area.
- The site is representative of farming estates associated with pioneering of the Australian dairy industry.
- Glenlee Homestead siting is a representative example of colonial landscape planning to form picturesque composition.
- *The potential archaeological remains on the site are considered to be representative of an early 19th-century homestead and farm. Few early colonial homesteads survive in reasonable condition around greater Sydney and they therefore are considered to be rare. Under this criterion, it is possible that substantive archaeological remains associated with the 19th-century homestead and farm would be of State significance²⁵⁴.*
- **Integrity:** *Glenlee House has undergone considerable modification in the early 1980s with flooring replaced. This will have impacted on the potential for underfloor remains, as well as the introduction of new services. The area within the immediate vicinity of the house is likely to contain the remains of structures related to several phases of use, such as wells and possibly cesspits. Evidence of rubbish deposits, as well as evidence relating to the cultivation of the land, is also likely remain throughout the property.*

The changing uses of the surrounding land (the paddock areas), for crop growing, pasture and cattle grazing and more recently as an olive grove (1999-2014) is expected to have impacted on more ephemeral remains in those areas over time, although deeper subsurface remains (footings, rubbish pits) may survive²⁵⁵.

²⁵⁴ Casey & Lowe, *Revised Historical Archaeological Assessment*, July 2020, p.29 ²⁵⁵ Ibid

5.2 Statement of Heritage Significance

5.2.1 Statement

The following proposed Statement of Significance modifies the on-line *NSW Heritage Council State Heritage Inventory form* for Glenlee. Changes to the existing Statement of Significance are proposed based on the research undertaken as part of this CMP.

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, gatelodge 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. Howe was one of those who accumulated (the) small grants and used them to establish large pastoral or mixed farming properties, the best example of which was Glenlee. 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.

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 in the SW corner where olive planting did not occur and 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.

5.2.2 Indigenous Archaeological Assessment Statement of Heritage Significance

The following statement of significance is contained within the AMBS Ecology & Heritage 2020 Aboriginal Heritage Assessment, p.31:

Two Aboriginal heritage sites (AHIMS sites #52-2-4525 and #52-2-4496) have previously been recorded in the study area. A ridge landform with potential to retain sub-surface Aboriginal archaeological deposits has been identified. Two Aboriginal heritage sites (AHIMS sites #52-2-4066 and #52-2-2276) have previously been recorded in close proximity to the boundary of the study area. 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 meet the scientific (archaeological) value criterion for Aboriginal Heritage.

5.2.3 European Archaeological Assessment Statement of Heritage Significance

The following statement of significance is contained within the Casey and Lowe 2020, *Revised Historical Archaeological Assessment*:

The Glenlee property, Menangle Park, has the potential to contain archaeological evidence relating to its ongoing use as a homestead and farm since the 1820s. These remains are likely to consist of structural remains and subfloor occupation deposits associated with 19th and early 20th century outbuildings, rubbish pits and backfilled wells, cisterns and/or cesspits, and subfloor occupation deposits within the standing house.

The earliest of these remains are associated with William Howe, and date from c.1820 to 1834. Howe was a prominent free settler who held eminent positions in the community including magistrate and superintendent of Campbelltown police

as well as being a successful and innovative farmer. Glenlee was also the home of numerous convicts and servants. These remains have the ability to illustrate a phase of early colonial society and practice that is rare.

The archaeological structures, features and deposits associated with the Glenlee property have the potential through archaeological analysis to further our understanding of early colonial practices and standards of living, not only of successful landowners but also of servants and convicts, addressing such research fields such as material culture, consumerism, gender relations, and other areas of archaeological research.

If substantive remains dating to the Howe or later early nineteenth-century period of occupation survive they would be of State heritage significance. Non-substantive remains relating to this period, or remains dating to later phases of occupation, would be of local heritage significance²⁵⁶.

5.3 Curtilage

5.3.1 Definition of Curtilage

Retaining an appropriate curtilage around place is integral and essential in retaining and interpreting its significance.

Heritage Curtilage is defined by the NSW Heritage Office Manual (p.3) as:

The area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. It can apply to either:

- Land which is integral to the heritage significance of items of the built heritage; or*
- A precinct which includes buildings, works, relics, trees or places and their setting.*

While The Australian ICOMOS Burra Charter does not use the word 'curtilage', Article 8 states that 'conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place.' And 'new construction, demolition, intrusions or other changes which would adversely affect the setting or relationship are not appropriate.'

In the case of a State Heritage Register listed item, the Heritage Curtilage equates to the SHR boundary.

The current SHR Curtilage in Figure 154, reflects a fraction of the original 7200 acres engrossed by Howe by 1822 identified

²⁵⁶ Casey & Lowe, *Revised Historical Archaeological Assessment*, July 2020, p.30

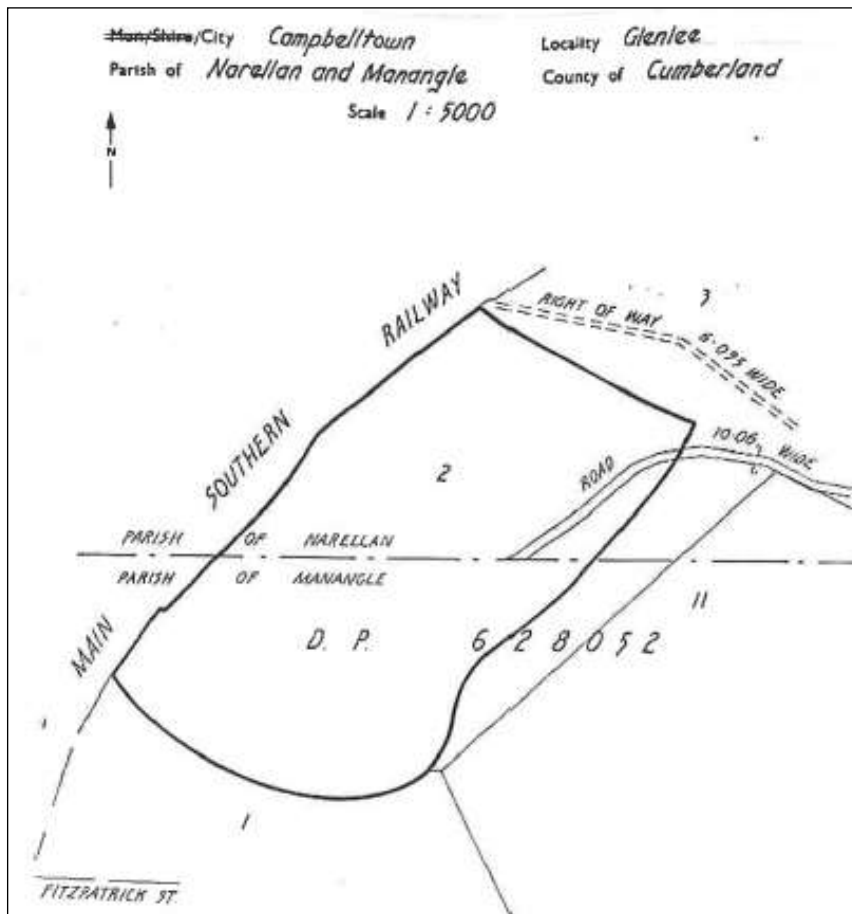


Figure 154: The SHR curtilage of Glenlee.

Howe being one of a number of engrossers identified in the Glenlee Estate heritage data sheet as described below;

The initial surge of grants in the area occurred in the 1810s and the last were given out in the 1830s. Many original grantees did not hold onto their lands but transferred them to land engrossers. Poor fertility appears to have been a factor. The main engrossers of land were William Howe of Glenlee and James Harrex of Parramatta, both of whom had acquired most of their estates by 1825.²⁵⁷

It is noted that the current listing for the SHR Item Glenlee, outbuildings, gardens & gatelodge, Gazetted 1999, includes a recommendation for a curtilage extension. An increase of the existing curtilage is not possible due to different land ownership. Significance of the Glenlee Estate is enhanced by retention of its visual setting. Some of the land within the visual setting is in public ownership. Formal identification of a visual setting does not require adjustment of SHR boundaries.

To compensate for the limited opportunity to extend the current curtilage, greater consideration of the visual setting is perhaps more realistic. Further, it is worth noting that Morris and Britton²⁵⁸, make the following recommendations in regard to the visual setting of the subject site:

- *Ensure rural character is maintained within the viewshed of Glenlee.*
- *Ensure rural character is maintained from the point along Glenlee Road, approaching the homestead, where the first views of the group and the distant landscape setting are*

²⁵⁷ <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045216>

²⁵⁸ Morris and Britton, *Colonial Landscapes of the Cumberland Plain and Camden, NSW*, August 2000, Volume 2, p.87

possible by use of the LEP Zone 7 Environmental Protection category. Also ensure these views are respected and maintained from along the accessway.

- *Ensure the important direct viewline between Glenlee and the Camden Park ridge is maintained unimpeded.*
- *Ensure future uses of the nearby industrial land (including the coal mine surface facility) are of a low elevation - no higher than the existing coal -related development - and do not intrude into the viewlines from Glenlee.*

These recommendations should be formalised in Council controls.

Appreciation of the full extent of the 7,000 acres Howe controlled in 1830 (Figure 153) can best be achieved via appropriate interpretation media. A more achievable visual interpretation might be to investigate opportunities regarding Portion No. 1, purchased by William Howe in 1816 on which he erected Glenlee homestead – Figure 155. The alluvial pasture area to the west of Glenlee is less developed which assists interpretation of the original holding.



Figure 155: The SHR curtilage of Glenlee indicated in the context of the location of Portion 1 (Michael Hayes 120 acres 1812 grant – indicated by the red dashed line) purchased by William Howe in 1816 on which he erected Glenlee homestead.

5.3.2 Determining an Appropriate Visual Setting

In determining an appropriate Visual Setting for Glenlee, the following components are important to interpreting the significance of the place on the high point aligned to the 120 acre portion boundary:

- a) The siting of the homestead, facing west, taking in significant views of the land below, to the Nepean River and Camden Park and north to Mount Annan.
- b) It is important to ensure the rural character is maintained within the view shed of Glenlee, the farm management buildings, associated outbuildings, stables and gatelodge and paddocks as a working Gentleman's Estate.
- c) The 1820s House as a place expressing fashionable styling from the period and the ancillary features associated with the 1820s House including servant's wing and kitchen.
- d) Vistas to the Homestead complex including views from Mt Annan, Menangle Park, the railway and the vista from the approach along Glenlee Road, where the first views of the group and distant landscape setting are possible and the view from the gate lodge. (Note - the current rural setting will be affected by the aerial road and subdivision. This area lies beyond the site).
- e) The sequence of arrival from gate, gatelodge, the homestead, service wing, outbuildings and associated farm buildings, the site's archaeological potential and plantings (including recent plantings) define the area of high significance.

These components assist to explain the story of Glenlee and its development.

The current Heritage Curtilage, the SHR boundary, namely the edge boundaries of Lots 1, 2 & 3 in D.P. 628052 defines the most recent property enclosure – refer to Figure 154. However, the visual setting extends beyond the property boundary. Further visual setting considerations include Land Use designations and future infrastructure components identified in the Campbelltown LEP 2015.

5.3.3 Proposed Visual Setting

An appropriate visual setting should be created to maintain the heritage significance of the site. An analysis of the documentary and physical evidence of the site (refer to Figures 102 & 103 below), indicates the primary and secondary visual settings for Glenlee should include:

- the Glenlee homestead and significant plantings surrounding the homestead;
- former Servants Quarters and courtyards;
- former Milking Shed and yard;
- the interpretive woolshed;
- former gatelodge and associated farm buildings;
- the site's archaeological potential and plantings (with the exception of the Bunya pine) while not reflective of early plantings contribute to the rural setting;
- the access driveway to the property and sequential views to Glenlee from the driveway;
- the old fencelines south west of the house evident on the 1858 plan;
- the prospect to the western paddocks;
- visual catchment of the alluvial flats extending from the homestead to Nepean River generally following the original grant lines west of the railway line (outside the current property boundary - refer Figure 156);
- the Parish boundary which is the northern boundary of the original land purchase, and the alignment of the former entry drive;



Figure 156: Glenlee Estate: Proposed Visual Setting

5.4 Grading of Significance

Considering the physical and documentary evidence gathered, the Statement of Significance and various constraints, requirements and opportunities, the grading of significance of each contributing element is possible. Grading reflects the contribution the element makes to overall significance of the item (or the degree to which the significance of the item would be diminished if the component were removed or altered). Glenlee has been assessed to determine a relative grading of significance into five levels. This process examines a number of factors, including:

- Original design quality
- Degree of intactness and general condition
- Relative age and authenticity (original, replaced)
- Extent of subsequent alterations
- Association with important people or events
- Ability to demonstrate a rare quality, craft or construction process

In accordance with the NSW Heritage Branch Guidelines for Assessing Heritage Significance, the standard NSW Heritage Branch five-grade system has been applied to the Subject site, subject building, and views and vistas to assess individual contribution of each element to the overall significance of the item.

1 Exceptional significance (Fulfil criteria for Local or State listing)

Rare or outstanding.

High degree of intactness.

Item can be interpreted relatively easily.

Fabric including views, building forms, roofscape, built elements, interiors, garden spaces, modified grounds and landscape elements of exceptional significance are those which are rare or outstanding and which directly contribute to the place's overall heritage significance,

2 High significance (Fulfil criteria for Local or State listing)

High degree of original fabric.

Demonstrates a key element of the item's significance.

Alterations do not detract from significance.

Fabric of high significance have a high degree of original fabric and demonstrate key aspects of the place's overall heritage significance.

3 Moderate significance (Fulfil criteria for Local or State listing)

Altered or modified elements.

Elements with little heritage value, but which contribute to the overall significance of the item.

Fabric (as defined above) of moderate significance.

4 Little significance (Does not fulfil criteria for Local or State listing)

Alterations detract from significance.

Difficult to interpret.

5 Intrusive (Does not fulfil criteria for Local or State listing)

Damaging to the item's heritage significance.

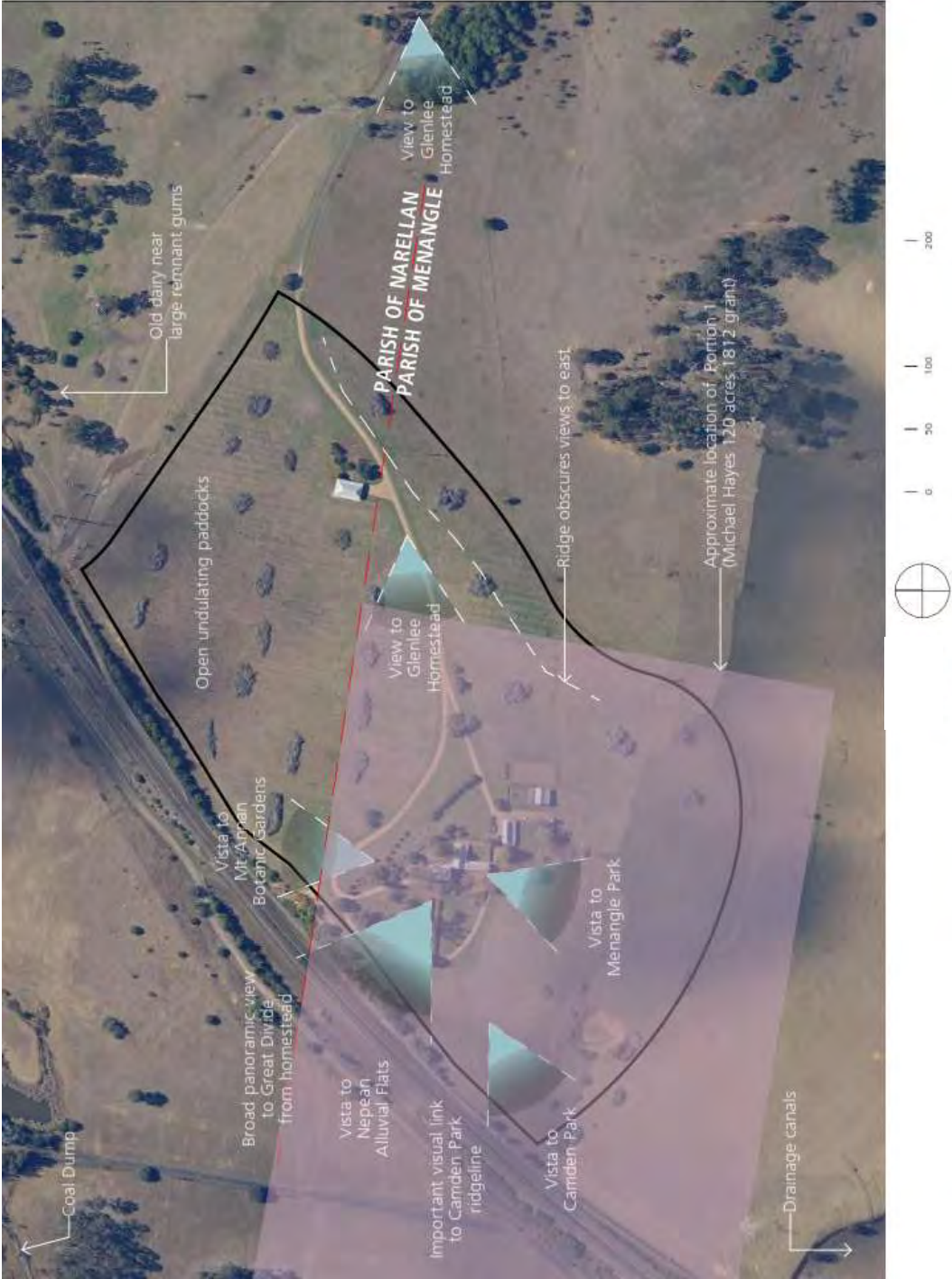
The sequence of plans, images and tables provide a summary of Significance of each contributing element as follows:

- Views to and from Glenlee Homestead (MAP 1 / Table 1);
- Building Components (Table 2 / MAP 2);
- Landscape Components for the subject site (Table 3 / MAP 3).
- Summary of SHR Curtilage Gradings of Significance (MAP 4)



Grading values are assigned to assist with the development of Conservation Policies.




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.



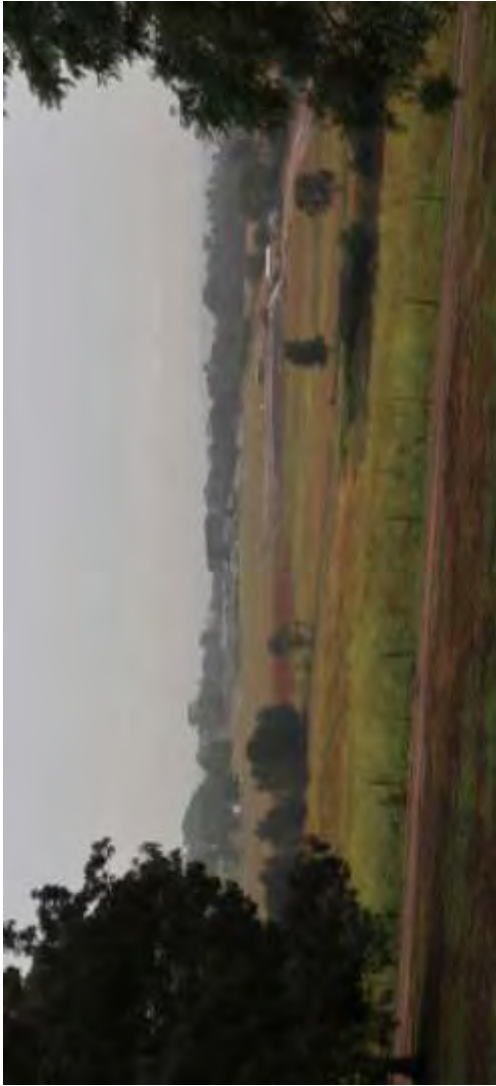

1718 GLENLEE CMP: VIEW ANALYSIS - Gradients of Significance
MAP 1: VIEW ANALYSIS - refer to TABLE 1 (Historic property lots plan overlaid on SIX Aerial Image)

TABLE 1: Views To & From Glenlee Homestead (Refer to Map 1).		Heritage Value	Comments
1.	<p>View 1: From the circuit road of Mt Annan Botanic Gardens</p> 	Significant views	
2.	<p>View 2: From Fitzpatrick St. Menangle Park.</p>  <p>Source: TTA 2015</p>	Significant views	<p>As suggested in Morris & Britton, 2000, pp. 16-17, the Glenlee Homestead siting conforms to the "... well-accepted practices of the 18th century English Landscape School... The convention was that they were designed to be seen and to convey the importance of the occupants and their property, as a "gentleman's seat." Set part-way down a slope or on a knoll overlooking the river flats, houses were sited so that they commanded a prospect, a view of a bend in a river or had as their focus a distant geological landmark."</p> <p>This view will be partially obscured by the future elevated arterial road & subdivision.</p>

<p>3. View 3: Approach & driveways to Glenlee Homestead</p> <p>a. Crest of the hill along the undulating Glenlee Road access roadway looking straight to the Glenlee homestead and property. TTA 2017</p>  <p>b. Current timber picket fence & entry gates to property</p>  <p>c. A formal gravel driveway arrival – left leading to farm buildings and right loop leading to the main Homestead entrance portico.</p> 	<p>Significant views</p> <p>Significant views</p>	<p>Glimpses of the Glenlee Homestead roofs from the undulating and winding Glenlee Road heading towards the property entry gates are retained.</p> <p><i>"A universal arrangement in the colony which was at odds with the principles of contemporary landscape gardening as practised in England was for the main entrance drive or 'Avenue' to arrive at the house via the farm buildings - stock-yards, barns, stables, piggeries and farm hands cottages, the front entrance or hall door "commanding a full view of all these ornamental edifices". Morris & Britton, 2000, p. 18.</i></p> <p>Glenlee Homestead had both a main entrance drive and a back of house drive – however, a clear distinction between the two driveways is not made when coming to the fork in the road.</p> <p>The current loop is not visible until the 1984 aerial image and partly follows the original</p>
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	 <p>d. A formal gravel driveway arrival and loop leading to the main Homestead entrance portico.</p>		indicated in the 1858 plan (Higginbotham 1985)
4.	 <p>View 4: Sweeping views over pasture to Nepean River and beyond to distant Razorback Ridge Skyline and potential view of State Registered property, Camden Park House (obscured by trees).</p>	Significant views	<p>As suggested in Morris & Britton, 2000, p. 17, the Glenlee Homestead siting conforms to the typical setting <i>...overlooking the river flats, houses were sited so that they commanded a prospect, a view of a bend in a river or had as their focus a distant geological landmark."</i></p> <p>This view will be partially obscured by the future elevated arterial road & subdivision.</p>

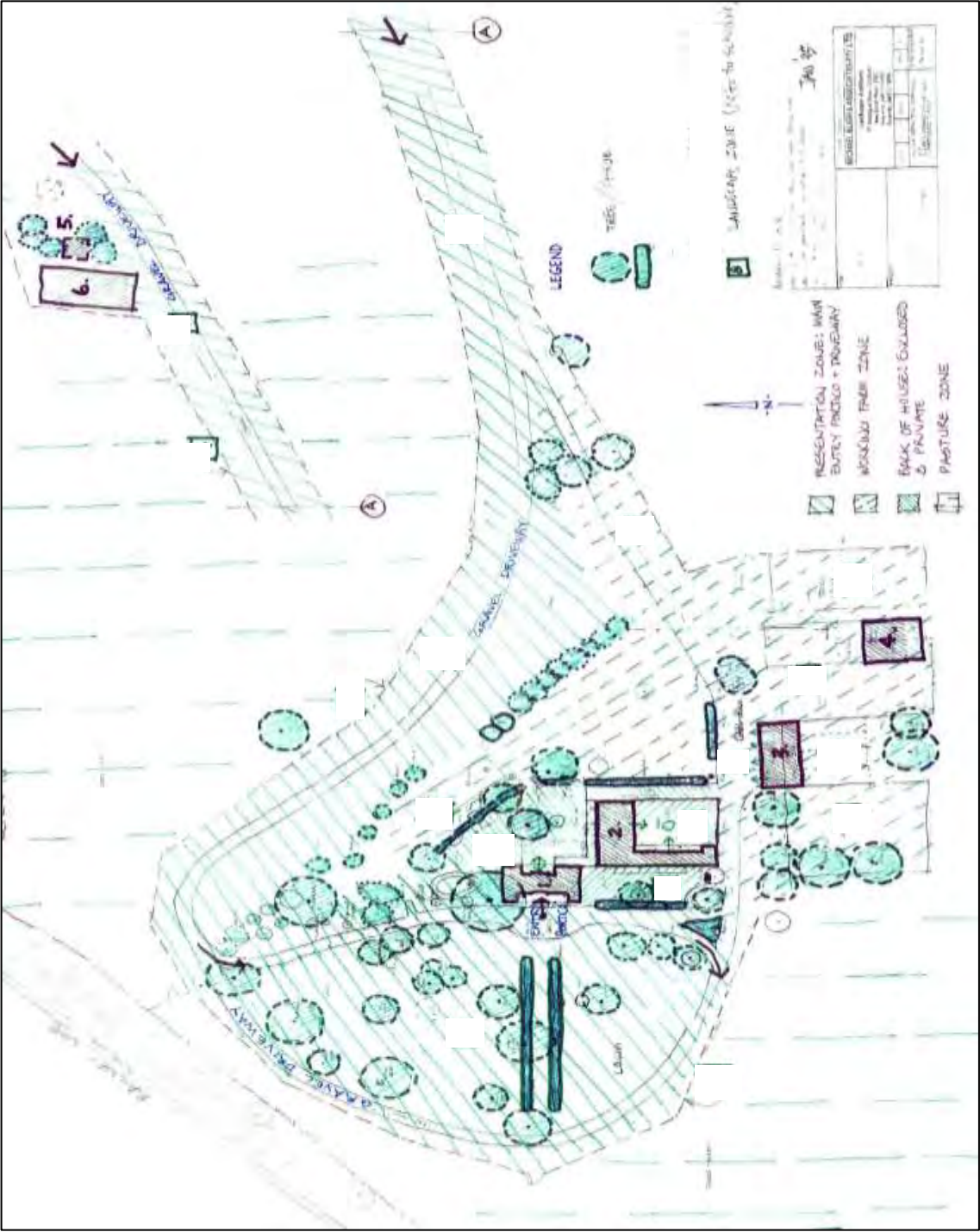
5.	<p>Part of View 4: View of coal washery & transhipment facility (constructed in 1950s).</p> 	Intrusive element within a Significant View	
6.	<p>Part of View 4: Closer views of Railway line (dates from 1866)</p> 	Significant view affected by railway corridor)	

7.	<p>View 5: Sweeping view across paddocks to railway and to Menangle Park residences south of farm zone.</p> 	Significant view	This view will be partially obscured by the future elevated arterial road.
8.	<p>View 6: Glimpses only of Mt Annan, which is partially screened by trees and foliage of east terrace garden.</p> 	Moderate views (Zoned for residential subdivision)	Parts of this view will be obscured by Zone R2 - low density residential subdivision.

5.4.2 **Building and Components**

TABLE 2 and MAP 2 below provide an analysis of the primary views towards and away from the Subject Site and Homestead and Gradings of Significance.

Table 2: Glenlee Estate Buildings (Refer To Map 2).					
	Element / Location:	Fabric	Period	Repairs &/or Replacement	Heritage Significance
1.	Main Homestead (including external & internal fitout, joinery)	Rendered masonry & metal roofing.	C1823	Repairs 1883, 1890s, 1930s	Exceptional
2.	Servants Wing, Kitchen Buildings, cellar & Privy (including external & internal fitout, joinery)	Rendered masonry & metal roofing	Prior to 1823, prior to main homestead being built.	Alterations c1985	Exceptional
3.	Former Milking Shed & Horse Stalls (including external & internal fitout, joinery)	Vertical timber slab cladding, external timber bracing & metal roofing.	C1842	Various	Exceptional
4.	Interpretive Wool Shed	Freestone & timber stump foundations, horizontal timber cladding & metal roofing	C1980, c1990c	Extended & converted to accommodation. Destroyed by fire in 2009. Reconstructed in 2011 to match form prior to fire.	Little
5.	Former Gatelodge	Rendered masonry & metal roofing remnants.	Early	-	Exceptional
6.	Olive Oil Processing Shed	Masonry & metal roofing	c2014	-	Intrusive

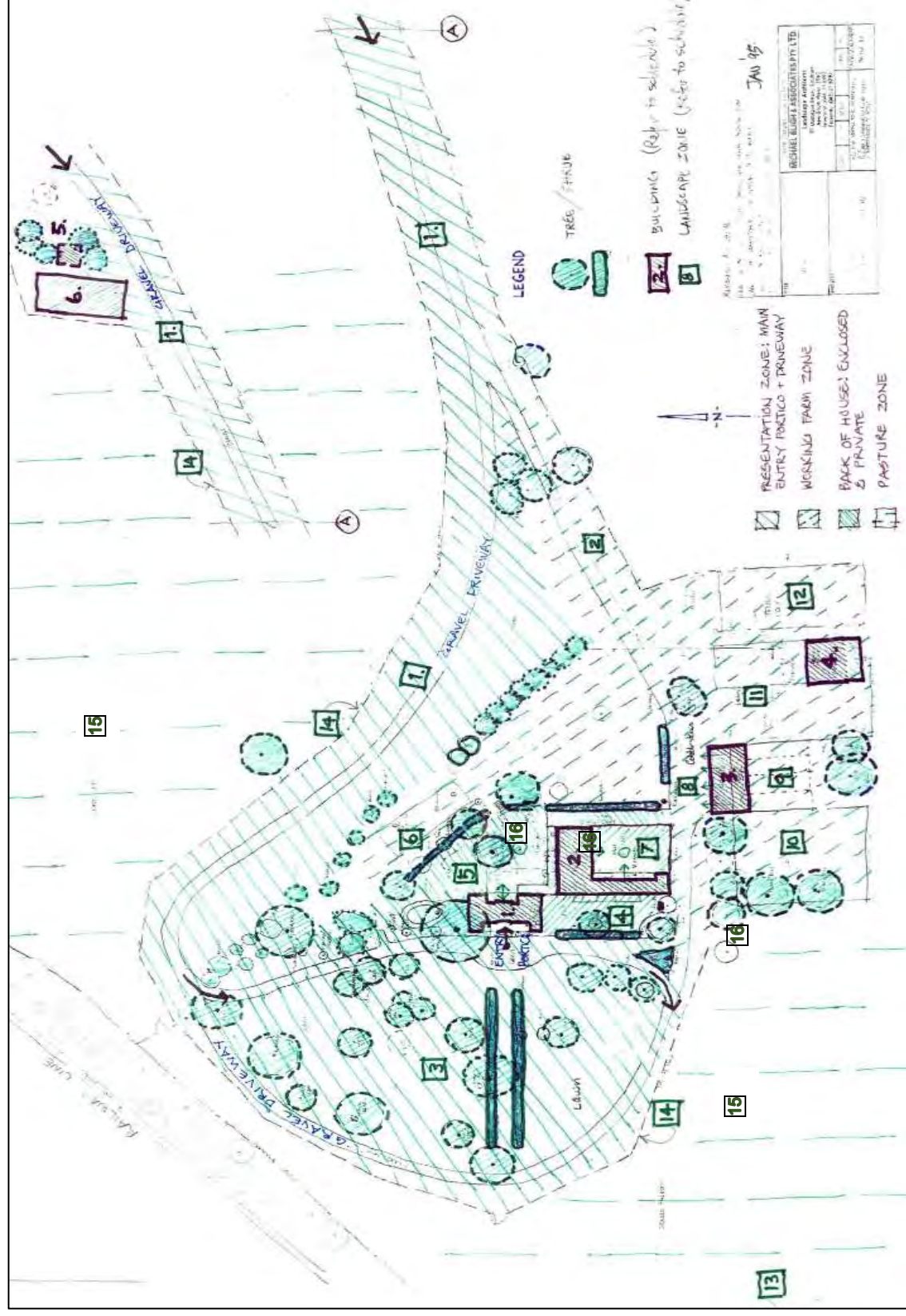


Buildings indicated by black hatch

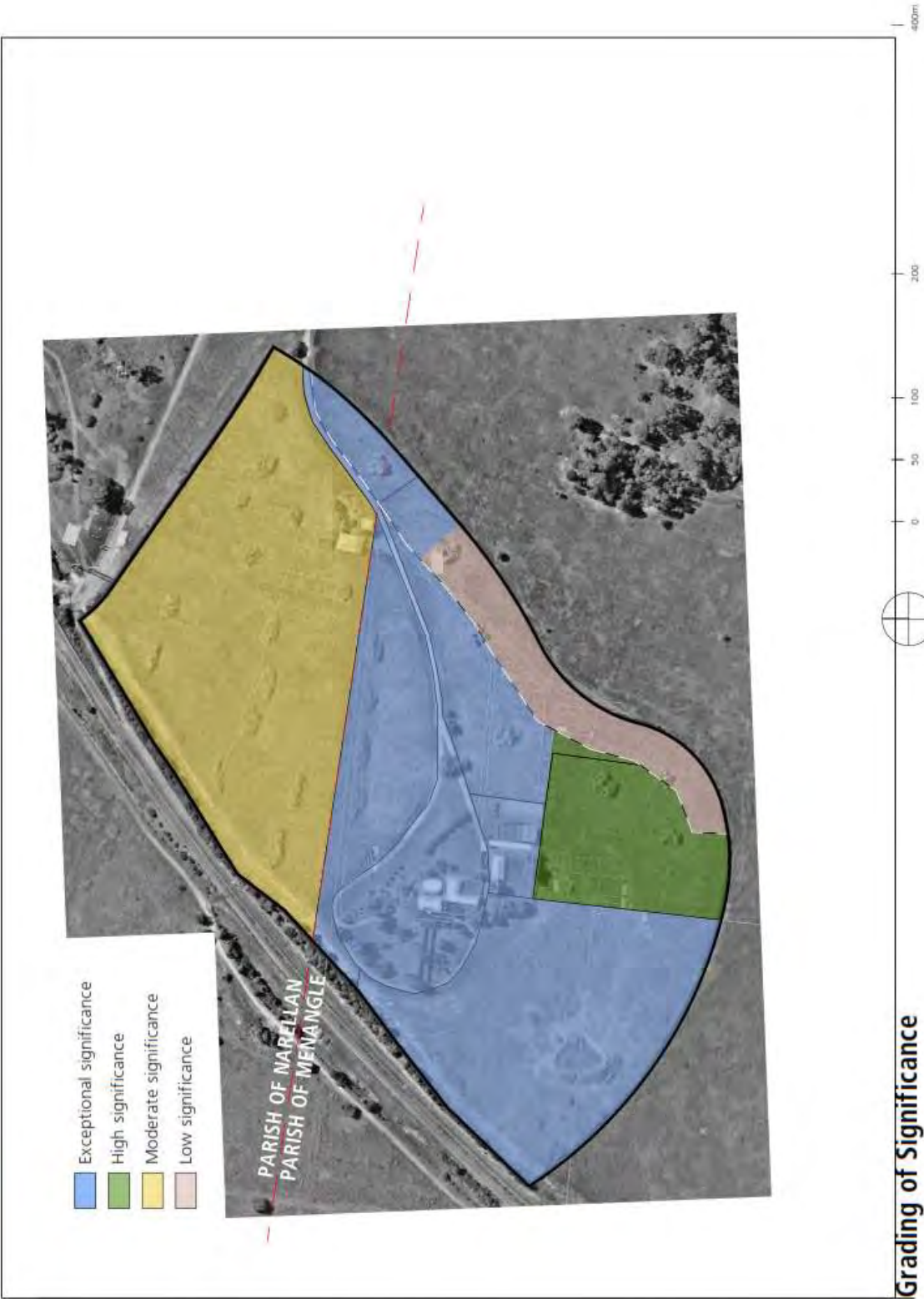
5.4.1 Immediate Homestead Landscape Components

TABLE 3 and MAP 3 below provide an analysis of the Immediate Homestead Landscape Components and Gradings of Significance.

Table 3: Glenlee Estate Landscape (Refer To Map 3).				
	Element / Location:	Landscape Type	Period	Heritage Significance
1.	Main Driveway & Carriage Loop	Gravel & brick edge / drain, timber entry gates	Early c.1885 & c1984 (James Broadbent/ Michael Leheny: Carriage Loop)	High Moderate
2.	Driveway to Farm Buildings	Gravel driveway.	Early	High
		Forecourt area and path of early cobble stones		Exceptional
3.	Presentation Garden: Formal Entry to Homestead (North & West)	Original timber entry gatepost remnants located within early shrub.	Early	Exceptional
		Lawn, formal hedge, trees & shrubs.	c1984 & c1990	Moderate
4.	South Garden enclosure & Privy	Lawn & hedge enclosure	Early	Exceptional
5.	East Terrace & Bunya Pine (Araucaria bidwilli), screen hedges	Bunya Pine, cistern, garden steps	Early	Exceptional
6.	North East Picking Garden	Wire fenced remnant garden	Early	High
7.	Servants Fenced Courtyard	Paling fence, grassed area & cistern	Later	High
8.	Cobblestoned areas	Cobble stones to working area	Early	Exceptional
9.	Former milking shed fenced enclosure	Post and rail fence	Early	High
10.	Fenced Stock Yard, Shed & Silo	Post and rail fence, elevated metal silo	Early	High
11.	Former Woolshed working area	Cobble stones	Early	Exceptional
12.	Grass Tennis Court	Wire and post fence	Later	Moderate
13.	Dam (south West)	Clay dam	?	Moderate
14.	Homestead Fences (enclosing driveway & homestead buildings)	Timber post & beam, star picket posts & wire,	Early & Later	High & Moderate
15.	Grazing Paddocks	Pasture	Early & later	Moderate
16.	Cisterns,	Rendered brick Rendered brick	Early Later	Exceptional Exceptional
	Cistern	Concrete	Later	Low



MAP 3: IMMEDIATE HOMESTEAD LANDSCAPE COMPONENTS – refer to **TABLE 3** (Overlaid onto 1995 Landscape Plan by Michael Bligh & Ass.)



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

6.0 CONSTRAINTS AND OPPORTUNITIES

This section outlines the main constraints and opportunities which need to be addressed in the conservation management policy for the subject site and building.

6.1 Procedural requirements (conservation methodology)

Since the subject site is of cultural significance, any work at the site or in the vicinity of the site should be done in accordance with the principles of the Australia ICOMOS Burra Charter. In particular the following procedural requirements (conservation methodology) should be noted.

Burra Charter

Article 3- Conservation work should be based on a respect for existing fabric. It should not distort the evidence provided by the fabric.

Article 15- Restoration is limited to the reassembling of displaced components or removal of accretions in accordance with Article 16.

Article 16- Contributions of all periods must be respected.

Article 20- Adaptation is acceptable where the conservation of the site cannot otherwise be achieved, and where adaptation does not substantially detract from its cultural significance.

Article 23- Existing fabric should be recorded before any disturbance.

Article 24- Study of the site by any disturbance of the fabric or by archaeological excavation should be undertaken where necessary to provide data essential for decisions on the conservation of the place.

6.2 Physical constraints and requirements arising from the statement of significance

- 6.2.1 No activity should be allowed that would obscure the fact that Glenlee constitutes an important historical component of the rural cultural significance located in the Campbelltown Local Government Area.
- 6.2.2 An appropriate visual setting should be established and respected to ensure significant views and sufficient open space is retained to enable Glenlee to be understood as an important and extensive Colonial farm. No activity within or along the boundaries of this curtilage should be allowed that would confuse the interpretation of the site as an early Gentleman's estate.
- 6.2.3 Any new building, services, landscaping or activities at the site or in the vicinity of the site should have regard to the existing scale, style and character of the site and context.
- 6.2.4 The existing significant fabric and features should be retained in-situ and conserved. (Refer Section 5.4).
- 6.2.5 There are two identified Indigenous archaeological resources of significance located on the subject site (AHIMS sites #52-2-4525 and #52-2-4496, as identified in AMBS Ecology & Heritage Archaeologist Assessment, July 2020, p. 21. Refer to Figure 5.14, p. 29 of AMBS report.
- 6.2.6 There are potential European archaeological resources of significance located on the subject site, as identified in Casey & Lowe Archaeologist report, Table 3.1.

6.3 Constraints and requirements arising from the physical and documentary evidence

It is reasonable to assume that more evidence, both physical and documentary may come to light during the implementation of major conservation works at the site. This may include information on early decorative schemes, archaeological information, or further evidence revealed, for example by intervention to the fabric or from other resources.

Further conservation management documents and fabric analysis of individual components of the place should be undertaken to guide conservation and adaptive works.

6.4 Constraints and requirements arising from the physical condition

6.4.1 Generally

Generally, the subject site is easily interpretable as a the remnant core of a Colonial farm estate. The house has retained fabric throughout various building phases. The homestead and associated outbuildings appears to be in reasonably good condition. Its form and configuration can be clearly understood. Conservation Works Schedules and Maintenance Schedules for the subject site have been prepared by Architectural Projects Pty Ltd and are included in Appendix I.

6.4.2 Current SHR Curtilage

The subject site, which equates to the SHR curtilage, is currently 45 acres or 17.73 hectares in area. This is regarded as a significant remnant of William Howes 'engrossment' of land which by 1822 totalled 7200 acres (2832.8 ha). This massing of land under one owner, and later increased under the Fitzgerald Family, had a major influence on the natural environmental riparian systems and aesthetic rural landscape character of this region. The SHR curtilage equates to a mere 0.625% of the original holdings.

Despite the fact that the surviving rural area associated with Glenlee is relatively small, its survival is noted as a rare occurrence. As a relic area of the original holdings, its grounds, pastures, built elements and landscape features, demonstrate a significant story of NSW history. The current holding provides a sense of pastoral setting for Glenlee. It enables views to Mt Annan, the Razor back, Camden Park and Menangle Park. It reflects a fraction of the Howe's land holding of 3000ha.

The NSW Heritage Council Inventory recommends that the SHR Boundary be extended '*...to include at least the critical view point from the entrance road/ridge to the north east of the homestead group.*'

Discussion: As noted earlier, increasing the SHR Boundary is problematic due to the following issues:

1. Limited availability of adjacent land suitable for farming;
2. Financial viability;
3. Encroaching roadways; and
4. Encroaching non-rural land uses allowable in Campbelltown LEP 2015; such as R2 - Low Density Residential Subdivision and R5 –Large Lot Residential Subdivision.

Further, the extent of the Glenlee curtilage has in effect already been extended already if the areas of the Australian Botanic Garden, George Caley Reserve, Gundungurra Reserve and the William Howe Regional Park are reconsidered as a part of the 1820 extended Glenlee Estate. These areas are readily accessible to the public.

An Interpretation Strategy, inclusive of the boundaries of the former estate and these public open space areas and the indigenous significance of the land form, may be the most appropriate method to fully appreciate the Glenlee Estate and both its Indigenous and European significance.

6.4.3 Building Structural Stability

Glenlee Homestead and Outbuildings appears to be in reasonably sound condition.

Glenlee Homestead, former Servants Quarters and former Milking Shed appear to be in reasonably sound condition. There is minor cracking in the Servants Quarters. The former gatelodge is in a state of collapse. A Structural Engineer's report is required to determine to what degree the building can be retained, repaired and conserved.

For further information regarding the former gatelodge, it may be possible to refer to Cherry Kemp, *Glenlee Statement of Heritage Impact relating to conservation of gate lodge and construction of olive processing shed*, 2001.

6.4.4 Water Damage

Minor water damage has been noted and is addressed in the Conservation Works Schedules. The condition of plaster work is affected by water damage. A water inspection report was not carried out as part of this study.

6.4.5 Pest & Disease Infestation/Risk and Chemical Contamination Risks

A pest & disease infestation/risk and chemical contamination risks inspection of the subject site and buildings was not carried out as part of this report. The NSW DPI have a publication titled *Considerations Before Buying Rural Land*, Nov. 2018 4th Edition, by Kahler, & Wells, that offers a guide for further instigation works required in consideration of constraints and requirements arising from the physical condition.

Note: Evidence of termite damage was noted in the former gatelodge and the former Milking Shed, and is addressed in the *Conservation Works Schedule and Maintenance Schedules – Appendix I*.

6.4.6 Vehicle & Pedestrian Access

The gravel driveway rebuilt and extended c1985 is generally in good condition but requires maintenance in places.

6.5 **External constraints – Regulatory Framework & Surrounding Setting**

6.5.1 Statutory Constraints

Approval from the following authorities is required before major changes are made to the items included in their heritage registers.

6.5.1.1 NSW Heritage Act

The site is listed on the State Heritage Register as: “Glenlee, outbuildings, garden & gatelodge”, Glenlee Road Menangle Park, SHR Listing Number 00009.

NB: As the site is listed on the State Heritage Register, no works can occur to the site or building without approval of the Heritage Council. Standard exemptions would be allowed, however these would require written confirmation from the NSW Heritage Branch before commencement of works.

6.5.1.2 Local Government

The subject site is listed as an item of Local significance on the *Campbelltown Local Environmental Plan 2015 amendment 3 (2017)*. Refer to Figures 158 & 159.

Any works, alterations or additions will require development consent and be subject to the relevant heritage clauses located in the LEP. Generally, a Heritage Impact Statement will be required. Some works may be exempt if they constitute works of a minor nature (such as maintenance) that will not adversely impact upon the heritage significance of the site.



Figure 158 Campbelltown LEP 2015 Heritage Map – Sheet HER_002

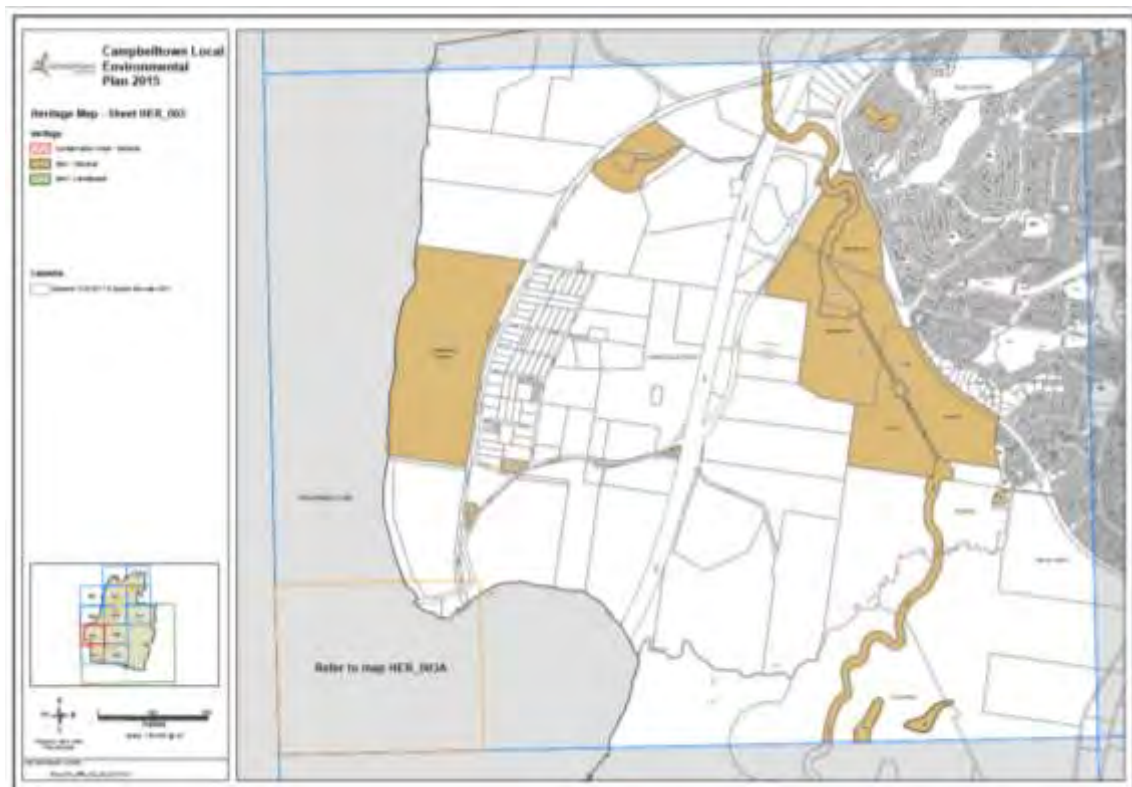


Figure 159 Campbelltown LEP 2015 Heritage Map – Sheet HER_003

Source: file:///Z:/2017%20PROJECTS/1718%20Glenlee%20CMP/1718%20Maps/LEP%20Heritage%20Map%20SHEET%20_003.pdf

The subject site is located within the Menagle Park Urban Release Area and is zoned RU2 (Rural Landscape) with adjacent R5 (Large Lot Residential) and R2 (Low Density Residential) zones to the south and north.

The Objectives of Zone RU2 Rural Landscape are as follows:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To preserve and enhance bushland, wildlife corridors, natural habitat and water resources, including waterways, ground water and riparian land.
- To protect and enhance areas of scenic value, and the visual amenity of prominent ridgelines, by minimising development and providing visual contrast to nearby urban development.

The Permitted Uses (without consent) include:
Extensive agriculture; Home occupations.

The Permitted Uses (with consent) include:
Agricultural produce industries; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat launching ramps; Building identification signs; Business identification signs; Camping grounds; Car parks; Cellar door premises; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Environmental facilities; Environmental protection works; Farm buildings; Farm stay accommodation; Flood mitigation works; Helipads; Home-based child care; Home businesses; Home industries; Information and education facilities; Intensive plant agriculture; Recreation areas; Recreation facilities (outdoor); Respite day care centres; Roads; Roadside stalls; Rural workers' dwellings; Veterinary hospitals.

Prohibited Uses include:
Any development not specified in item 2 or 3.

Impact of Campbelltown LEP Land Use Zones on Subject Site

The subject site is currently zoned as RU2 rural within the Campbelltown Local Government Area and is adjacent to three major developments proposals (refer to Figure 164), including the following:

- i. A future elevated Arterial Road (corridor) development linking Camden Bypass and South Western Freeway.

This future elevated road will pass (over the Main Southern Railway Line) will effectively sever the highly significant views – refer to Figures 160 – 163. The outward visual connections from the homestead to the former Nepean River pasture and distant Camden Park Estate will be greatly impacted upon. It is possible to retain sightlines over the top of these developments to Mt Annan Botanic Gardens and the distant Great Dividing Range due to the fall of the land.

The view to the Nepean River is effected by zoning for industrial use and the existing former coal handling facility. The topography to the east obscures the future development such that the sequence of gate, gatelodge, driveway, pastoral lands, the original lot and Glenlee homestead can continue to be appreciated.

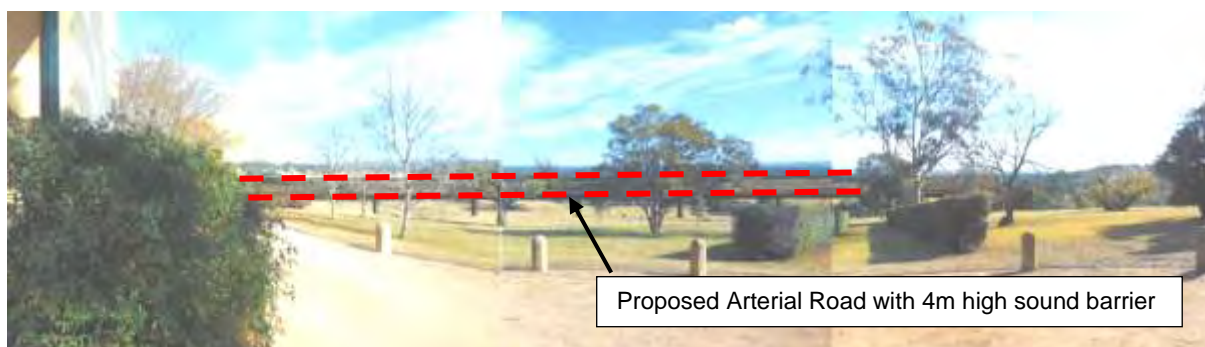


Figure 160: Site Analysis – Proposed Elevated Arterial Road & 4m high sound barrier development superimposed on image view from Homestead Entrance Portico.

Similarly, the siting of the homestead, within a rural setting, will no longer be readily appreciated from Menangle Park due to the impact of the adjacent subdivision and future elevated arterial road & 4m high sound barrier development in Figures 158, 159 and 160. To reduce the visual impact of these future developments will require careful consideration.



Figure 161: Site Analysis – Proposed Elevated Arterial Road & 4m high sound barrier development superimposed on image viewed from Menangle Park with Glenlee .

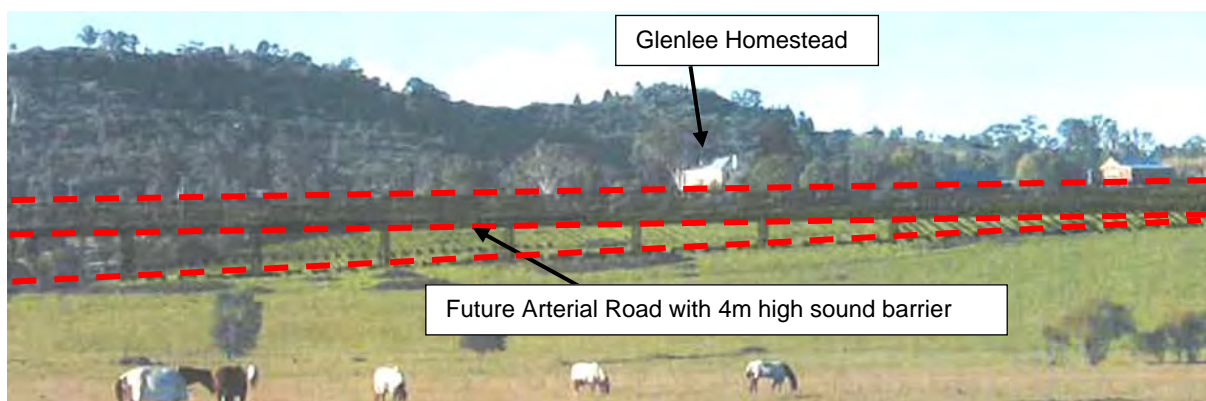


Figure 162: Site Analysis Detail – Proposed Elevated Arterial Road & 4m high sound barrier development.

- ii. A future General Industrial Subdivision immediately to the northwest of the railway site boundary, will undoubtedly have a significant impact upon the setting of the Glenview Estate;



Figure 163: Site Analysis Detail – Future Elevated Arterial Road & 4m high sound barrier development & General Industrial Subdivision – indicated in red dashed lines & red circle respectively

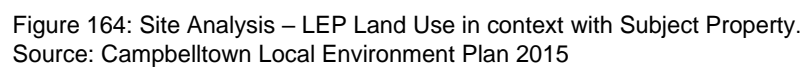
- iii. Future low density residential subdivisions to the northeast and southeast of Glenlee – as indicated on Figures 164, 165 & 166. The topography to the east obscures the future subdivision development such that the sequence of gate, gatelodge, driveway, pastoral

lands, the original 120 hectare lot and Glenlee homestead can continue to be appreciated.

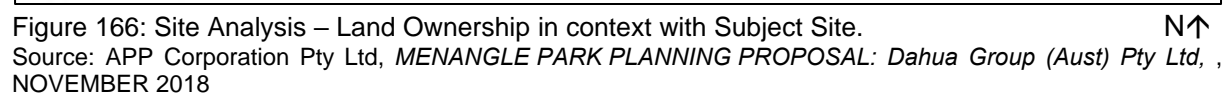
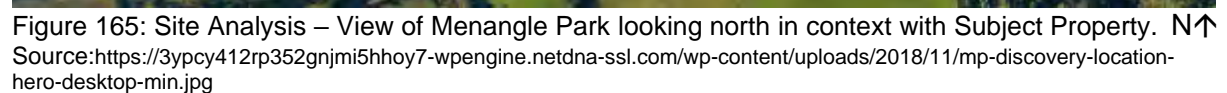
- iv. Coal transshipment Facility is unquestionably a component of the local history of the area, the coal industry and the railways and has been documented as such in several sources including this report. However, it comes into conflict - as a highly intrusive element - with a significant cultural landscape. In order to manage the Glenlee SHR Item, Betteridge states;

Given the far greater degree of significance of the landscape, it is considered preferable to remove any of these intrusive elements where possible. The railway line is proposed to be largely retained and this in itself will provide evidence of the former use of the site. However, if the railway is ever removed it is recommended that evidence of its alignment be retained on the ground (e.g. in the form of a pathway and interpretation information, or some similar treatment)²⁵⁹.

²⁵⁹ Betteridge, Chris, (Musecape) *Proposed Glenlee Precinct Rezoning: Non-Indigenous Heritage Assessment*, 24 February 2014, p.32



N↑



6.5.1.3 National Construction Code and Building Code of Australia

The NCC (National Construction Code) and BCA (Building Code of Australia) is a national set of building regulations covering (but not limited to) fire protection, fire warning, egress and universal access.

Fire Safety

Careful design and/or upgrading of the existing fire protection and warning systems will need to be undertaken so as to have minimal impact upon significant fabric. Extent of the systems will be dependent upon use of the building.

Where compliance with the code requires loss of significant building fabric, then an innovative solution must be developed to retain the significant fabric.

Universal Access

Universal Access is relevant in the event the house is made publicly accessible in the future. Although the NCC/BCA covers universal access, compliance with the NCC/BCA does not automatically ensure compliance with the Commonwealth Disability Discrimination Act (DDA) 1992. Heritage buildings are not exempt from the requirements of the DDA. Careful consideration should be given to the intended use of the building to enable universal access where possible where this will not impact upon significant fabric. An Access Report should be prepared to establish possible solutions or possibly support a case for exemption.

6.5.2 Non-Statutory Constraints

6.5.2.1 National Trust of Australia (NSW)

The subject site is listed on the National Trust's register.

Listing on the Register of the National Trust carries no statutory implications. The Trust's opinions however, are usually sought when major proposals are being formulated in heritage precincts or in relation to heritage buildings.

6.5.2.2 Register of the National Estate

The subject site is listed on the Register of the National Estate. This register is now an archive and is no longer a statutory list.

6.6 Constraints arising from current use and client requirements

Glenlee Homestead is currently used as a residence. Farming ceased on the site in 2014 with the removal of olive groves which were financially unviable. An appropriate visual setting around the Glenlee homestead and outbuildings has been identified to protect its significance which extends beyond the site boundaries. The owners have over a 40 year period undertaken considerable conservation works to the property under the guidance of Lucas Stapleton, James Broadbent and Michael Lehany. The owners have undertaken conservation works to the property to restore it and enable its use to continue. This Conservation Management Plan has been prepared to include provisions for long term conservation work and maintenance of the place.

Funding of the Conservation Works is dependent on continued income through greater utilisation of the buildings on the site and identification of areas where additional development could occur beyond the setting of Glenlee Homestead.

6.7 Opportunities for future use

The feasibility of these future use options for the subject building should be investigated with close reference to the constraints and requirements of this Conservation Plan and the conservation policies contained in Section 7.0 of this report.

Most importantly, any new uses of the buildings should respect the original internal planning and configuration. Future uses should ideally allow continued residential use of the property if

possible, or allow for a community use. Whatever the future use of the site, a Trust should be put in place to allow for the ongoing maintenance and upkeep of the buildings and gardens.

