

Godden Mackay Logan

Heritage Consultants



Gledswood

Conservation Management Plan

Report prepared for Caldla Pty Ltd
September 2011

Godden Mackay Logan Pty Ltd
ABN 60 001 179 362

78 George Street Redfern
NSW Australia 2016

T +61 2 9319 4811

F +61 2 9319 4383

www.gml.com.au

Report Register

The following report register documents the development and issue of the report entitled Gledswood—Conservation Management Plan, undertaken by Godden Mackay Logan Pty Ltd in accordance with its quality management system. Godden Mackay Logan operates under a quality management system which has been certified as complying with the Australian/New Zealand Standard for quality management systems AS/NZS ISO 9001:2008.

Job No.	Issue No.	Notes/Description	Issue Date
07-0498	1	Draft Report	April 2008
07-0498	2	Final Report	July 2008
07-0498	3	Revised Final Report	Sept 2011

Contents	Page
1.0 Introduction	1
1.1 Background	1
1.2 Study Area	1
1.3 Summary of Heritage Listings	1
1.3.1 Statutory Heritage Listings	1
1.3.2 Non-Statutory Listings	2
1.4 Report Methodology	2
1.5 Limitations	2
1.6 Terminology	2
1.7 Authorship and Acknowledgements	3
1.8 Endnotes	4
2.0 Historic Overview	5
2.1 Introduction	5
2.2 Pre-Contact Aboriginal History	5
2.3 Early European Settlement in the Cowpastures	5
2.4 Huon de Kerilleau and Buckingham's Farm 1810–1816	6
2.5 The Chisholm Family and Gledswood 1816–1940	6
2.5.1 James Chisholm Era 1816–1828	6
2.5.2 James Chisholm Junior Era 1829–1858	7
2.5.3 James Kinghorne Chisholm Era 1858–1912	7
2.5.4 Elizabeth Mary Chisholm Era 1913–1940	9
2.6 Later History	9
2.6.1 Subdivision	9
2.6.2 Tourism	9
2.7 Historical Timeline	10
2.8 Endnotes	15
3.0 Landscape Analysis and Historical Archaeology	17
3.1 Physical Setting	17
3.1.1 Landform and Siting of the Estate Core	17
3.1.2 Vegetation as Part of the Setting	17
3.2 Visual Context	18
3.2.1 Views within the Estate	18
3.2.2 Views to the Estate	19
3.2.3 Views from the Estate	19
3.3 Review of Documentary Evidence	19
3.3.1 Written Accounts	19
3.3.2 Photographic Evidence	23
3.4 Review of Physical and Visual Evidence	25
3.4.1 Original Boundary	26
3.4.2 Early Access Roads	26
3.4.3 Early Estate Layout	26
3.4.4 Important Visual Connections	27
3.4.5 Surviving Woodland Vegetation	27

3.4.6	<i>Surviving Planted Vegetation</i>	27
3.4.7	<i>Siting of the Homestead Group</i>	28
3.4.8	<i>Early Watercourses and Dams</i>	29
3.4.9	<i>Upper Canal Water Supply (Completed 1888)</i>	29
3.4.10	<i>Importance of Gardens at Gledswood</i>	29
3.4.11	<i>Importance of a Landscape Park as a Setting at Gledswood</i>	30
3.5	Comparative Analysis	31
3.6	The Potential Archaeological Resource—Overview Assessment of Potential for Survival	31
3.7	Endnotes	59
4.0	Site and Building Analysis	61
4.1	Introduction	61
4.2	Site Analysis and Setting	61
4.3	Building Analysis	62
4.3.1	<i>Nineteenth Century Elements</i>	62
4.3.2	<i>Twentieth Century Built Elements</i>	72
4.4	Condition and Integrity	78
4.5	Endnotes	82
5.0	Significance Assessment	83
5.1	New South Wales Heritage Assessment Guidelines	83
5.1.1	<i>Introduction</i>	83
5.1.2	<i>State Historical Themes</i>	84
5.1.3	<i>State Heritage Register Listing</i>	84
5.2	Heritage Significance Assessment of Gledswood	85
5.2.1	<i>Criterion A (Historic: Evolution)</i>	85
5.2.2	<i>Criterion B (Historic: Association)</i>	86
5.2.3	<i>Criterion C (Aesthetic Significance)</i>	86
5.2.4	<i>Criterion D (Social Significance)</i>	86
5.2.5	<i>Criterion E (Research Potential)</i>	87
5.2.6	<i>Criterion F (Rarity)</i>	87
5.2.7	<i>Criterion G (Representativeness)</i>	87
5.2.8	<i>Integrity/Intactness</i>	88
5.3	Statement of Significance	88
5.4	Significance of Components	89
5.4.1	<i>Grades of Significance</i>	89
5.4.2	<i>Grading of Cultural Landscape Significance</i>	90
5.4.3	<i>Grading of Buildings, Rooms within Buildings and Fabric/Elements</i>	90
6.0	Constraints and Opportunities	103
6.1	Introduction	103
6.2	Constraints and Opportunities Arising from Significance	103
6.2.1	<i>Guiding Principles for Conservation Management</i>	105
6.3	Owner Requirements and Proposed Uses	105
6.4	Constraints and Opportunities Arising from Condition and Integrity	106
6.4.1	<i>Buildings and Landscape Elements</i>	106
6.4.2	<i>The Potential Historical Archaeological Resource</i>	106
6.4.3	<i>Aboriginal Cultural Heritage—Aboriginal Objects</i>	107

6.5 Statutory Requirements	107
6.5.1 <i>Heritage Act 1977 (NSW)</i>	107
6.5.2 <i>Threatened Species Conservation Act 1995 (NSW)</i>	109
6.5.3 <i>Sydney Regional Environmental Plan No. 20 Hawkesbury–Nepean River</i>	109
6.5.4 <i>Environment Protection and Biodiversity Conservation Act 1999 (Cwlth)</i>	110
6.5.5 <i>Local Government Area (Camden Council)</i>	110
6.5.6 <i>Statutory Approvals Process</i>	111
6.5.7 <i>Health and Safety Requirements</i>	111
6.6 Non-Statutory Requirements	112
6.7 Conclusions.....	113
6.8 Endnotes	113
7.0 Conservation Policy.....	115
7.1 Introduction.....	115
7.2 Conservation Principles.....	115
7.3 Discussion of Conservation Policy	116
7.4 Statement of Conservation Policies	117
7.4.1 <i>Adoption of CMP and Future Conservation Planning</i>	117
7.4.2 <i>Conservation of Cultural Significance Generally</i>	118
7.4.3 <i>Policy for Gradings of Significance</i>	118
7.4.4 <i>Setting and Curtilage</i>	118
7.4.5 <i>Heritage Agreement</i>	119
7.4.6 <i>Cultural Landscape and Significant Landscape Elements</i>	119
7.4.7 <i>Conservation of Significant Buildings, Spaces and Fabric</i>	123
7.4.8 <i>Appropriate Uses</i>	123
7.4.9 <i>Conservation and Development Zones</i>	124
7.4.10 <i>Homestead and Grounds Zone</i>	125
7.4.11 <i>Farm Group Infill Zone</i>	126
7.4.12 <i>Preserved Landscape Zone</i>	126
7.4.13 <i>Relocated Parking Zone</i>	127
7.4.14 <i>Riparian Protection Zone</i>	127
7.4.15 <i>Adapted Open Landscape Zone</i>	127
7.4.16 <i>Potential Development Zones</i>	127
7.4.17 <i>Landscape Buffer Zone</i>	128
7.4.18 <i>Management of Non-Aboriginal Archaeology</i>	129
7.4.19 <i>Potential Aboriginal Cultural Heritage</i>	130
7.4.20 <i>Movable Heritage</i>	130
7.4.21 <i>Intervention in Significant Elements</i>	130
7.4.22 <i>New Development Adjacent to Significant Elements</i>	131
7.4.23 <i>Required Conservation Works and Cyclic Maintenance</i>	132
7.4.24 <i>Heritage Interpretation</i>	132
7.4.25 <i>Undertake Archival Recording and Maintain Records</i>	133
7.4.26 <i>Further Research</i>	133
7.5 Consequences of Conservation Policy	133
8.0 Reference List.....	139
8.1 Legislation	139
8.2 Heritage Advice.....	139

8.3 Heritage Listings	139
8.4 Reports and Historical Papers	139
8.5 Published Sources	139
8.6 Certificate of Title	140

9.0 Appendices..... 141

Appendix A

Work Schedules—Table 1, Buildings; Table 2, Landscape; Table 3, Other Required Reports and Assessments.

Appendix B

Gledswood Estate Inspection Report—Hughes Trueman March 2008

Appendix C

Heritage Register Entries

Appendix D

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999

Appendix E

Additional Landscape Analysis by Geoffrey Britton, September 2011.

1.0 Introduction

1.1 Background

Godden Mackay Logan Pty Ltd (GML) was commissioned by Paynter Dixon Golf in October 2007 to prepare a Conservation Management Plan (CMP) for Gledswood, Catherine Field. The CMP was prepared in July 2008. In February 2011, the NSW Heritage Council provided comment on the July 2008 report. This revised report responds to the Heritage Council's comments and has been prepared for the owner of Gledswood, Cadla Pty Ltd.

This CMP has been prepared to guide the conservation and future management of this significant site and includes policies and recommendations to conserve surviving early built and landscape elements. This CMP also assesses the landscape significance of the site and recommends that the site's current curtilage as listed on the State Heritage Register (SHR) be revised.

