



Meadowvale Subdivision and Conservation Submission

October 2025

Meadowvale Subdivision and Conservation

Heritage Impact Statement

Submission

Prepared by

Umwelt (Australia) Pty Limited

on behalf of

Meadowvale Developments Pty Ltd

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Report No. R.03

Date: October 2025



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Document Status

Rev No.	Reviewer		Approved for Issue	
	Name	Date	Name	Date
R.01			Brad Vale	18 October 2023
R.02	Tim Adams	23 November 2023	Brad Vale	24 November 2023
R.03			Brad Vale	30 November 2023
R.04			Brad Vale	16 September 2025
R.05			Brad Vale	3 October 2025

Executive Summary

The Meadowvale homestead is listed as a local heritage item within the Interim Development Order No.15 - City of Campbelltown ("IDO NO.15"), and is not listed in Schedule 5 of the *Campbelltown Local Environmental Plan 2015* (LEP).

The proposed subdivision of Meadowvale would conserve the fabric of the homestead and place it within a curtilage that includes the kitchen building, ruins of the stone cottage, the home garden, and the southern cottage.

The proposed subdivision will likely not diminish the heritage significance of the State significant heritage item Beulah. The proposed subdivision will have no adverse heritage impact on all other heritage items.

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1.0 Introduction

1.1 Background

This Heritage Impact Statement has been prepared for Meadowvale Developments Pty Ltd to accompany an application for subdivision and conservation works at Meadowvale, at 717 Appin Road, Gilead. The homestead comprises a late Georgian homestead constructed of sandstone and brick with a corrugated steel roof, and a separate timber-framed kitchen building, with landscape features nearby. The homestead is set several hundred metres west of Appin Road

The proposed work involves subdivision of the property Lot 1 in DP602888, and conservation works to the homestead, kitchen and home garden. Details of the subdivision proposal have been prepared by Inspire Planning.

The Meadowvale homestead is situated on lot 1 DP 602888, and the homestead is listed as a local heritage item within the Interim Development Order No.15 - City of Campbelltown ("IDO NO.15"), and is not listed in Schedule 5 of the *Campbelltown Local Environmental Plan 2015* (LEP). The listing and further aspects of the site are discussed in section 4.1 of the Conservation Management Plan for Meadowvale, by Umwelt (the CMP). The heritage listing functions in the much same way as a local listing on the LEP under the *Environmental Planning and Assessment Act 1979*. The site is adjacent to several heritage items and in the vicinity of others.

Accordingly, this Heritage Impact Statement reviews the proposal in terms of the relevant heritage provisions of the Campbelltown LEP 2015 and the requirements of the Campbelltown Development Control Plan (DCP) 2015, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

1.2 Methodology

This Heritage Impact Statement has been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as The Burra Charter, and the New South Wales Heritage Office (now Heritage NSW) publication, NSW Heritage Manual. The statement follows the format of the NSW Heritage document, 'Statements of Heritage Impact'.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.3 Site Location

The site is located on the western side of Appin Road at No. 717 Appin Road, Gilead. The site is identified as Lot 1 in DP602888 by the NSW Land Registry Services (LRS). (**Figure 1.1** and **Figure 1.2**).

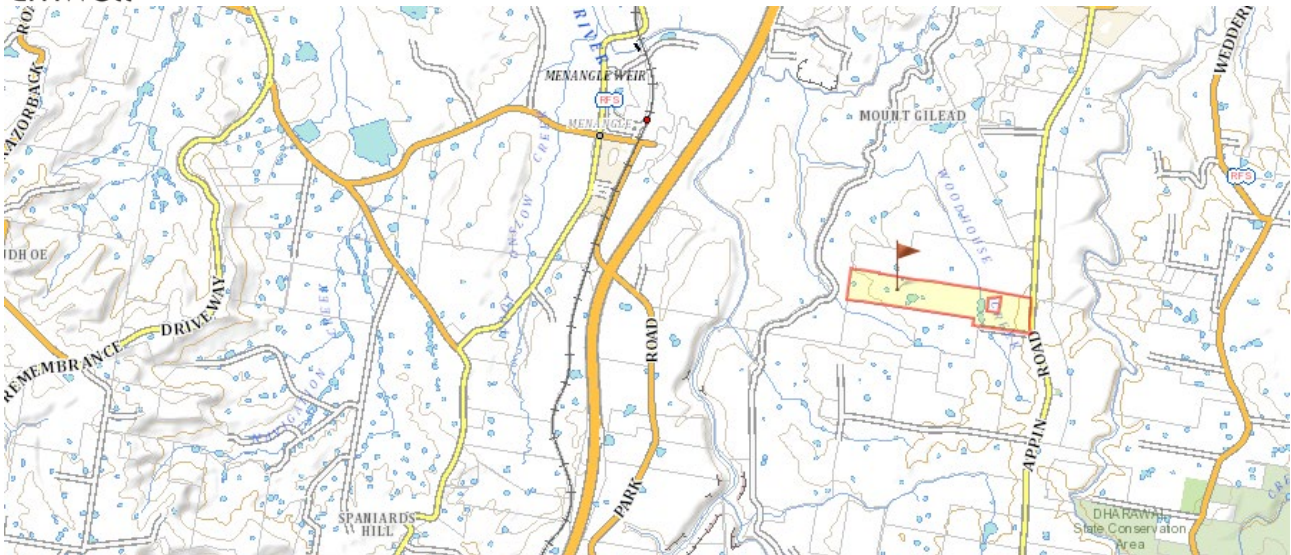


Figure 1.1 The site location is outlined in red

Source: NSW Spatial Information Exchange (SIX Maps).

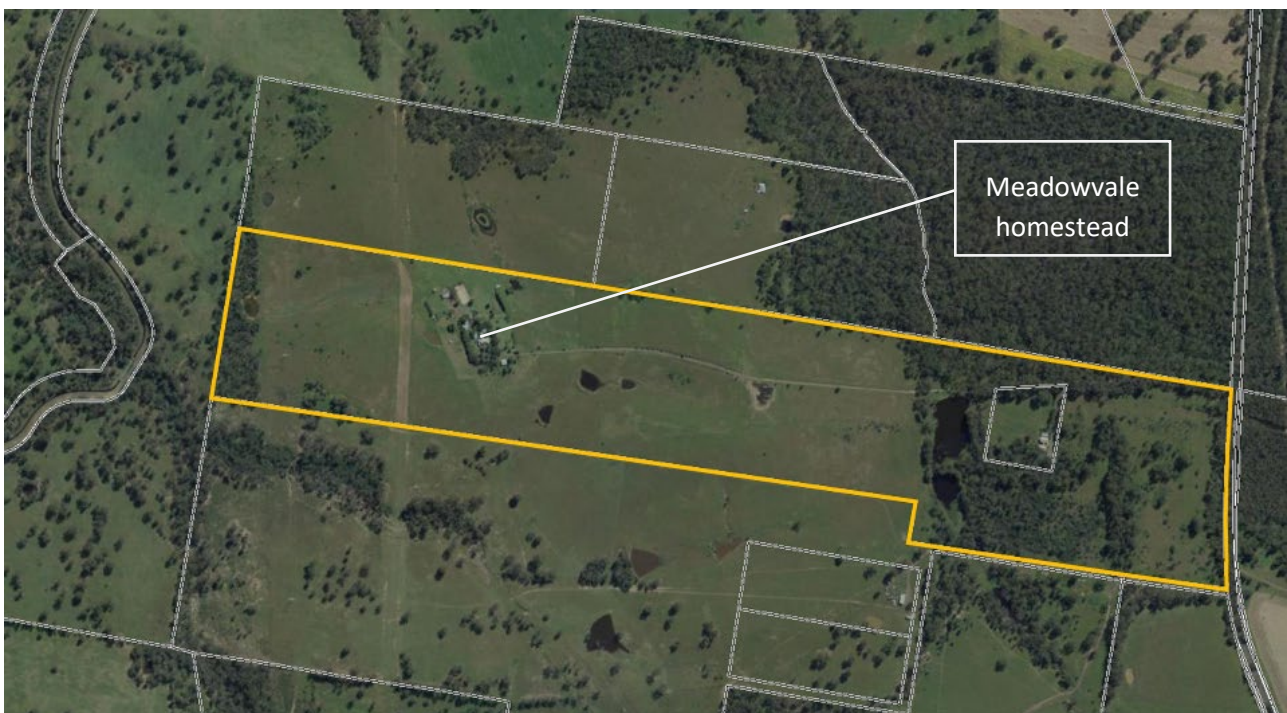


Figure 1.2 Aerial photograph showing the site of 715 and 717 Appin Road, outlined in orange, with the homestead location circled

Source: NSW Spatial Information Exchange (SIX Maps).

1.4 Heritage Management Framework

Meadowvale homestead is listed on the Local Heritage Register, and it is a deferred matter pending listing on the LEP. It functions as an item of local heritage significance. It is also located within vicinity of several other listed items, including:

- 767 Appin Road, Gilead (Beulah) – Item No: I00368. (State registered).
- 767 Appin Road, Gilead (Humewood Forest) – Local Heritage Register of Campbelltown.
- Appin Road, Gilead (Hume Monument) – Local Heritage Register of Campbelltown.
- Upper Canal Sydney Water supply system – State Heritage Register item 01373

Other heritage listed items in the vicinity of the subject site are visually and physically separated from the site by intervening forests and local topography. This includes the Mt Gilead Estate, which cannot be seen from the Meadowvale property.

1.5 Authorship

This report was prepared by Brad Vale, Principal Heritage Consultant, using research and a history written by Alison Fenwick, Archaeologist and Historian, all of Umwelt Australia.

1.6 Limitations

This report is limited to the assessment of potential impacts on the European cultural heritage values of the homestead site.

1.7 Copyright

Copyright of this report remains with Umwelt Australia Pty Ltd. Each photograph was taken by the author except where noted.

2.0 Documentary Evidence

2.1 Development of Appin and Gilead

The areas of Appin and Gilead were situated on the borders of the County of Cumberland, and towards the fringes of the growing Sydney city. Appin, situated to the south of Gilead, was settled predominately by family groups of ex-convicts, with land grants being allocated from 1811 onwards. William Broughton received the first land grant in the area, consisting of 1,000 acres of land. Over the course of the next five years (1811-1816), smaller parcels of land of 40 to 150 acres were issued, largely for residential and agricultural use. Colonial expansion to the south was restricted by rugged terrain, allowing for sustained interactions between European settlers and local Aboriginal people (Gapps 2022).