The following list provides possible future use opportunities for the subject site and buildings. Please note this list is by no means prescriptive or exhaustive, rather it aims to show the opportunities that could be applied to the site. Further options may come to light in future planning of the site; these options should also be explored to determine the best possible outcome for the site.

- 6.7.1 The opportunity exists to continue the historic use of Glenlee homestead, outbuildings and grounds as a family residence as part of the remnant core of a Colonial farm estate. This would be the most desirable use of the site and buildings. Opportunities for use of grounds (paddocks) for grazing would be desirable however given the small size of the site (45 acres as opposed to the 7,200 acres when it operated as a dairy farm), and the lack of fertility of the remaining lands, this option may not be feasible or financially viable enough to sustain the property.
- 6.7.2 The opportunity exists to utilise the Glenlee homestead, outbuildings and grounds as a community centre or club house for housing located around the estate. This use would require careful planning and management to ensure the significance of the site is maintained by appropriate screening.
- 6.7.3 The opportunity exists to utilise the Glenlee homestead, outbuildings and grounds as a compatible commercial enterprise. Possible uses could include:
- Wedding Reception Venue/ Photographic Venue. Such uses require a large structure 500 seat venue, which would impact on the significance.
 - Bed and Breakfast residence – this is a suitable use.
 - Farm stay – although given the small size of the site, and the lack of fertility of the remaining lands, this option of an operating farm may not be feasible or financially viable enough to sustain the property.
 - Golfcourse – nine holes with use of house as clubhouse. The proximity to Campbelltown Golf Clubs and the size of the site limits the viability of this opportunity, which would enable the open space to be retained. The path requirements for a Golf Club would impact on the heritage significance.
 - Other recreational uses that retain open space such as riding school are unlikely to generate sufficient funds to be commercially viable.
 - Market gardens or community allotments similar, to grazing paddocks, are also not commercially viable and would need to be carefully considered in the context of interpretation of the former dairy farm.
 - Community uses such as a community garden and café would not be commercially viable due to the isolation of the site and would need the support of Council.
 - Educational uses such as agricultural/ horticultural school may be appropriate to the significance and history of the site - if it could be made viable.
- The history of the site may be a limitation and to change the homestead and outbuildings would restrict educational uses.

6.8 Opportunities for future development

The feasibility of future development and use options should be investigated with close reference to the constraints and requirements of this Conservation Plan and the conservation policies contained in Section 7.0 of this report.

The following list provides a range of possible opportunities for new construction on the site. Please note this list is by no means prescriptive or exhaustive, rather it aims to show the opportunities that could be applied to the site. Further options may come to light in future planning of the site; these options should also be explored to determine the best possible outcome for the site.

- a. The opportunity exists to construct new small scale buildings to the rear in areas of moderate or lesser ranked significance in terms of historical use, landscape setting, views and archaeology.
- b. The opportunity exists for residential development beyond the primary visual setting, provided the significance of the place is retained by screening.
- c. The future uses for the subject site are limited to opportunities contained within the current property boundaries – Lots 1, 2 and 3 of DP 713646.

6.9 Constraints on development

The values, qualities, significance, fabric and the context of the subject buildings should be retained irrespective of the future development of the site. The following values are important in the conservation and adaptive reuse of the place.

6.9.1 Planning/context

The existing external planning features of the house are important to maintain and should be addressed in planning future uses of the site. The dominance of the house should be respected and view lines maintained. The early internal configuration of the spaces should be respected and maintained in any future uses of the main building and secondary buildings.

6.9.2 New buildings and works within the homestead lot

Some new structures *may* be permissible to the rear (south/east corner) and lower areas (north) of the property in areas identified as moderate. Any new building should be sympathetically designed to fit in with and take advantage of the original planning and view lines of the site, the topography of the site and the setting of the subject buildings and the surrounding context. Any new building should be interpretable as new work. This issue should be carefully considered and be compatible with future use options and opportunities for the site.

6.9.3 Amenities

Upgrading of the wet areas of the buildings which are not original would be appropriate. Any proposed changes must be well documented and approval by relevant Authorities sought prior to any commencement of works. Careful consideration should be given to future uses of the main building, especially where further amenities are required, e.g. for commercial use of the building. Any additional amenities required to service the building may be best suited to a new sympathetic freestanding structure to the rear of the house.

6.9.4 Significant fabric and items

The significant fabric (refer Section 5.4) of the subject site and building should be conserved.

6.9.5 Universal Access

Careful consideration should be given to future uses of the site and buildings, especially where public access is required. Universal access is currently not available to the house. Universal access to the building should only be provided where it will not have adverse impact on the significance of the building, significant fabric and internal layouts.

6.9.6 Indigenous Archaeology Restraints

There are two identified Indigenous sites within the SHR curtilage and a camp site and other isolated finds just outside it (refer to Figure 125). A site inspection of the study area identified a sensitive landform with potential to retain Indigenous archaeological heritage deposits in a disturbed context. This landform comprises a ridgeline in the south eastern section of the study area (see Figure 167). Archaeological predictive modelling identified that this ridgeline would have once been a vantage point for Aboriginal people, offering commanding views south to Howes Creek and across the landscape²⁶⁰.

Indigenous and European Archaeological Constraints are overlaid onto Figure 170.

²⁶⁰ AMBS Ecology & Heritage, *Glenlee Estate Aboriginal Heritage Assessment*, July 2020, p.28



Figure 167: Indigenous Archaeology Restraints

Source: AMBS Ecology & Heritage, *Glenlee Estate Aboriginal Heritage Assessment*, July 2020, p.29, Figure 5.14

6.9.7 European Archaeological Restraints

The European archaeological restraints of Glenlee, as per the Casey & Lowe 2020 report²⁶¹, are outlined below and in (C & L) Table 2.2, and (C & L) Figures 2.19 and 2.20 (TTA Figures 168 & 169). Overall, across the study area there is an anticipated:

- Moderate-High potential for archaeological deposits and features associated with the construction of the Glenlee homestead, servants wing (c.1823-4), stables stable (c.1820s/30s), and the gatelodge (c.1830s) (all still extant), including footings with associated foundation trenches, and pre-construction levelling fills.
- Low-Moderate potential for:
 - Structural remains associated with early (pre-1823) cottage, barn and other unmapped farm buildings (including wells cisterns etc.)
 - Yard features associated with the 19th century occupancy of the property, within the immediate surrounds of the homestead complex, including: 'occupation deposits and artifacts scatters, yard surfaces, former pathways.
 - Underfloor deposits within the former gatelodge.

²⁶¹ Casey & Lowe, *Revised Historical Archaeological Assessment*, July 2020, pp.21 - 25

- Deeper sub-surface remains of any former structures dating from the 19th to early 20th century, including the former 'woolshed' and 'barn', and other 'unmapped structures' (sheds, farm outbuildings, cisterns, etc.).
- Nil-Low potential for:
 - Evidence associated with early early land management, wheat cultivation, the former vineyards, as well as the lemon / quince plantings.
 - Property fences, sheds (postholes) and other features of the estate.
 - Remains of the historic driveway (along the parish boundary), turning circle / loop, the carriage loop associated with the gatelodge, and other tracks leading from the gatelodge to the main house and outbuildings.
 - Archaeological deposits within the roof and floor cavities of the main house, kitchen wing and servants quarter.
 - Archaeological deposits within the two cisterns.

Other elements of the Glenlee estate, such as the Glenlee railway platform, several c.1870s/1880s farmhouses, the early 20th-century dairies and Chinese market gardens are likely situated outside the current study area.

Indigenous and European Archaeological Constraints are overlaid onto Figure 165.

ID	Date	Details	Archaeological Potential
-	Pre-1823	Unidentified cottage, barn and other buildings (destroyed by fire late 1823).	Low-Moderate
A	c.1823-24	Homestead (still extant)	Moderate-High (constructional features) Nil-Low (underfloor)
B		Servants Quarter / Kitchen (still extant)	
C		Privy (still extant, possibly moved from original location east of servants quarter)	
D	c.1820s/30s	Former timber slab milking shed / stables (still extant), fenced-in 'milking yard'	Moderate-High (constructional features)
E	c.1830s	Gatehouse (still extant)	Moderate-High (constructional features) Low-Moderate (underfloor)
F	By 1858	Line of carriageway from gatehouse to main house (former Parish line)	Nil-Low
G		Turning circle/loop evidence	Nil-Low
H		Picket fence remains/sandstone footings, northeast of homestead complex	Low-Moderate
J		2 buildings east of dairy	Low-Moderate
K		Several fenced-in enclosures and outbuildings, possibly a well/cistern, south of dairy	Low-Moderate
L		Large fenced-in plot, possibly part of Ah Shoo's market garden (late 19 th -century)	Nil-Low
M		Fenced-in enclosure, 2 associated structures	Low-Moderate
-		Old Dairy (off-site)	Nil (outside study area)
N		Glenlee platform/s (within rail corridor)	Nil (outside study area)
O	Late 19 th / early 20 th century ?	Former woolshed, destroyed by fire in 2009 and replaced with new building 2011	Low-Moderate
P		Former farm outbuilding, likely a barn associated with cultivation fields to the south of here, demolished by 1971	Low-Moderate
Q		Former dam	Low-Moderate
R		Carriage loop associated with gatehouse	Nil-Low
S	1960s	Site of former swimming pool	N/A

ID	Date	Details	Archaeological Potential
-		Major works to the site, including landscaping around the homestead and construction of the modern-day carriage loop in front (west) of homestead	N/A
T	From 2002	Underground water tanks (4) associated with the olive grove.	N/A
U	By 2014	Olive processing shed	N/A



Figure 168: (C & L Figure 2.19): Plan identifying the areas of Archaeological Potential and main archaeological features (see C & L Table 2.2) within the Glenlee estate. Base image Nearmap.



TTA Figure 169: (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 Nearthmap.



Figure 170: 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.

Opportunities to mitigate the effects of development beyond the SHR curtilage and upon the significance of Glenlee may include, but are not limited to, a strategic landscape planning approach which would consider structure planting within the curtilage; and in its wider setting, to ameliorate these impacts.

6.9.10 Constraints for potential development

Any proposed development should acknowledge the existing heritage of the place outlined in the CMP inclusive of its assessed cultural significance, Statement of Significance, gazetted SHR curtilage, visual setting, undulating landforms, slopes, rivers and connections to natural systems.

Potential development should include:

- New development should respect the significant planning and fabric of homestead and outbuildings and landscape.
- New structures should be single storey generally with hipped or gable roofs.
- Materials, colour, texture and scale should be recessive in character.
- Development should respond to contours to minimise retaining walls.
- Development of road systems should be designed to retain classic views and vistas to and from Glenlee Homestead through screening.
- Very limited development of a rural nature could occur in areas of high and lesser significance and should be designed to respect and conserve the heritage significance of the Glenlee estate, its gazetted curtilage, buildings, gardens, significant elements, archaeology and setting including its visual and spatial qualities.

7.0 CONSERVATION POLICY

The following conservation policies arise out of the statement of significance, the physical condition and other constraints (Refer Section 3.0, 5.0 and 6.0). An approach should be chosen for the subject site that allows as many as possible of these conservation policies to be implemented to ensure appropriate future management that will retain and enhance significant fabric and allow clear interpretation of the significance of the site.

The purpose of this policy is to determine how the subject site should be managed in terms of future development, use and maintenance in order to retain the cultural significance of the place, the objective being to retain and incorporate significant elements of the place within the framework of a viable appropriate future use for the site.

The implementation of this policy will allow the clear interpretation of the significance of the site and the most appropriate way of caring for the significant fabric.

The policies intend to:

- retain and enhance the cultural significance of the place;
- ensure the retention of significant fabric, planning approach and natural and cultural landscape setting of the site;
- allow adaptation, alterations and new works which are consistent with the cultural significance of the place and which promote a viable appropriate use of the site;
- define guidelines for new development within the curtilage of the site;
- indicate an approach to the future management and maintenance of the site, by qualified persons.

7.1 Conservation procedures at the site

Policy 7.1.1 Generally, treat the site as being of cultural heritage significance, and consequently guide works and activities at the site by the provisions of the Australia ICOMOS Burra Charter.

Policy 7.1.2 Manage the site in a way which allows the maximum of this policy to be implemented and followed. The policies outlined in this document should be adopted as the guide to future planning and work at the site.

Policy 7.1.3 Personnel skilled in disciplines of conservation practice, including professionals, skilled building and engineering trades, etc should be engaged as appropriate to advise or implement conservation works at the site. Personnel involved in the documentation and implementation of works at the site should be recorded for future reference.

Policy 7.1.4 Carry out, catalogue and archive systematic surveys of the site, before, during and after any works in accordance with NSW Heritage Branch and DOP Guidelines. Any new information that comes to light during and after works at the site shall be recorded in a report, a copy of which shall be held at the archive of the site.

Policy 7.1.5 Assemble, catalogue and make readily available for public inspection, copies of all known historical drawings, pictorial documents and written records relating to the site in a permanent archive of the site.

Policy 7.1.6 Revise this Conservation Management Plan after major works have been carried out at the site and otherwise at regular intervals, firstly five (5) years from its adoption.

Policy 7.1.7 Document any proposed works to the place in a way that allows scrutiny by others before they are executed and can be retained for posterity. The documentary or physical evidence upon which conservation decisions are made for each part of the element should be cited. A copy of the

documentation, including schedules and drawings, shall be held at the archive of the site.

Policy 7.1.8 Prepare a Photographic Archival Record of the site prior to, during and after undertaking any major works, following applicable guidelines and standards.

Policy 7.1.9 The contents of the house should be catalogued and recorded before dispersal by the family. Where possible, contents should remain at the house.

Policy 7.1.10 Further Conservation Management documents and fabric analysis of individual components of the place should be undertaken as needed to guide conservation and adaptive works.

7.2 Conservation of Heritage Significance

Policy 7.2.1 *Conserve and manage the character of the subject site, which is that of a rural estate in a cultural landscape of exceptional significance, to maintain the dominance of the homestead group and its surrounding landscape spaces, trees, lawns and gardens, service zones, outbuildings and open paddocks, which collectively tell the story of a working farm and gentleman's estate within the Cowpastures area of the Cumberland Plain. This includes conserving the original visual setting which relates to the topography, open space and distant views in the vicinity of the house.*

Policy 7.2.2 Conserve and maintain the visual setting, **as defined in the Statement of Significance, to ensure the significance of the gazetted SHR curtilage**, Glenlee Homestead and associated building group, *its landscape spaces, trees, lawns and gardens, outbuildings, service zones and open paddocks, which collectively tell the story of a working farm and gentleman's estate within the Cowpastures area of the Cumberland Plain* are conserved, maintained and *appropriately* interpreted.

Policy 7.2.3 Do not obscure the significant close and distant views and vistas from various vantage points and approaches to and from the subject site, with any new buildings, services, landscaping or activities at the site, as identified in Section 5.

Policy 7.2.4 Conserve and maintain significant fabric in-situ. (Refer Section 5.4 and Conservation Works Schedules and Maintenance Schedules attached).

Policy 7.2.5 Retain, Conserve and Interpret the former gatelodge through restoration and reconstruction. (Refer to Glenlee Conservation Works Schedules and Maintenance Schedules 2020, by Architectural Projects P.L.).

Policy 7.2.6 Retain all original and early features such as doors, windows, floors, decorative features and walls with appropriate conservation and maintenance.

Policy 7.2.7 No activity should take place which could destroy a potential Indigenous archaeological resource, identified in AMBS Ecology & Heritage Archaeologist Assessment, July 2020

Policy 7.2.8 No activity should take place which could destroy a potential European archaeological resource, identified in Casey & Lowe *Revised Historical Archaeological Assessment Glenlee, Menangle Park*, July 2020.

Policy 7.2.9 Undertake regular maintenance on the subject buildings, landscape features and site elements to ensure their longevity.

- Policy 7.2.10 Revise and update the information contained in the State Heritage Inventory form with the documentary and physical evidence that has come to light during this study.

7.3 Interpretation

- Policy 7.3.1 Maintain the key elements that comprise Heritage Significance of the Place.
- Policy 7.3.2 Maintain dominance of the homestead surrounded by landscaped gardens, recreational areas, service building and open paddocks. The of the subject site should be interpreted as a Gentleman's estate on rural lands with a house precinct, recreational areas, service buildings. Any future uses should assist this interpretation.
- Policy 7.3.3 Undertake and implement an Interpretation Plan and Strategy for the site.
- Policy 7.3.4 The Interpretation Strategy should include acknowledgement of the significance of the subject site to its Indigenous heritage.
- Policy 7.3.5 The Interpretation Strategy should include acknowledgement of the former extended curtilage to enable appreciation of the subject site and its European heritage.
- Policy 7.3.6 The Interpretation Strategy should specify coordination of interpretation media within each of the sites which formed part of the former 1820 Glenlee Estate including but not limited to Gundungurra Reserve, William Howe Regional Park and the Mt Annan Botanical Gardens.

7.4 Indigenous Archaeological Resource Management

- Policy 7.4.1 Engage with Tharawal Local Aboriginal Land Council (LALC) to identify cultural connections to Glenlee specifically and as part of the wider cultural landscape.
- Policy 7.4.2 *Any future management works with potential to impact on Aboriginal cultural heritage will require the approval of an Aboriginal Heritage Impact Permit by Heritage NSW, supported by an Aboriginal Cultural Heritage Assessment carried out in formal consultation with the Aboriginal community in accordance with Heritage NSW guidelines²⁶².*
- Policy 7.4.3 *The ridgeline landscape feature in the study area has potential to retain Aboriginal objects. If future works are proposed to occur in the study area, an Aboriginal Cultural Heritage Assessment should be prepared in accordance with the Heritage NSW Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW 2011) in order to determine the presence of Aboriginal heritage sites prior to any future development works being undertaken in this area²⁶³.*
- Policy 7.4.4 *Should any Aboriginal objects be exposed during any future development works, disturbance of the area should cease and the Cultural Heritage Division of Heritage NSW should be informed in accordance with section 89A of the NPW Act. Works should not continue without the written consent of Heritage NSW²⁶⁴.*

²⁶² Policy is an extract from AMBS Ecology & Heritage, *Glenlee Estate Aboriginal Heritage Assessment*, July 2020.

²⁶³ Ibid.

²⁶⁴ Ibid.

7.5 European Archaeological Resource Management

The following Policies are extracts from Casey & Lowe Pty Ltd, *Revised Historical Archaeological Assessment Glenlee, Menangle Park*, July 2020, p. 33.

- Policy 7.5.1 *All sub-surface areas below and adjacent to the core homestead complex (buildings and driveways) should be considered to have archaeological potential. Any new interventions or works should be designed to avoid any disturbance of potential archaeological items (State and locally significant) located within these areas.*
- Policy 7.5.2 *State significant archaeology within the Glenlee SHR curtilage should be conserved in situ. If located, opportunities to preserve potential State or locally significant archaeological remains on the property should be explored.*
- Policy 7.5.3 *Prior to undertaking works that disturb the area within the SHR curtilage, an approval under S60 of the Heritage Act 1977 will need to be obtained from the NSW Heritage Council. Minor maintenance, repairs and alterations within the core homestead complex as well as works within the paddock areas may be exempt under S57(2) of the Heritage Act 1977.*
- Policy 7.5.4 *An appropriate on-site investigation strategy (a Statement of Heritage Impact or Archaeological Research Design) should be written by a suitably qualified and experienced archaeologist as part of any S60 or S57(2) application. This will identify the archaeological approach and methodology to be used on the site, the type of archaeological questions the archaeological investigation seeks to address, as well as the nominated archaeological director who meets the Heritage Council Excavation Directors Criteria for works on State significant sites.*
- Policy 7.5.5 *Any proposed archaeological investigations should consult and review the analyses of archaeological significance and potential, as outlined in the Archaeological Assessment (prepared by Casey & Lowe 2020) in this CMP (TTA Section 6.9.7, and T & L Figure 2.19).*
- Policy 7.5.6 *A report on the results of any archaeological program will be a condition of any future archaeological investigation. The report will need to conform to Heritage NSW guidelines, and respond to the research design formulated for the project. The report will need to include a catalogue and analysis of any artefacts recovered from the site.*
- Policy 7.5.7 *A repository should be provided for any artefacts recovered from the site.*
- Policy 7.5.8 *The results of any archaeological excavation program should be subject to a heritage and/or Archaeological Interpretation Strategy that highlights the history and significance of the Glenlee estate.*
- Policy 7.5.9 *Should any archaeological material be revealed during routine management activities on the farm, it should be brought to the immediate notice of Heritage NSW.*

7.6 Universal Access and Fire Safety

- Policy 7.5.1 *Continue compliance with all Statutory Frameworks including but not limited to NSW Heritage Act, Local Government, National Construction Code and Building Code of Australia and Non-Statutory Frameworks as per National Trust of Australia.*
- Policy 7.5.2 *Provide universal access to the House where it will not have adverse impact upon the significant fabric.*

Policy 7.5.3 Dependant on the use of the subject site and buildings, prepare an Access Audit report to assess existing universal access to the building and future access options.

Policy 7.5.4 Develop and implement a fire safety and egress strategy which will provide the least impact to significant fabric whilst still providing for the safe egress of occupants in the event of a fire.

7.7 Conservation of Significant Fabric and Spaces

Policy 7.7.1 Unless otherwise stated in these policies, retain and conserve surviving original and early fabric and spaces, particularly fabric and spaces rated of being of exceptional or high significance (refer section 5.4 of this document).

Policy 7.7.2 Precede all conservation works by thorough investigation of the building fabric and monitor the works to assess their efficacy and accuracy.

Policy 7.7.3 Preferred conservation processes to be used for fabric of exceptional and high significance are maintenance, preservation and restoration in accordance with the ICOMOS Burra Charter.

Policy 7.7.4 Conserve views to and from Glenlee Homestead identified as Exceptional and High in MAP 1 / Table 1.

Policy 7.7.5 Conserve Building Components identified as Exceptional in Table 2 / MAP 2.

Policy 7.7.6 Conserve Landscape Components for the subject site identified as Exceptional and High in Table 3 / MAP 3.

Policy 7.7.7 Conserve areas of SHR Curtilage identified as Exceptional and High in MAP 4.

7.8 Intervention in the Fabric

Policy 7.8.1 Conserve and maintain fabric of exceptional significance in accordance with the ICOMOS Burra Charter.

Policy 7.8.2 Approach changes to significant fabric with minimal intervention: as much as necessary, as little as possible.

Policy 7.8.3 Intervention for purposes other than conservation of the fabric is to occur only in areas of moderate, little or no significance.

Policy 7.8.4 Removal of fabric of high significance is to be contemplated only where that fabric has ceased to function and is actively contributing to deterioration in other significant fabric.

Policy 7.8.5 Record all works to the subject site and buildings in accordance with NSW Heritage Branch archival record guidelines.

7.9 Alterations and Additions to Significant Fabric and Spaces

Policy 7.9.1 Confine alterations and additions to original or early fabric of the building to:

- the removal of intrusive elements, and elements of little significance that interfere with interpretation, where they are no longer needed
- the removal of elements of little or no significance that are contributing to the deterioration of original or early fabric

- the reinstatement where appropriate of original or early fabric that has since been removed and for which good evidence exists
- works to conserve the existing significant fabric, and
- fully reversible works to adapt the buildings for changing uses as required.

Policy 7.9.2 Confine alterations and additions to the house to works that are complementary and subservient to the original and early fabric.

Policy 7.9.3 New elements must respect the existing aesthetic significance of the building.

7.10 New Work, Future Development and Use

Policy 7.10.1 Conserve the 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 Glenlee homestead group.

Policy 7.10.2 Conserve the legibility of the pastures and their significant agricultural uses associated with the heritage item.

Policy 7.10.3 Carry out new works in accordance with the ICOMOS Burra Charter.

Policy 7.10.4 Archaeological monitoring will occur in accordance with approved archaeological documentation such as an archaeological assessment research design and excavation methodology.

Policy 7.10.5 The policies contained within this document must be applied irrespective of the future uses of the site and buildings.

Policy 7.10.6 *Ensure future uses of the nearby industrial land are of a low elevation and do not intrude on view lines from Glenlee.*

Policy 7.10.7 Maintain the ... *'still possible to appreciate the siting of the house in view of, and with frontage to, the Nepean River as part of the original land grant. The mid-19th century railway, though sited close to the homestead group, was constructed to maintain this physical relationship';*
and
'its direct sightline and important (link/view line) to the Camden Park estate and the Great Dividing Range beyond'.

Policy 7.10.8 Conserve and manage the Views and Vistas identified as being of Significance. Ideally ameliorate intrusive elements in significant views through screen planting within the site or by other sites by agreement with other owners.

Policy 7.10.9 Uses and activities at the site must be compatible with the retention and interpretation of the historical residential uses.

Policy 7.10.10 The most desirable use for the site would be a prestigious residence in keeping with the traditional uses of the site. Refer Section 6.7.

Policy 7.10.11 Maintain the ... *'The siting of the homestead group, in the context of the undulating landform, is an outstanding example of colonial landscape planning to form a picturesque composition'.*

Policy 7.10.12 Maintain the character and integrity of the subject site and buildings as a nineteenth century gentleman's estate on rural land in any future development or enterprise on the site.

- Policy 7.10.13 Maintain the buildings indicated as being of Exceptional and High Significance including... *'remnant core (of the Glenlee homestead, outbuildings, landscape, garden and gatelodge), including accessway of a rare colonial farm estate, formerly renowned as one of the best and earliest dairy farms in the colony, with important individual elements including the 1820s homestead of William Howe, outbuildings, farm buildings, gatelodge and plantings'*.
- Policy 7.10.14 Strictly limit and control any future development within and adjoining the visual setting to maintain and continue to enhance the existing functions, landscape character and use.
- Policy 7.10.15 Any future development, within the visual setting, must not diminish or overwhelm the house. The heritage significance of the house must continue to be maintained by any proposed scheme.
- Policy 7.10.16 Any future development within and adjacent to the visual setting may be permitted but must be designed by integrated development to ensure minimal impact upon the heritage significance of Glenlee.
- Policy 7.10.17 New structures on the site must be carefully considered, be sympathetic and subservient to the house and must be easily interpretable as new work and not intrude upon the significance of the site.
- Policy 7.10.18 Any future development within the subject site or within the vicinity of the subject site must be carefully considered by the appropriate authorities so that the setting of the place is maintained.
- Policy 7.10.19 In developing plans for the future use of the subject site, the significant external and internal fabric of the subject site buildings. The significant views and vistas must be conserved to maintain the significance of the site.
- Policy 7.10.20 Where new fence lines are required, these should be based on those known to have existed during a previous period and should be in keeping with the historical uses of the areas of the site.
- Policy 7.10.21 Reinstate appropriate historical land uses in accordance with the documentary and physical evidence.
- Policy 7.10.22 *Any future development to the grounds within the curtilage*, such as extra car parking and toilet facilities, must be carefully located and designed to have the least impact upon the significant landscape and buildings of the Glenlee Homestead Lot. Locate these facilities in areas of moderate significance.
- Policy 7.10.23 Any future adjacent development should be well considered. A set of Design Guidelines should be produced to inform new development in a manner that respects the Glenlee property and maintains its significance.
- Policy 7.10.24 Any future development should follow the controls in the Campbelltown Council Development Control Plan 2012 and be guided by this Conservation Management Plan.
- Policy 7.10.25 Provide an overall landscape strategy to guide ongoing maintenance and upkeep of gardens.
- Policy 7.10.26 Future use should ideally continue the residential use of the property if possible, or allow for a community use. Whatever the future use of the site, a Trust should be put in place to allow for the ongoing maintenance and upkeep of the buildings and gardens.
- Policy 7.10.27 Undertake new plantings in accordance with currently acceptable horticultural practices to have minimum impact on significant fabric and surrounding areas.

All works involving sub-surface disturbance in identified archaeologically sensitive areas should be strictly supervised by a specialist archaeologist familiar with the site.

7.11 Glenlee Homestead & Outbuildings

Policy 7.11.1 The homestead can be adapted and upgraded to today's living standards provided the early configuration is conserved and clearly interpreted, and new interventions are sympathetic to the existing site and context.

Policy 7.11.2 Retain the character of the house as it exists today.

Policy 7.11.3 Carefully design any new works to the house so as not to interfere with the significance of the subject building and to limit impact on significant fabric.

Policy 7.11.4 Retain and conserve extant significant external and internal building fabric in accordance with the levels of significance identified in Section 5.4 Grading of Significance and policies in Policy 7.7 of this CMP.

Fabric including views, building forms, roofscape, built elements, interiors, garden spaces, modified grounds and landscape elements of exceptional significance are those which are rare or outstanding and which directly contribute to the place's overall heritage significance, shall be retained and conserved as defined by the Burra Charter. Any work which affects this category should be confined to conservation, restoration or reconstruction, as defined by the Burra Charter. These must not be obstructed by new works, structures or services and they must be clearly visible and interpreted as part of any new works. Where fabric of exceptional significance has been damaged it must be repaired with sympathetic materials in preference to replacement.

Policy 7.11.5 Retain the Regency Colonial character of the homestead. No conservation, maintenance or new work shall alter or negatively impact on the external character of the house.

Policy 7.11.6 Organise any proposed new services or service upgrades related to any new uses of the house to provide minimal interference with the existing significant fabric. Wherever possible, new services shall follow existing lines to minimise impact upon significant fabric and spaces.

Policy 7.11.7 Install any required new services in areas and spaces of lower significance.

Policy 7.11.8 Any new interventions to the subject building should be reversible and clearly interpreted – by means of introduced interpretive devices or by method of style of construction – as new work.

Policy 7.11.9 Allow the upgrading of existing wet areas.

Policy 7.11.10 Maintain and conserve all outbuildings, farm buildings and structures associated with the site.

7.12 Subject Site including Landscape

Policy 7.12.1 Conserve and maintain the '*...siting of the homestead group, in the context of the undulating landform, as an outstanding example of colonial landscape planning to form a picturesque composition*';

Policy 7.12.2 Conserve and maintain existing core site landscape spaces, trees, gardens, lawns, grounds, pathways and landscape components.

- Policy 7.12.3 Undertake new plantings in accordance with currently acceptable horticultural practices to have minimum impact on extant fabric and surrounding areas.
- Policy 7.12.4 Wherever possible, propagate new plant stock from existing site plantings.
- Policy 7.12.5 Ensure species planted on the site are in keeping with those known to have existed in the past on the site or those appropriate to the period and soils.
- Policy 7.12.6 Significant views and vistas should be retained. Any new plantings or structures should not obscure the cultural, historic or aesthetic significance of the place in a physical or visual way.
- Policy 7.12.7 Maintain the potential visual link between the Homestead and Camden Park Estate ridge, while reducing the impact of the new arterial road and subdivisions beyond the subject site.
- Policy 7.12.8 Maintain lawns, courtyard design and carriage loop.
- Policy 7.12.9 Maintain architectural garden design features.
- Policy 7.12.10 Remove weed growth of opportunistic plantings to reconstruct pathways and planting designs.

7.13 Significant Views and Vistas

- Policy 7.13.1 Significant views and vistas should be retained. Refer to Section 5.0.
- Policy 7.13.2 Maintain the significant Views and Vistas to Glenlee Homestead identified as being of Exceptional and High Significance.
- Policy 7.13.3 Maintain the significant views and vistas from Glenlee Homestead to Camden Park, the Great Dividing Range, Mt Annan, and Nepean River and alluvial flats.
- Policy 7.13.4 Conserve and maintain significant views and vistas when developing plans for the future use of the subject site, the significant external and internal fabric of the subject buildings and gardens, so that the significance of the site is maintained.
- Policy 7.13.5 Carefully consider the placement of replacement trees and shrubs so as not to obscure significant views and vistas. In some locations, trees may not be appropriate. Mature heights of trees and shrubs should be carefully considered to retain significant views and vistas.

7.14 Future Development

- Policy 7.14.1 All future development is to be designed in accordance with this Glenlee Estate Conservation Management Plan, Future Landscape Management Plan and Historical Archaeological Assessment and must comply with all relevant authorities prior to commencement of any works.
- Policy 7.14.2 *'Ensure rural character is maintained within the view shed...; "... from the point along Glenlee Road...from along the accessway. ensure the important direct view line between Glenlee and the Camden Park ridge is maintained unimpeded; ensure future uses of the nearby industrial land ...are of a low elevation...and do not intrude on view lines from Glenlee'.*
- Policy 7.14.3 All recorded sites within the study area boundaries are protected under the NP&W Act and an AHIP must be obtained prior to any disturbance to or removal of the sites. Glenlee Precinct Rezoning Due Diligence Aboriginal Heritage Assessment

- Policy 7.14.4 Consultation with Aboriginal stakeholders should be undertaken where decisions relating to the management of Aboriginal cultural heritage are being made.
- Policy 7.14.5 On-site employees or contractors involved in ground surface disturbance should be made aware of the statutory obligations that apply to the discovery of Aboriginal objects.
- Policy 7.14.6 If Aboriginal objects are uncovered during ground surface works, all works must cease and OEH should be contacted to advise on a course of action.
- Policy 7.14.7 In the extremely unlikely event that suspected human remains are found all work must cease, the site should be secured and the NSW Police should be notified to advise on a course of action. If the remains are found to be archaeological, OEH and the LALC should be contacted to assist in determining appropriate management.

8.0 IMPLEMENTATION STRATEGY

This implementation strategy is not comprehensive; rather it is intended as a set of requirements for the implementation of the conservation policy. Any other proposals for the site shall comply with the conservation policies contained in Section 7.0 of this report.

8.1 Strategies for Conservation Management

- 8.1.1 Adopt this Conservation Management Plan and the recommendations and policies contained herein.
- 8.1.2 General conservation works must be undertaken in accordance with the prioritised Conservation and maintenance Works Schedules, on a regular basis to prevent deterioration of the significant fabric of the subject buildings.
- 8.1.3 Manage the subject site in a way that allows the maximum amount of this Conservation Management Policy (refer Section 7.0 of this report) to be implemented.
- 8.1.4 Personnel skilled in disciplines of conservation practice shall be engaged as appropriate to advise on both minor and major works and implement conservation aspects at the site.
- 8.1.5 If works are proposed, the CMP Policies should be followed and all other necessary permits obtained. The relevant consent authorities must be contacted and approval obtained prior to any works taking place.
- 8.1.6 Copies of this CMP should be placed at Campbelltown City Council Library and should be made publicly available.
- 8.1.7 Following on from the Conservation Management Plan, the plans, documents and guidelines tabulated below shall be prepared as required and made available to persons involved in the care and conservation of the site.

Document	Objective/Comment	Priority	Timeframe
Schedule of Works	A Schedule of Works will ascertain the prioritised conservation and new works required to be undertaken.	High	Available
Maintenance Plan	A Maintenance Plan details the cyclical maintenance tasks required to ensure the house, grounds, structures and garden elements do not deteriorate.	High	Available
Interpretation Plan and Interpretation Strategy	The subject site is of heritage significance to the development of the Campbelltown Local Government area and this should be interpreted to the public. An Interpretation Plan for the site would determine the themes and messages to be interpreted at the site and the best media to accomplish this. The Interpretation Strategy would develop the Interpretation Plan and prioritise the proposed interpretation works and appropriate media.	Medium	To accompany development proposals
Photographic Archival records	The purpose of an archival record is to record the heritage item before, during and after any proposed works to document the heritage item and any changes made. NSW Heritage Branch guidelines shall be followed.	High	As major works take place – before, during and after works

Document	Objective/Comment	Priority	Timeframe
Heritage Impact Statements	Heritage Impact Statements will be required to accompany any development applications for the site.	—	To accompany development proposals
Access Review	Should the building be given over to a wholly commercial function, an Access Review shall be conducted to determine the feasibility of providing universal access to the building.	Low	Dependent on use of building
Public Domain Plan	Landscape treatments within and around the site must be carefully considered and controlled so as not to detract from the significance of the place.	Medium	As subdivision development works commence

8.2 Strategies for Future Works

- 8.2.1 All works shall be carried out in accordance with the conservation policies contained in Section 7.0 of this report.

8.3 Strategies for Maintenance

- 8.3.1 General maintenance shall be undertaken on a regular basis, including regular inspection and repair.
- 8.3.2 A Schedule of Works and Maintenance Plan has been prepared prioritising works and detailing cyclical maintenance works necessary to undertake to avoid deterioration of and damage to significant fabric.
- 8.3.3 Any urgent repairs required shall be undertaken immediately to prevent deterioration to significant fabric.

8.4 Strategies for Management of Future Development

- 8.4.1 This Conservation Management Plan shall be consulted and specific proposals for the site assessed in the light of what is recommended in previous sections of these policies.
- 8.4.2 The feasibility of the options listed in Section 6.7 of this report shall be investigated with close reference to the constraints and requirements of this Conservation Management Plan and the conservation policies contained in Section 7.0 of this report.
- 8.4.3 Any future development of the site shall respect the significance of Glenlee House, significant outbuildings and landscape elements, taking into consideration its bulk, scale, rural setting and significant view lines and the configuration of the landscape and open spaces, recreational areas and service zones.

Appendix A:
SHR Heritage Listing

APPENDIX B

AMBS Ecology & Heritage, *Glenlee Estate Aboriginal Heritage Assessment*,
July 2020



Glenlee Estate Aboriginal Heritage Assessment

Prepared by AMBS Ecology & Heritage
for Architectural Projects

Draft

July 2020

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1 Introduction

AMBS Ecology and Heritage (AMBS) has been commissioned by Architectural Projects Pty Ltd to provide an Aboriginal heritage assessment for Glenlee Estate (the study area) (Figure 1.1). A Conservation Management Plan (CMP) has been prepared by Tropman & Tropman Architects for the Estate and Heritage NSW, Department of Premier and Cabinet have requested the inclusion of an Aboriginal heritage assessment. An assessment of the Aboriginal heritage values of the Estate is required, to include an assessment of archaeological potential, statement of heritage significance, and conservation policy and management guidelines.

1.1 Study Area

The study area is located at Glenlee Road, Menangle Park within the Menangle Park Urban Release Area (URA). It is situated approximately 6.5km south west of Campbelltown and is within the Campbelltown City Council Local Government Area (LGA). The 40ha estate includes Lots 1, 2 and 3 of DP713646 (Figure 1.1).

The study area is listed as *Glenlee, outbuildings, garden & gatelodge* on the State Heritage Register (SHR) (Item No. 00009), and the listing states:

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

1.2 Conservation Management Plan

A Conservation Management Plan (CMP) has been developed for the study area and Heritage NSW have requested the inclusion of an Aboriginal Heritage Assessment. A residential subdivision has been proposed for an area north of the study area and concept plans have been established. These include:

- careful siting of development protects the heritage item rural setting;
- screening the new development from the study area and its rural setting;
- defining the parish boundary and original lot related to the study area through cluster planting; and
- protecting views to and from Camden Park and Mt Annan.

1.3 Methodology

This report is consistent with the principles and guidelines of the *Burra Charter: The Australian ICOMOS Charter for the conservation of places of cultural significance 2013*. It has been prepared in accordance with current heritage best practice and the guidelines of Heritage NSW, as specified in the *Guide to investigating, assessing and reporting on Aboriginal cultural heritage in NSW* (OEH 2011), and the *Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW* (Department of the Environment, Climate Change and Water NSW (DECCW) 2010).

The key heritage requirements for this assessment are to:

- undertake a review of existing information on the Aboriginal heritage values and archaeology of the area;

- consult with representatives of the Tharawal Local Aboriginal Land Council (LALC) to ensure their involvement and input into the Aboriginal heritage assessment, description of Aboriginal heritage values, and heritage impact management and mitigation;
- undertake a site inspection of the study area;
- prepare a heritage significance assessment of the proposed development area; and
- develop appropriate recommendations for ongoing management and conservation of the Aboriginal heritage values of the Estate, based on an understanding of scientific and cultural heritage significance, in line with Heritage NSW guidelines and archaeological best practice.

1.4 Aboriginal Community Consultation

While Aboriginal community consultation is an integral part of the Aboriginal cultural heritage assessment process, this project has not been undertaken in accordance with the requirements of the Heritage NSW *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010*. However, archaeological and heritage management best practice requires that representatives of the local Aboriginal community are included as stakeholders in decisions concerning any heritage objects, archaeological places or Sacred Sites within the study area. In addition, assessments of cultural significance, the values of a site to the Aboriginal community itself, can only be carried out by the relevant Aboriginal communities.

The aims of the Aboriginal community consultation process for this project were to:

- afford the opportunity for the Tharawal Local Aboriginal Land Council (LALC) to provide input into identifying cultural heritage values and be involved in the heritage assessment process;
- provide the opportunity for representatives of the Tharawal LALC to inspect the study area with the aim of identifying Aboriginal sites and areas of archaeological and cultural sensitivity;
- identify the Aboriginal cultural heritage significance of the study area;
- integrate Aboriginal heritage values into the heritage assessment; and
- provide an opportunity for the local Aboriginal community to comment on the heritage management strategy and proposed outcome.

Tharawal Local Aboriginal Land Council (LALC) was contacted on Friday 26 June and invited to provide a representative to take part in an archaeological site inspection of the study area with AMBS archaeologists. Unfortunately, due to availability, a representative of Tharawal LALC was unable to be provided for the site inspection.

A draft of the assessment will be provided to Tharawal LALC for their review and comment prior to finalisation.

1.5 Authorship

This report has been prepared by AMBS Heritage Consultant Petra Balanzategui and AMBS Director Aboriginal Heritage Christopher Langeluddecke.

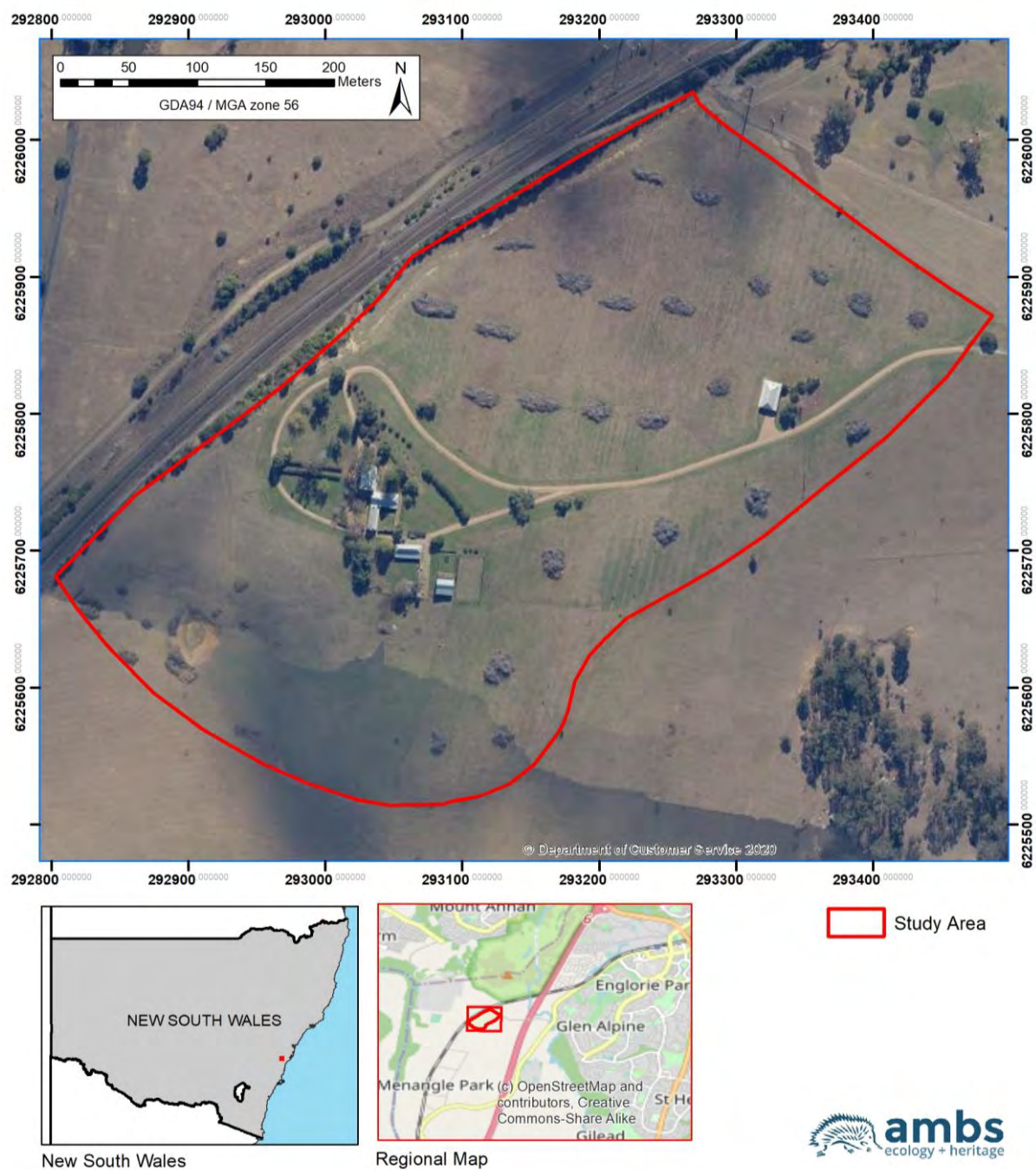


Figure 1.1 Location of the Glenlee Estate study area.

2 Statutory Context

The conservation and management of heritage items takes place in accordance with relevant Commonwealth, State or local government legislation. Non-statutory heritage lists, ethical charters, conservation policies, organisational policies, and community attitudes and expectations can also have an impact on the management, use, and development of heritage assets. Listings relevant to the study area are summarised below.

2.1 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides a legal framework for the protection and management of places of national environmental significance. Several heritage lists are addressed by the EPBC Act, including the National Heritage List (NHL) and the Commonwealth Heritage List (CHL). The NHL protects places that have outstanding value to the nation. The CHL protects items and places owned or managed by Commonwealth agencies. The Australian Government Department of the Environment is responsible for the implementation of national policies and programs to protect and conserve the environment, water and heritage and promote climate action. The Minister's approval is required for controlled actions which would have a significant impact on items and places included on the NHL or CHL.

There are no Aboriginal heritage items or places listed on the NHL or CHL within the study area or in its vicinity.

2.2 National Parks & Wildlife Act 1974 (Amended 2010) and National Parks & Wildlife Amendment Regulation 2010

The *National Parks and Wildlife Act 1974* (NPW Act) specifies that the Director-General of the National Parks and Wildlife Service (NPWS; now Heritage NSW) is responsible for the care, control and management of various natural and cultural areas, including Aboriginal places and objects throughout NSW. Under this Act, all Aboriginal Objects are protected regardless of significance or land tenure. Such Aboriginal Objects include pre-contact features like scarred trees, middens and open camp sites, and post-contact features such as Aboriginal fringe camps. The Act also protects Aboriginal Places, which can only be declared by the Minister administering the NPW Act; these are defined as being a place that *is or was of special significance with respect to Aboriginal culture*.

Under Section 90 of the NPW Act, it is an offence to destroy, deface, damage or desecrate an Aboriginal Object or Aboriginal Place, unless an Aboriginal Heritage Impact Permit (AHIP) has been issued by the Environmental Protection and Regulation Division (EPRD) of Heritage NSW. The Act requires that reasonable precautions and due diligence be undertaken to avoid impacts on Aboriginal Objects.

The *National Parks and Wildlife Amendment Regulation 2010* excludes activities carried out in accordance with the *Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW* from the definition of harm in the NPW Act, meaning that test excavations may be carried out in accordance with this Code of Practice, without requiring an AHIP. The Regulation also outlines Aboriginal community consultation requirements (*Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010*), and a Due Diligence Code of Practice which specifies activities that are low impact, thus providing a defence to the strict liability offence of harming an Aboriginal object.

2.2.1 Aboriginal Heritage Information Management System (AHIMS)

The Aboriginal Heritage Information Management System (AHIMS) is part of the regulatory framework for the implementation of the NPW Act. Maintained by Heritage NSW, the AHIMS includes a database of Aboriginal heritage sites, items, places and other objects that have been reported to Heritage NSW, as well as site cards describing Aboriginal sites registered in the database, and associated Aboriginal heritage assessment reports. Section 89A of the NPW Act requires individuals and corporations to notify Heritage NSW of the location of Aboriginal sites identified during field investigations, regardless of land tenure or any likely impacts to such sites. Nevertheless, the AHIMS is not a comprehensive list of all Aboriginal heritage sites in NSW; it only includes information that has been reported to Heritage NSW. The accuracy of site co-ordinates in the database therefore varies depending on the method used to record locations.

The results of an AHIMS site search for the local area are presented in Section 4.3.1.

2.3 Heritage Act 1977

The *Heritage Act 1977* provides protection for heritage places, buildings, works, relics, moveable objects, precincts, and archaeological sites that are important to the people of NSW. These include items of Aboriginal and non-Aboriginal heritage significance. Where these items or places have particular importance to the State of NSW, they are listed on the State Heritage Register (SHR).

Glenlee Estate is listed on the SHR as *Glenlee, outbuildings, garden & gatelodge* (listing number 00009):

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.

There are, however, no Aboriginal heritage items or places listed on the SHR within the study area or its vicinity.

2.4 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) regulates land use planning and development in NSW, including the making of environmental planning instruments (EPIs). The two types of EPIs are State Environment Planning Policies (SEPPs), which cover areas of State or regional environmental planning significance; and Local Environmental Plans (LEPs), which cover LGAs. SEPPs and LEPs identify and provide for the protection of local heritage items and heritage conservation areas.

2.4.1 Campbelltown Local Environment Plan 2015

Part 5, Clause 5.10 'Heritage conservation' of the Campbelltown LEP is consistent with current heritage best practice guidelines. It provides for the protection of the environmental heritage of Campbelltown, heritage items and heritage conservation areas (including associated fabric, settings and views), archaeological sites, Aboriginal objects and Aboriginal places of heritage significance.

Schedule 5 'Environmental heritage' and Part 1 'Heritage items' lists the *Glenlee House and outbuildings, garden and gate lodge* as a heritage item. As specified in the LEP, the heritage item comprises Lots 1-3 DP713646 at Glenlee Road.

3 Environmental Context

Environmental factors of the local landscape can inform an understanding of past human occupation of an area. Analysing the nature of the local landscape, specifically factors which affect patterns of past human occupation including topography, geology, soils, hydrology and vegetation, contributes to predictive modelling of archaeological sites, contextualises archaeological material and enables the interpretation of past human behavioural patterns.

3.1 Geology and Soils

The majority of the study area is located within the Blacktown soil landscape, and a tiny portion in the western corner comprises the Theresa Park soil landscape (see Figure 3.1). The Blacktown soil landscape comprises shallow to moderately deep (>100cm) hard setting mottled texture contrast soils, red and brown podzolic soils on crests grading to yellow podzolic soils on lower slopes and in drainage lines. The underlying geology of this soil landscape is the Wianamatta Group – Ashfield Shale (lamine and dark grey siltstone), Bringelly shale (shale with occasional calcareous claystone, lamine and infrequent coal) and Minchinbury Sandstone (fine to medium-grained quartz lithic sandstone). Minor sheet and gully erosion may be found where surface vegetation is not maintained, which has potential to impact the survivability or integrity of Aboriginal heritage sites.

The Theresa Park soil landscape is a fluvial landscape consisting of red earths and red podzolic soils on terraces and minimal prairie soils on floodplains. The underlying geology of this soil landscape is Quaternary alluvium, which is typically found along major watercourses and includes quartz and lithic fluvial sand, silt and clay (Hazelton and Tille 1990:79-83).

3.2 Vegetation

The study area has been entirely cleared of original vegetation, and vegetation comprises mostly introduced species for garden plantings. Such vegetation clearing impacts the integrity of archaeological deposits and would have removed trees modified (scarred or carved) by Aboriginal people in the past. Early plantings are evident in the form of a large Bunya Bunya pine (*araucaria bidwillii*) located in the courtyard and a forest red gum (*Eucalyptus tereticornis*) located on the northern side of the homestead (Figure 3.3). Among the wide range of intentional garden plantings are Low Cape honeysuckle (*Tecomaria capensis*), sweet box (*Murraya paniculata*), Cape leadwort (*Plumbago capensis*), Nile/African lilies (*Agapanthus praecox*), bird-of-paradise flower (*Strelitzia reginae*), Brazilian pepper(corn) tree (*Schinus molle var. areira*) and privet hedge (*Ligustrum spp.*) (NSW Government Office of Environment & Heritage listing). An olive grove comprising 7000 trees was established southeast and northeast of the homestead in the 1990s, to produce olives to make extra virgin olive oil. Production ceased in 2014, the majority of the olive trees have been removed, and thick grass and weeds now dominate these areas (John Oultram Heritage & Design 2018:7) (Figure 3.2).

Prior to land clearing, the vegetation of the Blacktown soil landscape would have once consisted of open-forest and open-woodland (dry sclerophyll forest) dominated by forest red gum (*Eucalyptus tereticornis*) narrow-leaved ironbark (*E. crebra*), grey box (*E. moluccana*) and spotted gum (*E. maculate*). The vegetation of the Theresa Park soil landscape would have once comprised tall open-forest with cabbage gum (*Eucalyptus amplifolia*) and broad-leaved apple (*Angophora subvelutina*) (Hazelton and Tille 1990:79-83).

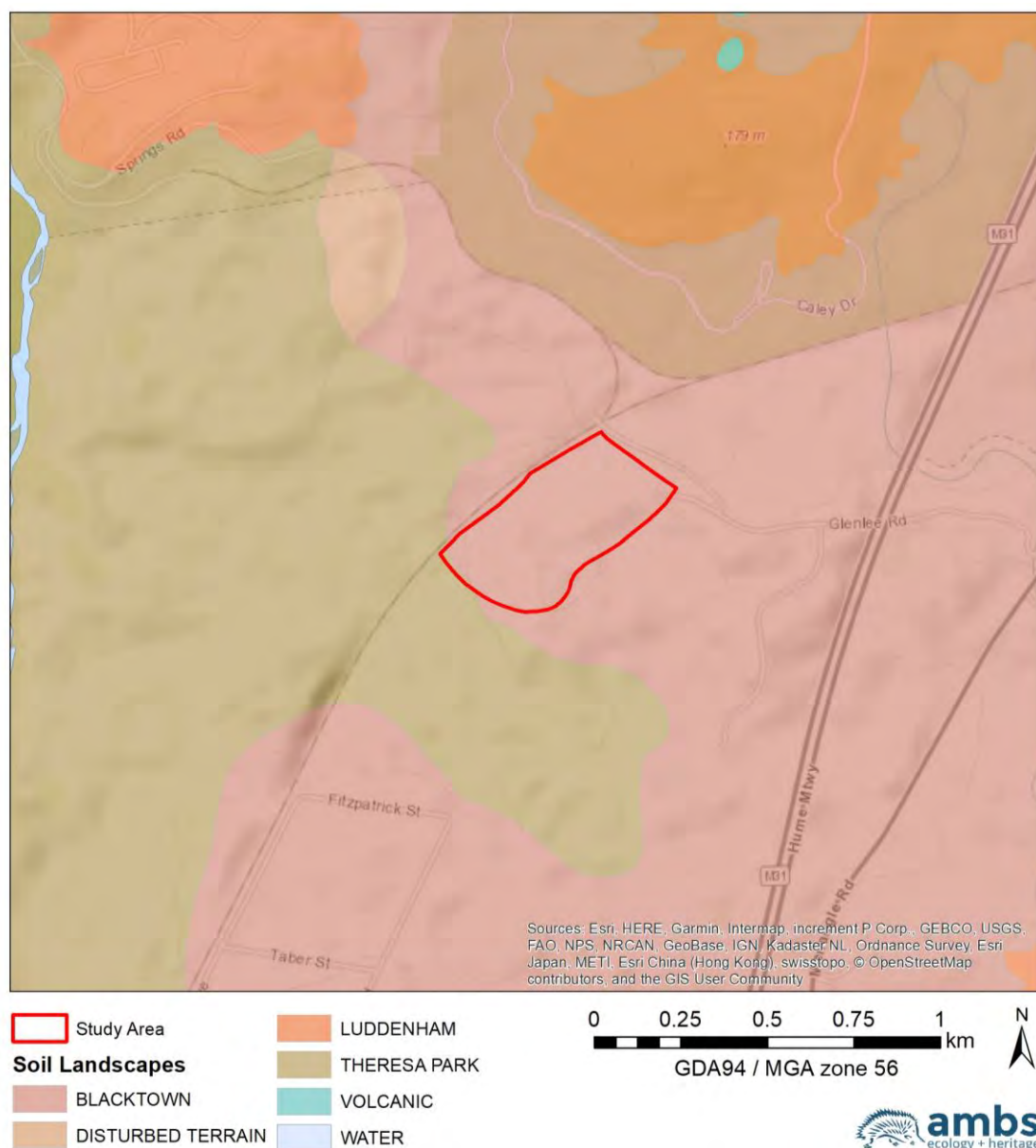


Figure 3.1 Soil landscapes of the study area and surrounds.



Figure 3.2 Thick grass and weeds around the Estate as a result of vegetation clearing and limited recent grazing.



Figure 3.3 Intentional garden plantings and the Bunya Bunya pine.

3.3 Hydrology & Topography

The natural topography of majority of the study area has been modified and levelled to allow construction of the homestead and associated buildings, and terracing for the garden (Figure 3.5). Areas that have not been modified are consistent with the topographical features of the Blacktown soil landscape including gently undulating rises on Wiannamatta Shale with local relief 10-30m and slopes are >5% to 10%. Crests and ridges are broad (200-600m) and rounded with convex upper slopes grading into concave lower slopes (Figure 3.4). Outcrops of shales do not occur naturally on the surface but may occur in areas where soils have been removed. The topography of the Theresa Park soil landscape consists of floodplains with levees and meander scrolls and terraces with local relief up to 60m. Slopes are generally <5%, except on edges of terraces where some slopes may exceed 10%.

The general area contains several fresh water sources that would have been valuable to Aboriginal people. The Nepean River is located 1.2km west and a tributary of the Nepean River (Howes Creek) is located approximately 250m south of the study area. Previously recorded AHIMS sites (as detailed in Section 4.3.1) are concentrated on this tributary suggesting that it was used by Aboriginal people in the past. A man-made dam is located in the south western section of the study area (Hazelton and Tille 1990:79-83).



Figure 3.4 Ridge landform typical of the Blacktown soil landscape. View to south.



Figure 3.5 Where levelling has occurred for the construction of the homestead. View to east.

3.4 Land Use & Disturbance

In 1818, Governor Macquarie granted 3000 acres of land comprising the eastern side of the river at Minto (later to be named Eskdale) to William Howe, a Scottish settler. Howe named his land grant Glenlee after his birth place in Scotland (NSW Government Office of Environment & Heritage listing). Howe had already purchased Michael Haye's 120-acre grant to the south, where he later built the Glenlee Estate house. By 1820, Howe had acquired an additional 4000 acres around the estate and began shipping wool to London. From 1821 to 1823, wheat and meat were also produced at Glenlee for the Government stores (NSW Government Office of Environment & Heritage listing).