Future development within the site should be guided by this CMP. The document should also form an integral component of any rezoning and/or Development Application made to the NSW Heritage Council or Camden Council and of any Heritage Agreement negotiated with the Heritage Branch, Office of Environment and Heritage.

This CMP draws on the following associated studies:

- Gledswood Conservation Management Plan, prepared for Cadla Pty Ltd by Tropman and Tropman Architects, June 2003.
- Former Gledswood Estate, Catherine Field—Landscape Conservation Management Plan, prepared for Camden Council by Clive Lucas, Stapleton and Partners Pty Ltd, November 2005.
- Colonial Landscapes of the Cumberland Plain and Camden, prepared for the National Trust (NSW) by Colleen Morris and Geoffrey Britton, August 2000.

1.2 Study Area

The Gledswood estate is located off Camden Valley Way, south of Raby Road, in Catherine Field. Located at 900 Camden Valley Way and set on 65 hectares (150 acres) of pastoral land, the subject site consists of Lot 12 DP 748303. The study area is generally the existing site, as shown in Figure 1.2, plus relevant components of adjacent land. The site is bounded by Camden Valley Way to the northwest and the former El Caballo Blanco ranch (original part of the Gledswood estate) to the southwest. The remainder of the site is bounded by the Lakeside Golf Course and a section of the Sydney Water Upper Canal water supply system (see Figures 1.1 and 1.2). The site is also situated adjacent to the southern boundary of the Catherine Field Precinct in the Southwest Growth Centre of Sydney.

1.3 Summary of Heritage Listings

1.3.1 Statutory Heritage Listings

Section 6.5 of this report details the impacts of the various statutory listings of the site. Copies of the listing documents are included at Appendix C.

State Heritage Register

The *Heritage Act 1977* (NSW) affords protection for State significant items through the SHR. The subject site was gazetted on the SHR in December 2006 under the name 'Gledswood' (see Figure 1.2 for SHR heritage curtilage).

Camden Local Environmental Plan No. 48

Gledswood is listed as a heritage item in Schedule 1 of the *Camden Local Environmental Plan No. 48* (CLEP) (CI 5[1]).

Register of the National Estate

'Gledswood, Camden Valley Way, Catherine Field, NSW, Australia' and 'Gledswood Gardens, Camden Valley Way, Catherine Field, NSW, Australia', are included in the Register of the National Estate (RNE). The RNE is maintained by the Australian Heritage Council under the *Australian Heritage Council Act 2003* (Cwlth).

1.3.2 Non-Statutory Listings

Gledswood is included in the Register of the National Trust of Australia (NSW).

1.4 Report Methodology

This CMP has been prepared having regard to the methodology outlined in the *NSW Heritage Manual* guidelines for the preparation of Conservation Management Plans.¹ It also follows the approach set out in *The Conservation Plan*, by James Semple Kerr (National Trust of Australia (NSW), fifth edition, 2000), and the guidelines of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999* (the Burra Charter). It has also been prepared in accordance with the guidelines outlined in the publication *Heritage Curtilages*, published by the Heritage Office and Department of Urban Affairs and Planning, 1996.

1.5 Limitations

This report draws on previous research contained in the 2003 CMP prepared by Tropman and Tropman Architects and the 2005 Landscape CMP prepared by Clive Lucas, Stapleton and Partners. As such, limited primary research was conducted in the preparation of this study.

An assessment of Aboriginal heritage and archaeological potential was beyond the scope of this CMP.

1.6 Terminology

The terminology used in this report follows the definitions of the Burra Charter (Appendix D) and the Heritage Office (NSW Department of Planning).

Term	Meaning
Adaptation	To modify a place to suit an existing or proposed use.
Conservation	All the processes of looking after a place so as to retain its heritage significance.
Compatible use	A use that respects the heritage significance of a place. Such a use involves no, or minimal, impact on heritage significance.
Cultural significance	A place's 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

Term	Meaning
	range of values for different individuals or groups.
Curtilage	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.
Fabric	All the physical material for the place including components, fixtures, contents and objects.
Place	A site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
Restoration	Maintaining the fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
Riparian	Any land which adjoins, directly influences, or is influenced by a body of water.
Setting	The area around a place, which may include the visual catchment.

1.7 Authorship and Acknowledgements

This report has been prepared by Amy Nhan, Consultant, and Geoff Ashley, Senior Associate, and was reviewed by David Logan, Partner, Godden Mackay Logan. Analysis of the landscape has been undertaken by Geoffrey Britton, Environmental Design and Heritage Consultant.

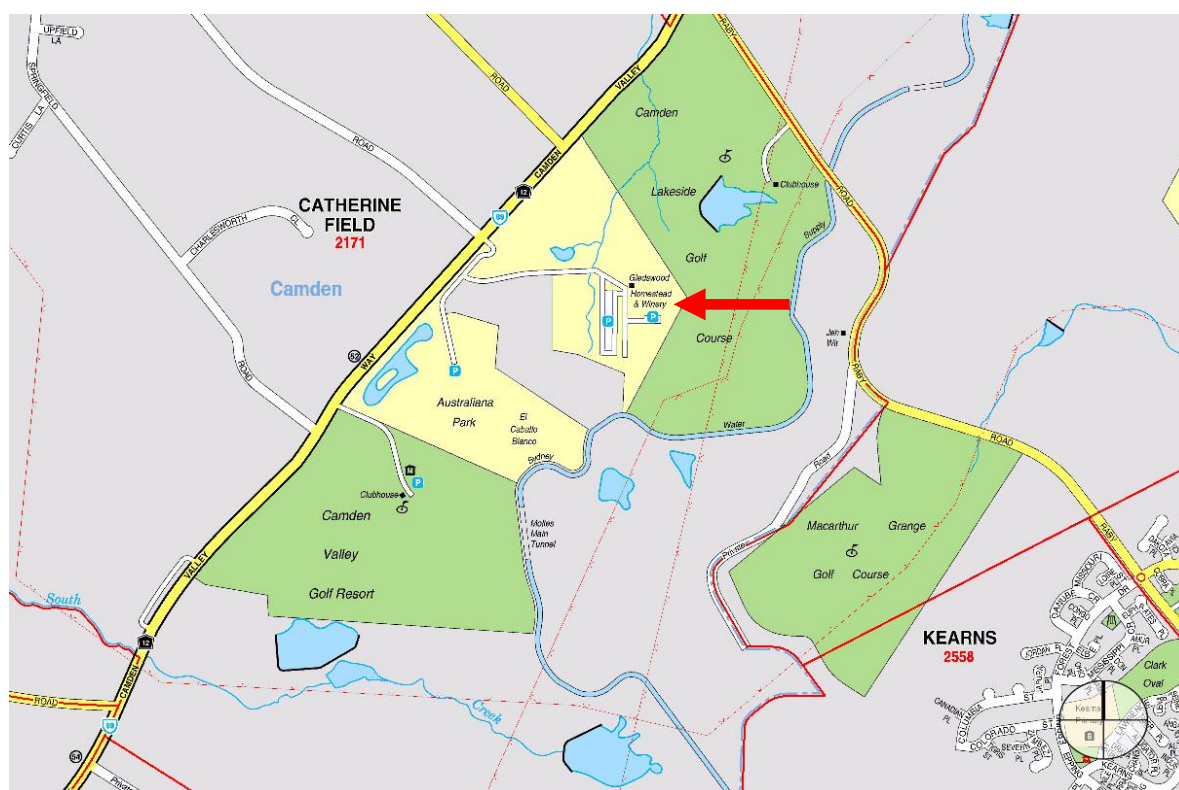


Figure 1.1 Map of the Catherine Fields area. The location of the Gledswood estate is shown arrowed. (Source: Sydney UBD)



Figure 1.2 Aerial view showing the site boundary and SHR heritage curtilage of Gledswood. (Source: NSW Department of Lands)

1.8 Endnotes

- ¹ NSW Department of Urban Affairs and Planning and the Heritage Council of NSW, November 1996, as amended July 2002, NSW Heritage Manual.

2.0 Historic Overview

2.1 Introduction

Sections 2.4 to 2.6 of the following historical overview are taken from the 2003 CMP prepared by Tropman and Tropman Architects and the 2005 Landscape CMP prepared by Clive Lucas, Stapleton and Partners Pty Ltd.

2.2 Pre-Contact Aboriginal History

Prior to European settlement, the Camden region was occupied by the people of the Gundungurra. Neighbouring groups were the Tharawal, Dharug and Wodi-Wodi peoples. These groups were dependent on the forest and grasslands for food and shelter and the Nepean River and its tributaries for freshwater fish, shellfish and molluscs amongst other resources. Prior to 1810 there was limited direct contact between European settlers and Aboriginal people in this part of the Sydney basin, due mainly to the low numbers of Europeans in the area. While the initial exchanges were generally portrayed as cordial, the relationship between Europeans and Aboriginal people quickly degenerated as more European settlers entered the region.

