



Meadowvale

Conservation Management Plan

Submission

September 2025

Meadowvale

Conservation Management Plan

Submission

Prepared by

Umwelt (Australia) Pty Limited

on behalf of

Omayya

Project Director: Tim Adams

Project Manager: Brad Vale

Report No. R.02

Date: September 2025



This report was prepared using Umwelt's ISO 9001 certified Quality Management System.



Acknowledgement of Country

Umwelt would like to acknowledge the traditional custodians of the country on which we work and pay respect to their cultural heritage, beliefs, and continuing relationship with the land. We pay our respect to the Elders – past, present, and future.

Disclaimer

This document has been prepared for the sole use of the authorised recipient and this document may not be used, copied or reproduced in whole or part for any purpose other than that for which it was supplied by Umwelt (Australia) Pty Ltd (Umwelt). No other party should rely on this document without the prior written consent of Umwelt.

Umwelt undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document. Umwelt assumes no liability to a third party for any inaccuracies in or omissions to that information. Where this document indicates that information has been provided by third parties, Umwelt has made no independent verification of this information except as expressly stated.

©Umwelt (Australia) Pty Ltd

Document Status

Rev No.	Reviewer		Approved for Issue	
	Name	Date	Name	Date
1	Brad Vale	1 May 2023	Brad Vale	1 May 2023
R.01	Brad Vale	25 Oct 2023	Brad Vale	25 Oct 2023
R.02	Tim Adams	23 November 2023	Brad Vale	23 November 2023
R.03			Brad Vale	16 September 2025

Executive Summary

Meadowvale is a significant late Georgian period homestead in a rural setting with a home garden, and later buildings of lesser heritage significance. The recommended curtilage has archaeological potential to contain footings of early buildings and relics that may be associated with farming life going back to 1811.

The recommended curtilage of Meadowvale retains its significant buildings, home garden, areas of historical archaeological potential and sufficient space that its original rural setting can be understood.

Umwelt recommends that Campbelltown City Council list Meadowvale as a local heritage item on Schedule 5 of the LEP with the recommended heritage curtilage. The homestead is close to having state heritage significance.

Umwelt recommends the following:

- R1 – Meadowvale homestead, with the curtilage in **Section 5.8** of this report, should be entered into Schedule 5 Environmental Heritage, Part 1 Heritage Items, in the *Campbelltown Local Environmental Plan 2015* as it may be updated.
- R2 – This Conservation Management Plan with a Schedule of Conservation works for Meadowvale homestead should be submitted to Campbelltown Council. The recommendations of such a document should be carried out to conserve the homestead in its curtilage.

Table of Contents

Executive Summary	i
1.0 Introduction	1
1.1 Background	1
1.2 Methodology	1
1.3 Site Location	2
1.4 Heritage Management Framework	3
1.5 Authorship	3
1.6 Limitations	3
1.7 Disclaimer	3
2.0 Documentary Evidence	4
2.1 Pre-European History	4
2.2 Development of the Precinct	4
2.3 History of the Subject Site	5
2.3.1 Hume Family	13
2.3.2 Ownership and Key Changes in Meadowvale's Timeline	15
3.0 Physical Evidence	16
3.1 Site Context	16
3.2 Description of the Homestead	18
3.3 Description of the Kitchen Building	24
3.4 Twentieth-Century Buildings	26
3.4.1 The Southern Cottage	26
3.4.2 The Northern Cottage	27
3.4.3 Agricultural Structures and Features	28
3.5 Removed Buildings	29
3.5.1 Timber Stable	30

3.5.2	Timber and corrugated Steel Shed	31
3.5.3	Convict Barracks	31
3.5.4	Rough Stone Cottage	31
3.6	The Landscape	33
3.6.1	Landscape on the Agricultural Land	33
3.6.2	Movable Objects in the Agricultural Land	35
3.6.3	The Home Garden	36
3.7	Views	38
4.0	Statutory Heritage Status	44
4.1	Heritage Status	44
4.2	Background to the Meadowvale Heritage Listing	44
4.3	Significance of Items in the Vicinity	45
4.3.1	Beulah	46
4.3.2	Humewood Forest	49
4.3.3	Hume Monument	50
4.3.4	Upper Canal System (Pheasants Nest Weir to Prospect Reservoir)	51
5.0	Assessment of Cultural Significance	53
5.1	Method for Assessing Cultural Significance	53
5.1.1	The Burra Charter	53
5.1.2	NSW Heritage Council Guidelines	53
5.2	Local Heritage Registers	54
5.3	Stylistic context	54
5.4	Comparative Analysis	54
5.5	Assessment Against Significance Criteria	57
5.6	Statement of Significance	66
5.7	Grading of Significance	66
5.7.1	Significance Grading Table	67
5.8	Curtilage	69

6.0	Issues, Constraints and Opportunities to Manage Significance	71
6.1	Heritage Management Framework	71
6.1.1	Heritage Act 1977	71
6.1.2	Environmental Planning & Assessment Act 1979	71
6.1.3	National Parks and Wildlife Act 1974	71
6.1.4	Statutory Listings	72
6.1.5	Non-Statutory Listings	72
6.2	Issues, Constraints and Opportunities Arising from Statutory Obligations	73
6.2.1	Applications to Consent Authorities	73
6.2.2	Other Obligations Under the Heritage Act 1977	73
6.2.3	Heritage Obligations Under the Campbelltown LEP 2015	73
6.2.4	Other Statutory Obligations	74
6.2.5	Potential Uses	74
6.2.6	Equal Access	74
6.3	Issues, Constraints and Opportunities Arising from Non-Statutory Obligations	75
6.4	Issues, Constraints & Opportunities arising from the Statement of Significance	75
6.5	Issues, Constraints & Opportunities Arising from the Owners' Requirements	75
6.6	Issues, Constraints & Opportunities arising from the Physical Condition of the Place	76
6.7	Issues, Constraints & Opportunities Arising from Adaptive Re-Use Options	76
6.7.1	Opportunities for Development	76
7.0	Conservation Policies and Guidelines	78
7.1	Introduction	78
7.2	Sources of Technical Information	79
7.3	Definitions	79

7.4	Conservation Principles	80
7.5	Acceptable Actions According to Significance	80
7.6	Conservation Policies	81
7.6.1	Basis of Approach	81
7.6.2	Conservation of the Setting and Landscape	82
7.6.3	Treatment of Fabric According to Grades of Significance	83
7.6.4	External Form and Fabric	85
7.6.5	Retention of Significant Spaces	87
7.6.6	Internal Configuration and Fabric	88
7.6.7	Compatible Future Uses and Principles for Re-use	89
7.6.8	Principles for New Elements	89
7.6.9	Services	91
7.6.10	Painting and Colour Schemes	91
7.6.11	Access, Security and Code Compliance	92
7.6.12	Appropriate Skills and Experience	92
7.6.13	Ongoing Maintenance	93
7.6.14	Minor or Exempt Development	94
7.6.15	Management of Archaeological Resources	94
7.6.16	Adoption, Implementation and Review of the Conservation Management Plan	94
7.6.17	Further Research	95
7.6.18	Future Commitment	95
8.0	References	96

Figures

Figure 1-1	The homestead is within the site location outlined in red.	2
Figure 1-2	Aerial photograph showing the allotment at 715 and 717 Appin Road	2
Figure 2-1	1904 Menangle Parish Map. The location of the original Hume Estate is indicated in red.	6
Figure 2-2	Pencil sketch of Meadowvale dated 1861, looking south-west	6
Figure 2-3	Undated photograph c1890 showing the south entry front of Meadowvale homestead	7
Figure 2-4	Undated c1930 view of the south front of the homestead	7
Figure 2-5	Circa 1950 view of the entry front of Meadowvale the homestead.	8
Figure 2-6	Southwards view towards the rear of the house c1960.	8
Figure 2-7	Southwards view c1960 showing a glimpse of the homestead pop-up	9
Figure 2-8	Southwards view c1960 showing the post-war stable, and the homestead	9
Figure 2-9	1946 aerial image of the Meadowvale homestead and grounds	10
Figure 2-10	1955 aerial image of the Meadowvale homestead and grounds	11
Figure 2-11	1969 aerial image of the Meadowvale property.	11
Figure 2-12	1989 aerial image of the Meadowvale homestead and grounds	12
Figure 2-13	1979 southwards view of the rear of Meadowvale showing the kitchen on the right.	12
Figure 2-14	1979 view towards the rear of the homestead and northern wall of the kitchen on the right.	13
Figure 3-1	Aerial photograph of the Meadowvale Homestead group of buildings and farm structures.	17
Figure 3-2	The stables, southern front	31
Figure 3-3	Plan of the rough stone cottage in 2010	32
Figure 3-4	Remains of the rough stone cottage following a fire	32
Figure 3-5	Westerly view from near the homestead over the Nepean valley to Razorback	43
Figure 4-1	Extract from Heritage Map, Sheet HER _004	46
Figure 5-1	The recommended heritage curtilage of Meadowvale	70
Figure 6-1	Extract from Heritage Map 004 in the <i>Campbelltown Local Environmental Plan 2015</i> . T	72

Tables

Table 5.1	Comparable Heritage Items	55
Table 5.2	Significance Grading Table	67
Table 7.1	Conservation Policies for Fabric according to Heritage Significance	80

1.0 Introduction

1.1 Background

This Conservation Management Plan (CMP) has been prepared for Meadowvale Developments Pty Ltd to assist in establishing a heritage curtilage for the heritage item, Meadowvale, and to conserve the significant buildings and landscapes in response to a request for this document by Campbelltown Council. The statement follows the format of the NSW Heritage document, 'Assessing Heritage Significance'. The site has a rural character and includes a Georgian house, early Federation kitchen building, early landscape features and agricultural structures and works. The Heritage Assessment considers Meadowvale in the context of nearby properties containing early development in the historical era.

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 yet listed in Schedule 5 of the *Campbelltown Local Environmental Plan 2015* (LEP), for reasons outlined further in **Section 4.1** of this Report. The heritage listing functions in the much same way as a local listing on the LEP under the *Environmental Planning and Assessment Act, 1979*.

An Aboriginal Due Diligence Assessment for the site was completed in November 2023. A historical Archaeological Assessment for the site has not been undertaken at the time of writing.

1.2 Methodology

This report is based on the guidelines set out in the document entitled *The Conservation Management Plan* by Dr James Semple Kerr (7th Edition, 2013). The terms fabric, place, preservation, reconstruction, restoration, adaptation and conservation used throughout this report have the meanings given them in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 2013. Physical research was carried out without excavation or physical intervention in the fabric.

1.3 Site Location

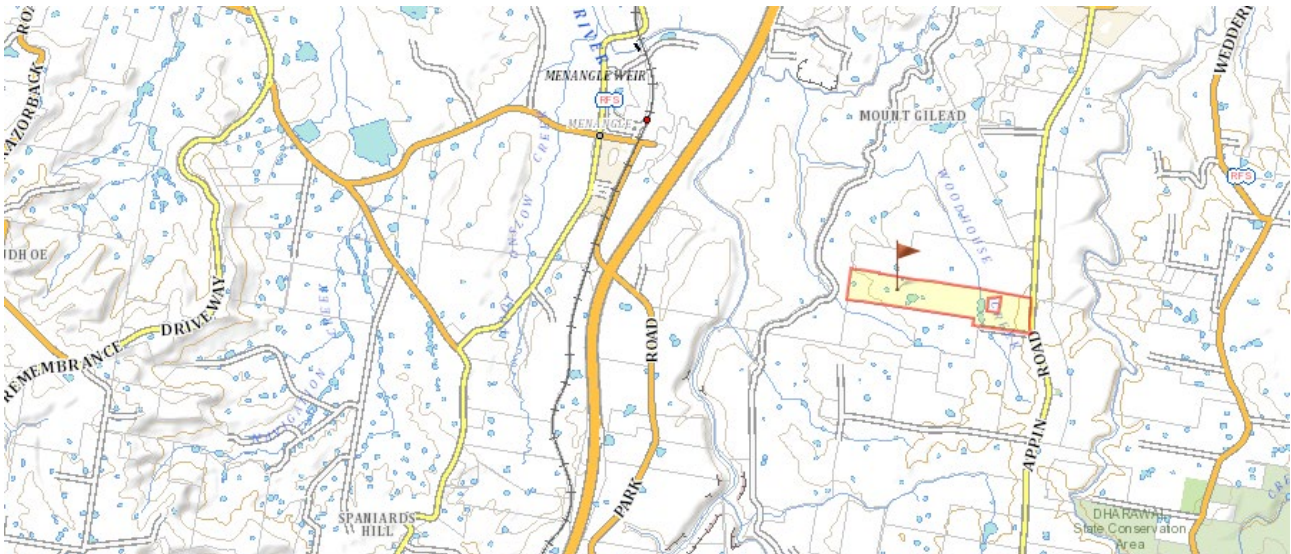


Figure 1-1 The homestead is within the site location outlined in red.

Source: NSW Spatial Information Exchange (SIX Maps)

The site within which Meadowvale homestead sits is on the western side of Appin Road at No. 717 Appin Road, Gilead. The property at 715-717 Appin Road, Gilead has a land size of 69.6 ha.



Figure 1-2 Aerial photograph showing the allotment at 715 and 717 Appin Road that contains the Meadowvale homestead, which is circled.

Source: NSW Spatial Information Exchange (SIX Maps), as marked by Umwelt

The place is within the allotment identified as Lot 1 in DP602888 by the NSW Land Registry Services (LRS).

1.4 Heritage Management Framework

Meadowvale homestead is listed on Campbelltown Council's Local Heritage Register. It is a deferred matter pending listing on the LEP. It functions as an item of local heritage significance. It is also in the vicinity of several heritage items, including Beulah, the northern neighbour that is listed on the State Heritage Register. See **Section 4.3** for further information about nearby heritage items.

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. The history draws on research by Dr Martina Muller.

1.6 Limitations

It is noted that Aboriginal cultural heritage has been considered in a separate report (Umwelt 2023) and as such is not detailed within this CMP. However, policies reflecting the outcomes of the 2023 report are included in **Section 7.6.15** of this report. The 2023 report should be referred to for further details.

While detailed non-Aboriginal (historical) archaeological assessment does not form part of the scope of this document, its potential is acknowledged throughout this CMP. Historical archaeological policies are also included in **Section 7.6.15** of this report.

1.7 Disclaimer

This document has been prepared for the sole use of the authorised recipient and this document may not be used, copied or reproduced in whole or part for any purpose other than that for which it was supplied by Umwelt (Australia) Pty Ltd (Umwelt). No other party should rely on this document without the prior written consent of Umwelt.

©Umwelt (Australia) Pty Ltd 2025.

2.0 Documentary Evidence

2.1 Pre-European History

Ethnographic accounts describe sandstone overhangs, or rock shelters, being utilised by Aboriginal people along Rocky Ponds Creek, situated ~8km south-west of the subject site. Interactions between European settlers and Aboriginal people continued into the early 1800s, and whilst largely friendly, could result in conflict. Due to the loss of traditional lands in the broader region, Aboriginal groups are noted to have entered and 'raided' crops and fields and were subsequently killed. As a result of the growing conflict between settlers and some Aboriginal groups, a large military campaign was organised by Governor Macquarie in 1816 in order to "drive the hostile natives across the mountains". If encountered, Aboriginal groups and/or individuals were required to surrender themselves as prisoners of war or risk persecution and death. The campaign resulted in the death of both colonists and Aboriginals, with the vast majority being Aboriginal people, inclusive of women and children. The event is now referred to as the 'Appin massacre' (Gapps 2022).

2.2 Development of the Precinct

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.

Due to the loss of traditional lands in the broader region, Aboriginal groups are noted to have entered and 'raided' crops and fields, and some were subsequently killed. As a result of the growing conflict between settlers and some Aboriginal groups, a large military campaign was organised by Governor Macquarie in 1816 in order to "drive the hostile natives across the mountains". If encountered, Aboriginal groups and/or individuals were required to surrender themselves as prisoners of war or risk persecution and death. The campaign resulted in the death of both colonists and Aboriginal people, with the vast majority being Aboriginal people, inclusive of women and children. The event is now referred to as the 'Appin massacre' (Gapps 2022).

2.3 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 subsequently 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 (see **Section 2.3.1**). 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.