The Glenlee homestead was designed by architect Henry Kitchen and constructed by bricklayer Robert Gooch and builder and stonemason Nathaniel Payton in 1823. Convict labour was used to establish the outbuildings and farm buildings. In 1828, census recorded that Howe's property now comprised 3500 acres. Of these 3500 acres, 1000 acres were cleared of all vegetation and 500 acres were cultivated, and a vinery and extensive gardens had been developed (John Oultram Heritage & Design 2018:6). By the 1830s, Glenlee was generally regarded one of the greatest dairy farms in NSW. In 1832, the estate was described as:

...being an excellent dairy farm. Mr Howe has also cultivated the grasses, and the hay produced on his farm has been in much request. The meadows are divided by hedges and the whole farm is as well laid out as one on the banks of the Thames. Glenlee House is a handsome two-storey house; the staircase and steps are formed of calcareous drab coloured stone, well suited for interior work. The gardens are extensive, the vinery being in a forward state (Reymond 1978:7).

Howe cultivated and sold hay and grew hedges of quince (*Cydonia oblonga*) and lemon trees between the fields (NSW Government Office of Environment & Heritage listing). John Dunmore Lang wrote:

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 (Lang cited in Reymond 1978:7).

Prior to 1858, a carriageway led from the driveway to the gatehouse, in a north easterly alignment. Following Howe's death in 1855, his wife sold the property to James Fitzpatrick and it remained in the Fitzpatrick family until 1969. In the 1870s, some of the estate was leased to farmers for fruit and vegetable crops. By 1905, Glenlee was considered the largest farm in the district and it comprised three active dairies and 60 acres of market gardens (John Oultram Heritage & Design 2018:7). In 1969, it was acquired by the State Planning Authority of New South Wales and in 1973 was gazetted as a place of historic interest (Reymond 1978:9; NSW Government Office of Environment & Heritage listing). From the 1990s to mid-2014, an olive grove with 7000 trees and a modern processing shed was established at the property (John Oultram Heritage & Design 2018:7).

The study area has experienced varying levels of disturbance associated with initial vegetation clearing, use of the land for both agricultural and pastoral practices, the construction of multiple buildings on the property during the 1800s, and the construction of the current house, associated infrastructure and surrounding garden (Figure 3.6; Figure 3.8). No native vegetation remains, and majority of the plants comprise introduced species, and have been intentionally planted. A gravel driveway leads from Glenlee Road to the house, and stone paving has been installed adjacent to the homestead and stables (Figure 3.7; Figure 3.9).



Figure 3.6 Attached wing of the homestead and rear courtyard. View to south east.



Figure 3.7 Stone paving and fence adjacent to homestead. View to east.



Figure 3.8 Entrance of the homestead. View to north.



Figure 3.9. Driveway leading to milking shed. View to south west.

4 Aboriginal Heritage Context

This section describes the nature of the known Aboriginal archaeology and ethnography of the study area, based upon a review of relevant archaeological reports and publications, and a search and review of previously recorded sites in the Heritage NSW AHIMS. The review and discussion allow for the development of a predictive model for potential Aboriginal sites within the study area. Summary descriptions of site types are provided in Table 4.1.

Table 4.1 Description of Aboriginal heritage site features (OEH 2012:8-10).

Site Feature	Description
Artefact (Open camp sites/ artefact scatters/ isolated finds)	<p>Open camp sites represent past Aboriginal subsistence and stone knapping activities, and include archaeological remains such as stone artefacts and hearths. This site type usually appears as surface scatters of stone artefacts in areas where vegetation is limited and ground surface visibility increases. Such scatters of artefacts are also often exposed by erosion, agricultural events such as ploughing, and the creation of informal, unsealed vehicle access tracks and walking paths. These types of sites are often located on dry, relatively flat land along or adjacent to rivers and creeks. Camp sites containing surface or subsurface deposit from repeated or continued occupation are more likely to occur on elevated ground near the most permanent, reliable water sources. Flat, open areas associated with creeks and their resource-rich surrounds would have offered ideal camping areas to the Aboriginal inhabitants of the local area.</p> <p>Isolated finds may represent a single item discard event, or be the result of limited stone knapping activity. The presence of such isolated artefacts may indicate the presence of a more extensive, in situ buried archaeological deposit, or a larger deposit obscured by low ground visibility. Isolated artefacts are likely to be located on landforms associated with past Aboriginal activities, such as ridgelines that would have provided ease of movement through the area, and level areas with access to water, particularly creeks and rivers.</p>
Midden	<p>Shell middens result from Aboriginal exploitation and consumption of shellfish, in marine, estuarine or freshwater contexts. Middens may also include faunal remains such as fish or mammal bone, stone artefacts, hearths, charcoal and occasionally, burials. They are usually located on elevated dry ground close to the aquatic environment from which the shellfish has been exploited and where fresh water resources are available. Deeper, more compacted, midden sites are often found in areas containing the greatest diversity of resources, such as river estuaries and coastal lagoons.</p>
Modified tree (scarred or carved)	<p>Tree bark was utilised by Aboriginal people for various purposes, including the construction of shelters (huts), canoes, paddles, shields, baskets and bowls, fishing lines, cloaks, torches and bedding, as well as being beaten into fibre for string bags or ornaments. The removal of bark exposes the heart wood of the tree, resulting in a scar. Over time the outer bark of the tree grows across the scar (overgrowth), producing a bulging protrusion around the edges of the scar. Trees may also have been scarred while gaining access to food resources (e.g. cutting toe-holds so as to climb the tree and catch possums or birds), or to mark locations such as tribal territories. Carved trees generally marked areas for ceremonial purposes, or the locations of graves. The location of modified trees often reflects historical clearance of vegetation. Unless the tree is over 150 years old, scarring is not likely to be of Aboriginal cultural origin; therefore, these sites most often occur in areas with mature, remnant native vegetation.</p>
Grinding grooves	<p>Grinding grooves are the physical evidence of the manufacture of stone tools (such as ground edge axes) or food processing activities undertaken by Aboriginal people. The manual rubbing of stones against each other creates grooves in the rock, which are usually found on flat areas of soft rock such as sandstone, in areas of creek beds and other water sources. They are often associated with rock pools in creek beds and on platforms to enable the wet-grinding technique.</p>
Quarries	<p>Aboriginal quarry sites are sources of raw materials, primarily for the manufacture of stone tools, but also for ochre procurement. They are only found where raw materials (stone or ochre) occur within the landscape, and where these have been exploited in the past. Such sites are often associated with stone artefact scatters and stone knapping areas. Loose or surface exposures of stone or cobbles may be coarsely flaked for removal of portable cores. Raw materials can be sourced to these sites and provide evidence for Aboriginal movement and/or exchange.</p>

Rock engravings	Rock engravings are a type of Aboriginal art, and are often located on high vantage points along ridge lines at the headwaters of creeks, but can be located on any suitable fine-grained stone surface.
Shelter sites with art (engraving, painting or drawing) or occupation deposit	These are art or occupation sites located in areas where suitable rock outcrops and surfaces occur, where weathering has resulted in suitable overhangs or recesses in boulder outcrops or cliff-lines.
Ceremonial ring	Aboriginal ceremonial sites are locations that have spiritual or ceremonial values to Aboriginal people. Aboriginal ceremonial sites may comprise natural landforms and, in some cases, will also have archaeological material. Bora grounds are a ceremonial site type where initiations occurred, usually consisting of a cleared area around one or more raised earth circles, and often comprised two circles of different sizes, connected by a pathway, and accompanied by ground drawings or mouldings of people, animals or deities, and geometrically carved designs on the surrounding trees. The raised earth features can be easily destroyed by agricultural and pastoral activities, vegetation growth and exposure to weather.
Stone arrangements	Stone arrangements usually consist of geometric arrangements of portable stone on prominent rock outcrops, such as vantage points along escarpments where other key landmarks are visible. Some stone arrangements also include circles and pathways. They are thought to be ceremonial in nature, and may have also sometimes been used for corroborees (dances), fights or judicial meetings. Stone arrangements are often isolated from known camp site areas.
Aboriginal Ceremony and Dreaming	These types of sites are usually identified by the local Aboriginal community as locations of cultural significance, and they may not necessarily contain material evidence of Aboriginal associations with the place.
Burial sites	Aboriginal burial of the dead often took place relatively close to camp site locations. This is due to the fact that most people tended to die in or close to camp (unless killed in warfare or hunting accidents), and it is difficult to move a body long distances. Soft, sandy soils on, or close to, rivers and creeks allowed for easier movement of earth for burial; and burials may also occur within rock shelters or middens. Aboriginal burial sites may be marked by stone cairns, carved trees or a natural landmark. Burial sites may also be identified through historic records, or oral histories.
Contact/ historical sites	These types of sites are most likely to occur in locations of Aboriginal and settler interaction, such as on the edge of pastoral properties or towns. Artefacts located at such sites may involve the use of introduced materials such as glass or ceramics by Aboriginal people, or be sites of Aboriginal occupation in the historical period.
Potential Archaeological Deposit (PAD)	An area where subsurface cultural material is likely to be present. Artefacts may not be visible on the ground surface.

4.1 Historical & Ethnographic Context

At the time of European settlement, the Aboriginal people of the greater Sydney region were organised into named territorial groups. Those groups local to the study area are likely to have spoken the Dharawal (Tharawal) language. Speakers of the Dharawal language extended from the south side of Botany Bay along the coast as far as the Shoalhaven River, from the coast to the Georges River and Appin, and possibly as far west as Camden (Attenbrow 2010:34). Linguist R.H Mathews believed that:

Thurawal (Dharawal) speaking people formerly spread over the south-east coast of New South Wales from Port Hacking to Jervis Bay and extended inland for a considerable distance (Mathews cited in Attenbrow 2010:33).

The Dharawal are distinguished as fresh water, bitter water or salt water people depending on the environment that they occupied. Menangle derives from the Dharawal word 'Manhangle' meaning a place of swamps and lagoons, see Figure 4.1 (Bayley 1974:17). The Menangle Park area comprised a plethora of lagoons, and small and large tributaries which "demonstrated the accuracy of the native name" (Voice of the North NSW 1927: 15).

I have always understood that the name Menangle means in the aboriginal dialect "the place of the swamps" and that to arrive at the correct pronunciation it should be spelled Manhandle. A visitor to the present day township would not be able to discover any reason for this native description, but in the days within the scope of this narrative the appellation was particularly appropriate. The

Figure 4.1 Text from article 'Early Menangle' written by J.J.M and published 10 August 1927 (Voice of the North NSW 1927:15).

Within six months of the European settlement of Botany Bay in 1788, two bulls and four cows escaped from the colony and headed west to the rich, fertile grasslands on the southwest side of the Cumberland Plain (Liston 1988:49-50; Keating 1996:8) (Figure 4.2). The Dharawal observed these strange creatures and painted them on the wall of a sandstone rockshelter (now known as 'Bull Cave' located at Kentlyn). As depicted in the rockshelter, the animals had no horns and had been polled to prevent injury during the voyage from Cape Town. The paintings in Bull Cave most likely date to the first years of European settlement as the offspring of these animals had horns when rediscovered in 1795 (when the area was dubbed the Cowpastures) (Liston 1988:50).



Figure 4.2 "View in the Cowpasture district" by Robert Marsh 1801- 1870 (Drawings of New South Wales 1840:46)

Several descriptions of Dharawal people have been provided by colonists. Lieutenant David Collins described the Aboriginal men of the Cowpastures as:

short, stocky, strong and superbly built. The painting on their bodies, resembling some kinds of coats of mail, added even more to their martial attitude... (Collins cited in Wrigly 1980)

In 1804, whilst ascertaining the extent of the Cowpastures, botanist George Caley interacted with a group of Dharawal people:

...he was informed by a friendly native that a large party of aboriginals were nearby for walbunga, which meant "catching kangaroo by setting grass on fire and spearing them as they passed out" (The Sydney Morning Herald 1930:15).

One day in 1804, when George Caley, the botanist, was exploring the Cowpastures country (which he called Vacary Forest), to ascertain the extent of its boundaries, he was informed by a friendly native that a large party of aboriginals were near by for walbunga, which meant "catching kangaroo by setting the grass on fire and spearing them as they passed out." Amongst the party

Figure 4.3 Text by P.M.M in the Sydney Morning Herald on Thursday 27 February 1930 (The Sydney Morning Herald 1930:15).

On Friday 16 November 1810, Governor Macquarie and his wife visited the Cowpastures where they met several Dharawal people:

We came in the Carriage all the way, through a very fine rich Country and open Forest, and on the way to our Ground we met two or three small parties of the Cow-Pastures Natives- the Chief of whom in this Part is named Koggie; who with his wife Nantz, and his friends Bootbarrie, Young Bundle, Billy, and their respective Wives, came to visit us immediately on our arrival at Bundie (Macquarie 2010:6).

On Sunday 18 November, they again met Dharawal people whilst exploring the Cowpastures:

after resting ourselves there a little while and taking some refreshment, we all set out to see Manangle a fine extensive Farm of 2000 acres belonging to Mr. Walter Davidson, Situated on the Banks of the Nepean, and distant only about three miles from our Camp South East of it. It is a beautiful Situation and excellent rich Land for both Tillage and Pasture, with a fine large Lagoon in the Center of it, which is called Manangle, and is the native name of this Farm.

In the Evening Koggie, the Native Chief of the Cow-Pasture Tribe, and his wife and half a dozen more Natives, favored us with an Extraordinary sort of Dance after their own manner, and with which we were all very much pleased. They were treated a Glass of Spirits each, before they began the Dance, with which they were much pleased and which had a wonderful good effect on their spirits in performing their Dance.

The following are the names of the Natives (not including some children) who honored us with their company and attendance during our stay at Bundie: – Vizt. – Koggie and his two wives Nantz and Mary, Bootbarrie & his wife Mary, Young Bundle, Mandagerry, Jindle and Bill: Total 9 grown up Persons, besides 4 or 5 Children of different ages.

During this day's Excursion we were attended by some of the Natives, one of whom amused us very much by climbing up a high Tree to catch a Guanna, [sic] which he did in a very dextrous manner (Macquarie 2010:9).

There were no reports of conflict or animosity between the Dharawal and the European settlers of the Campbelltown area before 1810. However, over the next decade, the European population of Minto increased, and the districts of Airds and Appin were established. With this population growth, came increasing conflict between European and Aboriginal people (Liston 1988:50). On 9

April 1816, Governor Macquarie ordered a reprisal raid against all Aboriginal people in the southern districts (Karskens 2015; Campbelltown City Council 2018:6). Charles Throsby, a retired surgeon and friend of the Dharawal people, wrote to the Sydney Gazette in defence of an Aboriginal man said to be involved in one of the attacks, stating that any violence perpetrated was in retaliation “for the barbarity practised by our own countrymen” (Throsby cited in Liston 1988:50). In 1816, Macquarie ordered Lieutenant Charles Dawes to capture the Aboriginal people of the Cowpastures. On 17 April 1816, the soldiers attacked resulting in the loss of most of the Dharawal people. This devastating event became known as the Appin massacre.

Those Dharawal people that did survive, continued to live in the Cowpastures, where the Macarthur family had acquired large portions of land. By 1845, Dharawal people still had their own doctor ‘carradgee’ and did not require European medical assistance (Liston 1988:57). In 1858, it was recorded that approximately 200 Aboriginal people assembled at Campbelltown to commemorate the opening of the railway station (Liston 1988:57). Since 2000, local Aboriginal communities have congregated at Cataract Dam, downriver from the massacre site, on 17 April for a memorial service to remember the Appin massacre. A memorial to the victims was established at the dam in 2007 (Karskens 2015).

4.2 Regional Aboriginal Archaeological Context

Aboriginal occupation of the Sydney region is likely to have spanned at least 20,000 years, although dates of more than 40,000 years have been claimed for artefacts found in gravels of the Cranebrook Terrace on the Nepean River (Nanson et al. 1987; Stockton 2009; Stockton and Holland 1974). Late Pleistocene occupation sites have been identified on the fringes of the Sydney basin and from rock shelter sites in adjoining areas. Dates obtained from these sites were 14,700 BP at Shaws Creek in the Blue Mountain foothills (Kohen et al. 1984), c.15,000-c.11,000 BP at on a levee near Pitt Town adjacent to the Hawkesbury River (Williams et al. 2012), c.11,000 BP at Loggers Shelter in Mangrove Creek (Attenbrow 198, 2004), and c.20,000 BP at Burrill Lake on the South Coast (Lampert 1971). The majority of sites in the Sydney region, however, date to within the last 5,000 years, with some researchers proposing that occupation intensity increased from this period (Kohen 1986; McDonald 1994); although Williams has recently argued that this is part of a longer trend in stepwise population growth and diversification of economic activity evident in south east Australia from the Early to Mid-Holocene (Williams 2013). This increase in sites may reflect an intensity of occupation which was influenced by rising sea levels, which stabilised approximately 6,500 years ago. Older occupation sites along the now submerged coastline would have been flooded, with subsequent occupation concentrating on and utilising resources along the current coastlines and in the changing ecological systems of the hinterland (Attenbrow 2010:55-56).

At the time of European settlement, the Aboriginal people of the Sydney region lived in local clans. The Aboriginal history of the Campbelltown/Liverpool area was compiled as a Bicentennial project by Liston (1988). This study documents interactions between Europeans and the Tharawal people from the early 18th century. Traditionally, this area was thought to be close to the intersection of a number of language group (tribal) boundaries. Language groups include the Dharug who inhabited much of the Cumberland Plain between the Blue Mountains and the coast, the Tharawal who ranged from the coast westwards towards Camden, and the Gandangara who inhabited areas westward and southwest of the Dharawal and into the Blue Mountains. The Dharawal people and other Aboriginal groups continue to be active in the Campbelltown area (Liston 1988).

Creeks and other water resources, including swamps, were foci for Aboriginal occupation, providing fresh water, fish, shellfish, eels, waterbirds, and plant foods, in addition to terrestrial animals drawn to the water (Attenbrow 2010:70-71). Trees provided shade, habitat for animals and birds, and bark for shelters (huts), canoes, paddles, shields, baskets, and bowls. Stone outcrops provided material with which to make tools. When overhanging they provided shelter from the

elements, and flat stone surfaces and shelters were sometimes engraved or painted by Aboriginal artists (Attenbrow 2010:105, 113-116, 120-122). The region would have provided rich natural resources for the inhabitants, in terms of food resources and shelter. Lagoons and tributaries in the area would have provided an abundant supply of fish and eels. The diet of Dharawal people within the region could have also included rhizomes of the Bracken Fern, seeds of the wattle, fruit of the Geebung, and terminals and buds of the Cabbage Palm (Brayshaw McDonald Pty Ltd 1987:2).

4.3 Local Aboriginal Archaeological Context

There have been a number of archaeological investigations previously undertaken in the vicinity of the study area. The information summarised below is based on reports that have been registered with the Heritage NSW AHIMS, and which are most relevant and informative to the archaeological background of the current project.

In 1991, Brayshaw McDonald was commissioned by the NSW Department of Housing and the Campbelltown City Council to undertake an archaeological investigation of Sites MP1 (AHIMS site 52-2-1597), MP2 (AHIMS site 52-2-1598) and MP3 (AHIMS site 52-2-1607) at Menangle Park, located approximately 1.5km south east of the current study area. The aim of the archaeological investigation was to identify areas of high Aboriginal/archaeological potential and significance and to determine any threats that urban development might pose to archaeologically sensitive areas and to make recommendations on the management of these areas. Site MP1 and Site MP2 had previously been identified during an archaeological survey of the proposed residential development area and it had been recommended that surface collection and archaeological test excavations be conducted to ascertain the extent and significance of the sites. The investigation was carried out over four days in July 1991, during which a third Aboriginal site was identified (Site MP3). The archaeological test excavations confirmed that the sites had been severely disturbed by natural process and farming activities. Brayshaw McDonald recommended that the client liaise with Tharawal LALC prior to submitting a Consent to Destroy application. It was also recommended that the areas around MP2 and MP3 be retained for education purposes (Brayshaw McDonald 1991:1-17).

In 2001, Laila Haglund was commissioned by Landcom to prepare a preliminary assessment of potential impacts and archaeological significance of AHIMS sites #52-2-0914 to #52-2-0918 (also known as Sites 4- 8), located approximately 2.5km north of the current study area. Sites Glenlee 1- 8 (AHIMS sites #52-2-0911- #52-2-0918) were initially identified and recorded by J. Hanrahan in December 1981 during archaeological surveys for an urban development proposal by the MacArthur Development Board. These sites were reinspected in 1986 by T. Bonhomme who was asked to assess the physical condition of the sites, identify the extent of the sites and to prepare a report. Due to the lapse in time since that investigation, Haglund was commissioned to reidentify the sites, assess their current condition and to provide recommendations. Haglund, a representative of Tharawal LALC and Landcom representatives undertook an archaeological inspection in October 2001, to inspect and rerecord AHIMS sites #52-2-0914 to #52-2-0918. The artefact scatters were recorded as sparse and poor in content, and that stone artefact numbers were likely to be low. Extensive disturbance had occurred for the construction of a dam and subsequent erosion. Landcom proposed to preserve an Open Space/Riaparian Corridor within the general areas of the sites, and to establish interpretive signage. As such, Haglund recommended that Landcom apply for a consent to destroy for AHIMS sites #52-2-0914 to #52-2-0918 and that earthworks be monitored by the Tharawal LALC. Haglund concluded that further archaeological investigation was not warranted (Haglund 2001:1-5).

In 2002, Julie Dibden of New South Wales Archaeology was commissioned by Sydney Gas Operations (SGO) to prepare an archaeological and heritage assessment for the Glenlee Coal Bed Methane Project, located approximately 700m north west of the current study area. The aim of

the assessment was to identify and record any Aboriginal sites within the zone of impact and to formulate management recommendations based on the results of the archaeological survey. A search of the AHIMS database indicated that there were several previously recorded Aboriginal sites located in the vicinity of the study area. The most common site types were artefact scatters, PAD sites and isolated finds. The archaeological survey was undertaken by Dibden and a Tharawal LALC site officer and identified one previously unrecorded artefact scatter within the immediate vicinity of proposed gas well site GL3. The artefact scatter was deemed to have low archaeological potential due to the environmental and land use history of the site. Dibden concluded that there were no archaeological or heritage constraints to the proposed development for the gas well sites except GL3. It was recommended that works avoid the location of the artefact scatter and if this was not feasible that discussion with Tharawal LALC be undertaken and that an AHIP be obtained (Dibden 2002:1-28).

In 2014, Sada Group commissioned Cultural Heritage Connections to prepare an Aboriginal Heritage Due Diligence Assessment for the Glenlee Precinct rezoning, located approximately 800m west of the current study area. A desktop assessment was undertaken, which revealed that the majority of the study area had nil or low archaeological potential. One area of high archaeological potential was recorded along the proposed northern access road. Two Aboriginal heritage sites (AHIMS sites #52-2-3961 and #52-2-2280) had previously been recorded within the proposed development area, in an area of low archaeological potential and disturbed contexts. It was recommended that if the sites could not be avoided, an AHIP would be required. Two Aboriginal heritage sites (AHIMS sites #52-2-3963 and 52-2-3964) had previously been recorded adjacent to the study area, in proximity to the proposed road corridor (the area of high archaeological potential). It was recommended that further archaeological assessment in this area be undertaken, and that archaeological testing or an application for an AHIP may be required (Cultural Heritage Connections 2014:1-24).

In 2018, Kelleher Nightingale Consulting (KNC) was commissioned by Dahua Group to prepare a letter assessing the potential impacts to Aboriginal cultural heritage as a result of the proposed development of Menangle Park. The letter would inform the proposed Menangle Park Masterplan, and involved a desktop Aboriginal heritage assessment. Neither Aboriginal community consultation or an archaeological survey were undertaken for the assessment. The desktop assessment identified 28 Aboriginal heritage sites within the proposed masterplan area. KNC concluded that Aboriginal heritage sites within the area of proposed development would require an AHIP prior to any impact. KNC commenced Step 1 of the process to obtain an AHIP for these sites by beginning the Aboriginal community consultation process in accordance with the OEH (now Heritage NSW) requirements. The letter concluded that the proponent would undertake Step 2 of the AHIP process once a development approval was issued (KNC 2018:1-6).

In 2018, Artefact was commissioned by Endeavour Energy to undertake an Aboriginal due diligence assessment for the Menangle Park zone substation and feeder. A portion of the proposed alignment for the feeder was located on the south western, western and northern boundary of the current study area. Artefact undertook a site inspection of the study area which reidentified five previously recorded Aboriginal heritage sites, two previously unidentified Aboriginal heritage sites, and one area of archaeological sensitivity. Artefact concluded that the proposed works were likely to harm the Aboriginal heritage sites. As such it was recommended that further archaeological investigation be undertaken in the form of an Archaeological Survey Report (ASR). The results of the report would recommend whether further archaeological investigation such as test excavation would be required (Artefact Heritage 2018:1-28).

In 2019, Artefact Heritage was commissioned by Endeavour Energy to prepare an Aboriginal Cultural Heritage Assessment (ACHA) for the Menangle Park zone substation and feeder. A portion of the proposed alignment for the feeder was located on the south western, western, and northern

boundary of the current study area. Proposed works involved benching and levelling for the temporary substation, and trenching and under bore techniques for the underground transmission feeder. An archaeological survey was undertaken on 22 February 2019 which identified one new Aboriginal heritage site, and was unable to relocate three previously recorded AHIMS sites. AHIMS site #52-2-4496 is located in the current study area, and was unable to be reidentified. The newly identified site AHIMS site #52-2-4525 (situated in the current study area), and three other previously recorded sites (AHIMS sites #52-2-4069, 52-2-4068 and 52-2-4526) were located within the land subject to AHIP No. 0000393. AHIMS sites #52-2-4069 and #52-2-4068 had previously been approved for impacts under the AHIP. Artefact confirmed that two out of the three other sites, AHIMS sites #52-2-4526 and #52-2-4525 would be subject to direct impact by the proposed works, and would be undertaken in accordance with the conditions of AHIP No. 0000393. Three additional sites (AHIMS sites #52-2-3319, 52-2-4497 and 52-2-4529) were located in the area of proposed impact but were not within an existing AHIP boundary. As such, Artefact recommended that an AHIP application be lodged for these three sites. Artefact concluded that no further archaeological investigation was warranted and recommended that all proposed works within the AHIP No. C0000393 area comply with the conditions of that AHIP. It was also recommended that the sites located outside of the impact zone be recorded on construction drawings to ensure that they were not harmed during proposed works (Artefact 1029:1-55).

4.3.1 Registered Aboriginal Sites

An extensive search of the AHIMS database was undertaken on 23 June 2020 (AHIMS client service ID #514784), which identified 73 registered Aboriginal sites within the following coordinates: Datum: GDA94/MGA Zone 56, Eastings: 291010-295010, Northings: 6223801-6227801. The search results are presented in Table 4.2 and presented in Figure 4.4 and Figure 4.5.

Table 4.2 Summary of Aboriginal sites previously recorded in the vicinity of the study area.

Site Type	Number of Sites Present	Percentage
Artefact; Potential Archaeological Deposit (PAD)	2	2.73%
Potential Archaeological Deposit (PAD)	2	2.73%
Modified Tree (Carved or Scarred)	5	6.84%
Open Camp Site/ Artefact	16	21.91%
Isolated Find	48	65.75%
Total	73	100.00%

Isolated finds are the most frequently recorded site type on the AHIMS database in the local area, followed by open camp site/artefact (Table 4.2). Two Aboriginal heritage sites (#52-2-4525 and #52-2-) have previously been recorded within the study area, however one was subject to AHIP No. C0000393, and is likely to have been directly impacted under that approval. One Aboriginal heritage site (AHIMS site #52-2-4068) is located just outside of south western corner and another (AHIMS site #52-2-2276) is located just outside of the north western boundary.

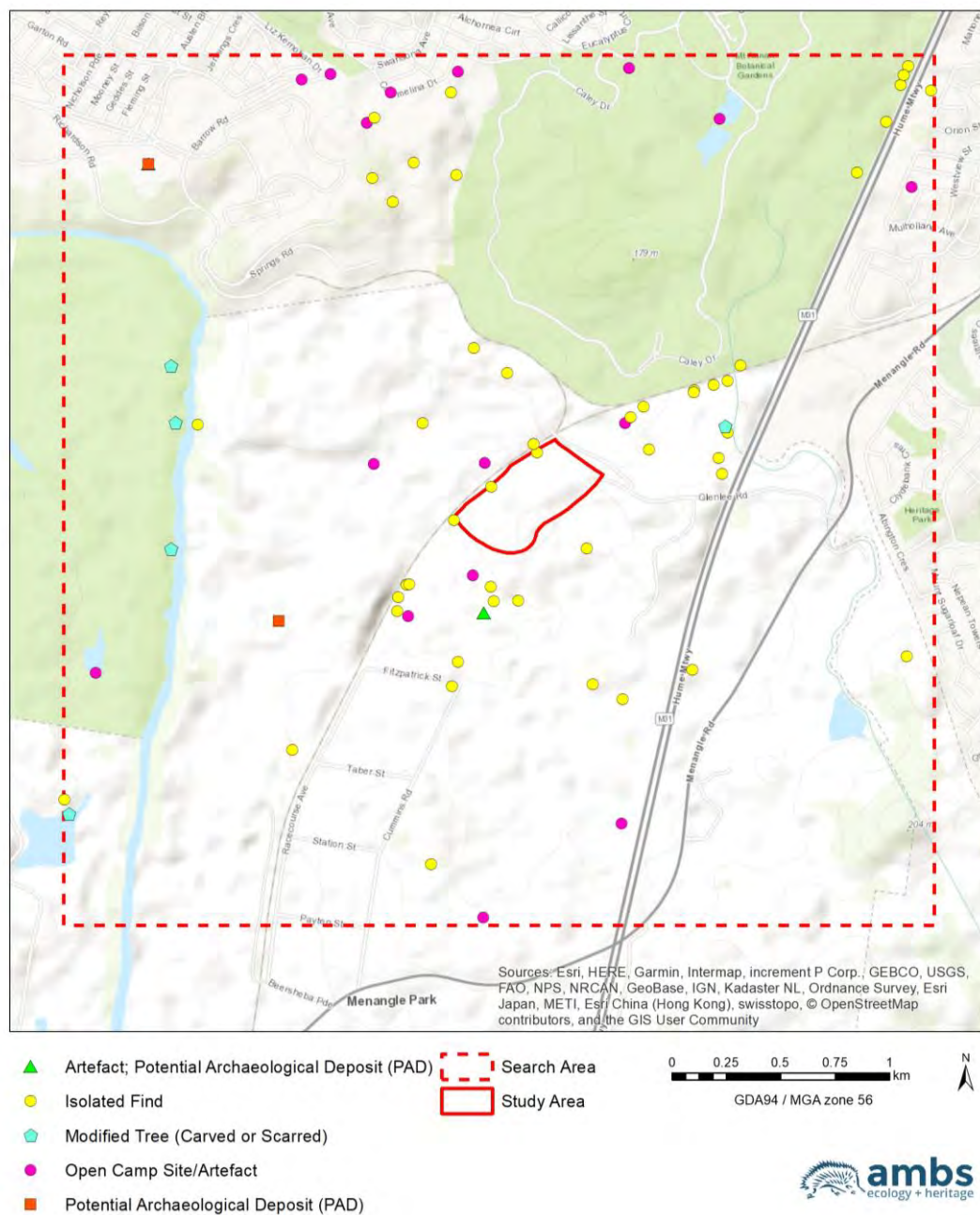


Figure 4.4 Previously recorded AHIMS sites in the local area.

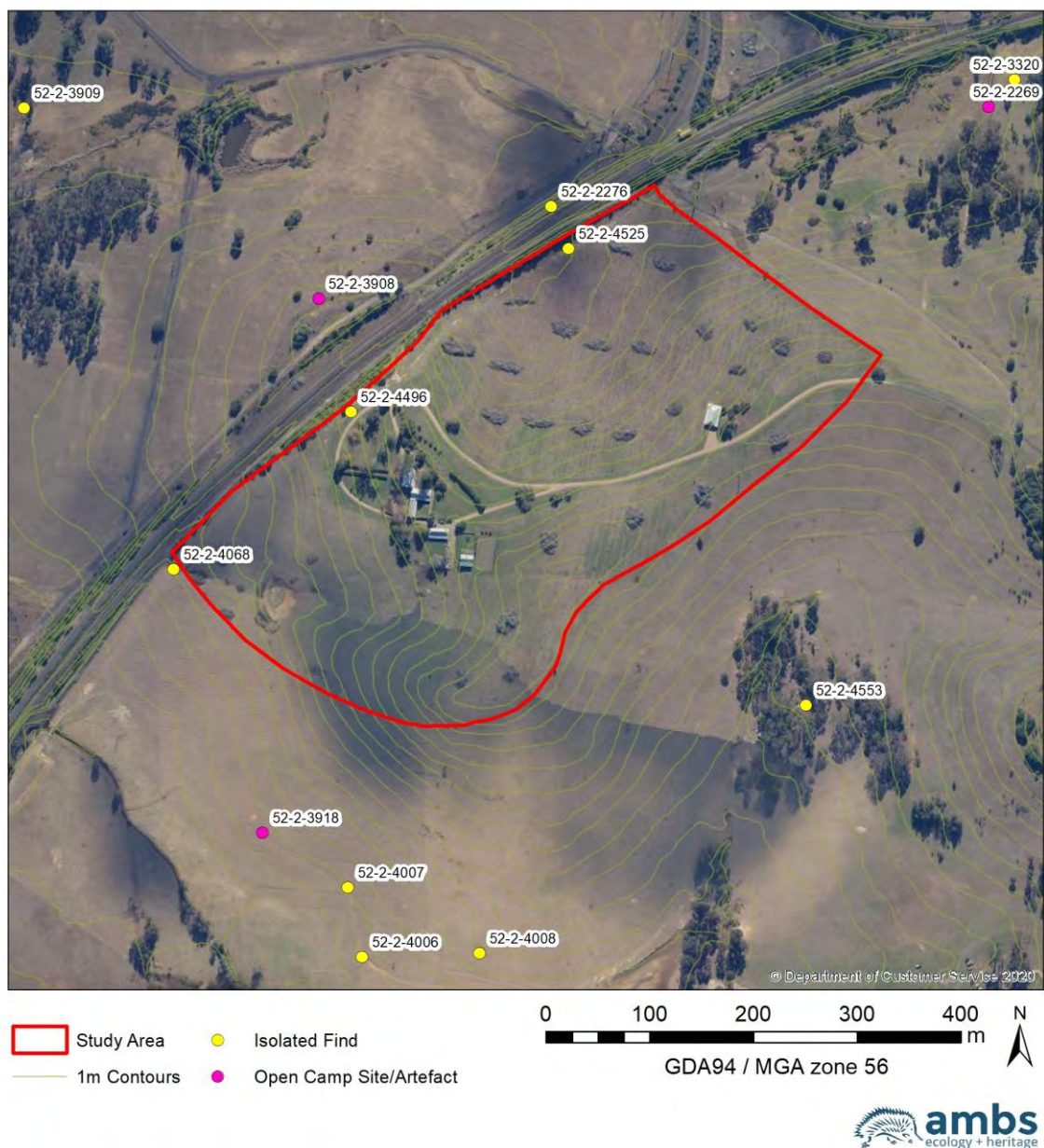


Figure 4.5 Previously recorded AHIMS sites in proximity to the study area.

AHIMS site #52-2-4525, initially recorded as Menangle Park Feeder Isolated Find 03 (MPFIF 03) is an isolated find site, recorded by Artefact Heritage in 2019. The site comprised a multiplatform core measuring 35mm length, 30mm width and 30mm thickness. The core has seven flake scars and is a pink/cream coloured silcrete (Figure 4.6). The site is located approximately 115m south west of the track and 15m from the shrubbery bordering the rail corridor (Figure 4.7). It is located on a mid-slope landform, in an open paddock formerly used as an olive orchard (Figure 4.8). The site was identified within a soil exposure associated with the former Sydney Water pipeline works. As mentioned in the 2019 Artefact report, this site was subject to impacts by proposed works associated with the Menangle Park Substation and Feeder (see Section 4.3). Impacts to this site were undertaken in accordance with the conditions of AHIP No.C0000393.



Figure 4.6 AHIMS site #52-2-4525, recorded by Artefact Heritage in 2019 (source: AHIMS Site Card #52-2-4525).



Figure 4.7 Location of the isolated find. View to south (source: AHIMS Site Card #52-2-4525).



Figure 4.8 Location of the isolated find. View to north (source: AHIMS Site Card #52-2-4525).

AHIMS site #52-2-4496, initially recorded as Menangle Park Feeder Isolated Find 02 (MPFIF 02) is an isolated find site recorded by Artefact Heritage in 2018. The site comprises one grey silcrete flake measuring 16mm length, 9mm width and 4mm thick (Figure 4.10). The site is located within an erosion scour adjacent to an existing fence line (Figure 4.9). This site was unable to be reidentified by Artefact during an archaeological survey in 2019 (Section 4.3). The area had been subject to former disturbance and may have been used as a dump for demolition material (Artefact 2019:23).



Figure 4.9 Location of the isolated find. View to south.



Figure 4.10 AHIMS site #52-2-4496, recorded by Artefact Heritage in 2018 (source: AHIMS Site Card #52-2-4496).

AHIMS site #52-2-4068, initially recorded as MPSW-IA1-13 is an isolated find site recorded by AECOM in 2013. As seen in Figure 4.5, the site is located just outside of the south western corner of the study area. The site comprises one silcrete flake and was identified during archaeological test excavations undertaken by AECOM. The site's location is described as a midslope landform in an area that has been used for grazing. The site was assessed as having low scientific significance.

AHIMS site #52-2-3918 is an open camp site/artefact site initially recorded during an archaeological survey by HLA-Envirosciences in 2004. The site card was updated by Kelleher Nightingale Consulting in 2018 to correct a datum discrepancy. The site is located south of the study area, at the base of the hill, approximately 160m from the southern boundary. The site comprises two silcrete flakes and one broken silcrete flake. The area has been disturbed by erosion.

AHIMS sites #52-2-4006, #52-2-4007 and #52-2-4008 are a cluster of sites located within 200m of Howes Creek, south of the study area. AHIMS site #52-2-4006 is an isolated find site recorded by Niche Environment in 2007. The site comprises two quartz flakes and three silcrete flakes dispersed over an area of approximately 5m. The flakes are described as eroding out of an access track and may have eroded from the upslope side of the track. AHIMS site #52-2-4007 is an open camp site/artefact site recorded by Niche Environment in 2007. The site comprises one quartz flake, one silcrete flake, four quartz flaked pieces. The artefacts were identified eroding out of the farm track. AHIMS site #52-2-4008 is an isolated artefact site recorded by Niche Environment in 2007. The site comprises a silcrete flake measuring approximately 10x20mm. The artefact was identified in a disturbed context and was possibly introduced with the track gravel, but most likely eroded from the upslope side of the track.

4.4 Aboriginal Heritage Site Prediction Modelling

Two Aboriginal heritage sites have previously been recorded in the study area, and two are located in close proximity to the boundary of the property. A review of existing information on the Aboriginal heritage values and archaeology of the area identified that the study area has undergone varying levels of disturbance which are likely to have impacted the survivability of archaeological sites in majority of the study area. Vantage points in the study area, such as the ridge landform along the study area's south eastern side, would have once been a focal point for Aboriginal activity and have potential to retain archaeological sites, particularly stone tool sites. High levels of historic disturbance in other parts of the study area are likely to have impacted and removed *in situ* Aboriginal heritage objects.

On the basis of the registered archaeological sites in the region, and review of previous archaeological studies, the following conclusions can be drawn regarding the potential presence and location of Aboriginal heritage sites within the landscape of the study area:

- Stone artefact sites are the most common site type occurring across the landscape and are the most likely site type to be present in the study area (Section 4.3.1). Surface expressions of this site type appear as artefact scatters or isolated finds.
- Stone artefact sites are found in all environmental contexts but are most readily identified through surface survey in areas where vegetation is limited, and ground surface visibility is high.
- Stone artefact scatters may occur in all landform contexts throughout the study area, although water is often the defining characteristic in distribution patterns. From the body of research throughout the region and within the broader state context, it is generally accepted that people tended to camp in proximity to water, resources or vantage points, with camping occurring more frequently the more permanent the water source. A

tributary of the Nepean River (Howes Creek) is located approximately 300m south of the study area.

- Two Aboriginal heritage sites (AHIMS sites #52-2-4496 and #52-2-4525) have previously been recorded within the study area. Two Aboriginal heritage sites have previously been recorded just outside of the study area's boundary (AHIMS sites #52-2-4068 and #52-2-2278), and six Aboriginal heritage sites have been recorded within 250m of the study area's boundary (AHIMS sites #52-2-3908, #52-2-3918, #52-2-4006, #52-2-4006 and #52-2-4008).
- Consistent with the Blacktown soil landscape, a ridge landform is located in the south eastern section of the study area. The highpoint of this ridge would have once been a commanding position, offering views of the Howes Creek below. As such, there is potential for Aboriginal stone artefacts to be present.
- Due to a high level of historic disturbance associated with the construction of the homestead and associated buildings, and garden, it is unlikely that this part of the study area will retain Aboriginal stone artefacts.

On the basis of the archaeological sites registered in the region and review of previous archaeological studies, the following types of site are unlikely to be present in the study area:

- Stone quarry sites, axe grinding grooves, stone engravings/art and shelter sites are highly unlikely to be found in the study area because of the lack of suitable stone outcrops.
- Burials and ceremonial sites (including stone arrangements) are highly unlikely to be present in the area given the disturbance caused by vegetation clearing and land modification.
- Scarred trees are only expected within areas of native, mature vegetation, and may occur in any landform context. Modified tree (scarred or carved) sites have been previously recorded in the local area; however, the study area has undergone extensive vegetation clearing. Since the 1800s, original vegetation has been cleared and non-native plants have been intentionally planted.

5 Archaeological Site Inspection

An archaeological site inspection of the study area was undertaken on Tuesday 14 July 2020 AMBS archaeologists Christopher Langeluddecke and Petra Balanzategui. While Tharawal LALC was invited to provide a site officer to participate in the inspection with AMBS, they were unfortunately unable to attend on the day. The inspection involved a 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 #52-2-4066) 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.

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 surrounding garden. The northern and southern portions of the study area are consistent with topographical features of the Blacktown soil landscape.

Original native vegetation has been cleared and non-native species have been intentionally planted. A large Bunya Bunya pine (*araucaria bidwillii*) is located in the rear courtyard and a forest red gum (*Eucalyptus tereticornis*) is located on the northern side of the homestead. Hedges of sweet box (*Murraya paniculata*) and Cape leadwort (*Plumbago capensis*) and beds of hardy perennials and ground covers such as Nile/African lilies (*Agapanthus praecox*), bird-of-paradise flower (*Strelitzia reginae*) have been intentionally planted in the rear courtyard. Vegetation has been extensively cleared in the southern portion of the study area, where the land has been used for pasture. This area is heavily overgrown by grasses and weeds, and large piles of cleared trees are present in this area. The northern extent which formerly contained olive groves has been cleared, and thick grass and weeds dominate and limit ground visibility.

Ground visibility throughout the study area varied between 0 – 90%, with the main limitations of visibility being thick grasses, weeds, and large piles of cleared trees. Visibility was at its highest in proximity to the homestead and in the graded area, and visibility was at its lowest in the areas used for olive groves and pasture (Figure 5.11). Where possible, soil exposures were observed for cultural materials, but none were identified. In the graded area on the western boundary soil was a reddish-brown clay, and on the ridge, it appeared to be a dark brown silty clay.

Levelling has occurred for the driveway which leads from Glenlee Road to and around the homestead (Figure 5.5). Guttering and cement posts have been installed on either side of this driveway. A high level of disturbance has occurred for the construction of the homestead and associated buildings (Figure 5.1). Stairs have been established leading to the rear courtyard, where the land has been levelled and terracing has occurred for the garden (Figure 5.2, Figure 5.4). A cistern dating to c.1858 is located in this area, suggesting subsurface disturbance (Figure 5.3). A wooden seating structure has been assembled around the Bunya Bunya pine.

The south western, western and northern boundary of the study area (location of AHIMS sites #52-2-4525 and #52-2-4496) has been significantly disturbed, and grading has occurred along the

property boundary in this this area (see Figure 5.6-Figure 5.10). Two AHIMS site have previously been recorded within this area; AHIMS site #52-2-4525 was subject to AHIP No.C0000393 in 2019, and AHIMS site #52-2-4496 was unable to be reidentified by Artefact during a survey in 2019. Artefact mentioned that AHIMS site #52-2-4496 was located in close proximity to the Substation and Feeder study area, and its location would be recorded on construction drawings to ensure it is not impacted (Artefact 2019:9). Due to recent disturbance along the entire boundary, it is possible that the location of the artefact has since been disturbed. Several large cement manholes, yellow Endeavour energy posts and a concrete telecom pit are present within this area, suggesting extensive sub-surface disturbance (Figure 5.7-Figure 5.10). A constructed dam is present in the south western extent of the study area suggesting further disturbance. Some regrowth trees are present along the fence line and thick grass and weeds surround the graded area. A fence line separates this area from the driveway, homestead and associated buildings, and garden. The Southern Railway Line is adjacent to this area and is located out of the study area.

A moderate level of disturbance has occurred in the north eastern section of the study area, which occupies the historic gate house, olive processing building, and olive grove. A power board is located in the middle of the grove, indicating underground cables and subsurface disturbance. Further disturbance in this area has occurred from vegetation clearing, the establishment of fence lines and rabbit burrows. The majority of the olive trees have been removed and the grove is no longer extant, and vegetation in the area now comprises thick grass and weeds.

A moderate level of disturbance has occurred in the southern portion of the study area which occupies the milking shed, farm building and pasture. This area has been entirely cleared of original vegetation, and thick grass and trees remain. Large piles of cleared trees are present, suggesting ongoing vegetation clearing. This area has been used for pasture and disturbance is evident in the form of fence lines, rabbit burrows and small testing boreholes (Figure 5.13). A fence line has been established around this entire area and has been electrified adjacent to the driveway.

Consistent with the topography of the Blacktown soil landscape, a ridge forms the south eastern extent of the study area. The ridge has a view south to Howes Creek which is of aesthetic value and would have once been a vantage point for Aboriginal people. Given its location and that six previously recorded Aboriginal heritage sites (AHIMS sites #52-2-4066, #52-2-4553, #52-2-3918, #52-2-4006, #52-2-4006 and #52-2-4008) are located within 250m, it is determined that this ridge has archaeological potential to retain Aboriginal heritage deposits in a disturbed context.



Figure 5.1 The homestead from the rear courtyard. View to south west.



Figure 5.2 Stairs leading to rear courtyard. View to south west.



Figure 5.3 Cistern located in the rear courtyard. View to south east.



Figure 5.4 Terracing for garden and intentional garden plantings.



Figure 5.5 The natural landform has been levelled for the driveway and stone paving has been installed either side. View to east.



Figure 5.6 Graded area in western extent. View to south.



Figure 5.7 Cement man hole cover in graded area. View to south west.



Figure 5.8 Significant disturbance in graded area. View to south.



Figure 5.9 Grading along the property's western boundary, just north of the location of AHIMS site #52-2-4496. View to north west.



Figure 5.10 Endeavour energy pole in western extent of the study area, adjacent to graded area, indicating subsurface disturbance. View to east.



Figure 5.11 View from the south eastern ridgeline looking towards the homestead. View to north.



Figure 5.12 View from south eastern ridgeline overlooking tributary of the Nepean River in the southern extent of the study area. View to south.



Figure 5.13 Borehole testing locations on the south eastern ridgeline. View to south.

5.1.1 Disturbance

For the purpose of assessing archaeological potential, and in line with the NSW Heritage Code of Practice, the level of disturbance within the study area has been estimated. Four categories have been assigned to distinguish levels of disturbance (Table 5.1). The associated impacts of past land use practices on the archaeological resource are summarised for each category. The archaeological site inspection has identified that the entirety of the study area has been subject to varying levels of disturbance.

High levels of disturbance have occurred for the construction of the house, surrounding buildings, and the garden. Extensive vegetation clearing has occurred in this area and non-native vegetation species have been intentionally planted. A cistern which is no longer in use, suggests sub-surface disturbance in the courtyard of the house. High levels of disturbance have also occurred in the south western, western, and northern extent where grading has occurred. Several large cement manholes, yellow Endeavour energy posts, a concrete telecom pit and a fence line exist within this area, indicating the presence of underground services and infrastructure and associated sub-surface disturbance.

Moderate levels of disturbance have occurred in the south eastern portion of the property where the ridgeline is located. Disturbance in this area results from initial land clearing, agricultural use, ongoing vegetation clearing, the installation of fence lines and previous bore hole testing. Moderate levels of disturbance have also occurred in the northern and north eastern sections of the property where the land has been most recently used for growing and processing olives. A power board is located in the middle of the paddock suggesting underwire cables and sub-surface disturbance. Extensive vegetation clearing has occurred in this area, and a gatehouse, olive processing building, electrical power board and fence lines have been installed.

Table 5.1 Categories of Disturbance.

Level of Disturbance	Type of Disturbance	Impact on Archaeological Resource
None	No Effective disturbance of natural ground surface	<i>In situ</i> archaeological deposits may be present
Low	Limited vegetation clearance; stock grazing	Archaeological material should retain some spatial integrity although localised displacement may be expected
Moderate	Complete vegetation clearance; pasture/cultivation (ploughing); minor to moderate erosion	Archaeological materials may be present, although localised spatial displacement and artefact damage are likely; <i>in situ</i> deposits may remain below plough zone
High	Removal of topsoil for urban development; irrigation; Road works; infrastructure construction; landscaping; landfill; and severe erosion	While archaeological sites may be destroyed, remnant dispersed archaeological material may survive; the context of such material may be unknown.

5.2 Discussion

Based on the results of the archaeological site inspection, the predictive model for Aboriginal heritage sites, and the varying levels of ground disturbance within the study area, it is considered that portions of the study area have potential to retain Aboriginal objects or subsurface archaeological deposits.

A review of existing information on the Aboriginal heritage values and archaeology identified that the study area has undergone varying levels of disturbance which is likely to have had an impact on the survival of archaeological sites. Aboriginal heritage site prediction modelling concluded that there was potential for stone artefacts to be present on elevated landforms within the study area.

Due to significant disturbance associated with construction of the homestead and associated buildings, and garden, the potential for stone artefacts in this area was deemed unlikely.

Two Aboriginal heritage sites (AHIMS sites #52-2-4525 and #52-2-4496) have previously been recorded in the study area, in the western and north western extent. AHIMS site #52-2-4525 was directly impacted by works associated with the Menangle Park Substation and Feeder, in accordance with the conditions of AHIP No.C0000393. AHIMS site #52-2-4496 was unable to be located by Artefact during survey in 2019. The site's location has been significantly impacted following machine grading of the area, and it is likely that the location of the artefact has been highly disturbed since its initial recording in 2018.

Archaeological site inspection of the study area identified a sensitive landform with potential to retain Aboriginal heritage deposits in a disturbed context (see Figure 5.14). This landform comprises a ridgeline in the south eastern section of the study area. Archaeological predictive modelling identified that this ridgeline would have once been a vantage point for Aboriginal people, offering commanding views south to Howes Creek and across the landscape. This area has however been impacted by land clearing, historic and recent agricultural use, installation of fence lines, and borehole testing. While plantings and their removal would have impacted the integrity of any archaeological deposits, and therefore their potential archaeological significance, there is still potential for Aboriginal objects to be present in a disturbed context.

Limited ground surface visibility throughout the study area restricted the effectiveness of the archaeological site inspection. Surface visibility throughout the study area varied between 0 – 90%, with the main limitations being thick grasses, weeds, and large piles of cleared trees. Visibility was at its highest in proximity to the homestead and in the graded area, and visibility was at its lowest the paddocks in the northern, north eastern, and southern extents.

The entirety of the study area has been disturbed by historic vegetation clearing, and remaining vegetation includes thick grasses and weeds, and intentional garden plantings. Significant disturbance has occurred for the construction of the homestead and associated buildings, and garden. Significant disturbance has also occurred in the south western, western, and north eastern extent of the study area where grading has occurred and several large cement manholes, Endeavour energy posts, a concrete telecom pit and fence lines have been installed. A moderate level of disturbance has occurred in the south eastern and southern extent from vegetation clearing, pastoral use, the installation of fence lines and previous bore hole testing. The northern and north eastern extent has been disturbed by the construction of a gatehouse and olive processing building, historic and recent agricultural use, and the installation of an electrical power board and fence lines.

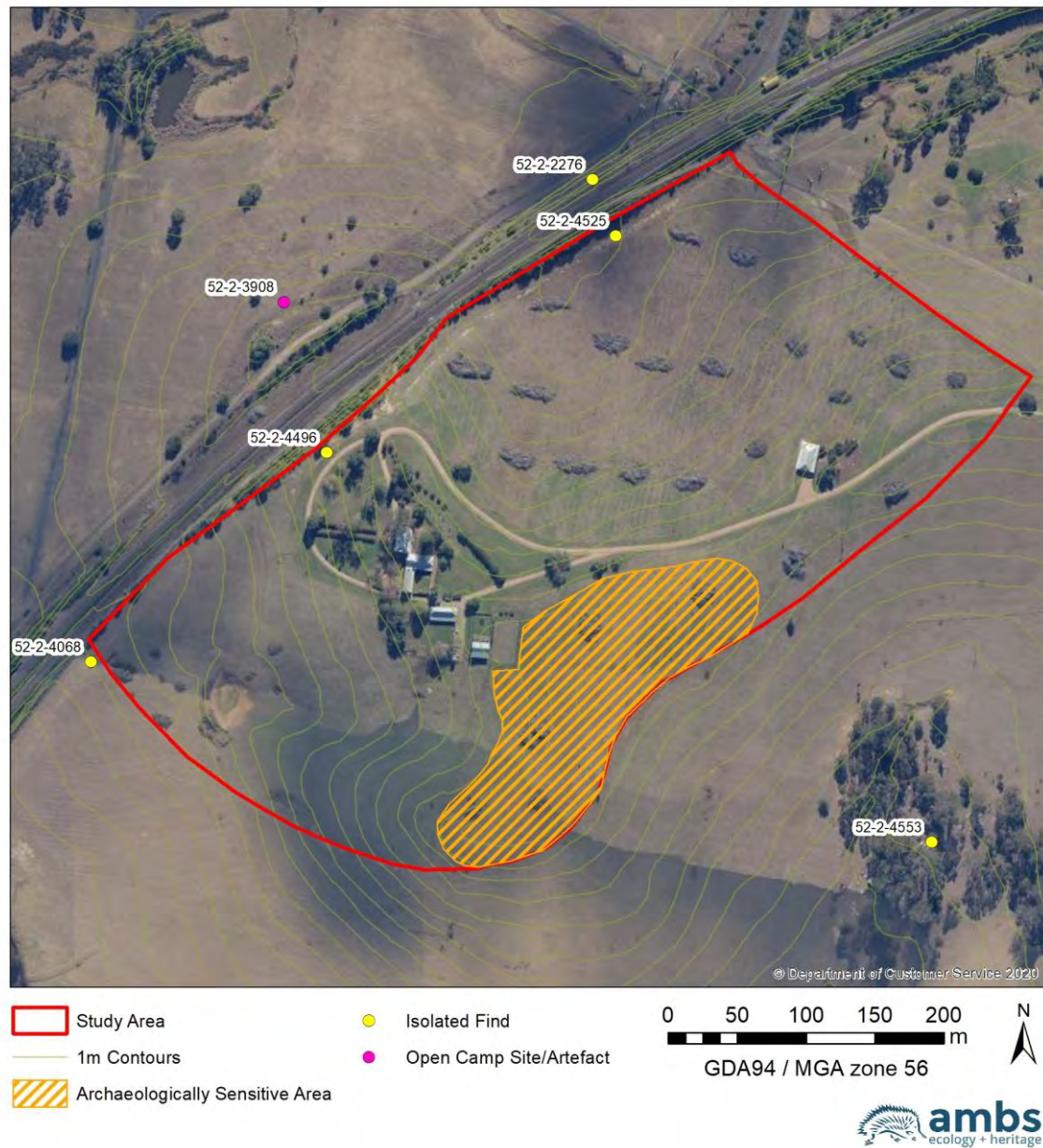


Figure 5.14 Previously identified AHIMS sites and archaeologically sensitive area within the Glenlee Estate study area.

6 Assessing Heritage Significance

A primary step in the process of Aboriginal cultural heritage management is the assessment of significance. Heritage significance relating to Aboriginal sites, objects and places in NSW is assessed in accordance with the criteria defined in the Heritage NSW guidelines, and cultural significance is identified by Aboriginal communities. The Heritage NSW *Code of Practice* states that archaeological values should be identified and their significance assessed using criteria reflecting best practice assessment processes as set out in the Burra Charter (DECCW 2010:21).

The criteria for assessing Aboriginal heritage significance are derived from the Burra Charter criteria of aesthetic, historic, scientific, social or spiritual value, for assessing cultural significance for past, present and future generations (Article 1.2). Therefore, the Heritage NSW guidelines for assessing significance require consideration of the following aspects of heritage sites:

- *Research Potential: does the evidence suggest any potential to contribute to an understanding of the area and/or region and/or state's natural and cultural history?*
- *Representativeness: how much variability (outside and/or inside the subject area) exists, what is already conserved, how much connectivity is there?*
- *Rarity: is the subject area important in demonstrating a distinctive way of life, custom process, land-use, function or design no longer practiced? Is it in danger of being lost or of exceptional interest?*
- *Education potential: does the subject area contain teaching sites or sites that might have teaching potential? (OEH 2011:10)*

Not all sites are equally significant and not all are worthy of equal consideration and management. The significance of a site is not fixed for all time; what is considered as significant at the time of assessment may change as similar items are located, more research is undertaken, and community values change. This does not lessen the value of the heritage approach but enriches both the process and the long-term outcomes for future generations as the nature of what is conserved and why also changes over time (Pearson and Sullivan 1995:7).

This assessment of heritage values against the Heritage NSW heritage assessment criteria is informed by the results of the environmental and heritage context, the predictive model for Aboriginal sites in the region, and the results of the Aboriginal heritage field inspection. Aboriginal heritage sites are considered to be of heritage significance if they meet one or more of the following criteria:

Does the subject area have a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons? – social value

This criterion concerns the value(s) of a site or feature to a particular community or cultural group, in this case the local Aboriginal community. Aspects of social significance are relevant to sites, items and landscapes that are important, or have become important, to the local Aboriginal community. This importance involves both traditional links with specific areas as well as an overall concern by Aboriginal people for sites and landscapes generally and their future protection. Assessments of social value can only be made by the relevant Aboriginal communities.

While the study area's location is significant in relation to Mount Annan to the north and Howes Creek to the south, the study area itself does not retain specific cultural significance. The study area is therefore not considered to meet the social value criterion for Aboriginal heritage.

To be finalised following completion of Aboriginal community consultation process

Is the subject area important to the cultural or natural history of the local area and/or region and/or state? – historic value

Two Aboriginal heritage sites (AHIMS sites #52-2-4525 and #52-2-4496) have previously been recorded in the study area. A ridge landform with potential to retain sub-surface Aboriginal archaeological deposits has been identified. Two Aboriginal heritage sites (AHIMS sites #52-2-4066 and #52-2-2276) have previously been recorded in close proximity to the study area. The majority of the study area has experienced a high level of historic disturbance. Background research has identified no specific historic associations with the Aboriginal history and activities in the study area. As such, the study area does not meet the historic value criterion for Aboriginal heritage.