The suburb of Gilead was formed following the allocation of 400 acres of land to Ruben (Rueben) Uther in 1815, who named his land holding 'Gilead Farm'. Uther was a hat maker who arrived in Australia in the early 1800s, likely as a free settler. The land was primarily utilised for agricultural pursuits such as grazing and crops, similar to the Hume estate (see below) (*The Sydney Gazette and New South Wales Adviser* 1818, p. 4). The region of Appin, Minto and Airds supported a sizeable farming community by 1813 when over 80 settlers here contributed £182 towards a new courthouse for Sydney. While the freeman Andrew Hume (first owner of the subject site) gave a large part of this sum, freed convicts also donated a pound or two.

By 1810, wheat was thriving in the Gilead area, while sheep and cattle were common in the Appin district. The Sydney Gazette reported in June 1814 that Aboriginal people had stolen food from farms, commonly sheep and cattle. Some settlers killed some Aboriginal people, and there was a period in which the settlers feared attacks on their farms from Aboriginal people. Macquarie sent troops under Captain Wallis against the Aboriginals. A raid by Aboriginal people in 1816 resulted in one settler being killed. Escaped convicts hid in the hilly terrain and preyed on settlers' homes and livestock (Bayley p 19).

2.2 History of the Subject Site

Originally known as 'Hume Mount Farm' or 'Humewood', Meadowvale is situated within the original land holding of Andrew Hume, who in 1811 was allocated 100 acres of land (40.4 ha) near Appin by Governor Macquarie (Proudfoot 1973, Morris & Geoffrey 2000, Gapps 2022).

Andrew Hamilton Hume (1762-1849) was born in Ireland and had been a superintendent of convicts in Woolwich, England, and sailed from England in 1789 to become an instructor in agriculture when the colony was having difficulty feeding itself. He arrived in Australia in June of 1790. An alternative source claims that Mr Hume was one of the first free colonists to arrive in Australia in 1788, having travelled upon the 'Guardian' from England in 1787 (*The Argus* 1849, p. 2). Originally posted to Norfolk Island, and then Toongabbie, Hume was appointed government storekeeper in Parramatta in 1798 under Governor John Hunter. Although arriving in Australia with a reputable character, Hume was accused and trialled for malversation of public property (i.e., corruption in a public position) and dismissed. In 1800 he took a position as a superintendent of livestock yet was again dismissed on accusations of rape. Hume was again dismissed from his position in 1808 for dishonesty, and the family were close to starvation by 1809.

In 1809 Elizabeth More Kennedy, who married Andrew Hume in 1796, was awarded 60 acres of land (24.3 ha) at Prospect Hill. The allocation of this grant by Governor Macquarie allowed the Hume family to gradually reclaim their respectable position in society, and in 1811 they received the afore mentioned 'Hume Mount farm'/'Humewood' land holding. Hume added to this land holding by purchasing adjoining

parcels and utilised the land for grazing purposes and meat production (*The Sydney Gazette and New South Wales Advertiser* 1819, p. 2, *Australian Dictionary of Biography* 2023). Local reports suggest that the original structure was in part constructed in 1814-1819 by convict labour and from free sourced local sandstone (*Campbelltown Ingleburn News* 1953, p. 4). This structure may have been the small cottage whose remains lie about 30m north-west of the homestead. The homestead was originally constructed as a single storey stone cottage, with an extensive network of post and rail fencing, and gardens (Morris and Britton 2000). The main house structure was constructed in 1830, with a stone barracks building having been constructed for the convicts assigned to the property. The convict barracks are no longer visible at the site, having been demolished after the 1955 aerial and prior to 1960 (John Erby in Proudfoot 1973). The convict barracks may appear in **Figure 2-7** as the masonry building on the right.

Alternative sources suggest that Andrew Hume constructed an earlier dwelling within his expansive land holdings. 'Rockwood Estate' (or 'Rookwood'), referred to as the 'old estate' and 'old home' (*Sydney Mail* 1919, p. 13), is illustrated as extending across the land of Andrew Hume and George Best, portion 82 and 87 of **Figure 2-1**. Portion 87 was originally owned by Hamilton, however, was sold to George Best in 1831 and authorised by Governor Macquarie in that same year (*New South Wales Government Gazette* 1842, p. 256). It is possible that had this earlier dwelling been constructed, it served as the Hume family home during the initial years of their settlement, and likely the childhood of Hamilton Hume. The date of 1819 for construction of the homestead by convicts is quoted in a 1953 advertisement for a home contents auction.¹

The 'Hume Mount Farm' estate was advertised for lease in 1827, for the terms of five years as a complete estate or as smaller compact allotments (*The Sydney Gazette and New South Wales Advertiser*, 1827, p. 1). At the time, the property was described as being 'superior to any farm in the district', both for the occupation of grazing cattle and growing grain.

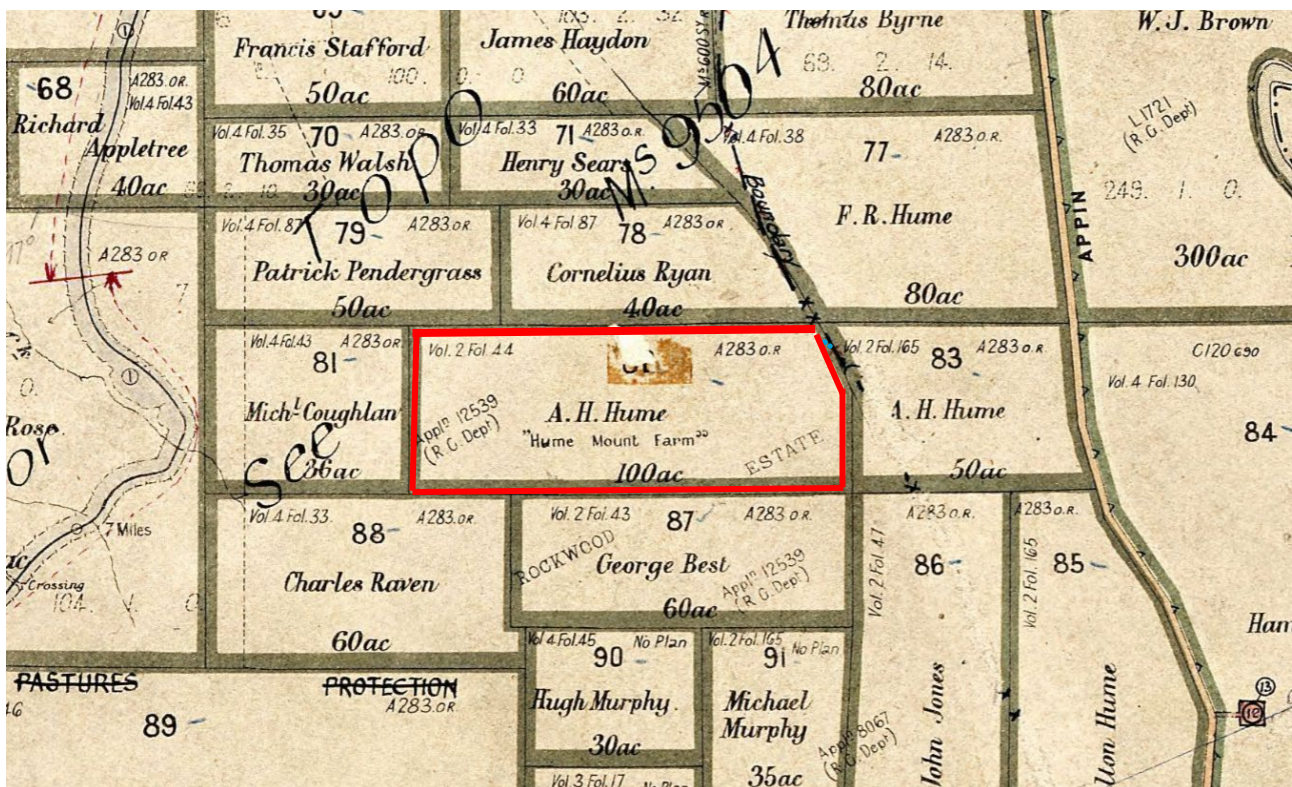


Figure 2-1 1904 Menangle Parish Map. The location of the original Hume Estate is indicated in red.

Source: NSW Land Registry Services Note that Meadowvale is referred to as 'Hume Mount farm' and 'Rockwood' estate is found to the south.

¹ The Camden News, Thursday 2 July 1953 p6

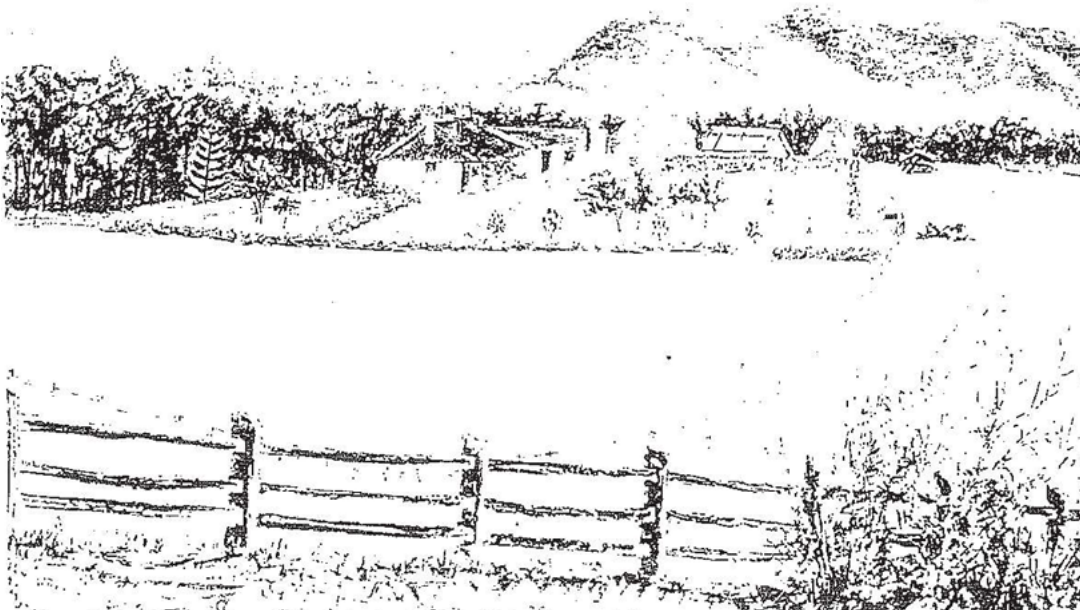


Figure 2-2 Pencil sketch of Meadowvale dated 1861, looking south-west from near the boundary with Beulah

Source: Tropman, John Murray, Historical Background & Conservation Programme for Beulah A Property in the Campbelltown District, 1788-1983. ASR 1983

Note the north-facing rear dormers in Figure 2-2. There is also a Norfolk Island pine growing in the front garden, left of the homestead, which grew for over a century, dying around 1970.