¹ The Camden News, Thursday 2 July 1953 p6

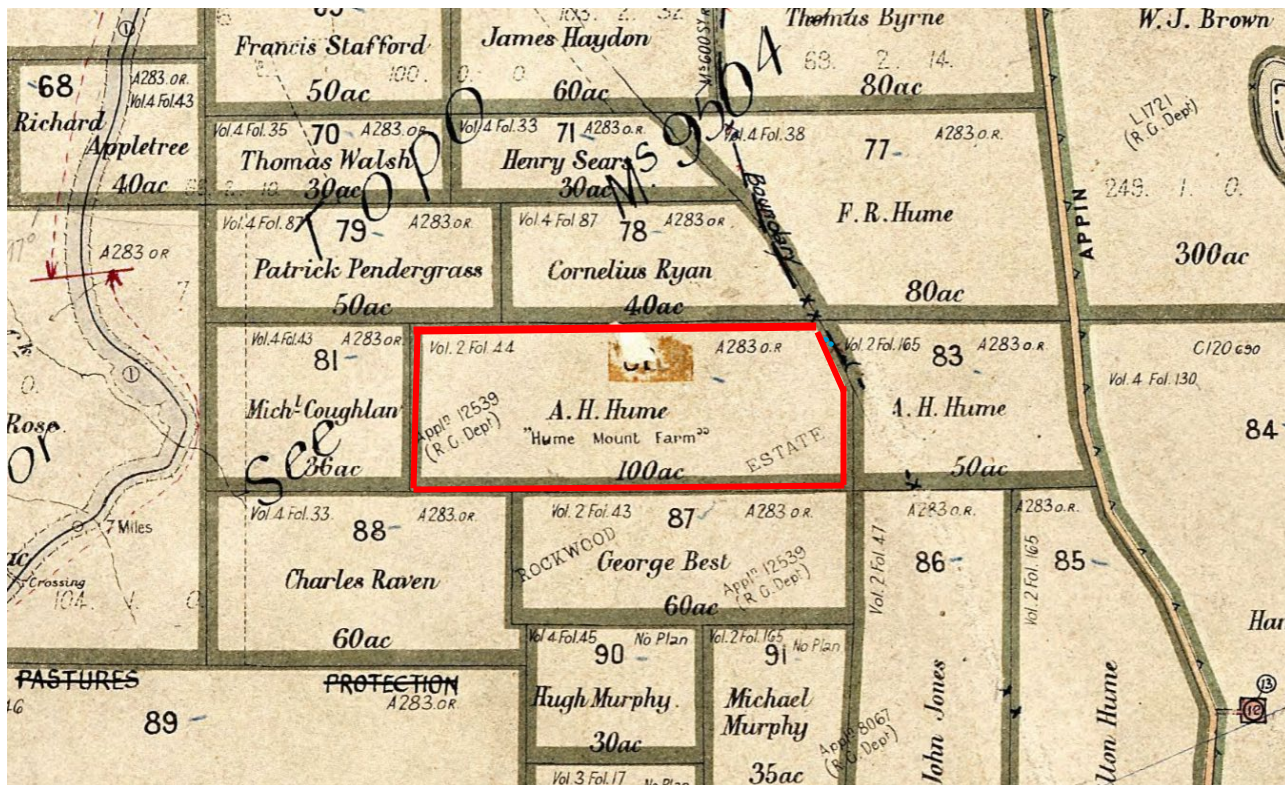


Figure 2-1 1904 Menangle Parish Map. The location of the original Hume Estate is indicated in red.

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



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 NBRS+Partners



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 NBRS+Partners

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



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

Source: Historical Imagery Viewer NSW (2023)

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

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



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 NBRSPartners

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.

2.3.1 Hume Family

Andrew Hume (1762-1849) settled his family at Appin on the subject site. His neighbours Elizabeth Broughton and John Kennedy were his wife's relatives. Hume's elder sons were Hamilton and John, who were described as 'bush boys' who were keen to explore the countryside (Bayley p21). They departed from Hume Mount Farm (now Meadowvale) in August 1814 and were the first Europeans to cross the Razorback Ridge, which can be seen in the distance to the west from Meadowvale. The Hume young men travelled with their Dharawal guide called Duall through Bargo Brush and found grazing lands at Bong Bong. Other exploration parties moved through Appin in 1815, including Dr Charles Throsby of Glenfield and the NSW Surveyor James Meehan. They made at least 13 journeys of discovery 1814-21 (Liston p17).

Governor Lachlan Macquarie visited Meadowvale in August 1815 to discuss Hamilton Hume's discoveries and his plans for other exploration. This resulted in Meehan being instructed by Macquarie to seek a land route to Jervis Bay. Hamilton Hume followed Meehan with a series of southward exploration trips. (Bayley

⁴ The Campbelltown News, Tuesday 15 May 1951, p4

p21) Macquarie visited several farms in the Appin area through to October that year and noted in his diary that Uther's Farm at Mount Gilead had far better-looking crops than Andrew Hume's farm.

Hamilton Hume lived at Brookdale (now demolished). The Hume Monument marks the site of Brookdale on the east side of Appin Road, south-east of Meadowvale. Francis Rawdon Hume was another son of Andrew Hume. Francis Hume owned Humewood (originally portion 77, Parish of Menangle, part of what is now Beulah). Francis's son John Kennedy Hume (1837-1905) owned Summer Hill (now Beulah), which is Portion 77 (**Figure 2-1**) of 32 ha was granted in 1821 to 18-year-old colonial-born Francis Rawdon Hume, youngest son of Andrew Hume of Hume Mount, Appin (now Meadowvale). He had petitioned for land in May 1820, supported by local magistrates who declared him 'an honest, sober and most industrious young man (SRNSW: CSC 4/1824A, in SHR). Hume called his property Humewood. All these land grants were in the District of Airds, which is now known as Gilead. Hamilton Hume later settled at Yass where he built Cooma Cottage.

Hamilton Hume (1797 - 1873), the explorer, made a valuable contribution to the southward expansion of the colony. Between 1814 and 1829, he made many expeditions with various other explorers: John Kennedy Hume (Hamilton Hume's nephew - son of his brother Francis Rawden Hume, Charles Throsby, James Meehan, John Oxley, William Macarthur, John Kennedy and Alexander Berry) to the south coast, the Southern Highlands, and west beyond Bathurst. His most important expedition was with William Hilton Hovell in 1824 to Port Phillip. They were the first Europeans to travel overland to Port Phillip. Hovell had a land grant in Upper Minto, which he received in 1813. During 1828 - 29, Hamilton Hume accompanied Charles Sturt on a four-month expedition during which they discovered the Darling River.

Hamilton Hume, the eldest son of Andrew Hume and Elizabeth Kennedy, was an explorer, who successfully navigated and recorded a new roadway over the Blue Mountains in 1827 (although not adopted) and was a member of Charles Sturt's 1828 expedition into the interior. Due to his significant contribution to Australian exploration, the main highway between Sydney and Melbourne (the Hume Highway), Lake Hume and Hume Dam have been named in his honour (*The Australian Dictionary of Biography* 2023).

Hamilton remained at the Hume Mount Farm estate until his 17th year and was reportedly heavily involved in the running of the estate prior to his departure. Hamilton Hume was awarded 300 acres of land known as lot 84, adjacent to his father's Meadowvale estate in 1814 (see **Figure 2-1**) and established a property near Yass, similarly known as 'Humewood' (*Australian Town and Country Journal* 1917, p. 30).

2.3.2 Ownership and Key Changes in Meadowvale's Timeline

Period	Ownership
Prior to 1811	Dharawal People
1811	Andrew and Elizabeth Hume (grazing and crops)
C1828	Meadowvale homestead is built for the Humes
C1900	AD Ross
1913	William Thomas Swift Guilford
Inter-war	James L Sutton (dairy farm)
1946	A Fitzgerald (cattle and horse stud)
1950	W Markus (horse stud)
1953	WO Ohlson (horse stud)
2010	Omayya purchased the property

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

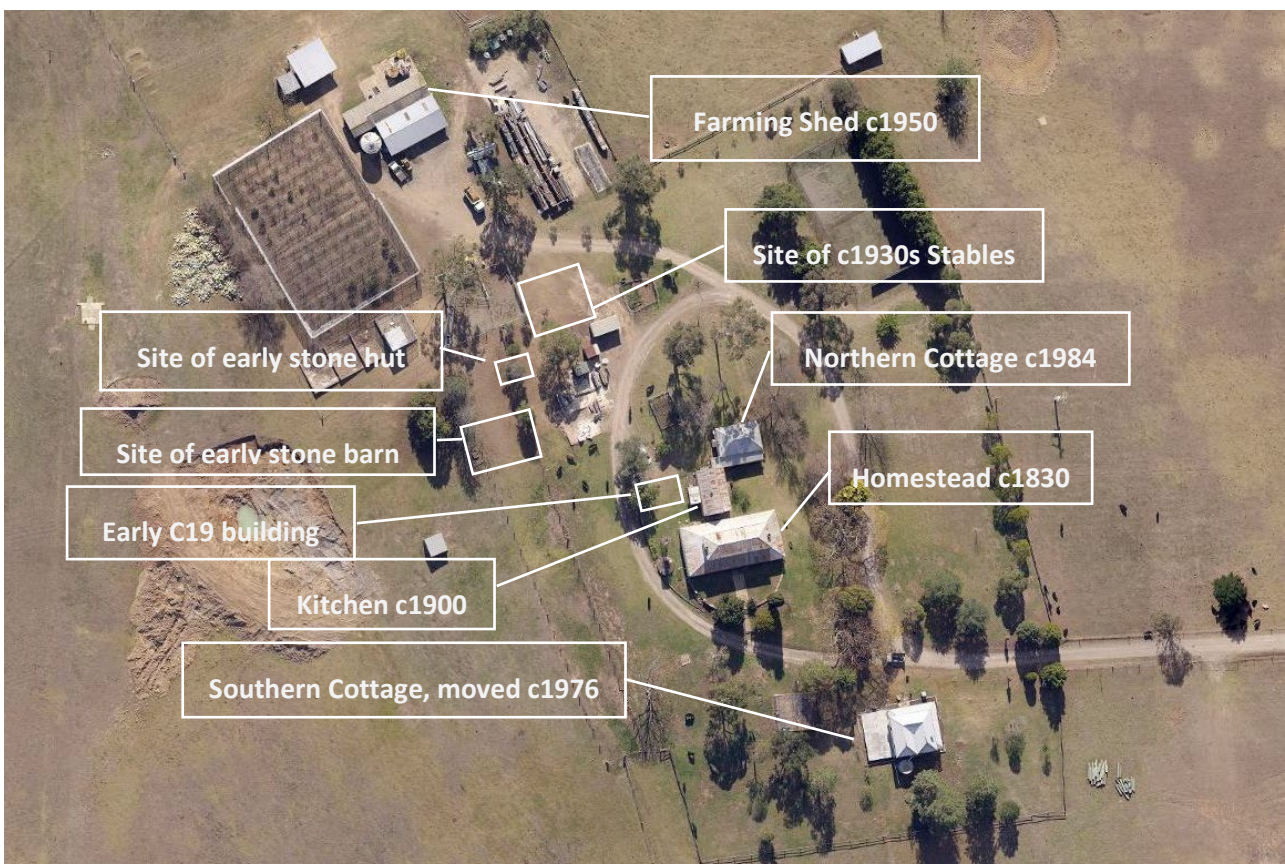


Figure 3-1 Aerial photograph of the Meadowvale Homestead group of buildings and farm structures.

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

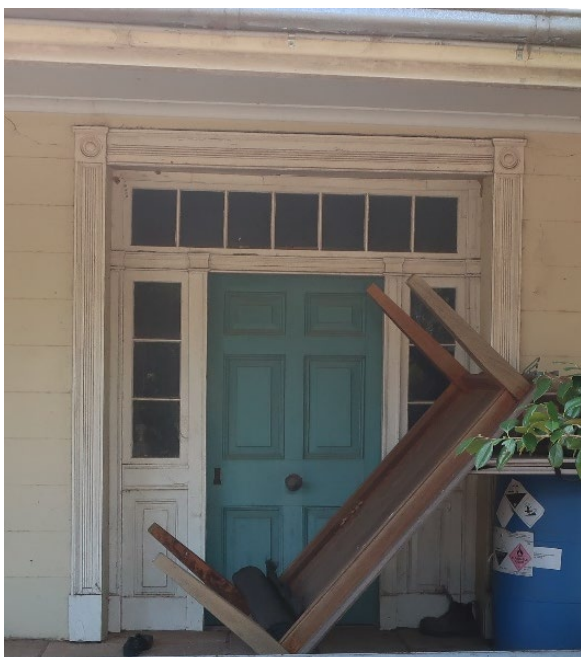


Photo 3-9 The front door in the south facade



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

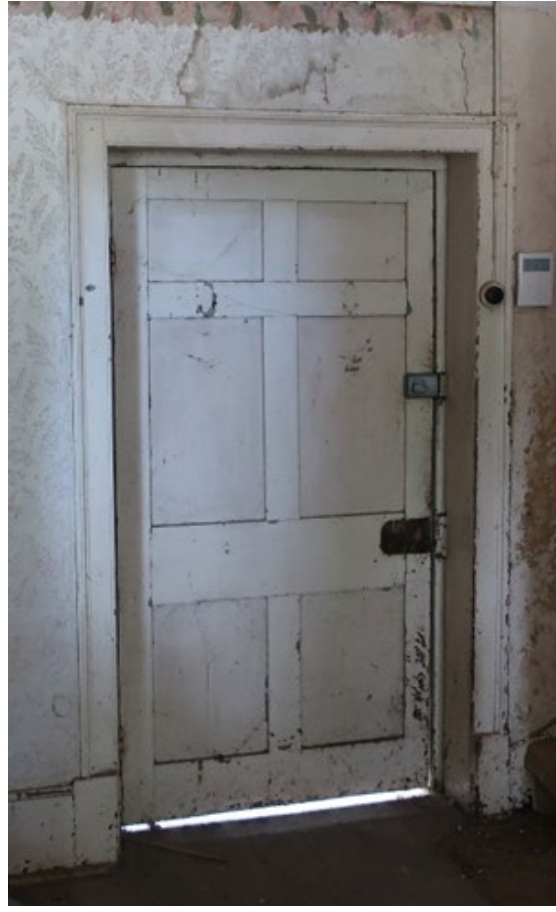


Photo 3-16 A likely original door in the northern wall of the central hall

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 ()10

Source: Ballard Property



Figure 3-4 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 3-26.

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 3-29 to Photo 3-31.



Photo 3-27 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 3-28 East view over a pond to the c1990 house on lot 4 DP602888. The driveway is on the left



Photo 3-29 West view along the drive with African olives on the right

3.6.2 Movable Objects in the Agricultural Land

Several movable objects stand in the agricultural landscape of Meadowvale.



Photo 3-30 Unshaped mudstone piled over a star picket near the entrance to the property



Photo 3-31 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 3-32 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 3-30.

3.6.3 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-leaved 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 3-33 The home garden east of the homestead has desert ash, Chinese elm and an English oak tree, planted around the mid twentieth century

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. See section 4.3.2. The tall eucalyptus and corymbia trees alongside the driveway give a sense of enclosure with filtered views towards the clearings.



Photo 3-34 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 3-35 View looking west from the Meadowvale driveway about 400 m west of the entrance



Photo 3-36 View showing the gravel driveway rising over the hill towards the west



Photo 3-37 Westward view from the drive over the Meadowvale hilltop. The homestead is circled



Photo 3-38 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 3-39 North-western view towards the homestead from near an agricultural gate



Photo 3-40 Southwards view towards the rear of the two-storey homestead, looking over a traditional working farm landscape



Photo 3-41 The entry approach to the homestead, looking north



Photo 3-42 South-westerly view towards the homestead group from near the tennis court



Figure 3-5 **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 on the Local Heritage Register, but not listed or mapped on the LEP.

Meadowvale is listed on the Local Heritage Register, but not yet on the LEP. It functions as an item of local heritage significance. The Statement of Significance on the Local Heritage Register says, *An early Hume house with colonial characteristics*. This inventory appears to have been written by Helen Proudfoot. See Figure 4-1.

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.

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.

For a succinct statement, this is a fair statement.

4.2 Background to the Meadowvale Heritage Listing

"Meadowvale", homestead, situated on lot 1, D.P. 602888, Appin Road, Gilead was listed in 1987 on Schedule 4, items of the environmental heritage in the Interim Development Order No.15 – City of Campbelltown by the Minister for Planning and Environment. While the focus of the listing is the homestead, no curtilage was mapped.

Campbelltown Council resolved at its meeting of 12 April 2011 regarding the 'Campbelltown Heritage Study and Register Review (2010)', "That Council include the draft proposed heritage items, as identified in the Campbelltown Heritage Study and Register Review (2010)", in the new draft comprehensive LEP, "subject to further consultation with the owners of the nominated properties and if at any stage, the owners object to the Heritage listing of their property then no further action be taken regarding the Heritage listing"

Council identified Meadowvale as a Heritage Item reference 57 in the Draft Campbelltown LEP 2014 and proposed mapping a larger heritage curtilage than the homestead itself. The property owner, Al Maha Pty

Ltd made a submission to Council on 14 April 2015 providing an overview of the heritage significance of the site and proposing a refined curtilage.

On 28 April 2015, at a Campbelltown Council Extraordinary Meeting, Council acknowledged the submissions received related to the listing of Meadowvale homestead. Council recommended that “Given the ongoing investigations on this matter by the owner it is recommended that the heritage listing of Meadowvale be deferred from the Draft CLEP 2014 until such time as the owner has had reasonable opportunity to prepare the recommended curtilage study for Council’s review.” (Page 67 of the Meeting Minutes).