Does the subject area have potential to yield information that will contribute to an understanding of the cultural or natural history of the local area and/or region and/or state? – Scientific (archaeological) value

Two Aboriginal heritage sites (AHIMS sites #52-2-4525 and #52-2-4496) have previously been recorded in the study area. A ridge landform with potential to retain sub-surface Aboriginal archaeological deposits in a disturbed context has been identified. Two Aboriginal heritage sites (AHIMS sites #52-2-4066 and #52-2-2276) have previously been recorded in close proximity to the study area. While archaeological integrity of the sensitive landform is likely to be low due to the history of agricultural impacts on the property, portions of the study area with potential to retain Aboriginal heritage objects are considered to be of moderate archaeological research potential. As such, the study area does meet the scientific (archaeological) value criterion for Aboriginal heritage.

Is the subject area important in demonstrating aesthetic characteristics in the local area and/or region and/or state? – Aesthetic value

The study area would have once been a vantage point for Aboriginal people and would have provided commanding views of the area. The SHR listing states that:

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 (NSW Office of Environment and Heritage listing).

The study area has however been modified and impacted since initial land clearing and does not resemble the pre-contact landscape of the local area. The study area is therefore not considered to have aesthetic value for Aboriginal heritage.

6.1.1 Summary Statement of Significance

Two Aboriginal heritage sites (AHIMS sites #52-2-4525 and #52-2-4496) have previously been recorded in the study area. A ridge landform with potential to retain sub-surface Aboriginal archaeological deposits has been identified. Two Aboriginal heritage sites (AHIMS sites #52-2-4066 and #52-2-2276) have previously been recorded in close proximity to the boundary of the study area. 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 meet the scientific (archaeological) value criterion for Aboriginal Heritage.

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7 Conclusions & Recommendations

The background research, archaeological survey and consultation with Aboriginal community representatives have contributed to an understanding of the Aboriginal heritage values of the Glenlee Estate which has local heritage significance. The Burra Charter process also recognises and processes for the management of heritage places. The Burra Charter process also recognises that the development of useful conservation and heritage management policies requires consideration of a range of other factors which could affect the future of a place. These include:

- the owner's and users' requirements;
- requirements imposed by external factors, such as statutory obligations or issues related to health and safety;
- the physical condition of the place; and
- the protection and conservation of the heritage significance and values of the place.

Two Aboriginal heritage sites (AHIMS sites #52-2-4525 and #52-2-4496) have previously been recorded in the study area. Two Aboriginal heritage sites have previously been recorded in close proximity to the boundary of the study area. One landform with potential to retain Aboriginal stone artefacts was identified. The landform is a vantage point with commanding views of Howes Creek below, may have once been a focal point for Aboriginal activity in the landscape, and as such may retain Aboriginal heritage deposits in a disturbed context. An assessment of heritage significance identified that the study area has moderate archaeological research potential.

The following recommendations have been developed to provide guidance for the appropriate future management of the Aboriginal cultural heritage values of Glenlee Estate.

AHIMS site #52-2-4496 has previously been recorded within the study area. If future works with potential to impact on Aboriginal cultural heritage are required, a formal Aboriginal Cultural Heritage Assessment in support of an application for an AHIP will need to be undertaken prior to undertaking the proposed works, with the support of the Aboriginal community stakeholders. The assessment and consultation process must be undertaken in accordance with the *Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW* (DECCW 2010) and the *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010* (DECCW 2010).

Recommendation 1

Any future management works with potential to impact on Aboriginal cultural heritage will require the approval of an Aboriginal Heritage Impact Permit by Heritage NSW, supported by an Aboriginal Cultural Heritage Assessment carried out in formal consultation with the Aboriginal community in accordance with Heritage NSW guidelines.

The Heritage NSW Code of Practice states that works which cannot avoid harm to sensitive landform features or Aboriginal objects must undertake an ACHA to determine if an application for an Aboriginal Heritage Impact Permit (AHIP) is required to allow the works. Any future works within the Glenlee Estate which may impact on the identified area of potential Aboriginal archaeological sensitivity along the south eastern ridgeline will require further archaeological assessment to investigate the nature and extent of any subsurface archaeological deposits, and to determine their extent if present.

Recommendation 2

The ridgeline landscape feature in the study area has potential to retain Aboriginal objects. If future works are proposed to occur in the study area, an Aboriginal Cultural Heritage Assessment should be prepared in accordance with the Heritage NSW Code of

Practice for Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW 2011) in order to determine the presence of Aboriginal heritage sites prior to any future development works being undertaken in this area.

As per the currently proposed CMP policies, any future development within the Glenlee Estate aims to not obscure current views to Mount Annan and Camden Park, and appropriate landscaping and plantings should aim to screen and mitigate any development.

Recommendation 3

Future development within the Glenlee Estate should ensure that current views to Mount Annan and Camden Park are not obscured, and that where possible, any development is screened through appropriate landscaping and plantings.

Impacts to Aboriginal heritage sites, regardless of their level of significance or integrity, require the prior written consent of the Director-General of Heritage NSW, under Section 87 or Section 90 of the NPW Act. In the event that previously unidentified Aboriginal objects are exposed during any future development works in the study area, the following procedure should be followed:

Recommendation 4

Should any Aboriginal objects be exposed during any future development works, disturbance of the area should cease and the Cultural Heritage Division of Heritage NSW should be informed in accordance with section 89A of the NPW Act. Works should not continue without the written consent of Heritage NSW.

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Appendix C

Casey & Lowe, *Historical Archaeological Assessment*, August 2017

GLENLEE, OUTBUILDINGS, GARDENS & GATEHOUSE, MENANGLE PARK

REVISED HISTORICAL ARCHAEOLOGICAL ASSESSMENT

JULY 2020



Centre of Glenlee property, NearMap

Report to Tropman & Tropman Architects

On behalf of

David and Patricia Wilson



**CASEY &
LOWE**
ARCHAEOLOGY &
HERITAGE

Casey & Lowe Pty Ltd
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EXECUTIVE SUMMARY

In 2017, Casey & Lowe, Archaeology & Heritage, were engaged by Tropman & Tropman Architects, on behalf of David and Patricia Wilson (the owners), to provide an Historic Archaeological Assessment for the State heritage-listed property 'Glenlee, outbuildings, garden & gatelodge', Menangle Park (SHR 00009). The following report provides an updated assessment of historical archaeological potential, prepared as part of a Conservation Management Plan (CMP) for the property.

The report is based on a review of previous documents, primary historical records and an analysis of nearby and comparative archaeological sites. The report incorporates previous research conducted by Casey & Lowe in 2017, and responds to Heritage NSW's 2018 and 2020 reviews of the draft CMP.

RESULTS

- The study area is situated within the State Heritage Register (SHR) curtilage of 'Glenlee, outbuildings, garden & gatelodge' (SHR 00009).
- The Glenlee property, Menangle Park has the potential to contain archaeological evidence relating to its ongoing use as a homestead and farm since the 1820s.
- The archaeological resource within the paddocks is expected to have been disturbed by the substantial 20th-century landscaping activities, particularly the land preparation required for the olive grove (1999-2014) and its removal. These will have impacted on remains close to the surface, but some deeper features, including rubbish pits, postholes and foundations, may have survived.
- If substantive remains dating to the early and to mid-19th century survive, they would be of State heritage significance. More ephemeral remains relating to this period, or remains dating to later phases of occupation, are likely to be of local heritage significance.
- The site has potential to contain relics under the NSW *Heritage Act 1977* which requires an approval under S60 of the Act prior to any sub-surface impacts on the site. If located, opportunities to preserve the potential archaeological remains on the property should be explored.

RECOMMENDATIONS / POLICIES

The following recommendations are based on the historical research and archaeological analysis provided in this report:

1. All sub-surface areas below and adjacent to the core homestead complex (buildings and driveways) should be considered to have archaeological potential. Any new interventions or works should be designed to avoid any disturbance of potential archaeological items (State and locally significant) located within these areas.
2. State significant archaeology within the Glenlee SHR curtilage should be conserved *in situ*. If located, opportunities to preserve potential State or locally significant archaeological remains on the property should be explored.
3. Prior to undertaking works that disturb the area within the SHR curtilage, an approval under S60 of the *Heritage Act 1977* will need to be obtained from the NSW Heritage Council. Minor maintenance, repairs and alterations within the core homestead complex as well as works within the paddock areas may be exempt under S57(2) of the *Heritage Act 1977*.

4. An appropriate on-site investigation strategy (a Statement of Heritage Impact or Archaeological Research Design) should be written by a suitably qualified and experienced archaeologist as part of any S60 or S57(2) application. This will identify the archaeological approach and methodology to be used on the site, the type of archaeological questions the archaeological investigation seeks to address, as well as the nominated archaeological director who meets the Heritage Council Excavation Directors Criteria for works on State significant sites.
5. Any proposed archaeological investigations should consult and review the analyses of archaeological significance and potential, as outlined in the Archaeological Assessment (prepared by Casey & Lowe 2020) in this CMP (Section XX, Figure XX).
6. A report on the results of any archaeological program will be a condition of any future archaeological investigation. The report will need to conform to Heritage NSW guidelines, and respond to the research design formulated for the project. The report will need to include a catalogue and analysis of any artefacts recovered from the site.
7. A repository should be provided for any artefacts recovered from the site.
8. The results of any archaeological excavation program should be subject to a heritage and/or Archaeological Interpretation Strategy that highlights the history and significance of the Glenlee estate.
9. Should any archaeological material be revealed during routine management activities on the farm, it should be brought to the immediate notice of Heritage NSW.

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DRAFT

Report Status	Date Submitted	Purpose	Author	Reviewed
Draft Version 1	17.07.20	Internal Review	Dr Kat McRae	Tony Lowe
Draft Version 2	13.08.20	Internal Review	Dr Kat McRae	Tony Lowe
Draft Version 2	14.08.20	Client Review	Dr Kat McRae	Tony Lowe

GLENLEE, OUTBUILDINGS, GARDENS & GATEHOUSE, MENANGLE PARK

REVISED HISTORICAL ARCHAEOLOGICAL ASSESSMENT

1.0 INTRODUCTION

1.1 BACKGROUND

In 2017, Casey & Lowe, Archaeology & Heritage, were engaged by Tropman & Tropman Architects, on behalf of David and Patricia Wilson, to provide an Historic Archaeological Assessment of the State heritage-listed property 'Glenlee, outbuildings, garden & gatelodge', Menangle Park (SHR 00009).¹ The report was prepared in response to a proposal for the residential subdivision of part of the property, and the results were incorporated into a draft Conservation Management Plan (CMP).

The following report provides a revised and updated assessment of archaeological potential, incorporating the results of the 2017 assessment. The report has been prepared in response to Heritage NSW's 2018 and 2020 reviews of the draft CMP, and is intended to form the historical archaeological component of the revised CMP.

1.2 STUDY AREA

The Glenlee property is located in Glenlee Road, Menangle Park (Figure 1.1), within the Local Government Area of Campbelltown (Lots 1, 2 & 3 of DP713646).

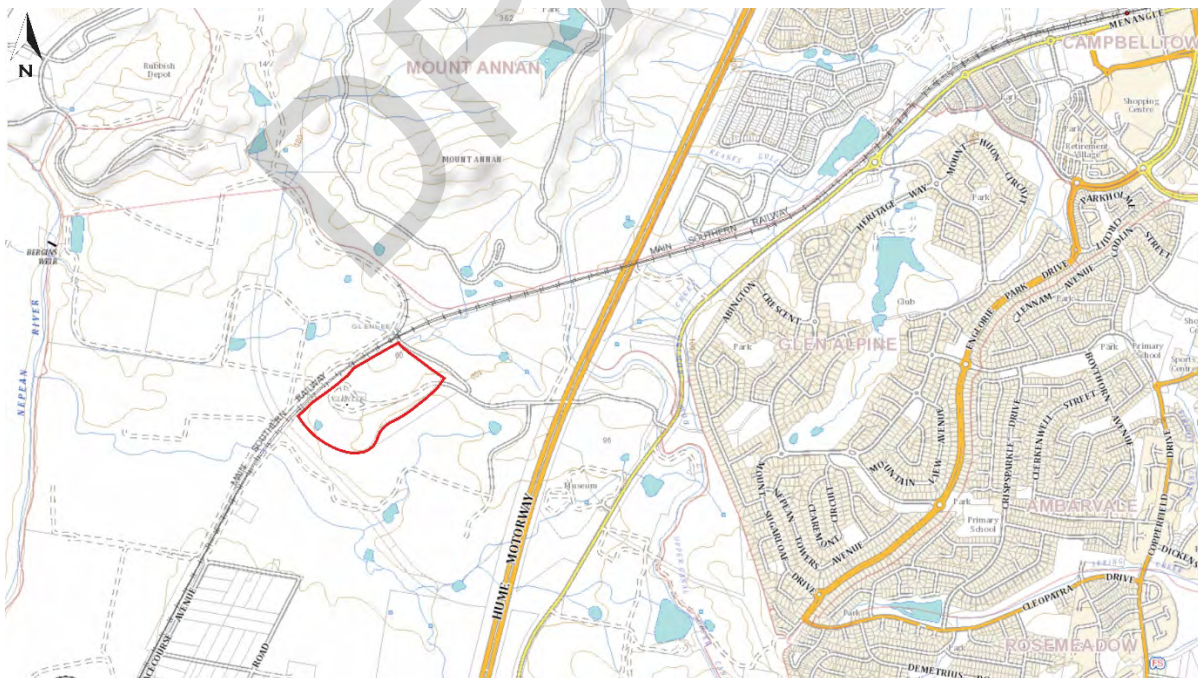


Figure 1.1: Location of Glenlee (outlined) in relation to the broader context. SIX Maps.

¹ Casey & Lowe 2017 *Historical Archaeology Assessment Glenlee, Menangle Park*.

1.3 AUTHORSHIP

This report has been written by Dr Kat McRae, Senior Archaeologist, Casey & Lowe, with reference to the original 2017 assessment prepared by Dr Nadia Iacono, formerly of Casey & Lowe. A review of Glenlee's history and a search for recently available historical plans was made by Dr Terry Kass,² as part of the revised CMP and has helped refine the history presented here. The report has been reviewed by Tony Lowe, Casey & Lowe.

1.4 ACKNOWLEDGEMENTS

Scott Murray, Tropman & Tropman Architects
David and Patricia Wilson (owners), Glenlee
John Knapp, Knapp Property Group

1.5 LIMITATIONS

The report is designed to assess the potential historical archaeological remains of the study area, as well as the heritage significance of these remains. It does not deal with the potential of the study area to retain evidence of use by Aboriginal people.

The report is based on previous documents (including previous research conducted by Casey & Lowe in 2017), primary historical records, as well as Dr Terry Kass' 2020 history of the property, site inspection and an analysis of nearby / comparative archaeological sites. There was sufficient time and funding to complete the report to a quality standard.

1.6 ABBREVIATIONS

CMP	Conservation Management Plan
JRAHS	Journal of the Royal Australian Historical Society
SHR	State Heritage Register
SMH	Sydney Morning Herald

1.7 DEFINITIONS

The following terms are used in this report:

HISTORICAL ARCHAEOLOGY (NON-INDIGENOUS/EUROPEAN)

Historical archaeology (in NSW) is the study of the physical remains of the past, in association with historical documents, since the British occupation of NSW in 1788. As well as identifying these remains the study of this material culture can help elucidate the processes, historical or otherwise, which have created our present surroundings. Historical archaeology includes an examination of how the late 18th and 19-century arrivals lived and coped with a new and alien environment, what they ate, where and how they lived, the consumer items they used and their trade relations, and how gender and cultural groups interacted. The material remains studied include:

- Archaeological sites:
 - Below ground: relics which include building foundations, occupation deposits, rubbish pits, cesspits, wells, other features, and artefacts.
 - Above ground: buildings, works, industrial structures and relics (intact or ruined).
- Cultural landscapes.

² Kass, T 2020 *History of Glenlee 60 Menangle Road Menangle Park 2563*.

ARCHAEOLOGICAL MONITORING

Archaeological monitoring is recommended for those areas where the impact of the works is not considered to mean the destruction of significant archaeological fabric. Nevertheless, the disturbance of features both suspected and unsuspected is possible. In order to provide for the proper assessment and recording of these features an archaeologist should inspect the works at intervals they consider to be adequate and to be 'at call' in case the contractor uncovers remains that should be assessed by the archaeologist.

Monitoring is a regular archaeological practice used on many building and development sites. Efforts are made so that monitoring will not impact on the planned works or unduly hold up contractors' work schedules.

ARCHAEOLOGICAL POTENTIAL

Archaeological potential is here used and defined as a site's potential to contain archaeological relics which fall under the provisions of the *Heritage Act 1977* (amended). This potential is identified through historical research and by judging whether current building or other activities have removed all evidence of known previous land use.

ARCHAEOLOGICAL SITE

A place that contains evidence of past human activity. Below ground sites include building foundations, occupation deposits, features and artefacts. Above ground archaeological sites include buildings, works, industrial structures and relics that are intact or ruined.

ARCHAEOLOGICAL TESTING

Archaeological test excavation typically involves exploratory trenches opened by a mechanical excavator under archaeological direction. Archaeological testing is undertaken in order to establish the nature and extent of any archaeological features or deposits that may survive within a site and often precedes open area archaeological investigations/salvage. It is used to refine understanding of archaeological potential to assess future impacts and determine mitigation strategies.

ARCHAEOLOGICAL INVESTIGATION OR EXCAVATION OR SALVAGE

The manual and machine excavation of an archaeological site. This type of excavation on historic sites usually involves the stratigraphic excavation of open areas as outlined in an Archaeological Research Design.

ARCHAEOLOGICAL RESEARCH DESIGN (ARD)

A set of questions which can be investigated using archaeological evidence. An ARD includes a methodology for addressing these questions. An ARD is intended to ensure that archaeological investigations focus on genuine research needs. It is an important tool that ensures that when archaeological resources are destroyed by excavation, their information content can be preserved and can contribute to current and relevant knowledge.

RESEARCH POTENTIAL

The ability of archaeological evidence, through analysis and interpretation, to provide information about a site that could not be derived from any other source and which contributes to the archaeological significance of that site and its 'relics'.³

³ Taken from NSW Heritage Branch 2009 *Assessing Significance for Historical Archaeological Sites and 'Relics'*, Heritage Branch, Department of Planning [Sydney], p. 11.

RELIC

Means any deposit, artefact, object or material evidence that:

- (a) Relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- (b) Is of State or local heritage significance.⁴

DRAFT

⁴ NSW *Heritage Act 1977*, Definitions, Part 1.4.

2.0 ARCHAEOLOGICAL POTENTIAL

2.1 INTRODUCTION

The following section identifies the potential archaeological resource of the study area. Archaeological potential is the degree to which archaeological remains are considered likely to survive within the study area in light of modern impacts and historic activities and have ability to assist with archaeological research questions.

2.2 COMPARATIVE ARCHAEOLOGICAL SITES

There are several early 19th-century homesteads sites of a similar type to the Glenlee estate, which survive to this day in western Sydney, whether as standing buildings or as partially ruined archaeological sites. A number of these estate farms, typically comprising a homestead complex and associated farm buildings, forming a 'scattered village', have been archaeologically investigated. The results of these archaeological programs help to inform our understanding of the types of remains and levels of preservation that can be expected within the Glenlee estate. These include but are not limited to:

2.2.1 CAMDEN PARK ESTATE AND BELGENNY FARM, CAMDEN (SHI 01697)

Belgenny Farm is situated within the broader Camden Park Estate, and was established by John and Elizabeth Macarthur in 1805. It is the oldest surviving complex of farm buildings in Australia. The site operated as a dairy farm from at least the 1820s until the 1970s.⁵

Archaeological investigations at Belgenny Farm were conducted by Wendy Thorp c.1986-1989,⁶ and Edward Higginbotham c.2006-2010.⁷ These programs identified the structural remains of three early (c.1820s) cottages, including one built by Henry Kitchen, as well as significant artefact-rich deposits and rubbish pits, which confirmed the interpretation of the cottages as huts for the accommodation of the convict labour force. Excavations within the vicinity of the stables identified evidence of land modification prior to construction (where topsoil had been stripped off and a levelling fill laid), as well as the archaeological remains of brick dish drains, former cobbled surfaces and yard surfaces.

2.2.2 BELLA VISTA FARM, KELLYVILLE (SHI 01754)

The site of Bella Vista Farm has been subject to continuous grazing since the 1790s, and retains evidence of patterns of agricultural use of the farm over the past 200 years, including former farm outbuildings, field patterns, post and rail fences, etc. The Bella Vista homestead and associated estate dates to the c.1840, and is sited high on a prominent hill in contrast with open fields around, characteristic of a summit model of homestead siting.⁸

There have been several archaeological investigations (predominantly survey and small scale monitoring programs) at Bella Vista including: a site inventory/archival recording conducted by Judy Birmingham (University of Sydney) in 1981 - this program also

⁵ <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5051536> [accessed Aug 2020].

⁶ Thorp 1986 *Archaeological Report Initial Investigations Belgenny Farm*; Thorp 1987a *Report on Excavations in and around the Stable Belgenny Farm*.

⁷ Higginbotham & Associates Pty Ltd 2010 *Report on the archaeological investigation of the site of the 'small miserable hut', near Belgenny Farm, Elizabeth Macarthur Avenue, Camden, N.S.W.*; Higginbotham & Associates Pty Ltd 2013 *Conversation Management Plan Historical Archaeology Belgenny Farm, Elizabeth MacArthur Ave, Camden*.

⁸ <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045705> [accessed Aug 2020].

comprised the archaeological supervision of the clearing of six cisterns/wells;⁹ a small-scale monitoring program by Casey & Lowe in 1988; archaeological testing around the main homestead and several other locations by AMAC in 2002-2004,¹⁰ and monitoring by AHMS in 2013.¹¹ These programs have produced a significant artefact assemblage (including significant quantities of rubbish backfilling the tanks), characteristic of a typical domestic discard from late 19th into the 20th century.

2.2.3 DENBIGH ESTATE, CAMDEN (SHR 01691)

The Denbigh Estate comprises an early 19th century (1817-1820) homestead complex and associated farm buildings, considered the most extensive intact 'scattered village'. The archaeological and cultural landscape represents 200 years of continuous evolution of farming and grazing practices.¹²

Archaeological monitoring was undertaken by Eco Logical Australia in 2014-2015,¹³ and revealed evidence of early land modification (stripped back topsoil) and the c.1820s driveway (cobblestones, stone flagging, compacted surfaces), remains of mid-late 19th-century post and three-rail timber fencing, as well as timber slab shoring in the later (likely post-1895) dam.

2.2.4 RABY ESTATE, CAMDEN (ITEM 182, CAMDEN LEP)

The Raby Estate was part of Alexander Riley's original 1816 grant. The property was owned by the Riley family from 1809 to 1866, and is typical example of the Colonial-period mixed farm. The extant homestead (1860s) is sited on the spur of a hill and likely constructed on the site of the earlier (c.1820) homestead.¹⁴

Archaeological assessment of the site was conducted in 2002 by Higginbotham & Associates and identified the potential for archaeological remains associated with the early 19th-century farm, as well as the potential to understand the evolving landscape of the property from the 1820s until the 20th century.¹⁵

2.2.5 MARYLAND HOMESTEAD, BRINGELLY (ITEM 1, CAMDEN LEP)

Maryland Homestead comprises a complex of largely still extant homestead and farm buildings, dating from the 1850s. The winery and store are likely be the oldest winery buildings in Australia.¹⁶ Archaeological assessment of the site was conducted by Casey & Lowe in 2016, and identified little potential for any archaeological remains associated predating the 1850s.¹⁷ The archaeological resource of the site is expected to be predominantly associated with the mid-19th to early 20th-century occupation of the property.

⁹ Birmingham 1987 *Bella Vista, Old Windsor Road, Kellyville, Archaeology Report*.

¹⁰ AMAC 2005 *Bella Vista Farm Park: Archaeological Assessment & Survey*.

¹¹ AHMS 2013 *Bella Vista Farm, Bella Vista - Archaeological Monitoring Report (Sec 60 Application No: 2013/s60/114)*.

¹² <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5051541> [accessed Aug 2020].

¹³ Eco Logical Australia Pty Ltd 2016 *Denbigh farm Historic Entry Drive Archaeological Monitoring Report*.

¹⁴ <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1280030> [accessed Aug 2020].

¹⁵ Higginbotham & Associates Pty Ltd 2002 *Historical and Archaeological Assessment: Conservation Management Plan for Raby*; see also BIOSIS Research 2009 *Significance Assessment: Fence, Gate, Bridge, Raby, 1025 Camden Valley Way, Catherine Field*.

¹⁶ <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1280029> [accessed Aug 2020].

¹⁷ Casey & Lowe 2016 *Historical Archaeological Assessment Maryland, Bringelly*.

2.2.6 BUNGARRIBEE HOMESTEAD COMPLEX - ARCHAEOLOGICAL SITE, DOONSIDE (SHI 01428)

The Bungarribee archaeological site comprises a homestead complex surrounded by a large number of outbuildings and farm structures, including a brick convict barracks. The homestead was built c.1825, situated at the highest point of the estate, for the merchant and politician John Campbell. It was demolished in 1957.¹⁸

Test excavations by Austral Archaeology in 2000 revealed the footprint of the homestead, including floor surfaces and footings.¹⁹ Further excavations and site interpretation have since been undertaken by GML Heritage.²⁰ These programs identified evidence of the former kitchen gardens, an early cobbled surface and the brick footings of an original barn, demolished in 1977; as well as a timber slab hut or cottage to the north of the main Bungarribee homestead. Many of the artefacts associated with the cottage were dated to the first half of the 19th century. The archaeological remains at Bungarribee have largely been retained *in situ* in publicly accessible open space. New interpretive landscaping was constructed as part of the new development.

2.3 ARCHAEOLOGICAL PHASES

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 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).

Table 2.1: Summary Historical Timeline Glenlee, Menangle Park

Date	Historical Event
Phase 1: 1816-1858	
Aug 1812	Mary Reiby granted 200 acres (80 ha) in the District of Airs (Portion 4). The north-west portion of this grant forms part of the current study area. ²¹
Aug 1813	Michael Hayes granted 120 acres (48 ha) in the District of Airs (Portion 1), known as 'Hayes's Farm'. ²²
Oct 1816	William Howe, a Scottish free settler, purchases Hayes' land grant, on which Glenlee was subsequently built.
Jan 1818	Howe granted 3000 acres (1214 ha) of land ('Eskdale' / Glenlee) in the District of Minto (Portion 10), situated largely to the north of, but including part of the study area (including the site of the gatehouse). This grant formed the bulk of the Glenlee estate. ²³

¹⁸ <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5051257> [accessed Aug 2020].

¹⁹ Austral Archaeology 2000 *Archaeological Test Excavations at Bungarribee Homestead, Great Western Highway, Doonside*.

²⁰ Godden Mackay Logan *Bungarribee homestead, Doonside. Former kitchen gardens: Archaeological test excavation report*; Godden Mackay Logan 2013 *Doonside heritage park: Historical archaeological excavation report*.

²¹ Grants Ser. 7, p. 40.

²² Grants Ser. 7, p. 50.

²³ Grants Ser. 6, p. 178.

Date	Historical Event
1822	The 1822 Muster shows Howe held 7200 acres (2914 ha), with 520 acres (210 ha) cleared and various crops planted (wheat, maize, barley, oats, peas or beans, and potatoes), livestock included as sheep, cattle and pig. ²⁴ The 9 acres (3 ha) of garden or orchard is likely to have been situated nearer to the homestead. An undated plan by surveyor James Meehan shows a 'Yard' to the south of the property but outside the current study area (Figure 2.1).
Nov 1823	A fire at the property destroyed a newly-built barn (situated '...contiguous to the cottage...'), ²⁵ and 300-400 bushels of threshed and unthreshed wheat, and affected 'the cottage and other buildings'. ²⁶
c.1823-4	Homestead complex (including kitchen wing and servants quarter) built, purportedly designed by architect Henry Kitchen and constructed by Robert Gooch, bricklayer and Nathaniel Payton, builder and stonemason. The two-storey house was constructed partly of brick and partly sandstone, with a recessed verandah on ground floor level and a shingle roof. ²⁷ Convict labour used to establish the farm and construct outbuildings.
By mid-1820s	The Glenlee estate is producing wheat and meat for the government stores and dairy produce for the Sydney market.
1827	Mary Reiby released her land to William Howe. ²⁸
By 1828	Howe held 3500 acres (1400 ha) of which 1000 acres (404 ha) were cleared and 500 (202 ha) were cultivated, including a vinery and extensive gardens. ²⁹ Howe purportedly had 60 employees working his estate. ³⁰
1833	Mrs Felton Mathew described Glenlee as 'an ugly ill-planned house with extensive farm buildings about it'. ³¹ The paddocks were separated by hedges. ³²
1830s-50s	Glenlee is well known for its "Sun and Thistle" butter and continues to be recognised for its excellence in dairying. ³³ The property was renowned for being the first dairy farm in the Colony. ³⁴
From 1849	Glenlee estate conveyed to the executors, following the economic depression in 1842-3, with Howe and his family remaining as the lessees. ³⁵
1855	Howe dies.
1857	Route for the new Southern Railway line surveyed. ³⁶

²⁴ Muster 1822, cited in Kass 2020, note 4.

²⁵ *Sydney Gazette* 27 Nov 1823, p. 1.

²⁶ Colonial Secretary in Letters SRNSW, Reel 2176 under Howe, p. 61-2, cited in Reymond 1978 *History of Glenlee, Menangle Road, Campbelltown*, p. 3, n. 21.

²⁷ See discussion in Reymond 1978, pp. 10-12.

²⁸ Document 4, Land Titles Office, Documents re Land Title, RPA 11904, SRNSW 10/26915.

²⁹ 1828 census, cited in Morris and Britton 2000 *Colonial Landscapes of the Cumberland Plain and Camden, NSW*, p. 85.

³⁰ Liston 1988 *Campbelltown: The Bicentennial History*, p. 108.

³¹ Havard, O. 1943 'Mrs Felton Mathew's Journal', *JRAHS*, vol.29, pt.3, p.178 cited in Broadbent 1985 *Aspects of Domestic Architecture In New South Wales 1788-1843* (Unpublished PhD), Vol 1. p. 189, note 77.

³² See letter by Mrs Felton Matthew and John Dunmore Lang cited in Reymond 1978, p. 7, notes 40 and 41.

³³ *SMH* 25 May 1886, p. 5; *Camden News* 24 Aug 1905, p. 1; 23 Oct 1941, p. 7.

³⁴ *SMH* 17 Feb 1894, p.5.

³⁵ Old Systems Deeds Book 18, No. 264.

³⁶ 1858 *Survey plan for the Great Southern Railway*, Ms 2003 Sy Bk.



Figure 2.1: Undated plan of farms in Airds by surveyor James Meehan showing a 'Yard' (arrowed) depicted on Robert Campbell's property (Portion 3) to the south of the study area (outlined in red). Source: SA Map 1137, NSWSR (reproduced in Kass 2020).

Phase 2: 1859-1900

Nov 1859	Following the death of William Howe Jnr, the property is sold to James Fitzpatrick, remaining in that family until 1968.
Dec 1860	Following the expiration of her lease, Mrs Howe advertised the sale, by auction, of Glenlee's stock, farming implements and dairy utensils. ³⁷
1866	Southern Railway line constructed to the west of the property.
By 1870s	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. A market garden was run by a Chinese man named 'An Shoo' was situated within the flats to the east of the railway line and immediately south of the homestead (outside study area).
1883	Colonnade on the main façade was rebuilt, the year after James Fitzpatrick's death.
1885	Tenders called for persons willing to lease Glenlee homestead and estate. ³⁸
1891	Advertisement offering Glenlee for lease describes the property as comprising about 3000 acres, with a railway platform on the estate, a '... superior gentleman's resident and convenient outhouses, together with large stables, coach houses and loose boxes on the property ...' ³⁹
1890s	House was remodelled including removal of original joinery.

³⁷ i.e. *SMH* 3 Nov 1860, p. 10; 10 Nov 1860, p. 9.

³⁸ *SMH* 31 Jan 1885, p. 4.

³⁹ *SMH* 10 Apr 1891, p. 8.

Phase 3: 1900-1960s

1900	The homestead's shingle roof replaced with corrugated iron.
By 1905	<p>The old track, running along the historic Parish boundary line between Narellan and Menangle, is no longer in use.⁴⁰</p> <p>Possible date of the former woolshed (destroyed by fire in c.2009) and another farm outbuilding (likely a barn) visible in later aerals. Sheep were purportedly kept on high ground, nearer to the homestead, while the piggeries were some 250 yards (225m) from the homestead 'at or near the end of a rising hill where the cultivation paddocks are' (and so perhaps within the study area). The pigs were housed in a large shelter, some two acres of pens, which was white washed and laid with stone slabs. Fresh water was pumped from Campbelltown.⁴¹ Cattle grazed in the adjacent fields, likely outside the study area.</p> <p>Several buildings are depicted on the 1907 right of way plan (for Minto Road), including the Glenlee homestead, outbuildings, stables (the former milking shed), the lodge (gatehouse) and a dairy (north of Minto Road) (Figure 2.2).</p>
From 1910	Members of the Fitzpatrick family were in residence at Glenlee, operating the dairy and employing herdsmen.
1930s	Bathrooms and original chimney pieces replaced.
1968/9	The property was acquired by the State Planning Authority/Macarthur Development Board

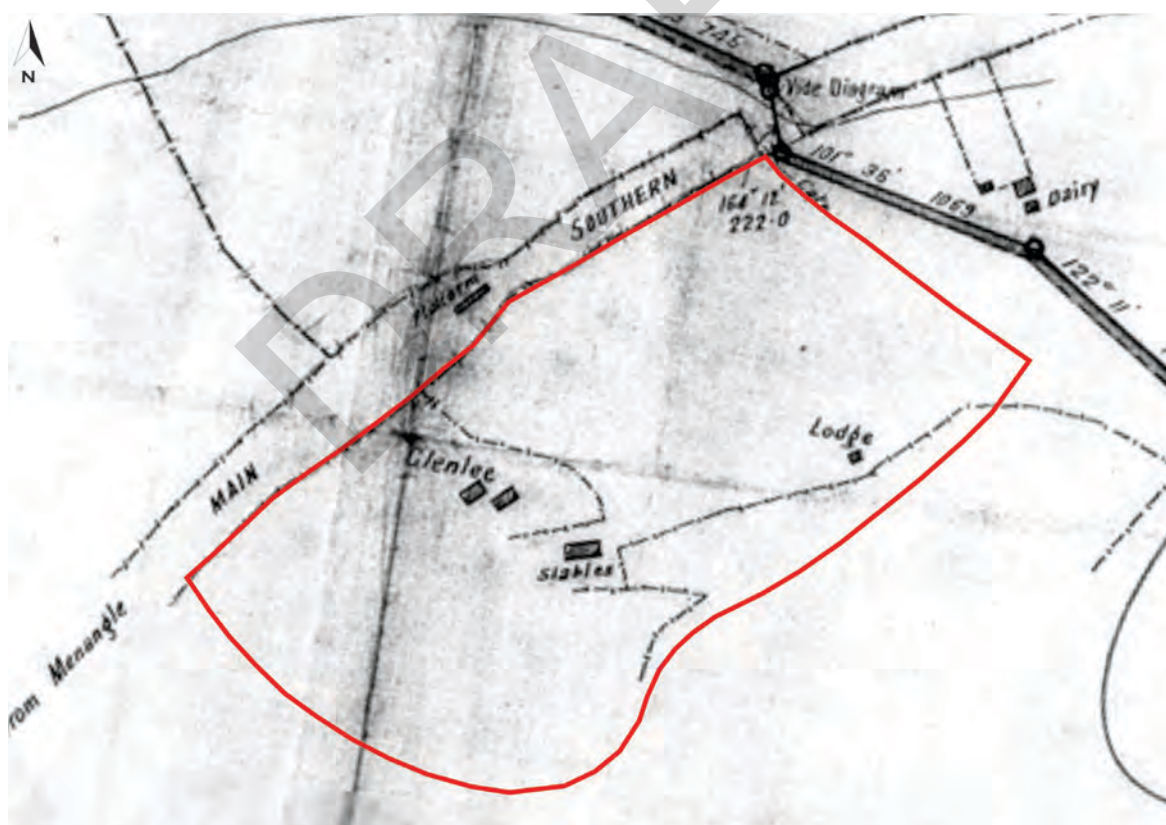


Figure 2.2: 1907 plan showing the right of way for Old Minto Road, Glenlee and its stables, as well as the lodge (gatehouse) and dairy (north of Minto Road). Note, the orientation of the buildings is indicative only. Source: NRS 17513, RPA 11904 (reproduced in Kass 2020).

⁴⁰ Roberts survey 15 Dec 1905, C.2575.2030 Crown Plan.

⁴¹ *Camden News* 24 Aug 1905, p. 1.

Date	Historical Event
Phase 4: 1960s-Present	
By 1971	Former farm outbuilding (situated south of the gatehouse), likely a barn associated with the adjacent cultivation field, is demolished.
1973	State Planning Authority gazetted the estate as a place of historic interest.
1978	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.
1982	The house and part of the estate was made the subject of a Permanent Conservation Order (PCO).
1980s	The house and 45 acres of the former property on the east side of the railway were returned to private ownership.
1983	<p>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 slab-built stables. The orientation of a western entry point to the main homestead was also altered.</p> <p>Restoration works in the 1980s included the installation of ceiling batts throughout the homestead and replacement of floorings (in the main house, kitchen wing and servants' quarter). Any surviving archaeological deposits within the ceilings, floor cavities (as well as the cisterns which have been periodically cleared out since at least the 1990s) would have been removed during these cleaning events.</p>
1990s	An olive grove with 7000 trees and a modern processing shed was established, discontinued in mid-2014.
c.2009	Original farm outbuilding (likely a woolshed, visible on aerials), situated to the southeast of homestead and milking shed, destroyed by fire, replaced by a new building in 2011.

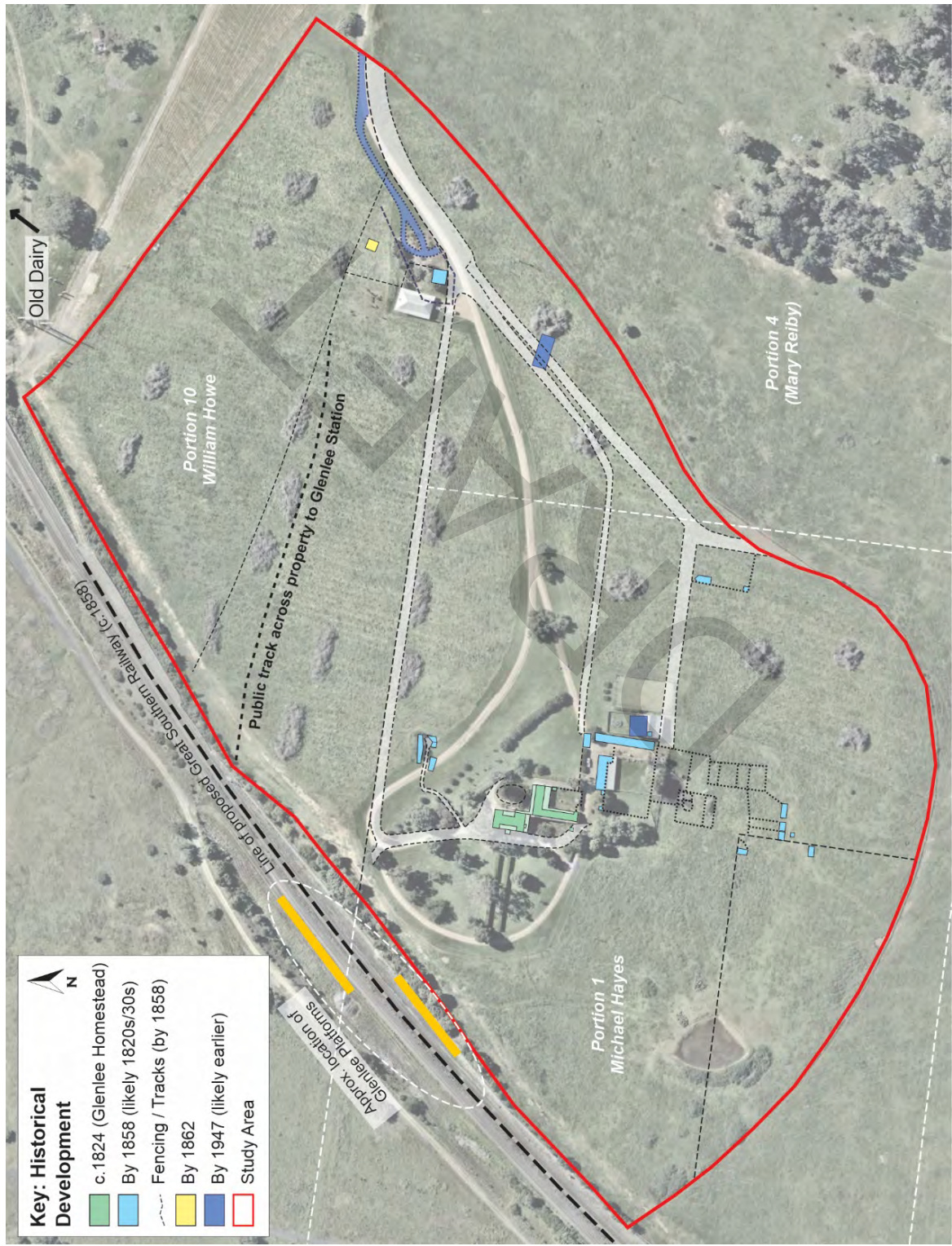


Figure 2.3: Overlay depicting the broad sequence of historical development within the study area. Developed using the 1858 survey plan for the Great Southern Railway (Ms 2003 Sy Bk), the 1862 Railway Right of Way plan (LTO No. 475, Bk 80), the 190 and 1947 aerial. The configuration of the original land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



1947

1956



1961

1971

Figure 2.4: Aerial photographs showing existing buildings and roadways. Note the visible line of the original carriageway from the gatehouse to homestead (marked with red arrows). The carriage loop at the gatehouse (yellow arrow) does not appear to be formalised until the 1950s (see inset on 1947 aerial). Source: Tropman & Tropman 2016.

2.4 EXISTING IMPACTS

The Glenlee homestead complex, including the main house (Figure 2.5, Figure 2.6), servants' wing and kitchen buildings (Figure 2.7, Figure 2.8) and subsidiary farm building ('milking shed' / stables) (Figure 2.9, Figure 2.10), are in excellent condition, having been subject to various conservation and maintenance programs since the 1980s. The former farm outbuilding (likely a woolshed, perhaps dating to the 20th century) to the southwest of the stables was destroyed by fire in c.2009 and replaced with a new structure in 2011 (Figure 2.11, Figure 2.12). The gatehouse is in a state of disrepair and partial collapse (Figure 2.13 - Figure 2.16).

Maintenance and repair works during the 1980s and 1990s, including the installation of ceiling batts in the main house, as well as the replacement of floors, roof and joinery throughout the homestead, servants' wing and kitchen buildings, will have led to the disturbance and removal of archaeological remains and deposits (i.e. within roof and floor cavities), although some artefacts and evidence of building modifications may survive.

The changing uses of the surrounding land on the property for crop growing, pasture and cattle grazing and more recently as an olive grove (1999-2014) is likely to have impacted on more ephemeral remains in those areas over time. Figure 2.4 above indicates some of the modifications throughout the 20th century, where structures and landscape elements have been removed or replaced since the mid-1800s. The dense ground cover within the paddocks prevented any close inspection of much of these areas (Figure 2.18, Figure 2.13).

2.5 PREVIOUS ASSESSMENT

Glenlee was subject to previous archaeological assessment by Higginbotham in 1985.⁴² Higginbotham assessed the potential archaeological resource of the former farm buildings as 'largely undisturbed and in good condition'. He observed the following features:

- The line of the former carriageway leading from the gatehouse along the parish boundary, evident by the slight change in slope.
- Sandstone footings situated to the north of the homestead (besides the modern driveway), and evidence of a pathway leading from the homestead to these remains.
- The approximate location of the turning circle's loop, adjacent to the flagstones at the entrance of the house, distinguished by the raised ground surface.
- Sandstone paving for the former carriageway, between the loop and stables.
- Scattered stone paving/footings and irregularities in the slope identified as remnants of farm buildings and other enclosures to the south of the milking yard.
- Small buildings or huts, as shown on the 1858 railway survey, situated to the south and east of the house, evident by terracing of the hill slope.

It is important to note that parts of the property are expected to have undergone significant impacts in the subsequent decades.

⁴² Higginbotham 1985 *Glenlee House, Menangle Road, Campbelltown, NSW: Site Survey of Archaeological Remains*.



Figure 2.5: Front (west) elevation of the Glenlee homestead. View to east. Casey & Lowe 2020.



Figure 2.6: Rear (east) elevation of the Glenlee homestead. View to east. Casey & Lowe 2020.



Figure 2.7: Outbuilding to the rear of the former servants' wing (c.1823-4). View to north. Casey & Lowe 2020.



Figure 2.8: The site of the former carriage loop at the rear of the homestead. View to south. Casey & Lowe 2020.



Figure 2.9: The stables (the timber slab 'milking shed', c.1820s/30s). View to west. Casey & Lowe 2020.



Figure 2.10: View along the cobbled pavement, the stables are to the right of frame. View to east. Casey & Lowe 2020.



Figure 2.11: The new outbuilding erected in 2011 after the original farm building (possibly a woolshed) was destroyed in a fire in c.2009. View to south. Casey & Lowe 2020.



Figure 2.12: View under the new (2011) outbuilding, built on the site of the earlier farm building. View to east. Casey & Lowe 2020.



Figure 2.13: The former gatehouse (c.1830s). Note the tree that has grown through the east wall. View to west. Casey & Lowe 2020.



Figure 2.14: View of the brickwork of the former gatehouse where a tree has grown through the east wall. Casey & Lowe 2020.



Figure 2.15: Interior of the former gatehouse, showing the collapsed roof. View to north. Casey & Lowe 2020.



Figure 2.16: Interior of the former gatehouse, showing the exposed floorboards. Casey & Lowe 2020.



Figure 2.17: View from the homestead to the gatehouse, showing the approximate line of the early carriageway (arrowed). View to east. Casey & Lowe 2020.



Figure 2.18: View of the modern fields, the approximate location of the former farm outbuilding (barn) demolished by 1971. View to south. Casey & Lowe 2020.

2.6 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

The following section identifies the potential historical archaeological resource of the study area. Archaeological potential has been determined using a series of gradations (**Nil**, **Low**, **Moderate** and **High**) to indicate the degree to which archaeological remains are likely to survive. The types of potential archaeological remains identified are summarised by historical phase below.

BRITISH LAND USE PRE-GLENLEE

There is no historical evidence to suggest any significant development of the property prior to Howe's purchase of Hayes's Farm in 1816. Any ephemeral evidence associated with early British management / agricultural use of the site are likely to have been disturbed (and obscured) by subsequent development of the site.

PHASE 1: 1816-1858, HOWE'S PROPERTY

In a letter dated 13 November 1823, Howe recorded that he has lost:

... a very large new built barn and three or four hundred bushels of old wheat...by fire...my son, Thos. Howe, discovered the flames which showed brightly through the cottage window where he slept...there was ever much difficulty in saving the cottage and other buildings...'.⁴³

This suggests that Howe's son and family were either living in the main house while under construction, or in a pre-existing cottage on the site. It also indicates that other buildings, including a barn, existed prior to the c. June 1824 finish date for the existing main house. It would have been gainful to erect a barn first to enable cultivation to commence immediately once the property was purchased. Whether Howe was overseeing the wheat cultivation from an earlier built cottage or the existing house during construction is unclear from historical sources. If an earlier cottage did exist there, it is not known where this was located at this time. Archaeological evidence of fire associated with buildings on the site could assist in understanding this early phase in the site's historical occupation and development.

⁴³ Cited in Reymond 1978, p. 3.

By the 1830s 'extensive farm buildings' purportedly surrounded the main homestead, potentially including the still extant old dairy/milking shed (later stables). These outbuildings were likely constructed earlier, as the Glenlee estate was already well established, and the Howe family were selling quantities of tobacco leaf, grasses (including clover and rye), hay, as well as sheep (ewes and rams) by at least the mid-1820s.⁴⁴ Similarly, the gatehouse, situated to the northeast of the property and depicted on the 1858 railway plan, was likely constructed in the 1830s, prior to the economic downturn in 1842-3 which left the Howes with substantial financial woes.

Across the site, there is an anticipated **Moderate-High** potential for:

- Archaeological deposits and features associated with the construction of the **Glenlee homestead, servants' wing** (c.1823-4), **stables** (the timber slab milking shed, c.1820s/30s), and the **gatehouse** (c.1830s) (all still extant), including footings with associated foundation trenches, pre-construction levelling fills and evidence of subsequent structural modification and rebuilding.
- Sandstone pavers and cobbles of carriageway between loop and dairy (still extant).

There is an anticipated **Low-Moderate** potential for:

- Structural remains (footings and postholes) associated with an early (pre-1823) cottage, barn and other unmapped buildings (including wells, cisterns etc).
- Yard features associated with the early use of the property within the immediate surrounds of the homestead complex, including: occupation deposits and artefact scatters, yard surfaces, former pathways, fencing (postholes), and evidence of the early layout of the property.
- Underfloor deposits within the former gatehouse. The gatehouse is in a state of disrepair and collapse, although (disturbed) archaeological deposits may survive.
- Structural remains of any of the former farm outbuildings mapped on the 1858 rail plan (or unmapped). Note while there are no traces of the sandstone footings observed by Higginbotham in 1985 to the north of the homestead and by the modern driveway, deeper sub-surface features (footings) could survive.

Additionally, there is a **Nil-Low** potential for:

- Archaeological deposits within the roof and floor cavities of the main house, kitchen wing and servants' quarter. These areas were cleaned out, and any surviving archaeological deposits removed, during renovations in the 1980s, including the replacement of the floorings and installation of ceiling batts.⁴⁵
- Archaeological deposits within the cisterns, which were cleaned out in the c.1990s and again more recently.⁴⁶
- Remains of the turning circle / loop adjacent to the homestead, recognised by Higginbotham in 1985 by the raised ground here. This area has subsequently been levelled and landscaped and there is no evidence for the former turning circle.
- Any archaeological evidence within the surrounding paddocks, including:
 - Evidence of the early carriageway, running along the historic Parish boundary line between Narellan and Menangle, and other tracks leading from the gatehouse to the main house and outbuildings (see Figure 2.3).

⁴⁴ For example, *Sydney Gazette* 13 Sep 1822, pg. 2, 4; *The Australian* 7 Oct 1826, p. 3; 13 Dec 1826, p. 2.

⁴⁵ Pers. comm. Patricia Wilson 10.07.2020.

⁴⁶ Pers. comm. Patricia Wilson 10.07.2020.

- Outlying farm infrastructure such as fencing and sheds recorded on the 1858 railway plan, including around the gatehouse.
- Archaeobotanical remains and other evidence associated with the early land management and cultivation of the property.

Archaeological remains within the paddock areas are expected to have been disturbed, particularly by the land preparation for the recent (1999-2014) olive grove, which involved deep ripping of the soil, as well as the use of large heavy tractors for the removal of the grove and root systems. The line of the carriageway, along the historic Parish boundary, was visible in 20th-century aerials, and so traces may remain.

- Archaeological evidence of the former vineyards, purportedly to the south and west of homestead,⁴⁷ associated with early wheat cultivation of the land surrounding the main homestead, or the lemon and quince plantings. Such remains would be ephemeral (archaeobotanical remains, tree bowls, terracing) and would have been disturbed by subsequent cultivation.

PHASE 2: 1859-1900, FITZPATRICK'S PROPERTY

There is little documentary evidence to suggest the Fitzpatrick family undertook any substantial alterations to the core of the property (the homestead complex) during the late 19th century, although there was undoubtedly alterations across the estate. By the 1870s/80s, a large portion of the property had been leased to small tenant farmers, their homes purportedly within walking distance of the main homestead. One of these cottages was located 'on the hillside south-east of Glenlee House',⁴⁸ and it is possible this is the same structure visible on later aerials (Figure 2.4) to the south of the gatehouse. It is unclear, however, whether any of the tenant farmhouses were situated within the current study area, as the estate comprised some 4000 acres at this time.⁴⁹ Around the same time, the flats to the east of the railway and immediately south of the homestead (south of the modern dam and outside the study area) purportedly enclosed a market garden, run by a Chinese man named 'Ah Shoo'.⁵⁰

The extension of the Great Southern railway (from Campbelltown to Picton) in the 1860s required cuttings and embankments through parts of the estate, with the line forming the modern north-eastern cadastral boundary of Glenlee. From the 1880s, the Glenlee railway station served the property, with milk being transported for distribution from here twice daily.⁵¹ The small, unmanned, platform was situated near the gates 'which open on the track leading to Camden via Elderslie'.⁵² The exact location of the platform is not apparent, although it was likely situated within the rail corridor (and therefore outside the study area).⁵³ A second Glenlee platform was opened in 1892, following the duplication of the line.⁵⁴ Both platforms closed in 1947.⁵⁵

⁴⁷ See Morris and Britton 2000, Fig 4.24.7.

⁴⁸ *The Voice of the North* 12 Dec 1927, p. 14.

⁴⁹ *SMH* 25 May 1886, p. 5.

⁵⁰ *The Voice of the North* 12 Dec 1927, p. 14.

⁵¹ *SMH* 25 May 1886, p. 5.

⁵² *Camden News* 24 Aug 1905, p. 1.

⁵³ See the 1900 'Plan Shewing Roads to Glenlee', survey carried out for the Real Property conversion of the Glenlee Estate which shows the two platforms. LTO, Real Property Application Packets, RPA 11904, SRNSW K 260435.

⁵⁴ *Daily Telegraph* 2 Jul 1892, p. 4; Whitfield, J. 2013 'Picton Railway Station Sesqui-Centenary 1st July 2013', *The Stonequarry Journal* Vol 27, no. 1, p. 5.

⁵⁵ Whitfield 2013, p. 5.

There is an anticipated **Low-Moderate** potential for:

- Yard features within the immediate surrounds of the homestead complex (occupation deposits and artefact scatters, yard surfaces, former pathways, fencing), although distinguishing these features from the earlier phase is dependent on the recovery of dateable artefacts.
- Deeper sub-surface remains of any (unmapped) former structures, such as sheds, or any of the c.1870s/1880s farmhouses, within the paddock areas (to the north-east and east of the homestead), although these are likely situated outside the study area. Ephemeral remains (for example, postholes) are likely to have been disturbed by subsequent cultivation.

Additionally, there is a **Nil-Low** potential for:

- Archaeological remains associated with the Glenlee railway platform, likely situated outside the study area.
- More ephemeral archaeological remains within the paddock areas, including: fencing, postholes, remnant outbuildings / sheds, former tracks, archaeobotanical remains, which are expected to have been disturbed by more recent cultivation.

PHASE 3: 1900-1960s, 20th Century

Dairying continued at Glenlee throughout the early 20th century, although the estate was also known for its pig, sheep and cattle breeding. The cultivated flats and grazing paddocks extended a mere quarter of a mile (c.400m) from the homestead. Pens and outbuildings were dotted throughout the landscape, and each paddock was fenced.⁵⁶ Remnants of the lemon and quince hedges, originally planted by Howe to delineate between paddocks, were apparently still visible from the railway in the early 20th century. Various leaseholders occupied and ran the farm at this time, and parts of the estate, adjacent to the river (within Connor's 100 acre [40 ha] grant to the southwest of Glenlee, and therefore also outside the study area) were cultivated by Chinese farmers during the early 20th century.⁵⁷

Several buildings to the north-east of the homestead, visible on aerials from 1947,⁵⁸ and identified on the 1907 right of way as a dairy, were likely constructed during the early 20th century. The 'Old Dairy',⁵⁹ is situated outside the current curtilage of Glenlee, to the north of the track leading under the rail bridge.

It is likely the gatehouse carriage loop, clearly visible on the 1956-1971 aerials, also dates to the mid-20th century. There is no evidence of the loop on the 1947 aerial, although there is a track situated on the eastern side of the main driveway, leading to the unidentified farm building here (Figure 2.4, inset). It is possible this structure may be one of the earlier 1870s/1880s farmhouses but it more likely a shed / outbuilding.

A comparison of aerials shows the modern dam, situated to the north of the homestead, was established in the 1970s. An earlier dam may be situated to the north of this. It was not possible to inspect the site of the earlier dam, however archaeological evidence of any former dam would likely be preserved despite later cultivation.

⁵⁶ *Camden News* 24 Aug 1905, p. 1.

⁵⁷ *The Voice of the North* 12 Dec 1927, p. 14.

⁵⁸ As well as a 1952 'Military Survey of Camden' (SLNSW M Ser 4 000/1 ML MSS 4378 Map 9), available at: http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?embedded=true&toolbar=false&dps_pid=IE103298218_ga=2.192785257.2126044487.1594598274-1667302503.1572214735 (FL10330665), accessed July 2020.

⁵⁹ Morris and Britton 2000, Fig 4.24.7.

Across the study area there is an anticipated **Low-Moderate** potential for:

- Archaeological remains of the unidentified farm outbuilding (likely a barn, associated with the adjacent area of cultivation) situated to the south of the gatehouse (and demolished by 1971), as well as evidence of the former 'woolshed' / outbuilding, situated to the southwest of the stables, which was destroyed by fire in c.2009 and replaced with a new building in 2011. Both are visible in aerials from 1946 (Figure 2.4). These buildings were erected in the early 20th-century or earlier, as opposed to one of the farmhouses occupied by tenants in the 1870s/1880s.
- Deeper sub-surface remains of any (unmapped) former structures, such as sheds, or other farm buildings (i.e. the pig pens which had stone slab floors).
- Evidence of former dams.

There is an anticipated **Nil-Low** potential for:

- Archaeological remains of the carriage loop associated with the gatehouse, likely mid-20th century. The installation of four underground water tanks here by c.2002 (part of the olive grove) would likely have disturbed any evidence of this. Evidence of the path / drive on the eastern side of the track is expected to have been disturbed by the olive grove.

Archaeological remains of the dairies, as well as the market gardens are likely situated outside the current study area, within the broader estate.