Figure 2-3 Undated photograph c1890 showing the south entry front of Meadowvale homestead

This is the original form of the homestead. Source: personal collection as recorded by NBRSPartners



Figure 2-4 Undated c1930 view of the south front of the homestead, showing the front conifers and picket fence gone. The 'Parramatta' arched hoods over the chimneys are gone too

Source: personal collection as recorded by NBRSPartners



Figure 2-5 Circa 1950 view of the entry front of Meadowvale the homestead. The attic has been extended as a pop-up.

Source: personal collection as found by NBRSPartners



Figure 2-6 Southwards view towards the rear of the house c1960. It shows an early twentieth-century extension on the west side of the homestead as a garage. The original form of the kitchen is apparent on the left.

Source: personal collection as recorded by NBRSPartners



Figure 2-7 Southwards view c1960 showing a glimpse of the homestead pop-up to the left of the Norfolk pine, and a rubble barn or convict barracks, since demolished. The northern wall of a rubble stone building might be seen behind the horse's front.

Source: personal collection as recorded by NBRSPartners



Figure 2-8 Southwards view c1960 showing the post-war stable, and the homestead with pop-up extension behind. The slab hut with corrugated steel roof on the left is long gone.

Source: personal collection as recorded by NBRSPartners

The property was acquired by AD Ross in c1900² and retained until 1913, when it was purchased by William Thomas Swift Guilford. At this time, the property encompassed 471 acres of land (190.6 ha, about 2.7 times larger than at present), having absorbed neighbouring properties under the management of Allan Bruce Hume, the great grandson of Andrew Hume. The former Town Clerk of the Canterbury Municipality, Mr James L. Sutton, lived at Meadowvale with his family up until his death in 1933 (*Catholic Freeman's Journal* 1933, p. 18). The Sutton family remained at the property until 1941, following the death of Ann Maria Sutton. It is likely that the Suttons built the weatherboard kitchen, pantry and workers' dining room (*The Campbelltown News* 1941, p. 4). The Suttons used the property as a dairy farm for around 30 cows. They had three horses to pull ploughs and carts. They had about 100 acres (40.4 ha) under cultivation for cereal crops, with mechanical equipment to assist in seeding and reaping. The only structures listed in 1941 were the homestead of seven rooms, the kitchen wing of three rooms, bails and dairy sheds.³

² Proudfoot, Helen, in MEADOWVALE (HUMEWOOD) in the Heritage inventory

³ *The Sydney Morning Herald* Wed 16 July 1941 p5



Figure 2-9 1946 aerial image of the Meadowvale homestead and grounds

Source: Historical Imagery Viewer NSW (2023)



Figure 2-10 1955 aerial image of the Meadowvale homestead and grounds

Source: Historical Imagery Viewer NSW (2023)



Figure 2-11 1969 aerial image of the Meadowvale property.

Source: Historical Imagery Viewer NSW (2025)

Figure 2-9, the 1946 aerial image of the Meadowvale homestead and grounds to **Figure 2-12** provide an overview of the modifications and alterations having taken place at Meadowvale.



Figure 2-12 1989 aerial image of the Meadowvale homestead and grounds

Source: Historical Imagery Viewer NSW (2023)



Figure 2-13 1979 southwards view of the rear of Meadowvale showing the kitchen on the right.

Source: personal collection as recorded by NBRSP+Partners

The property was purchased by Mr A Fitzgerald, a breeder of stud cattle and horses, in 1946. Fitzgerald considered the century-old fence posts of the property were in 'serviceable and strong' condition. He also noted that the stables were in good condition (*The Farmer and Settler* 1947, p. 4), though it is likely that these stables were only a few years old at the time. The property was given an alternate name of 'Illawarra

Stud' to assert its use for horses. The Maskus family occupied the house from 1950 for a horse stud,⁴ and in 1953, Mr W. Maskus sold the property to a Mr W. O. Ohlson for £25,000 (*The Sydney Morning Herald* 1953, p. 3), with much of the original furniture and furnishings having been sold at auction in June of the same year. The pop-up first-floor extension to the homestead was likely undertaken around this time.



Figure 2-14 1979 view towards the rear of the homestead and northern wall of the kitchen on the right.

Source: private collection accessed by NBRSPartners. Note the Norfolk Island pine seen in earlier photos has died.

The *Campbelltown Local Environmental Plan No. 76* was gazetted in May 1987 with the determination by Bob Carr, Minister for Planning and the Environment. This included the listing of 'Meadowvale, homestead', Humewood Forest and the Hume Monument being listed as items of the environmental heritage of the City of Campbelltown.

⁴ The Campbelltown News, Tuesday 15 May 1951, p4

3.0 Physical Evidence

3.1 Site Context

The western side of Appin Road in the vicinity of the subject site is set of gently rolling hills that is a ridge top running north-south made of Wianamatta shale. The land of the property falls away at the western end, and looks over a deep valley cut by Nepean Creek, allowing distant westerly views to Razorback Ridge. The subject land and many nearby properties retain indigenous forest close to Appin Road and have large tracts of long-term cleared grazing land set well within each property. The remnant forest is dominated by spotted gum *Corymbia maculata*. Much of Gilead and Appin have been used for grazing for about two centuries. The Macarthur region is dotted with Georgian-period dwellings, frequently kilometres apart, although in this instance, the semi-ruined Beulah homestead is the northern neighbour.

Further north, suburban subdivision has extended south from Campbelltown since the late twentieth century, extending through Bradbury to St Helens Park and Rosemeadow.



Photo 3-1 Easterly view from Meadowvale's driveway towards the remnant forest near Woodhouse Creek

Meadowvale is on Lot 1 in DP602888, which is a rural property that consists of a central core of a homestead and associated buildings that were each constructed about three generations apart, a home garden landscape, farming buildings, a grazing landscape with dams, and remnant forest of Cumberland Plain Woodland in the east.



Photo 3-2 The Meadowvale group looking south-east, showing the 1990s neo-Victorian building on the left, the kitchen building (centre) and the homestead behind and to the right

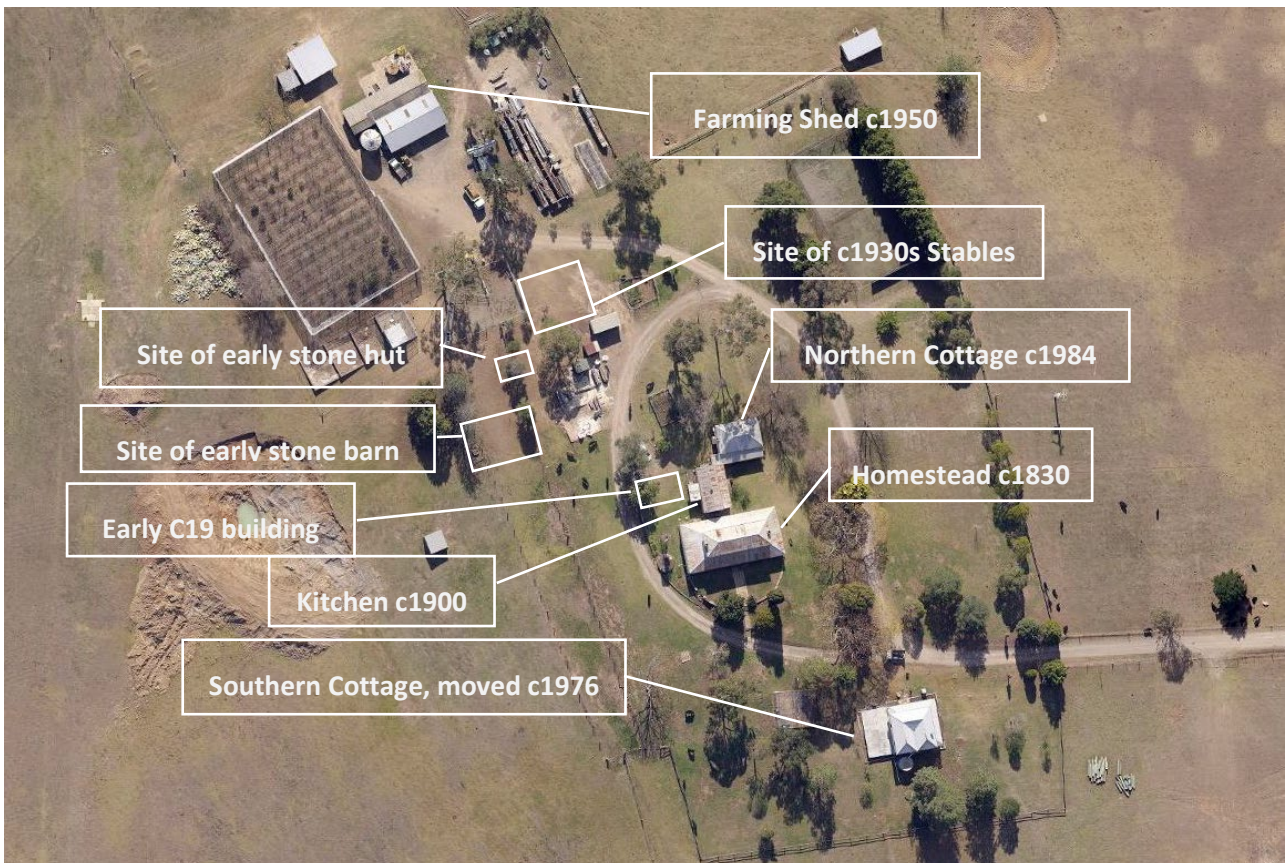


Figure 3-1 Aerial photograph of the Meadowvale Homestead group of buildings and farm structures.