The *Campbelltown Local Environmental Plan 2015* was gazetted on 11 December 2015 with No. 717 Appin Road, Gilead listed as a deferred matter.

Approval under the SEPP Exempt and Complying Development Code 2008 was granted for the demolition of the domestic building approximately 10m north of the original homestead in 2019, which remains valid.

Council exhibited a planning proposal over April to May 2020 to make a 5-year review of CLEP 2015. In the exhibited planning proposal, Council’s documentation was incomplete, and the zoning of 717 Appin Road remained a Deferred Matter.

4.3 Significance of Items in the Vicinity

The following statements of significance for the nearby items of environmental heritage are sourced from the Local Heritage Register of Campbelltown City Council. This register is selected for consistency, since it includes the subject place of Meadowvale homestead, while recognising that the State Heritage Register and State Heritage Inventory contain thorough statements for the nearby heritage items.

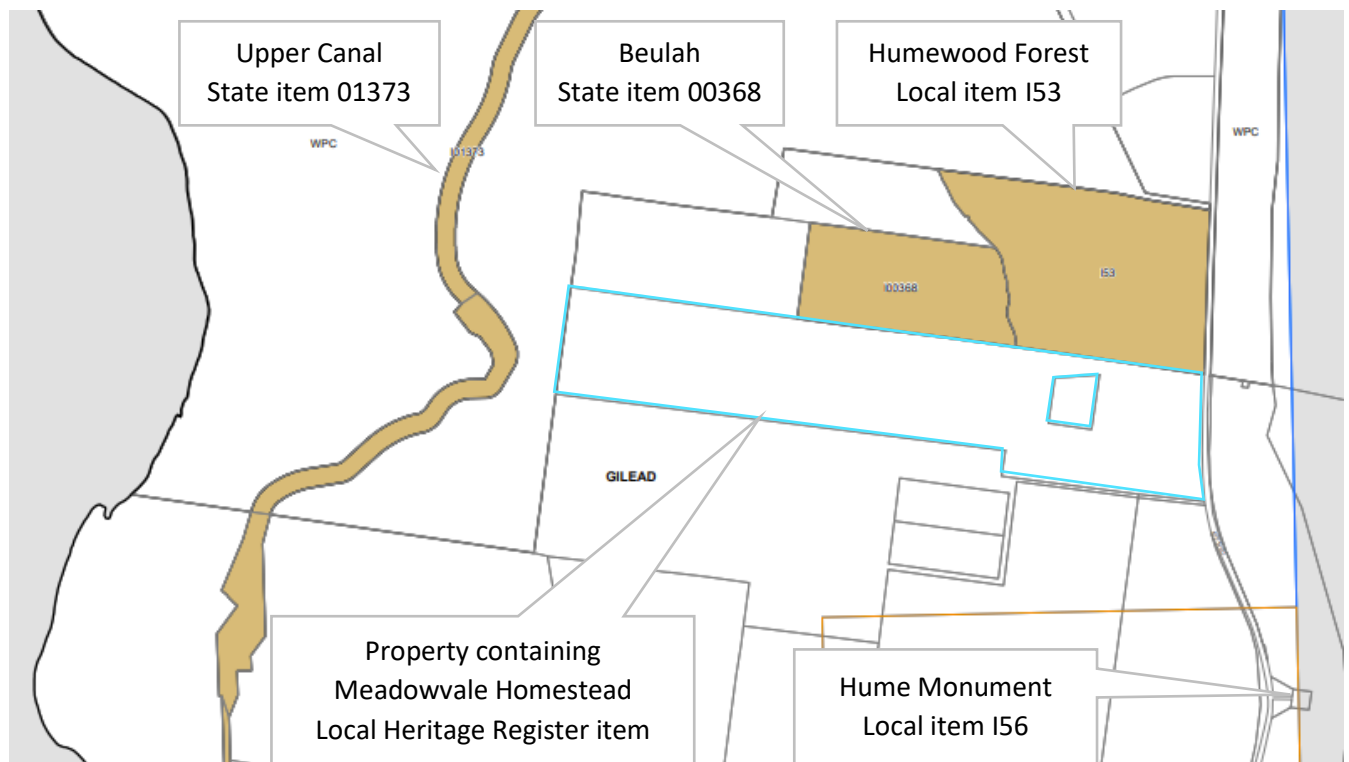


Figure 4-1 Extract from Heritage Map, Sheet HER _004

4.3.1 Beulah

Beulah is listed on the Local Heritage Register of Campbelltown item number I00368) and is also on the State Heritage Register (SHR 00368). This allotment of Lot 23, DP 1132464 at 767 Appin Road, Gilead is the northern neighbour set away from Appin Road. The following Statement of Significance for Humewood Forest is sourced from the Macarthur Regional Heritage Study, Map 8, No. 34.

- Excellent example of small homesteads of the late 19th Century.
- The bridge is one of the oldest surviving bridges on the mainland of Australia.
- The homestead is believed to be the only building of its type in private ownership and the only one known to have retained a full set of stringer girders, intact.



Photo 4-1 Beulah Homestead, seen looking south-west

The Beulah homestead is located over a ridge to the north of Meadowvale such that the two homesteads have no views to each other. However, it is possible to stand on the ridge near the property boundary between the two, and look south-west to Meadowvale homestead, and to look north to Beulah homestead. The ridge is close to the eucalyptus tree seen on the horizon in Photo 4-1.



Photo 4-2 View towards Beulah homestead from 500 m east of Meadowvale homestead



Photo 4-3 View west to Meadowvale homestead; a view from here more towards the right would see some of Beulah



Photo 4-4 The collapsed gazebo of Beulah is close to the boundary with Meadowvale



Photo 4-5 Easterly view from near the Meadowvale home garden looking towards Beulah

Photo 4-5 demonstrates the lack of a view between the homesteads of Meadowvale and Beulah due to the large hill in between.

4.3.2 Humewood Forest

Humewood Forest is listed on the Local Heritage Register of Campbelltown. It functions as a local heritage item. This allotment of Lot 21, DP 1132464 at 767 Appin Road, Gilead is the northern neighbour adjacent to Appin Road. The following Statement of Significance for Humewood Forest is sourced from the Macarthur Regional Heritage Study, Map 8:

- The area is of great landscape value.
- The area has significance as a remnant of natural forest vegetation with trees and ground species intact and possessing food long-term viability. In particular, it is an unusual plant community growing on Wianamatta Shale, dominated by Spotted Gum, now rare within the regional area. It has important value in terms of biodiversity for both flora and fauna and as part of the Georges River / Nepean River corridors (Alan Leishman).



Photo 4-6 Humewood Forest, seen from Appin Road looking west



Photo 4-7 East view from 800 m west of the driveway entry showing Humewood Forest on the left

Humewood Forest is a heritage item with predominant natural heritage values as a large stand of remnant Cumberland Shale Hills Woodland forest. The decision to retain the forest has some historical significance. The woodland forest type extends onto Meadowvale within 600 m of Appin Road. This woodland forest has regenerated to become larger and thicker since the 1960s in the eastern section of the property Meadowvale. There is a substantial sense of continuity between the retained forest on the east side of Appin Road, and Humewood Forest. There a lesser sense of forest continuity into several properties extending south of Humewood Forest. The density of trees south of Humewood Forest is much thinner, and the area lacks an intact understorey.

The trees in the eastern section of the property Meadowvale were likely retained to minimise erosion along Woodhouse Creek, minimise erosion of Appin Road when it was a dirt road, and also to provide some visual privacy from Appin Road. This pattern of tree retention has minor heritage significance and is loosely related to the significance of Humewood Forest.

4.3.3 Hume Monument

The Hume Monument is listed on the Local Heritage Register of Campbelltown. It functions as a local heritage item. This allotment on DP 57644 on the eastern side of Appin Road, Gilead is south of the subject property and is a monument to recognising the son of the owner of Meadowvale. The following Statement of Significance for the Hume Monument is sourced from the Macarthur Regional Heritage Study, Map 8, No. 12.

A reminder of the early pioneering days and the great series of explorations which were commencing then.



Photo 4-8 The Hume Monument, Appin Road, Gilead

The Hume monument is 650 m south-east of the nearest point of the property Meadowvale.

The monument is constructed of rock-faced sandstone blocks forming a square-based prism on a plinth with a shaped capping stone. Two white marble plaques with gold incised letters are fixed with bronze pins onto the sandstone. The upper plaque reads, "TO COMMEMORATE THE HUME AND HOVELL EXPEDITION".

The lower plaque reads, "SITE OF THE HOME OF HAMILTON HUME STARTING POINT OF THE EXPEDITION TO PORT PHILLIP OCTOBER 2. 1824 R.A.H.S." A fence of timber posts and steel rails surrounds the monument. Meadowvale is a former property of Andrew Hume, father of Hamilton Hume, so there is a close historical association between it and the Hume Monument.

There is no view between the Hume Monument and the property Meadowvale due to the thick stands of woodland trees growing on properties between them. See Photo 4-9.



Photo 4-9 View from the Hume Monument to the thick forest in front of Meadowvale

4.3.4 Upper Canal System (Pheasants Nest Weir to Prospect Reservoir)

- The statement of significance for this item on the State Heritage Register is as follows.

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

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

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

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

The Upper Nepean Scheme is significant because:

- In its scope and execution, it is a unique and excellent example of the ingenuity of late 19th century hydraulic engineering in Australia, in particular for its design as a gravity-fed water supply system.
- It has functioned as a unique part of the main water supply system for Sydney for over 100 years, and has changed little in its basic principles since the day it was completed.
- It represented the major engineering advance from depending on local water sources to harvesting water in upland catchment areas, storing it in major dams and transporting it the city by means of major canals and pipelines.

- It provides detailed and varied evidence of the engineering construction techniques prior to the revolution inspired by reinforced concrete construction, of the evolution of these techniques (such as the replacement of timber flumes with wrought iron and then concrete flumes), and of the early use of concrete for many engineering purposes in the system.
- The scheme possesses many elements of infrastructure which are of world and national renown in technological and engineering terms.
- Many of the structural elements are unique to the Upper Nepean Scheme.
- (Edward Higginbotham & Associates, SCA Heritage and Conservation Register, 18 December 2000)

The canal is constructed of several different structural systems over its length, including lining of sandstone, shale, concrete and cast iron. The canal is not accessible from Meadowvale, and it is difficult to see from Meadowvale. The listing notes that the water of the canal moved through wrought iron aqueducts as it flowed over creeks and other deep depressions. The canal passes over Nepean Creek 160 m west of the south-west corner of the property Meadowvale. The only section of the canal that can be glimpsed from the property Meadowvale is a stop board riser made of concrete with a pipe rail safety railing.



Photo 4-10 View from Meadowvale property towards the Upper Canal System

There is only a distant glimpse from within the property Meadowvale to the Upper Canal System, as shown in Photo 4-10. There is no other view from the property Meadowvale to any part of the Upper Canal System.

5.0 Assessment of Cultural Significance

5.1 Method for Assessing Cultural Significance

Determining cultural significance is the basis of all planning for places of heritage value. By determining the significance of the place, informed decisions and future plans can be made to ensure that the expressions of significance contained within the place are protected, retained and enhanced. A clear understanding of the nature and degree of significance will determine the parameters for flexibility of future planning and development.

The following assessment of cultural significance for Meadowvale 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, *Assessing Heritage Significance*.

5.1.1 The Burra Charter

The Burra Charter was adopted by Australia ICOMOS in 1979 and contains a set of principles developed to create a nationally accepted standard for the practice of heritage conservation in Australia. The Burra Charter describes a process by which a significant place is conserved, which includes understanding significance, developing policy and managing the place in accordance with the policy. An assessment of the cultural significance of the place underpins the development of appropriate policies for its protection and conservation. Cultural significance is defined in Article 1.2 of the Burra Charter as follows:

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

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

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

5.1.2 NSW Heritage Council Guidelines

In accordance with the above definition of cultural significance, the Heritage NSW has developed a set of guidelines contained in their publication *Assessing Heritage Significance*, which sets out assessment criteria based on the understanding that the cultural significance of a place can be determined by its aesthetic, historic, scientific, social and spiritual values.

The assessment of cultural heritage significance for Meadowvale contained in this section is based on the methodology and guidelines set down by the Heritage NSW and considers the standard values or criteria which arise from the history, construction and use of the building and its site as well as any levels of esteem by recognised groups for the site.

Heritage significance, cultural significance and cultural value are all terms used to describe a heritage item's value or importance to our society. This value may be contained in the fabric of an item, its setting and its relationship to other items, the response that the item stimulates to those who value it and in the historical record that allow us to understand it in its own context.

5.2 Local Heritage Registers

Local heritage items in NSW are almost always recorded on 'Schedule 5 Environmental heritage, Part 1' of the respective local environmental plan for that local government area. The State Heritage Inventory endeavours to be up to date with all these local heritage items. It is managed by Heritage NSW, and it depends on the resourcing available at a state and local level to be current. Consistency is an objective.

Campbelltown City Council has managed many of its items of environmental heritage on the Campbelltown Local Heritage Register. This includes Meadowvale, whose statement of significance on the register is seen in **Section 4.1**. However, a regularised heritage management system is yet to be completed, leaving Meadowvale off the LEP at the time of writing.

5.3 Stylistic context

Meadowvale was constructed as a homestead for a reasonably well-established family in the late Georgian period. The building is very solidly built with 610 mm thick walls and may demonstrate an intention for a full first floor at a later date, a lack of faith in the quality of the masons, or a defensive potential for the building. While the sources record the early European occupants of the land fearing Aboriginal people, it needs to be stated that the Humes are known to have had friendly relations with Aboriginal people. The homestead contains some Georgian period joinery in the stair, architraves, doors and skirting. This joinery is of a middle standard of wealth among Georgian houses that have survived. The internal walls are made of sandstock bricks about 75 mm tall, which became normal in NSW after the 1830s. The fact that lower traditional English bricks 65 mm high were not used suggests that the internal walls were built after the 1830s.

Aspects of Georgian styling include the symmetrical form with a hip roof with a bell-cast profile, a near symmetrical arrangement of openings, each of which was symmetrical. The original windows are multi-pane sliding sash type, a Georgian archetype. The building has original verandahs on the northern and southern sides in response to the warm climate in which the settlers found themselves. The ceilings of these verandahs were originally lath and plaster; the northern one retains lath and plaster. The corrugated steel roofing is on original timber framing apart from the pop-up extension, and retains the close battens needed for timber shingle roofing. The plan and detail of the house are similar to other later Georgian houses in the region, and other house further away built by the Hume family.

The c1950 pop-up extension transformed the original bedrooms with timber framing, timber-framed casement sash windows, and fibro cladding in the common manner of Post-War Austerity style housing.

5.4 Comparative Analysis

A comparative analysis of Meadowvale homestead demonstrates that its Georgian architectural features and character were widespread in areas settled by the 1830s. As an instance of solid rural homestead, there are other homesteads with similar historical and aesthetic values in the original Nineteen Counties as defined by Governor Ralph Darling in 1826. This area extended beyond Jervis Bay, Lake George, and Bathurst, and was limited in the north by the Manning River. While Meadowvale was within the original central county of Cumberland, it was very close to the County of Camden on the other side of the Nepean River.

There are many other Georgian houses in NSW of a similar scale to Meadowvale, though clearly a limited number. Significant factors in comparing other Georgian homesteads in regional areas to Meadowvale

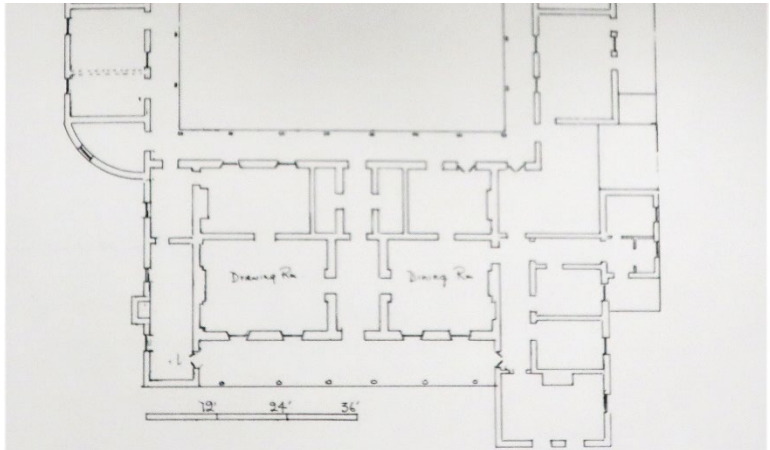
include apparent building budget and scale (predominantly single-storey scale, allowing for bedrooms in the roof space).

List of Comparative Examples

The following table provides several buildings that exhibit some similarities to Meadowvale, and which share some of its architectural and historical context.