By 1812 open conflict had erupted in the region (known to Europeans as the Cowpastures, see explanation below) between Europeans and Aboriginal groups, to the point that the period between 1812 and 1816 was referred to as the Cowpastures War. The violence involved local Aboriginal groups and outside groups forced into the region because of drought and because they had been dispossessed of their land by Europeans.¹ The bloody conflict culminated in a military expedition into the area, which ended any large-scale resistance by the local Aboriginal groups. Governor Macquarie established a garrison in the Cowpastures district in 1816 to protect settlers from retaliatory attacks, eventually putting an end to open conflict.²

2.3 Early European Settlement in the Cowpastures

In 1795 the first European exploring parties made their way through the district around the Catherine Field area. On the open grass plains that dominated this section of Sydney's hinterland, they discovered herds of cattle, bred by cattle that had strayed from the herds of the First Fleet. This prompted the naming of the area the Cowpastures. Between their discovery and c1803, a number of attempts—sanctioned and clandestine—were made to round up the herd. In 1803, in an effort to protect the large semi-wild herd from poachers, Governor King sought to keep settlers out of the Cowpastures and issued a proclamation forbidding anyone to approach the area without his written permission. As an extra precaution, a series of government outposts was created and a convict constable was stationed in the Cowpastures from 1802.³

A survey had been carried out by George Caley in 1804 and soon after the first house was built on the Nepean River near the future site of Camden. In 1805 a road was surveyed into the area, known as the Cowpasture Road (now the Northern Road), and the pressure on the governor to allow for land grants meant that settlers were soon moving into the area. The first major grant was one of 5000 acres made to pastoralist John Macarthur which he named Camden. Macarthur amassed a vast estate, overcoming opposition from governors and London officials, amounting in the long run to some 24,000 acres.⁴

A number of large farm grants were made in 1809 to prominent colonialists after the overthrow of Governor Bligh. Governor Macquarie shared his predecessors' qualms about the propriety of the huge Macarthur land grants and, in order to distribute the land amongst a larger number of owners, began a

‘vigorous policy of granting land to influential citizens on the northern and eastern sides of the Nepean [River]’⁵ from 1815. The outcome was an array of estates, including the Gledswood estate.

2.4 Huon de Kerilleau and Buckingham’s Farm 1810–1816

On 1 January 1810, Governor Macquarie granted to Gabriel Louis Marie Huon de Kerilleau a 400 acre property (Portion 45) (see Figure 2.1). Named ‘Buckingham’ (after his patron the Marquis of Buckingham), this was the first part of what was later known as ‘Gledswood’ to move into private ownership.

Huon de Kerilleau was a French-born private soldier of the NSW Corps who arrived in 1794. A well educated man, and a declared émigré, he hinted at a connection with the Bourbons and claimed the patronage of important French and British nobles, including the Marquis of Buckingham (a dukedom from 1822). After his discharge in 1807, Huon de Kerilleau tutored two sons of John Macarthur but maintained good relations with Governor Bligh. His adroitness gained him the farm, replacing several earlier grants.⁶

In 1801, Huon de Kerilleau married a French-Canadian emancipist, Louise le Sage, and settled with her and their children on Buckingham. In c1810, they built a stone rubble cottage (which later became the kitchen for the Gledswood homestead) with convict labour and began farming operations.

In 1816, Huon de Kerilleau transferred Buckingham (by endorsement) to his son-in-law, William Mitchell. However, drought and economic depression made progress on the farm difficult and in 1816 the farm was sold to James Chisholm for £278.

As local farming became more profitable after 1815, Huon de Kerilleau acquired better land near Bungonia in 1823, where he and his family settled with success. He passed away in 1828, lost in the bush.

2.5 The Chisholm Family and Gledswood 1816–1940

2.5.1 James Chisholm Era 1816–1828

James Chisholm was a Scottish soldier of the NSW Corps who arrived in 1790. He was a sergeant in the Corps until it returned to England in 1809. As an ex member of the Corps, Chisholm was able to trade and acquire property—a circumstance he took advantage of upon his discharge. In 1806 he received a licence to sell rum and the following year built the Thistle Inn in Sydney. As rum was the only liquor in the colony it became a more important currency than money. As a result, Chisholm prospered and was able to buy and receive grants of land in the expanding colony. He developed his land-holding in Sydney so that eventually he owned much of George Street from Hunter Street to Martin Place.⁷

With his primary residence at Calder House (named after his Scottish birthplace), Redfern, Chisholm pursued various economic interests. As well as town property and trading ventures in Sydney, he began to acquire land in the newly opened Camden district as this area seemed to give a guarantee of economic success and social respectability. After purchasing Buckingham in 1816, Chisholm began to accumulate substantial rural estates throughout Camden, including land adjoining Buckingham (see Figure 2.1). Some of these parcels of land included:

- Portion 46, 500 acres. Granted to William Laycock 1812, acquired by Chisholm in 1815.
- Portion 38, 200 acres. Granted to William Mitchell 1815, acquired by Chisholm in 1816.
- Portion 41, 170 acres. Granted to James Chisholm 1818.⁸

Chisholm married his first wife, Mary Brown in 1806 and in that same year his first son James (junior) was born. Mary died in 1817 and in the following year Chisholm married Mary Bowman, the daughter of an important Richmond landowner. His second wife bore him four sons and four daughters.

Upon his death in 1837, James Chisholm's land holdings in the Minto district amounted to 3455 acres.⁹

2.5.2 James Chisholm Junior Era 1829–1858

Although the deed to Gledswood remained in James Chisholm's name until his death in 1837, James junior and his wife, Elizabeth Kinghorne (daughter of the Emu Plains Prison Farm overseer), lived at the estate after their marriage in 1829. It was Elizabeth who renamed the estate 'Gledswood' after a Scottish family home. In that same year, James junior and his father built a large stuccoed rubble stone house on the property. It was built in the style of an Indian bungalow with an attached kitchen wing and a nearby barn. By this time, the Macarthur family was expanding their operations in size and scope.

Grazing and agriculture were their principal activities, designed to supply the expanding Sydney. They experimented with share-farming, to overcome the convict labour shortage and they were reviving viticulture. By the 1840s, German vigneron and dressers were being imported.¹⁰

Following his father's death in 1837, James junior moved his family to live on the Chisholm's Goulburn property, staying at Gledswood during the winter months. The property at Goulburn was named 'Kippilaw', after a property in the Melrose area of Scotland where his wife Elizabeth had lived. The property was a grant of land that Elizabeth received from Governor Macquarie when they married. This grant was in line with the practice at the time for free settlers. The acreage was adjacent to her father's holding and formed the 'home acreage' of the Kippilaw property, with additions from the Chisholms. With the Gledswood property near Sydney and the Kippilaw property in Goulburn, the family was often on the road for some days, travelling by horse and buggy or by the Cobb and Co stagecoach.

James junior had no intention of breaking the family connection with Gledswood and in the 1840s commenced grape growing for winemaking there, employing immigrants to assist. In 1847, he received permission to import vinedressers, and subsequently Frederick and Anna Maria Worner and their six children arrived from Germany in 1852 to work in this role. Frederick Worner continued working at Gledswood until at least 1881.¹¹

James junior was also active in local political affairs and was a member of the first district council of Campbelltown, Camden, Narellan and Picton in 1843. He belonged to the abortive District Council of 1845, and represented the area in the partly-elective Legislative Council for King and Georgina Counties in 1851–55. After passage of the Constitution Act which established responsible government in 1856, he did not seek re-election but was given a Life Appointment to the Upper House in 1865.¹²

James junior had nine sons by his marriage to Elizabeth Kinghorne. The eldest, James Kinghorne Chisholm, married Isabella Macarthur Bowman (daughter of Dr James Bowman, surgeon and land magnate, and granddaughter of John Macarthur) in 1858. Upon his marriage to Isabella, James Kinghorne was given possession of Gledswood.

2.5.3 James Kinghorne Chisholm Era 1858–1912

James Kinghorne managed Gledswood and maintained the connection with Kippilaw even after his father's death in 1868. He was closely associated with the Macarthur family and co-operated closely with the Macarthur brothers James and William. He also served as a local magistrate and local government advisor and was active in community work in Camden—keeping close relations with other landowners.

In 1859, James Kinghorne applied to the National School Board to establish a school at Gledswood. Under the national schools system, schools could be state-supported providing that the local community contributed one-third of the costs for establishing and maintaining the school and that there was an average attendance of at least 30 students. James Kinghorne donated two acres at Gledswood for the school and guaranteed a subscription of £100 towards the erection of the school building.¹³ The school was finally established in 1861 and, despite his support for the school, James Kinghorne's children were educated at home. The school was attended by children of the local tenant farmers, not the children of the landowners in the vicinity. The school closed in 1888 owing to insufficient student numbers, but reopened the following year. However the school finally closed in May 1910 with enrolment standing at only six students.

During the late nineteenth century, Sydney's rural landowners were under severe economic pressure. Although wheat cultivation and milling had done well since the 1830s, outside competition, cheaper production and the onset in 1861 of rust devastated the acreage under cereals.

Many small producers migrated, along the new railway to the Riverina. Gledswood and other large estates transferred to grazing and hay production, experimenting with market gardening. Few could follow the Macarthurs into dairying. Gradually deprived of its pastoral, Gledswood declined. But the family remained in residence and contrived to retain most of the landed property.¹⁴

'James Kinghorne was a keen horticultural gardener, and it was under his hand that the gardens of Gledswood took the form that became highly renowned in subsequent decades.'¹⁵ During the 1870s, Gledswood was extensively renovated and the gardens were expanded by James Kinghorne's fifth son, Charles Kinghorne Chisholm.¹⁶ In 1870, Gledswood was featured in *Horticultural Magazine*:

At about a quarter of a mile from the main road, lies the dwelling-house and cultivated ground...After passing along a well-formed road, with here and there a pond of water margined with willows, bamboos, etc., we arrive at the dwelling-house. This is a commodious structure of the Australian style of architecture...While taking a cursory glance from the spot, we thought how eminently suitable the surrounding land was for park purposes, the land having all the requisites, and merely requires the assistance of a man to convert the whole into park scenery, equal to any in the mother country.¹⁷

Gledswood and its gardens also featured in an article in the *Australian Town & Country Journal*¹⁸ in 1871 and in the *Camden News*¹⁹ in 1896.