3.2 Description of the Homestead

Meadowvale homestead is Georgian house with typical architectural characteristics of the period at a scale afforded by its relatively well connected first owner. The house is symmetrical with original verandahs along the longer sides to the north and south. The ground floor has the larger rooms set either side of an entry hall. The smaller rooms are towards the periphery. The entry hall has an original Georgian stair, but the first floor is now substantially a mid-twentieth century pop-up extension. This suggests that the original house had dormer windows facing north to the rear, serving as bedrooms. The south and side elevations are perfectly symmetrical. The southern elevation is about 22 m long. It presents with the traditional bell-cast roof with a low-pitched roof over the verandahs and end offices, then a steeper roof over the habitable rooms. The small office rooms at the ends of the southern verandah give a sense of grand formalism, even at this scale.

The homestead is constructed of massive sandstone perimeter walls, full brick internal walls, timber floor and roof structure, with good quality joinery remaining. The perimeter walls are made of sandstone blocks laid with lime mortar in irregular ashlar. The walls are 610 mm thick, which is unusually massive. This allows for deep reveals for the fenestration. The walls are plastered inside and rendered with ashlar lining on the exterior. The internal walls on the ground floor are 230 mm double brick. A section of damage reveals that the bricks are 75 mm high, which is surprising that the standard German brick size was used, when a house of around 1830 would normally be expected to have the traditional English brick height of 65 mm.

The northern and southern verandahs are paved with large rectilinear slabs of sandstone. The approach garden path is paved with smaller sandstone flagstones. Large blocks of sandstone are used in the curved retaining wall to the south-western section of the front garden, extending from the south-west corner of the homestead.

There is a small basement under the western end of the homestead, accessed by sandstone steps. The basement walls are sandstone ashlar. There is a sump in the floor. This was likely built as a cool room. The west (outer) wall has a gap near floor level that may have originally been a drain. The v-jointed ceiling boards are now lost, exposing the floor joists and floorboards of the homestead ground floor above.

The first floor consists of a large bedroom on either side of the stair hall. The first-floor walls are lined with fibre cement boards. The windows are timber framed with four bays of casements to the windows serving the northern and southern walls of each bedroom. This extension work was undertaken in the early 1950s and the fabric is typical of austerity construction in this period.





Photo 3-3 The entry south elevation, shown in sections due to the planting nearby



Photo 3-4 The west elevation of the homestead (right), the kitchen wing (centre-left) and a c1990s neo-Victorian building on the far left



Photo 3-5 The north-west corner of the homestead has a semi-enclosed section leading to a subterranean cool room



Photo 3-6 The north elevation of the homestead

The floor is supported on the masonry perimeter walls with likely masonry piers within the under-floor space. Hardwood joists 70 x 140 mm support butt-jointed floorboards that are 20 mm thick and 140 mm wide. The first floor is likely to have deeper bearers supporting the same 140 x 20 butt jointed floorboards.

The roof has convention rafters supporting the ridge board, possibly in hardwood. There are sufficient battens evident that it is likely that the homestead roof was originally clad in timber shingles.



Photo 3-7 The east elevation of the homestead

The joinery is of a high standard. If it is original, it is an indicator of the established image sought by Andrew Hume. Helen Proudfoot stated in her 1973 report that, "Doors and windows have been replaced." The ground floor joinery has a Georgian style. The front door and doors between habitable rooms are framed with six panels with fine Georgian style mouldings holding each slim panel into the frame. Much of the original hardware remains, including locks. One timber mantelpiece remains in the east room. It is a slim item, with many decorative grooves and a turned box in each top corner. The skirtings remain in the building; they have Georgian profiles, with some slight differences between rooms. There are profiled architraves around internal doors and the windows that sit in deep recesses lined with plain timber.



Photo 3-8 The basement cool room under the west end of the homestead

Detail photographs of the Homestead



Photo 3-9 The front door in the south facade



Photo 3-10 A typical original sash window in the east facade



Photo 3-11 The stair is clearly original



Photo 3-12 Georgian goose-necked balustrade at the top of the stair

Detail photographs of the Homestead



Photo 3-13 Original roof framing above the former laundry on the northern side of the homestead



Photo 3-14 The Georgian mantelpiece salvaged in its original east room



Photo 3-15 A likely original door by the 1960s bathroom fit-out

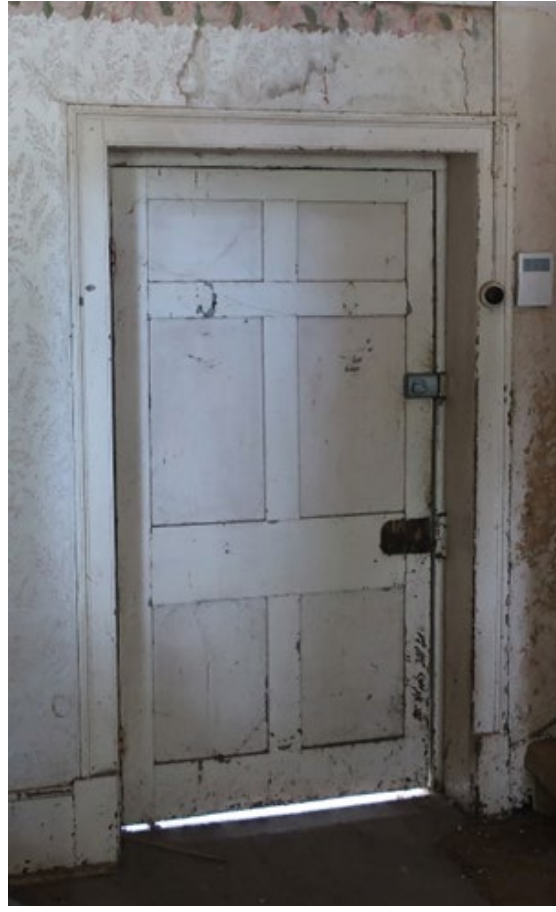


Photo 3-16 A likely original door in the northern wall of the central hall

3.3 Description of the Kitchen Building

The kitchen is a separate building in Federation style, with detailing consistent with the fashions of c1900. It is located to the north of the homestead, at the rear. It is a timber-framed gable-roofed building with a front verandah facing east. The building consists of two rooms and a skillion-roofed storeroom added onto the western wall. The northern room was the actual kitchen; the southern room was likely the dining room for farm staff. The storeroom is a c1960s addition on the basis of collected photographs and since its external wall cladding is a more modern profile. The internal door to the storeroom matches the original work, indicating that it was relocated. The brick base of the original chimney remains adjacent to the northern external wall. A steel-clad fire box and incomplete steel chimney remain. A small belfry at the midpoint of the ridge contains a bronze bell.

The kitchen is constructed with brick piers that support a timber frame of bearers, studs, ceiling joists and rafters. The external walls are clad with weatherboard milled with vertical visible face and expressed recessed joint where the interlocking joins are. The weatherboards terminate at the proud stud at each corner. The verandah is simply framed in timber with stop chamfering on the columns. The roof is clad in corrugated galvanised steel, the original roofing material.

The fenestration is finely detailed for a service building in early Federation style with richly profiled architraves, four-panel doors with a low lock rail, windows are sliding sash with one or two panes to each sash.



Photo 3-17 The front east elevation of the kitchen building



Photo 3-18 The northern elevation of the kitchen building

The interior of kitchen is lined with timber, consisting of a low skirting, vertical boards as a dado, topped with a chair rail, then v-jointed horizontal boards up to the ceiling. The ceiling in the south room is pressed metal with a cornice in Federation Art Nouveau patterns, while the northern kitchen room has a v-jointed timber board ceiling and a timber coved cornice.



Photo 3-19 Original early Federation doors, pressed metal ceiling and wall cladding in the kitchen

3.4 Twentieth-Century Buildings

The Meadowvale estate contains a mid-twentieth-century agricultural building, and many works connected to the farming practises on the site, such as clearing, fencing and earth works. There are other works connected to the use of the property for horse riding, breaking in and agistment, such as a sand bed that was a fenced equestrian corral. There is a landscape for pleasure in the home garden, which includes sweeping lawns, large specimen trees and a tennis court.

There are two small timber-framed cottages in the vicinity. The southern one appears to be a relocated early Federation cottage, moved onto new concrete footings in the mid-1970s. The other is connected by a walkway to the kitchen building and appears to have been constructed new in the 1990s in a neo-Victorian style.

3.4.1 The Southern Cottage

About 40 m south-east of the homestead, there is a small timber cottage with four rooms and a bathroom, and verandahs on the northern and easter sides. There is a large modern pergola on the western side. The cottage is constructed of timber framing with weatherboard cladding to the walls and galvanised corrugated steel sheet roofing. The roof has Victorian style with a medium pitch with a simple hip shape presenting to the front but is actually two parallel gables seen at the rear to direct rainwater towards the water tank.

The architraves and fenestration are all convincing to be from around the 1890s. The evidence from aerial photographs shows that this cottage was moved here from 'Glenlorne' around 1976 to provide additional accommodation for the riding school operating at Meadowvale.⁵ The brick footings and concrete slabs of the verandah date from c1976. The concrete slab on the western side was laid after 2010.



Photo 3-20 The northern front of the southern cottage

⁵ Glenlorne is now the site of an early weatherboard house was built before 1832. The central section was built first as the home of GM Woodhouse. Side wings of two bays each were added later. The house was dilapidated before it burnt down in 1981. Two chimneys and the basement cool room are all that remain of the house. Some large-scale planting also remains. The cottage at Meadowvale is not part of the early Glenlorne house. Glenlorne is 2.8 km north-east of Meadowvale homestead.

3.4.2 The Northern Cottage

The northern cottage is located to the north of the homestead and attached to the kitchen with a timber-framed walkway, forming a semi-enclosed courtyard open to the east. The cottage is a single room space detailed to resemble a late Victorian timber cottage. It has a modern brick plinth, piers, and at the western end there is a chimney with an external fire breast, that is bagged and painted in an early Victorian style that was common in regional dwellings. The walls and roof are framed in conventional timber. The walls are clad in weatherboards cut with a rusticated pattern at a smaller scale than those of the adjacent kitchen. The hip roof is clad with corrugated steel and is shaped with minimum overhang for the quad guttering.

The windows are vertical sliding sash type, with a shorter lower sash in each, which is unusual. The front façade faces south and is sheltered by a verandah so the French doors are protected from rain. This façade has a central front door and a set of French doors on each side. The doors appear to be 1980s work. The interior is lined with particle board floor sheets. The walls and ceiling are lined with plasterboard with modern plaster coved cornices. There is a bagged brick fireplace, and a timber firewood box nearby. The building fabric agrees with the documentary evidence that it was between 1979 and 1984.