Table 5.1 **Comparable Heritage Items**

Location	Details	Image
Denfield Appin Road, St Helens Park	Farmhouse of similar design built in 1837 by John Farley. It also has rendered walls with ashlar lining, a detached kitchen connected by sandstone flagging. Photo Source: Jonathan Chancellor, Urban.com	
Old Belgenny Homestead, Macarthur Estate, Camden	Timber weatherboard homestead of similar size and shape, designed by Henry Kitchen, built in 1821. John Macarthur died here in 1834.	
Mayfield House, Cawdor Road, Cawdor	Single storey brick farmhouse built 1850s with a separate kitchen building.	

Location	Details	Image
Collingwood, Gunning	Built in the late 1830s by Andrew Hume's second son John Kennedy Hume. The house is very similar in form and detail to Meadowvale. See the plan here of the early section of Collingwood, drawn by Rachel Roxburgh.	
Mount Gilead Estate, 901 Appin Road, Gilead	Mount Gilead is a larger and grander homestead than Meadowvale, but in a similar style with a similar plan. Its agricultural service structures are more significant.	
Denbigh, Off Olive Hill Drive, Cobbitty	The earlier part of this house has a similar form and was built by 1828.	
Horsley, Fairfield	The Horsley Complex was built 1804-32. It has a similar plan as Meadowvale, but it is built on a grander scale.	

Location	Details	Image
Kelvin, Bringelly	An 1820s house with a similar form as Meadowvale, relatively intact.	
The Cottage, 2 St Thomas Road, Mulgoa	Farmhouse from c1810 with similar shape and scale, possibly the oldest weatherboard dwelling in Australia. Similar shape and size to subject building, but this is older and of light-weight materials.	

5.5 Assessment Against Significance Criteria

An assessment of how the subject site relates to the criteria established by below. It considers the historical context and physical evidence of the subject place as detailed in **Sections 2.0** and **3.0** and of this report.

Criterion (A) Historical Importance

An item is important in the course, or pattern, of NSW's cultural or natural history (State significance); OR
An item is important in the course, or pattern, of the local area's cultural or natural history (local significance).

Significance indicator	State significance threshold	Local significance threshold
<i>Association with an event, or series of events, of historical, cultural or natural significance.</i>	<i>Demonstrates the occurrence of an event(s) at the place that was significant in NSW history.</i>	<i>Demonstrates the occurrence of an event(s) at the place that was significant to the local area.</i>
	<i>Demonstrates the influence of an event(s) that occurred elsewhere and was significant in NSW history.</i>	<i>Demonstrates the influence of an event(s) that occurred elsewhere and was significant to the local area.</i>
<i>Demonstration of important periods or phases in history.</i>	<i>An early example of settlement within NSW.</i>	<i>An early example of settlement within the local area.</i>
	<i>A notable example of regional settlement that demonstrates an important period or phase in the wider settlement and development of NSW.</i>	

Criterion (A) Historical Importance

	<i>Demonstrates an important period or phase in the history of NSW (see Heritage Council of NSW, 2001).</i>	<i>Demonstrates an important period or phase in the history of the local area.</i>
	<i>Demonstrates a prominent period of economic prosperity or decline/ depression in NSW.</i>	<i>Demonstrates the influence on the local area of a prominent period of economic prosperity or decline.</i>
	<i>Demonstrates a notable period in the governance and administration of NSW.</i>	<i>Demonstrates a notable period in the governance and administration of the local area.</i>
<i>Association with important cultural phases or movements.</i>	<i>Notable association with changing demographic factors across NSW, through colonisation, forced/free migration, and human loss due to epidemic, war, etc.</i>	<i>Notable association with changing demographic factors in the local area.</i>
	<i>Notable association with an important phase of social development including migration and social reform, interaction between Aboriginal and non-Aboriginal communities, and the transformation of convicts into free settlers.</i>	<i>Notable association with an important phase of social development in the local area.</i>
	<i>Association with the development of an ideology derived from ethnic, religious, aesthetic, political, educational or other social beliefs, which resulted in the establishment or change of social values or behaviours across NSW.</i>	<i>Association with the development of an ideology derived from ethnic, religious, aesthetic, political, educational or other social beliefs, which had a notable influence on the local area.</i>
<i>Demonstration of important historical, natural or cultural processes or activities.</i>	<i>Notable example of the harvesting and trade of natural and cultural resources, such as mining, forestry, pastoralism, agriculture, fishing, entertainment, tourism.</i>	<i>Notable example of the harvesting and trade of natural and cultural resources associated with the key local historical themes of the area.</i>
	<i>Notable example of industrialisation extending across/beyond a region or state-wide.</i>	<i>Notable example of industrialisation associated with the key local historic themes of the area.</i>
	<i>Notable example of the development of maritime and terrestrial civil infrastructure, transport and communications in NSW.</i>	<i>Notable example of civil infrastructure, transport and communications associated with the key local historical themes of the area.</i>
	<i>Notable example of the development and application of technology in NSW.</i>	<i>Notable example of the development and application of technology in the local area.</i>
	<i>Notable example of the development of centres for trade and governance, and the provision of community services across NSW.</i>	<i>Notable example of the development of centres for trade and governance, and the provision</i>

Criterion (A) Historical Importance

		<i>of community services in the local area.</i>
	<i>Notable example of patterns of domestic life across NSW.</i>	<i>Notable example of patterns of domestic life in the local area.</i>
<i>Symbolism and influence of place for its association with an important historical, natural or cultural event, period, phase or movement.</i>	<i>The place possesses symbolic meaning to the broader NSW community, irrespective of whether the related activity is demonstrated at the place.</i>	<i>The place possesses symbolic meaning to the local community, irrespective of whether the related activity is demonstrated at the place.</i>
	<i>The place or activity had a notable influence on other places or activities elsewhere in the state.</i>	<i>The place or activity had a notable influence on physical or social outcomes in the local area.</i>

Heritage Assessment

Meadowvale is an early farming property set up following a grant in 1811 to Andrew Hume. The documentary evidence states that the homestead was built around 1830. The physical evidence in the perimeter walls of the homestead being 610mm thick walls of rough sandstone ashlar matches suggests a very early construction date. The evidence of Helen Proudfoot in 1973 that the doors and windows were replacements mitigates against state significance. The grazing land and forested areas are not known to be significantly different to other similar nearby lands.

Meadowvale demonstrates the work of a military officer to establish a farming estate for his family in the early decades of the NSW colony. The estate and scale of the homestead demonstrate Hume's recovery from several career setbacks, and that he was socially well connected in the colony.

Andrew Hume's elder two sons were interested in exploring the countryside south-west of Sydney. Hamilton and John Hume undertook at least 13 journeys of exploration starting from Meadowvale. This included working with at least one Aboriginal man to guide them. Significant early exploration by Europeans across the south-west region commenced from Meadowvale, including the colonial surveyor, James Meehan. However, other nearby sites are more closely associated with the famous journey by Hamilton Hume to Port Phillip Bay. The Meadowvale estate was sufficiently established by 1815 to receive Governor Macquarie and host his discussion about exploration and development of the colony.

Meadowvale **satisfies** this criterion at a local level. In the absence of primary evidence that the homestead was constructed with convict labour, the listing is likely to remain at a local level.

Criterion (B) Historical Associations

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 (State significance); OR An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area (local significance).

Significance indicator	State significance threshold	Local significance threshold
<i>A key phase(s) in the establishment or subsequent development at the place or object was undertaken by,</i>	<i>The person(s) or organisation has made an important contribution to the history of NSW. Achievements should relate to the influence of the</i>	<i>The person(s) or organisation has made an important contribution to</i>

Criterion (B) Historical Associations

<i>or directly influenced by, the important person(s) or organisation.</i>	<i>person(s) upon physical change to the place, or the occurrence of important events or activities at the place.</i>	<i>the history of the local area.</i>
<i>An event or series of events of historical importance occurring at the place or object were undertaken by, or directly influenced by, the important person(s) or organisation.</i>	<i>The person(s) or organisation has made an important contribution to the history of NSW and has a direct association with the place over an extended period.</i>	<i>The person(s) or organisation has made an important contribution to the history of the local community and has a direct association with the place over an extended period.</i>
<i>One or more achievements for which the person(s) or organisation are considered important are directly linked to the place or object.</i>		

Heritage Assessment

Meadowvale is closely associated with Andrew Hume, who was a public servant and farmer at different times.

The explorer Hamilton Hume was the son of Andrew Hume. Hamilton was an avid explorer through the district from his teenage years when he may have lived at Meadowvale. However, if the homestead was begun in 1830 and not earlier, then Hamilton did not live in the homestead. The more significant exploration journeys started from other Hume properties, which are recognised at other state-significant places nearby.

Meadowvale is closely associated with Hamilton's father, Andrew. Andrew Hume is a less significant figure in the history of NSW. Governor Macquarie visited Meadowvale to discuss exploration and development with the Hume family.

Meadowvale **satisfies** this criterion at a local level.

Criterion (C) Aesthetic Values

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (State significance); OR An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area (local significance).

Significance indicator	State significance threshold	Local significance threshold
<i>Recognition as a landmark or distinctive aesthetic natural environment.</i>	<i>Distinctive and unique in its formation, qualities, nature, scale, geology, botanical values in NSW.</i>	<i>Distinctive in its formation, qualities, nature, size, or application within a local context or otherwise of particular interest in a local comparison of similar places.</i>
<i>Recognition of artistic or design excellence.</i>	<i>Critical acclaim of a place within a relevant art, design or technological discipline as a notable NSW example.</i>	<i>Critical acclaim of a place as a notable local example by prominent members of a discipline.</i>
	<i>Acknowledgement of merit in statewide or national publications or media.</i>	<i>Acknowledgement of merit in local media.</i>

Criterion (C) Aesthetic Values

	<i>Prominent use of imagery in media promoting the artistic or built environment of the state.</i>	<i>Prominent use of imagery in media promoting the artistic or built environment of the local area.</i>
<i>Represents a breakthrough or innovation in design, fabrication or construction technique, including design/technological responses to changing social conditions.</i>	<i>Creative and technical achievements that influenced techniques used within the discipline/industry or influenced outcomes at other places or changing social, economic or political conditions.</i>	<i>Example of creative and technical achievements that influenced techniques used within the discipline/industry or influenced outcomes at other places or changing social, economic or political conditions in the local area.</i>
<i>Distinctiveness as a design solution, treatment or use of technology.</i>	<i>Unusual in its nature, size, or application within such a context or otherwise of particular interest in a state-wide comparison of similar places.</i>	<i>Unusual in its nature, size, or application within such a local context or otherwise of particular interest in a local comparison of similar places.</i>
	<i>Notable or distinctive construction response due to the availability of certain building materials at the time (known as 'vernacular' construction).</i>	<i>Notable or distinctive construction response to local constraints due to the availability of certain building materials at the time (known as 'vernacular' construction).</i>
	<i>Notable example of an adaptation or extension to the characteristics of a class of place or blending of the characteristics of different classes in NSW.</i>	<i>Example of an adaptation or extension to the characteristics of a class of place, or blending of the characteristics of different classes in the local area.</i>
<i>Adapts technology in a creative manner or extends the limits of available technology.</i>	<i>Notable example of an unorthodox use or adaptation of the technology of the period in NSW.</i>	<i>Notable example of an unorthodox use or adaptation of the technology of the period in a local area.</i>

Heritage Assessment

The homestead Meadowvale is a fine Georgian homestead in a rural setting with expansive views over its grazing land and home garden. The ground floor retains its intact form with intact massive walls, early carpentry and some fine joinery, and some original plaster work. The symmetrical form of the house on its hilltop setting with a home garden that complements the house contributes to its significance. The post-war pop-up extension is intrusive, but the original Georgian stair indicates the original bedrooms on the first floor. The replacement of several building elements diminishes the homestead's integrity, but the form, original detail and layout of the homestead are interpretable.

The kitchen building is an early Federation timber building. It has less significance but would still likely satisfy this criterion with its original form, fenestration and pressed metal ceiling. The attached dining room with a bellcote provides evidence for the operations of a former extensive working farm.

Meadowvale **satisfies** this criterion at a local level.

Criterion (D) Cultural Associations

An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (State significance); OR An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons (local significance).

Significance indicator	State significance threshold	Local significance threshold
<i>Highly regarded by a community as a key landmark (built feature, landscape or streetscape) within the physical environment.</i>	<i>A landmark that is visually prominent and possesses picturesque attributes or aesthetic qualities acknowledged by many people in NSW.</i> <i>Use of imagery in media promoting the artistic or built environment of NSW.</i>	<i>A landmark that is visually prominent and possesses picturesque attributes or aesthetic qualities acknowledged by the local community.</i> <i>Use of imagery in media promoting the artistic or built environment of the local area.</i>
<i>Important as a place of symbolic meaning and community identity.</i>	<i>A place that symbolically represents some aspect of the past that a statewide community or cultural group feels contributes to the identity of NSW.</i> <i>A place in which a community or cultural group gathers for rituals or ceremonies.</i>	<i>A place that symbolically represents some aspect of the past that a local community or cultural group feels contributes to the local identity.</i> <i>A place in which a local community or cultural group gathers for rituals or ceremonies.</i>
<i>Important as a place of public socialisation.</i>	<i>A place in which a community or cultural group regularly gathers for social or recreational interaction.</i>	<i>A place in which a local community or cultural group regularly gathers for social or recreational interaction.</i>
<i>Important as a place of community service (including health, education, worship, pastoral care, communications, emergency services, museums).</i>	<i>Public places that form the hub of state-wide community services and cultural institutions.</i>	<i>Public places that form the hub of local community services and cultural institutions.</i>
<i>Important in linking the past affectionately to the present.</i>	<i>A place that is known, used and valued as a link between the past and present by many people in NSW.</i>	<i>A place that is known, used and valued as a link between the past and present by the local community.</i>

Heritage Assessment

Meadowvale is associated with the horse-riding community for pleasure, therapy and industry in the local government era. This aspect is not sufficient to satisfy this criterion at a local or state level. Meadowvale is a heritage item that was well known under previous ownerships as a significant homestead built in the Georgian period. The place is likely to still satisfy this criterion at a local level.

Criterion (E) Cultural or Natural Research Value

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (State significance); OR An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history (local significance).

Significance indicator	State significance threshold	Local significance threshold
<i>Comparative analysis.</i>	<i>A comparative analysis suggests that further research at the place or of an object could improve our understanding of NSW's past histories and environments.</i>	<i>A comparative analysis suggests that further research of the place or of an object could improve our understanding of local history or archaeology.</i>
<i>Potential to improve knowledge of a little-recorded aspect of an area's past or to fill gaps in our existing knowledge of the past.</i>	<i>Has potential archaeological/environmental or architectural evidence, through analysis and interpretation, to provide information about a place, practice or people that could not be derived from any other source and that contributes to the understanding of that place and its environment, fabric and relics, and is important to understanding NSW's past.</i>	<i>Has potential archaeological/environmental or architectural evidence, through analysis and interpretation, to provide information about a place, practice or people that could not be derived from any other source and that contributes to the understanding of that place and its environment, fabric and relics, and is important to understanding the past of the local area.</i>
<i>Potential to inform/confirm unproven historical concepts or research questions relevant to our past.</i>	<i>The place or object has high research merit in that the relevant historical concepts or research questions relevant to NSW's past have not been explored.</i>	<i>The place or object has high research merit in that the relevant historical concepts or research questions relevant to the local area's past have not been explored.</i>
<i>Potential to provide information about single or multiple periods of occupation or use.</i>	<i>The place, collection or object contains relics and remains that may illustrate a significant pattern in state history. A benchmark or reference site or object with potential to represent a period, occupation, practice or tradition important to NSW or its people.</i>	<i>The place, collection or object contains relics and remains that may illustrate a significant pattern in local history. A benchmark or reference site or object with potential to represent a period, occupation, practice or tradition important to the local area or its people.</i>
<i>Potential to yield site-specific information that would contribute to an understanding of significance against other criteria.</i>	<i>Archaeological, environmental or fabric remains may have particular associations with individuals, groups and events that may transform mundane places or objects into significant items through the association with historical occurrences important to NSW The place, collection or objects is likely to embody an architectural or engineering style or pattern/layout that is distinctive in NSW.</i>	<i>Archaeological, environmental or fabric remains may have particular associations with individuals, groups and events that may transform mundane places or objects into significant items through the association with historical occurrences important to the local area The place, collection or objects is likely to embody an architectural or engineering style or pattern/layout that is distinctive in the local area.</i>

Heritage Assessment

Criterion (E) Cultural or Natural Research Value

As a Georgian homestead on land that has been farmed since 1811, Meadowvale homestead and the remains of stone cottage have archaeological potential to contain European archaeological resources. To date, the locations of early wells, cisterns and rubbish dumps have not been located, nor has the original location of the convict barracks. The homestead has butt-jointed floorboards, so there is potential for archaeological deposits in the under-floor space. While a European archaeological assessment has not been carried out to date so relics have not been found at Meadowvale, as a Georgian homestead that has not been redeveloped, the site has potential to contain resources that demonstrate the early nineteenth-century use of the site. Meadowvale satisfies this criterion at a local level because nearby homesteads of the same era have similar research potential.

Criterion (F) Rarity

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (State significance); OR An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history (local significance).