In 1881, part of the land at Gledswood and other adjoining properties was resumed for the construction of the Sydney Water Supply Upper Canal. Three bridges over the canal were provided by the Water and Sewerage Board (now Sydney Water) so that the part of the estate cut off from the rest could be accessed. It is likely that these bridges were placed near existing estate roads for convenience and for aesthetics. Two of these bridges are extant today and are strong visual alignments on the former estate. The footings of the third bridge also remain.²⁰

In 1907, James Kinghorne's trustees converted the Gledswood estate to Torrens Title under the Real Property Act and traded a parcel of land from Portions 38 and 41 for part of George Molle's Portion 37²¹ to suit the new configurations of neighbouring estates following the completion of the Upper Canal in 1888 (see Figure 2.2).

James Kinghorne remained at Gledswood until his death in 1912. He had two sons and five daughters by Isabella and, after his death, Gledswood passed through trustees to his first and fourth unmarried daughters, Elizabeth Mary Chisholm and Mary Macarthur Chisholm.

2.5.4 Elizabeth Mary Chisholm Era 1913–1940

In 1913, Elizabeth Mary and Mary Macarthur Chisholm purchased the two acres of school land donated by their father in 1859 for £20. By this time, the school had been closed for three years and the building had fallen into great disrepair caused by rabbiters and tramps.

In 1919, Mary Macarthur Chisholm passed away, leaving Elizabeth Mary as sole proprietor and resident at Gledswood. At this time, Gledswood was used chiefly for cattle grazing and did not prosper. The garden, however, remained a prominent feature of Gledswood and was romanticised by William Hardy Wilson in the early 1920s. A noted architect, artist and author, Hardy Wilson published a series of engravings and prose about the Cowpastures estates, including Gledswood and Maryland, thus regenerating interest in historic properties of the district.

In 1940, Elizabeth Mary made over a share of the Gledswood to her widowed sister, Blanche Marten, and her son John Chisholm Marten (a noted Spanish dancer). In the same year, the property was transferred to Francis Percival Hopkins, grazier, and his wife Nora Hopkins, who held the property until they died in 1956 and 1955 respectively.²²

2.6 Later History

2.6.1 Subdivision

Later proprietors of Gledswood were able to make changes to the estate that the Chisholm family had been unable to carry out. It was a sign of the modern times as they 'perceived that the land (by this time diminished in size) had economic value, for grazing and cultivation, and saw the house as capable of division and exhibition'.²³

Clem Gordon McKay, grazier, acquired the Gledswood estate from the trustees of Hopkin's will and in 1959 the estate was subdivided for the first time. McKay retained the area northwest of the Upper Canal, and Walter Edwin Ingall, mercer, purchased the area to the southeast in two allotments (see Figure 2.3).²⁴ After subdividing his land on two subsequent occasions, Ingall divested himself of ownership of any of the land in 1980.

The land to the northwest of the canal fell under the ownership of Retford Pty Ltd (Anthony Hordern) between 1968 and 1971. The Horderns ran cattle on the estate and effected many building repairs. In 1971, Camden Vineyards Pty Ltd (the Testoni brothers) acquired Gledswood. On the basis of the estate's participation in winemaking, they hoped to revive the vineyards and were the first to promote Gledswood as a tourist attraction. In 1972, an area of 38 acres between Raby Road and the Upper Canal was divided from the estate²⁵ and in 1973:

...the estate was subdivided roughly in half, and over 100ha to the north and east of the house was transferred to the NSW Planning and Environment Commission. Another 10ha of the estate was transferred to Camden Council in 1976. In 1978, the land on which Gledswood is situated took its present form when over 400ha were subdivided for the El Caballo Blanco enterprise under the ownership of Andalusia Entertainment Centres Pty Ltd.²⁶

2.6.2 Tourism

Since the 1970s, Gledswood has been developed as a tourist farm. Open to the public, it provides a view into the operations of a working country estate, offering horse rides, sheep shearing, cow milking, arts and crafts and a tour of the convict-built stone rubble homestead. Today, Gledswood comprises 64 acres.

2.7 Historical Timeline

The historical development of Gledswood can be summarised into three phases of development:

- Phase One (1810–1816)—Huon de Kerilleau.
 - 1810** Governor Macquarie granted to Louis Marie Huon de Kerilleau a 400 acre property named Buckingham.
 - c1810** Huon de Kerilleau constructs a stone rubble cottage at Buckingham.
 - 1816** Huon de Kerilleau transfers 'Buckingham' to his son-in-law, William Mitchell.
Buckingham is later sold to James Chisholm for £278.
- Phase Two (1816–1940)—The Chisholm family.
 - 1818** By this time, James Chisholm has acquired three parcels of land around Buckingham, increasing the size of the estate to 1,270 acres.
 - 1829** James Chisholm junior and his wife move to Buckingham and rename the estate 'Gledswood'.
 - 1837** James Chisholm dies and the deed for Gledswood passes to James Chisholm junior.
James and James junior build a large stuccoed rubble house at Gledswood.
 - 1840s** Grape growing for winemaking begins at Gledswood.
 - 1858** James Kinghorne Chisholm is given possession of Gledswood as a wedding gift.
 - c1860** James Kinghorne donates two acres at Gledswood to the National School Board.
 - 1861** Gledswood School established at Gledswood estate.
 - 1870s** Gledswood is extensively renovated.
 - 1881** Part of the land at Gledswood is resumed for the construction of the Sydney Water Upper Canal.
 - 1888** Gledswood School closes temporarily, reopening in 1889.
 - 1907** James Kinghorne's trustees convert the Gledswood estate to Torrens Title. A parcel of land from Portions 38 and 41 is traded for part of George Mulle's Portion 37 to suit the new estate configurations following the completion of the Upper Canal in 1888.
 - 1910** Gledswood School closes permanently.
 - 1912** James Kinghorne dies and Gledswood is passed through trustees to Elizabeth Mary Chisholm and Mary Macarthur Chisholm (his first and fourth unmarried daughters).
 - 1913** Elizabeth Mary and Mary Macarthur purchase the two acres of school land donated previously by their father.
 - 1919** Mary Macarthur dies, leaving Elizabeth Mary as the sole proprietor and resident at Gledswood.

- Phase Three (post 1940)—Subdivision

1940 Elizabeth Mary makes over a share of Gledswood to her widowed sister, Blanche Marten and John Chisholm Marten, her son.

Gledswood is transferred out of the Chisholm family to Francis Percival Hopkins, grazier, and his wife Nora Hopkins.

1956 Francis Percival Hopkins dies and Gledswood is transferred to Clem Gordon McKay, grazier.

1959 Gledswood is subdivided for the first time by Clem Gordon McKay. McKay retains the area northwest of the Upper Canal comprising the homestead.

1968– McKay sells his portion of Gledswood to Retford Pty Ltd (Anthony Hordern). The
1971 Horderns begin a number of building repairs at Gledswood.

Post Gledswood is developed as a tourist farm.
1970s

1971 Camden Vineyards Pty Ltd (the Testoni Brothers) acquire Gledswood. They try to revive the vineyards and begin promoting Gledswood as a tourist attraction.

1972 An area of 38 acres is subdivided from Gledswood.

1973 The estate is subdivided roughly in half.

1976 An area of 10ha is transferred to Camden Council.

1978 An area of 400ha is subdivided from Gledswood for the El Caballo Blanco enterprise.

1980s Various changes and new structures constructed.

Figures 2.2 and 2.3 show the physical changes to the property boundaries from the original grant in 1810 to the present day, highlighting the consistency in the northern and eastern boundaries.