Photo 3-21 The southern entry front of the northern cottage



Photo 3-22 The northern façade of the northern cottage, the kitchen is seen behind on the right



Photo 3-23 Interior of the northern cottage

3.4.3 Agricultural Structures and Features

There is a post-war shed located 100 m north-east of the homestead. The northern brick section was likely built to protect farming vehicles. There are smaller enclosed spaces at the western end for storage of smaller items and a bathroom. It is built with red brick walls on a concrete footing and has corrugated asbestos sheet roofing of a type developed in the 1950s. The internal doors are ledged timber. The

attached southern shed has vertical timber cladding and a corrugated steel roof, typical of the late twentieth century.



Photo 3-24 The farm shed, looking south-west

In the mid twentieth century, there was a steel sheet silo in the south-western corner of these two sheds. This silo was likely installed when the adjacent shed were built in the early post-war period. The silo was removed in the 2010-15 period



Photo 3-25 The steel silo (now removed) adjacent to the agricultural sheds

Source: Property sales campaign of 2010

3.5 Removed Buildings

Several buildings around Meadowvale have been removed in the post-war era. The sites of these buildings are illustrated in **Figure 3-1**.

There was a separate building to the west of the kitchen building in the 1946 and 1955 aerials. But it was demolished by the time **Figure 2-6** was taken c1960. The writers do not have evidence for what this building was.

There was a windmill located a short distance west of the homestead, seen in **Figure 2-6**. While it no longer stands, there are some cast iron remains lying nearby that appear consistent with the inter-war period. This windmill raised water for household use. It is noted in the clearing sale of July 1941 following the death of Mr AM Sutton.



Photo 3-26 Remains of the windmill on the concrete septic tank, west of the homestead

3.5.1 Timber Stable

A timber stable with loft towards the northern end of the Meadowvale group was located shortly to the north of the elliptical drive. It appears to have been built in the early post-war period. This stable had a simple gable with the ridge running north-south. It was clad in weatherboard. The windows seen in the 1950s in **Figure 2-8**, and they have a late inter-war character. The stables were removed with the approval of Council after 2010. The cast iron horse and horseshoe plaque on the building seen below, remains on site.



Figure 3-2 The stables, southern front

Source: City of Campbelltown Council, heritage inventory for Meadowvale

3.5.2 Timber and corrugated Steel Shed

To the north of the stables, there was a farm shed apparently constructed with a timber sapling frame and clad with corrugated steel sheet. The roof sheeting was held down by slim saplings fixed to the frame in a mid-nineteenth-century style. This shed had a simple gable with ridge running north-south. It appears in the 1946 aerial and in the c1950s, in **Figure 2-8**. It had long-since been removed by the 1989 aerial photograph when its site was occupied by drives.

3.5.3 Convict Barracks

Further south was a stone convict barracks or barn that appears in **Figure 2-7**. Given that convict transportation to NSW ended over the 1840 to 1852 period, the convict barracks would have been built in the first half of the nineteenth century. This building appears to have been built of rough stone, then whitewashed. The gable ridge ran east-west. The building may have been the convict barracks mentioned in the documentary evidence. It was demolished after the early 1960s.⁶ The reasoning for the demolition of the convict barracks is not clear.

3.5.4 Rough Stone Cottage

South-west of the stables, there was a rough stone building of a single storey, whose stone elements may have been built in the early nineteenth century. Many of the stones were unshaped rocks, crudely bonded together in thick walls with a soft mortar. The plan below shows a single space with small openings and a hearth at the east end for cooking. This cottage was later extended towards the north with fibre-cement cladding and bricolage over the twentieth century. The dwelling burnt down after 2010, leaving some plinth

⁶ Proudfoot, Helen, Meadowvale (Humewood) on the Campbelltown Local Heritage Register

stones and its concrete slab that was laid between the stone walls. While the cottage was seen by the author in 2015, no photographs are known to exist. The original, southern space of the cottage had a pitched roof, as shown in the plan below.



Figure 3-3 Plan of the rough stone cottage in 2010

Source: Ballard Property



Photo 3-27 Remains of the rough stone cottage following a fire

3.6 The Landscape

3.6.1 Landscape on the Agricultural Land

The woodland forest has been substantially cleared from the property Meadowvale, starting around 1811. By the time of the 1861 sketch, there was a substantial cleared field on the lower, western half of the property around the homestead. By the mid twentieth century, the property was almost fully cleared, with remnant forested areas along the western boundary, near the ponds 300 m west of Appin Road, along the Appin Road boundary and near the boundary with Humewood Forest. In the decades after the 1969 aerial photograph, the density of trees on the property within 300 m of Appin Road increased considerably.

The only non-indigenous planting in the eastern section of the site is an unkept hedge of *Campsis radicans*, a red flowering bignonia that is common in the area. This exotic planting is many decades old, but it does not have cultural significance. See **Photo 3-35**.

The driveway extends towards the west from Appin Road, close to the north-east corner of the property. The driveway is covered in blue metal gravel. The bridging element over Woodhouse Creek is a modern piping system of no heritage significance. Two large ponds have been excavated on the property in the course of Woodhouse Creek, which falls towards the north. The driveway rises to the west from Woodhouse Creek and extends over the hill, close to the centre of the property, which is the highest point of the property west of Woodhouse Creek. See **Photo 3-36** to **Photo 3-38**.



Photo 3-28 North view across the east side of Meadowvale property, to Humewood Forest

As the driveway passes over the hill, there are three cypress trees *Cupressus sempervirens* growing on the south side of the driveway. There were many cypress trees growing along the driveway in the early post-

war decades. As the hill descends to the west, there is a low hedge of African olives *Olea europaea cuspidate* on the northern side. These olives are many decades old, but are a low scale. This species is an environmental weed in the region.



Photo 3-29 East view over a pond to the c1990 house on lot 4 DP602888. The driveway is on the left



Photo 3-30 West view along the drive with African olives on the right

i. Movable Objects in the Agricultural Land

Several movable objects stand in the agricultural landscape of Meadowvale.



Photo 3-31 Unshaped mudstone piled over a star picket near the entrance to the property



Photo 3-32 unshaped sandstone and mudstone located 200 m west of the property entry

There are two piles of unshaped stones near the driveway, within 200 m of the entry to the property. These stones are a mixture of sandstone and mudstone. The stones are different to the pale cause sandstone used in the homestead and remains of other early buildings at Meadowvale. One of the piles of stones is gathered over a steel star picket. Star pickets have been in use for about a century, so these piles

of stones are not remarkably old. However, the stones have been in place for many decades because there are many layers of exfoliation in place. It is possible that these stones were dumped on the site with the intention of using them in drainage works near the driveway and creek. These stones do not appear to have heritage significance.



Photo 3-33 Second-hand building materials on the former dressage area

There are many palettes of second-hand bricks placed on the sandy dressage rectangle set up for the post-war phase of horse training on the site. These bricks are the traditional English size that was used in Australia before German brick making machines were imported in the late nineteenth century. These bricks, hardwood timbers and other second-hand building materials were brought to the site after 2015 and have no historical connection to the Meadowvale property. See **Photo 3-33**.

3.6.2 The Home Garden

The home garden is a fenced area of 2 ha containing the homestead and cottages, a pleasure garden, tennis court and various working buildings or structures that assist in the various agricultural and horse-riding uses of the property over the last century.

The homestead has a semi-circular front garden defined by stone edges that becomes a retaining wall at the western side. This low-height retaining wall of sandstone was likely built in the late nineteenth century as the plinth for a timber picket fence. The timber fence was removed in the early twentieth century. The curved stone wall was extended around the western side of the homestead around the 1960s, and appears to have reused stone blocks taken from a garage extension of the western side of the homestead when that extension was demolished. The entry path enforces the symmetry of the house and garden imposing its geometry on the hilltop.

A Norfolk Island pine was grown to a great height south of the homestead's driveway on the axis of the entry path. It appears in many mid-twentieth-century photographs. It was thriving in 1955, dead in 1979 and removed by 1989. The cypresses are hardy reliably green-leafed trees that were popular in the nineteenth century for their colour and regular shape. A symmetrical pair of cypresses were planted south of the homestead around the mid nineteenth century, and are seen as mature trees by the end of the century in an early photograph of the front of the house (see Figure 2-3). They were removed around the inter-war period, and then replanted in the late twentieth century. The strelitzias may have been planted in the mid twentieth century. The *Camelia sinensis* growing next to the southern verandah of the homestead appears to be the variety 'Great Eastern' that was developed in the 1870s at Camden Park.

However, this specimen appears to be less than 60 years old, and it is a common variety in the Sydney region.

The 1946 aerial photograph shows about a dozen trees only around the homestead, though the only trees that could remain from then are some eucalypts in the northern end of the home garden within the ellipse-shaped driving circuit. The remaining planting in the home garden is not remarkably old.

There were no trees east of the driveway that now goes through the home garden in 1980. A variety of cypress have been planted inside the entry gate. There is a park-like landscape of large trees to the east of the homestead, including an English oak *Quercus robusta*, Chinese myrtles *Ulmus parvifolia* and desert ash *Fraxinus angustifolia*.

To the north of the homestead, there is a very old rose bush growing east of the kitchen. Another low stone retaining wall curves around the western side of the homestead, offset from the encircling drive. There is a further park-like landscape of large trees with grass and paths in between north of the habitable buildings. Trees include tree spotted gum *Corymbia maculata*, she oak *Casuarina torulosa*, and more Chinese elms and cypress trees.



Photo 3-34 The home garden east of the homestead has desert ash, Chinese elm and an English oak tree, planted around the mid twentieth century

3.6.3 Views

Meadowvale is approached from Appin Road that runs along the eastern boundary of the property. This boundary is lined with remnant woodland forest, like most nearby properties along Appin Road. There are glimpses through this screen of remnant trees to the driveway and eastern paddock of the property. The driveway gently curves near the northern boundary of the property, coming close to the Humewood Forest.

The tall eucalyptus and corymbia trees alongside the driveway give a sense of enclosure with filtered views towards the clearings.



Photo 3-35 a gap in the screening of retained trees by the Appin Road boundary

The homestead and home garden come into view from the driveway as one looks west from about 1000 m west of the driveway entry (about 500 m to the east of the homestead), as one passes over the top of a hill. From here, there is a commanding view to the Razorback mountains to the west, and over the Nepean River valley to the south-west.