2.7 SUMMARY OF ARCHAEOLOGICAL POTENTIAL

The archaeological potential of Glenlee is outlined below and in Table 2.2, Figure 2.19 and Figure 2.20. Overall, across the study area there is an anticipated:

- **Moderate-High** potential for archaeological deposits and features associated with the construction of the **Glenlee homestead, servants wing** (c.1823-4), **stables** (c.1820s/30s), and the **gatehouse** (c.1830s) (all still extant), including footings with associated foundation trenches, and pre-construction levelling fills.
- **Low-Moderate** potential for:
 - Structural remains associated with an early (pre-1823) cottage, barn and other unmapped farm buildings (including wells, cisterns etc.)
 - Yard features associated with the 19th-century occupancy of the property, within the immediate surrounds of the homestead complex, including: occupation deposits and artefact scatters, yard surfaces, former pathways.
 - Underfloor deposits within the former gatehouse.
 - Deeper sub-surface remains of any former structures dating from the 19th to early 20th-century, including the former 'woolshed' and 'barn', and other unmapped structures (sheds, farm outbuildings, cisterns, etc.).
- **Nil-Low** potential for:
 - Archaeological remains within the paddocks surrounding the core homestead complex, including:
 - Evidence associated with early land management, wheat cultivation, the former vineyards, as well as the lemon and quince plantings.
 - Property fences, sheds (postholes) and other features of the estate.
 - Remains of the historic driveway (along the historic Parish boundary), turning circle / loop, the carriage loop associated with the gatehouse, and other tracks leading from the gatehouse to the main house and outbuildings.

- Archaeological deposits within the roof and floor cavities of the main house, kitchen wing and servants quarter.
- Archaeological deposits within the two cisterns.

Other elements of the Glenlee estate, such as the Glenlee railway platform, several c.1870s/1880s farmhouses, the early 20th-century dairies and Chinese market gardens are likely situated outside the current study area.

Table 2.2: Table showing the main archaeological features (see Figure 2.19 and Figure 2.20) within the Glenlee estate

ID	Date	Details	Archaeological Potential
-	Pre-1823	Unidentified cottage, barn and other buildings (destroyed by fire late 1823).	Low-Moderate
A	c.1823-24	Homestead (<i>still extant</i>)	Moderate-High (constructional features) Nil-Low (underfloor)
B		Servants Quarter / Kitchen (<i>still extant</i>)	
C		Privy (<i>still extant, possibly moved from original location east of servants quarter</i>)	
D	c.1820s/30s	Former timber slab milking shed / stables (<i>still extant</i>), fenced-in 'milking yard'	Moderate-High (constructional features)
E	c.1830s	Gatehouse (<i>still extant</i>)	Moderate-High (constructional features) Low-Moderate (underfloor)
F	By 1858	Line of carriageway from gatehouse to main house (former Parish line)	Nil-Low
G		Turning circle/loop evidence	Nil-Low
H		Picket fence remains/sandstone footings, northeast of homestead complex	Low-Moderate
J		2 buildings east of dairy	Low-Moderate
K		Several fenced-in enclosures and outbuildings, possibly a well/cistern, south of dairy	Low-Moderate
L		Large fenced-in plot, possibly part of Ah Shoo's market garden (late 19th-century)	Nil-Low
M		Fenced-in enclosure, 2 associated structures	Low-Moderate
-		Old Dairy (off-site)	Nil (outside study area)
N	From 1860s	Glenlee platform/s (within rail corridor)	Nil (outside study area)
O	Late 19th / early 20th century ?	Former woolshed, destroyed by fire in 2009 and replaced with new building 2011	Low-Moderate
P		Former farm outbuilding, likely a barn associated with cultivation fields to the south of here, demolished by 1971	Low-Moderate
Q		Former dam	Low-Moderate
R		Carriage loop associated with gatehouse	Nil-Low
S	1980s	Site of former swimming pool	N/A

ID	Date	Details	Archaeological Potential
-		Major works to the site, including landscaping around the homestead and construction of the modern-day carriage loop in front (west) of homestead	N/A
T	From 2002	Underground water tanks (4) associated with the olive grove.	N/A
U	By 2014	Olive processing shed	N/A

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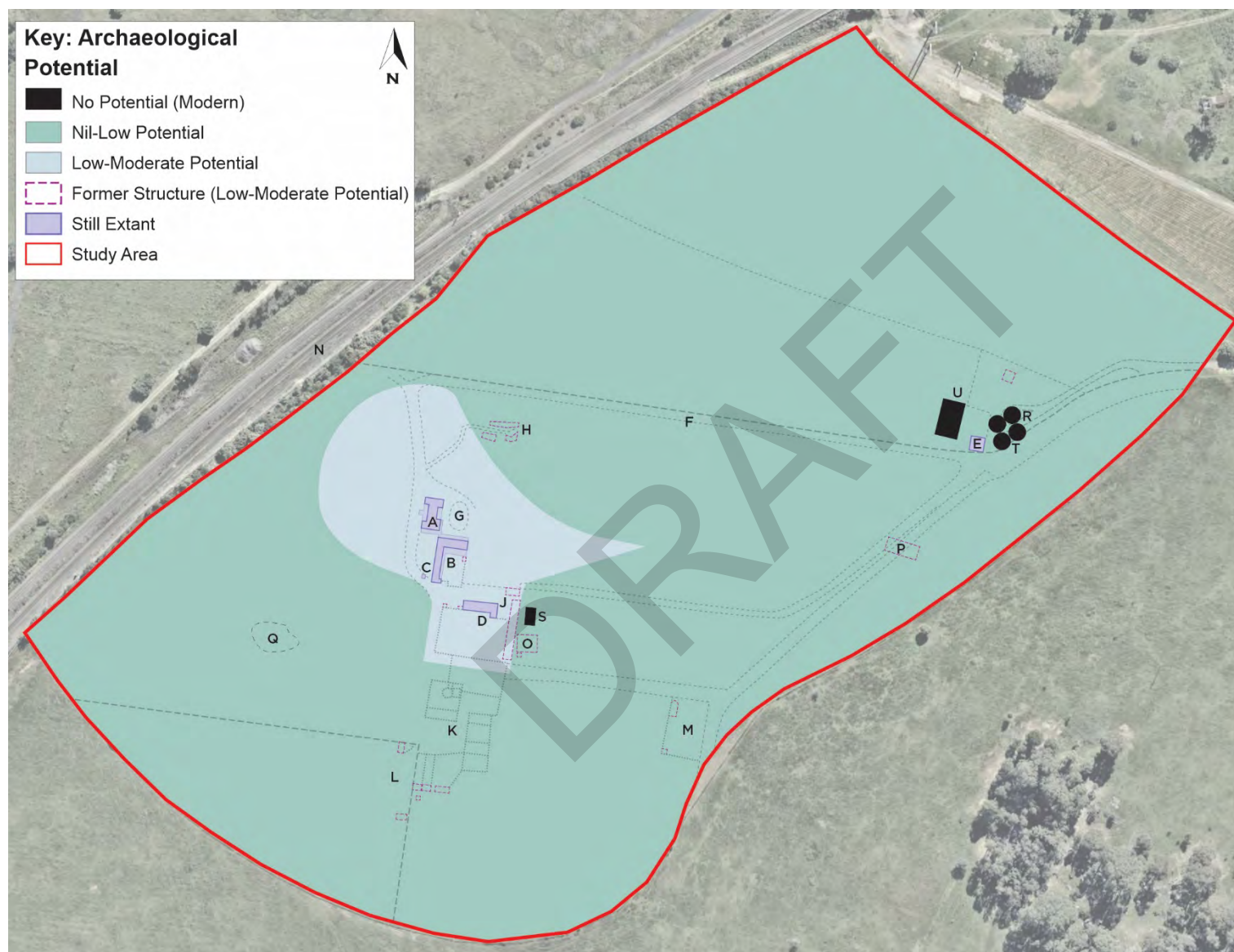


Figure 2.19: Plan identifying the areas of Archaeological Potential and main archaeological features (see Table 2.2) within the Glenlee estate. Base image Nearmap.



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

3.0 HERITAGE SIGNIFICANCE

3.1 DISCUSSION OF HERITAGE SIGNIFICANCE

The assessment of archaeological potential in Section 2.6 indicates that the Glenlee property has the potential to contain archaeological remains related to its occupation since c.1820. The following assessment of archaeological heritage significance has been written in accordance with the 2009 Heritage Branch guidelines: *Assessing Significance for Historical Archaeological Sites and 'Relics'*.⁶⁰

3.1.1 DISCUSSION USING HERITAGE COUNCIL SIGNIFICANCE CRITERIA

CRITERION (A): HISTORIC VALUES

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);

The property is connected to several early landowners. It was part of Michael Hayes original 120 acre land grant (in 1812), sold to William Howe in 1816 and becoming part of his Glenlee estate. Howe had Glenlee House built by 1824, and the process of clearing and farming these grants bordering the Nepean River would have started at this time. Following the death of William Howe Jnr, in 1859, the property was sold to James Fitzpatrick, remaining in that family until 1968.

William Howe developed his Glenlee estate into a model property and by the 1830s Glenlee was one of the best dairy farms in NSW. It was sowed with improved pastures and Howe was able to sell the hay, with hedges of quince and lemon trees dividing the fields. Howe employed some 60 employees. Dairying continued at Glenlee under the Fitzpatrick's throughout the 19th and early 20th centuries, and parts of the estate were cultivated as market gardens by Chinese farmers.

Any archaeological remains found on this site will add to our limited knowledge about the functioning of this early significant property. The archaeological structures, features, deposits and cultural material will help illustrate the development of the property.

Archaeological remains associated with much of the early estate are expected to be largely ephemeral and would **not** meet the threshold for local or State significance. Significant structural remains and archaeological deposits associated with the construction of the homestead and early 19th-century occupation could be significant at a **State** level for their historical values.

CRITERION (B): ASSOCIATIVE VALUES

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

As stated above (Criterion A), the site has a strong association with several early local landowners, particularly the Howe family. This family's efforts to create a successful farm is echoed in the grand nature of Glenlee House. Some of the archaeological remains on the property can be expected to be connected to the Howe and later families including the Fitzpatricks, and therefore be relevant to creating a more complete picture of the estate and its development, as well as the material culture of the occupants. Howe commissioned

⁶⁰ NSW Heritage Branch 2009 *Assessing Significance for Historical Archaeological Sites and 'Relics'*, Heritage Branch, Department of Planning.

architect Henry Kitchen,⁶¹ to design the house and had it built by Robert Gooch and Nathaniel Payton, who built many of Parramatta's early buildings.

Substantial archaeological remains associated with particularly the Howe family, would be of **State** significance for these values. Other potential archaeology is unlikely to meet the threshold for **local** or **State** significance under this criterion.

CRITERION (C): AESTHETIC VALUES

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the cultural or natural history of the local area);

While Glenlee House has been modified over the years, it still retains its aesthetic qualities, particularly its outlook over the landscape towards the Nepean River, and some of its architectural and decorative detailing. While below-ground archaeological remains within the house's footprint and those under the adjacent outbuildings have little potential for aesthetic significance, individual artefacts may have and remains associated with the house and outbuildings may display elements reflective of design and aesthetic values.

Under this criterion, only substantive archaeology of the early homestead complex is likely to have **State** significance. Other potential archaeology within the broader estate is **not** likely meet the threshold for local or State significance.

CRITERION (D): SOCIAL VALUES - (CONTEMPORARY COMMUNITY ESTEEM)

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

While no public consultation has been undertaken, European archaeological remains within the study area are likely to have an association with local community groups who have an interest in the history and archaeology and early farming and households in the area. These interested groups would extend beyond the boundaries of the Menangle Park area and include people who live in the greater Sydney area, and to those with interest in the early settlement of NSW and early land-use in general.

Under this criterion it is possible that substantive archaeological remains within the study area would be of **local** significance.

CRITERION (E): RESEARCH VALUES

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);

The potential remains at the site include:

- Structural remains and deposits associated with the 19th-century homestead and farm outbuildings.
- Rubbish pits and backfilled wells, cisterns and/or cesspits in which may contain quantities of artefacts.

⁶¹ Broadbent & Hughes have suggested a resemblance to work by Francis Greenway, Colonial Architect based on Kitchen's in 1822, 1997 *Francis Greenway Architect*.

- Evidence for infrastructure, gardening, land use and cultivation throughout the 19th and early 20th centuries.

Written historical documents present the official and semi-official picture about the alienation and division of land, who was buying and selling, and how the land was being used. The archaeological material has the potential to supply evidence of the occupants of the property regarding the conditions in which they lived, worked, and procreated. Material culture provides an avenue into the daily life of groups of people frequently absent from the archaeological record.

The potential archaeological remains identified within the study area and their analysis can provide knowledge that is available from no other resources.

The ability of a site to reflect knowledge that no other resource can is dependent upon the Research Questions which are posed and the methodology employed to investigate the archaeological resource. The archaeological resource is likely to be mostly associated with evidence of the homestead and associated farm. This kind of site has the potential to yield archaeological information which can address a range of research questions relating to:

ENVIRONMENT, CLIMATE, AGRICULTURE & WATER

- Nature and effect of the pre-European landscape. How the British settlers modified the landscape, including evidence of land clearance (logging and evidence of early cultivation practices) and early water management across the estate (for example the creation of artificial dams, former creek lines).
- Does the archaeological landscape demonstrate the methods employed by the British in an attempt to adapt or respond to the, often extreme, Australian climate conditions (i.e. bushfires, flooding, droughts).
- Does the site retain evidence of early (or evolving) agricultural practices?

LIFE ON THE GLENLEE ESTATE

- What archaeological evidence remains of earlier outbuildings, road alignments and other infrastructure associated with the Glenlee homestead? Can any of the archaeological evidence be tied to the Howe/convict period of occupation?
- Does the site retain evidence of a cottage, barn and other buildings described as burnt during a fire in November 1823? Does the main house retain any evidence of fire damage to suggest that it was the cottage referred to by Howe?
- Is there evidence for the working, accommodation and living conditions for the convict workforce on the property? Does the cellar in the servant's quarters contain any evidence to suggest that convicts were locked in there?
- How does the alignment of the homestead buildings and any archaeological remains compare with various historic plans and diagrams? What does the location of the remains and their interpretation suggest for the location of other buildings and infrastructure associated with the Glenlee homestead?
- Does evidence survive of the 1858 carriageway alignment east of the main house?

EARLY FARMS AND RURAL PLACES

- What evidence is there about the lives of Aboriginal people and the nature of interaction with the British arrivals in the Contact period?
- How does the archaeology of Glenlee inform our broader understanding of farm building types, as well as the layout and design of farms and farmyards in NSW?
- Is there any artefactual evidence that allows interpretation of the use of structures or infrastructure?

- Is there any evidence for the evolving nature of the archaeological landscape, as farming practices changed throughout the 19th and 20th centuries, and different requirements were placed on the landscape?
- How do remains relating to the rural domestic and work life setting in a farm outstation and homestead compare with that of a more urban domestic context? Can the potential material culture provide information on living standards, consumer choices, construction of gender identity and the nature of childhood?

Other relevant research questions should also be addressed as they arise and as they are suggested from the results of the archaeological program.

Substantial archaeological remains (particularly artefact-bearing deposits) associated with the 19th-century Glenlee estate could be of **State** significance for their archaeological research values. These remains are likely to be confined to the core of the homestead complex as opposed to elsewhere across the estate.

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);

The potential archaeological remains of Glenlee House and its outbuildings are part of a rare group of early elite colonial house sites that may possess reasonably intact remains associated with their early occupants, both free settler and convict. These kind of remains are a rare resource, and would be significant at a **State** level.

CRITERION (G): REPRESENTATIVENESS

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places of cultural or natural environments (or the cultural or natural history of the local area).

The potential archaeological remains on the site are considered to be representative of an early 19th-century homestead and farm. Few early colonial homesteads survive in reasonable condition around greater Sydney and they therefore are considered to be rare.

Under this criterion, it is possible that substantive archaeological remains associated with the 19th-century homestead and farm would be of **State** significance.

INTEGRITY

Glenlee House has undergone considerable modification in the early 1980s with flooring replaced, the installation of ceiling batts in the main house as well as the introduction of new services. This will have impacted on archaeological remains and deposits within the main homestead, servants wing and kitchen buildings (i.e. within roof and floor cavities). All such deposits are expected to have been removed. The area within the immediate vicinity of the house is likely to contain the remains of structures related to several phases of use, such as (unmapped) wells and possibly cesspits. Evidence of rubbish deposits, as well as evidence relating to the cultivation of the land, is also likely remain throughout the property.

The changing uses of the surrounding land (the paddock areas), for crop growing, pasture and cattle grazing and more recently as an olive grove (1999-2014) is expected to have

impacted on more ephemeral remains in those areas over time, although deeper sub-surface remains (footings, rubbish pits) may survive.

3.2 STATEMENT OF HERITAGE SIGNIFICANCE

The Glenlee estate, Menangle Park, has the potential to contain archaeological evidence relating to its ongoing use as a homestead and farm since the 1820s. These remains are likely to consist of structural remains and deposits associated with 19th and early 20th-century (farm) outbuildings, rubbish pits and backfilled wells, cisterns and/or cesspits.

The earliest of these remains are associated with William Howe, and date from c.1820 to 1834. Howe was a prominent free settler who held eminent positions in the community including magistrate and superintendent of Campbelltown police as well as being a successful and innovative farmer. Glenlee was also the home of numerous convicts and servants. These remains have the ability to illustrate a phase of early colonial society and practice that is rare.

The archaeological structures, features and deposits associated with the Glenlee estate have the potential through archaeological analysis to further our understanding of early colonial practices and standards of living, not only of successful landowners but also of servants and convicts, addressing research fields such as material culture, consumerism, gender relations, and other areas of archaeological research.

If substantive remains dating to the Howe or later early 19th-century period of occupation survive they would be of **State** heritage significance. Non-substantive remains relating to this period, or remains dating to later phases of occupation, would be of **local** heritage significance.

4.0 RESULTS & RECOMMENDATIONS

4.1 RESULTS

- The study area is situated within the State Heritage Register (SHR) curtilage of 'Glenlee, outbuildings, garden & gatelodge' (SHR 00009).
- The Glenlee property, Menangle Park has the potential to contain archaeological evidence relating to its ongoing use as a homestead and farm since the 1820s.
- The archaeological resource within the paddocks is expected to have been disturbed by the substantial 20th-century landscaping activities, particularly the land preparation required for the olive grove (1999-2014) and its removal. These will have impacted on remains close to the surface, but some deeper features, including rubbish pits, postholes and foundations, may have survived.
- If substantive remains dating to the early and to mid-19th century survive, they would be of **State** heritage significance. More ephemeral remains relating to this period, or remains dating to later phases of occupation, are likely to be of **local** heritage significance.
- The site has potential to contain relics under the NSW *Heritage Act 1977* which requires an approval under S60 of the Act prior to any sub-surface impacts on the site. If located, opportunities to preserve the potential archaeological remains on the property should be explored.

4.2 RECOMMENDATIONS / POLICIES

The following recommendations are based on the historical research and archaeological analysis provided in this report:

1. All sub-surface areas below and adjacent to the core homestead complex (buildings and driveways) should be considered to have archaeological potential. Any new interventions or works should be designed to avoid any disturbance of potential archaeological items (State and locally significant) located within these areas.
2. State significant archaeology within the Glenlee SHR curtilage should be conserved *in situ*. If located, opportunities to preserve potential State or locally significant archaeological remains on the property should be explored.
3. Prior to undertaking works that disturb the area within the SHR curtilage, an approval under S60 of the *Heritage Act 1977* will need to be obtained from the NSW Heritage Council. Minor maintenance, repairs and alterations within the core homestead complex as well as works within the paddock areas may be exempt under S57(2) of the *Heritage Act 1977*.
4. An appropriate on-site investigation strategy (a Statement of Heritage Impact or Archaeological Research Design) should be written by a suitably qualified and experienced archaeologist as part of any S60 or S57(2) application. This will identify the archaeological approach and methodology to be used on the site, the type of archaeological questions the archaeological investigation seeks to address, as well as the nominated archaeological director who meets the Heritage Council Excavation Directors Criteria for works on State significant sites.
5. Any proposed archaeological investigations should consult and review the analyses of archaeological significance and potential, as outlined in the Archaeological Assessment (prepared by Casey & Lowe 2020) in this CMP (**Section XX, Figure XX**).
6. A report on the results of any archaeological program will be a condition of any future archaeological investigation. The report will need to conform to Heritage NSW guidelines, and respond to the research design formulated for the project. The

report will need to include a catalogue and analysis of any artefacts recovered from the site.

7. A repository should be provided for any artefacts recovered from the site.
8. The results of any archaeological excavation program should be subject to a heritage and/or Archaeological Interpretation Strategy that highlights the history and significance of the Glenlee estate.
9. Should any archaeological material be revealed during routine management activities on the farm, it should be brought to the immediate notice of Heritage NSW.

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5.0 ARCHAEOLOGICAL MANAGEMENT POLICIES

- Policy 4.1 All sub-surface areas below and adjacent to the core homestead complex (buildings and driveways) should be considered to have archaeological potential. Any new interventions or works should be designed to avoid any disturbance of potential archaeological items (State and locally significant) located within these areas.
- Policy 4.2 State significant archaeology within the Glenlee SHR curtilage should be conserved *in situ*. If located, opportunities to preserve potential State or locally significant archaeological remains on the property should be explored.
- Policy 4.3 Prior to undertaking works that disturb the area within the SHR curtilage, an approval under S60 of the *Heritage Act 1977* will need to be obtained from the NSW Heritage Council. Minor maintenance, repairs and alterations within the core homestead complex as well as works within the paddock areas may be exempt under S57(2) of the *Heritage Act 1977*.
- Policy 4.4 An appropriate on-site investigation strategy (a Statement of Heritage Impact or Archaeological Research Design) should be written by a suitably qualified and experienced archaeologist as part of any S60 or S57(2) application. This will identify the archaeological approach and methodology to be used on the site, the type of archaeological questions the archaeological investigation seeks to address, as well as the nominated archaeological director who meets the Heritage Council Excavation Directors Criteria for works on State significant sites.
- Policy 4.5 Any proposed archaeological investigations should consult and review the analyses of archaeological significance and potential, as outlined in the Archaeological Assessment (prepared by Casey & Lowe 2020) in this CMP (Section XX, Figure XX).
- Policy 4.6 A report on the results of any archaeological program will be a condition of any future archaeological investigation. The report will need to conform to Heritage NSW guidelines, and respond to the research design formulated for the project. The report will need to include a catalogue and analysis of any artefacts recovered from the site
- Policy 4.7 A repository should be provided for any artefacts recovered from the site.
- Policy 4.8 The results of any archaeological excavation program should be subject to a heritage and/or Archaeological Interpretation Strategy that highlights the history and significance of the Glenlee estate.
- Policy 4.9 Should any archaeological material be revealed during routine management activities on the farm, it should be brought to the immediate notice of Heritage NSW.

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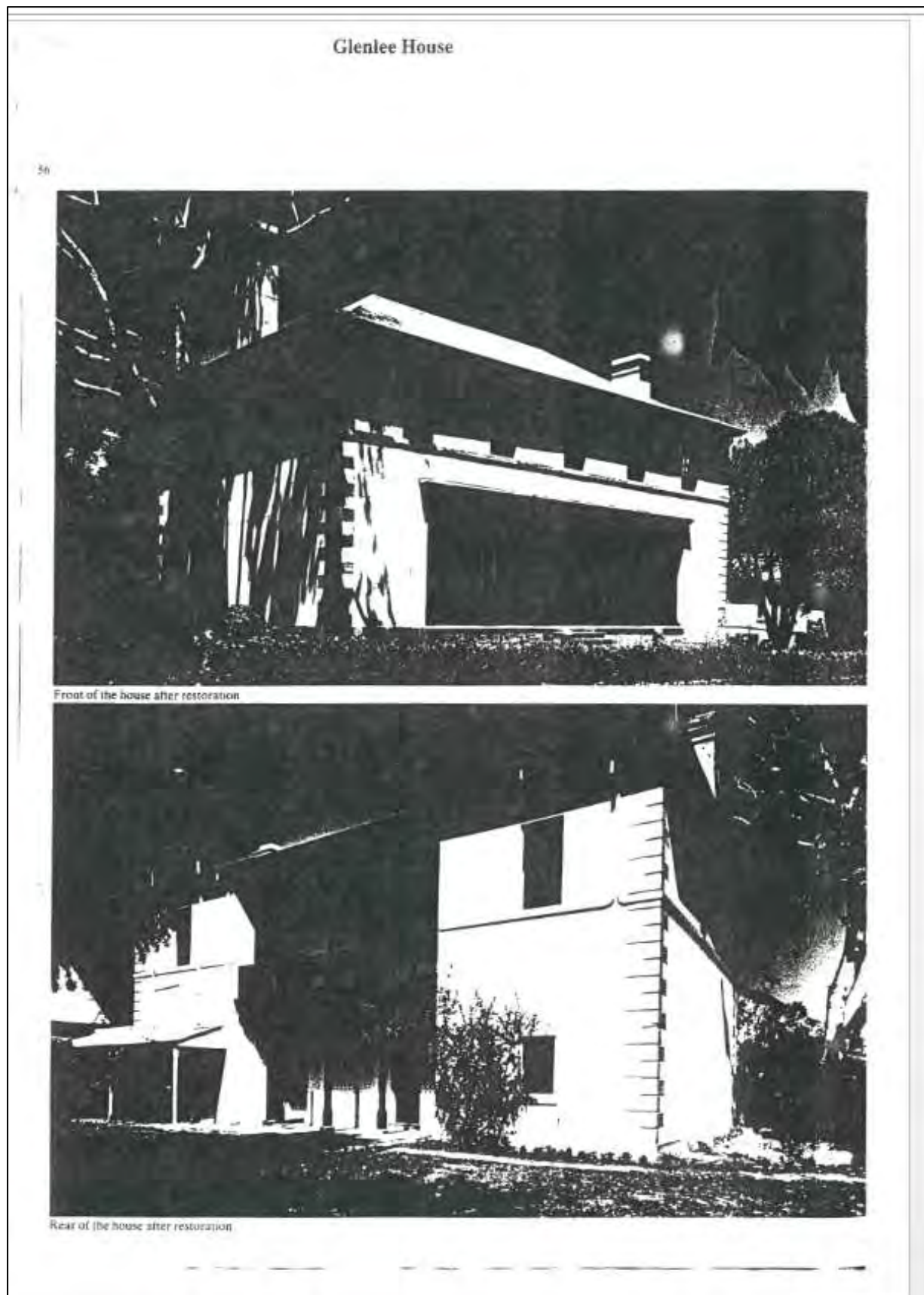
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Appendix D:

Clive Lucas, 'Glenlee House' Article, *Architect Australia* Vol. 7, No. 3, July 1981, pp. 56 – 59



Glenlee House

Clive Lucas

Client
 MacArthur Development Board
 Architect
 Fisher Lucas
 Partner in charge
 Clive Lucas
 Job architect
 Ian Stapleton
 Builder
 West Burton Pty Limited
 Marble & grainer
 Brian Barrow
 Post restoration photography
 Max Chapman



House prior to restoration



House after restoration

From *Antiquarian Australia*
 Vol. 10, no. 2
 (1921)

Mrs Felton Mathew, that habitual visitor and describer of the early houses of New South Wales, visited the Howes at Glenlee in 1833. "Approaching the residence of Mr Howe, the proprietor of Glenlee," she wrote, "we were much pleased with the extensive and beautiful prospect which it commands: the hills are many of them high and remarkable resembling closely some parts of the Wiltshire Downs: almost the whole district of the Cowpastures lies spread out in view, with the large mansion and estate of Mr John McArthur, called Camden, on the opposite side of the River: the picture would have been perfect if the blue waters of the river could have been distinguished, instead of which, its course was merely indicated by a dark fringe of Oaks or Warries." She went on, "Glenlee is an ugly ill-planned house with extensive farm buildings about it."

The year before, the New South Wales Calendar and General Post Office Directory had described the property as "celebrated as being the best dairy farm in the Colony." Mr Howe has also cultivated grasses and the hay produced on his farm has been in much request. The meadows are divided by hedges and the whole farm is as well laid out as one on the banks of the Thames. Glenlee is a comfortable two-storey house—the staircase and steps are formed of a calcareous drab coloured stone, well suited for interior work. The gardens are extensive, the vineyard being in a forward state.

In 1834 it was visited by the redoubtable Rev. Dr John Dunmore Lang who stated that the hedges were "of quince or lemon tree—the usual but seldom-used colonial substitutes for the hawthorn" and that "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."

Glenlee is a very strange colonial house which compares to no other. Mrs Mathew's comment that the house was ugly and ill-planned can be justified. Certainly before the house was unified in 1969 at the end of the century it must have looked strange with its end walls of the drab coloured stone and the walls of the front and back of the

salmon pink brick which so characterises the colonial architecture of the Campbelltown area (cf St Peter's Church and Epping Forrest). When Mrs Mathew paid her call the house was almost 10 years old.

William Howe was a native of Scotland who came to New South Wales in 1816. He was granted land at Glenlee in 1818 and leased the estate, Molle's Main near Narellan, until the house was finished. The construction of the house proved something of a disaster. In information given to Commissioner Bigge in 1821 the architect, Henry Kitchen (1793-1822), stated: "I am about to commence several buildings for other gentlemen of the Colony among whom are Mr Howe and Sir John Jamison." It has long been considered that the Howe building is Glenlee. Mr James Broadbent has described the planning of the house as "extraordinary" and "Palladian" and attributes this to the likelihood of its being derived from some printed source; pattern books being shown to have inspired other Kitchen buildings.

Henry Kitchen died of consumption on 8 April 1822. In April 1823 Robert Gooch and Nathaniel Payten contracted to build the house. In December 1824, before the work was completed, the builders had instigated legal proceedings against William Howe. It seems Howe was in financial difficulties and had refused to pay the builder's account. William Charles Wentworth, no less, appeared for the claimant and Howe's counsel had Kitchen's chief architectural rival Francis Greenway go to Glenlee to measure and value the disputed claim. The builders won and somehow the house was completed.

Howe, like so many successful settlers, was ruined in the 1840s depression and for the remaining years of his life rented the property from his executors. Howe died in 1855 and his widow quitclaimed Glenlee in September 1859 when the property was purchased by James Fitzpatrick for £14,500.

The Fitzpatrick family owned Glenlee until 1969 when the property was acquired by the State Planning Authority for housing intended for the extension of Campbelltown.

Glenlee was originally built as a two-storeyed block flanked on the south side

Glenlee House

58

by a single storey pedimented block which housed the kitchen and offices. It is conceivable that a similar block was intended on the other side but because of Howe's financial position this, like other details, was not pursued. The most unusual feature of the house is the single storeyed portico-in-antis. How the upper floor was originally supported remains a mystery. The present Corinthian columns were cast by the Sydney iron founders Triggs & Marr and date to the 1860s when it seems the structure, including the pavement, was changed. The Howes undoubtedly added to the service wings to support their successful dairy farm and by the 1850s there was a considerable group of outbuildings behind the house to the southeast. However, the house does not appear to have been altered.

Except for the porch the major alterations carried out by the Fitzpatricks were in the 1890s when the house was resashed, the front door replaced, and the "chair boards" and other original joinery details removed from the rooms. At this time one of the principal rooms on the top floor was divided into two.

The next alterations came in the 1930s when, with one exception, the original chimneypieces were replaced and new bathrooms added.

When restoration commenced the house was in a neglected condition and had not been lived in for 10 years. The architects were first consulted in 1974 when they carried out a report which established the historic and architectural significance of the building. Prior to this the house was relatively unknown and when acquired by the Government was considered to be of little merit.

The commission to restore the main block came in 1978 and contracts were let in August that year. The job was completed in April 1979.

Like so many houses which have been altered without the employment of architects, little was thrown away. Glenlee proved to be a treasure chest of original 1820s details, disposed in various locations throughout the house. One set of original small paned sashes had survived as part of the infill to a covered way built against the south wall in the 1890s to link the dining room and

kitchen. Glazing bars had been cut from the French doors and their external mouldings hacked off. And the chair rails in three different widths had been used either for ceiling cornices in the lesser rooms, or else as architraves to the stair window and in the covered way. The cornices to the door and windowcases had been removed and one was used as a cover piece to an architrave.

Because of the significance of this early building as the major extant house by Henry Kitchen, the decision was made that, where feasible, this period should be revealed. Here was an opportunity to restore one of Australia's most interesting suites of pre-1830s domestic interiors.

Outside it was accepted that the house had changed. There was no evidence of the previous front door or of the original detail of the rear and front verandahs, and the walls had completely changed the character of the house when they were rendered in the 1890s. The glazing pattern however is critical to an early interior, so it was decided to resash the house based on the one surviving set and the intact stair window. As elements of the house were taken apart to be repaired further evidence of original detail came to light. The main rooms had been wallpapered ever since the 1890s and so the location and silhouettes of the cornices to the door and windowcases, the original chimneypieces and chair rails were revealed. In the case of the chair rails a process of anastylosis was possible and many have been put back in what is almost certainly their original locations. In the dining room the 1890s door to the covered way was shown to have been a window and was restored. In the drawing room, it was decided to maintain the sympathetic 1890s alterations which created an alcove and a door to the front verandah.

In the stair hall with its important stone geometrical staircase (it is probably Australia's oldest extant stair of this type) perhaps the most interesting discoveries were made. When the paper was taken down not only were the exact positions of chair rails and cornices determined, but also the location of the stone hall table which, at that stage painted white, was on the back verandah. But the most prized



Ground floor plan



First floor plan



East elevation



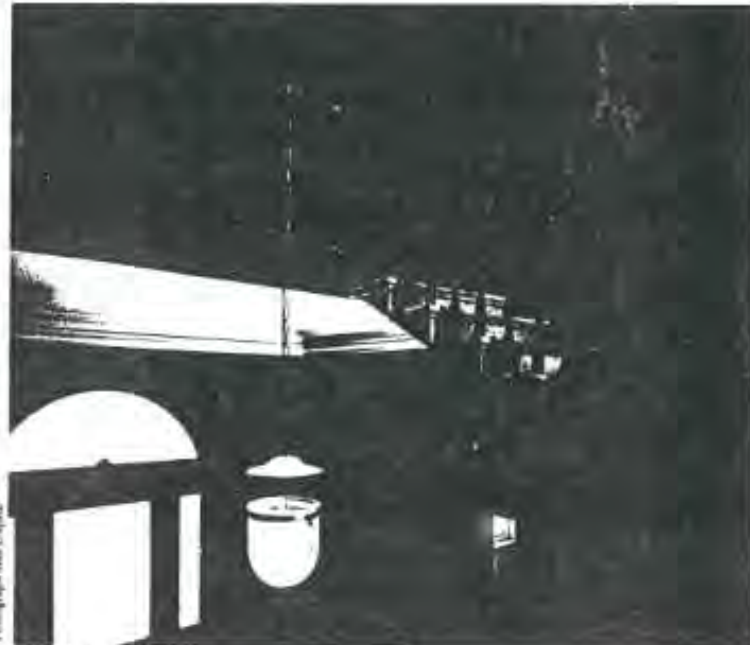
West elevation



A room on the first floor



stair hall in 1911



Stair hall after restoration

discovery was the painting scheme. The whole room had its walls marked out and painted in imitation of slabs of onyx marble; the stone steps were rimmed as white statuary marble; and the little stone Doric column supporting the quarter landing was in imitation of verd antique (green) marble. Like the diagonally flagged floor, which had been painted black and white, the hall table proved not to have been painted originally.

High on the south wall was the signature of the room's decorator, disguised in the raising of the marble: "R. Campion, Painter, Campbelltown, 1875". Robert Campion, the directories show, was active in the town in the 70s and 80s of the century and almost certainly was responsible for the similar work in the other Glenlee which the author restored in 1970. (See *Architecture in Australia*, August 1970.)

A number of other inscriptions were recovered in the house and these help date its main alterations and confirm the identity of its renovators. In one room: "Renovated April 20th 1896, J. Parsons Esq., Eggs 1 - 1, Butter 6d 1/2 manometer, Papered by H. Dunk, 1896". Australia won fourth test, 1896.

The architect's brief called for the house to be restored so that it was self-contained and could be leased for family occupation. To this end new doorways on each floor were provided so that two verandah rooms, originally only accessible from outside, could be used for a modern kitchen off the dining room and a bathroom accessible from one of the main first floor rooms. This 1930s bathroom has been carefully preserved and restored. The balancing ground floor verandah room was used for laundry and downstairs lavatory.

As with all restoration, decoration is a critical part. Inside, the colours on the plaster were matched, except in the marbled hall where Campion's original work was carefully preserved and patched. The hall table was repositioned and together with the floor was stripped of paint. In the drawing room, where the walls had never been painted, a grey paper was used to play up the turn of the century character of the altered room. The early colours were of quite vibrant tan, green, blue and yellow.

The cedar joinery had all been grained as oak quite early in the life of the house and this was redone in the stair hall and in one of the main first floor rooms

where the chimneypiece was marbled green as originally. The budget did not allow all the joinery to be grained and elsewhere joinery has been painted a putty "rotten stone" colour, the base for oak graining, to make it possible for it to be grained in the future.

Outside, the house has been painted the way it was after the 1890s alterations. The walls are biscuit and the joinery Brunswick green. The stone quoins and string courses were painted later and the compromise of painting them the colour of the drab stone was made rather than attempting the difficult and expensive task of removing the paint. The roof was originally shingled but the corrugated iron roof which has been there since c.1900 was repaired and retained.

In 1979 the restoration won its architects a Merit Award from the New South Wales Chapter of the Royal Australian Institute of Architects. Since then the owner has allowed the hall table to be removed which is a tragedy.

In 1980 the house was leased and a further stage will involve restoration of the gate lodge, the significant slab built stable/coach house and the service wing



Appendix E:

Property Inspection Report 3rd July 1978

(Source: Jennifer Hill Director, Senior Architect: Architectural Projects P. L.)

	FILE NO.: 10/62A78Pt.2	
	DATE: 3rd July, 1978	
<u>PROPERTY INSPECTION REPORT</u>		
359		
Lot <u>1</u>	D.P. <u>537307</u>	Street <u>Glenlee Road</u>
		(off Menangle Road)
Suburb <u>Campbelltown</u>		
VENDOR/ XXXXX <u>H.A.P. Fitzpatrick</u>		TYPE OF CONST. <u>Sandstone</u>

Improvements situated on the property include:

Caretakers cottage, single carport, enclosed garage.

SEE ATTACHED SKETCH PLAN.

COMMENT:

2. Condition of the cottage

EXTERIOR

Paint to walls	Very poor
Paint to window frames	Very poor
Paint to guttering	Unpainted

COMMENT: (Mention any damage evident)

Guttering rusted out in various places.
Chimney fallen over on roof (arrangements have been made for this to be repaired).
Vines growing in guttering on northern side.

- 2 -

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INTERIOR

	CONDITION	Paint to walls	Paint to ceiling
Bedroom 1		poor	fair
Bedroom 2		"	"
Bedroom 3		"	poor
Bedroom 4			
Bedroom 5			
Lounge		"	fair
Dining Room			
Kitchen		fair	"
Bathroom		"	"
Laundry Internal/ External			
Toilet Internal /External			
Verandah Open/ Enclosed			
OTHER ROOMS			
A.			
B.			
C.			
D.			

COMMENT: (Mention any damage evident)

No light fittings to ceiling of lounge (socket hanging).
 Fluorescent light on wall
 Bedroom 3 water damage to ceiling and southern wall.
 Section of floorboard missing in lounge.

Prime Cost Items

Bath porcelain / ~~Electric~~/~~porcelain~~/~~wood~~
~~Vanity Unit~~
~~Wash Basin~~
~~Wardrobe~~ MAKE:
 Electric/~~Gas~~/~~Range~~ range, MAKE: Metters early ~~kitchen~~ 3 hotplate, oven.
 Single/~~Double~~/~~bowl~~, Stainless Steel/~~Porcelain~~/~~kitchen~~ sink
 Single/~~Double~~ bowl, cement wash tub
~~Single/~~Double~~/~~bowl~~/~~Stainless Steel~~/~~Porcelain~~/~~kitchen~~ sink~~

COMMENT:

Bath has overhanging shower, no basin.

- 3 -

IMPROVEMENTS:

357
Carpet, Wall to wall/Squares none
Lino/Vinyl tiles bathroom, kitchen, part laundry, torn in places
~~Hardwood/Vinyl tiles/blocks/wood~~
~~Carpets~~
Fixed wall mirror/s 1 to bathroom
Towel rails none
Fly screens bedroom 2 & 3 only
~~Fly screens/dresses (from back)~~

COMMENT:

FITTINGS

Kitchen wall/floor cupboards
~~Skirting/Cornices~~
Walk-in pantry No
Exhaust Fans No
Hot water service Sink heater to kitchen, Swiftsure heater to bathroom (floor model).

TYPE OF HEATING/AIR CONDITIONING

Open fireplace, MAKE: to lounge room
~~Fireplace/Cornices, MAKE:~~
~~Gas heating, MAKE:~~
~~Oil heating, MAKE:~~
~~HP/Condensing~~

COMMENT:

Kitchen has bench along one wall with shelving underneath.

- 4 -

356

CONDITION OF IMPROVEMENTS

	CONDITION	Paint work
Double/ single garage		poor
Double /Single Car Port		"
Shed/s		
Obelisk Sheds		
Obelisk Sheds		
Obelisk Sheds		
Fencing post and rail		
Swimming pool in ground stone ground		
Spout work		
Water pump		
Water		
Water in the ground		
OTHERS	A.	
	B.	

COMMENT:

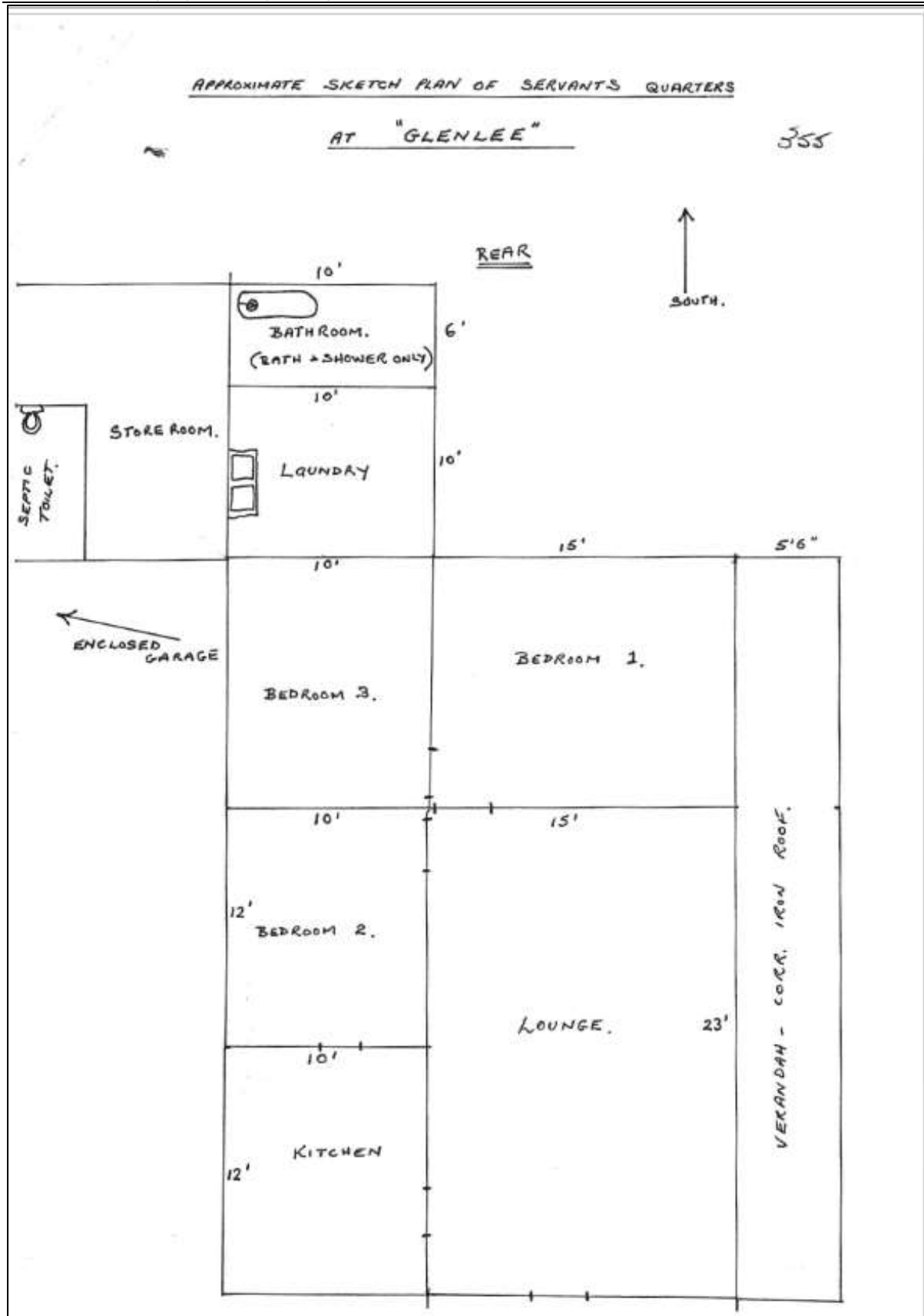
Shed approximately 60' x 20' cow bails.

SERVICES

~~Telephone~~
~~Sewerage~~
 Septic
~~PAK~~
~~Garbage collection~~
 Electricity
~~Gas~~
 Town water
~~Landscaping~~
~~Water~~ ~~in~~ ~~the~~ ~~ground~~
 A.
 B.
 C.

Property fronts a ~~road~~ ~~in~~ ~~the~~ ~~ground~~ /Unsealed road.

G. L. L. L.
ASST/PROPERTY OFFICER.



COMPUTER FOLIO SEARCH LAND TITLES OFFICE
New South Wales
Based pursuant to the Real Property Act, 1900, and certified correct

No. 00
Search certified by Date 01/01/2000 Time 9:00AM

2/11/2000
0 00. 0.1707

1.000
LOT 1 IN DEPOSITED PLAN 73394
AT GLENLEE
CITY OF CAMPBELLTOWN
PARISH OF NEWCASTLE COUNTY OF NEWCASTLE
TITLE EXEMPTED OFFICER

FIRST SCHEDULE
WILLIAM DAVID WILSON
PATRICIA MARIE WILSON
AS JOINT TENANTS 11. 4079949

SECOND SCHEDULE
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT;
2. MORTGAGE LEASE TO WILLIAM DAVID WILSON AND PATRICIA MARIE WILSON AS JOINT TENANTS
3. MORTGAGE MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

CITATIONS
UNREGISTERED DEALINGS NIL

01/01/2000 00

*** ANY OTHERS PROVIDED BY AN ACTING DEPUTY OFFICER OF THE CURRENT OFFICE OF THE REGISTRAR OF TITLE
REMARKS: THE INFORMATION CONTAINED HEREIN IS NOT GUARANTEED TO BE CORRECT OR COMPLETE

COMPUTER FOLIO SEARCH LAND TITLES OFFICE
New South Wales
Based pursuant to the Real Property Act, 1900, and certified correct

No. 00
Search certified by Date 01/01/2000 Time 9:00AM

2/11/2000
0 00. 0.1707

1.000
LOT 2 IN DEPOSITED PLAN 73394
AT GLENLEE
CITY OF CAMPBELLTOWN
PARISH OF NEWCASTLE COUNTY OF NEWCASTLE
TITLE EXEMPTED OFFICER

FIRST SCHEDULE
WILLIAM DAVID WILSON
PATRICIA MARIE WILSON
AS JOINT TENANTS 11. 4079949

SECOND SCHEDULE
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT;
2. MORTGAGE LEASE TO WILLIAM DAVID WILSON AND PATRICIA MARIE WILSON AS JOINT TENANTS
3. MORTGAGE MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

CITATIONS
UNREGISTERED DEALINGS NIL

01/01/2000 00

*** ANY OTHERS PROVIDED BY AN ACTING DEPUTY OFFICER OF THE CURRENT OFFICE OF THE REGISTRAR OF TITLE
REMARKS: THE INFORMATION CONTAINED HEREIN IS NOT GUARANTEED TO BE CORRECT OR COMPLETE

COMPUTER FOLIO SEARCH LAND TITLES OFFICE
New South Wales
Based pursuant to the Real Property Act, 1900, and certified correct

No. 00
Search certified by Date 01/01/2000 Time 9:00AM

2/11/2000
0 00. 0.1707

1.000
LOT 3 IN DEPOSITED PLAN 73394
AT GLENLEE
CITY OF CAMPBELLTOWN
PARISH OF NEWCASTLE COUNTY OF NEWCASTLE
TITLE EXEMPTED OFFICER

FIRST SCHEDULE
WILLIAM DAVID WILSON
PATRICIA MARIE WILSON
AS JOINT TENANTS 11. 4079949

SECOND SCHEDULE
1. RESERVATIONS AND CONDITIONS IN THE CROWN GRANT;
2. EXCLUDING MINORALS WITHIN PUB 40
3. MORTGAGE LEASE TO WILLIAM DAVID WILSON AND PATRICIA MARIE WILSON AS JOINT TENANTS
4. MORTGAGE MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

CITATIONS
UNREGISTERED DEALINGS NIL

01/01/2000 00

*** ANY OTHERS PROVIDED BY AN ACTING DEPUTY OFFICER OF THE CURRENT OFFICE OF THE REGISTRAR OF TITLE
REMARKS: THE INFORMATION CONTAINED HEREIN IS NOT GUARANTEED TO BE CORRECT OR COMPLETE

Appendix F:

Michael Bligh & Associates: Landscape Survey *Drawing No. 94142-1A1995*, Jan. 1995



Appendix G:

Summary of notes by David and Trish Wilson from Meeting - Glenlee House 23/3/18

Historical Views

- From no point on the property can Camden Park House be seen and in the Wilson's time there they have never been able to see Camden House due to the tree growth on the Nepean River, but there may have been views in the 18th and early 19th centuries.
- Any photos of Glenlee in historic books or photos to the best knowledge of The Wilson's are only of the House.

Agricultural Endeavours

- Being such a small property there are no real agricultural endeavours that have been or would be financially viable. Glenlee is not farm land - it is a small curtilage now of about 45 acres. The soils are not good for farming as was established by the Wilson's in their very costly and eventually failed attempt to grow olives. It does not have a good water supply therefore it cannot be farming land.
- Olive processing - The Wilson Family planted olive trees (happened in the last few years), however they were financially viable. The olive shed was mainly built as a processing facility and a children's play area for the Wilson family. The Wilson's terminated their attempt to grow olives was because of economic un-viability due to climate and water supply issues.

Landscape & Garden

- The Wilson's have no knowledge of any dams being superseded or replaced either prior to their time or during their time over the last 50 years.
- The Wilson's have no knowledge of the original road that ran along the boundary of the parish road. The existing driveway has fundamentally been the driveway for as long as living memory goes when the property was a dairy farm run by The Fitzpatrick Family going back 100 years or more. Whilst there may have been the driveway being referred to at this point, the Wilson's have no knowledge of this.
- There is no evidence of any garden or orchard in any specific location. The Wilsons have no knowledge of any vineyards and there is no trace of them anywhere on the property. If there were old fences and fence lines they disappeared at least 100 years ago.
- When the Wilson's first went to Glenlee there was no garden, the garden of the house was dilapidated and all land up to the house were grazed by cattle. Over the past almost 40 odd years the Wilsons have established a garden themselves based on James Broadbent - Michael Lehany recommendations and their own views after talking to old locals on the history of Glenlee. The Wilson family have not pulled out any trees on the property. Refer to Michael Bligh & Associates P. L. Landscape / Survey Plan below.

Building & Restoration

- The Wilson's maintained that Francis Greenway did not build the House. James Broadbent did a thesis on this as he thought there may have been input from Greenway but he could find no such evidence other than Greenway was called as an expert witness in the civil suit brought against William Howe for non payment to the builders Payton and Gooch.
- The servants wings had been restored and are being lived in by The Wilson Family. These have been inspected by Heritage Council, Council, and many others.
- The gate house was derelict and dangerous when the Wilson's came to the property.

Movable Heritage

- Movable Heritage - Garden Furniture Decorations etc have been purchased and installed on the property over the past 40 odd years by David & Trish Wilson.
- The Wilsons indicated there were no colonial or aboriginal artefacts under the buildings or property when they moved onto the property.

Appendix H:

Dr Terry Kass, *History of Glenlee, 60 Menangle Rd Park 2563*, July 2020:

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Appin, farms with names, J Meehan (nd), (originally A.299) SR Map 1137

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Zone 8

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Appendix I:

Architectural Projects Pty Ltd: *Glenlee Estate, Menangle Park: Conservation Works Schedules and Maintenance Schedules*, June 2020



Architectural Projects¹

1817 – GLENLEE ESTATE,
MENANGLE PARK
Conservation Works Schedules
and Maintenance Schedules
June 2020

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1817 – GLENLEE ESTATE, MENANGLE PARK –CONSERVATION WORKS SCHEDULE

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1. CONSERVATION WORKS SCHEDULES AND MAINTENANCE SCHEDULES

Comprehensive prioritised Schedules of Conservation and Maintenance Works for significant built elements identified as The Former Gatehouse, The Glenlee Homestead, The Former Servants Quarters, and The Former Milking Shed are attached to this CMP. The Schedules provide for the long term protection of the fabric. Major conservation programs overseen by conservation specialists have been carried out since the late 1970s and 1980s, for Glenlee Homestead, the former Servants quarters and the former Milking Shed. The work did not extend to the former Gatehouse.

1.1. THE FORMER GATEHOUSE

The former Gatehouse survives in a derelict state. Public safety, structural stability and weed infestation are urgent concerns at the Gatehouse. Vegetation surrounding the building including Privet and Olive are destabilising the structure. The wall is propped with timber which is failing.

The first priority is to make the site safe, then record and stabilise the remnants with minimal intervention.

In the long term, given the significance of the gatehouse as an early component of the rare colonial farm estate, its ability to interpret the site as a rural homestead, and the survival of much of the fabric despite extensive structural failure, it is desirable that the building is restored utilising original fabric and traditional techniques.

The interior is currently inaccessible due to structural instability. Once the remnant structure is stabilised a detailed inspection of the interior can occur.

Inspect the site and confirm all active termite infestation of the structure. Establish a terminate eradication programme.

1.2. GLENLEE HOMESTEAD

The Glenlee Homestead 1824 was extensively restored by Clive Lucas in stages from 1977/8 to 1984. A summary of documented building works that have taken place to the fabric is provided in the schedules. Since 1984, the building has been well maintained while in use as a residence, and remains in a generally good condition. Minor conservation issues are addressed in the schedules below in order to support a continuing residential use. The conservation issues identified at Glenlee Homestead are primarily minor cracking expected in buildings of this age and foundation conditions.

Deteriorating components of the house should be repaired rather than replaced.

All internal walls to be checked by a structural engineer, who should determine which cracks need to be structurally repaired. Hairline cracks which do not pose a structural risk to the building to be left as is and monitored.

Cracks in set plaster which require structural repairs and/or leave the substrate visible are to be repaired to match.

1.3. THE FORMER SEVANTS QUARTERS

The former Servants Quarters have also been restored circa 1984 and adapted for residential uses. The former Servants Quarters comprises two main buildings at right angles that have been extended in a number of phases and are now attached. A number of issues have arisen since the 1980s work and investigation and rectification is required to ensure the long term protection of the fabric. The major issues that require attention are the subsidence and cracking to the scullery /kitchen at the junction of the component buildings and along the western edge. Other issues are minor damp associated with chimney and gutter fixings.

All internal walls to be checked by a structural engineer, who should determine which cracks need to be structurally repaired. Hairline cracks which do not pose a structural risk to the building to be left as is and monitored.

Cracks in set plaster which require structural repairs and/or leave the substrate visible are to be repaired to match.

1.4. THE FORMER MILKING SHED

The former Milking Shed is a timber slab building that was restored in c.1984, with the exposure of the early cobblestone surface. Good drainage is crucial to the long-term maintenance of this form of construction to protect against termite attack in addition to wood rot. The major issues evident in this building relate to water penetration, termite damage to specific slabs, and rot at ground level indicating inadequate water drainage around the building and the lack of damp proof course. The aim of the Conservation Schedules is to address these issues while retaining as much of the original fabric and evidence of the original construction method as possible.

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1. INTRODUCTION

1.1. BACKGROUND

This prioritised Schedule of Conservation and Maintenance Works covers significant built elements identified as The Former Gatehouse, The Glenlee Homestead, The Former Servants Quarters, and The Former Milking Shed. Conservation, repair and reconstruction work are identified, and maintenance work is programmed. The Schedules form part of the Site Specific Exemptions of the CMP, and once endorsed, no further separate approval would be required. (FN Heritage NSW Checklist v2)

Currently, the house and site are in excellent condition having been continually occupied and subject to various conservation and maintenance programs since the late 1970s and 1980s. Repairs including replacement of floors, roof and joinery in the main house, rebuilding and alterations in the outbuildings have occurred through the early 20thC. Major conservation programs overseen by conservation specialists have been carried out for Glenlee Homestead, the former Servants quarters and the former Milking Shed. (Refer CMP) The work did not extend to the Gatehouse.

2. CONSERVATION WORKS SPECIFICATION

2.1. EXTERIOR CONSERVATION WORKS SPECIFICATION

2.1.1. ROOFING

Generally

Remove rubbish, leaves and other blockages from roof, gutters, sumps and rainwater heads. Avoid walking on brittle roof claddings. Check for and rectify combinations and dissimilar materials that will react with each other. Use appropriate lime mortar to fix / repair flashings inserted in masonry joints. Replace gutters and downpipes, connect to stormwater drainage system.

Former Gatehouse

The roof of the Former Gatehouse has collapsed. Remnants of timber framing and corrugated roof sheeting remain suspended in a precarious position. It is proposed to remove these remnants following archival recording. The galvanised corrugated steel roofing, although not the original roofing, should be conserved and reinstated as part of the reconstruction of the former Gatehouse.

The steel roofing should be documented photographically after the structure is cleared of vines and mesh and before any items are removed from their present location. All sheets should be clearly labelled (removable) and drawings prepared documenting the relative location of each sheet.

All fixings should be carefully removed without damaging the existing timber substructure or the existing steel roofing. All nails and fixings should be collected and safely stored for reuse.

The condition of the existing steel roofing should be assessed by the heritage architect. Each sheet should be assessed for its suitability for reuse and maintaining watertightness when reconstructed.

The heritage architect should then determine conservation works required for each roofing sheet and an approach to incorporating recycled or new roofing sheets to match the existing into the roof.

Glenlee Homestead

The roof of Glenlee Homestead (1823-4), originally shingle, was replaced by corrugated iron in 1900. The existing corrugated galvanised steel sheet is in an acceptable condition and should be conserved.

Former Servants Quarters

The roof of former Servants Quarters has been altered in a number of phases, and now comprises two main hipped and gable roof forms at right angles, which are extended and attached by skillion roof wings and verandahs. Short sheet lengths on the south west (servants quarters) wing indicate an early date. While the existing corrugated galvanised steel sheet on the kitchen wing are not the original roofing material, there is no evidence of the original roof being other than sheet metal. The existing corrugated galvanised steel sheet is in an acceptable condition and should be conserved.

Former Milking Shed

The roof of former Milking Shed was originally timber shingle and has been reclad in corrugated metal sheet. The timber shingles are evident beneath the corrugated metal sheet and should be retained and conserved.

2.1.2. WALLS

Former Gatehouse

The Former Gatehouse was originally constructed of face brick which has been stuccoed most likely at the same time as the house c 1890.

Further on-site investigation to establish the original footings or foundations to the Former Gatehouse is required.

At present not all elements are visible. The construction method should be confirmed by the heritage architect during the disassembling of the existing structure.