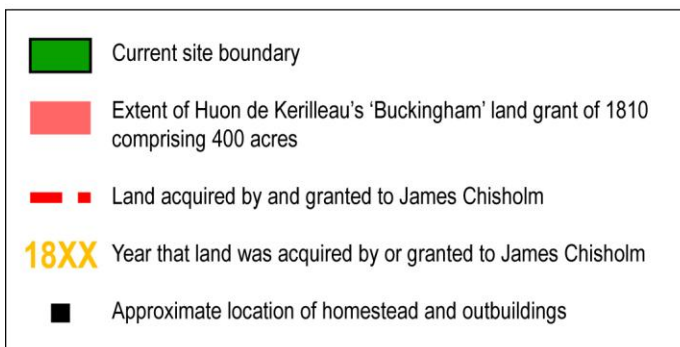
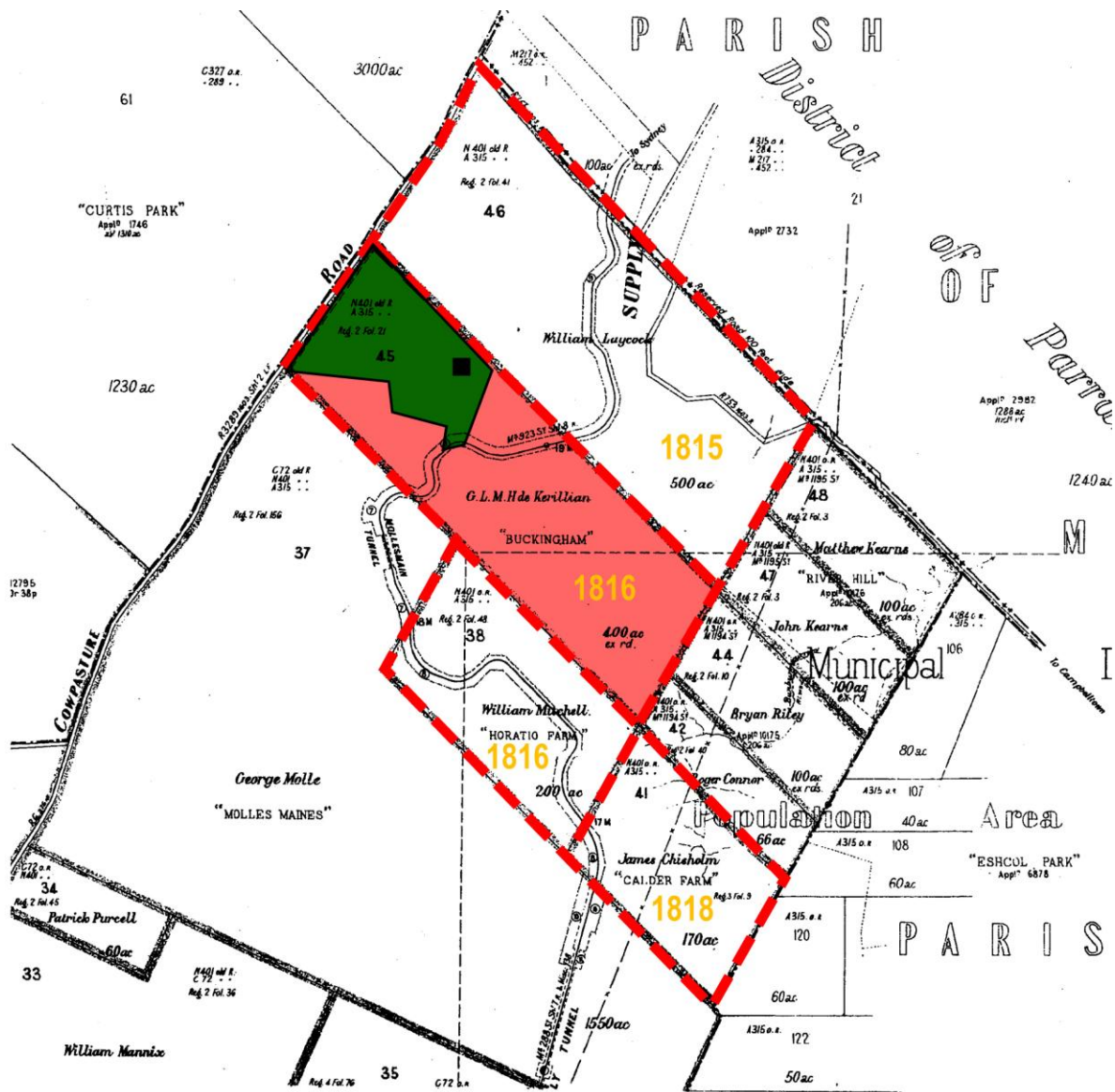


Figure 2.1 1905 plan of the Parish of Narellan, County of Cumberland showing grants and land acquired by James Chisholm throughout the nineteenth century. (Source: Department of Lands)

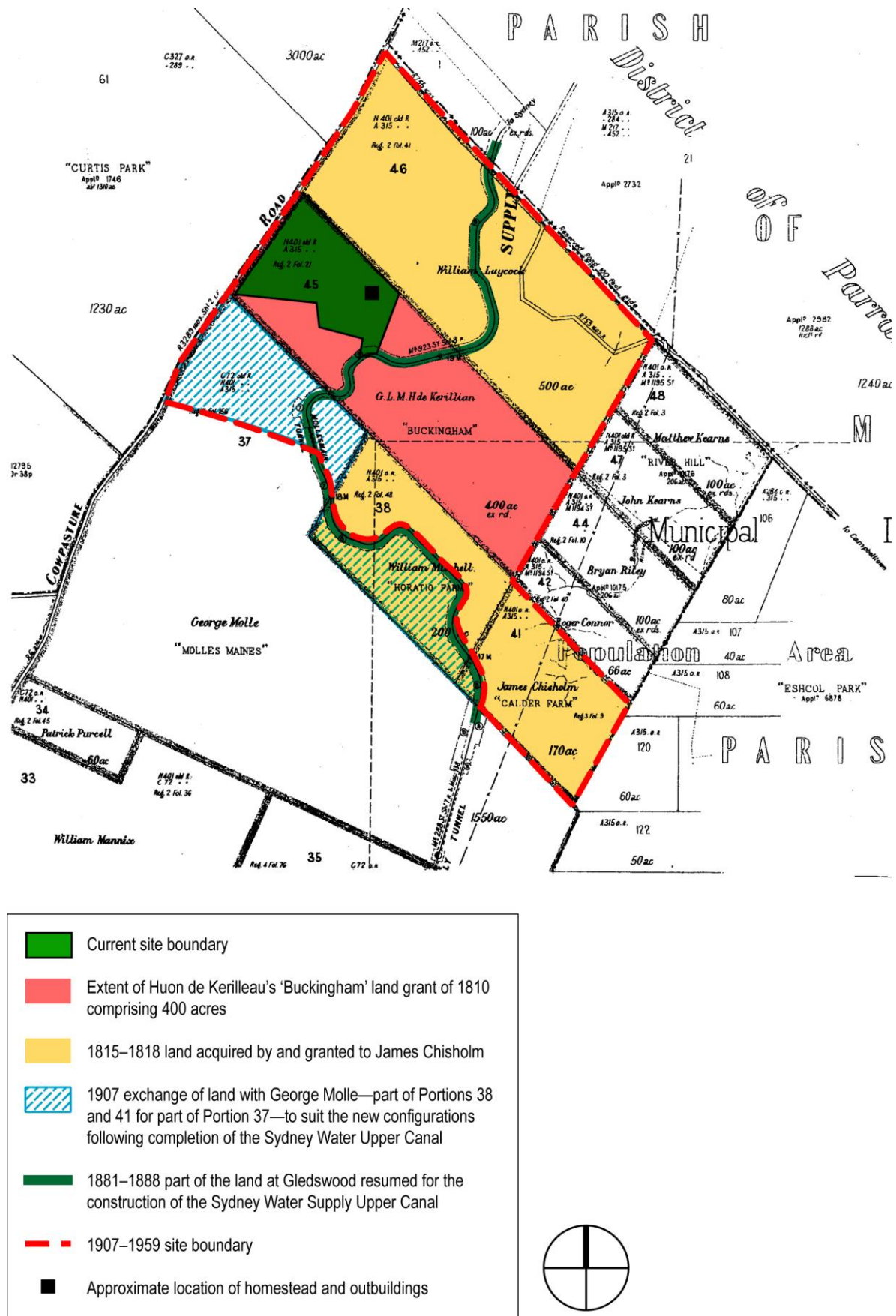


Figure 2.2 Phases of development of Gledswood, showing the gradual change to the property boundaries up to 1959.