The homestead looks south from its front windows through the home garden trees and over the property's grazing land that falls away to the south. The homestead and surrounds have extensive views over the Nepean Valley towards the Razorback Ridge. This view to the west was re-established after 2005 when the western windbreak of large trees was removed. Early nineteenth-century homesteads in the region are typically placed on hilltops where a commanding view could be had.



Photo 3-36 View looking west from the Meadowvale driveway about 400 m west of the entrance



Photo 3-37 View showing the gravel driveway rising over the hill towards the west



Photo 3-38 Westward view from the drive over the Meadowvale hilltop. The homestead is circled



Photo 3-39 The driveway approach to the fenced home garden, looking west

The long rear elevation of homestead and its traditional first floor windows look northwards over the working agricultural landscape behind the homestead. The fenced tennis court located north-east of the homestead was built in 1980 and has a tall screen of trees on the northern and eastern sides.



Photo 3-40 North-western view towards the homestead from near an agricultural gate



Photo 3-41 Southwards view towards the rear of the two-storey homestead, looking over a traditional working farm landscape



Photo 3-42 The entry approach to the homestead, looking north



Photo 3-43 South-westerly view towards the homestead group from near the tennis court



Figure 3-4 **Westerly view from near the homestead over the Nepean valley to Razorback**

4.0 Statutory Heritage Status

4.1 Heritage Status

Campbelltown City Council has a set of local heritage items listed on Schedule 5 Environmental heritage, Part 1 of the LEP. Many of these heritage items have come from the Campbelltown Local Heritage Register. However, a regularised heritage management system is yet to be completed, leaving some heritage items such as Meadowvale homestead on the Local Heritage Register and as a deferred matter pending listing on the LEP.

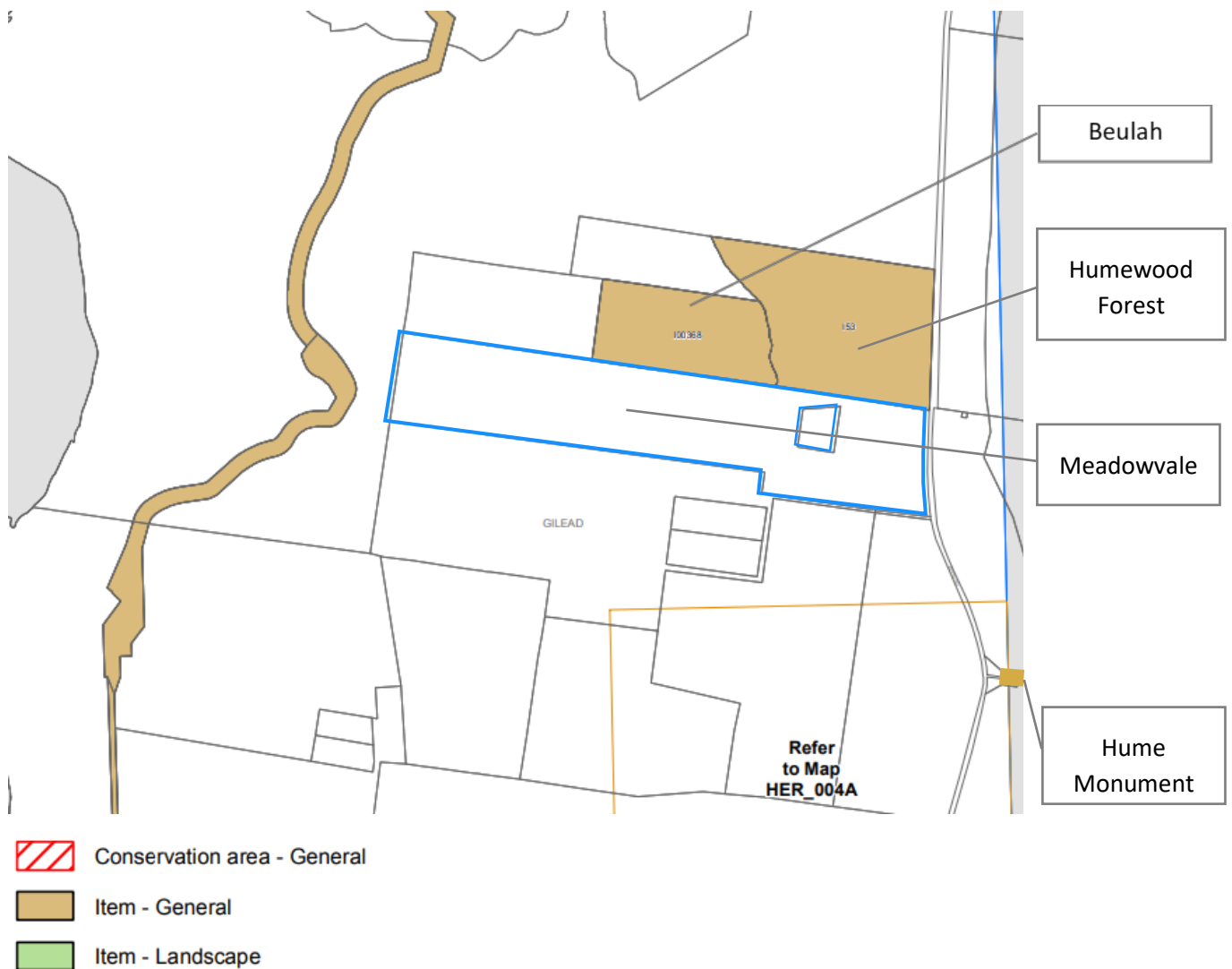


Figure 4.1 Extract from Heritage Map 004 in the Campbelltown Local Environmental Plan 2015. The subject site is within the shapes outlined in blue.

Meadowvale is listed on the Local Heritage Register, but not yet on the LEP. It functions as an item of local heritage significance.

Meadowvale homestead is also in the vicinity of the following heritage items listed in Schedule 5 of the Campbelltown LEP 2015:

- 767 Appin Road, Gilead (Beulah) - Item No: I00368 (State registered)

- 767 Appin Road, Gilead (Humewood Forest Humewood Forest) - Item No: I53
- In Canal Reserve, Denham Court, Gilead (Upper Canal, Sydney water supply system - Item No: I01378 (State registered)
- Appin Road, Gilead (Hume Monument) - Item No: I56
- 901 Appin Road, Gilead (Mount Gilead) - Item No: I586, is far distant to the north of Meadowvale

Of the above, the first two heritage items share the northern border of the subject allotment. The fourth has a historical association with the subject property, but Meadowvale homestead cannot be seen from the Hume Monument. Other heritage listed items in the vicinity of the subject site are visually and physically separated from the site by the undulating local topography.

The Local Heritage Register of Campbelltown City Council records the significance of Meadowvale as:

An early Hume house with colonial characteristics.

While succinct, this is a fair statement.

4.2 Significance of the Subject Site

The following Statement of Significance for Meadowvale, is sourced from the Conservation Management Plan 2025 by Umwelt.

Meadowvale has local heritage significance as a partly intact Georgian homestead that was home to the Hume family for most of the nineteenth century. The estate was used as a base for exploration and surveying the region south-west of Sydney with assistance from at least one Aboriginal. Hamilton Hume may have grown up here and began his local journeys of exploration from Meadowvale. Governor Macquarie visited Meadowvale to discuss his findings. Other sites are more closely connected to the more important of Hamilton Hume's journeys. Several generations of Humes lived on and near Meadowvale, including the adjacent property Beulah, where they undertook grazing and the growing of crops. The homestead has a typical Georgian form, some fine internal joinery, an early home garden and Federation period kitchen building.

5.0 The Proposal

The proposed subdivision development is designed by Inspire Planning to provide a new use to the land that would assist in the observation of the homestead and associated significant elements within the recommended heritage curtilage. The subdivision is detailed in the Draft Masterplan for Meadowvale. This development includes the following:

- Subdivision of the allotment Lot 1 in DP602888.
- Laying out of a new road network with associated services to suit a precinct with a residential focus.
- Laying out of allotments for built heritage conservation, a total of 1,000 residential homes varying in size, a small minority of commercial uses, public spaces, ecological conservation and a transit corridor.
- Conservation of Meadowvale homestead, including its kitchen and home garden.