Significance indicator	State significance threshold	Local significance threshold
<i>Rare surviving evidence of an event, phase, period, process, function, movement, custom or way of life in an area's history that continues to be practised or is no longer practised.</i>	<i>One of few comparable places across NSW that demonstrates any evidence of this event, etc., a place that is unusually extensive, intact or undisturbed that demonstrates evidence of this event, etc., or the movement, custom or way of life is of particular interest to a community group.</i>	<i>One of few comparable places in the local area that demonstrates any evidence of this event, etc., a place that is unusually extensive, intact or undisturbed that demonstrates evidence of this event, etc., or the movement, custom or way of life is of particular interest to a community group.</i>
<i>Evidence of a rare historical activity that was considered distinctive, uncommon or unusual at the time it occurred.</i>	<i>One of few comparable places across NSW that is associated with or demonstrates an activity that was distinctive for what it achieved, or was so unusual in its nature it is now of particular interest to a group or community across NSW.</i>	<i>One of few comparable places in the local area that is associated with or demonstrates an activity that was distinctive for what it achieved or was so unusual in its nature it is now of particular interest to a group or community in the local area.</i>
<i>Distinctiveness in demonstrating an unusual historical, natural, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest.</i>	<i>Demonstrates a distinctive attribute that is unique or uncommon in its occurrence across NSW.</i>	<i>Demonstrates a distinctive attribute that is rare within the local area.</i>
<i>Demonstrates an unusual composition of historical, natural, architectural, archaeological, scientific, social or technical attributes that are of greater</i>	<i>Demonstrates a composition of attributes that is unique or uncommon in its occurrence across NSW.</i>	<i>Demonstrates a composition of attributes that is unique within the local area.</i>

Criterion (F) Rarity

importance or interest as a composition/collection.

Heritage Assessment

There are many later Georgian homesteads on agricultural land in NSW, but these exist in limited numbers so this place can be considered rare and to satisfy this criterion at a local level.

Criterion (G) Representativeness

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (State significance); OR An item is important in demonstrating the principal characteristics of a class of the area's cultural or natural places; or cultural or natural environments (local significance).

Significance indicator	State significance threshold	Local significance threshold
<i>A class of places or objects that demonstrate an aesthetic composition, design, architectural style, applied finish or decoration of historical importance.</i>	<i>A particularly fine example of the class in a state-wide context, demonstrating a broad range of characteristics that are typical of the class.</i>	<i>A particularly fine example of the class in the local area, demonstrating a range of characteristics that are typical of the class.</i>
	<i>A particularly intact example of the class in a state-wide context, demonstrating a range of physical characteristics that typify the class, and which remain mostly unchanged since built/created.</i>	<i>A particularly intact example of the class in the local area, demonstrating a range of physical characteristics that typify the class, and which remain mostly unchanged since built/created.</i>
	<i>A pivotal example of the class in a state-wide context, being a place that notably influenced subsequent examples of the class, or encapsulates a key evolutionary stage in the development of the class, or incorporates notable variations to the characteristics of the class that are of special interest.</i>	<i>A clear/pivotal example of the class in a local context, being a place that notably influenced subsequent examples of the class, or encapsulates a key evolutionary stage in the development of the class, or incorporates notable variations to the characteristics of the class that are of special interest.</i>
<i>Representative of a class of places that demonstrate a construction method, engineering design, technology, or use of materials, of historical importance.</i>	<i>A fine, intact or pivotal example (as per above) on a state-wide basis.</i>	<i>A fine, intact or pivotal example (as per above) in the local area.</i>
<i>Representative of a class of places that demonstrate an historical land use, environment, function, or</i>	<i>A fine, intact or pivotal example (as per above) on a state-wide basis.</i>	<i>A fine, intact or pivotal example (as per above) in the local area.</i>

Criterion (G) Representativeness

process, of historical importance.

Representative of a class of places that demonstrates an ideology, custom or way of life of historical importance.

A fine, intact or pivotal example (as per above) on a state-wide basis.

A fine, intact or pivotal example (as per above) in the local area.

Heritage Assessment

Meadowvale has a largely intact homestead layout to demonstrate domestic life for a gentleman farmer from the late Georgian period. The homestead can be interpreted sufficiently well to represent domestic buildings of the period in their planning and detail. The place represents early farming with a hilltop base able to survey much of the surrounding farm land. The place satisfies this criterion at a local level.

Further notes:

Helen Proudfoot was married to Dr Peter Proudfoot 1936-2022. Peter was an architectural historian, architect in the NSW Government Architect's Office and a university lecturer at UNSW. Helen and Peter worked together closely.⁷

5.6 Statement of Significance

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.

5.7 Grading of Significance

Each component of a site makes a different relative contribution to the site's overall heritage significance. Where a component has lost its integrity, or its condition has deteriorated, the element might not make a positive contribution to the heritage value of the place. This section grades the heritage significance of the various elements that make up the place. These heritage assessment gradings are based on the gradings included in the NSW Heritage Division's guideline *Assessing Heritage Significance (2001)*. These gradings are explained below.

EXCEPTIONAL - Rare or outstanding fabric.

These spaces and or elements are of exceptional cultural significance for historic, aesthetic, scientific or social values. They include rare or outstanding building fabric and retain an exceptional degree of integrity or intactness from their original construction or later significant period. They play a crucial role in the overall significance of the place.

⁷ SMH 23 June 2022

HIGH - High degree of original fabric.

These spaces and or elements are of High cultural significance. This may include fabric from the original construction of the building which has now been altered, or significant fabric from later alterations. The integrity of these elements may have been compromised by modification, however their contribution to the overall significance of the site remains strong.

MODERATE - Altered or modified elements.

These spaces and or elements are of medium cultural significance but are of lesser cultural significance in the overall significance of the place. They may have been compromised by later, less significant modifications. They play an important role in supporting the overall significance of the place.

LITTLE - Alterations that detract from the item's heritage significance.

These spaces and or elements are of low cultural significance. This may include fabric associated with recent or less significant alterations and additions. They play a minor role in the overall significance of the place.

INTRUSIVE – Alterations that are damaging to the item's heritage significance.

These spaces and or elements are intrusive to the cultural significance of the site. They include unsympathetic alterations and additions where new elements have adversely affected significant fabric or the overall legibility of the site's cultural significance. These spaces and or elements are damaging to the site's cultural significance.

5.7.1 Significance Grading Table

Provided below is an assessment of the site's various elements and their individual significance.

Table 5.2 Significance Grading Table

Elements	Grading
Georgian period fabric of Meadowvale, including sandstone and brick walls, internal carpentry and joinery of the ground floor, staircase, lath and plaster ceilings, cornices.	Exceptional
- Sandstone retaining walls and garden edging within 25m of the homestead. - Archaeological resources (if found) that may reveal further information about early nineteenth-century life at Meadowvale within the recommended curtilage. - Site of rough sandstone cottage that burnt down. - Site of rough sandstone barn, north-west of the homestead. - The Federation period kitchen building located north of the homestead, attached by verandah.	High
- Door and windows of the homestead reported by Proudfoot as not being original - Entry driveway - Planting in the home garden remaining from prior to 1960	Moderate

Elements	Grading
- Traditional rough-hewn timber agricultural fencing within the recommended curtilage - Southern cottage, as a relocated Federation building of unknown origin	
- Western extension to the kitchen building. 1980s timber building north of the homestead (northern cottage). - Tennis court and associated landscape. - Mid-twentieth-century brick shed. - Site improvements associated with the horse-riding school, including the corral.	Little
First-floor pop-up extension over the homestead.	Intrusive

The NSW Heritage Division defines 'Heritage Curtilage' 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."⁸

The following types of heritage curtilage are defined in the NSW Heritage Division's publication '*Heritage Curtilages*' (1996).

- **Lot Boundary Heritage Curtilage** - The most common type of heritage curtilage comprises the boundary of the property containing the heritage item, or items. The property may also contain associated buildings, gardens and other significant features, including walls, fences, driveways or tennis courts, which may contribute to the heritage significance of the property.
- **Reduced Heritage Curtilage** - This type of heritage curtilage is less than the lot boundary of the property. It arises where the significance of an item may not relate to the total lot, but to a lesser area, and is often only defined when development occurs.
- **Expanded Heritage Curtilage** - There may be circumstances where the heritage curtilage may need to be greater than the property boundary. Depending on the topography, an expanded curtilage may be required to protect the landscape setting or visual catchment of a heritage item.
- **Composite Heritage Curtilage** - This type of curtilage applies to heritage conservation areas and defines the boundaries of land required to identify and maintain the heritage significance of an historic district, village or suburban precinct.

The property Meadowvale is a substantial agricultural allotment of approximately 69.6 ha. Not all of this land is needed to retain the heritage significance of Meadowvale. The appropriate heritage curtilage of Meadowvale is a reduced boundary curtilage, as identified in the following aerial photograph. The site element of exceptional significance is the homestead; the curtilage of the homestead needs its home garden setting and associated early buildings. The setting needs to be considered so that the homestead and its home garden are viewed as dominating their hilltop and seen with sufficient cleared land around the homestead that it can be interpreted as a former centre of control over a grazing landscape.

There needs to be sufficient land to the south of the homestead so that the traditional formal view can be had towards the south elevation, with its sandstone retaining wall around the front garden. The southern cottage does not need to be within the curtilage since this cottage was moved to this site around 1976. There needs to be sufficient space on the west side so that the homestead retains its distant views to the Razorback Mountains. On the east side of the homestead, the home garden needs to be incorporated in the curtilage. To the north, the kitchen building and northwards section of the home garden need to be incorporated.

⁸ NSW Heritage Division, *Heritage Curtilages*, 1996



Figure 5-1 The recommended heritage curtilage of Meadowvale

Source of substrate map: NSW LRS, SIX Maps, maps.six.nsw.gov.au

The curtilage needs to be large enough that the homestead becomes a local landmark and has a viable use. The recommended curtilage above has an area close to 2 ha. With the hilltop included within the curtilage, there is potential for Meadowvale to become a local landmark in a subdivision.

There is also a large enough area proposed that a wide range of uses could be proposed for Meadowvale. While new buildings are not proposed within the curtilage, there is potential for new structures and parking areas to be located where they would have an acceptable impact on the significance of the homestead. New small buildings might house services that could be placed into the homestead appropriately.

Alternatively, if Meadowvale is not to have new small-scale buildings within the recommended curtilage, the nature of the house is likely to limit the uses of the site and the scale of these uses. The numerous small rooms and fragile internal fabric of the homestead are likely to limit the number of people who can be inside the homestead. Without new buildings, the most intensive use of Meadowvale within the curtilage may be a café serving a few tens of people at one time. A parking area to serve this number of people could be made outside the home garden and within the recommended curtilage.

6.0 Issues, Constraints and Opportunities to Manage Significance

6.1 Heritage Management Framework

6.1.1 Heritage Act 1977

The *Heritage Act 1977* provides for the protection of heritage items identified as being of State heritage significance. These items are listed on the NSW State Heritage Register (SHR) in Section 31 of the *Heritage Act 1977*.

Part 2 of the *Heritage Act 1977* establishes the Heritage Council of NSW as a NSW Government agency. The consent authority for applications to alter items listed on the NSW SHR is the Heritage Council of NSW, or Heritage NSW as its delegated authority, under Section 60 of the *Heritage Act 1977*. Meadowvale is not listed on the SHR. The northern neighbouring two properties are listed on the SHR. The Heritage Act does not require that the Heritage Council be consulted when development adjacent to an item on the SHR is proposed. Campbelltown Council may choose to refer such a matter to Heritage NSW for advice.

6.1.2 Environmental Planning & Assessment Act 1979

Part 3 of the *Environmental Planning & Assessment Act 1979* (EP&A Act) provides for the creation of *Local Environmental Planning Instruments* (LEPs). In 2012 these were standardised for local government areas (LGAs) across NSW. Clause 5.10 of the standardised LEP provides for the conservation of heritage within an LGA and for the conservation of sites identified as heritage items on Schedule 5 of that LEP.

Campbelltown Council is the consent authority for applications to alter items listed on Schedule 5 of the *Campbelltown LEP 2015*. The Campbelltown Local Heritage Register functions in a similar manner to Schedule 5 of the LEP.

6.1.3 National Parks and Wildlife Act 1974

Heritage NSW is primarily responsible for regulating the management of Aboriginal cultural heritage in NSW under the *National Parks and Wildlife Act 1974* (the NPW Act). The NPW Act is accompanied by the *National Parks and Wildlife Regulation 2009* (the Regulation), the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* (DECCW 2010a) and other codes and guides.

The NPW Act defines an Aboriginal object as:

...any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales.

As discussed, Aboriginal cultural heritage has been considered in a separate report (Umwelt 2023). The 2023 report should be referred to if required.

6.1.4 Statutory Listings

Meadowvale homestead is listed on the Local Heritage Register of Campbelltown, but it is not yet on the LEP. It functions as an item of local heritage significance. It is also in the vicinity of several heritage items, including Beulah, the northern neighbour that is listed on the State Heritage Register and the LEP. Mt Gilead is a state listed item that is well to the north of Meadowvale and is out of sight.

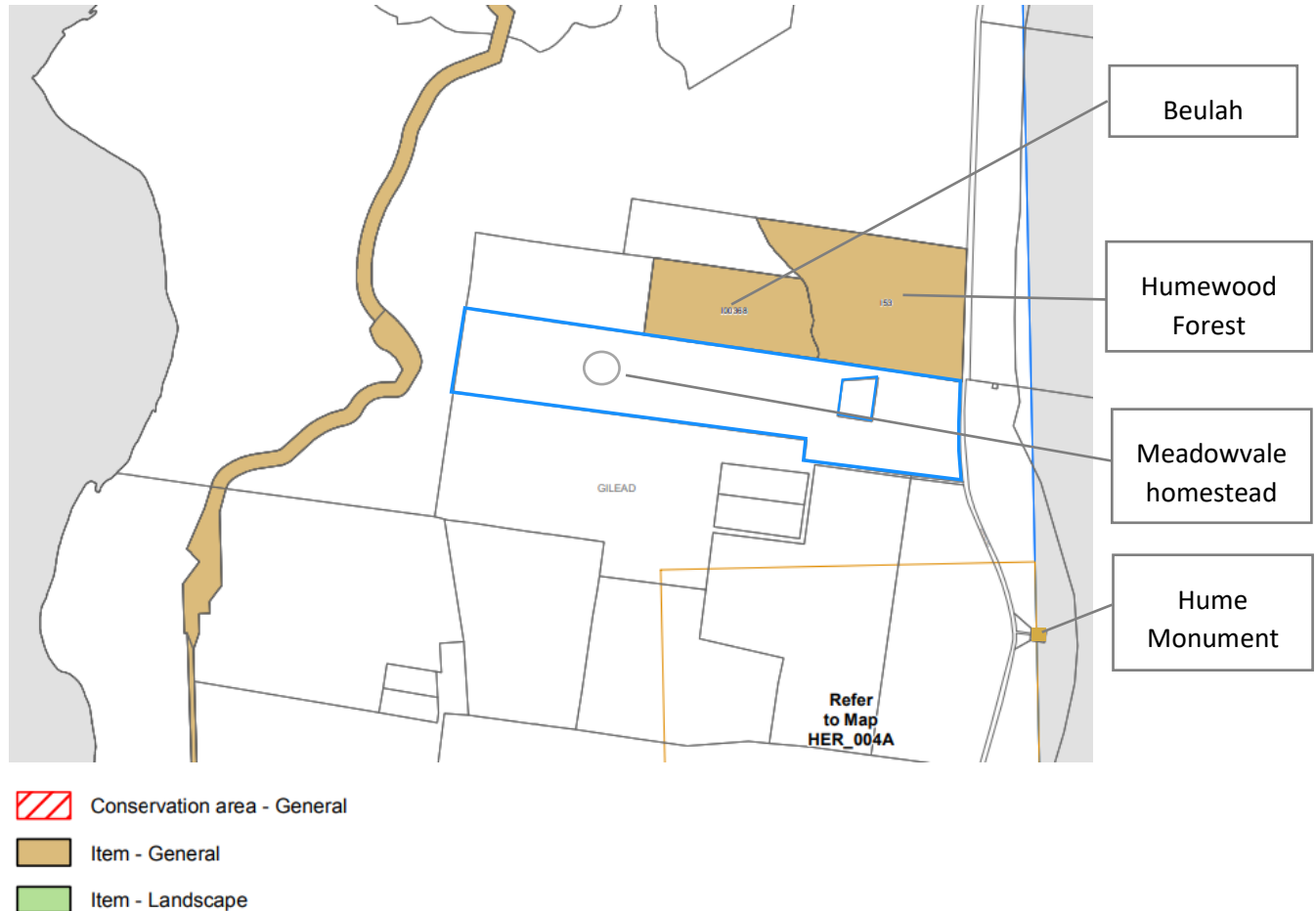


Figure 6-1 Extract from Heritage Map 004 in the *Campbelltown Local Environmental Plan 2015*. The subject site is within the shapes outlined in blue, marked by Umwelt

6.1.5 Non-Statutory Listings

National Trust of Australia:

Listing by the National Trust of Australia (NSW) does not impose any statutory requirements on the building. The purpose of the National Trust Register is to alert responsible authorities, property owners and the public so that those concerned may adopt measures to preserve the special qualities that prompted the classification. The property is classified by the National trust (NSW).