All timber elements should be photographically recorded prior to and during the disassembling of the structure. Each element should be clearly numbered prior to removal.

Prior to work commencing, the vegetation surrounding the structure should be carefully cut back, poisoned and the site inspected for termites and an eradication program completed.

Where possible stable elements of the construction should remain in-situ or temporarily propped without damage to the structure or its components.

All items that have already collapsed or fallen from the structure and are to be removed should be stored on a raised pallet which is roofed with a corrugated steel roof to protect the stored elements from the weather.

As the structure is exposed carefully photographically record and number all extant rafters.

Conservation works and the reconstruction methodology should be determined by the heritage architect once the remaining materials, stability and condition of the timber and original construction methods have been assessed.

Glenlee Homestead

The walls of Glenlee Homestead (1823-4), originally face brick on a stone basecourse, were rendered with an ashlar finish c1890s.

Former Servants Quarters

The former servants quarters are a rendered brick construction.

Former Milking Shed

The Former Milking Shed features vertical timber slab construction, with split and adzed timber slabs set into grooved top and bottom plates between timber posts. The structure is braced externally and internally with timber.

2.1.3. STONEMASONRY

The aim is to carry out work that will prevent further deterioration of the stone facades and ensure prolonged life of the stonework with minimal intervention. Stone deterioration occurs because of water penetration through open joints, salt attack, soiling by atmospheric pollutants, build-up of bird droppings and cracking due to corrosion of fixings and fittings. Conservation Works will halt or alleviate salt attack and remedy structural inadequacies.

Stone Restoration

Stabilise stone elements that are structurally unsound. Replace deteriorated sandstone mouldings, parapets, string courses and sills using colour matched sandstone.

Remove all redundant plugs, fixings and attachments.

Protect existing building surfaces from damage resulting from the provision, use, and removal of construction plant.

Isolate points of contact or potential contact. Do not tie back or otherwise attach constructional plant direct to stonework.

Make attachments through existing openings and seal the openings effectively against dust and weather. Confine cleaning and runs to specific components.

Carry out in situ work to existing stonework using methods which do not disturb the bed of the original stone.

Provide propping or lateral support to eliminate movement of undisturbed components.

Remove stone required to be refixed, mark for identification, and store.

Sweeten replacement stonework as necessary to provide accurate mouldings and surfaces to match existing. Sweeten designated existing stonework to remove surface imperfections and protrusions at joint lines from rubbed stone surfaces.

Provide the fixings (including keys, cramps and dowels) necessary to install the replacement stone firmly and permanently into the existing stonework.

Stone Repair

Rebonding to existing cracked but sound stonework. Joint repair generally all exposed stonework in accordance with the drawings. Where the existing stone has defects, which cannot be repaired by redressing or rubbing, cut out the defective stone and replace it with matching natural, cast, or synthetic stone, as appropriate. As necessary to expose a firm sound surface, and at least 100 mm and sufficient to allow practical replacement. Rebond fractured stone which is otherwise sound, using a synthetic resin adhesive and stainless steel or bronze dowels. Repair weathered or otherwise damaged existing joints, using materials compatible with the original jointing and pointing. Lay the flashings and weatherings after the completion of the stone repairs.

Stone Cleaning

Clean the existing face stonework to remove harmful or unsightly deposits of foreign material and salts from the building fabric, without damage to the stonework, and leave the stonework surface clean ready for application of new stucco. Clean the stonework progressively without using acid and without damage to the work. Take the necessary precautions to prevent damage to the building and its surroundings, and nuisance to occupants and the public, resulting from cleaning operations. Prevent water and cleaning wastes from entering the building or spraying over surrounding areas. Provide temporary caulking where necessary to prevent the entry of water and cleaning wastes into gaps such as open or suspect joints, scaffold tie penetrations, and building-pavement junctions. Remove on completion of cleaning. Supply clean, fresh water, non-staining to stonework, for stonework cleaning operations including pre-wetting, soaking, washing down and final washing. Use cleaning water, which contains no solvents, chemicals or other admixtures.

Before cleaning commences, remove foreign matter including old finishes, graffiti, bird droppings, soot and facade vegetation without damaging the stonework. Where encrustations require scraping, use a wooden scraper on vulnerable stone surfaces. Poison designated vegetation and remove carefully by hand. Before commencing cleaning operations test clean a designated area including final washing and testing of the surface for neutrality. If it is below 6.8, include an alkaline additive to increase the pH to 7.2. If necessary, filter the cleaning water to remove existing minerals or other substances injurious to stonework. After the final washing and before removing the scaffold, test the surface for acid/alkali neutrality. If the required pH of 7.2 is not achieved, repeat washing, and re-test.

Clean stonework in a progressive sequence of vertical bays. Start cleaning each bay from the top and work downward to the bottom.

Immediately before cleaning, pre-wet the wall areas to be cleaned, and any masonry areas underneath the areas to be cleaned, using cleaning water applied using spray mist nozzles fixed at appropriate centres and at a uniform distance from the stone surface. Immediately after the soaking period, clean the stonework by scrubbing, assisted by fine water jets to remove the soiled water and cleaning wastes continuously from the stonework surface. Repeat the soaking and scrubbing processes until the required final appearance is achieved. Ensure that arises and joints are not damaged by abrasion. Use soft bristle brushes. Do not use severely worn brushes. At the completion of the scrubbing process wash the stonework down using water. Repeat the process until cleaning wastes have been removed. Allow to dry. Immediately before the removal of the scaffold, wash down again with water to remove debris or staining arising from the work. Detergent cleaning not permitted.

Where areas require desalination, bring the salts to the surface of the stone by washing or poulticing, and remove the surface salts by brushing. Generally use the methods specified for stone cleaning. Repeatedly soak the affected area with fine mist water sprays. After each spraying cycle brush or hose off the surface salts. Apply poulticing material to the affected areas. Repeat the application as necessary. Brush the surface after each application.

Repointing

Match as closely as possible the colour, texture, strength and porosity of the original mortar mix.

Repoint the joints of a designated sample repointing area on the site, to demonstrate the suitability of the proposed pointing method. Repoint loose, fretted, broken or missing mortar joints with mortar compatible with stone. Rake-out and repoint existing stonework joints as required using composition mortar with slaked lime, sand and cement.

Replace any incompatible hard cement mortar to joints in stonework.

Carefully remove old mortar by hand. Widening of joints is not permitted. Reinstat original joint profile. Protect stone surfaces from mortar stains with masking tape. Keep joints damp for minimum three (3) days.

Do not commence repointing until repair work in the vicinity has been completed. Rake out the joints to a depth of at least 20 mm, without damage to the stone edges. Clean the opposing surfaces of the raked joint to remove residual pointing, foreign material and loose stone. Do not undercut or feather the stone arises. Immediately before repointing use a fine water spray to dampen the joint surfaces without over-wetting. Insert backing in vertical joints only, to give a joint depth of 20 mm before pointing. Mix the mortar to a putty-like consistency. Fill the joint in several operations by inserting the material and compacting it using a jointing key, applying pressure normal to the joint (i.e. not drawn along). Half fill the joint in the first operation, then complete the filling and cut the joint off flush. Strike the joint to a dense smooth flush surface. Chiseling of stone block wall is not permitted.

2.1.4. BRICKWORK

Work To Existing Walls

Where rebuilding, repointing or making good to existing face work, match sound original joints as determined by examination of adjacent areas.

Repointing

On completion of repairs, all loose and open joints throughout are to be carefully cleaned out to a minimum depth of 20mm, wetted thoroughly, grouted and pointed with lime mortar, filled solidly back as far as possible and finished to match existing. Widening of existing joints to admit pointing is not permitted. The repointing is intended purely as filling to prevent the permeation of water between units into the walling behind. Do not allow mortar to spread over face of bricks. Following pointing joints are to be kept damp for minimum 14 days to prevent premature drying out and consequent cracking and loosening of mortar.

Refer to External Conservation Works Schedule for extent of repointing.

Replace

Where scheduled 'replace', remove entire area or element nominated and build new work matching exactly adjacent original work.

Make Good or Repair

Where scheduled 'make good' or 'repair' existing brickwork remove all decayed or faulty bricks from area or element nominated and build in salvaged bricks of same size and jointing pattern as original. Rake out or remove remainder of loose or faulty mortar from joints and repoint.

2.1.5. RENDER

Where scheduled 'to match existing', new elements shall do so exactly in outward appearance. Moulding profiles, member sizes, construction etc. must sound existing. Unless specifically approved, the construction method shall be of a traditional nature for which there is longstanding precedent. Use render mixes that are of equal strength to the original render.

No cleaning shall commence prior to the heritage architect/consultant approving proposed cleaning method. Cleaning work should be carried out by trained and experienced tradesmen. Cleaning procedure shall be under strict surveillance to ensure no damage is caused to the render faces by bleaching or overcleaning.

Where repairs to render are scheduled, remove all loose or dummy render and re-render with new render mix to match existing and finish to match adjacent sound and original finishes. The completed work should be as indistinguishable as possible from the original.

Where chasing of walls occur, render is to be repaired as noted above.

2.1.6. TIMBER SLAB WALLING

Former Milking Shed

Conservation work focuses on conserving original fabric and using traditional techniques and matching materials. The aim is to carry out work that will prevent further deterioration of the timber slab walling and ensure prolonged life with minimal intervention. Timber deterioration primarily results from water penetration and insect attack.

The hardwood timber bottom plate is sitting on or near the ground level and this has resulted in termite damage and fungal decay in timber structure and slabs. Historically there may not be a separation between the timber plate and the ground therefore, there is no opportunity to locate a damp-proof course in the original construction.

A clear separation between the timber bottom plate and the ground is needed to ensure the conservation of the timber slab construction. This should be determined on site by the heritage architect.

Regular inspection and control of termites is necessary to conserve the fabric.

2.1.7. DAMP

Generally

Rising damp occurs as a result of capillary suction of moisture from the ground into porous masonry building materials. In timber walls, damp may manifest in rot and fungal growth. Damp encourages termite activity in timber. In masonry walls, rising damp may show as a high-tide-like stain on interior finishes, blistering of paint, loss of plaster, growth of moulds. Externally a damp zone may be evident at the base of walls, with associated fretting and crumbling of the masonry. Rising damp will carry salts up into the masonry to where the damp evaporates and can often be seen as a white efflorescence leading to fretting and crumbling on the surface. While rising damp is often caused by bridging of the Damp Proof Course (DPC), not all dampness in buildings is due to rising damp. Leaking water pipes or failed roofs and gutters may be the cause. Horizontal or penetrating damp can be due to leaking water supply or waste pipes, or failure of tile grouts in wet areas. These tend to produce small, localised patches of dampness whereas rising damp may affect the base of a whole building.

CONTROL AND TREATMENT OF DAMP

Site drainage and ventilation

- Ensure gutters and downpipes are working
- Ensure rainwater is carried well away from the base of walls
- Ensure site is well drained – no ponding against walls
- Minimise splash from hard pavements into walls
- Maintain about 200 mm between DPCs and ground level (Glenlee House and Former Servants Quarters)
- Check for and fix any plumbing leaks, including sewers
- Check for fungal rot, borers and termites in damp floor timbers
- Ensure adequate (but not too much) underfloor ventilation
- Monitor changes, for these may be sufficient
- Treat mild damp in masonry walls sacrificially
- Use weak mortars in eroding joints, or
- Weak plasters and renders to control damage
- Monitor changes before considering further treatment
- Ongoing sacrificial treatments may be sufficient
- Remove excessive salts in masonry walls
- Remove surface salt deposits by dry vacuuming, then
- Use captive-head washing for near-surface salts
- Use poultices of absorbent clay and/or paper pulp
- Use sacrificial plasters, renders and mortars
- Monitor effectiveness – re-treat if necessary
- Periodic maintenance treatments as required
- Review results before proceeding
- Allow at least one year of monitoring
- Account for unusual events – storms, floods, drought etc
- Routine maintenance activities may be sufficient
- Inserting damp-proof courses
- Undersetting with mechanical DPC, and/or
- Slot sawing with mechanical DPC, and/or
- Impregnation of chemical DPC, and/or
- Active electro-osmotic damp-proofing
- Install DPCs at a level that will also protect floor timbers
- Monitor for 'leaks'
- Desalinating masonry walls
- When salts abound, do not just insert DPC
- Also remove excessive salts from above DPC
- Use poulticing, captive-head washing and sacrificial treatments
- Monitor annually for further salt attack
- Re-treat if necessary until salts are reduced to a less harmful level

2.1.8. OPENINGS

Flashings and Weatherings—Install flashings, weather bars, drips, storm moulds, caulking, pointing or the like so that water is prevented from penetrating the building between door / window frames and the building structure under the prevailing

service conditions, including normal structural movement of the building. Flashings and weatherings shall be compatible with the other materials in the installation and coated with a non-staining compound where necessary.

Remove all non-original cappings.

Former Gatehouse

Openings in the Gatehouse walls were limited to an entry door, 2 original windows and a later opening. Window framing is not original. No door or windows have survived. Remnant door framing is evident

At this time the photographic evidence available is insufficient to determine the details of these elements. Further as the building is not able to be adequately inspected it is not possible to set out details of the construction works required.

All doors, frames and windows and louvres should be numbered and photographically recorded during the disassembling of the existing structure. Further attention should be paid to the method of attachment and construction. All salvaged doors and windows should be carefully removed, preferably intact, and stored on an elevated pallet and protected from the weather for condition assessment by the heritage architect. The required conservation works are to be determined by the heritage architect.

All nails removed as part of those works should be recorded and number end stored separately in a safe location.

Former Milking Shed

Openings in the slab walls were limited to rudimentary braced timber slab doors, and stall doors.

2.1.9. WOODWORK

External Woodwork at Glenlee Homestead, Servants Quarters and former Gatehouse includes painted timber door window framing, sills, eaves, bargeboards, verandah posts, beams, fringes and balustrades.

External Joinery – Sand down and spot prime bare areas to previously painted joinery. Putty up and make good cracks, nail holes and damaged areas. Remove existing trims damaged or as scheduled and replace with trims to match sizes, profiles and material of existing trims. Refix all fascias, bargeboards and trims.

Enamel Paint on External Woodwork – Wash, sand down and spot prime bare areas with pink primer. Putty up and make good cracks, nail holes and damaged areas and paint: One (1) coat of tinted undercoat, two (2) coats of gloss enamel paint, sand down and dust off between each coat.

External Paint Colours to Joinery – a specialist paint analysis contractor is to inspect the existing timber joinery and undertake a paint scrape analysis to determine the original external paint colour scheme for the joinery.

The Heritage Architect is to confirm the external paint colour scheme for the timber joinery.

2.1.10. METALWORK

Metalwork at Glenlee Homestead and Servants Quarters includes cast iron columns, and subfloor ventilation grilles.

Previously Painted Metalwork. Repair/ Replace all damaged metal work sections to match existing. Wash, sand down and dust off. Spot prime bare areas according to nature of exposed material and prepare for painting where previously painted. Investigate appropriate rust converter and primer to match unpainted galvanised finish. Spot prime with coldgal where existing finish is galvanised and unpainted.

2.1.11. TIMBER WINDOW REPAIRS

Carry out the following works to those timber windows scheduled for repair:

- Unless otherwise scheduled rehang windows
- Where necessary replace sash cords and balance weights.
- Check over glazing and re-putty as necessary.
- Check over parting beads and stops and replace or refix as necessary in matching timber species.
- Remove all locks, keepers etc. unless otherwise scheduled and make good damage.
- Clean and overhaul sash lifts, sash fasteners, etc. scheduled to be preserved.
- Strip and polish all preserved brass and steel hardware.
- Point up between external masonry and the sides and heads of window frames as needed.
- Do not seal along the base of timber sills unless otherwise scheduled.
- Fit security sash locks in the form of a timber, blocking piece with removable screw fixing to the sash stile at the junction of top and bottom window sashes to prevent opening, except for servicing and painting.
- Fit butt hinges to all casement and fanlight sashes to match existing. Unless otherwise noted all new hardware is satin chrome finish.
- Unless otherwise scheduled, all joinery in existing building is to be paint finished externally.
- Unless otherwise scheduled, all joinery at Glenlee Homestead is clear finished internally.
- Unless otherwise scheduled, all joinery at Servants Quarters is paint finished internally.
- Take care to protect and retain all original 19th century glass.
- Check all frame to wall fixings and reseat frame and replace fixings as required.

2.1.12. TIMBER DOOR REPAIRS

Carry out the following works to those timber doors scheduled for repair within Glenlee Homestead and Former Servants Quarters:

- Remove all hardware, fixtures, hooks, nails, etc. unless otherwise scheduled and make good checkouts fixings etc.
- Put all preserved hardware in working order.
- Strip and polish brass.
- Point up between external masonry and the sides and heads of door frames as needed.
- Keying of locks to Owners detail.
- Unless otherwise scheduled, all joinery in existing building is to be paint finished externally.
- Unless otherwise scheduled, all joinery at Glenlee Homestead is clear finished internally.
- Unless otherwise scheduled, all joinery at Servants Quarters is paint finished internally.
- Take care to protect and retain all original 19thth century glass.

Carry out the following works to those timber doors scheduled for repair within the Former Milking Shed:

- Check over frame and fixings
- Rehang as necessary using existing hinges, put in working order
- Preserve existing hardware and put in working order.
- Unless otherwise scheduled, all door joinery in existing building to be unfinished
- Take care to protect and retain all original hardware.

2.2. INTERIOR CONSERVATION WORKS SPECIFICATION

2.2.1. SUBFLOOR

Involve an archaeologist in any works involving subfloor disturbance in areas that may contain occupation deposits. Potential subfloor occupation deposits and evidence of the use of rooms at Glenlee Homestead, structural remains and subfloor occupation related artefact deposits associated with 19thC outbuildings- including the Former Servants Quarters, Former Milking Shed and Gatehouse.

Occupation deposits should be retained in situ wherever possible and where disturbance is necessary to conserve the building, these deposits should be excavated under archaeological supervision.

2.2.2. FLOORING

A range of flooring types exist in the buildings across the site.

Former Gatehouse

Although the condition of the interior is ruinous, the remains of a tongue and groove timber floor is evident. The flooring timber. Components of the floor should be photographically recorded prior to and during the disassembling of the structure. Each element should be clearly numbered prior to removal. Where possible stable elements of the construction should remain in-situ or temporarily propped without damage to the structure or its components. Components that have already collapsed are to be removed should be stored on a raised pallet and protected from the weather. As the floor structure is exposed, photographically record and number all extant floor joists/bearers. Conservation works and the reconstruction methodology should be determined by the heritage architect once the remaining materials, stability and condition of the timber and original construction methods have been assessed.

Glenlee Homestead

The timber tongue and groove floors are in good condition.

Former Servants Quarters

Flooring in the former servants quarters includes timber tongue and groove, brick paving, stone paving and ceramic tile.

Former Milking Shed

The former milking shed has a stone floor and earth floor to the lower section.

TIMBER FLOORS

Retain and conserve all existing timber floors and floor framing. Refix, patch or replace damaged boards as necessary. Remove boards as necessary and replace in boards to match sizes and profiles of existing boards. Salvaged boarding is to be reused where sound in lengths greater than 1350 mm. Check over flooring, determine which boards are loose and re-nail.

Existing timber floors are to be cleaned to approval, sand by hand which may include remove existing finishes. All new patching works to existing floors shall be stained and finished to match existing. Stop with matching filler and produce a smooth sanded surface free from irregularities and suitable to receive the finish.

New flooring to be mechanically sanded. All new patches to be sanded, stained and finished to match the existing floor and the whole of the floor sealed with 2 coats and a Tung Oil based sealer, equal to Feast Watson 'Floorseal' or other approved by the architect and rubbed back between coats. Finish off in a full-bodied polished wax finish using a minimum of two (2) coats of approved wax, rubbed back between coats.

All existing and patched timber flooring shall be finished in a modified tung oil or full-bodied polished wax (spirit based) using a minimum of three coats of approved wax and rubbed back smooth between coats. Wax shall be machine polished to gloss.

STONE FLOORS

The aim is to carry out work that will prolong the life of the stone flooring with minimal intervention.

Relay raised and displaced stone slabs to provide a level surface.

Replace cracked and deteriorated sandstone slabs as scheduled using colour matched sandstone.

Carry out in situ work to existing stonework using methods which do not disturb the bed of the original stone.

Provide lateral support to eliminate movement of undisturbed components.

Remove stone required to be relayed, mark for identification, and store.

Sweeten replacement stonework as necessary to provide level surfaces.

Repair, clean and repoint the existing stonework in accordance with Section 2.1.3 STONWORK

BRICK FLOORS

The aim is to carry out work that will prolong the life of the brick flooring with minimal intervention.

Relay raised and displaced brick paving to provide a level surface.

Replace cracked and deteriorated bricks as scheduled using stockpiled bricks.

Carry out in situ work to existing brick paving using methods which do not disturb the bed.

Provide lateral support to eliminate movement of undisturbed components.

Repair, clean and repoint the existing brickwork in accordance with Section 2.1.4 BRICKWORK

EARTH FLOORS

Earth floors exist in the milking shed at the lower level. These floors require clearing and inspection to ensure appropriate levels are maintained to provide adequate drainage around the timber structure.

2.2.3. PLASTER WALL AND CEILING FINISHES

Generally

The plasterer is to be experienced in the preparation, application and finishing of lime plaster. Protect adjacent surfaces, particularly joinery and floors from defacement and damage due to droppings and traffic.

Remove all redundant surface mounted services, service pipes and conduits etc. unless otherwise scheduled and make good.

Remove all loose and flaking paint. Patch all damaged areas and flush up stripped areas to level of surrounding paintwork with patching compound. Sand down and dust off.

Unless otherwise specified all bare areas and patched surfaces to be painted with:

One (1) coat acrylic sealer

Two (2) coats flat acrylic, (semi-gloss acrylic in bathrooms and toilets)

New Painted Plaster Walls and Ceilings – To be thoroughly cleaned down and all imperfections made good and given:

One (1) coat acrylic sealer

Two (2) coats flat acrylic, (semi-gloss acrylic in bathrooms and toilets)

Set Plaster

Generally, fill areas of surface damage with traditional plaster mix. Re-adhere drummy plaster with acrylic – resin based adhesive injected into void.

New Plaster Work

Where areas of set plaster are missing a schedule is to be replaced / reconstructed, rake out all loose, drummy and defective work. Thoroughly wet all brickwork, concrete etc., and prepare surface to ensure a good key before applying plastering. Rake out joints or brickwork to a depth of 10 mm. Surfaces not initially suitable shall be hacked to provide key. Scratch or cross broom all first coats to provide key for subsequent coats. Use traditional plaster mix. At junctions between new and existing plastering (minor patching not included) scabble surface of existing and place 100 mm wide lath over joint between new and existing plaster and set over lath to prevent later cracking at joint.

Embedded Items

Ensure that water pipes and the like are sheathed to permit thermal movement. Where ungalvanised steel items are to be embedded in gypsum plaster, provide rust protection treatment not inferior to prime painting with zinc rich primer.

Chases

If chases or recesses are more than 50 mm wide, cover with metal lath extending not less than 75 mm beyond each side of the recesses.

Lathe and Plaster

Retain and consolidate. Fill and repair surface damage with traditional plaster mix. Re-attach drummy plaster to substrate by screwing or chemical adhesion.

Decorative Moulded Cornices

Retain and consolidate.

2.2.4. TIMBER BOARDING

Former Servants Quarters

Raked ceilings lined with painted timber boards exist in the Servants Quarters.

Inspect, retain and conserve. Clean.

Former Milking Shed

With the original wall construction of timber posts, rafters, beams, bottom plate, top plate and infill timber slabs there were no internal wall linings. The ceiling is lined with timber boards in the shed, and unlined to the barn. Retain and conserve. Clean.

2.2.5. TIMBER JOINERY

Retain and preserve all existing joinery. Patch and repair existing damaged joinery to match existing. Refinish existing joinery to match existing. All timber work is to be fixed to masonry surfaces employing traditional timber grounds, wedges, plugs etc and all hardware fixed to masonry or plastered surfaces is to be fixed employing a timber mounting block, plate, batten, cleat etc.

Where scheduled 'strip joinery' completely strip varnish, shellac, paint or other finish from existing surfaces, using solvent type stripper or hot air gun. Clean down to bare timber and finish with 240-400 paper and steel wool.

Where existing joinery is scheduled 'clear finish', 'polished' or wax finish', strip joinery as necessary and apply one (1) coat of shredded bees wax in mineral turpentine medium.

Where new joinery is scheduled 'clear finish', 'polished' or 'wax finish', apply one (1) coat pink shellac and stainers to match existing old work. Then rub back using a pad dampened with methylated spirits and with pumice powder under the rag and then fine sand with 240-400 paper and steelwool. Finish with: One (1) coat of shredded bees wax and mineral turpentine medium.

Existing Internal Painted Woodwork – Surfaces are to be sanded papered smooth, stop with linseed oil putty then painted:
One (1) coat undercoat (tinted)
Two (2) coats semi-gloss enamel

Internal Paint Colours to Joinery – a specialist paint analysis contractor is to inspect the existing timber joinery and undertake a paint scrape analysis of the existing timber joinery to determine the original internal paint colour scheme for the joinery.

The Heritage Architect is to confirm the internal paint colour scheme for the timber joinery.

3. CONSERVATION WORKS SCHEDULES

3.1. THE FORMER GATEHOUSE

The former Gatehouse survives in a derelict state. Public safety, structural stability and weed infestation are urgent concerns at the Gatehouse. Vegetation surrounding the building including Privet and Olive are destabilising the structure. The wall is propped with timber which is failing.

The first priority is to make the site safe, then record and stabilise the remnants with minimal intervention.

In the long term, given the significance of the gatehouse as an early component of the rare colonial farm estate, its ability to interpret the site as a rural homestead, and the survival of much of the fabric despite extensive structural failure, it is desirable that the building is restored utilising original fabric and traditional techniques.

3.1.1. EXTERIOR CONSERVATION WORKS SCHEDULES

FORMER GATEHOUSE			
ELEVATION/ ELEMENT		ACTION	PRIORITY
GENERALLY	Generally (G)	Carefully cut back all vegetation within 2 m of the structure and remove what can be removed without further damage to the structure. Poison stumps	1
		Inspect the site and confirm all active termite infestation of the structure. Establish a terminate eradication programme. Do not commence works until it is confirmed that active termites have been eradicated.	1
		The heritage architect will need to be present on site to direct work activities, photographic recording and documentation of the existing fabric during the uncovering, temporary support of and the dismantling of the existing structure.	1
		Under archaeological supervision, excavate down to a sufficient level to improve drainage and conservation of the building.	2
		Investigate previous paint colours to render	3
NORTH	Walls (W)	Timber propping is failing and requires urgent structural review and rectification. Investigate major cracking east of W01, and hole in the lower wall at the western end	1
		All those sections of walling remaining stable should be retained insitu and temporarily supported as required without damaging the timber elements.	1
		After removal of the vegetation, photographically record rendered brick walls. Include all those elements which have already fallen to the ground.	1

FORMER GATEHOUSE

ELEVATION/ ELEMENT	ACTION		PRIORITY
		Carefully dismantle unstable sections of walling, documenting the brick bond and render markings. Progressively photographically record the dismantling process with particular reference to construction methods, relative position of each member to each other and fixings.	1
		Clean and salvage bricks and store for reconstruction. The heritage architect is to assess the condition and suitability for reuse of salvaged bricks. The heritage architect is also to determine the most appropriate conservation works to be completed as well as new components to be incorporated into the reconstruction.	2
		Investigate for original footings or foundations	2
		Reconstruct the brick walling in accordance and under the guidance of the heritage architect.	3
	Windows (W01)	Photographically record the door and window frames and number as the structure is uncovered with particular reference to timber sizes, construction methods, joints and fixings.	1
		Stone lintel has collapsed. Salvage stone lintel and sills for reconstruction. Carefully remove the remnant timber frames, document and securely store in a weather-proof structure as detailed. No sashes survive.	2
		The heritage architect is to assess the condition of each component and suitability for reuse. The heritage architect is also to determine the most appropriate conservation works required as well as new components to be incorporated into the reconstruction.	2
		Reassemble the door and window frames to their former locations under the guidance of the heritage architect.	3
	Doors (D)	-	
	Other (O)	-	
SOUTH	Walls (W)	Investigate extensive cracking at the west corner where an olive tree is growing in the wall. There is further cracking at the window opening (W02). Brick foundations are evident. Inspect for stability	1
		All those sections of walling remaining stable should be retained insitu and temporarily supported as required without damaging the timber elements.	1

FORMER GATEHOUSE

ELEVATION/ ELEMENT	ACTION	PRIORITY
	<p>After removal of the vegetation photographically record rendered brick walls. Include all those elements which have already fallen to the ground.</p> <p>Carefully dismantle unstable sections of walling, documenting the brick bond and render markings. Progressively photographically record the dismantling process with particular reference to construction methods, relative position of each member to each other and fixings.</p> <p>Clean and salvage bricks and store for reconstruction The heritage architect is to assess the condition and suitability for reuse of salvaged bricks. The heritage architect is also to determine the most appropriate conservation works to be completed as well as new components to be incorporated into the reconstruction.</p> <p>Investigate for original footings or foundations Reconstruct the brick walling in accordance and under the guidance of the heritage architect.</p>	<p>1</p> <p>1</p> <p>2</p> <p>2</p> <p>3</p>
Windows (W02)	<p>Photographically record the door and window frames and number as the structure is uncovered with particular reference to timber sizes, construction methods, joints and fixings.</p> <p>Salvage stone sill/ head for reconstruction</p> <p>The original remnant timber framing can be seen under the recent louvre framing. Carefully remove the remnant timber frames, document and securely store in a weather-proof structure as detailed. Do not salvage the louvre framing. No sashes survive</p> <p>The heritage architect is to assess the condition of each component and suitability for reuse. The heritage architect is also to determine the most appropriate conservation works required as well as new components to be incorporated into the reconstruction.</p> <p>Reassemble the door and window frames to their former locations under the guidance of the heritage architect.</p>	<p>1</p> <p>1</p> <p>2</p> <p>2</p> <p>3</p>
Doors (D)	-	
Other (O)	-	

FORMER GATEHOUSE

ELEVATION/ ELEMENT	ACTION		PRIORITY
EAST	Walls (W)	Timber propping is failing and requires urgent structural review and rectification. Investigate major structural cracking north of the fireplace. Inspect for stability.	1
		All those sections of walling remaining stable should be retained insitu and temporarily supported as required without damaging the timber elements.	1
		After removal of the vegetation photographically record rendered brick walls. Include all those elements which have already fallen to the ground.	1
		Carefully dismantle unstable sections of walling, documenting the brick bond and render markings. Progressively photographically record the dismantling process with particular reference to construction methods, relative position of each member to each other and fixings.	1
		Clean and salvage bricks and store for reconstruction The heritage architect is to assess the condition and suitability for reuse of salvaged bricks. The heritage architect is also to determine the most appropriate conservation works to be completed as well as new components to be incorporated into the reconstruction.	2
		Investigate for original footings or foundations Reconstruct the brick walling in accordance and under the guidance of the heritage architect.	2 3
	Windows (W03)	W03 is not original. Photographically record and remove remnant frame and window. Reconstruct brick walling as above to former opening W03.	3
	Doors (D)	-	
	Other (O)	-	
WEST	Walls (W)	There is extensive cracking at the south corner where an olive tree is growing in the wall. There is further cracking at the door opening (D01). Urgent structural review is required. Carefully cut back vegetation and remove what can be removed without further damage to the structure.	1
		All those sections of walling remaining stable should be retained insitu and temporarily supported as required without damaging the timber elements.	1
		After removal of the vegetation, photographically record rendered brick walls. Include all those elements which have already fallen to the ground.	1

FORMER GATEHOUSE

ELEVATION/ ELEMENT	ACTION	PRIORITY
	Carefully dismantle unstable sections of walling, documenting the brick bond and render markings. Progressively photographically record the dismantling process with particular reference to construction methods, relative position of each member to each other and fixings.	1
	Clean and salvage bricks and store for reconstruction The heritage architect is to assess the condition and suitability for reuse of salvaged bricks. The heritage architect is also to determine the most appropriate conservation works to be completed as well as new components to be incorporated into the reconstruction.	2
	Investigate for original footings or foundations	2
	Reconstruct the brick walling in accordance and under the guidance of the heritage architect.	3
Windows (W)	-	
Doors (D01)	The stone lintel has collapsed. Urgent need to prop the opening. Salvage the stone lintel for reconstruction.	1
	The timber lintels have failed. Record the size and location of timber lintels. Reconstruct to original size and location.	1 2
	Carefully remove the remnant timber frames and securely store in a weather-proof structure as detailed. There is no door leaf evident.	2
	Photographically record the door frame and number as the structure is uncovered with particular reference to timber sizes, construction methods, joints and fixings.	1
	The heritage architect is to assess the condition of each component and suitability for reuse. The heritage architect is also to determine the most appropriate conservation works required as well as new components to be incorporated into the reconstruction.	2
	Reassemble the door frame to its former detail under the guidance of the heritage architect.	3
Other (O)	-	

FORMER GATEHOUSE

ELEVATION/ ELEMENT		ACTION	PRIORITY
ROOF	Generally (G)	The roof has collapsed. Elements of the roof framing, cladding, linings and guttering exist within the building in a ruinous form. The long term aim is to reconstruct the roof using original material.	
	Cladding (C)	After removal of vegetation photographically record and number all existing galvanised corrugated steel roofing sheets. All existing roof sheets and ridge capping are to be salvaged, conserved and reconstructed to their former location. Carefully remove existing nails and fixings without damaging the roof sheeting or the timber sub-framing. Store all fixings for condition assessment and reuse. Carefully remove each roofing sheet and store as detailed. The heritage architect is to assess the condition of each sheet and establish its suitability for reuse and extent and type of conservation works required. The heritage architect is also to determine the extent of recycled or new roofing sheets required. After completion of the conservation works to the roof sheeting and the reconstruction of the roof framing reinstall the roof sheeting, ridge capping and cappings using the original fixings where possible or new fixings to match the existing.	1 1 2 3
	Structure (S)	After removal of the roof sheeting photographically record and number all existing roof framing and battens including all those members which have fallen to the ground. Carefully dismantle all timber components and assemble separately, in order of position on the ground and photographically record the arrangement prior to relocating to a secure weatherproof storage as detailed. Progressively photographically record the dismantling process with particular reference to construction methods, relative position of each member to each other and fixings. The heritage architect is to assess the condition and suitability for reuse of each timber component. The heritage architect is also to determine the most appropriate conservation works to be completed as well as new components to be incorporated into the reconstruction. Reconstruct the roof framing in accordance and under the guidance of the heritage architect.	1 1 2 3

FORMER GATEHOUSE

ELEVATION/ ELEMENT	ACTION		PRIORITY
	Eaves (E)	There is little evidence of the original eaves detail. Investigate and document former eaves detail when remnant gutter is removed.	1
		Reconstruct to former detail under the guidance of the heritage architect.	3
	Roof drainage (RD)	After removal of vegetation investigate for down pipe/ sump location and assess condition. Document existing remnant guttering and brackets in situ.	1
		Existing guttering and brackets are to be salvaged, conserved	2
		Reconstruct to former detail under the guidance of the heritage architect.	3

3.1.2. INTERIOR CONSERVATION WORKS SCHEDULES

THE FORMER GATEHOUSE

SPACE	ELEMENT	ACTION	PRIORITY
G.01	Generally (G)	The interior is currently inaccessible due to structural instability. Once the remnant structure is stabilised a detailed inspection of the interior can occur. Inspect the site and confirm all active termite infestation of the structure. Establish a terminate eradication programme. Do not commence works until it is confirmed that active termites have been eradicated.	1
		The heritage architect will need to be present on site to direct work activities, photographic recording and documentation of the existing fabric during the uncovering, temporary support of and the dismantling of the existing structure.	1
	Floor (F)	Carefully dismantle all timber components and assemble separately, in order of position on the ground and photographically record the arrangement prior to relocating to a secure weatherproof storage as detailed. The heritage architect is to assess the condition and suitability for reuse of each timber component. The heritage architect is also to determine the most appropriate conservation works to be completed as well as new components to be incorporated into the reconstruction.	1
		Under archaeological supervision, excavate down to a sufficient level to improve drainage and conservation of the building. The site is likely to be a source of archaeological material All relics uncovered are to be photographed in situ immediately notify architects for instructions	2
		Reconstruct to former detail using salvaged timbers and timber to match Clear finish	3
	Walls (W)	Generally The interior has a plaster finish on brick which is in a very poor condition. The heritage architect is to inspect interior to confirm wall finish once interior becomes accessible. The heritage architect is to inspect interior fixtures and fittings found when the interior becomes accessible to determine items to be retained, demolished or repaired.	2
		Carefully dismantle unstable sections of walling, documenting the brick bond and render markings.	1
		Clean and salvage bricks and store for reconstruction. Progressively photographically record the dismantling process with particular reference to	2

THE FORMER GATEHOUSE

SPACE	ELEMENT	ACTION	PRIORITY
		construction methods, relative position of each member to each other and fixings.	
		Repair/reconstruct brick walls and reinstate plaster finish to match Paint finish	2
		North Reconstruct W01 framing to heritage architect specification	2
		East Remove W03, make good opening	3
		Retain and conserve painted brick fireplace (see below)	1
		South Reconstruct W02 framing to heritage architect specification	2
		Carefully remove vegetation which is detaching plaster finishes to south (and west) walls.	1
		West Reconstruct D01 to heritage architect specification	3
	Skirting (SK)	Investigate for evidence of former skirting	1
	Ceiling (C)	The heritage architect is to inspect the remnants of the collapsed internal ceiling and roof structure to determine finishes to ceiling and cornice, if any, or exposed roof framing once the interior becomes accessible.	1
	Other (O)	Fireplace: The fireplace appears to be in a fair condition. Assess the stability of the fireplace element. Retain insitu and temporarily support as necessary.	1
		If necessary, carefully dismantle unstable sections of walling, documenting the brick bond and render markings. Clean and salvage bricks and store for reconstruction.	1
		Paint finish	2
		Retain fire dogs and fittings.	2

3.2. GLENLEE HOMESTEAD

The Glenlee Homestead 1824 was extensively restored by Clive Lucas in stages from 1977/8 to 1984. A summary of documented building works that have taken place to the fabric is provided below:

Glenlee Homestead Exterior

- 1823-4 original construction with a shingle roof, face brick and sandstone walls
- 1883 Colonnade built
- 1890s house rendered in stucco, resashed, and front door replaced,
- 1900 Shingles replaced by corrugated iron
- 1978-9 waterproofing works, new kitchen, restoration
- 1984 restoration, new bathroom

Glenlee Homestead Interior

- 1875 the stair hall painted to resemble marble.
- 1890s House remodelled, including removal of original joinery and chair boards. Walls were papered (remained until 1970s)
- 1930s Bathrooms and chimneypieces replaced
- 1978 interior restoration to 1820s appearance except drawing room which retained 1890s style.
- 1984 further internal changes

Since 1984, the building has been well maintained while in use as a residence, and remains in a generally good condition. Minor conservation issues are addressed in the schedules below in order to support a continuing residential use. The conservation issues identified at Glenlee Homestead are primarily minor cracking expected in buildings of this age and foundation conditions.

Deteriorating components of the house should be repaired rather than replaced.

3.2.1. EXTERIOR CONSERVATION WORKS SCHEDULES

GLENLEE HOMESTEAD

ELEVATION/ ELEMENT		ACTION	PRIORITY
GENERALLY	Generally (G)	Inspect the site to identify any active termite infestation of the structure. Establish a termite eradication programme. Do not commence works until it is confirmed that active termites have been eradicated.	1
		A gum tree planted in close proximity to the North façade may cause future cracking. Install root barrier to protect Glenlee foundations	2
		All external walls to be checked by a structural engineer, who should determine which cracks need to be structurally repaired.	2

GLENLEE HOMESTEAD

ELEVATION/ ELEMENT		ACTION	PRIORITY
		<p>Hairline cracks which do not pose a structural risk to the building to be left as is. Cracks which require structural repairs, and/or leave the masonry visible on facades, are to be repaired with new render.</p> <p>Under archaeological supervision, excavate down to a sufficient level as necessary to improve drainage and conservation of the building.</p>	2
NORTH	Walls (W)	<p>Brick walls rendered with ashlar markings, with sandstone quoining, string course, stone painted, generally good condition. Investigate and repair minor cracking.</p> <p>Monitor minor cracking at upper level near fireplace, previously repaired</p> <p>External render to be cleaned as specified.</p>	2 2 3
	Windows (W)	<p>Retain and protect all existing timber windows, sashes, frames. Repair as required. Existing operable timber windows to be put in working order. Repair reveals and stone sills to openings as specified.</p> <p>W106, W107 appear to be in good condition. Check over glazing and re-putty as necessary. Internal clear finishes require attention. Strip sashes as necessary and apply one (1) coat of shredded bees wax in mineral turpentine medium.</p>	3 2
	Doors (D)	-	
	Other (O)	-	
SOUTH	Walls (W)	<p>Brick walls rendered with ashlar markings, with sandstone quoining, string course, stone painted, generally good condition.</p> <p>Investigate and repair minor cracking at DG02, WG05</p> <p>External render to be cleaned as specified.</p>	2 3
	Windows (W)	<p>Retain and protect all existing timber windows, sashes, frames. Repair as required. Existing operable timber windows to be put in working order. Repair reveals and stone sills to openings as required.</p> <p>WG05, W111, W112 appear to be in good condition. Check over glazing and re-putty as necessary. Internal clear finishes require attention. Strip sashes as necessary and apply one (1) coat of shredded bees wax in mineral turpentine medium.</p>	2 2

GLENLEE HOMESTEAD

ELEVATION/ ELEMENT		ACTION	PRIORITY
	Doors (D)	Retain and protect all existing timber door frames, architraves, highlights and door leafs. Existing operable timber doors to be put in working order. DG02 -Check over glazing, parting beads and stops, putty, repair and refinish	2
	Other (O)	Timber steps which date from the late 20thC at DG02 are in poor condition Repair or replace as required	2
EAST	Sub Floor (SF)	Investigate subsidence of stone flagging.	2
	Walls (W)	Brick walls rendered with ashlar markings, with sandstone quoining, string course, stone painted, generally good condition Investigate and repair minor cracking at DG03, DG04 and DG09 External render to be cleaned as specified.	2 3
	Windows (W)	Retain and protect all existing timber windows, sashes, frames. Repair as required. Existing operable timber windows to be put in working order. Repair reveals and stone sills to openings as required. WG06, WG07, WG08, WG09, W108, W109, W110 appear to be in good condition. Check over glazing and re-putty as necessary. Internal clear finishes require attention. Strip sashes as necessary and apply one (1) coat of shredded bees wax in mineral turpentine medium.	2
	Doors (D)	DG03, DG04, DG05, D102, D106, D107 and D108 appear to be in good condition. Retain and protect all existing timber door frames, architraves, highlights and door leafs. Existing operable timber doors to be put in working order.	2
	Other (O)	Inspect timber floor structure to upper level. Patch and paint exposed timber boarding	2
WEST	Sub Floor (SF)	Investigate subsidence of stone flagging.	2
	Walls (W)	Brick walls rendered with ashlar markings, with sandstone quoining, string course, stone painted, generally good condition Investigate and repair minor cracking at WG01 and WG04, W101 External render to be cleaned as specified.	2 3

GLENLEE HOMESTEAD

ELEVATION/ ELEMENT		ACTION	PRIORITY
	Windows (W)	Retain and protect all existing timber windows, sashes, frames. Repair as required. Existing operable timber windows to be put in working order. Repair reveals and stone sills to openings as required. WG01, WG04, W101, W102, W103, W104, and W105 appear to be in good condition. Check over glazing and re-putty as necessary. Internal clear finishes require attention. Strip sashes as necessary and apply one (1) coat of shredded bees wax in mineral turpentine medium.	2
	Doors (D)	DG01 in good condition Retain and protect all existing timber door frames, architraves, highlights and door leafs. Existing operable timber doors to be put in working order.	2
	Other (O)	Repointing to stone steps required Rake out defective pointing and replace as specified to match original Repoint loose, fretted, broken or missing mortar joints with mortar compatible with stone.	2
ROOF	Generally (G)	The corrugated galvanised iron roof is generally in good condition The guttering has rusted and requires replacement	1
	Structure (S)	Inspect timber roof structure	2
	Cladding (C)	Corrugated galvanised sheet in good condition. Inspect and repair as required Clean	3
	Eaves (E)	Painted timber eaves lining appears to be generally in good condition. Inspect and repair as required Clean	3
	Roof drainage (RD)	Gutters are in poor condition Replace gutters as required to match profile of existing. Check materials for compatibility. Ensure correct falls to gutters Ensure all downpipes are appropriately connected to stormwater system.	1
	Chimneys	Rendered chimneys appear to be in good condition Inspect and repair as required. Clean	3

3.2.2. INTERIOR CONSERVATION WORKS SCHEDULES

GLENLEE HOMESTEAD			
SPACE	ELEMENT	ACTION	PRIORITY
	Generally	All internal walls to be checked by a structural engineer, who should determine which cracks need to be structurally repaired. Hairline cracks which do not pose a structural risk to the building to be left as is and monitored. Cracks in set plaster which require structural repairs and/or leave the substrate visible are to be repaired to match	2
G.01	Generally (G)	The porch is generally in a good condition. Conservation issues are subsidence of stone paving and hairline cracking of walls	
	Floor (F)	Investigate subsidence of stone flagging. Repairs to stone flagging should be undertaken in-situ and replacement of individual stones should only be undertaken as a last resort if they pose a safety hazard and cannot be suitably repaired. Re-lay stones as necessary, repair and repoint to match adjacent.	2
	Walls (W)	Generally All external walls to be checked by a structural engineer, who should determine which cracks need to be structurally repaired. Hairline cracks which do not pose a structural risk to the building to be left as is. Cracks which require structural repairs and/or leave the masonry visible on facades are to be repaired with new render. New render to match existing in colour, finish and materials, including profile details and ashlar lines. Allow to provide samples of new render for approval by heritage architect/consultant before completing repair work. Samples are to be provided adjacent to existing clean render for comparison. North-Minor Cracking at WG01 East -Minor Cracking at WG03 South-Minor Cracking at WG04	2
	Doors- internal (D)	NA	
	Joinery (J)	NA	
	Ceiling (C)	Entry porch ceiling to be retained, repaired and repainted to match existing.	2
	Other (O)	Cast Iron Columns in good condition, retain and conserve	2

GLENLEE HOMESTEAD

SPACE	ELEMENT	ACTION	PRIORITY
G.02	Generally (G)	The Entry hall is generally in good condition although the marbled paint finishes by David Thomas (c1980s) requiring restoration.	3
	Floor (F)	Repair and Repoint stone flagging Repairs to stone flagging should be undertaken in-situ and replacement of individual stones should only be undertaken as a last resort if they pose a safety hazard and cannot be suitably repaired. Re-lay stones as necessary, repair and repoint to match adjacent.	2
	Walls (W)	Generally- Set Plaster in good condition Decorative paint finishes are peeling and require specialist restoration East -Minor cracking	3
	Doors- internal (D)	-	
	Joinery (J)	Polished timber Skirting, Balustrade and Architraves are in good condition Retain and conserve. Wax finish	2
	Ceiling (C)	Generally- Lath and Plaster ceiling and decorative cornice in good condition	
	Other (O)	Timber balustrade and stone stair in good condition. Evidence of former carpet runner- reinstate is required.	3
G.03	Generally (G)	Drawing Room	
	Floor (F)	Timber boards, polished finish in good condition Refinish as necessary	3
	Walls (W)	Generally -Wall papered finish, appears to be in good condition. No cracking is evident.	
	Doors- internal (D)	DG09 good condition	
	Joinery (J)	Polished timber skirting, chair rail and architraves are in good condition Retain and conserve. Wax finish	3

GLENLEE HOMESTEAD

SPACE	ELEMENT	ACTION	PRIORITY
	Ceiling (C)	Generally- Lath and Plaster ceiling and decorative cornice in good condition	
	Other (O)	Fireplace painted brick with timber surround/mantle- good condition	
G.04	Generally (G)	Ante room	
	Floor (F)	Timber boards, polished finish in good condition Refinish as necessary	3
	Walls (W)	Generally- fair condition Papered finish, lifting at joint. minor repairs South-Investigate cracking adjacent to WG01 West -Investigate gap between floor and skirting	2 2
	Doors- internal (D)		
	Joinery (J)	Polished timber skirting, chair rail and architraves are in good condition Retain and conserve. Wax finish	2
	Ceiling (C)	Generally-Plaster, fair condition, peeling paint. Strip and touch up paint Cornice- set square	2
	Other (O)	–	
G.05	Generally (G)	Dining Room	
	Floor (F)	Timber boards, polished finish in good condition Refinish as necessary	3
	Walls (W)	Generally Set plaster paint finish, good condition South-Minor cracking at DG02	
	Doors- internal (D)	DG 06, good condition, handle and doorset missing. Refit hardware to match DG09	

GLENLEE HOMESTEAD

SPACE	ELEMENT	ACTION	PRIORITY
	Joinery (J)	Polished timber skirting, chair rail and architraves are in good condition Retain and conserve. Wax finish	3
	Ceiling (C)	Generally- Lath and Plaster ceiling and decorative cornice in good condition	
	Other (O)	Fireplace, good condition	
G.06	Generally (G)	Ante room/Store	
	Floor (F)	Timber boards, polished finish in good condition Refinish as necessary	3
	Walls (W)	Generally- Set plaster walls with some cracking and peeling paint North-Minor cracking at WG04	2
	Doors- internal (D)	DG07 good condition	
	Joinery (J)	Polished timber skirting, chair rail and architraves are in good condition Retain and conserve. Wax finish	3
	Ceiling (C)	Generally-Plaster, fair condition, peeling paint. Repair Cornice- set square, good condition	2
	Other (O)	Painted timber shelving, retain or remove as required	3
G.07	Generally (G)	Kitchen has a recent fitout. The condition is good.	
	Floor (F)	Timber floorboards require refinishing Stone threshold	2
	Walls (W)	Generally set plaster finish North-Minor cracking	2
	Doors- internal (D)	DG08 good condition	
	Joinery (J)	Painted timber skirting and architraves in good condition	

GLENLEE HOMESTEAD

SPACE	ELEMENT	ACTION	PRIORITY
	Ceiling (C)	Generally good condition Plaster ceiling Cornice set square Manhole	
	Other (O)	–	
G.08	Generally (G)	Rear verandah	
	Floor (F)	Investigate subsidence of stone flagging. Repairs to stone flagging should be undertaken in-situ and replacement of individual stones should only be undertaken as a last resort if they pose a safety hazard and cannot be suitably repaired. Relay stones as necessary, repair and repoint to match adjacent.	2
	Walls (W)	Generally- There is some cracking around the door openings, much of it previously repaired. New render to match existing in colour, finish and materials, including profile details and ashlar lines. Allow to provide samples of new render for approval by heritage architect/consultant before completing repair work. Samples are to be provided adjacent to existing clean render for comparison. North-minor cracking at DG05 South- minor cracking at DG03 West- minor cracking at DG04	2
	Doors- internal (D)	-	
	Joinery (J)	NA	
	Ceiling (C)	Underside of timber decking, painted, in good condition	
	Other (O)	Retain and conserve Servants Bell Painted timber columns, beams and decorative and fringe in good condition	
G.09	Generally (G)	Bathroom/Laundry, fitout c1980s. Good condition	
	Floor (F)	1980s terracotta floor tile good condition- Retain or replace	3

GLENLEE HOMESTEAD

SPACE	ELEMENT	ACTION	PRIORITY
		Stone threshold, cracking- retain and repair	2
	Walls (W)	Generally - Plaster and some wall finishes, minor cracking South-Minor cracking	2
	Doors- internal (D)	DG05	
	Joinery (J)	Painted moulded skirting good condition	
	Ceiling (C)	Generally- Plaster, square set cornice, some cracking Minor repair	2
	Other (O)	–	
1.01	Generally (G)	Bedroom- good condition	
	Floor (F)	Timber boards, polished finish in fair condition Refinish	3
	Walls (W)	Generally – minor cracking to set plaster walls North- minor cracking at west end	2
	Doors- internal (D)	D101, D102, D103 Retain and conserve	3
	Joinery (J)	Polished timber skirting, chair rail and architraves are in good condition Retain and conserve. Wax finish	3
	Ceiling (C)	Generally- Lath and Plaster ceiling and decorative cornice in good condition	
	Other (O)	Painted brick fireplace- investigate damp, Repaint Polished timber surround and mantle good condition	1
1.02	Generally (G)	Bedroom- investigate minor cracking/water damage likely due to gutter deterioration	1

GLENLEE HOMESTEAD

SPACE	ELEMENT	ACTION	PRIORITY
	Floor (F)	Polished timber boards, fair condition Inspect damage in NW corner Patch, refinish	2
	Walls (W)	Generally- Minor cracking to set plaster walls South- minor cracking West- minor cracking	2
	Doors- internal (D)	D104 Retain and protect all existing timber door frames, architraves, highlights and door leafs. Existing operable timber doors to be put in working order.	3
	Joinery (J)	Polished timber skirting, chair rail and architraves are in good condition Retain and conserve. Wax finish	3
	Ceiling (C)	Generally-Plaster, fair condition, peeling paint Repair Cornice- set square, good condition	2
	Other (O)	—	
1.03	Generally (G)	Bedroom- good condition	
	Floor (F)	Timber boards, polished finish in fair condition Refinish	3
	Walls (W)	Generally – minor cracking to set plaster walls North-Minor cracking at fireplace East -Minor cracking at D06 South-Minor cracking in cornice West-Minor cracking south west corner	2
	Doors- internal (D)	D105, D106 Retain and protect all existing timber door frames, architraves, highlights and door leafs. Existing operable timber doors to be put in working order.	3
	Joinery (J)	Polished timber skirting, chair rail and architraves are in good condition	

GLENLEE HOMESTEAD

SPACE	ELEMENT	ACTION	PRIORITY
		Retain and conserve. Wax finish	3
	Ceiling (C)	Generally- Lath and Plaster ceiling and decorative cornice in good condition Minor cracking to cornice over D105, investigate and repair	2
	Other (O)	Fireplace- good condition Retain and conserve	
1.04	Generally (G)	Stair Hall- good condition	
	Floor (F)	Timber boards, polished finish in fair condition. Refinish	3
	Walls (W)	Generally- Set Plaster in good condition Decorative paint finishes are peeling and require specialist restoration	2
	Doors- internal (D)	D101, D104, D105 Retain and protect all existing timber door frames, architraves, highlights and door leafs. Existing operable timber doors to be put in working order.	2
	Joinery (J)	Polished timber skirting, balustrade and architraves are in good condition Retain and conserve. Wax finish	3
	Ceiling (C)	Generally-Lath and Plaster ceiling and decorative cornice in good condition	
	Other (O)	–	
1.05	Generally (G)	Bedroom	
	Floor (F)	Timber boards, polished finish in fair condition. Refinish	2
	Walls (W)	Generally – minor cracking to set plaster walls	2
	Doors- internal (D)	D107 Retain and protect all existing timber door frames, architraves, highlights and door leafs. Existing operable timber doors to be put in working order.	2
	Joinery (J)	Polished timber skirting, chair rail and architraves are in good condition	

GLENLEE HOMESTEAD

SPACE	ELEMENT	ACTION	PRIORITY
		Retain and conserve. Wax finish	3
	Ceiling (C)	Generally-Plaster, fair condition, peeling paint. Repair Cornice- set square, good condition	2
	Other (O)	–	
1.06	Generally (G)	Bathroom - fitout c1980s	
	Floor (F)	Polished timber floorboards and decking to shower. Refinish	2
	Walls (W)	Generally- Plaster finish good condition South- Minor cracking at ceiling	2
	Doors- internal (D)	D103, D108 Retain and protect all existing timber door frames, architraves, highlights and door leafs. Existing operable timber doors to be put in working order.	2
	Joinery (J)	Polished timber skirting, chair rail and architraves are in good condition Retain and conserve. Wax finish	2
	Ceiling (C)	Generally-Plaster, fair condition, peeling paint. Repair Cornice- set square, good condition	2
	Other (O)	Painted timber partition, c 1980s good condition	
1.07	Generally (G)	Rear verandah	
	Floor (F)	Painted timber decking Inspect ends of timber decking boards for rot. Repair and repaint as required	1
	Walls (W)	Generally – minor cracking to set plaster walls West- minor cracking D102	2
	Doors- internal (D)	D102, D106, D107, D108 Retain and protect all existing timber door frames, architraves, highlights and door leafs. Existing operable timber doors to be put in working order.	2
	Joinery (J)	Painted timber columns, decorative fringe and lattice balustrade, good condition	

GLENLEE HOMESTEAD

SPACE	ELEMENT	ACTION	PRIORITY
	Ceiling (C)	Painted timber boarded ceiling with timber scotia cornice Clean	2
	Other (O)	–	

3.3. THE FORMER SERVANTS QUARTERS

The former Servants Quarters have also been restored circa 1984 and adapted for residential uses. The former Servants Quarters comprises two main buildings at right angles that have been extended in a number of phases and are now attached. A number of issues have arisen since the 1980s work and investigation and rectification is required to ensure the long term protection of the fabric. The major issues that require attention are the subsidence and cracking to the scullery /kitchen at the junction of the component buildings and along the western edge. Other issues are minor damp associated with chimney and gutter fixings.