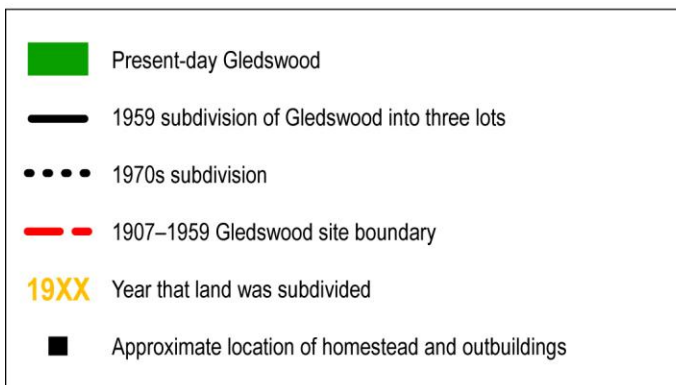
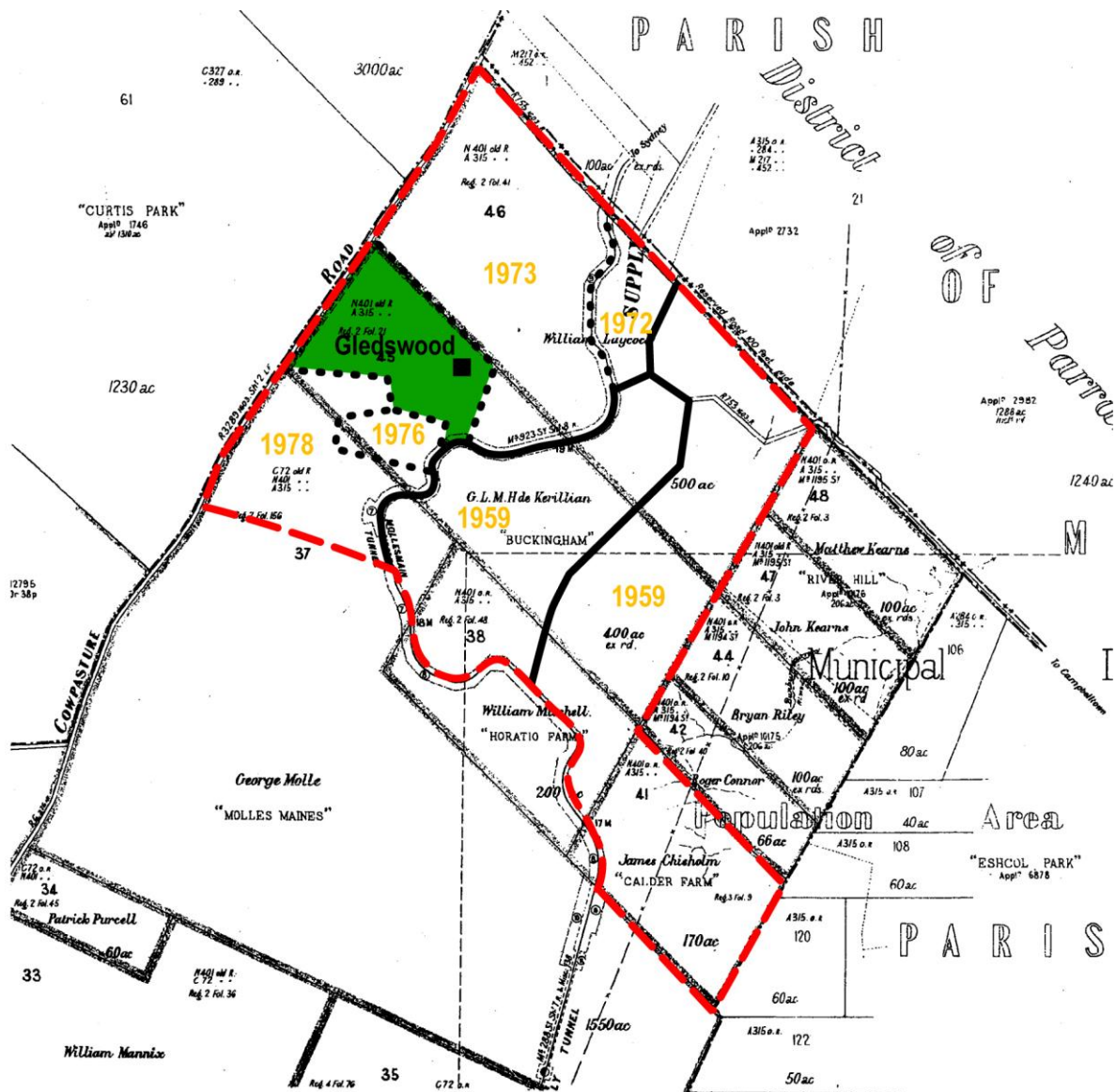


Figure 2.3 Phases of subdivision to Gledswood, showing the gradual change to the property boundaries from 1959 to the present site, which has retained the northern and part of the eastern boundary of the original grant.

2.8 Endnotes

- ¹ Design 5 Architects, Denbigh Curtilage Study, prepared for McIntosh Bros Pty Ltd, July 2006, p 9.
- ² Godden Mackay Logan Pty Ltd, Kirkham Stables and Precinct Conservation Plan, prepared for the Sutton Group, June 1998, p 5.
- ³ Design 5 Architects, Denbigh Curtilage Study, Final Report July 2006, prepared for McIntosh Bros Pty Ltd, p 8.
- ⁴ Tropman and Tropman Architects, Gledswood, Catherine Field Conservation Management Plan, prepared for Cadla Pty Ltd, June 2003, p 7.
- ⁵ Tropman and Tropman Architects, Gledswood, Catherine Field Conservation Management Plan, prepared for Cadla Pty Ltd, June 2003, p 8.
- ⁶ Tropman and Tropman Architects, Gledswood, Catherine Field Conservation Management Plan, prepared for Cadla Pty Ltd, June 2003, p 8.
- ⁷ Clive Lucas Stapleton and Partners, Former Gledswood Estate, Catherine Field Landscape Conservation Management Plan, prepared for Camden Council, November 2005, p 6.
- ⁸ Clive Lucas Stapleton and Partners, Former Gledswood Estate, Catherine Field Landscape Conservation Management Plan, prepared for Camden Council, November 2005, p 5.
- ⁹ Norton Smith & Co, Chisholm Estate Papers [ML O/150/99].
- ¹⁰ Tropman and Tropman Architects, Gledswood, Catherine Field Conservation Management Plan, prepared for Cadla Pty Ltd, June 2003, p 9.
- ¹¹ Liston, Carol 1988, *Campbelltown, the bicentennial history*, Sydney, Allen and Unwin, p 77.
- ¹² James Chisholm II, Gledswood file, Research notes by Doreen Lyon, Camden Historical Society; and biographical details on former members, NSW Parliament.
- ¹³ Clive Lucas Stapleton and Partners, Former Gledswood Estate, Catherine Field Landscape Conservation Management Plan, prepared for Camden Council, November 2005, p 14.
- ¹⁴ Tropman and Tropman Architects, Gledswood, Catherine Field Conservation Management Plan, prepared for Cadla Pty Ltd, June 2003, p 10.
- ¹⁵ Clive Lucas Stapleton and Partners, Former Gledswood Estate, Catherine Field Landscape Conservation Management Plan, prepared for Camden Council, November 2005, p 8.
- ¹⁶ State Heritage Register—Database Report: Gledswood.
- ¹⁷ *Horticultural Magazine and gardeners' and amateurs' calendar*, Vol VII No. 74, February 1870, p 43.
- ¹⁸ 'A Tour to the South', *Australian Garden History Magazine*, Vol 7 No. 4, January/February 1996, p 8.
- ¹⁹ 'Garden Party at Gledswood', *Camden News*, 22 October 1896.
- ²⁰ Clive Lucas Stapleton and Partners, Former Gledswood Estate, Catherine Field Landscape Conservation Management Plan, prepared for Camden Council, November 2005, p 10.
- ²¹ Certificate of Title (CT), Vol 1770 Fol 14 and CT Vol 1804 Fol 208.
- ²² Clive Lucas Stapleton and Partners, Former Gledswood Estate, Catherine Field Landscape Conservation Management Plan, prepared for Camden Council, November 2005, p 18.
- ²³ Tropman and Tropman Architects, Gledswood, Catherine Field Conservation Management Plan, prepared for Cadla Pty Ltd, June 2003, p 10.
- ²⁴ Certificate of Title (CT), Vol 6807 Fol 221, Vol 8061 Fol 206 and Vol 6807 Fol 221.
- ²⁵ Certificate of Title (CT) Vol 11894 Fol 108.
- ²⁶ Clive Lucas Stapleton and Partners, Former Gledswood Estate, Catherine Field Landscape Conservation Management Plan, prepared for Camden Council, November 2005, p 18.

3.0 Landscape Analysis and Historical Archaeology

The landscape analysis that follows in this section, prepared by Geoffrey Britton, has been augmented by additional analysis undertaken by him in 2011. Drawings associated with this additional analysis are included in Appendix E.

3.1 Physical Setting

3.1.1 Landform and Siting of the Estate Core

It is always interesting to reflect on why a particular part of an estate's landscape was chosen as the location for the main house and its associated offices. This is especially so for a (formerly) large and much celebrated estate such as Gledswood.

The present remnant of this estate contains many of the quintessential features of the shale-based undulating country between Liverpool and Camden. It includes a series of subtle rises underscored by intervening creeklines. Dams of varying sizes punctuate the creeks.

One of these watercourses, Rileys Creek, runs through the middle of the study area and eventually past the former Cowpasture Road (now Camden Valley Way) then through the neighbouring colonial estate of Raby. The creek played an important role in the siting of and access to the various Raby homesteads.

The Gledswood homestead and its various outbuildings are sited along a low north-trending spur addressing the junction of Rileys Creek (to the west) and a tributary to the east of the buildings. As with Raby, the approaches to Gledswood made much use of the aesthetic possibilities of crossing these watercourses though unlike Raby the crossings were not avoidable.

Huon de Kerilleau's stone house of c1810 was positioned east–west across the low spur while James Chisholm's L-shaped house of c1829 enclosed a courtyard but with important elevations addressing both the north and the east. These key addresses were further reinforced when his grandson, James Kinghorne Chisholm, added a substantial verandah and carriage drive entries on the northern side before 1875 and then fashionable bays to the eastern elevation by 1885.

More than merely addressing aspect, these ambitious projects were (apart from expanding accommodation) also about harnessing views—in particular, views of deliberately manipulated landscape. Impressive evidence for this exists in both the documentary record and the surviving fabric and layout.

The nature of these altered landscapes and their relationship to the homestead group is examined further in the following sections.

3.1.2 Vegetation as Part of the Setting

The remnant Gledswood estate is characterised by three basic vegetative patterns, all of which have been consciously manipulated for many decades and are properly described as components of a cultural landscape rather than a natural one. The three patterns are: remnant vegetation of the Cumberland Plain woodland scattered through paddocks; open grassland; and planted exotic and non-local indigenous vegetation concentrated around the homestead group.

The Cumberland Plain woodland, based on a Bringelly shale type geology, includes forest red gum (*Eucalyptus tereticornis*), grey box (*E. moluccana*) and, near the creeks, broad-leafed apple (*Angophora*

subvelutina) together with some swamp oak (*Casuarina glauca*). As a vegetation type the Cumberland Plain woodland is listed as endangered under both the *Threatened Species Conservation Act 1995* (NSW) and the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth).