6.2 Issues, Constraints and Opportunities Arising from Statutory Obligations

6.2.1 Applications to Consent Authorities

Since Meadowvale is listed as a heritage item of local significance on the Local Heritage Register, development on the site must be approved by Campbelltown Council, under Part 4, 79(c) of the *NSW Environmental Planning and Assessment Act 1979*.

Minor works with no adverse heritage impact may be approved by Campbelltown City Council under a minor works application.

6.2.2 Other Obligations Under the Heritage Act 1977

The *Heritage Act 1977* provides automatic statutory protection for “relics” which prevent the excavation or disturbance of land for the purposes of discovering, exposing, or moving a relic not subject to a conservation instrument, except in accordance with an excavation permit.

The term “relic” is defined under the Act as:

“...any deposit, object or material evidence that:

relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement; and is of State or local heritage significance.”

6.2.3 Heritage Obligations Under the Campbelltown LEP 2015

The *Campbelltown LEP 2015* provides the statutory basis for the conservation and control of development and other activities that may affect the heritage value of items listed on Schedule 5. These provisions are contained within Clause 5.10 of the *LEP*, the objectives of which are as follows:

(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,

(c) to conserve archaeological sites,

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The LEP places an obligation on Campbelltown Council to retain the heritage significance of Meadowvale homestead, and to consider this significance in evaluating any proposal for the site. Under the provisions of the heritage incentive clauses of the LEP, Council can grant benefits to owners of items of environmental heritage, particularly in the permissible use of the place. Listing also entitles concessions from land tax where this applies.

The LEP controls matters including minimum lot size, permissible use, the floor space ratio and maximum building height.

6.2.4 Other Statutory Obligations

Any changes in the use of the building may result in a need to upgrade certain facilities to meet such obligations as may be imposed by Campbelltown Council. Matters may be identified in this study that may require modification include, but are not limited to, the following:

- National Construction Code of Australia.
- Fire safety requirements.
- Ingress and egress from the building.
- Disability access code.

Certain aspects of the building may be eligible for exemptions from code compliance where upgrading may result in the loss of heritage significance. These issues may be addressed directly with the relevant consent authority.

6.2.5 Potential Uses

Meadowvale homestead on its recommended curtilage would be suitable for a use that can support the maintenance of the homestead while minimising adverse impacts on the fabric and form of the significant buildings and landscape.

Appropriate uses will be accepting of the spatial layout of the homestead and kitchen wing, with their multitude of medium to small rooms, with many doors and sash windows. Appropriate uses will not need new intrusive building services that cause the removal of original fabric. Appropriate uses for the ground floor of the homestead include a professional office or similar small business that can manage with the regular movement of large or heavy objects regularly moving through the building. A café may be suitable, but a restaurant would only be suitable if the northern cottage or a new appropriate building is used to house the building services that would not be appropriate to insert into the homestead.

The timber stair inside Meadowvale homestead is original fabric and significant, so it must be retained and conserved. An expert in the Building Code of Australia (not this writer) may find that the stair in a conserved state would be non-compliant and may only be used in a building with a single occupancy dwelling use (NCC Class 1). If the first floor of Meadowvale homestead is conserved but is dedicated as not for habitable use (possibly for no use at all), it is likely that the building could be put to a wider range of uses. The heritage incentive clause in Campbelltown LEP clause 5.10.10 may be used by Council to permit a use for Meadowvale homestead that would not otherwise be permissible. In this circumstance, Council would need to be convinced that the designated use would support a good heritage outcome.

6.2.6 Equal Access

Meadowvale homestead has good potential to be conserved in a manner that can be deemed to satisfy the *Disability Discrimination Act* if a use apart from a single-use dwelling is selected. Masonry and timber steps should be conserved to their original form with ramps made of light-weight materials to provide compliant access under AS 1428.1. The width of doors and fire safety measures will need to be reviewed, but it is likely that a deemed to comply use for the site with at least some public equal access can be achieved.

6.3 Issues, Constraints and Opportunities Arising from Non-Statutory Obligations

The Campbelltown Development Control Plan (DCP) 2015 is a non-statutory document that supports the implementation of the *Campbelltown LEP 2015*. Development applications for the subject site will be assessed by Campbelltown Council in relation to the relevant objectives and controls contained within the DCP. Relevant matters may include setbacks, appropriate building forms, appropriate materials, landscaping drainage and open space.

6.4 Issues, Constraints & Opportunities arising from the Statement of Significance

Meadowvale is of cultural significance for its historical, aesthetic, associative and rarity values as a Georgian house remaining in NSW.

The Statement of Cultural Significance for the place should inform the preparation of any proposal for changes to the site. Decisions regarding the nature and extent of change should ensure that the established significance is conserved and or enhanced. Schemes for the development of the site should respond to aspects of the cultural significance of the site, identified in the Statement of Cultural Significance. Meadowvale homestead is in poor condition and it must be conserved according to the policies in this CMP and the Schedule of Conservation Works. This involves using information from the historical and physical evidence to guide the repair, restoration and reconstruction of damaged or missing fabric in Meadowvale homestead.

Decisions about works to the place, including maintenance, repairs or more extensive adaptation works, must consider the impact on the cultural significance of the place, and on individual components. New works to the place should not diminish any aspect of its cultural significance. The approach and recommendations set out in **Section 7.6** of this report should be used as a guide to future work.

6.5 Issues, Constraints & Opportunities Arising from the Owners' Requirements

The site owner seeks to implement a curtilage of the Meadowvale homestead. The preparation of this CMP is part of the requirements in determining a curtilage for the homestead that may be adopted by Campbelltown City Council.

The Meadowvale homestead is part of a large land parcel that the owner desires to subdivide in a similar way to nearby suburban lands such as Rosemeadow. The owner sees potential for Meadowvale homestead to be the focus of community attention here. Such a focus would see the homestead within a sufficiently spacious curtilage that the sandstone retaining wall and other major landscape features closely associated with the homestead home garden are part of its revised allotment.

The owner is supportive of conserving Meadowvale due to its heritage significance so that the homestead building is conserved alongside its later kitchen building and grounds. At the time of writing, the owner has considered the homestead having a community use or a commercial use such as a café or returning it to a residential use.

6.6 Issues, Constraints & Opportunities arising from the Physical Condition of the Place

Meadowvale is vulnerable and in a state of disrepair, though enough is known from documentary evidence to reconstruct missing and badly decayed elements. Many elements of original fabric have been salvaged from the house and put in safe storage. This fabric can be restored to Meadowvale homestead. The works should be guided by the Schedule of Conservation Works, prepared in 2023.

The first-floor pop-up extension is intrusive and should be removed. The clearly original stair indicates that a first floor is original. Documentary evidence shows that there a pair of symmetrical dormers facing north to the rear.

The sandstone retaining wall around the semi-circular front lawn requires stabilisation. Almost all the planting in the home garden was planted in the post-war era. The landmark early araucaria trees are now missing from the home garden.

6.7 Issues, Constraints & Opportunities Arising from Adaptive Re-Use Options

Adaptive re-use options for the site should be developed with close reference to this CMP, so that decisions regarding the nature and extent of change ensure that the significance of the place summarised in the statement of significance is retained.

Important aspects of the significance emerging from the statement of significance, which should inform the design and preparation of any new scheme for the site include:

- The homestead is a fine Georgian house, representing the taste and lifestyle of the established class of colonial landholder in the inner counties of the Sydney colony. The deteriorated condition of the homestead is a challenge that needs to be made good in the short term.
- The separate kitchen is an early Federation building that contributes to an understanding of the development of the property as a farm with a workforce extending beyond the occupying family.
- The property has archaeological potential. There may be footings and other remains of early nineteenth-century buildings known to have existed north of the homestead. In two centuries of agriculture, the homestead site has potential to contain relics and evidence of use from this long period.

Meadowvale homestead needs to be retained within a curtilage that includes the kitchen building, remains of the stone cottage and a home garden so that the place can be interpreted as a former rural property.

See **Sections 6.2.5** and **6.2.6** for statutory matters requiring further consideration and professional advice.

There is potential to replant trees known to have grown south of the homestead, including cypres trees arranged symmetrically and landmark araucaria trees.

6.7.1 Opportunities for Development

In heritage terms, the subject allotment presents some opportunity for development, based on the siting and character of Meadowvale homestead and the relative gradings of significance of each part of the subject allotment. Proposals for the development of the site should be prepared by reference to the statement of significance and the conservation policies in this report.

There is opportunity for development within the recommended curtilage of Meadowvale homestead in the form of repair, restoration, reconstruction as part of the conservation of the buildings and landscape features. There is limited potential for adaptation to the significant buildings within the curtilage (including the homestead, kitchen and remains of the stone cottage), where previous additions and alterations could be taken away and used as connections to new building service spaces or other small-scale structures that ensure the viable use of the homestead buildings with an acceptable heritage impact.

There is potential to build new buildings within the curtilage subject to these buildings being to the north of the original homestead and having the scale and separation distances that previous buildings on the site have had. New buildings within the curtilage, as may be approved by Campbelltown City Council, should be contemporary in detail and use predominant materials commonly used on nineteenth-century agricultural buildings. This includes galvanised corrugated steel sheet, timber weatherboard (and close imitations), rough sandstone and face brick piers. Such new buildings should be simple in shape and follow the site precedent for gable roofs over large buildings, and hip roofs on small buildings (less than 6m in length). Any new building within the curtilage should be a single storey. Early buildings on the site may be reconstructed according to documentary evidence without causing an adverse heritage impact.

The northern and southern cottages may be repaired or removed without causing an adverse heritage impact.

There are development opportunities on the subject allotment outside the recommended curtilage of Meadowvale homestead, subject to further approval. New development on the subject allotment outside of the recommended curtilage should respect the identified views to and from Meadowvale homestead. This includes placing building appropriately and scaling them appropriately.

7.0 Conservation Policies and Guidelines

7.1 Introduction

The following general conservation policies are made as a guide to the care of Meadowvale homestead to enable the quality, character and significance of the place to be retained and recovered, with a vision for a use and the long-term viability of the place. The intention of the policies is to:

- Retain, restore and conserve the significant heritage values of the homestead, its kitchen and home garden and their various elements.
- Permit minor alterations, adaptations and new works that are compatible with the above, and which will make raise a use that sustains the heritage significance of the place.
- Identify elements that adversely affect the place and that need to be modified or removed.
- Provide an approach to the replacement of missing or deteriorated fabric.
- Draw attention to co-ordinate the conservation needs of the place in the short-term conservation phase, and over the longer life of the building with other functional and technical requirements for the place.
- Facilitate the use of surrounding lands within the allotment to support the conservation of the Meadowvale homestead and associated elements with heritage significance within its heritage curtilage.

When changes to the place are being considered, the following rules should generally be adopted to guide decision making:

- Repair or reinstate, rather than replace existing fabric.
- Ensure modern alterations are reversible.
- Make a subtle visual distinction between old and new fabric where both types of an element are visible.
- Ensure modern alterations are sympathetic to the heritage character of the homestead.
- Respect the aging process.
- Discontinue previous unsound practices.
- Stabilise problem areas.
- Respect the homestead's context.
- Maintain views to and from the homestead.
- Seek good design for any new development within view of the homestead.

The following section contains a set of Conservation Policies Meadowvale homestead, in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as The Burra Charter. The Burra Charter describes a process by which a significant place is conserved, which includes understanding significance, developing policy and managing the place in accordance with the policy. Where relevant, Articles from the Burra Charter are referenced after the Policy description.

7.2 Sources of Technical Information

There is considerable technical information on the conservation of historic building fabric and finishes available in New South Wales, through government agencies, community organisations and private firms. This section includes text contained in the Heritage Information Series published by Heritage NSW.

Other sources used include Preservation Briefs published by the Technical Preservation Services Branch of the US National Parks Service, The Society for the Protection of Ancient Buildings (UK) and The National Trust of Australia.

7.3 Definitions

The Article 1 of the Burra Charter establishes specific definitions of terms. These terms have specific meanings in heritage and conservation. Further explanatory notes are available in the Burra Charter. The definitions are included below:

Article 1.1 Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Article 1.2 Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

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

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

Article 1.3 Fabric means all the physical material of the place including elements, fixtures, contents and objects.

Article 1.4 Conservation means all the processes of looking after a place so as to retain its cultural significance.

Article 1.5 Maintenance means the continuous protective care of a place, and its setting.

Maintenance is to be distinguished from repair which involves restoration or reconstruction.

Article 1.6 Preservation means maintaining a place in its existing state and retarding deterioration.

Article 1.7 Restoration means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Article 1.8 Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.

Article 1.9 Adaptation means changing a place to suit the existing use or a proposed use.

Article 1.10 Use means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Article 1.11 Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

Article 1.12 Setting means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.

Article 1.13 Related place means a place that contributes to the cultural significance of another place.

Article 1.14 *Related object means an object that contributes to the cultural significance of a place but is not at the place.*

Article 1.15 *Associations mean the connections that exist between people and a place.*

Article 1.16 *Meanings denote what a place signifies, indicates, evokes or expresses to people.*

Article 1.17 *Interpretation means all the ways of presenting the cultural significance of a place.*

7.4 Conservation Principles

Places of cultural significance should be conserved for the benefit of present and future generations. To successfully manage places of cultural significance it is important to both understand the cultural significance embodied in the place and to seek guidance on the appropriate management of the place so the values that underpin its significance are not lost or placed at risk.

The following principles should be applied to the management of the place:

Principle 1 The Conservation Management Plan should be adopted as the principal guiding document for the ongoing management, conservation and use of the place.

Principle 2 Implement a cautious approach to conservation. Change as little as possible and only as much as is necessary.

Principle 3 The expertise of professionals, trades and craftspeople with specific expert knowledge in the cultural heritage management and traditional techniques and materials should be sought in the development and implementation of conservation and development proposals.

Principle 4 All values associated with the place should be identified without unwarranted emphasis on any one value at the expense of others. Different values and degrees of cultural significance may result in different conservation actions.

Principle 5 The discovery of new physical or documentary evidence or changes to the factors which influence the analysis and assessment of cultural significance will require a re-examination of the assessed significance of the place and conservation policies for its management.

7.5 Acceptable Actions According to Significance

The treatment of existing components, spaces, fabric and contents of the building should be in accordance with their assessed level of significance and generally as set out in the following table. The terms used below have the meaning given them in the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance* (Burra Charter), 2013.

Table 7.1 Conservation Policies for Fabric according to Heritage Significance

Grading of Significance	Acceptable Action
Exceptional Significance	Preservation, restoration or reconstruction. This fabric should be retained. In some cases, adaptation in accordance with the Burra Charter guidelines may also be acceptable, provided that it is focused on the retention and repair of exceptional fabric and that the change is compatible with retaining the overall significance of the place.

Grading of Significance	Acceptable Action
High Significance	Preservation, restoration or reconstruction. Adaptation in accordance with the Burra Charter guidelines may also be acceptable, provided the change is compatible with retaining the overall significance of the place.
Moderate Significance	Preservation, restoration, reconstruction or adaptation to assist in ensuring the continual use and security of the building, provided that no adverse effect is created to more significant fabric. Work involving the reduction or removal of a particular element may be acceptable where it is necessary for the proper function of the place and does not reduce the overall significance of the place.
Little Significance	Preservation, restoration, reconstruction or adaptation to assist in ensuring the continual use and security of the building, provided that no adverse effect is created to more significant fabric. Both retention and removal are acceptable options for fabric of little significance.
Intrusive	This fabric should be removed, ensuring that no adverse effect is created to more significant fabric.

7.6 Conservation Policies

7.6.1 Basis of Approach

The following policies describe general approaches to the conservation of Meadowvale homestead, including the buildings, home garden on the site and their setting. These approaches should underpin any decisions made regarding alterations to the place.

Policy 1 Application of the Burra Charter

The future conservation and development of the place should be carried out in accordance with the principles of the *Australian ICOMOS Charter for the Conservation of Places of Cultural Significance* (the Burra Charter) 2013.

Policy 2 Use of Conservation Policies

The policies set out in this document should be applied irrespective of the use to which the building is put.

Policy 3 Use of the Conservation Management Plan

The Statement of Significance and schedule of significant spaces, fabric and elements in this plan, together with any more detailed assessments of individual items, should be adopted as the basis for future decision making, planning and work on the place.

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.

Policy 5 Review of Evidence



Before any extensions to Meadowvale homestead are undertaken, or any substantive change to the homestead is planned for development need rather than as conservation, all available documentary and physical evidence should be reviewed to guide effective conservation work.

Policy 6 Use of Evidence

All work in the building shall be undertaken on the basis of known evidence. Conjecture, guesswork or prejudiced decision making are not acceptable.