3.3.1. EXTERIOR CONSERVATION WORKS SCHEDULES

FORMER SERVANTS QUARTERS			
ELEVATION/ ELEMENT		ACTION	PRIORITY
GENERALLY	Generally (G)	All external walls to be checked by a structural engineer, who should determine which cracks need to be structurally repaired. Hairline cracks which do not pose a structural risk to the building to be left as is. Cracks which require structural repairs and/or leave the masonry visible on facades are to be repaired with new render.	1
		Inspect the site to identify any active termite infestation of the structure. Establish a terminate eradication programme. Do not commence works until it is confirmed that active termites have been eradicated.	1
NORTH	Generally (G)	This façade is protected by a verandah and appears to be in good condition.	
	Sub Floor (SF)	Cast iron ventilators are clear	
	Walls (W)	Rendered masonry, ashlar markings, generally good condition Minor cracking between DG08 and DG 09	2
	Windows (W)	WG06, WG07, WG08 Repair reveals and stone sills to openings as required. Retain and protect all existing timber windows, sashes, frames. Repair as required. Existing operable timber windows to be put in working order.	3
	Doors (D)	DG97, DG08, DG09 Retain and protect all existing timber door frames, architraves, highlights and door leafs. Existing operable timber doors to be put in working order.	3
	Other (O)	Verandah- painted timber post and beam, brick paving in good condition	

FORMER SERVANTS QUARTERS

ELEVATION/ ELEMENT		ACTION	PRIORITY
SOUTH	Generally (G)	The south façade comprises the lean to from Kitchen wing and end façade of servants quarters.	
	Sub Floor (SF)	Planting bed along wall- check for build-up of soil at floor level Under archaeological supervision, excavate down to a sufficient level as necessary to improve drainage and conservation of the building.	2
	Walls (W)	Inspect and rectify significant cracking at junction of two wings Minor cracking at WG03 Minor cracking at G1	1
	Windows (W)	WG02, WG03, WG04 Replace cracked glass pane to WG02 Repair reveals and stone sills to openings as required. Retain and protect all existing timber windows, sashes, frames. Repair as required. Existing operable timber windows to be put in working order.	1
	Doors (D)	DG05 Retain and protect all existing timber door frames, architraves, highlights and door leafs. Existing operable timber doors to be put in working order.	2
	Other (O)		
EAST	Generally (G)	The east façade comprises the end façade of the kitchen wing and the courtyard façade of the servants quarters.	
	Sub Floor (SF)	Planting bed along wall- check for build-up of soil at floor level Under archaeological supervision, excavate down to a sufficient level as necessary to improve drainage and conservation of the building.	2
	Walls (W)	Rendered masonry, ashlar markings Generally fair condition, minor cracking around openings Servants wing façade is protected by a verandah This wall shows evidence of additions in stages Substantial crack at junction of two wings	2
	Windows (W)	WG01, WG05 Repair reveals and stone sills to openings as required.	3

FORMER SERVANTS QUARTERS

ELEVATION/ ELEMENT	ACTION	PRIORITY
	Retain and protect all existing timber windows, sashes, frames. Repair as required. Existing operable timber windows to be put in working order.	
Doors (D)	DG03, DG04 Retain and protect all existing timber door frames, architraves, highlights and door leafs. Existing operable timber doors to be put in working order.	3
Other (O)		
WEST	Generally (G) The west façade comprises fabric from several stages of building. The rendered masonry wall has ashlar markings. A stone string course in poor condition occurs below the gable end of the kitchen wing continuing to north wall connecting to Glenlee Homestead. Install protective lead weatherings to stone sills, string courses and leading edges. Inspect stone mouldings to ensure that mortar between individual pieces of stone is intact. Repair damaged stonework by resurfacing individual stones using a carefully chosen mortar mix of an appropriate composition to approximate the colouring and texture of the original stone under supervision of Heritage Architect.	2
Sub Floor (SF)	Rendered stone basecourse. Garden beds built against the wall Under archaeological supervision, excavate down to a sufficient level as necessary to improve drainage and conservation of the building.	2
Walls (W)	Rendered masonry, ashlar markings, generally good to fair condition The ashlar render is variable, indicating different substrates.	
Windows (W)	WG09-13 Repair reveals and stone sills to openings as required. Retain and protect all existing timber windows, sashes, frames. Repair as required. Existing operable timber windows to be put in working order.	3
Doors (D)	Gate	
Other (O)	Ventilated louvres to gable end, good condition Water Pump- conserve	

FORMER SERVANTS QUARTERS

ELEVATION/ ELEMENT	ACTION		PRIORITY
ROOF	Generally (G)	Hipped and gabled roof with Skillion to kitchen wing Hipped roof to Servants quarters Verandahs separate	
	Structure (S)	Timber structure appears straight and true Inspect	3
	Cladding (C)	Corrugated galvanised iron, early short sheets to servants quarters some minor rust Treat corrosion with rust converter, primer and paint to match adjacent	2
	Eaves (E)	Painted timber eaves. Inspect damage in proximity WG01	2
	Roof drainage (RD)	Gutters in poor condition to verandah. Gutter brackets have failed, and gutters are not draining to downpipes in areas Inspect and replace gutters as required to match profile of existing. Check materials for compatibility. Ensure correct falls to gutters Ensure all downpipes are appropriately connected to stormwater system.	1
	Chimneys	Inspect flashings, repair as necessary	2

3.3.2. INTERIOR CONSERVATION WORKS SCHEDULES

FORMER SERVANTS QUARTERS

SPACE	ELEMENT	ACTION	PRIORITY
		All internal walls to be checked by a structural engineer, who should determine which cracks need to be structurally repaired. Hairline cracks which do not pose a structural risk to the building to be left as is and monitored. Cracks which require structural repairs and/or leave the substrate visible are to be repaired with new render to match.	
G.01	Generally (G)	Store- a verandah infill	
	Floor (F)	Brick paving, uneven and subsiding Repair as specified	2
	Walls (W)	Generally plaster, good condition	
	Skirting (SK)	NA	
	Ceiling (C)	Painted timber boarding in good condition	
	Other (O)	–	
G.02	Generally (G)	Office/Bedroom	
	Floor (F)	Brick paving, uneven and subsiding Repair as specified	2
	Walls (W)	Generally, the masonry wall has been modified and includes painted rubble walling and plaster walling and at the ceiling Inspect and rectify separation/subsidence cracking at junction with G3 East - cracking West- cracking	1
	Skirting (SK)	NA	
	Ceiling (C)	Plaster ceiling set square, cracking junction with walls Investigate	1
	Other (O)	Fireplace-brick with stone hearth Point up stone as specified	2

FORMER SERVANTS QUARTERS

SPACE	ELEMENT	ACTION	PRIORITY
G.03	Generally (G)	1980s Laundry fitout. Cracking and damp adjacent to DG03 requires investigation	1
	Floor (F)	1980s floor tiles, good condition	
	Walls (W)	Generally-Damp and cracking to east and west walls Investigate damp, rectify, make good North- laundry cabinetry c1980s East – Damp, minor cracking South- cabinetry, shower West- cracking at window	1
	Skirting (SK)	Painted timber moulded skirting Retain and conserve	3
	Ceiling (C)	Plaster set square, good condition Fill minor cracks	2
	Other (O)		
G.04	Generally (G)	Games Room	
	Floor (F)	Stone flagging, generally fair condition Replace only fractured stones Repair as specified	2
	Walls (W)	Generally, plaster, cracking North- subsidence cracking East- cracking at door and window openings West- damp South- crack	1
	Skirting (SK)	NA	
	Ceiling (C)	Plaster set square, good condition – Fill minor cracks	2
	Other (O)		
G.05	Generally (G)	Scullery- This room occurs at the junction of the two wings and there are issues with movement and cracking	

FORMER SERVANTS QUARTERS

SPACE	ELEMENT	ACTION	PRIORITY
	Floor (F)	Brick paving, uneven and subsiding Repair as specified	1
	Walls (W)	Generally- painted brick and stone. Major cracking indicates movement or subsidence Investigate major cracking/ displacement North- cracking at DG10 South- damp, investigate roof drainage in this location, cracking at DG05	1
	Skirting (SK)	NA	
	Ceiling (C)	Raked painted timber boarding in good condition	
	Other (O)		
G.06	Generally (G)	Study	
	Floor (F)	Brick paving, uneven and subsiding Repair as specified	1
	Walls (W)	Generally, minor cracks appear in this room North- cracking East – cracking around DG12 South- cracking around WG02	1
	Skirting (SK)	NA	
	Ceiling (C)	Raked painted timber boarding in good condition	
	Other (O)		
G.07	Generally (G)	Hall	
	Floor (F)	Brick paving, uneven and subsiding Repair as specified	1
	Walls (W)	Plaster with several cracks at door openings Investigate major cracking/ displacement North- substantial cracking between DG13 and DG15	1

FORMER SERVANTS QUARTERS

SPACE	ELEMENT	ACTION	PRIORITY
		East - cracking NE corner West- cracking DG12	
	Skirting (SK)	NA	
	Ceiling (C)	Generally –	
	Other (O)	Fireplace, stone arch good condition	
G.08	Generally (G)	Bathroom, 1980s fitout	
	Floor (F)	Tile, good condition	
	Walls (W)	Generally- ceramic tiles and painted render East - cracking	2
	Skirting (SK)	NA	
	Ceiling (C)	Raked painted timber ceiling, good condition	
	Other (O)	Bathroom fitout, retain or replace as required	3
G.09	Generally (G)	Study	
	Floor (F)	Carpet. Inspect floor on removal/replacement of carpet	3
	Walls (W)	Generally- minor cracking, investigate and rectify East - cracking South- cracking at WG04	1
	Skirting (SK)	–	
	Ceiling (C)	Raked painted timber boarding in good condition	
	Other (O)		
G.10	Generally (G)	Bedroom	
	Floor (F)	Floor and floor framing removed Reinstate timber framing and floorboards using salvaged boards to original detail	1

FORMER SERVANTS QUARTERS

SPACE	ELEMENT	ACTION	PRIORITY
	Walls (W)	Generally- minor cracking and damp. Investigate, rectify North-cracking DG07 South- damp and cracking DG 15	1
	Skirting (SK)	Painted timber, in situ	
	Ceiling (C)	Plaster set square	
	Other (O)	Note Fireplace reconstructed	
G.11	Generally (G)	Bedroom	
	Floor (F)	Timber boards, polished finish in good condition Refinish as necessary	3
	Walls (W)	Generally- cracking to walls Investigate major cracking/ displacement, rectify North- cracking WG08 South- cracking DG13 West- substantial cracking	1
	Skirting (SK)	Painted timber, good condition	
	Ceiling (C)	Plaster set square	
	Other (O)	Note Fireplace reconstructed.	
G.12	Generally (G)	Kitchen	
	Floor (F)	Timber boards, polished finish in good condition Refinish as necessary	3
	Walls (W)	Generally- cracking and damp. Investigate, rectify North- cracking around DG09 East – damp to fireplace South- major cracking around DG10 West	1

FORMER SERVANTS QUARTERS

SPACE	ELEMENT	ACTION	PRIORITY
	Skirting (SK)	Painted timber, good condition	
	Ceiling (C)	Plaster, some cracking	2
		Downlights- replace as required	3
	Other (O)	Fireplace- water penetration. Investigate	1

3.4. THE FORMER MILKING SHED

The former Milking Shed is a timber slab building that was restored in c.1984, with the exposure of the early cobblestone surface. Good drainage is crucial to the long-term maintenance of this form of construction to protect against termite attack in addition to wood rot. The major issues evident in this building relate to water penetration, termite damage to specific slabs, and rot at ground level indicating inadequate water drainage around the building and the lack of damp proof course. The aim of the Conservation Schedules is to address these issues while retaining as much of the original fabric and evidence of the original construction method as possible.

3.4.1. EXTERIOR CONSERVATION WORKS SCHEDULES

FORMER MILKING SHED			
ELEVATION/ ELEMENT		ACTION	PRIORITY
GENERALLY	Generally (G)	Inspect the site and confirm all active termite infestation of the structure. Establish a terminate eradication programme. Do not commence works until it is confirmed that active termites have been eradicated. The site is likely to be a source of archaeological material All relics uncovered are to be photographed in situ immediately notify architects for instructions	1
NORTH	Sub Floor (SF)	Stone paving is higher than timber wall framing Relay stone paving to the exterior to a sufficient level to improve drainage and conservation of the building.	1
	Walls (W)	Braced timber slab walls Termite damage evident Retain, repair and conserve timber slabs. Inspect for termite damage to timber slab and frame. Determine extent of termite damage to timber slab and frame. Splice or patch repair damaged timbers with solid sections to match existing. Replace the minimum necessary with salvaged slabs/timbers. Inspect and determine extent of rotting timber. Remove unsound rotted timber and treat plate with fungicide. Splice or patch repair damaged with solid sections treated with wood preservative to match existing.	1
	Doors (D)	D02, D03, D04 Braced timber doors in good condition Retain and conserve	3
	Other (O)		

FORMER MILKING SHED

ELEVATION/ ELEMENT		ACTION	PRIORITY
SOUTH	Sub Floor (SF)	Clear vegetation away from timber wall and post structure and provide a sufficient level to improve drainage and conservation of the building.	1
	Walls (W)	Timber slab walls Retain, repair and conserve timber slabs. Inspect for termite damage to timber slab and frame. Timber posts, evidence of rotting at base Inspect and determine extent of rotting timber. Remove unsound rotted timber and treat plate with fungicide. Splice or patch repair damaged with solid sections treated with wood preservative to match existing. Ensure adjacent downpipes are appropriately connected to stormwater system.	1
	Doors (D)	Timber barn doors in good condition Retain and conserve	3
	Other (O)		
EAST	Sub Floor (SF)	Clear debris/vegetation away from timber wall and post structure and provide a sufficient level to improve drainage and conservation of the building. Stone paving is higher than timber wall framing Relay stone paving to the exterior to a sufficient level to improve drainage and conservation of the building.	1
	Walls (W)	Braced timber slab walls Retain, repair and conserve timber slabs. Determine extent of termite damage to timber slab and frame. Splice or patch repair damaged timbers with solid sections to match existing. Replace the minimum necessary with salvaged slabs/timbers. Inspect and determine extent of rotting timber. Remove unsound rotted timber and treat plate with fungicide. Splice or patch repair damaged with solid sections treated with wood preservative to match existing. Timber wall slabs missing and displaced at G2 Inspect bottom plate for rot Insert DPC below bottom plate Reinstate salvaged slabs stockpiled at yard to match	1 1

FORMER MILKING SHED

ELEVATION/ ELEMENT		ACTION	PRIORITY
	Doors (D)	D01 Braced timber doors in good condition Retain rustic timber and iron hardware	3
	Other (O)	Relocate conduits to G2 utilising existing openings in timber where possible	3
WEST	Sub Floor (SF)	Clear vegetation and stored bricks/ earthenware away from timber wall and post structure and provide a sufficient level to improve drainage and conservation of the building.	1
	Walls (W)	Braced timber slab walls Termite damage evident Retain, repair and conserve timber slabs. Inspect for termite damage to timber slab and frame. Determine extent of termite damage to timber slab and frame. Splice or patch repair damaged timbers with solid sections to match existing. Replace the minimum necessary with salvaged slabs/timbers.	1
	Doors (D)	NA	
	Other (O)		
ROOF	Generally (G)	Retain in situ timber shingles surviving under galvanised iron roof sheeting	
	Structure (S)	Timber beams and rafter Inspect roof structure	1
	Cladding (C)	Galvanised iron roof sheeting in good condition Refix lifting sheet to north eave Replace displaced roof capping to ridge to match	1
	Eaves (E)	Exposed eaves to south	
	Roof drainage (RD)	Galvanised iron gutters and downpipes in good condition Check falls to gutters and ensure all downpipes are appropriately connected to stormwater system.	1

3.4.2. INTERIOR CONSERVATION WORKS SCHEDULES

FORMER MILKING SHED			
SPACE	ELEMENT	ACTION	PRIORITY
	Generally (G)	Generally -With the original wall construction of timber posts, beams, bottom plate, top plate and infill timber slabs, with rubble retaining walls, there were no internal wall linings.	
G.01	Generally (G)	Addition to original Milking shed- open to the south	
	Floor (F)	Earth floor with concrete edge along north wall Clear earth floor and ensure level below timber wall frame	2
	Walls (W)	<p>Generally- Timber slab walls on rubble retaining walls Retain, repair and conserve timber slabs. Inspect for termite damage to timber slab and frame. Retain and conserve rubble stone wall Refix loose stones with soft lime mortar</p> <p>North Termite damage noted Determine extent of termite damage to timber slab and frame. Splice or patch repair damaged timbers with solid sections to match existing. Replace the minimum necessary with salvaged slabs/timbers.</p> <p>East Timber slab dividing wall Retain and conserve timber framed slab dividing walls/stalls</p> <p>South Water damage to posts noted Inspect and determine extent of rotting timber. Remove unsound rotted timber and treat plate with fungicide. Splice or patch repair damaged with solid sections treated with wood preservative to match existing. Improve drainage to post hole</p> <p>West Termite damage noted Determine extent of termite damage to timber slab and frame. Splice or patch repair damaged timbers with solid sections to match existing. Replace the minimum necessary with salvaged slabs/timbers.</p>	1

FORMER MILKING SHED			
SPACE	ELEMENT	ACTION	PRIORITY
	Ceiling (C)	Unlined, sapling rafters and underside of galvanised roof sheeting is exposed Retain and conserve	2
	Other (O)	Former verandah posts attached to north wall Retain fittings that evidence former uses Remove conduits as required Use existing openings for new services	2 3
G.02	Generally (G)	Addition to original Milking shed	
	Floor (F)	Earth floor. Clear earth floor and ensure level below timber wall frame	1
	Walls (W)	Generally Timber slab walls on rubble stone base Retain, repair and conserve timber slabs. Inspect for termite damage to timber slab and frame. Retain and conserve rubble stone wall Refix loose stones with soft lime mortar North Rubble lower wall, timber slab above Retain and conserve Conduits to north wall East Rubble lower wall, timber slab above Timber wall slabs missing and displaced Inspect bottom plate for rot Insert DPC below bottom plate Reinstate salvaged slabs stockpiled at yard to match West Timber slab dividing wall Retain and conserve timber framed slab dividing walls/stalls	1
	Ceiling (C)	Unlined, sapling rafters and underside of galvanised roof sheeting is exposed Retain and conserve	2
	Other (O)	Use existing openings for new services	

FORMER MILKING SHED			
SPACE	ELEMENT	ACTION	PRIORITY
G.03	Generally (G)	Office	
	Floor (F)	Stone flagging Retain and conserve stone slab floor and dish drain	2
	Walls (W)	<p>Generally -With the original wall construction of timber posts, rafters, beams, bottom plate, top plate and infill timber slabs there were no internal wall linings.</p> <p>North Termite damage noted Determine extent of termite damage to timber slab and frame. Splice or patch repair damaged timbers with solid sections to match existing. Replace the minimum necessary with salvaged slabs/timbers.</p> <p>East Water damage noted Investigate water penetration Inspect and determine extent of rotting timber. Remove unsound rotted timber and treat plate with fungicide. Splice or patch repair damaged with solid sections treated with wood preservative to match existing.</p> <p>South Timber slab wall on rubble retaining wall</p> <p>West Timber slab dividing wall Retain and conserve timber framed slab dividing walls/stalls</p>	1
	Ceiling (C)	Timber boards over ceiling joists Retain and conserve	2
	Other (O)	Furniture and shelving obscures wall condition Inspect	1
G.04	Generally (G)	Former Milking Shed Stalls	
	Floor (F)	Stone flagging	

FORMER MILKING SHED			
SPACE	ELEMENT	ACTION	PRIORITY
		Retain and conserve stone slab floor and dish drain	2
	Walls (W)	<p>Generally -With the original wall construction of timber posts, rafters, beams, bottom plate, top plate and infill timber slabs there were no internal wall linings. Retain and conserve timber framed slab dividing walls/stalls</p> <p>North</p> <p>Termite damage noted</p> <p>Determine extent of termite damage to timber slab and frame.</p> <p>Splice or patch repair damaged timbers with solid sections to match existing.</p> <p>Replace the minimum necessary with salvaged slabs/timbers.</p> <p>East</p> <p>South</p> <p>Retain and conserve timber framed slab dividing walls/stalls</p> <p>Termite damage noted</p> <p>Determine extent of termite damage to timber slab and frame.</p> <p>Splice or patch repair damaged timbers with solid sections to match existing.</p> <p>Replace the minimum necessary with salvaged slabs/timbers.</p> <p>West</p> <p>Water damage noted</p> <p>Investigate water penetration</p> <p>Inspect and determine extent of rotting timber.</p> <p>Remove unsound rotted timber and treat plate with fungicide.</p> <p>Splice or patch repair damaged with solid sections treated with wood preservative to match existing.</p>	1
	Ceiling (C)	<p>timber boards over ceiling joists</p> <p>Retain and conserve</p>	2
	Other (O)	<p>Investigate evidence of stall removed</p> <p>Reinstate to detail of adjoining stall</p> <p>Replace missing slab to internal dividing wall to match adjacent</p>	3
G.05	Generally (G)	Former Carriage room	
	Floor (F)	<p>Stone flagging</p> <p>Retain and conserve stone slab floor</p>	2

FORMER MILKING SHED			
SPACE	ELEMENT	ACTION	PRIORITY
	Walls (W)	<p>Generally -With the original wall construction of timber posts, rafters, beams, bottom plate, top plate and infill timber slabs there were no internal wall linings.</p> <p>North</p> <p>Termite damage noted</p> <p>Determine extent of termite damage to timber slab and frame.</p> <p>Splice or patch repair damaged timbers with solid sections to match existing.</p> <p>Replace the minimum necessary with salvaged slabs/timbers.</p> <p>East</p> <p>Water damage noted</p> <p>Investigate water penetration</p> <p>Inspect and determine extent of rotting timber.</p> <p>Remove unsound rotted timber and treat plate with fungicide.</p> <p>Splice or patch repair damaged with solid sections treated with wood preservative to match existing.</p> <p>South</p> <p>Termite damage noted</p> <p>Determine extent of termite damage to timber slab and frame.</p> <p>Splice or patch repair damaged timbers with solid sections to match existing.</p> <p>Replace the minimum necessary with salvaged slabs/timbers.</p> <p>West</p> <p>–</p>	1
	Ceiling (C)	<p>Timber boards over ceiling joists</p> <p>Retain and conserve</p>	2
	Other (O)	–	

4. MAINTENANCE SCHEDULES

These Maintenance Programmes have been prepared to ensure the long term protection of the fabric and is based on cyclical inspection monitoring and recording of the condition of the fabric. Refer to Conservation Works Schedules for Conservation, Maintenance and repair work methodology.

4.1. THE FORMER GATEHOUSE

4.1.1. EXTERIOR MAINTENANCE SCHEDULES

THE FORMER GATEHOUSE			
ELEMENT	ANNUAL	5 YEARS	10-15 YEARS
Site	Inspect surrounds for termite activity and clear any weed infestation by hand		
Brickwork	Check for any loose/dislodged bricks. Stabilise as necessary.	Inspect for loose, fretted, broken, missing mortar joints and bricks, and surface salts. Touch up.	Repoint where necessary.
Render	Inspect for cracking, water penetration indicators, repair as necessary. Check wall ventilators and damp proof courses are not covered with soil or debris.	Inspect for cracked or drummy render. Repair as necessary	
Timber	Inspect for grime, growth from joints, bird excretion and termite/borer activity, rot. Check wall ventilators and damp proof courses are not covered with soil or rubbish.	Inspect for loose and missing fascias, bargeboards, weatherboards, corner stops and mouldings. Check around ground line and sills for weathering. Rectify	
Door Joinery	Check remnant timber frames and architraves are secure. Inspect for termite activity.	Inspect for loose, damaged jambs, mouldings, thresholds. Inspect for loose jambs, decay at the threshold. Check door joints firm and mouldings intact. Check operation of doors and hardware. Repair as necessary	

THE FORMER GATEHOUSE

ELEMENT	ANNUAL	5 YEARS	10-15 YEARS
Window Joinery	Check remnant timber frames and architraves are secure. Inspect for termite activity.	Inspect for loose or damaged mouldings, architraves, decayed stiles at sill level, weathered sills, loose or decayed sash joints and broken or cracked glass or putty. Check operation of windows and hardware. Repair as necessary	
Painted Finishes	Inspect for paint deterioration and weathering. Touch up		General painting externally
Roof	Remove rubbish and leaves. Inspect for loose, corroded, or raised sheets. Rectify	Inspect, repair and touch up. Inspect for loose or raised fixings, sheet edges and surfaces that are deformed or rusted. Rectify	Replace when necessary
Flashings Cappings	Inspect for loose raised fixings and displacement. Rectify	Inspect for loose or raised fixings, cappings that have lifted, slipped or are deformed. Check for dissimilar metals. Rectify	Replace when necessary
Roof Drainage- Gutters, Downpipes, Dishdrains Sumps	Inspect. Clear. Check water falls to outlets. Ensure leaf guards to outlets, rainwater heads and sumps sit correctly and are clear of debris. Check if downpipes are connected to the stormwater system. Check that stormwater drains are not blocked. Rectify	Inspect for rust stains, growth, rust around downpipes and outlets. Rectify. Inspect gutter and downpipe joints for cracks, deformation, loose or missing brackets. Rectify	Replace when necessary
Eaves	Inspect		
Structure		Check timber members secure and true. Inspect for cracks in masonry and masonry straight	

THE FORMER GATEHOUSE

ELEMENT	ANNUAL	5 YEARS	10-15 YEARS
		and true. Inspect for signs of rust in steel. Check fixings secure.	

4.1.2. INTERIOR MAINTENANCE SCHEDULES

THE FORMER GATEHOUSE			
ELEMENT	ANNUAL	5 YEARS	10-15 YEARS
Floors		Check for loose boards or movement in flooring. Repair as necessary.	Refinish as necessary
Walls	Inspect for cracking, water penetration indicators, repair as necessary		
Ceilings	Inspect for cracking, water penetration indicators, repair as necessary		
Joinery		Inspect. Repair as necessary. Touch up	
Fixtures and Fittings		Inspect. Repair as necessary. Touch up	
Painted Finishes		Inspect. Repair as necessary. Touch up	General painting internally.
Electrical/Fire Services	Inspect. Repair parts as necessary. Certify	Periodic replacement of life- cycle parts as programmed	Major inspection of system
Stormwater	Inspect for dish drains and sumps blocked with rubbish, leaves or silt. Ensure gullies and sump gratings are operable.	Periodic replacement of life- cycle parts as programmed	

4.2. GLENLEE HOMESTEAD

4.2.1. EXTERIOR MAINTENANCE SCHEDULES

GLENLEE HOMESTEAD			
ELEMENT	ANNUAL	5 YEARS	10-15 YEARS
Stone	Check for any loose/dislodged stones. Stabilise as necessary. Inspect for grime and growth from joints. Check wall ventilators and damp proof courses are not covered with soil or debris.	Inspect for signs of delamination, crumbling, surface salts, rising or falling damp. Inspect stone mouldings closely to ensure that the mortar between individual pieces of stone, particularly the vertical mortar joints, is intact. Inspect for loose, fretted, broken or missing mortar joints to stones at window sills, quoins, cornices and other projections. Rectify	
Rendered Brickwork	Inspect for cracking, water penetration indicators, repair as necessary. Check wall ventilators and damp proof courses are clear and not covered with soil or debris.	Inspect for cracked, bowed or drummy render. Investigate. Repair as necessary	
Timber	Inspect for grime, growth from joints, bird excretion and termite/borer activity, rot. Inspect verandah posts, beams, balustrading, fringe and trim, particularly joints. Touch up paint finish	Inspect for loose and missing fascias, eaves lining, and mouldings. Check around ground line of posts and timber sills for weathering. Rectify	Repaint
Cast Iron	Inspect for corrosion. Touch up paint finish		Repaint
Door Joinery	Check timber frames and architraves are secure. Inspect for termite activity.	Inspect for loose, damaged jambs, mouldings, thresholds. Inspect for loose jambs, decay at the threshold. Check door joints firm and mouldings	

GLENLEE HOMESTEAD

ELEMENT	ANNUAL	5 YEARS	10-15 YEARS
		intact. Check operation of doors and hardware. Repair as necessary	
Window Joinery	Check timber frames and architraves are secure. Inspect for termite activity.	Inspect for loose or damaged mouldings, architraves, decayed stiles at sill level, weathered sills, loose or decayed sash joints and broken or cracked glass or putty. Check operation of windows and hardware. Repair as necessary	Repaint and replace putty as necessary
Painted Finishes	Inspect for paint deterioration and weathering. Touch up	Painting of external joinery as required	General painting externally
Roof	Remove rubbish and leaves. Inspect for loose, corroded, or raised sheets. Rectify	Inspect, repair and touch up. Inspect for loose or raised fixings, sheet edges and surfaces that are deformed or rusted. Rectify	Replace when necessary
Flashings Cappings	Inspect for loose raised fixings and displacement. Rectify	Inspect for loose or raised fixings, cappings that have lifted, slipped or are deformed. Check for dissimilar metals. Rectify	Replace when necessary
Roof Drainage- Gutters, Downpipes, Dishdrains Sumps	Inspect. Clear. Check water falls to outlets. Ensure leaf guards to outlets, rainwater heads and sumps sit correctly and are clear of debris. Check if downpipes are connected to the stormwater system. Check that stormwater drains are not blocked. Rectify	Inspect for rust stains, growth, rust around downpipes and outlets. Rectify Inspect gutter and downpipe joints for cracks, deformation, loose or missing brackets. Rectify	Replace when necessary
Eaves	Inspect		

GLENLEE HOMESTEAD

ELEMENT	ANNUAL	5 YEARS	10-15 YEARS
Structure		Check timber members secure and true. Inspect for cracks in masonry and masonry straight and true. Inspect for signs of rust in steel. Check fixings secure.	

4.2.2. INTERIOR MAINTENANCE SCHEDULES

GLENLEE HOMESTEAD			
ELEMENT	ANNUAL	5 YEARS	10-15 YEARS
Floors		Check for loose boards or movement in flooring. Repair as necessary. Inspect sandstone flagging for subsidence, investigate and rectify	Refinish as necessary Refill joints to sandstone flagging as necessary
Walls	Inspect for cracking, water penetration indicators. Investigate and repair as necessary		
Ceilings	Inspect for cracking, water penetration indicators. Investigate and repair as necessary		
Joinery		Inspect. Repair as necessary. Touch up clear finish	Refinish as necessary
Fixtures and Fittings		Inspect. Repair as necessary. Touch up	
Painted Finishes		Inspect. Repair as necessary. Touch up	General painting internally.
Electrical/ Fire Services	Inspect. Repair parts as necessary. Certify	Periodic replacement of life- cycle parts as programmed	Major inspection of system
Stormwater	Inspect for dish drains and sumps blocked with rubbish, leaves or silt. Ensure gullies and sump gratings are operable.	Periodic replacement of life- cycle parts as programmed	
Sewerage		Inspect sumps for damaged grates and ensure these are not draining surface water	

GLENLEE HOMESTEAD			
ELEMENT	ANNUAL	5 YEARS	10-15 YEARS
Water	Inspect taps for drips. Rectify		

4.3. THE FORMER SEVANTS QUARTERS

4.3.1. EXTERIOR MAINTENANCE SCHEDULES

THE FORMER SEVANTS QUARTERS			
ELEMENT	ANNUAL	5 YEARS	10-15 YEARS
Rendered Brickwork	Inspect for cracking, water penetration indicators, repair as necessary. Check wall ventilators and damp proof courses are not covered with soil or debris. Check for any loose/dislodged bricks. Stabilise as necessary	Inspect for cracked or drummy render. Repair as necessary	
Stone	Check for any loose/dislodged stones. Stabilise as necessary. Inspect for grime and growth from joints Check wall ventilators and damp proof courses are not covered with soil or debris.	Inspect for loose, fretted, broken or missing mortar joints to stones around windows, doors, along flashings and cornices and other projections. Inspect for signs of delamination, crumbling, surface salts, rising or falling damp.	
Timber	Inspect for grime, growth from joints, bird excretion and termite/borer activity, rot. Check wall ventilators and damp proof courses are not covered with soil or rubbish.	Inspect for loose and missing fascias, bargeboards, weatherboards, corner stops and mouldings. Check around ground line and sills for weathering. Rectify	
Door Joinery	Check timber frames and architraves are secure. Inspect for termite activity.	Inspect for loose, damaged jambs, mouldings, thresholds. Inspect for loose jambs, decay at the threshold. Check door joints firm and mouldings intact. Check operation of doors and hardware. Repair as necessary	

THE FORMER SEVANTS QUARTERS

ELEMENT	ANNUAL	5 YEARS	10-15 YEARS
Window Joinery	Check timber frames and architraves are secure. Inspect for termite activity.	Inspect for loose or damaged mouldings, architraves, decayed stiles at sill level, weathered sills, loose or decayed sash joints and broken or cracked glass or putty. Check operation of windows and hardware. Repair as necessary	
Painted Finishes	Inspect for paint deterioration and weathering. Touch up		General painting externally
Roof	Remove rubbish and leaves. Inspect for loose, corroded, or raised sheets. Rectify	Inspect, repair and touch up. Inspect for loose or raised fixings, sheet edges and surfaces that are deformed or rusted. Rectify	Replace when necessary
Flashings Cappings	Inspect for loose raised fixings and displacement. Rectify	Inspect for loose or raised fixings, cappings that have lifted, slipped or are deformed. Check for dissimilar metals. Rectify	Replace when necessary
Roof Drainage- Gutters, Downpipes, Dishdrains Sumps	Inspect. Clear. Check water falls to outlets. Ensure leaf guards to outlets, rainwater heads and sumps sit correctly and are clear of debris. Check if downpipes are connected to the stormwater system. Check that stormwater drains are not blocked. Rectify	Inspect for rust stains, growth, rust around downpipes and outlets. Rectify Inspect gutter and downpipe joints for cracks, deformation, loose or missing brackets. Rectify	Replace when necessary
Eaves		Inspect for loose, displaced timber linings, water penetration and insect activity. Rectify. Touch up paint as required	

THE FORMER SEVANTS QUARTERS

ELEMENT	ANNUAL	5 YEARS	10-15 YEARS
Structure		Check timber members secure and true. Inspect for cracks in masonry and masonry straight and true. Inspect for signs of rust in steel. Check fixings secure.	

4.3.2. INTERIOR MAINTENANCE SCHEDULES

THE FORMER SERVANTS QUARTERS

ELEMENT	ANNUAL	5 YEARS	10-15 YEARS
Floors		Check for loose boards or movement in flooring. Repair as necessary. Inspect brick paved floors and sandstone flagging for displacement, subsidence and condition of joints. Investigate and rectify	Refinish timber, refill paving joints as necessary
Walls	Inspect for cracking, and water penetration indicators. Investigate and repair as necessary		
Ceilings	Inspect for cracking, and water penetration indicators. Investigate and repair as necessary		
Joinery		Inspect. Repair as necessary. Touch up	
Fixtures and Fittings		Inspect. Repair as necessary. Touch up	
Painted Finishes		Inspect. Repair as necessary. Touch up	General painting internally.
Electrical/Fire Services	Inspect. Repair parts as necessary. Certify	Periodic replacement of life- cycle parts as programmed	Major inspection of system
Stormwater	Inspect for dish drains and sumps blocked with rubbish, leaves or silt. Ensure gullies and sump gratings are operable.	Periodic replacement of life- cycle parts as programmed	

THE FORMER SERVANTS QUARTERS

ELEMENT	ANNUAL	5 YEARS	10-15 YEARS
Sewerage		Inspect sumps for damaged grates and ensure these are not draining surface water	
Water	Inspect taps for drips. Rectify		

4.4. THE FORMER MILKING SHED

4.4.1. EXTERIOR MAINTENANCE SCHEDULES

THE FORMER MILKING SHED			
ELEMENT	ANNUAL	5 YEARS	10-15 YEARS
Site	Ensure that the ground surface around the building is well graded away from the structure. Check for adequate drainage and ensure no build-up of soil or debris against the timber walls and frames. Clear any vegetation around the building.		
Stone	Check for any loose/dislodged stones. Stabilise as necessary. Inspect for grime and growth from joints. Check damp proof courses are not covered with soil or debris.	Inspect for loose, fretted, broken or missing mortar joints to stones	
Timber	Inspect for rot, termite/borer activity, grime, and growth from joints. Check for waisting or narrowing of posts in ground. Check any damp proof courses are not covered with soil or rubbish.	Inspect for loose and missing slabs, weatherboards, trim and fascias. Check around ground line and sills for weathering. Rectify	
Door Joinery	Check timber frames are secure. Inspect for termite activity.	Inspect for loose jambs, decay at the threshold. Check door joints firm and mouldings intact. Check operation of doors and hardware. Repair as necessary	

THE FORMER MILKING SHED

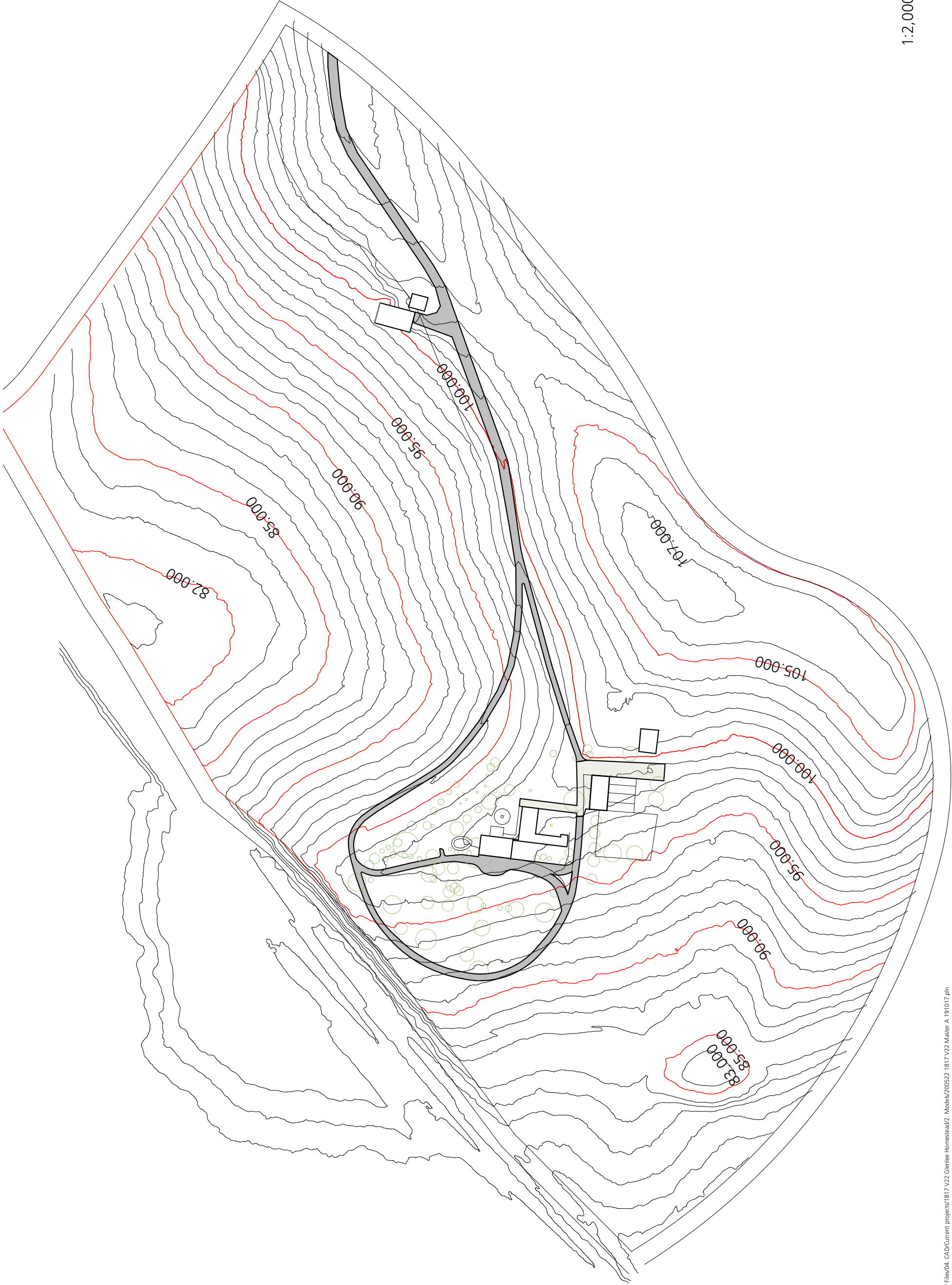
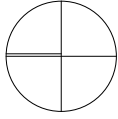
ELEMENT	ANNUAL	5 YEARS	10-15 YEARS
Window Openings	Check timber frames are secure. Inspect for termite activity.	Inspect for loose or decayed stiles at sill level, and weathered sills. Repair as necessary	
Roof	Remove rubbish and leaves. Inspect for loose, corroded, or raised sheets. Rectify	Inspect, repair and touch up. Inspect for loose or raised fixings, sheet edges and surfaces that are deformed or rusted. Rectify	Replace when necessary
Flashings Cappings	Inspect for loose raised fixings and displacement. Rectify	Inspect for loose or raised fixings, cappings that have lifted, slipped or are deformed. Check for dissimilar metals. Rectify	Replace when necessary
Roof Drainage- Gutters, Downpipes, Dishdrains Sumps	Inspect. Clear. Check water falls to outlets. Ensure leaf guards to outlets, rainwater heads and sumps sit correctly and are clear of debris. Check if downpipes are connected to the stormwater system. Check that stormwater drains are not blocked. Rectify	Inspect for rust stains, fungal growth, rust around downpipes and outlets. Rectify. Inspect gutter and downpipe joints for cracks, deformation, loose or missing brackets. Rectify	Replace when necessary
Structure	Look for signs of subsidence or distortion in the frame as a warning signal of wood rot. Look for evidence of termite activity.	Check timber framing members secure and true. Check fixings secure.	

4.4.2. INTERIOR MAINTENANCE SCHEDULES

THE FORMER MILKING SHED			
ELEMENT	ANNUAL	5 YEARS	10-15 YEARS
Floors	Clear earth floors of build-up of dirt/debris and check for erosion of surface. Consolidate surface with linseed oil as necessary	Inspect sandstone flagging for displacement, subsidence and condition of joints. Investigate and rectify	Refill paving joints as necessary
Walls	Inspect for rot, termite/borer activity, grime, and growth from joints. Rectify	Inspect for loose and missing slabs. Inspect framing members for evidence of water damage. Rectify	
Ceilings	Inspect for water penetration indicators, repair as necessary		
Joinery		Inspect. Repair as necessary. Touch up	
Fixtures and Fittings		Inspect. Repair as necessary. Touch up	
Electrical/Fire	Inspect. Repair parts as necessary. Certify	Periodic replacement of life- cycle parts as programmed	Major inspection of system
Stormwater	Inspect for dish drains and sumps blocked with rubbish, leaves or silt. Ensure gullies and sump gratings are operable.	Periodic replacement of life- cycle parts as programmed	
Water	Inspect taps for drips. Rectify		

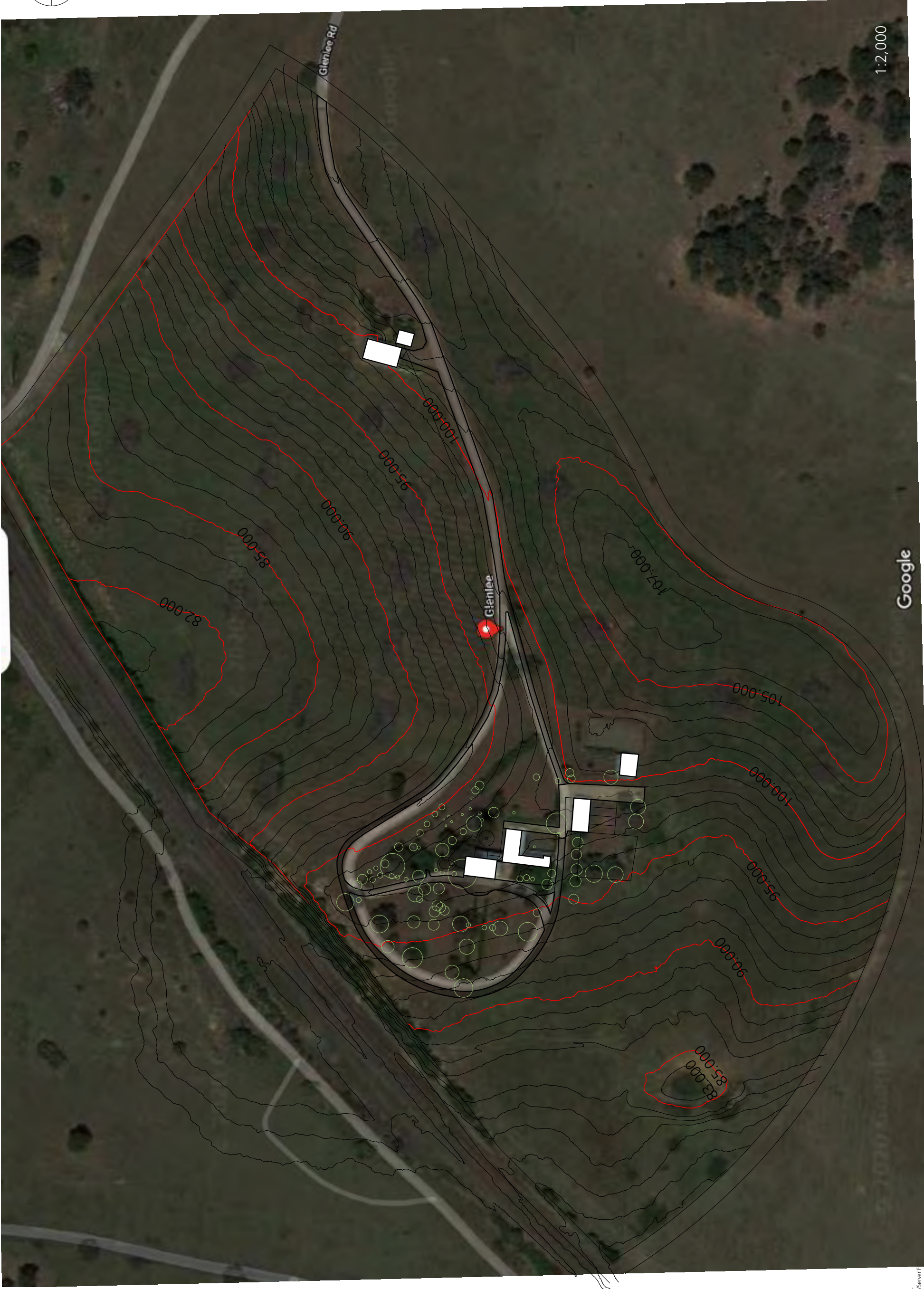
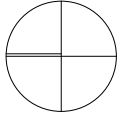
Appendix J:

Architectural Projects Pty Ltd: *Glenlee Estate, Menangle Park: Architectural Drawings of Glenlee Homestead & Farm Buildings*, Dated 26.08.2020



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File Path -
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Architectural Projects
tel. +61 012 8593 7000
www.01285937000.net.au
Gary O'Reilly | nominated architect no. 4796

project
Glenlee Estate, Menangle Park

drawing
Site Plan with Aerial

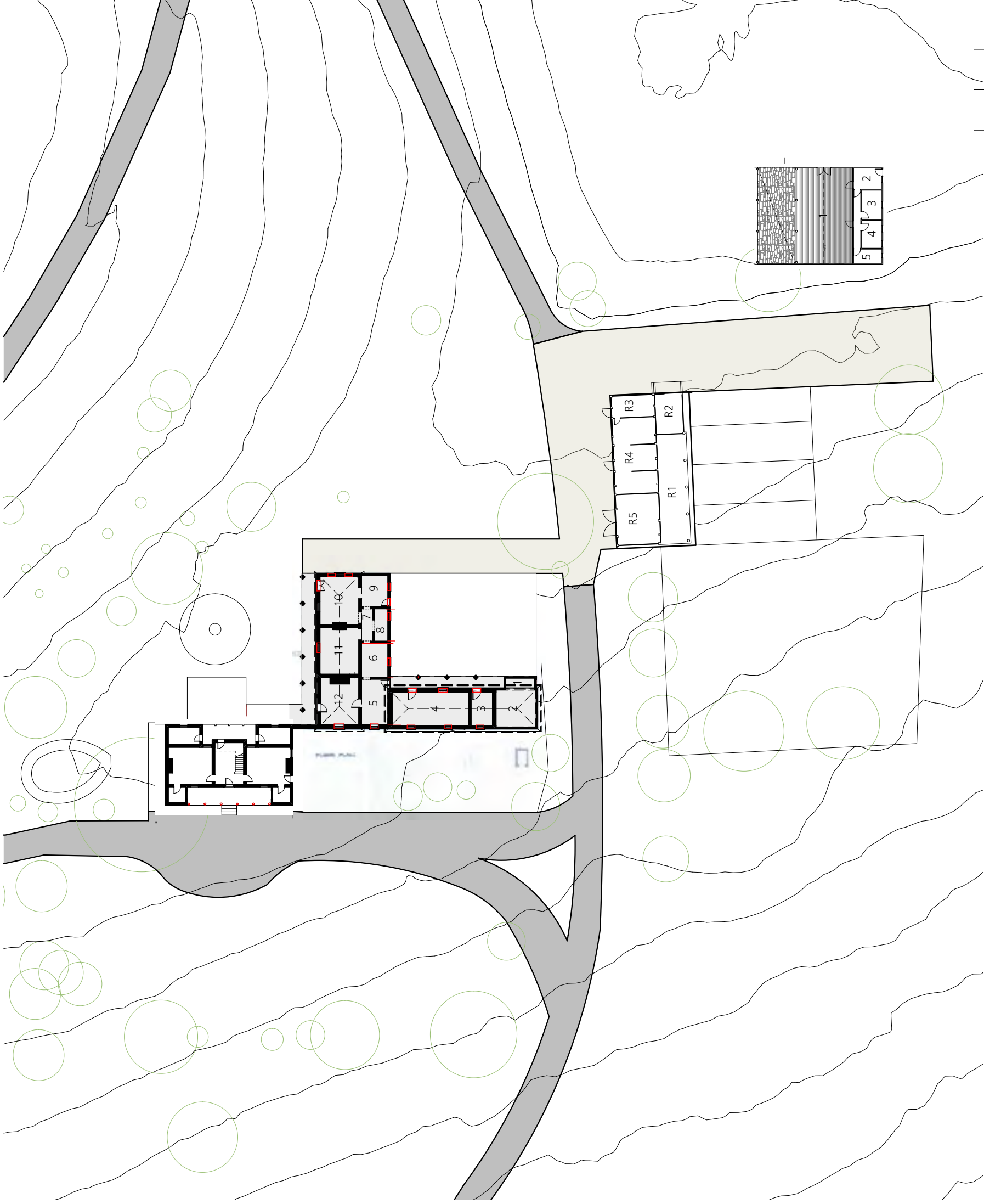
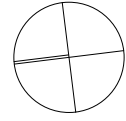
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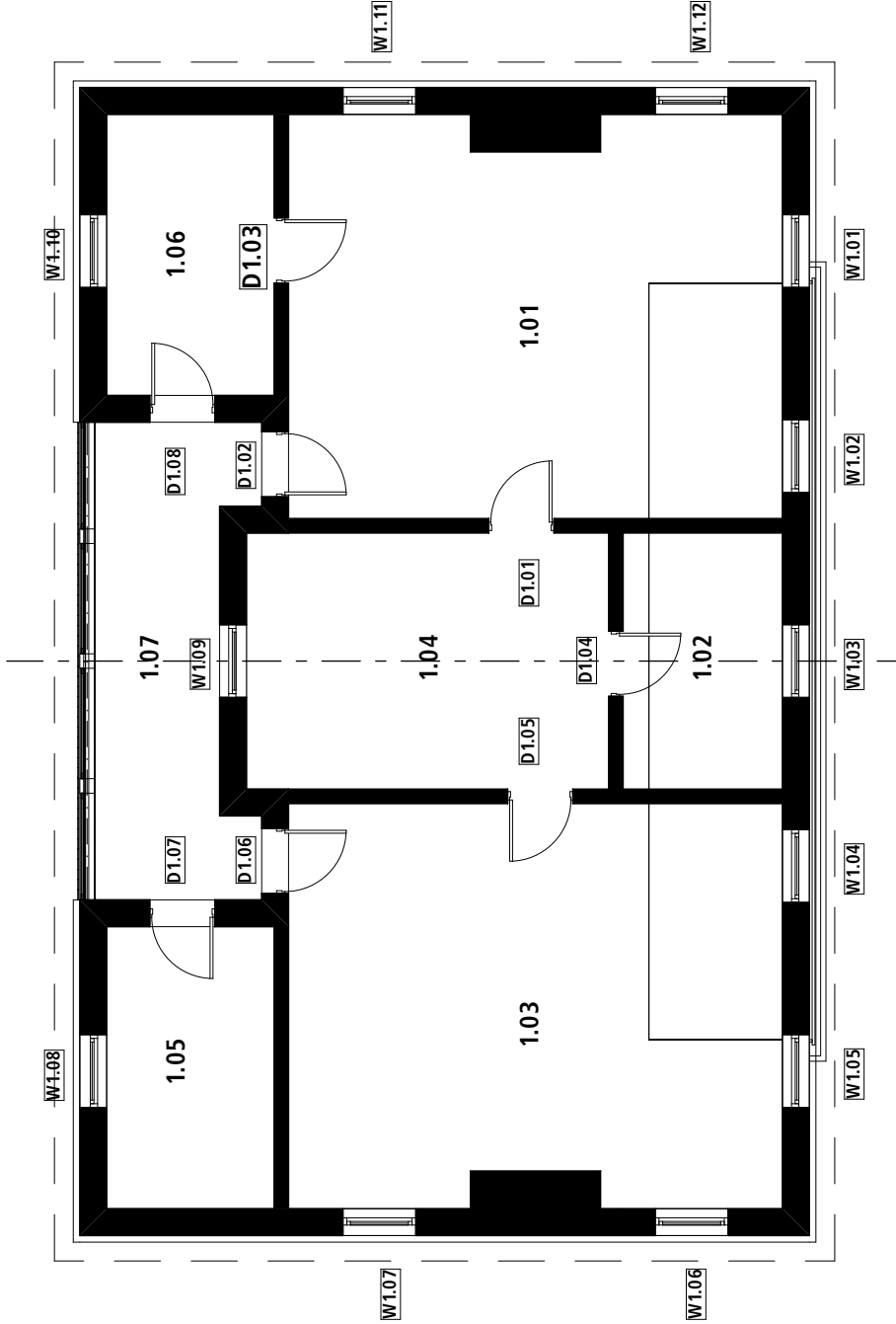
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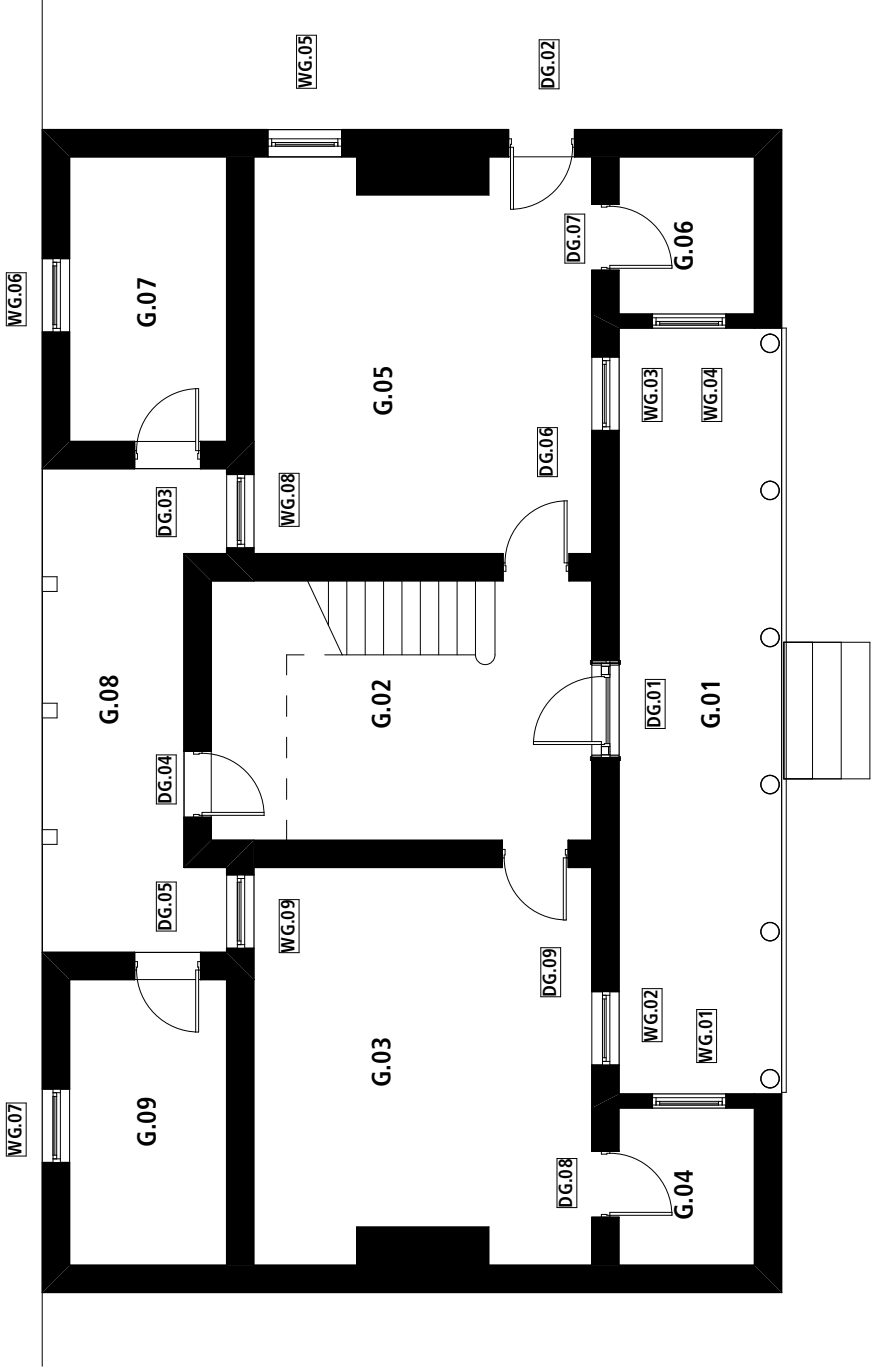
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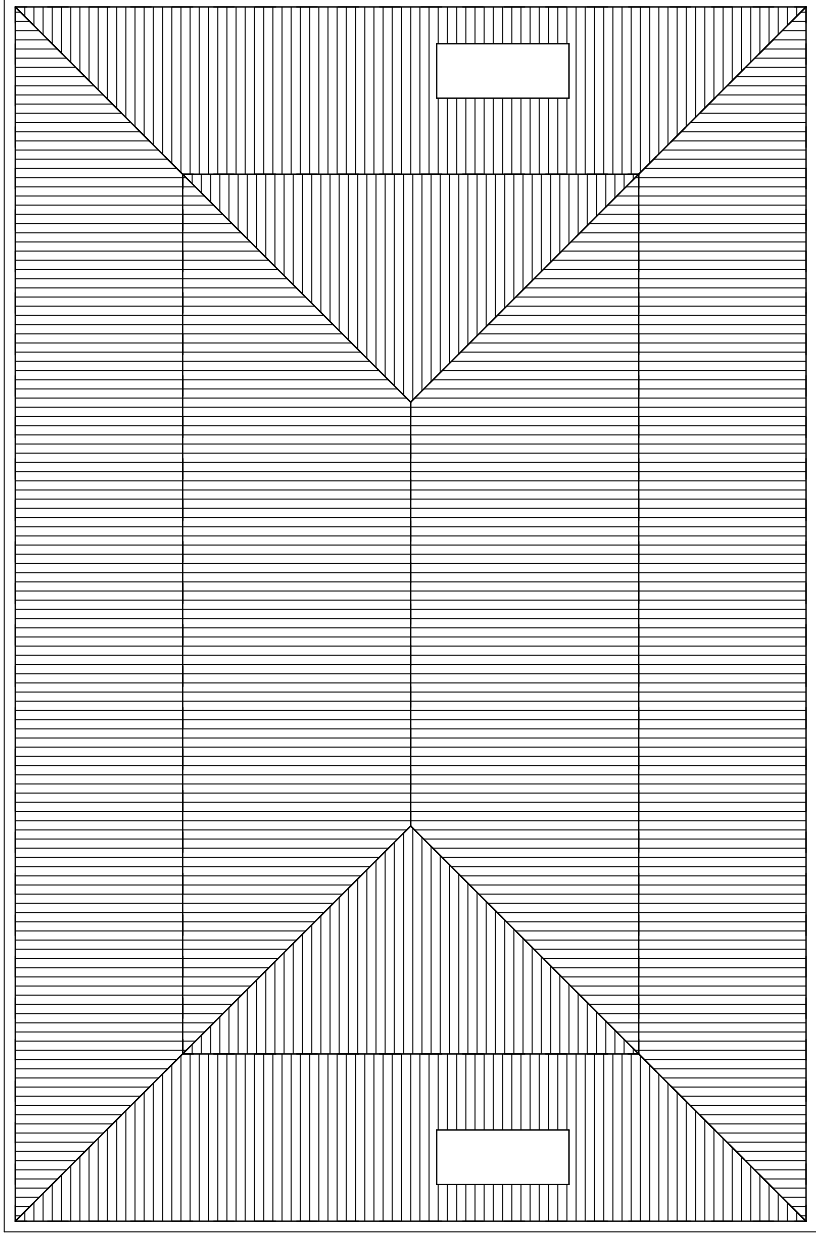
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First Floor Plan