Close to the homestead group is the highly significant surviving composition of earlier plantings from the Chisholm period of ownership as well as some more recent plantings.

The latter includes new plantings of important species known from the archival record to have been close to the homestead area such as white cedar (*Melia azedarach* var. *australasica*). However there are also species that have no relevance to the homestead curtilage and represent detractors: the lurid, modern cultivar of *Robinia pseudoacacia* on the western side of the homestead. (The original form of this tree, plain black locust, would be a good choice and perfectly appropriate for use near the homestead.)

Early plantings near the homestead that are now impressive, mature trees include the old Chinese elms (*Ulmus parvifolia*) near the former northeastern gateway, bunya pines (*Araucaria bidwillii*), hoop pines (*A. cunninghamii*) and chir pine (*Pinus roxburghii*) forming a backdrop to the homestead on the western side, while on the eastern side of the homestead surviving plantings of considerable age include two firewheel trees (*Stenocarpus sinuatus*), Norfolk Island hibiscus (*Lagunaria patersonii*), osmanthus fragrans and feijoa (*Acca sellowiana*).

Other old plantings include a white cedar at the edge of the carriage loop, a black locust (*Robinia pseudoacacia*) next to the former convict lockup and a honey locust (*Gleditsia triacanthos*) within the eastern shrubbery.

3.2 Visual Context

A photographic survey is attached where many of the views described below are illustrated. All photographs were taken in late 2007 to early 2008 (see Figures 3.1–3.40).

The plan attached at Figure 5.3 illustrates the significant views and traditional vistas described below.

3.2.1 Views within the Estate

From the archival record it is known that considerable energy was expended in the cultivation of the estate landscape, particularly around the homestead, in order to 'improve' views from various prospects within the estate. Particularly important views were, and still are, those from along the surviving main access roads within the estate such as the Camden Valley Way entry, the north–south farm access road from the southern paddocks, the short remnant access to the northeastern gate and the former eastern entry (from Raby Road) towards the southern side of the former stables/coach-house and stables shed.

There are also important views back to the homestead with its flanking tree composition from the elevated northwestern paddock along Camden Valley Way as well as views back to the eastern side of the homestead complex and enclosing gardens from the eastern extremity of the study area.

Another important consideration for views within the estate is the notion of calculated *serial* views to the homestead from the various access points. This would have applied to most, if not all, of the former estate entries, however the best example is now only a fragment of the original experiential progression. This concerns the former entry from the northeast that eventually linked with the partially extant carriage drive where the old Chinese elms stand sentry.

Views pertaining to this serial experience include those from the existing boundary hedge then along the slight rise approaching the elms where the western backdrop of grand conifers sets off the northern elevation of the homestead. Close to the elms and gate the homestead views are curtailed and remain so while passing through the dense shrubberies on the northeastern side of the house before emerging at the northern verandah along the carriage loop.

Undoubtedly other views of the homestead group, over varying distances and angles, would have been a feature of the remainder of the access roads now lost to the recent golf course development on the northern and eastern sides of the site. Here, woodland trees and gentle folds and dips in the topography would have successively withheld and then framed views such that the entry would have been an interesting, and possibly emotive, experience.

Notable views remain from the homestead and immediate gardens and grounds to the north across the remains of the 'English park' and Rileys Creek as well as those to the east towards Raby Road where the Araucarian pines of the Upper Canal water corridor provide apposite focal points.

3.2.2 Views to the Estate

The chief views into the Gledswood estate are from the neighbouring roads of Camden Valley Way and Raby Road—both early colonial accessways—and the immediate neighbouring properties from the north around to the southeast and also from the adjacent southwestern ridge.

Of these, the two public roads maintain an important visual link to the homestead group. There is also (currently) an interesting link from the neighbouring Raby property (near Rileys Creek) to one of the Gledswood bunya pines. This also continues an early visual connection between the two highly significant colonial estates.

3.2.3 Views from the Estate

Views from the remnant estate to notable areas beyond include those to the east over Raby Road of a former part of the Gledswood estate acquired in the 1810s, to the adjoining early colonial roads (Camden Valley Way and Raby Road), and from the upper edge of the northwestern paddock near Camden Valley Way across to the Raby homestead.

3.3 Review of Documentary Evidence

3.3.1 Written Accounts

Bracketed entries and bold type interspersed within the quotations below have been added to emphasise aspects of the site that are of special relevance for the purposes of this study.

Horticultural Magazine, 1870

James Kinghorne Chisholm was a keen amateur botanist and horticulturist and subscribed to this horticultural magazine for many years. As a close friend of the Macarthurs, especially James Macarthur, it is also highly likely that he was familiar with William Macarthur's outstanding plant collection and propagation enterprises at Camden Park. Much plant material from Camden Park would have undoubtedly found its way to Gledswood.

The magazine contains excellent descriptions of aspects of the estate core including plant species used along the water features as well as a record of the intention of James Kinghorne to create a landscape park around the homestead.

*At about a quarter of a mile from the main road [probably Camden Valley Way], lies the dwelling-house and cultivated ground.... After passing along a well-formed road, with here and there **a pond of water margined with willows, bamboos, &c.**, we arrive at the dwelling-house. This is a commodious structure of the Australian style of architecture..... While taking a cursory glance from the spot, we thought how eminently suitable the surrounding land was **for park purposes**, the land having all the requisites, and merely requires the assistance of **man to convert the whole into park scenery, equal to any in the mother country**. This appears to be Mr Chisholm's idea...in the proposed park, lies the source of the well-known South Creek.¹*

The magazine article also mentions the intention to build a large trellis vinery.

This is planned on a large scale, and when the affair is completely furnished, it will yield a large return of fruit, besides forming an agreeable promenade during hot weather.

Other articles help to locate this major garden feature. Notice that the structure was to perform the multiple roles of producing a substantial amount of fruit while providing amenity and climatic comfort.

Australian Town & Country Journal, 1871

A year and a half later the popular *Town & Country Journal*—a kind of superior magazine along the lines of the current *World of Interiors* — also published an interesting account of the Gledswood estate core.

*It is about 1500 acres in extent, and on it are flower gardens, orangery, and an orchard..... A drive over a meadow about a quarter of a mile from the roadside, leads to the house. It is erected on a slight eminence and the verandah partially surrounding it is almost covered with a Wisteria² and a Queensland Bignonia climber [probably Pandorea pandorana (syn. Bignonia pandoreana)]...The flower garden is laid out with considerable care, and contains almost every plant and flower known. Beds of sweet violets and camellias were blooming in various parts of the garden. **At the far end from the house was a trellised vinery, nearly 200 feet long**, which promises a very good yield, should the season prove favourable. Passing an orange grove of fine fruit, we found ourselves in the midst of a shrubbery, and proceeding along a secluded walk, emerged in front of the lawn to the right of the house, where I was shewn 'a new idea,' at least, to me, in the arrangement of geraniums...I left the park **by an avenue which crosses a rivulet [Rileys Creek] and leads to the Camden entrance** [Camden Valley Way entry].³*

By this time the trellised vinery was complete with its climbing stock newly planted. This long arbour seems to have been located along the current north–south orientated pathway below the eastern gardens where there is a low stone retaining wall on the western side and a fine, early brick drain edging the eastern side.

From this description it would appear that the orchard area was located beyond the trellised vinery further to the east between the vinery and the creek. An undated early photograph (refer to Section 3.3.2) further corroborates this. Also from this description it is evident that walks were provided that allowed for a contiguous garden or landscape environment all around the homestead.

'Garden Party at Gledswood', Camden News, 1896

Nearly thirty years later the estate core was still being celebrated in published accounts, only now with the advantage of describing much more mature plant material and the more obvious realisation of earlier planning and design intentions.

An 1896 article in local news refers to 'high growing rose bushes, shrubs and the **exceptionally large and ever-branching olive trees**' and 'the lawn under a **large white Cedar tree**'.⁴

A old white cedar remains at the edge of the carriage loop while various olives feature to the northeast of the homestead.

Town & Country Journal, 1898

The following article is quoted at length as it contains considerable information about the estate core and its planning, garden structures, the famous gardens, various species and the importance of the gardens to Gledswood.