Policy 7 Cultural Significance

Retention, enhancement and retrieval of the cultural significance of the place should be adopted and implemented as opportunities arise, taking into consideration the changing needs of the place, availability of funds and other constraints.

Policy 8 Gradings of Significance

All policies in this document which refer to gradings of significance should be implemented with reference to **Section 5.7** above.

Policy 9 Future Changes

Following conservation, no change to the place within the recommended curtilage, including to its setting, layout, form and fabric, should be considered without first assessing the potential loss of heritage value that may result.

Policy 10 Future Changes

Necessary services for the building should be planned during conservation works. Following conservation, proposed adaptation or changes that would require the introduction of further services and/or structural alterations that would have a strong adverse effect on the heritage significance of the building would be unacceptable.

Policy 11 Future Changes

Proposed changes of use to any part of the homestead and kitchen buildings should be considered in the context of a co-ordinated plan for the whole place within the recommended curtilage.

Policy 12 Change of Use

A use for Meadowvale homestead should be selected that is most compatible with the retention and recovery of the early character and identified cultural significance of the place. Suitable uses include as a dwelling, office, professional services suite and café.

Policy 13 Safety

Works required to ensure the safety and security of people at the site should be prioritised and carried out as a matter of urgency. Where these works are required, their consistency with other policies in this report is preferred, however urgent safety works should not be delayed by adherence to other policies.

Conservation work to Meadowvale homestead is part of essential safety for the place.

7.6.2 Conservation of the Setting and Landscape

Meadowvale homestead stands in a home garden with a driveway approach and attached sandstone retaining wall by the front garden. There is some timber agricultural timber fencing beyond, likely from the late twentieth century. Further afield and beyond the recommended curtilage on the subject allotment are grazing lands, dams, an approach driveway and stands of remnant forest.

The early structures on the site, including Meadowvale homestead and the kitchen building, must be retained. The southern cottage may be retained or relocated. The northern cottage may be repaired or removed.

Policy 15 New Structures

New structures on the site should be sited and designed so that the visual prominence of Meadowvale homestead is retained. Siting, form and size of new structures, roads and other infrastructure should ensure that Meadowvale homestead remains visible from the hill within the subject allotment to the east.

Policy 16 Views

Changes to the site, including additions, alterations, new structures should not obscure views to or from Meadowvale homestead. The homestead should retain a westward view to the Razorback Ridge with the only exception that a windbreak of trees may be replanted where it grew before WWII, a few metres west of the homestead in a north-south alignment, evidently to limit the destructive force of westerly winds. The homestead must retain a view to the south over nearby hills, but it is not essential that these hills remain as grazing land. The homestead must retain a northerly view over its home garden and on to the hills of Gilead. The retention of this view to the nearby hills is compatible with some generally low-rise development on the subject allotment. The view from the hill to the east within the subject allotment towards Meadowvale homestead is to be retained.

Policy 17 Landscaped Areas

The home garden around Meadowvale homestead must be retained. Plantings should continue to be maintained and managed as part of the ongoing maintenance of the site. New plantings are acceptable to achieve a park-like landscape of trees with grass and/or shrubs between the trees.

Policy 18 Alterations to Surfaces

Where levels are required to be altered to achieve access requirements, alterations should not affect fabric of Exceptional or High significance.

Policy 19 New Fences

If new fences are required in the vicinity of Meadowvale homestead, they should be designed to ensure minimal visual impact on the character of the place and should be constructed in sympathetic materials. These should be designed in consultation with a heritage consultant. Timber picket fences up to 1.2 m high would be appropriate close to the homestead, particularly in the vicinity of the front elevation. Rougher, heavy timber agricultural fences would be appropriate around its curtilage, away from the front elevation of the homestead.

7.6.3 Treatment of Fabric According to Grades of Significance

Future alterations to the building should be guided by the relative gradings of significance for the fabric of the building. Significant fabric is identified in **Section 5.7** of this document. The retention of significant fabric is a vital part of retaining the overall cultural significance of the place.

Policy 20 Acceptable Actions

Decisions regarding modification to fabric should be carried out by reference to the gradings of significance diagrams in this document and the acceptable actions described in **Section 7.5** of this document.

Policy 21 Fabric of Exceptional Significance



Fabric of Exceptional Significance must be retained. Examples include visible characteristic fabric of the Georgian homestead, such as the masonry walls, joinery and plaster decoration inside. In some cases, adaptation in order to preserve fabric, carried out in accordance with the Burra Charter guidelines may also be acceptable, provided that it is focused on the retention and repair of exceptional fabric and that the change is compatible with retaining the overall significance of the place. Reconstruction of damaged fabric of exceptional significance that cannot be repaired is acceptable if it is part of conservation works within the policies of this CMP. Alterations to this fabric that do not ensure its retention, conservation or repair are not acceptable.

Policy 22 Fabric of High Significance

Fabric of High Significance must be retained. An example includes the Federation period kitchen building. Reconstruction of damaged fabric of high significance that cannot be repaired is acceptable if it is part of conservation works within the policies of this CMP. Adaptation in order to preserve fabric, carried out in accordance with the Burra Charter guidelines, may also be acceptable, provided the change is compatible with retaining the overall significance of the place.

Policy 23 Fabric of Moderate Significance

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. An example includes the pre-1960 planting in the home garden. Work involving the reduction or removal of a particular element may be acceptable where it is necessary for the proper function of the place and does not reduce the overall significance of the place.

Policy 24 Fabric of Little Significance

Fabric of Little Significance may be retained or removed, provided that no adverse effect is created to more significant fabric. An example includes the c1960s fit out of the bathroom in the homestead. Where fabric is proposed for removal, the aim of this removal should be to enhance the established values of the place, and to ensure its continual use, amenity and security.

Policy 25 Intrusive Fabric

Intrusive fabric should be removed, ensuring that no adverse effect is created to more significant fabric. The pop-up first-floor extension is the most prominent example.

Policy 26 Removal of Significant Fabric

Fabric of Exceptional or High significance shall only be considered for removal or alteration where there is no alternative that would ensure the ongoing conservation of the place. Decisions regarding such action should consider the significance of the place in evaluating alternative actions. Any such evaluation must involve appropriate input from conservation professionals experienced in the relevant area.

Policy 27 Removal of Moderate Fabric

Surviving building fabric of the building nominated in this CMP as being of moderate significance shall only be considered for removal or alteration where there is no appropriate alternative. Decisions regarding this action should consider the significance of the place in evaluating alternative action. Any such evaluation must involve appropriate input from conservation professionals experienced in the relevant area.

Policy 28 Recording of Removal of Significant Fabric

If fabric of Exceptional or High significance is removed or altered in accordance with other policies in this CMP, a thorough recording of the original form and detail shall be made, including its location within the structure. Removed items shall be labelled and stored safely against possible future reinstatement. The resulting records shall be lodged with the CMP for future reference.

7.6.4 External Form and Fabric

The external form and fabric of both buildings makes a major contribution to the significance of the place.

Policy 29 Expertise

Only specialist contractors with proven ability and recognised expertise shall be engaged to carry out repair, maintenance, conservation, restoration or reconstruction of significant fabric. This should include the engagement of a structural engineer with experience in maximising the retention of original fabric in heritage properties.

Policy 30 Retention of Form

Meadowvale homestead should retain its overall form. External works should be restricted to preservation, restoration and reconstruction. Proposed work that may have an adverse impact on the exterior form and qualities of the homestead buildings is unacceptable.

Policy 31 New Openings

No new external openings shall be permitted in fabric of identified as being of Exceptional or High significance, except as part of reconstructive works to re-establish former openings where they have been removed, such as north-facing dormer windows. If documentary evidence arises showing the original form of the dormer windows, this detail is to be followed in reconstruction. In the absence of documentary evidence, the dormer windows are to be modelled on others built in the Sydney region before 1860.

Policy 32 Adaptation

Limited adaptation that does not adversely affect the significance of the place may be permitted in areas of lowest significance. External adaptation to areas of Exceptional, High or Moderate significance is unacceptable.

Policy 33 Masonry

Early stonework and brickwork should only be replaced when they have failed significantly or pose a threat to safety. Weathered sandstone should be retained and conserved if substantially sound.

Policy 34 Structural Advice

Seek expert advice from a structural engineer experienced in dealing with early buildings, and with knowledge of relevant heritage legislation when matters of structural movement arise, including cracking, deflection, bulging or failure of walls and early timber roof structure. The objective is to maximise the retention of original fabric, even if that requires the introduction of new fabric to carry the load or forces that the original fabric is no longer able to bear.

Policy 35 Protection of Fabric

Use of tie rods, props and cables may be appropriate, but the building's surface should be protected from localised stresses and puncturing. The heritage impact, including visual impact, of these protective works, should be taken into account before work is carried out.

Policy 36 Brickwork

When brickwork is to be repaired consideration should be given to reusing existing bricks or, if this is not viable, new bricks should match existing in porosity, shape and appearance. Repairs and reconstruction of brickwork should match the original laying configuration evident in the existing walls. New brick units are to match the replaced or repaired element in porosity, size, colour, texture and hardness. This could include using soft bricks of the traditional English size that are no longer commonly made in Australia.

Policy 37 Repointing

Pointing to damaged areas of stonework should match adjoining areas, such as the western basement. Repoint only where existing mortar is unsound or where sufficient mortar is missing to cause water to lie in the joint. Only repoint joints that are eroded to a depth greater than their width. No power tools (especially angle grinders) should be used to remove old pointing. New mortar should be softer and more porous than the surrounding stone to enable the egress of water through the wall.

Policy 38 Stone Repairs

Where necessary, missing or severely damaged stones should be replaced to ensure the protection of original stonework. Where stones are replaced, all new stone is to match the existing in terms of colour, banding, type, size, texture and profile, subject to an assessment of appropriate stone type, to be carried out by an experienced heritage stonemason.

Policy 39 Roof Material

Where necessary, the corrugated steel roofing material should be replaced on a like-for-like basis to ensure weatherproofing and the protection of roof structure. Short lengths (under 2.7 m) of galvanised steel roof sheeting are to be used. Use over lapping of this material where required to manufacturer's recommendation. Avoid the use of Colorbond and similar roofing materials that do not have a traditional galvanised steel finish.

Policy 40 Timber Species

Similar timber species should be used to repair floorboards and polished timber inside the homestead. Some slight visual difference will be tolerated.

Policy 41 Hardware

Original hardware should be retained and conserved. New hardware, including casements, sash lifts, hinges, locks, bolts should match the original as closely as possible. New hardware may be installed to meet the requirements of current building codes and standards. Redundant hardware should be retained where appropriate and rendered inoperable if necessary.

Policy 42 Fenestration

Where necessary, missing fenestration elements should be replaced on a like-for-like basis. Replace a failed individual element of a window rather than the whole sash, for instance, as far as possible.

If any window is to be reconstructed, the new frames shall match the form and detail of the existing.

New dormer windows in the northern rear-facing roof should have profiles in common with original windows on the ground floor.

Policy 43 Glass

Original glass should be retained where possible, and as a general rule, panes with a single crack should be retained. Those with more than one crack, or where part of the glass is missing, should be replaced with glass to match the original.

Policy 44 Contractors for Window Repairs

Only specialist contractors with proven ability and recognised expertise shall be engaged to carry out repair, maintenance, conservation, restoration or reconstruction to the windows.

Policy 45 Metalwork

Metal work, including the wrought iron, and non-ferrous metals, should be retained in-situ and be conserved. The repair and continued maintenance of these elements require specialist involvement.

7.6.5 Retention of Significant Spaces

Significant spaces are identified in **Section 5.7** of this document. This includes all the original rooms of the homestead. Owing to its lower significance, there is more potential to change the interior of the kitchen building. Their retention is a vital part of retaining the cultural significance of the place.

Modern services, including wet spaces as may be approved, should be designed and carried out so as to be reversible, leaving no impact on the conserved original fabric of the building when the service is no longer required.

Policy 46 Acceptable Actions

Decisions regarding modification to existing spaces, including their fabric and spatial character, should be carried out by reference to the Gradings of significance diagrams in **Section 5.7** of this document and the acceptable actions described in **Section 7.5** of this document.

Policy 47 Spaces of Exceptional Significance

Spaces of Exceptional significance should be retained in their existing configuration, without alteration or addition. Examples include the hall and three larger rooms of the ground floor of the homestead. Proposed works to these spaces should be limited to maintenance and repair of damaged fabric.

Policy 48 Spaces of High Significance

Spaces of High significance should be retained in their existing configuration. Examples include the smaller service spaces of the homestead. Minor alterations may be acceptable, provided that the overall configuration of the space is retained, and its character and heritage is value retained. If spaces of High significance have been affected by previous Intrusive alterations and additions, Intrusive elements should be removed. Excepting this, proposed works to these spaces should be limited to maintenance and repair of damaged fabric.

Policy 49 Spaces of Moderate Significance

Spaces of Moderate significance may be altered, provided that alterations do not reduce the overall significance of the place. The interior of the kitchen is an example. Additions to these spaces may be acceptable, provided that their construction does not result in damage to fabric of Exceptional or High significance, and does not detract from the character, value and significance of spaces of Exceptional or High significance. Alterations and additions to spaces of Moderate significance aim to retain the significance of the place and ensuring its viable use, amenity and security.

Policy 50 Spaces of Little Significance

Spaces of Little significance may be altered and to ensure the viable use, amenity and security of the place. An example is the northern cottage. Alterations and additions to these spaces should not result in damage to fabric of Exceptional or High significance, and should not detract from the character, value and significance of spaces of Exceptional or High significance.

Policy 51 Intrusive Spaces

Intrusive additions should be removed, ensuring that no adverse effect is created to more significant fabric. The space above the original roofline of the pop-up extension is an example, though the space below the original roofline is original, and so of higher significance.

Policy 52 Recording of Alterations to Significant Spaces

If alterations are proposed to significant spaces in accordance with other Policies in this CMP following conservation works, a thorough recording of the original form, configuration, fabric, elements and detail

which makes up this space, shall be made, including its location within the structure. Removed items shall be labelled and stored safely against possible future reinstatement. The resulting records shall be lodged with the CMP for future reference and review.

7.6.6 Internal Configuration and Fabric

The interior of the homestead is in poor condition and is vulnerable. The ground-floor layout of the homestead appears to be intact to its original state.

Policy 53 Expertise

Specialist contractors with proven ability are to be engaged to carry out repair, maintenance, conservation, restoration or reconstruction of significant fabric throughout the property.

Policy 54 Timber Floors

Many original timber floorboards from the homestead have been removed for safekeeping elsewhere on the subject allotment. All salvaged viable floorboards are to be reinstated in the conserved homestead. Additional floorboards to complete the restoration and reconstruction of the floor are to be native hardwood, likely to be eucalyptus, and butt-jointed. Floorboards in situ that have failed may be replaced to matching species and dimensions. Original timber bearers are to be retained in preference to replacement. A new timber structural element placed alongside one that is no longer structurally sound is preferred over losing the original element. Loose floorboards can be re-laid with new fixings.

Policy 55 Stone Floor

Repairs to the stone floor of the verandahs should maximise the retention of original stone. Where stones have settled, lift the affected stones, lay new and replace the stones. Where replacement stone is required, match the existing stone, in colour, type and finish, and maintain the laying pattern.

Policy 56 Repairs to Ceilings

Conserve all original sections of lath and plaster ceilings and cornices. Replace fallen lath and plaster ceilings with plasterboard cut to fit the hole. Repair the damaged cornices and reconstruct missing cornices to match existing and documentary detail using in situ wet plaster trades.

Policy 57 Timber Joinery

All timber joinery including the stair and under-stair panelling, doors, architraves, mantelpieces and other internal timber elements should be conserved and then maintained as part of an ongoing maintenance program. Where original joinery has been salvaged for safe keeping, including under-stair panelling and a mantelpiece, this joinery must be restored to its original location and fixed in place. Where replacement of joinery is required due to sections being missing or deteriorated, new elements are to match the original in terms of the timber species' grain and finish.

Use a dark varnish for all internal joinery.

Policy 58 Internal Walls

Damaged internal plaster is to be conserved using traditional materials and techniques. The traditional technique includes scratch coat, levelling coat and finishing coat, followed by painting with a breathable paint. The wall finish to enable moisture to evaporate from both sides of each wall.

Policy 59 Fixings

No fixings should be made to significant internal fabric except in locations where there is clear evidence of previous fixings having been removed. In these instances, proposed work should be assessed by a heritage consultant with reference to this document prior to being carried out.

7.6.7 Compatible Future Uses and Principles for Re-use

Meadowvale homestead has not been used as a full-time dwelling for more than a decade. The homestead, including the kitchen building and other less significant buildings nearby, have deteriorated. Restoring the use of the place as a single occupancy dwelling would be the most appropriate use.

If a subdivision of the subject allotment is approved, a wider range of potential uses for Meadowvale homestead could be considered. The heritage incentive clause in Campbelltown LEP 5.10 (10) may be used to permit a wider range of uses than those connected to the land zoning if Council believes the use will result in a good heritage outcome.