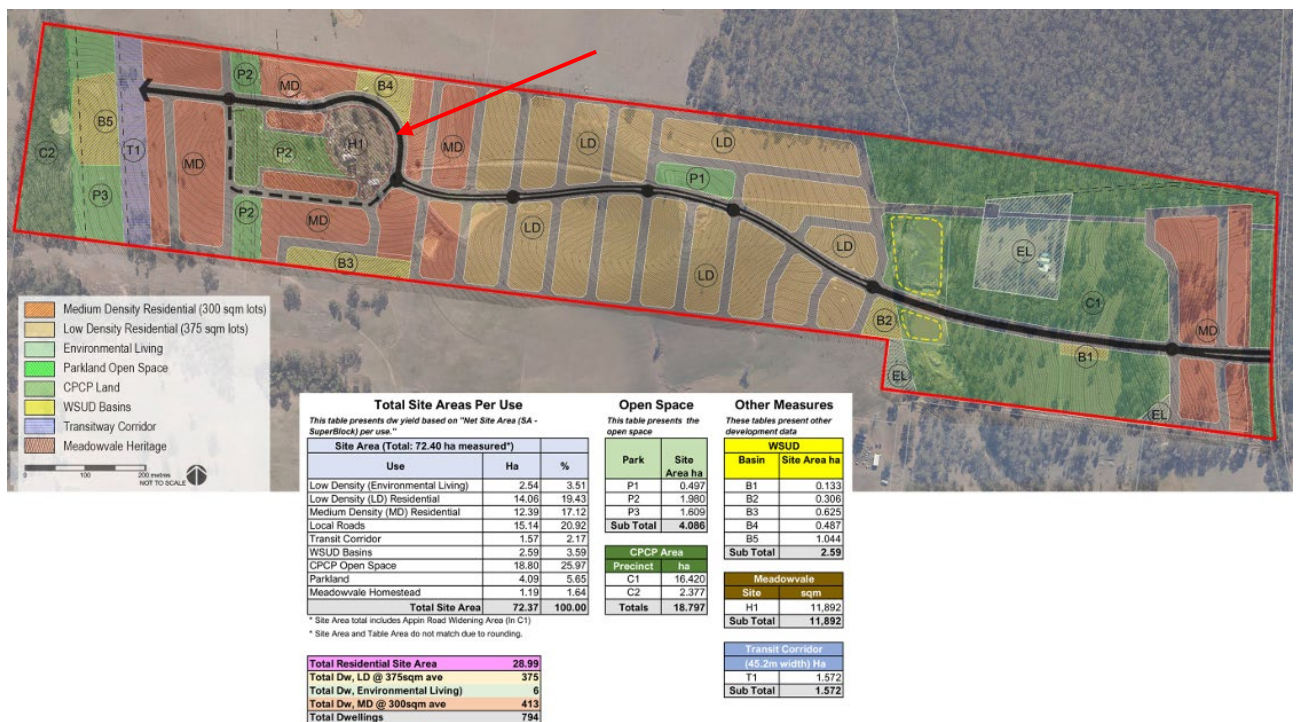


Figure 5.1 Proposed concept masterplan for the Meadowvale Subdivision

Source: Inspire Planning. See the red arrow for the homestead

6.0 Assessment of Heritage Impact

6.1 Introduction

This Heritage Impact Statement has been prepared in response to the impact assessment criteria in the following documents: the *Campbelltown Local Environmental Plan (LEP) 2015*, the Campbelltown Development Control Plan (DCP) 2015 and the Heritage NSW standard, '*Guidelines for preparing a statement of heritage impact*' by the Department of Planning and Environment, 2023. This report also assesses the proposal against the policies established in the Conservation Management Plan (CMP) for Meadowvale, prepared by Umwelt, dated 2025.

6.2 Evaluation Against the CMP Policies

The proposed work is assessed below against the relevant policies set out in the Conservation Management Plan (CMP) for the site, prepared by Umwelt, dated 2023, and included in italics below:

Meadowvale CMP Policy Section 7.6

Policy 4 – Retention of the Place

Meadowvale homestead should be retained and conserved in such a way as retains the established cultural significance of the place.

Comment

The Georgian homestead Meadowvale will be retained and conserved, along with its home garden and its later kitchen.

Policies 21-25 – Fabric of Moderate Significance

Fabric of Exceptional Significance must be retained. Fabric of High Significance must be retained. Fabric of Moderate Significance may be preserved, restored, reconstructed or adapted to assist in ensuring the continual use and security of the building, provided that no adverse effect is created to more significant fabric. Fabric of Little Significance may be retained or removed, provided that no adverse effect is created to more significant fabric. Intrusive fabric should be removed, ensuring that no adverse effect is created to more significant fabric.

Comment

The homestead Meadowvale will be retained and conserved according to the policies of the CMP. A use for the building has not been formulated at the time of writing. A use will be found for the conserved building.

6.3 Evaluation of the Guidelines of the NSW Heritage Division

The following assessment is based on the assessment criteria set out in the publication, '*Guidelines for preparing a statement of heritage impact*', by the Department of Planning and Environment. The standard format has been adapted to suit the circumstances of this application.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The Georgian homestead Meadowvale, its kitchen and home garden would be conserved in accordance with the policies of the CMP of 2025 and the Schedule of Conservation Works, 2023. This includes conservation work to the masonry, plaster, carpentry, joinery, metalwork and roofing of the buildings.
- A new use, yet to be determined, will be selected that supports the ongoing use and maintenance of Meadowvale homestead.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- The proposed subdivision will diminish the setting of the homestead as a dwelling surrounded by agricultural land. The essential curtilage for the homestead will be established to include the home garden and the site of the ruined stone cottage.

Matters for Consideration

The following heritage aspects are listed from *Guidelines for preparing a statement of heritage impact* to enable an assessment of the impacts of the proposed work on the heritage significance of the heritage item.

Table 6.1 Matters for Consideration

Heritage Matter	Heritage Impact of the Activity
Fabric and spatial arrangements	The fabric and spatial arrangements of the Meadowvale homestead, kitchen wing, southern cottage and landscape will be retained and conserved.
Setting, views and vistas	The setting of Meadowvale would change in that most of the grazing land of the property would be put to other uses. The key views and vistas would be retained. This includes the view from the highest point of the property looking west to the homestead, and the westerly and southerly views from the homestead.
Landscape	The home garden would be retained, including the stone pathway, retaining walls and the tennis court.
Use	The Meadowvale homestead and its suite of buildings currently have no use. A use that helps to conserve the significant buildings will need to be found. Such a use will become clearer in a future more detailed design phase.
Demolition	The 1950s sheds that are north-west of the Meadowvale homestead would be demolished as part of the subdivision. This would cause a minor adverse impact.
Curtilage	The curtilage of Meadowvale would be defined as a reduced curtilage as proposed in the CMP. Currently the homestead is noted as the heritage item in the local Heritage Register, without a curtilage being defined.

Heritage Matter	Heritage Impact of the Activity
Aboriginal cultural heritage	See the 2023 Aboriginal Heritage Due Diligence report by Umwelt. An Aboriginal Cultural Heritage Assessment will be prepared for this site in due course.
Moveable heritage	Some original elements of the Meadowvale homestead have been salvaged within the site. These will be restored to their original location.
Historical archaeology	A Historical Archaeological Assessment will be prepared for this site in due course.
Natural heritage	See the ecological report
Conservation areas	Not applicable
Cumulative impacts	The subdivision application is submitted
The conservation management plan	A Conservation Management Plan for Meadowvale was written in 2023 and updated in 2025 in response to issues raised by Campbelltown Council and Heritage NSW. The proposal is set compared to the CMP policies in section 6.2.

6.3.1 Subdivision

- *Will the proposed subdivision retain an adequate setting or context for the heritage item?*
- *Could the proposed subdivision compromise the heritage significance of the heritage item?*
- *Do the proposed works comply with the Subdivision and NSW State Heritage Register items policy (Heritage NSW 2019)?*

Comment

The proposed subdivision creates the curtilage around Meadowvale homestead close to 2 ha. This will allow for the conservation of the homestead, its kitchen and home garden, and the ruins of the former stone cottage. The homestead will remain as the dwelling on a hillock, with views in all cardinal directions, including long views to the west. The curtilage will be large enough to interpret Meadowvale as the former centre of an agricultural enterprise. The border to the curtilage would be roads in the main part, and also a park.

The surrounding lands are intended to be used for low and medium-density residential uses, road infrastructure and a public park. These uses are selected to give a civic focus to Meadowvale homestead. The scale of surrounding buildings is expected to be limited to two storeys under the terms of the permissible uses of the land as it will be zoned by Campbelltown City Council. Even two storey houses will be sufficiently distance from Meadowvale that the homestead will dominate its precinct, given that the homestead stands on higher ground.

The proposed upgraded road from Appin Road leading towards Meadowvale homestead would approach the homestead on a revised course to the present track, but the sense of heading west and looking down

over the home garden of the homestead, will continue, with the deep valley of the Nepean River and Razorback ridge beyond.

The proposed curtilage and subdivision are in accord with the Policy and Procedures of the Subdivision and NSW State Heritage Register Items, by the Heritage Council of NSW.

6.3.2 Change of Use

- *Does the existing use contribute to the significance of the heritage item? Why is the change of use proposed?*
- *Will the change of use have an impact on the significance of the heritage item?*
- *Will the change of use require changes to the fabric or significant elements? How does that impact significance of the heritage item?*

Comment:

A use for Meadowvale within the recommended curtilage will need to be found in a future stage of detail. This use will support the ongoing maintenance of the yet to be conserved building. Public access to the homestead is desirable, but it is more important to find a use that conserves the fabric of the building.

6.3.3 Repainting

- Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated?
- Will the repainting affect the conservation of the fabric of the heritage item? *Will repainting affect the conservation of the significant fabric of the heritage item?*
- *Does the existing colour scheme contribute to the heritage significance of the heritage item? If yes, will the same scheme be used in the proposed painting works? If not, why not?*
- *Have previous (including original) colour schemes been investigated? Is an earlier scheme being reinstated?*
- *Is the proposed paint type chemically compatible with existing materials? Will it affect the breathability of the heritage fabric?*
- *Will the existing paint finish be removed from the originally unpainted brick and stone surfaces? If not, why not? If yes, will the process for paint removal avoid/minimise damage to the fabric?*

Comment

The Schedule of Conservation Works includes the painting includes a traditional colour scheme with off-white for the external masonry walls and matte grey-white from the interior walls and ceiling. The front door will be painted a solid colour, likely to be duck egg blue.

The internal plastered walls and ceiling will be painted in matte off-white.

External masonry and timber need to be painted as part of their maintenance. The existing colour scheme is appropriate and will be continued. There are no external materials that are currently painted inappropriately.

6.3.4 Re-Roofing/Re-Cladding

- Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)?
- *Will previous significant material be reinstated? If not, will the proposed material match the original material in detail and materiality?*
- *Will the re-cladding affect the conservation of the fabric of the heritage item?*
- *Are roof details consistent with the heritage significance of the heritage item (guttering and downpipes, cladding profiles, fixings, etc.)?*
- *Has the advice of a heritage consultant or skilled tradesperson (e.g. slate roofer been sought)?*

Comment

The corrugated steel roof is not sufficiently secure and is weighed down to protect the building contents, so replacement of the roof is needed very soon.

The physical evidence in the roof framing indicates that the homestead was originally roofed with timber shingles nailed into timber battens fixed to rafters. This evidence in the roofing carpentry will be retained during the conservation works. However, it is not viable to rely on a timber shingle roof to protect the fragile internal plaster decoration from water ingress. The most appropriate roof cladding material is corrugated galvanised steel sheet in maximum 2.7m lengths. This will include flashings, gutters and downpipes in galvanised steel to match. Corrugated steel is the most appropriate material to protect the interior of the homestead and co-ordinate with the traditional roof of the kitchen.

The Schedule of Conservation Works was prepared by a heritage consultant with a Bachelor of Architecture.

6.3.5 New Services

- Are any known or potential archaeological deposits (underground and under foot) affected by the proposed new services? *Are any of the existing services of significance? In what way are they affected by the proposed works?*
- *How have the impacts of the installation of new services on heritage significance been minimised?*
- *Are any known or potential archaeological deposits affected by the proposed new services?*
- *Has specialist advice from a heritage consultant, architect, archaeologist or services engineer been sought?*

Comment

Significant services in the homestead and its kitchen include fireplaces. These will be retained and conserved. No other original or early services have been identified to date, but early services will be conserved where evidence is discovered.