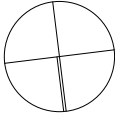
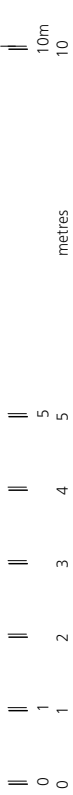


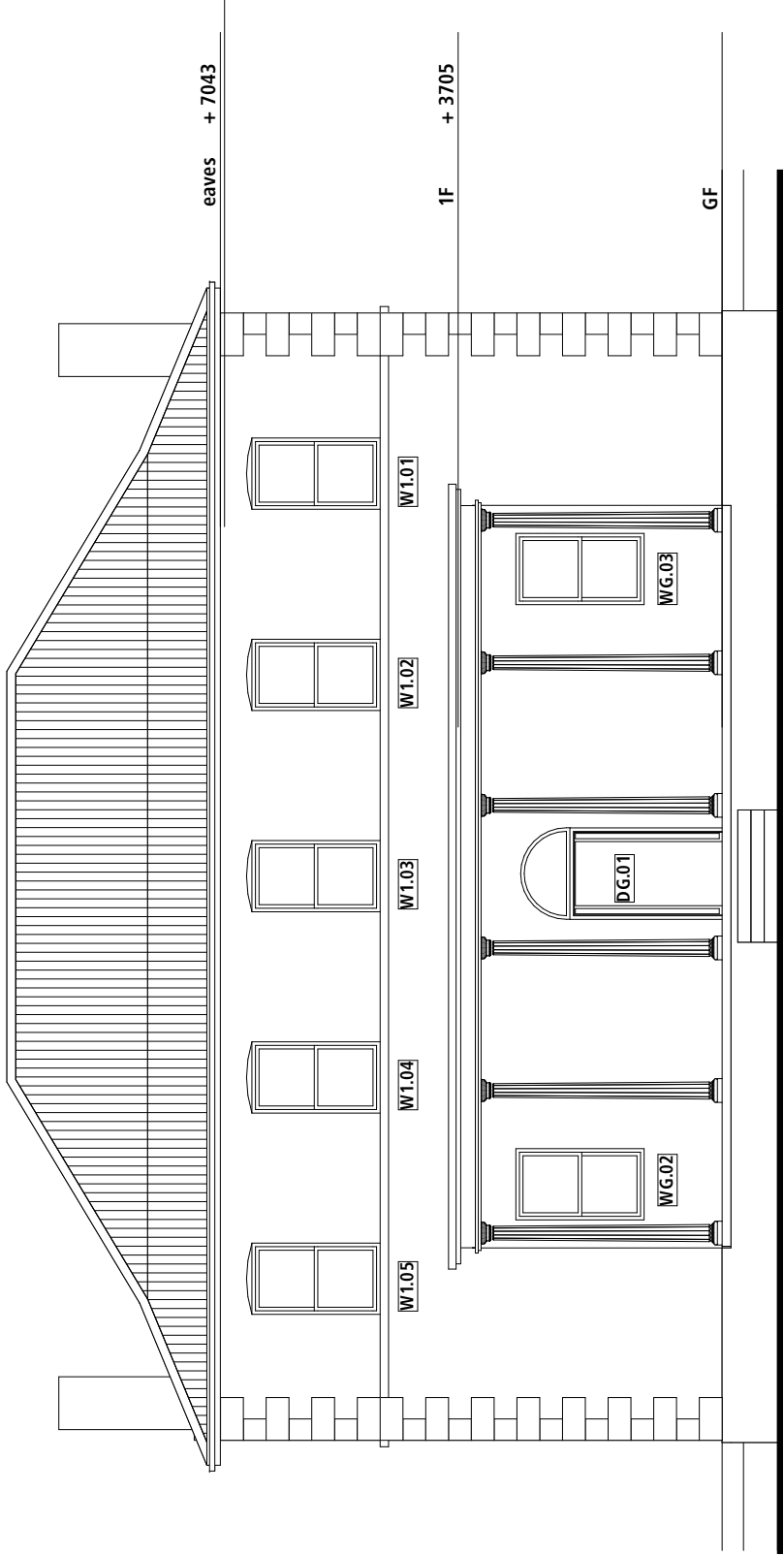
Ground Floor Plan



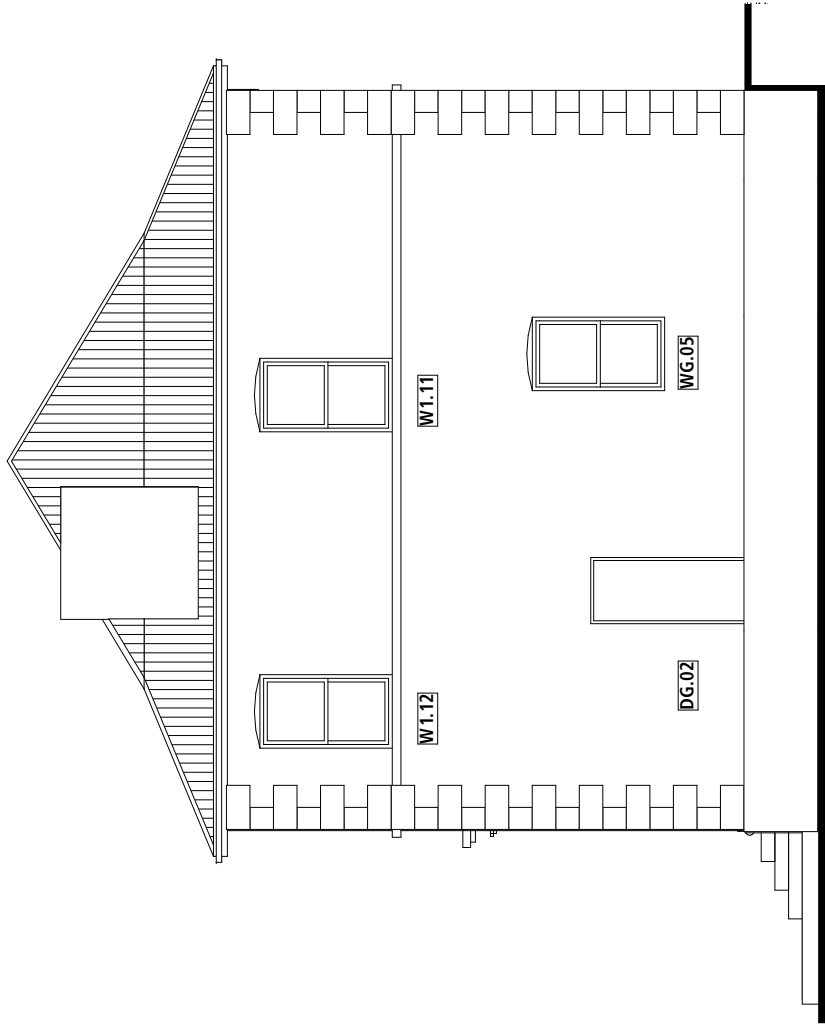
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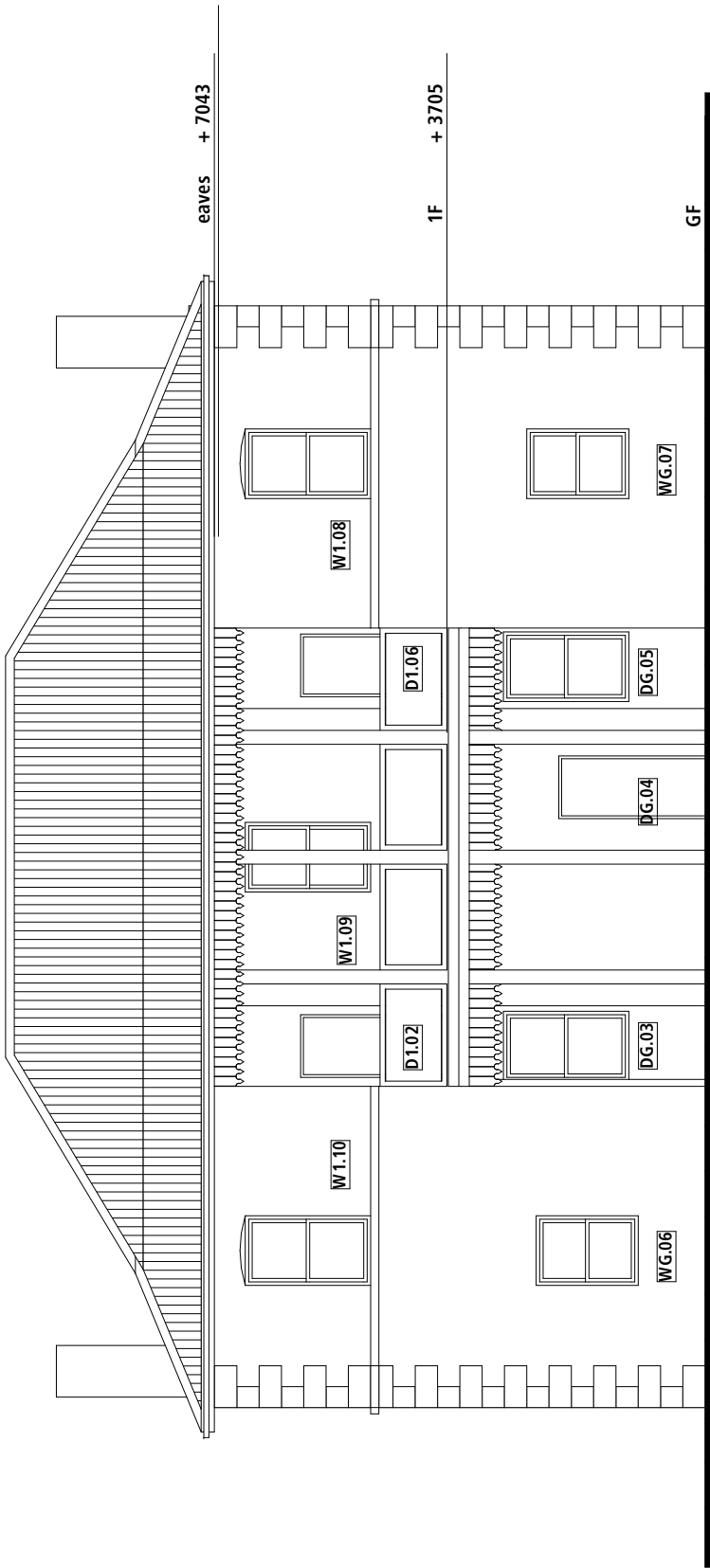




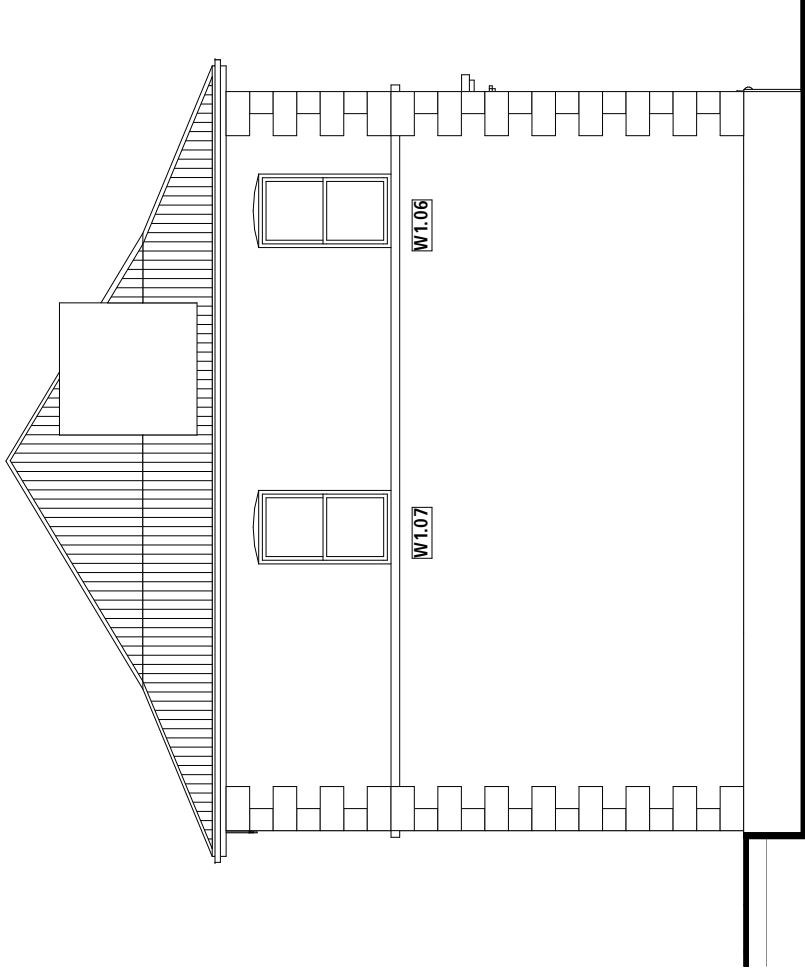
East Elevation



North Elevation

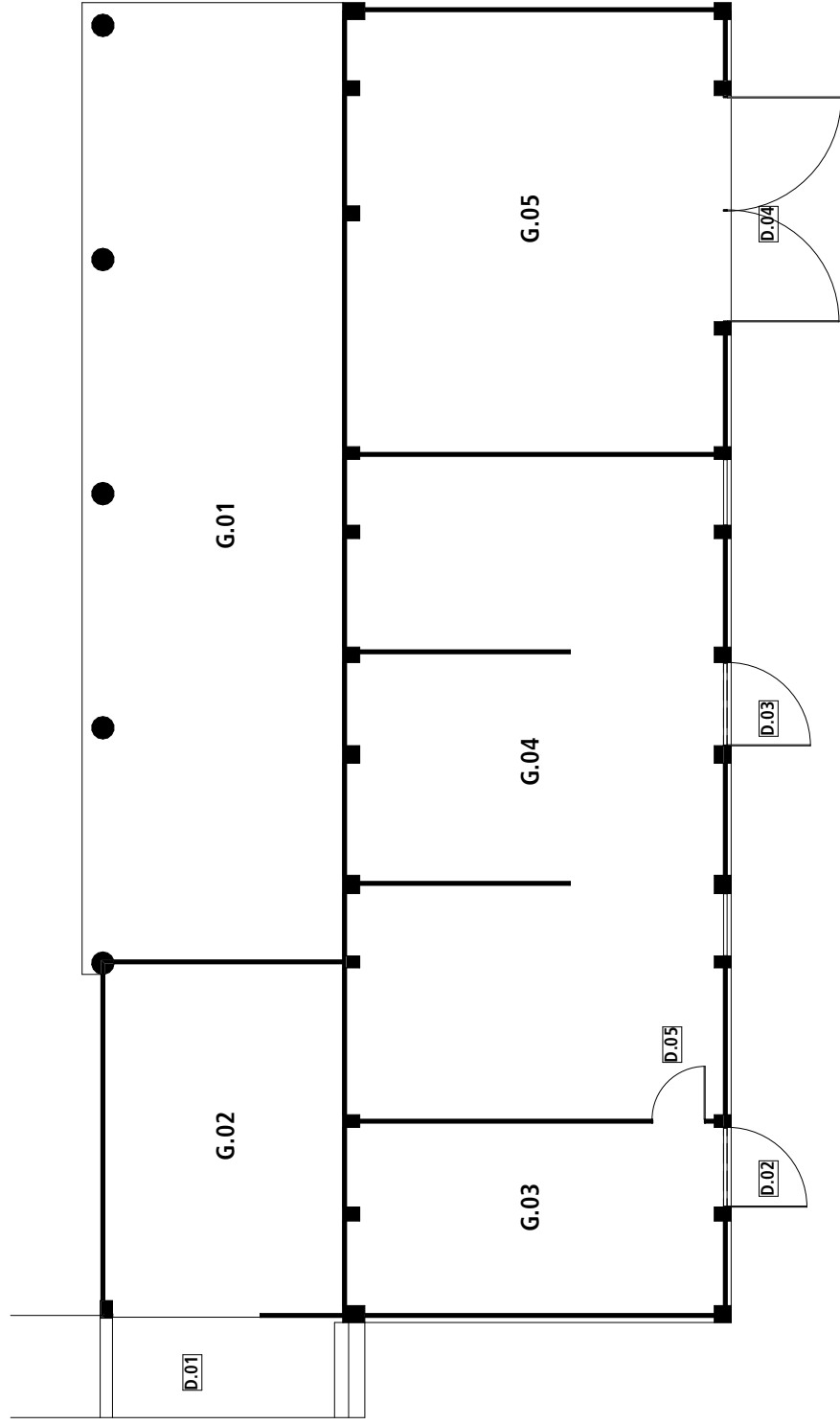
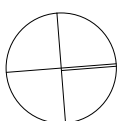


West Elevation



South Elevation

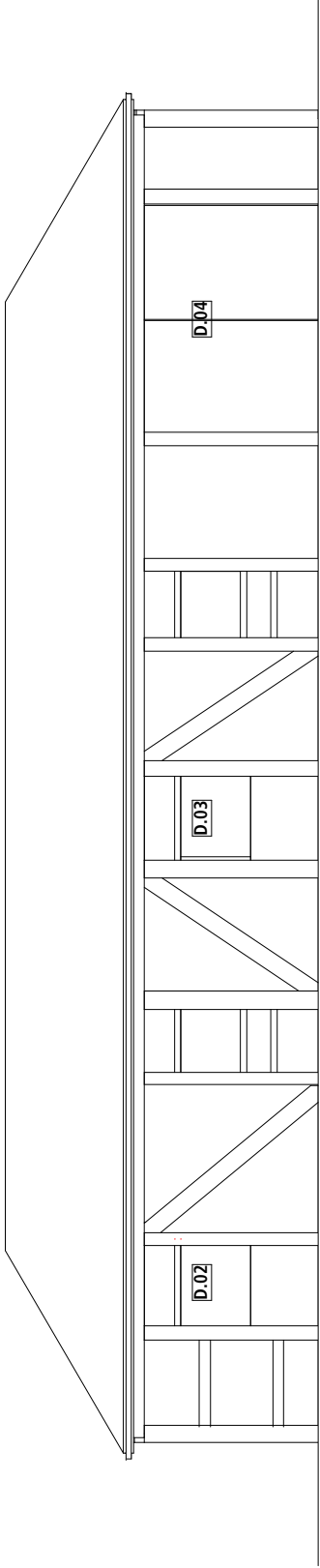




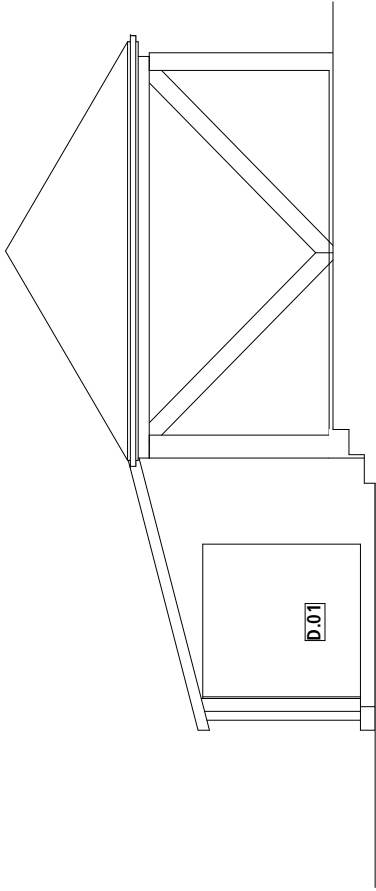
Floor Plan

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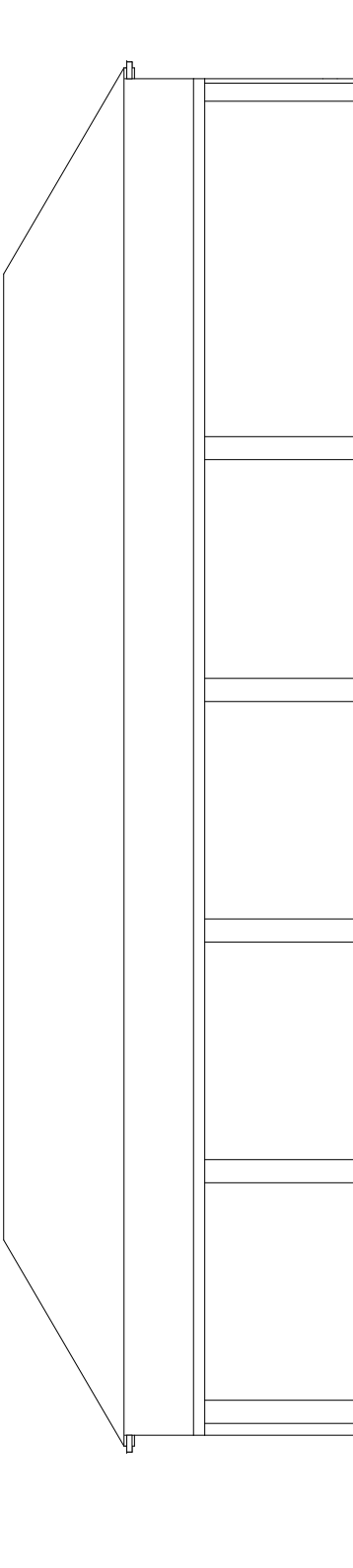
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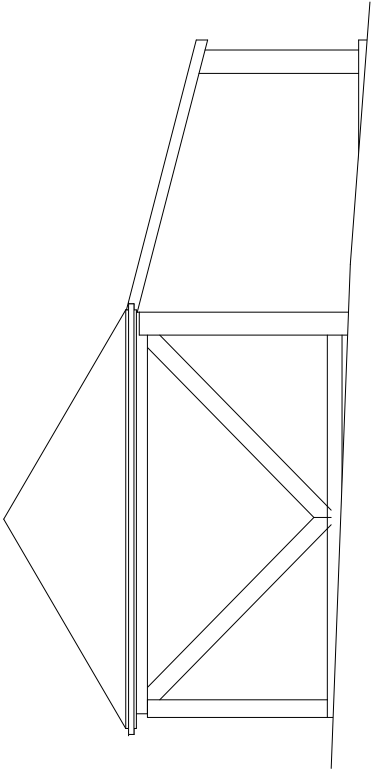
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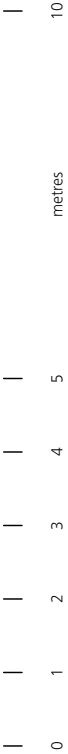
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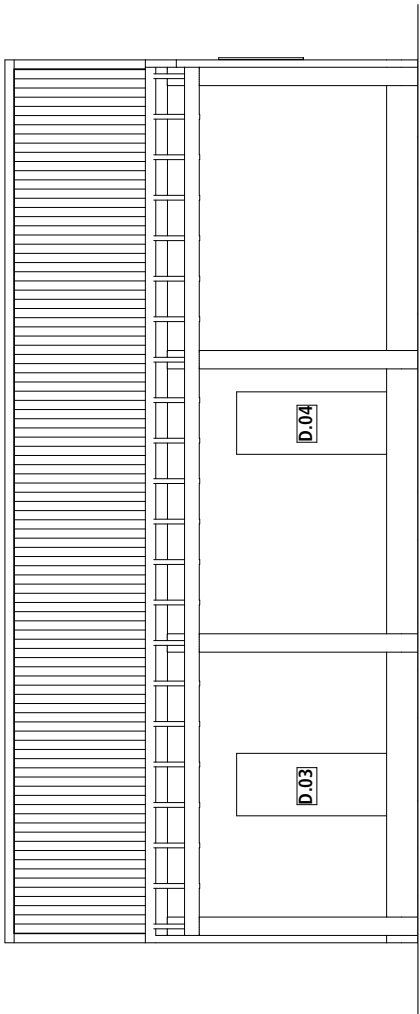


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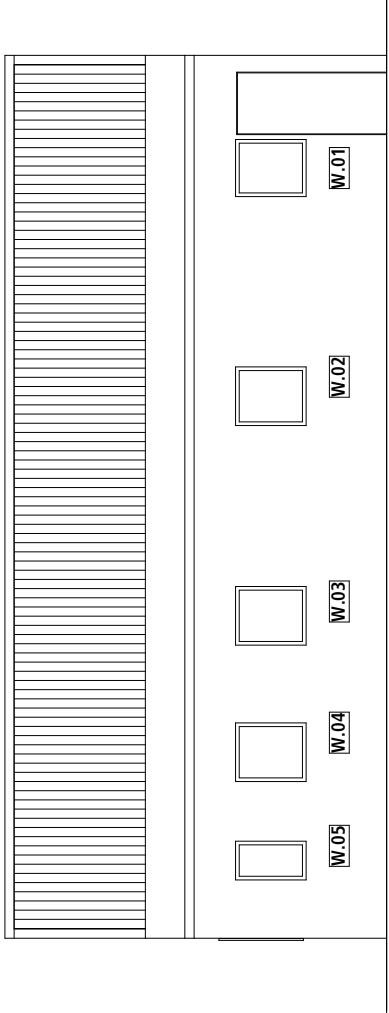


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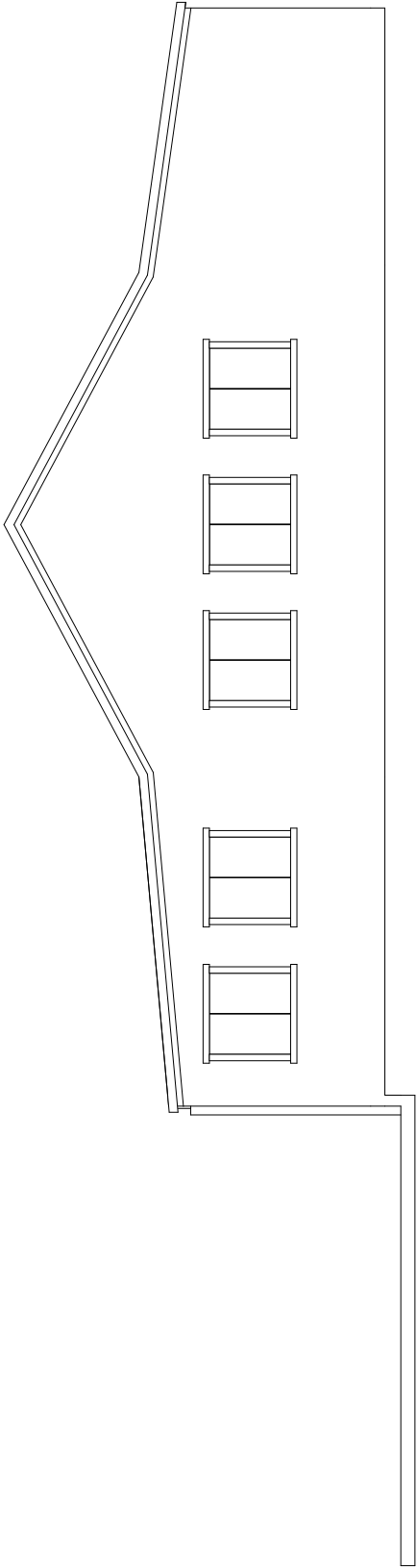




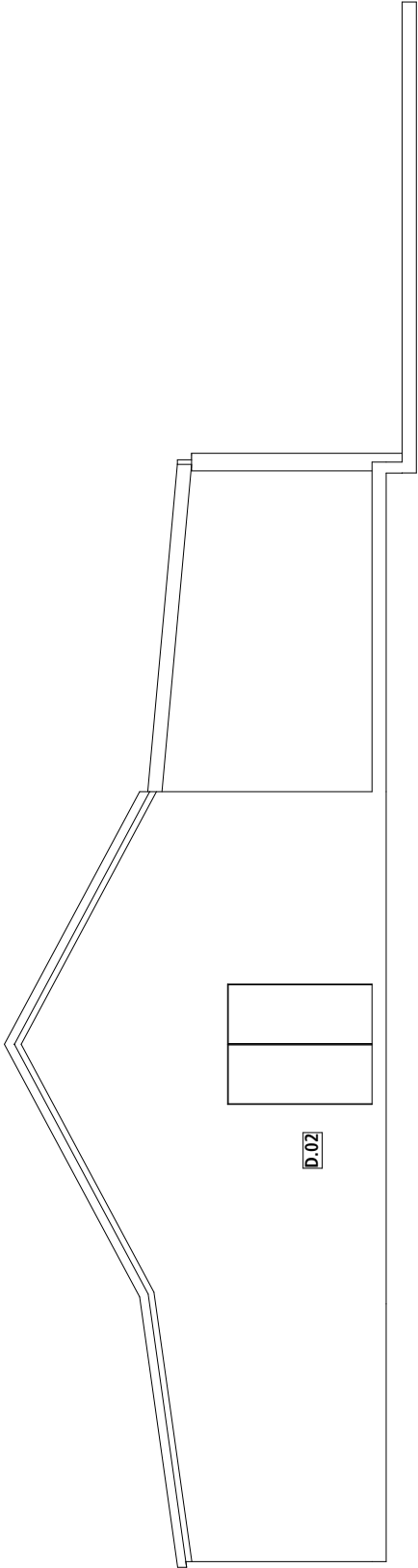
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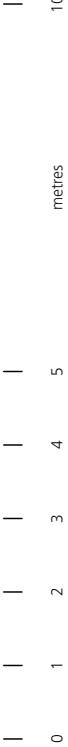
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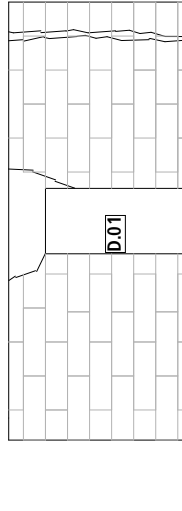
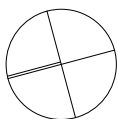


East Elevation

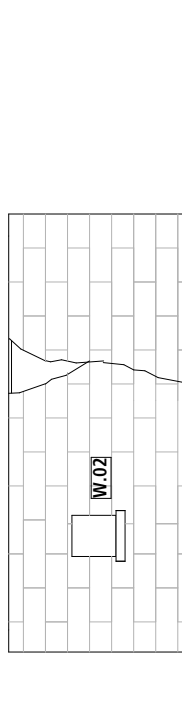


West Elevation

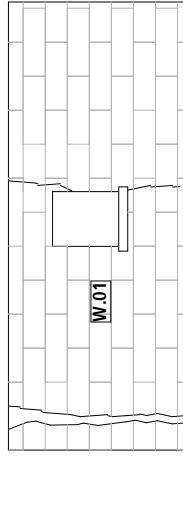




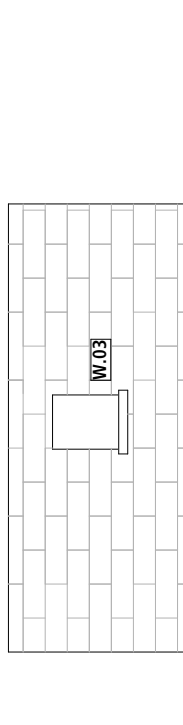
South Elevation



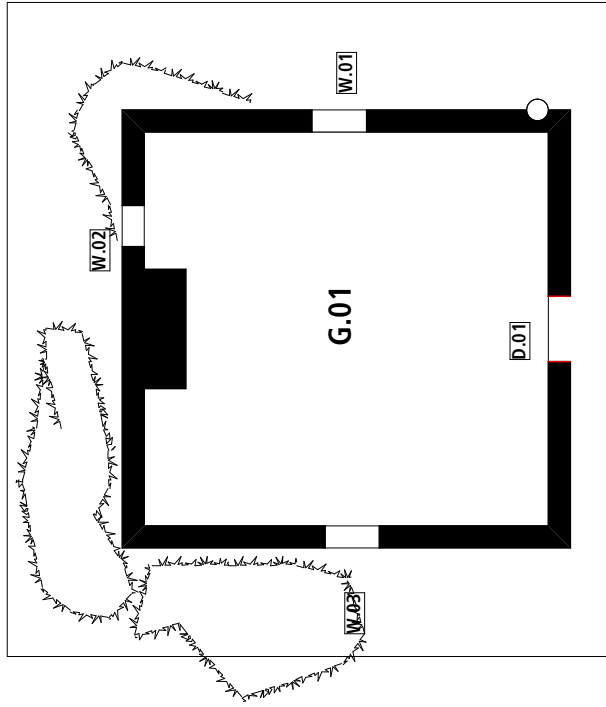
North Elevation



East Elevation

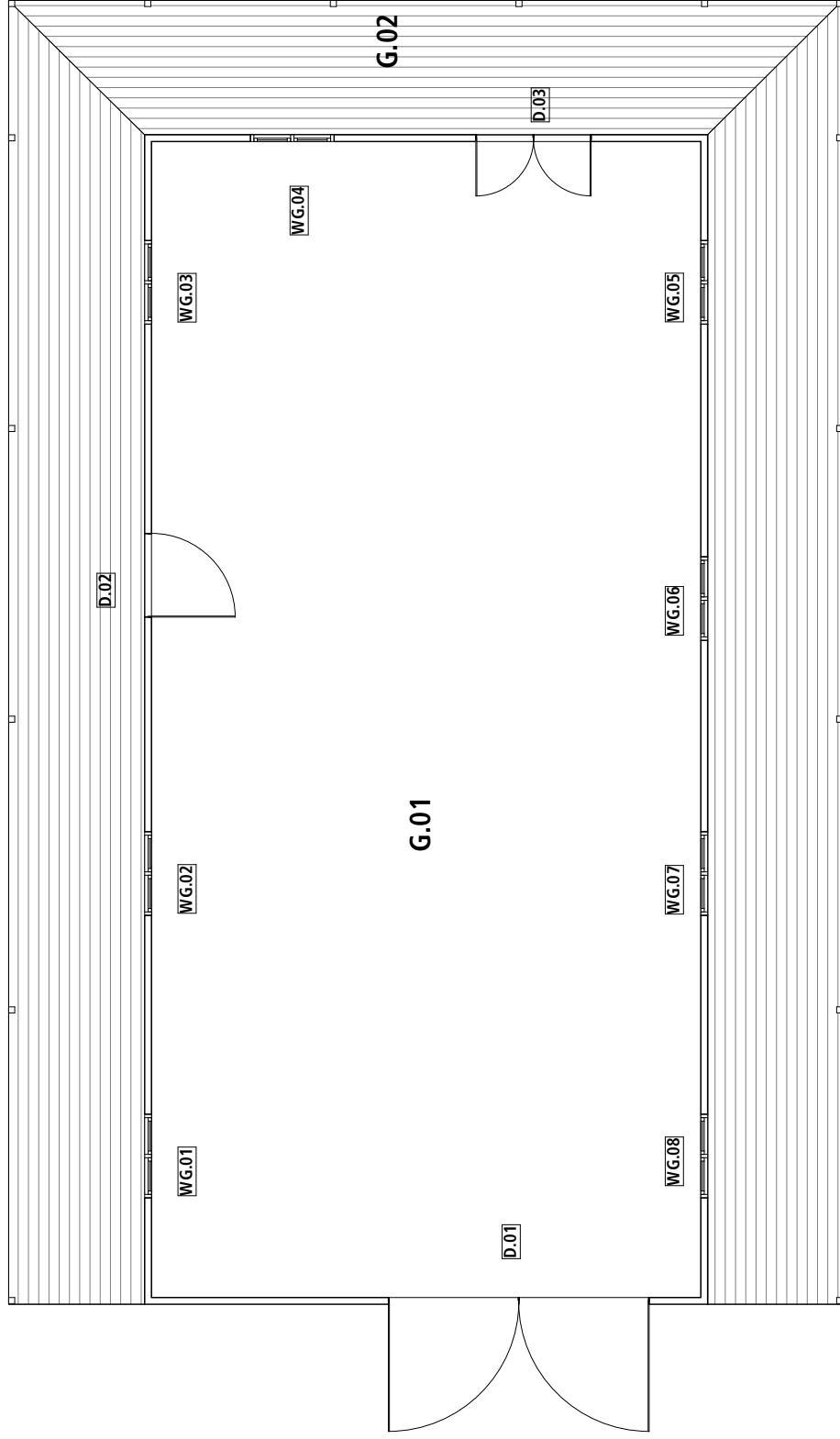
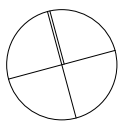


West Elevation

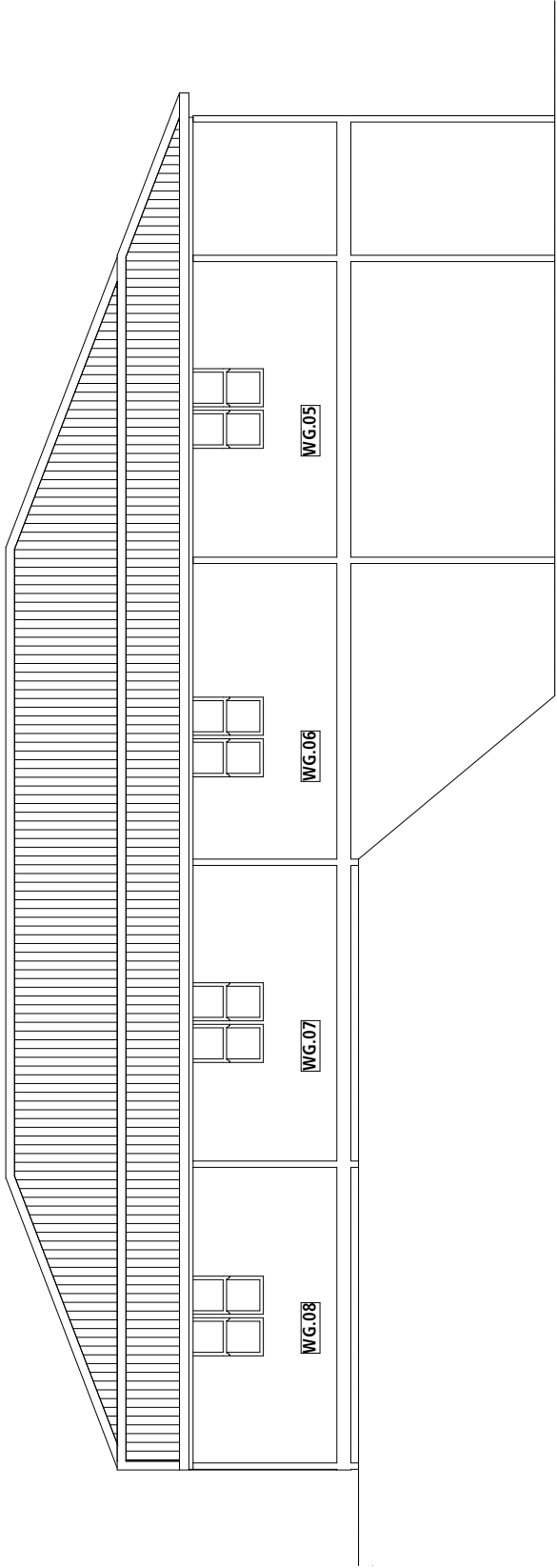


Floor Plan

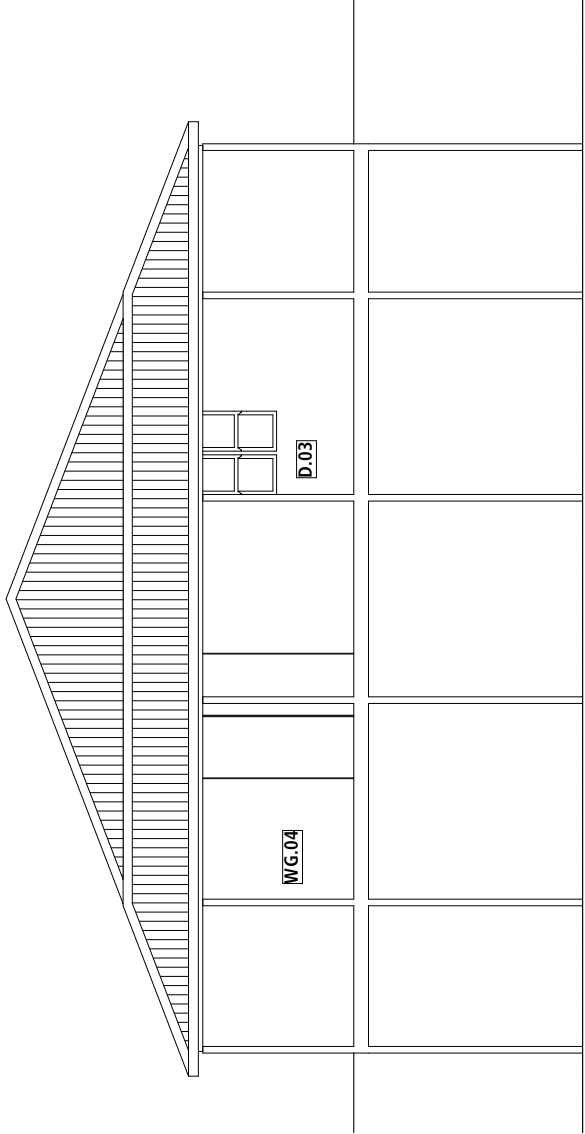
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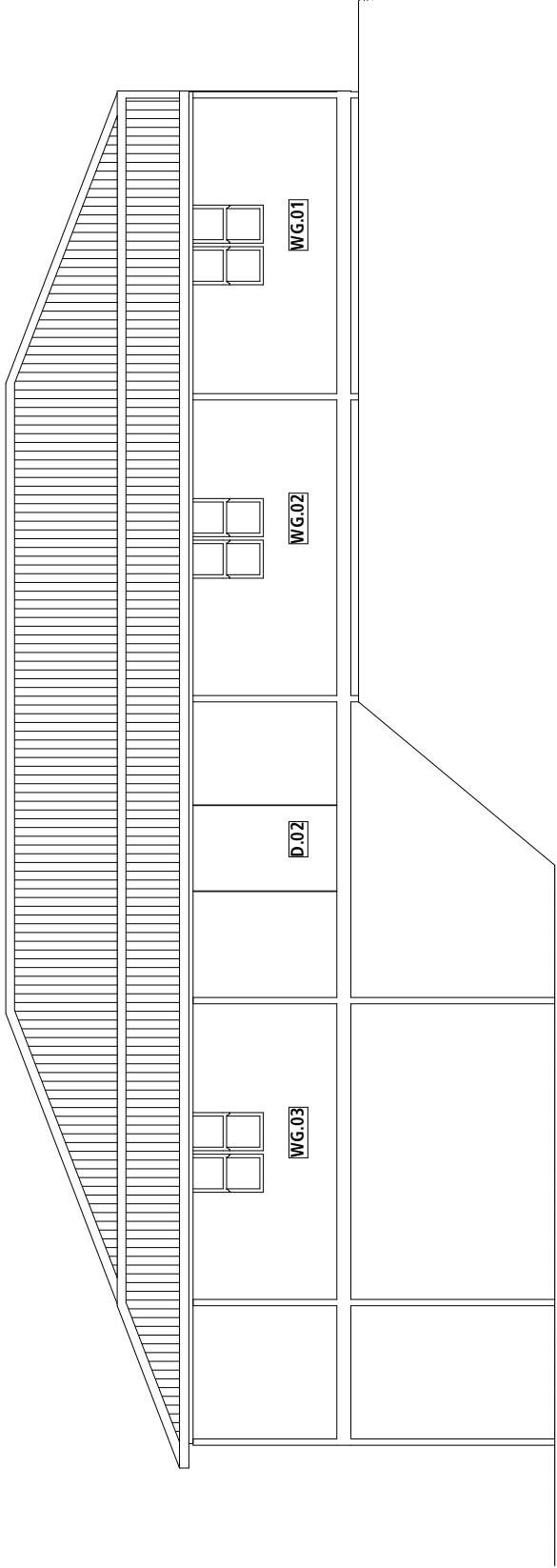
Floor Plan



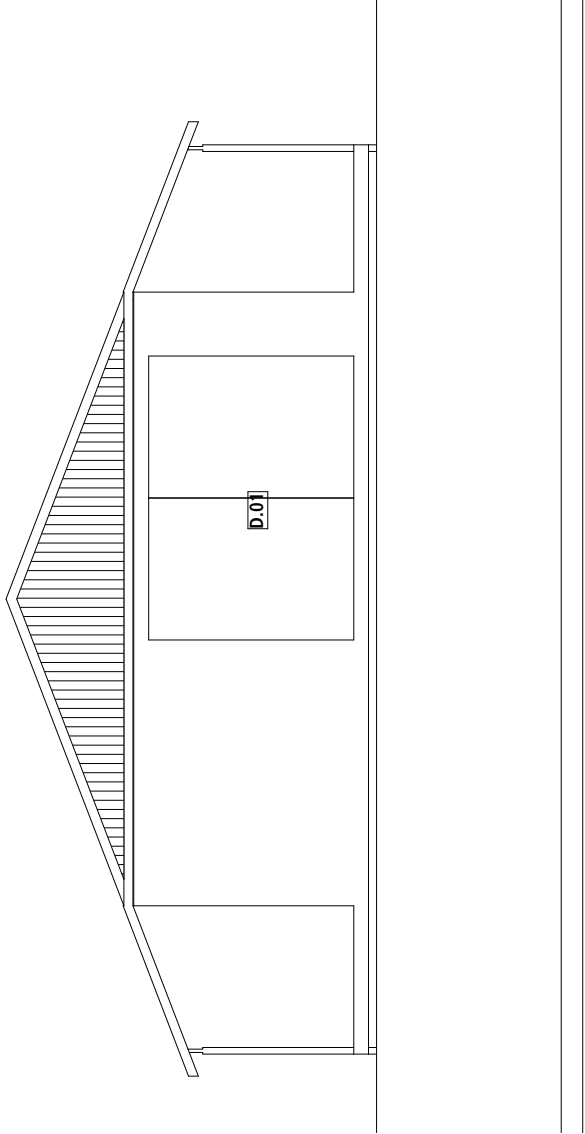
East Elevation



North Elevation

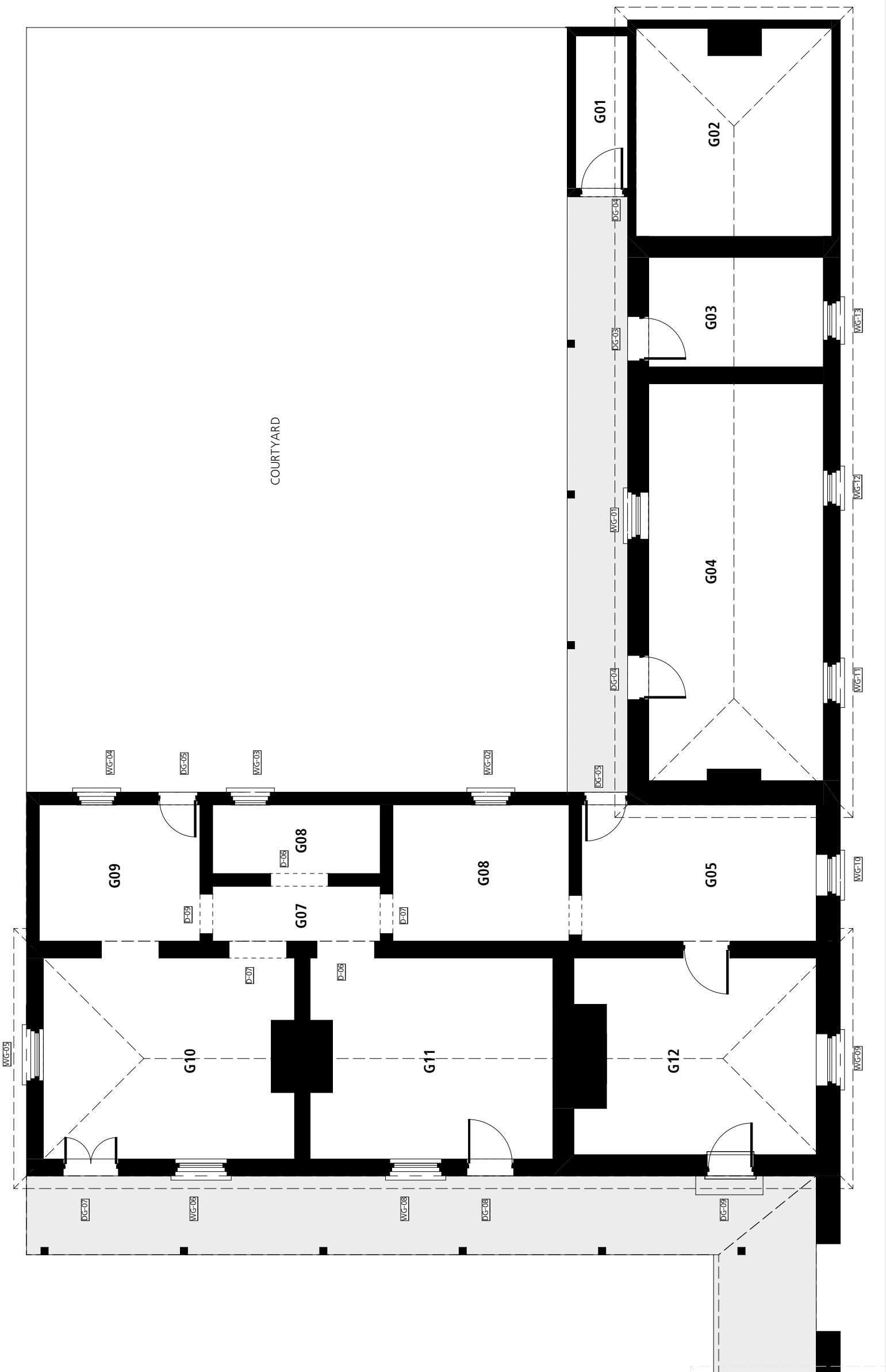


East Elevation

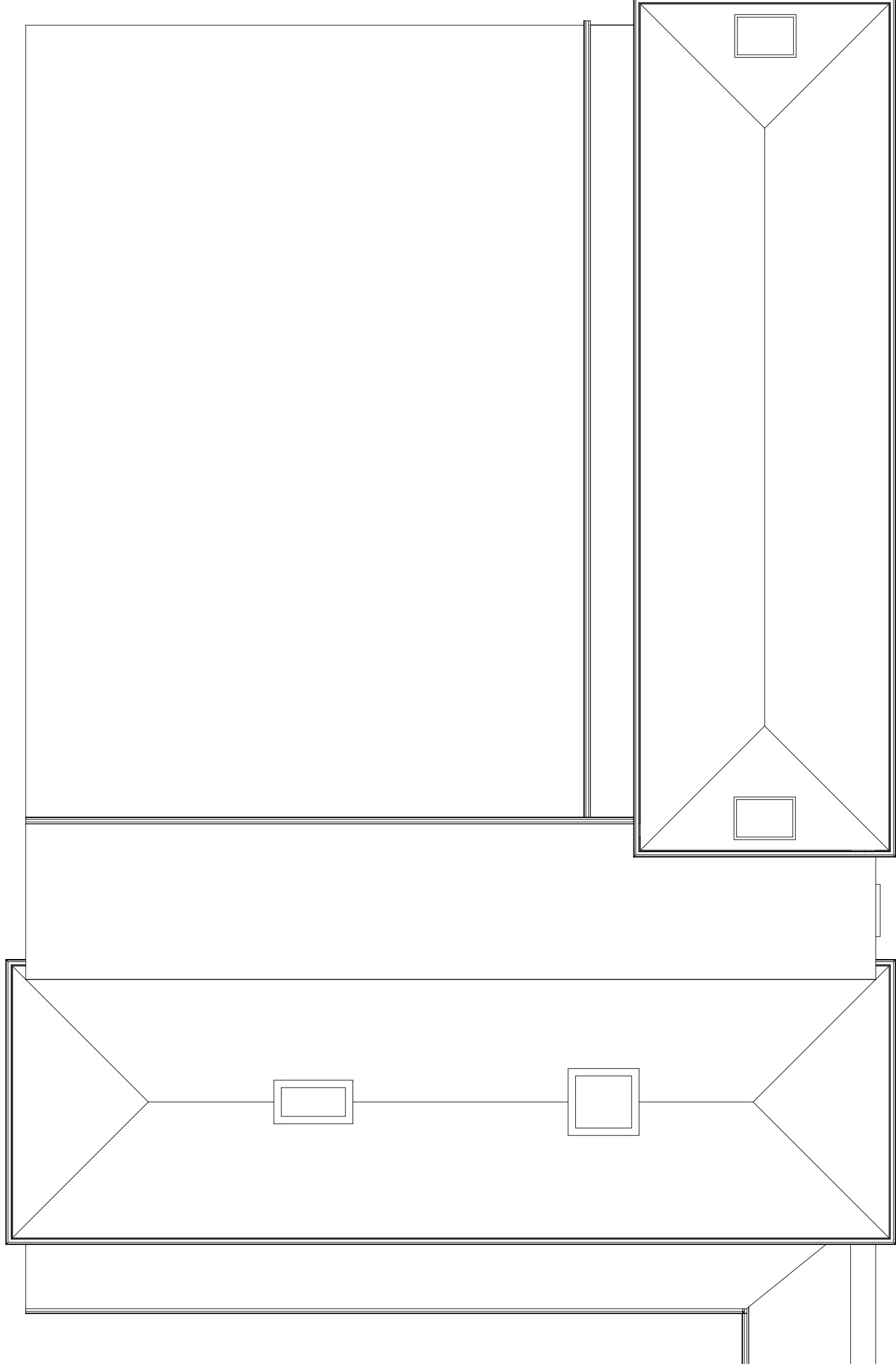


South Elevation

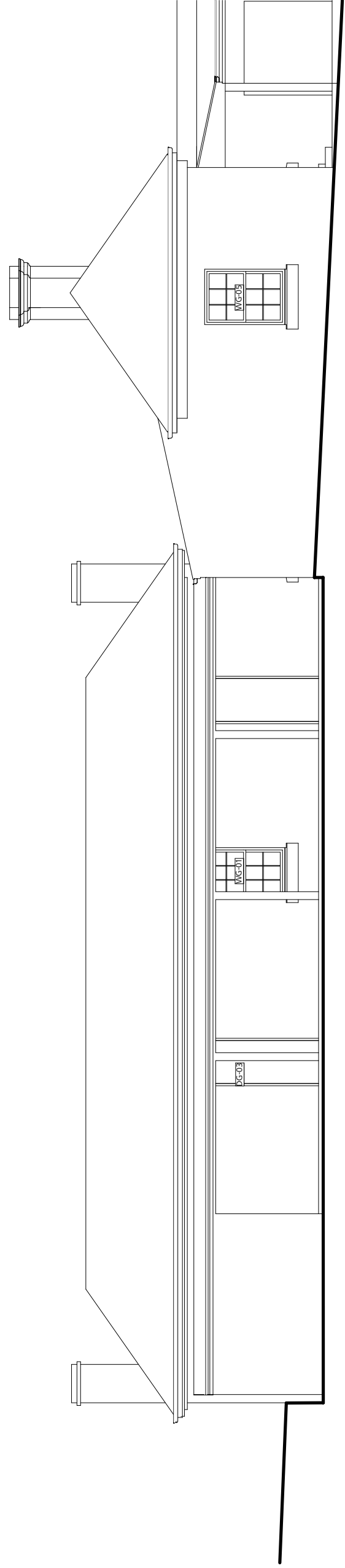




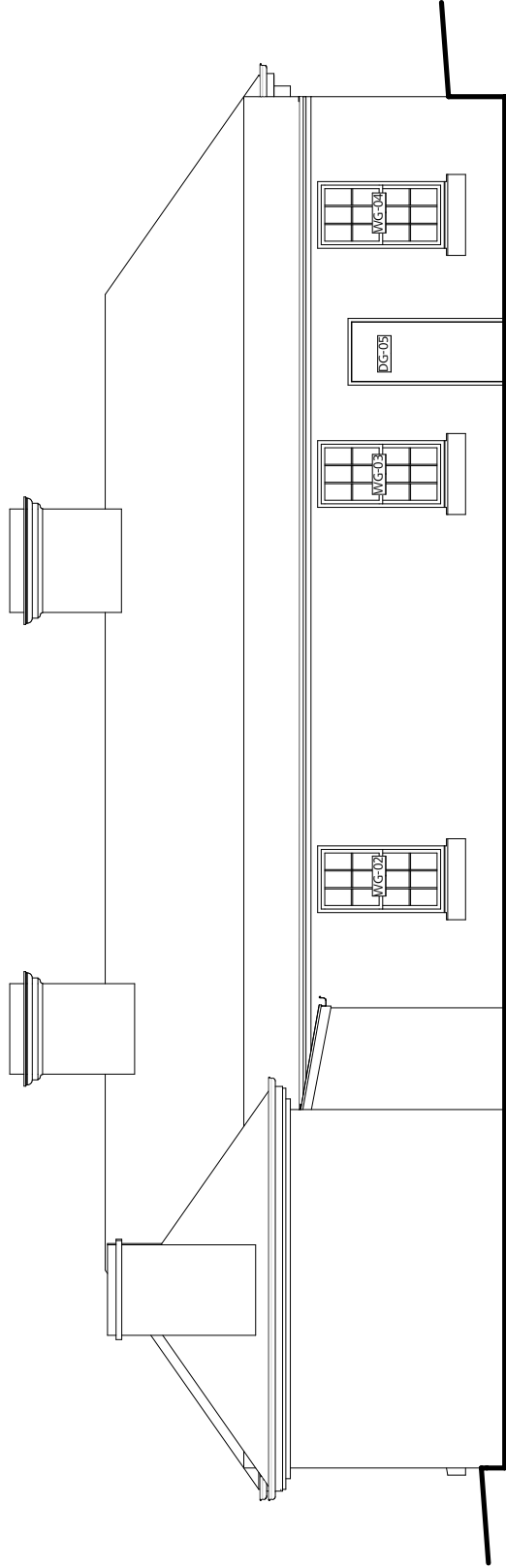
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10	—	—	—	—	—
9	—	—	—	—	—
8	—	—	—	—	—
7	—	—	—	—	—
6	—	—	—	—	—
5	—	—	—	—	—
4	—	—	—	—	—
3	—	—	—	—	—
2	—	—	—	—	—
1	—	—	—	—	—
0	—	—	—	—	—



metres	0	1	2	3	4	5	10
10							
9							
8							
7							
6							
5							
4							
3							
2							
1							
0							



North Elevation



East Elevation

Appendix K:

Architectural Projects Pty Ltd: *Glenlee Estate, Menangle Park: Visual Analysis*

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