Policy 60 Change of Use

Should circumstances lead to a change of use for the building, new uses should be selected which are most compatible with the retention and recovery of the original character and identified cultural significance of the place. Proposed changes of use, adaptation, or changes would require prior statutory approval.

Appropriate uses that maybe compatible with the conservation of the homestead include a professional services suite and café.

Policy 61 New Use

New uses which require alteration to fabric identified in this Conservation Management Plan as being of Exceptional Significance should not be considered.

Policy 62 Adaptations

Proposals for a change of use to the site should take into consideration the potential adaptation this change of use will necessitate. Adaptation or changes that would require the introduction of services and/or structural alterations which would have a strong adverse effect on the character and/or heritage significance of the building are unacceptable.

7.6.8 Principles for New Elements

Policy 63 Reconstruction

Reconstruction is appropriate where original elements are severely damaged or missing and where their reconstruction will contribute to the cultural significance of the place.

Reconstruction of severely damaged or missing elements should only be considered where there is sufficient evidence of these elements to reproduce their materiality, design and detailing accurately.

Policy 64 New Work

New work should be identifiable as new, either through a differentiation of design and detailing or, in the case of reconstructed works, date stamping.

Policy 65 Repair and Replacement



Where fabric is to be repaired or replaced in accordance with other policies in this document, this should be carried out on a like-for-like basis where the materiality, size, form, detailing and positioning of new work matches comparable existing elements.

Policy 66 Siting of New Structures

New structures on the site should not be conceived as extensions or additions to the existing buildings and should be designed as separate elements, distanced from the existing buildings and physically unattached to them. New structures may be permissible north of the homestead and have a scale no larger than the agricultural buildings that previously existed in this part of the site. Any new permissible buildings should be several metres distant from other buildings to retain the original character of generally agricultural buildings behind a homestead.

Policy 67 Height of New Structures

The total height of new structures on the site should not exceed the height of the reconstructed ridge over the original homestead. Only single storey new buildings could be appropriate within the recommended curtilage of Meadowvale homestead.

Policy 68 Materiality of New Structures

The materials selected for new structures externally should achieve a harmonised material palette across the site and include materials used in nineteenth-century agricultural buildings. This includes galvanised corrugated steel, timber weatherboard (and artificial similar products), rough sandstone and face brick footings.

Policy 69 Design of New Structures

The design of new structures on the site should be of high architectural quality. While the predominant materials should be tradition, contemporary detailing is acceptable and appropriate.

Policy 70 Design of New Elements

New internal and external additions should be designed in a style contemporary to their era, such that they are readily identifiable as new and to make easily legible the various phases of construction on the site.

Policy 71 External Additions

Where external additions are required for essential services such as a bathroom or kitchenette, they should be attached to areas of previous change and their design should be prepared by an architect with demonstrated experience in architectural heritage and conservation and should be developed with close reference to this Conservation Management Plan. It is preferable that the design of such elements be recognisable as contemporary in style, however the suitability of this solution should be assessed on a case-by-case basis.

Policy 72 Internal Works

The preferred location for internal alterations is within those spaces identified as being of Moderate or Low significance. Internal additions located in spaces of Exceptional significance are not acceptable.

Policy 73 Fixing of New Elements

New internal elements should not be fixed to original fabric or fabric of Exceptional or High significance. Proposals that require the fixing of new elements should receive input from a heritage consultant. Where possible, any internal additions should be free-standing and should be constructed in a reversible manner, such that they can be removed without irreversible damage to significant fabric.

Policy 74 Recreations

New fixtures and fittings should only be historical recreations where there is sufficient evidence to confirm their location and design.

7.6.9 Services

All twentieth-century building services in the homestead, including its kitchen, are now old and may be considered for replacement.

Policy 75 Design of New Services

The significance gradings of fabric and spaces identified in this Conservation Management Plan should be used to inform the layout and methodology for installation of any new services. The installation of new services that is likely to detract from significance, for example by changing the character of a significant space or by causing damage to significant fabric, should be avoided.

Policy 76 Location of New Services

Where the installation of new services requires intervention into existing fabric, these services should be located within fabric of lesser significance so that damage to fabric of higher significance is avoided. Use existing penetrations for new and replacement services. Use the under-floor and ceiling spaces to hide service ducts. Avoid chasing into walls and original joinery.

Policy 77 Installation of New Services

New services should be carefully installed so as to cause minimal damage to fabric. Where it is deemed likely that adjacent fabric may be damaged during the installation of new services, this fabric should be protected during installation works.

Policy 78 Removal of Services

Redundant services should be carefully removed. Removal should be carefully carried out so as not to damage significant fabric.

7.6.10 Painting and Colour Schemes

Policy 79 Colour Approach

A co-ordinated approach should be adopted to the arrangement of colours and finishes throughout the homestead. It should be based on an understanding of the original and early decorative treatments and should be prepared in advance for future decorative treatments. Authentic heritage colour schemes should be adopted. These should be based on historical research and paint scrapes and should be undertaken by a suitably qualified consultant in order to accurately determine the colours suitable for reinstatement. Undertake a paint scrape to determine early colours used. Until further evidence emerges, paint the external masonry a warm earthy colour such as 'light stone' and the external timbers should be painted off-white.

New internal colour schemes should conserve the character of significant spaces.

The removal of paint from the building should be avoided, unless necessary for repair works or the preservation of significant fabric. Only chemical poultices and scraping are acceptable paint removal systems. Do not use sand blasting.

Precautions may be necessary in preparing surfaces for painting: paints applied prior to 1970 may contain lead. Take care to minimise the generation of dust or fumes when removing old paint finishes.

All exterior and interior unpainted surfaces originally intended to be unpainted, notably internal polished joinery and external stonework, should remain unpainted.

7.6.11 Access, Security and Code Compliance

Works required to ensure the safety and security of people at the site should be prioritised and carried out as a matter of urgency. Where these works are required, their consistency with other policies in this report is preferred, however urgent safety works should not be delayed by adherence to other policies.

Alterations required for code compliance should, where possible, be designed to minimise adverse impact to significant spaces and fabric. Seek deemed to satisfy provisions of the BCA in preference to removing original fabric. Pursue use(s) for the site that minimise requirements for change due to code compliance.

Alterations required for code compliance should, where possible, be designed as reversible alterations such that affected fabric may be repaired, and spaces returned to their earlier character, if permissible in the future.

The use of security doors and window grilles should be avoided, because they may diminish the aesthetic character of the homestead.

Where compliance with the DDA is likely to have an adverse heritage impact on significant fabric, formal advice on alternative means of compliance shall be sought from the Fire, Access and Services Advisory Panel of the Heritage Division of Heritage NSW and, or expert consultants.

7.6.12 Appropriate Skills and Experience

This CMP is a guide for the future care and management of Meadowvale homestead, but it will not be effective unless interpreted and implemented by persons with relevant conservation expertise. Appropriate conservation advice is necessary to ensure that the conservation and all future development (including possible future changes, adaptation, alterations and additions, service installation/ upgrading, etc) is compatible with the significance of the place and its components.



Similarly, where technical advice is sought, or construction/repair works are carried out on significant fabric of the buildings, it is important to use consultants and contractors with proven expertise in the relevant field of conservation-. Equally important is the continuity of conservation advice to avoid ad hoc decision making and inappropriate interpretation of these conservation policies.

Policy 88 Advice

Relevant and experienced professional conservation advice should be provided for the conservation process, followed by any adaptation and further repair works.

Policy 89 Expertise

Consultant advice and contractual work on identified significant components or fabric should be limited to firms or persons with proven expertise in conservation-related projects in the relevant field.

7.6.13 Ongoing Maintenance

Following the major conservation works phase, appropriate and prompt maintenance and repair is an essential component of the conservation of any significant place. Failure to carry out such works contributes to the deterioration of the fabric of the building and requires significant levels of repair/replacement works that could have been either unnecessary or of considerably less impact had the appropriate maintenance been carried out.

The owners of the site or their appointee should, as a principle, adopt simple strategies for regular inspections and maintenance and have oversight of the activities of maintenance contractors.

Policy 90 Use of the Conservation Management Plan

The appropriate level of significance of any part or element of the building shall be determined by reference to this CMP prior to determining the appropriate level of intervention or action. Before any major works are undertaken, review all available documentary and physical evidence in order to guide effective conservation work.

Policy 91 Responsible Personnel

Appoint a person or group of people responsible to coordinate and report on building and maintenance matters.

Policy 92 Maintenance and Repair Program

A planned maintenance and repair program (Asset Management Plan) should be instigated for Meadowvale homestead.

Policy 93 Repairs

Repairs carried out as part of general maintenance to the place should be aimed at the long-term conservation of the buildings on the site, rather than being limited to short-term make-safe options.

Policy 94 Expertise

Appropriately qualified tradespeople and supervisors are necessary to the successful carrying out of appropriate programmed maintenance and repair works, with care needing to be exercised at all times to ensure that significant fabric is protected and conserved.

Policy 95 Window Maintenance

Check windows as part of a cyclical maintenance program. Examine for evidence of excessive moisture, soundness of timber, condition of glass and cracked, loose or missing putty (Article 16).

7.6.14 Minor or Exempt Development

Campbelltown Council may make allowances for some development as a minor work or otherwise exempt. Such work may include emergency repairs and conservation work, provided that the applicant receives an acknowledgement from Council that the conservation works are acceptable as a minor work or exempt from further approval.

7.6.15 Management of Archaeological Resources

As discussed, Aboriginal cultural heritage has been considered in a separate report (Umwelt 2023) and as such is not detailed within this CMP. However, policies reflecting the outcomes of the 2023 report are included here. The 2023 report should be referred to for further details. While detailed non-Aboriginal (historical) archaeological assessment does not form part of the scope of this document, its potential is acknowledged and appropriate policies are included below.

Policy 96 Aboriginal cultural heritage

All on-site personnel are to be made aware of their obligations under the *National Parks and Wildlife Act 1974*.

In the unlikely event that that Aboriginal objects (or suspected Aboriginal objects) are identified whilst carrying out works within the site, all activities in the immediate vicinity of the identified Aboriginal object should cease and the area is to be cordoned off. A suitably qualified archaeologist should be contacted to confirm the validity of the object. Should the object be confirmed to be of Aboriginal cultural origin, the archaeologist will contact Heritage NSW and advise on the required management and mitigation measures. Works are not to recommence in the area until the required management measures have been implemented.

In the unlikely event that human remains are identified whilst carrying out works within the site, all activities in the immediate vicinity of the remains should cease and the NSW Police should be contacted so that appropriate management strategies can be identified. Works are not to recommence in the area until the management measures have been implemented.

Policy 97 Historical Archaeology

Prior to any ground disturbing works further assessment of the potential historical archaeological resource of the site should be undertaken by a suitably qualified archaeologist in accordance with the provisions of the *Heritage Act 1977* and relevant Heritage NSW guidelines.

7.6.16 Adoption, Implementation and Review of the Conservation Management Plan

Policy 98 Review of the Conservation Management Plan

This Conservation Management Plan should be reviewed every 10 years to ensure that the policies and the implementation of strategies arising from the plan are being carried out in a manner that is compatible with the level of significance of the place and are effective for the continued care of the place for its intended use (Article 26.1).

Policy 99 Co-ordination

A procedure for co-ordinated planning and decision making for the place should be established. These procedures should ensure that decisions on development are made in the context of sound conservation



practice. The planning and decision-making procedure may need to be reviewed periodically to ensure its continued ability to meet this objective.

7.6.17 Further Research

Policy 100 Archival Material

A comprehensive collection of all relevant archival material should be copied and kept for reference by all persons having responsibility for aspects of conservation of the place. This would include fond relics and information that is additional to the documentary evidence in **Section 2.0** of this report. The material should be housed on site in a designated appropriate archive area. Further relevant information may come to the owner's attention. This should include, but not be limited to, the following:

- Copies of all archival plans, specifications and reports.
- Copies of all significant original and early photographic records of the place.
- A copy of this plan and any subsequent specialists' reports including contracts and accounts.
- An itemised record of all future maintenance and conservation works including documents and specifications.
- A record of decisions taken in respect to conservation issues.

7.6.18 Future Commitment

Policy 96 Conservation

The owner should commit adequate financial resources for the conservation of Meadowvale homestead with the engagement of appropriate persons to provide conservation advice when required.

Policy 102 Ongoing Commitment

There should be an ongoing commitment by the owners of the place to ensure that the structure of the homestead is monitored periodically for safety and to ensure that the longevity of the building is secured. This should include a financial commitment to carry out required structural works.

Policy 103 Maintenance

There shall be an ongoing commitment by the owners of the place to make adequate financial resources available for the development and implementation of a planned maintenance program involving regular inspections testing and servicing or repair of significant fabric in accordance with the proposed asset management plan.

8.0 References

Apperley, Richard; Irving, Robert; and Peter Reynold; *A Pictorial Guide to Identifying Australian Architecture* by (Angus and Robertson: Sydney, 1989).

Campbelltown City Council, 2022. Meadowvale (Humewood). Accessed via [AIRDS COTTAGE \(nsw.gov.au\)](https://www.airs.cottages.nsw.gov.au/)

Dr Stephen Gapps, 2022. The Appin Massacre of April 17th 1816.

Bayley, William *A History of Campbelltown*, Campbelltown City Council 1974.

Campbelltown and District Family History Society, *Campbelltown Pioneer Register 1800-1900*, 2000

Dr Stephen Gapps, 2022. The Appin Massacre of April 17th 1816

J. V. Byrnes, 'Hume, Andrew Hamilton (1762–1849)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/hume-andrew-hamilton-2210/text2867>, published first in hardcopy 1966, accessed online 10 March 2023

Liston, Carol *Campbelltown the Bicentennial History*, Australian Bicentennial Authority, 1988.

Morris, C & Britton, G, 2000. *Colonial Landscapes of the Cumberland Plain and Camden, NSW*. A Survey of selected pre-1860 Cultural Landscapes from Wollondilly to Hawkesbury LGAs. Final. Prepared for the National Trust of Australia

Paul Davies Pty Ltd Architects 'Campbelltown Local Government Area Heritage Review for Campbelltown City Council Thematic History', April 2011

Proudfoot, H, 1973. Campbelltown, Camden, Appin: survey and report on nineteenth century buildings and sites.

Stuart H. Hume, 'Hume, Hamilton (1797–1873)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/hume-hamilton-2211/text2869>, published first in hardcopy 1966, accessed online 10 March 2023.

Umwelt 2023. 717 Appin Road, Gilead NSW. Aboriginal Heritage Due Diligence Assessment.

Newspaper Articles

1818 'Classified Advertising', *The Sydney Gazette and New South Wales Advertiser* (NSW : 1803 - 1842), 23 May, p. 4. , viewed 13 Mar 2023, <http://nla.gov.au/nla.news-article2177962>

1819 'GOVERNOR'S COURT.', *The Sydney Gazette and New South Wales Advertiser* (NSW : 1803 - 1842), 18 September, p. 2. , viewed 10 Mar 2023, <http://nla.gov.au/nla.news-article2178969>

1827 'Classified Advertising', *The Sydney Gazette and New South Wales Advertiser* (NSW : 1803 - 1842), 14 February, p. 1. , viewed 10 Mar 2023, <http://nla.gov.au/nla.news-article2187674>

1842 'COURT OF CLAIMS.', *New South Wales Government Gazette* (Sydney, NSW : 1832 - 1900), 11 February, p. 256. , viewed 13 Mar 2023, <http://nla.gov.au/nla.news-article230660704>

1849 'Family Notices', *The Argus* (Melbourne, Vic. : 1848 - 1957), 13 October, p. 2. , viewed 10 Mar 2023, <http://nla.gov.au/nla.news-article4775112>

1917 'Appin--An Early Settled District.', *Australian Town and Country Journal* (Sydney, NSW : 1870 - 1919), 31 October, p. 30. , viewed 13 Mar 2023, <http://nla.gov.au/nla.news-article263767640>

1919 'IN AND AROUND HISTORIC APPIN.', *Sydney Mail* (NSW : 1912 - 1938), 5 March, p. 13. , viewed 13 Mar 2023, <http://nla.gov.au/nla.news-article159655799>

1933 'Obituary.', *Catholic Freeman's Journal* (Sydney, NSW : 1932 - 1942), 5 January, p. 18. , viewed 13 Mar 2023, <http://nla.gov.au/nla.news-article146110889>

1941 'Advertising', *The Campbelltown News* (NSW : 1920 - 1953), 18 July, p. 4. , viewed 13 Mar 2023, <http://nla.gov.au/nla.news-article261760907>

1953 'Property Sold For £25,000', *The Sydney Morning Herald* (NSW : 1842 - 1954), 27 June, p. 3. , viewed 10 Mar 2023, <http://nla.gov.au/nla.news-article18365860>

1953 'Advertising', *Campbelltown Ingleburn News* (NSW: 1953 - 1954), 30 June, p. 4. , viewed 13 Mar 2023, <http://nla.gov.au/nla.news-article262285242>