New building services are necessary so that the conserved building can have a use, even if that use is not determined at the time of writing. Necessary services include fresh water and sewer access, electricity and data cabling. Water supply and sewer access exist in the homestead's two bathrooms and kitchen building, though replacement of these services may be necessary. Electrical and data cabling need to be reinstalled to each room. There is ample opportunity to use the under-floor space and roof cavity to duct in these cables with minimum impact on the original masonry and joinery. It deserves to be acceptable to conceal cabling behind skirting boards and drill holes no larger than 7mm into reconstructed skirting boards to

support electrical outlets. There are likely to be few or no adverse impact on the potential archaeological resources of the Meadowvale site as a result of installing building services.

The Schedule of Conservation Works was prepared by a heritage consultant with a Bachelor of Architecture and Masters of Conservation Heritage.

6.3.6 New Landscape Works and Features (Including Carparks and Fences)

- How has the impact of the new work on the heritage significance of the existing landscape been minimised?
- *Are works to the landscape or pathways necessary to comply with the access requirements of the Disability Discrimination Act 1992?*
- *Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*
- *Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?*
- *Will any known or potential archaeological relics be affected by the landscape works? How will this be mitigated? Has advice been sought from a suitably qualified archaeologist?*
- *Do the proposed works impact views to, from and within adjacent heritage items?*

Comment

The proposed curtilage will retain the homestead in its home garden with a driveway approach, sufficient to interpret the place as the former centre of an early agricultural estate. Early photographs will be used to guide replanting of tree species that previously grew in the home garden.

The early retaining wall that curves around a semi-circle south of the homestead would be repaired to reinstating fallen stones in lime mortar. The trees and shrubs of the home garden would be retained and conserved, including a likely early rose bush. The park landscape of mown grass between trees would be retained. The post-war tennis court would be removed. It does not have heritage significance.

There are no known archaeological sites outside of the home garden area. The proposed road network and development of allotments in the proposed subdivision would not affect any known archaeological resources.

The planting of street trees along the road curving around the eastern and northern edge of the heritage curtilage will be seen to blend in with the park landscape of the home garden.

Detailed landscape design has not been completed at this early stage contemplating a subdivision. A landscape plan to conserve the home garden will be prepared in a future stage of detailed design. A heritage consultant with an understanding of landscape design will be involved in the design process for the home garden landscape.

6.3.7 Works Adjacent to a Heritage Item or within the Heritage Conservation Area (Listed on an LEP)

- *Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?*
- *Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?*
- *Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?*

Comment

The proposed subdivision and prospective development will have no physical impact on any adjacent or nearby heritage item.

The proposed subdivision and prospective development will be:

- completely out of sight from the Hume Monument and not able to have any heritage impact on this heritage item that has a family association with the early owners of Meadowvale. The monument is 650m away from the property Meadowvale. There are stands of tall woodland trees growing on the verge and the property in between that will screen the monument from the prospective medium density at the eastern end of the Meadowvale site. Even if the trees in between were cut down, prospective medium density development of two to three storeys placed 650m away would have an adverse impact on the monument. The monument was built in the 1920s and its purpose looks back a century to the exploration of the Humes. The monument's significance is not dependant on a setting without buildings being in view. The proposed conservation of the Meadowvale homestead and its exposure to the public would have a slight positive impact on this monument by enhancing its purpose in memorialising the achievements of the Hume family.
- effectively out of sight from the Upper Canal system of Sydney Water. The State heritage listed item is a significant engineered work of great length. The Upper Canal system extends through different landscapes that include largely intact remnant forests, suburbia and centres of industrial infrastructure. The faint glimpses of the Meadowvale site from the Upper Canal will have no impact on the significance of the Upper Canal regardless of what development may ensue from the proposed subdivision. The Upper Canal does not gain or lose heritage significance as it passes between naturalistic landscapes and highly built-up areas.
- within a filtered view of the Humewood Forest heritage item. However, views from Humewood Forest would be filtered through retained trees on the Meadowvale site, and other trees on the Humewood site. The larger clumps of remnant woodland forest on the Meadowvale site will be retained. These trees will complement the wildlife corridors between the adjacent properties of Meadowvale, Beulah and Humewood Forest. The conversion of grazing to land dedicated for a range of uses in the subdivision proposal will not diminish the heritage significance of Humewood Forest because this forest is a distinct entity. The forest boundary is clear on the northern side facing a neighbour with a landscape of grazing land dotted with trees; it is clear on the eastern side facing Appin Road; it is reasonably clear on the southern side where the forest type continues for a limited distance into Meadowvale; the western boundary is defined by Woodhouse Creek, but the forest extends for about another 250m into the property Beulah. The proposed subdivision will not change the definable extent of the forest, or its character. The change in setting to the south will not have an adverse impact on the setting of the forest due to the intermediary zone between Humewood Forest and the areas proposed to be subdivided for prospective development.

- likely out of view from the homestead Beulah. The views from the homestead Beulah extend up the hill to the south to the ridge, which is the approximate boundary between the property Beulah and that of Meadowvale. The land in the proposed subdivision that would be nearest to Beulah would be zoned low density. It is possible that the upper section of any two-storey houses on this land would be seen from the homestead Beulah, though such development would be more than 230m away. Such visibility of development might be reduced if street trees are planted along the street proposed on the southern side of the boundary to Beulah. The low-density housing expected to result from the proposed subdivision would be visible from the southern edge of the paddocks of Beulah, but the views from the homestead Beulah is the significant view. There is potential to manage this low-density housing so that it is largely out of sight from the homestead Beulah, which would make for little adverse impact on the heritage item Beulah.



Photo 6-1 View from near Beulah homestead looking south. The trees on the horizon grow on the boundary with Meadowvale

- likely out of appreciable sight from Mt Gilead at 901 Appin Road. Mt Gilead is about 1,450m to the north of Meadowvale, and separated by many stands of trees. Even if there is a sight line between Mt Gilead and Meadowvale, the proposed subdivision and the prospective development will not be intrusive in views from Mt Gilead. If street trees are planted along the proposed streets by the northern boundary of the Meadowvale property, then views from high ground areas looking south towards Meadowvale need not readily see development. The proposed subdivision and prospective development will not change the setting of Mt Gilead to the extent of causing an adverse heritage impact.



Photo 6-2 North-north-west view from Meadowvale. Mt Gilead is likely behind the trees (right)

6.4 Heritage Objectives of the Campbelltown LEP 2015

The proposed development for conservation and subdivision is acceptable, from a heritage perspective, for the following reasons:

- It will conserve the Meadowvale homestead, kitchen and home garden within a heritage curtilage.
- Retains views to and from the homestead, ensuring it remains interpreted as a hilltop dwelling with commanding views over much of its land. The expansive view to the west will also be retained.
- The homestead will become more visible from the public domain, and will become much better known to the community.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Campbelltown LEP 2015*, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Campbelltown,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

6.5 Heritage Guidelines of the Campbelltown DCP 2015

The Campbelltown Development Control Plan 2015 (DCP) supports the *Campbelltown LEP 2015* by providing additional objectives and development standards for heritage items and those of the Campbelltown Heritage Register.

6.5.1 General Heritage Provisions

The objectives of the Campbelltown DCP that relate to heritage and are set out in Section 2.11 of the DCP. These objectives are stated as follows.

- Ensure that new development takes appropriate account of the significance of heritage items, heritage conservation areas, relics and their settings.
- Respect the City's heritage resource.
- Promote the protection or conservation of those resources wherever possible.
- To conserve the environmental and cultural heritage of the City in accordance with the principles contained within the Burra Charter.

Comment

The proposed subdivision will retain and conserve the homestead Meadowvale within a heritage curtilage that will also include its kitchen building, home garden and the remains of an early stone cottage. The conservation works will be guided by the Burra Charter and the Conservation Management Plan for the site prepared by Umwelt in 2023.

Section 2.11.12 of the DCP contains heritage design requirements as follows.

<i>a) Any development application made in respect to development on land that is:</i> <i>i) occupied by a heritage item; or</i> <i>ii) adjoining land occupied by a heritage item; or</i> <i>iii) located within a heritage conservation area, shall provide a Statement of Heritage Impact (SHI) that assesses the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item or conservation area.</i>	Complies. This Statement of Heritage Impact is intended to satisfy this requirement.
<i>b) Any development on land occupied by an item of heritage, or land located within a heritage conservation area shall be designed by a suitably qualified person and have regard to the provisions of any relevant study or Conservation Management Plan (CMP).</i>	The proposed development is limited to the conservation of the Meadowvale homestead, kitchen and home garden, and the subdivision of land, construction of roads and other services intended to facilitate future residential development that is intended to be approved separately.
<i>c) Unless otherwise advised by council, a Conservation Management Plan (CMP) shall be required for all proposed development involving the adaptive reuse of a heritage item, or major alterations and additions.</i>	A Conservation Management Plan has been prepared for the site. This Statement of Heritage Impact seeks to comply with that CMP.

7.0 Conclusion

Meadowvale homestead is listed on the Campbelltown Heritage Register.

The proposed conservation work and subdivision will enable the heritage significance of the Meadowvale homestead to continue within a reduced heritage curtilage. The recommended conservation policies will be followed to conserve the homestead, its separate kitchen building and its home garden based on the heritage significance of each element, as outlined in the Schedule of Conservation Works, 2023.

The homestead is in a deteriorated condition, and the conservation works are essential to retain its heritage significance.

The homestead will retain views all around it and especially the long view to the west. The proposed roads around the curtilage will make a local landmark of the homestead and its home garden. The access road through the site will have a 'conceal and reveal' character that will be much the same as the existing access road.

The proposed subdivision will have an impact on the setting of the State significant property Beulah, but the significance of the property will be sustained through the prospective development resulting from the proposed subdivision, given the low-density housing proposed, and readily achievable mitigating measures that should be devised at the appropriate stage. The proposed subdivision and prospective development will not have an adverse impact on any other heritage item.

The proposed conservation works and the subdivision are consistent with the heritage objectives of the *Campbelltown LEP 2015* and the Campbelltown DCP. I commend the heritage aspects of this subdivision to Campbelltown City Council.

Umwelt Australia

A handwritten signature in black ink, appearing to read 'Brad Vale'.

Brad Vale

Principal Heritage Consultant

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