*The configuration of this area consists of both undulating and flat land, the former much predominating. In its original state it was thickly timbered with various species of Eucalyptus, angophora, etc. in varying proportions. **The trees have been most judiciously thinned out. Groups have been left here and there and the whole of the estate has the appearance of a beautifully laid out English park.** From an aesthetic point of view the landscape is charming and it is no wonder that visitors are fascinated with the scenery. By far the greater portion of the estate is devoted to pasture, which is composed of the native herbage...None of the paddocks are overstocked. This allows for the herbage to produce seed for its perpetuation, and in ordinary seasons there is always plenty of good feed for stock. The dairy herd consists of several very fine Jersey cattle. The animals are kept solely for the purpose of supplying Mr Chisholm's household with milk and butter. The estate is well circumstanced as regards its water supply, the Sydney Water Supply flows through a portion of the property and **nearly all the water required on the estate is drawn from that source.***

*Gledswood House is a very rare substantial structure, and has been erected with due regard to personal comfort. It is built on a slight eminence **and from the spacious verandah some lovely views of the surrounding country are obtainable. Beautiful flowering creepers are trained to the pillars which support the verandah** and when in bloom they are a sight worth going a long way to see. The house is surrounded by a well laid out garden, which will be afterwards referred to. The other buildings consist of well designed and substantially built houses for the employees, stables, loose boxes, carriage houses, cow bales and yards, dairy engine house, etc...Gledswood is a model country gentleman's residence.*

*One of the sights of the Camden district is Mr Chisholm's garden, which has been designed and planted with great skill. An enormous amount of labour has been devoted to the garden to bring it to its present state of perfection. **Thousands of loads of rich volcanic soil have been brought in from the neighbouring hills** to enrich the original soil and ornamental flowering plants have been introduced from almost every quarter of the globe. Many rare exotic trees, shrubs, climbers, herbaceous plants and animals find a congenial place in this beautiful garden. It has been the writer's good fortune to see the principal botanical and horticultural establishments in Europe... and to personally know many of the leading botanists and horticulturalists, both amateur and professional, of the old world, but he never met an amateur who knew more about plants, both from a botanical and horticultural point of view, than Mr Chisholm. It is a positive treat to accompany that gentleman round his garden and to hear him give the history of nearly every plant that is growing there. It is only possible within the limits of this article to mention a very small number of the beautiful flowering and foliage plants that are growing at Gledswood, as it would take a good sized volume to describe all of them...*

*Whilst great attention is given to exotics **it must not be supposed that the native flora is altogether neglected**, for many beautiful flowering indigenous trees and shrubs are to be found in various parts of the garden. Prominent amongst them are the *Stenocarpus sinuatus* [Firewheel Tree]. This magnificent, evergreen tree was in full bloom when the writer saw it and it was a beautiful sight. The brilliant red flowers were borne in great profusion along the smaller branches. *Barklya syringifolia* [Crown of Gold] is another native tree that produces its golden yellow flowers in great profusion...Several Moreton Bay pines (*Araucaria cunninghamii*) have developed into stately proportions and the red flowering 'ironbark' (*Eucalyptus leucoxylon*...) produces quantities of its attractive flowers. Amongst the exotic trees that grow remarkably well may be mentioned *Ceratonia siliqua*, the carob tree, *Jacaranda mimosafolia*, *Magnolia grandiflora*, *Olea europaea*, olive tree, *Pinus* spp., and other coniferous trees, and *Ulmus chinensis* [now *U. parvifolia*], Chinese elm. **Near the entrance gates is a very fine specimen of *Jubaea spectabilis* [now *J. chilensis*], the cequito palm of Chile...***

Gledswood is remarkable for the exceptionally fine collection of shrubs which are grown there. Amongst them are well grown specimens of camellias, bearing flower of every hue, bouvardias in endless variety, spineless caper plant of commerce (*Capparis spinosa*) which is perhaps the only one in the colony. *Choisya ternata*, the Mexican mock orange, several species of *Daphne*, *Deutzia*, *Diervillia*, and *Erica* flower profusely at their appointed time, while gardenias, heliotropes, and magnolias charge the atmosphere with the delicate perfume of their flowers. The brilliant coloured blooms of *Hibiscus*, *Lagerstroemia* [crepe myrtle] and *Lasiardia* are very conspicuous amongst the deep green of the surrounding foliage and Indian hawthorns (*Raphiolepis* spp.), North American mock oranges (*Philadelphus* spp.) and New Zealand veronicas [*Hebe* spp.] flourish side by side as if they were natives of the soil.

Of the herbaceous plants some of the most conspicuous are the different varieties of *Canna*. All the best and newest kinds are growing at Gledswood, and their quaintly coloured flowers are simply charming. Several plants of Sturt's Desert Pea (*Clianthus dampieri* [now *Swainsona formosa*]) make a border bright with their singular bright coloured flowers. Annuals are grown in endless variety. At the present time Zinnias and African marigolds are developing particularly fine symmetrical blooms while the brilliant partly coloured leaves of the *Amaranthus* are very effective in the borders.

Gledswood can claim to possess one of the best collections of roses in the country. All the different groups are well represented, the teas being particularly numerous and in great variety. **The climbing plants are a feature in the garden. Many of them are trained over arbour and trellis work**, and when in bloom are a beautiful sight...

The shade house, which is a nicely designed structure is full of interesting specimens, which include well grown palms, ferns, and numerous other plants in great variety. While great attention is given to the purely ornamental side of horticulture, it must not be supposed that the more utilitarian portion is altogether neglected, quite the contrary. **The fruit trees** are healthy, trained on the most approved principles and yield good crops. There is a great variety of persimmons, which bear enormous crops of luscious fruits...**The kitchen garden** is well stocked with most of the esculents that are now in season. **Between the fruit and kitchen garden is a long broad trellised walk covered with different varieties of grape vines.** It not only forms a delightful, shady promenade in summer, but in early autumn thousands of bunches of both black and white grapes hang in tempting clusters, the whole forming a beautiful picture. **In another garden about a quarter of an acre of vines has been enclosed with wire netting**, having a very fine mesh. This has been done to protect the grapes from the depredations of birds and other pests...grapes are gathered in this enclosure until the end of May.⁵

This effusive description contains a considerable amount of information of assistance and in fact crucial to any garden restoration and reconstruction projects. Apart from the trellised walk with various vines, the shade house is a key garden structure conspicuously missing from the present site.

Many of the plant species mentioned in these accounts from the end of the nineteenth century are, very significantly, still there today, although others seemed to have succumbed to natural attrition. Of the latter, it is probable that the fine specimen of the Chilean wine palm (*Jubaea chilensis*), formerly at the entry gates (presumably at Camden Valley Way), actually came from Camden Park, as a famous group of them remain there as a feature in the middle of the old lower garden.

William Hardy Wilson, 1920

During the interwar period the eccentric, extreme right-wing Wilson became an indefatigable champion of Australia's colonial architectural and landscape heritage. His published account of the old Cowpasture Road estates and related towns, inns and rural land uses became one of his most enduring works. Many of Gledswood's important neighbours are also mentioned including Raby, Varroville (spelt Varraville by Wilson), Harrington Park, Oran Park and Leppington (now demolished).

Wilson wrote that:

*Gledswood was built before simplicity and symmetry gave way to the picturesque. Surrounding the cottage is an enchanting garden unrivalled on the Road [The Cowpastures Road]. Verbena, roses, larkspur, hollyhocks, flourish amongst flowers as rare as they are beautiful. **Two cedars strew half an acre with lilac blossom** whose fragrantcy in springtime floats over the neighbourhood. **In a wide circle camellias grow, ring within ring**, their dark glossy leaves almost hidden under scarlet, white and striped flowers, blooming when morning frosts sparkle on the meadow beyond. **The grape twines over its pergola and woodbine overhangs the paths** that wind about this luxuriant garden.⁶*

Notice that the white cedars are still exerting a strong influence while the grape-clad pergola also continues to be referred to as an important garden feature and camellias have a notable role in providing structure to the garden.

3.3.2 Photographic Evidence

Figure 3.43 actually records many of the features described in the preceding articles. It appears to have been taken from an elevated position just to the east of the homestead pleasure grounds suggesting either the photographer climbed a tall tree, a scaffold platform was especially built or a hot-air balloon was used.

Despite the fuzziness of the image the following observations can be derived from it:

- The ensemble of buildings includes, from the right, the homestead, the former convict lockup, the stables block and stable shed to the immediate south with its skillion roof (the gardener's cottage may be evident just to the northeast of the stables), the relocated slab building further to the south and, at the extreme left-hand edge of the image, at least one other farm building.
- The enclosed orchard area across the foreground with a northern fenceline (post and rail?) in line with the northern elevation of the homestead, an eastern fenced boundary (paling?) roughly following the sinuous course of the foreground creek (a tributary of Rileys Creek) and a southern fenceline mark an entry into the farm complex from Raby Road. Most of the western boundary of the orchard coincides with the c200-foot trellised vinery that separated the orchard from the gardens beyond.
- The trellised vinery is just visible as a series of regular posts with the profiles of fruit trees silhouetted in front of it. However, the section of this path directly in front of the homestead appears to be left clear, only the low retaining wall being visible.
- The farm road/eastern access at the southeastern side of the estate core is clearly visible although the bridge to cross the creek is just outside of the field of view. The access road reinforces the orthogonal layout of the estate core and arrives at a broad space between the stables and the slab building. It also seems to define part of the southern edge of the inner grounds of the estate core where the pleasure grounds and serious horticultural areas are differentiated from the farmyard areas.
- The vegetated ridge beyond Rileys Creek dominates the western skyline of the image. The eastern slope of this ridge is part of the western boundary of the present study area.
- At the extreme right hand side of the image the front (northeastern) gardens are visible with taller emergent trees beyond (including Araucarian and Pinus silhouettes). Part of the curving front fence is also visible in line with the path linking with the trellised vinery.

- Between the line of the vinery and the buildings beyond there are many dark forms of trees and shrubs indicating a maturing series of gardens making up the pleasure grounds around the homestead.

1947 Aerial Photography

Apart from the preceding photograph, the 1947 aerial photography is one of the most helpful images in studying the earlier form of the estate. A review of Figures 3.44 follows along with a discussion of information revealed by the photography.

- By 1947 the estate core had two principal access routes—one from the west off Camden Valley Way (then known, as it had been for many years, as the Cowpasture Road) providing a convenient link with Camden and Cobbitty, and the second road from the east across at least two bridges (including one over the Upper Canal) linking the estate with Raby Road and Campbelltown.
- Other access roads shown on the photography include the current southern farm road—also crossing the Upper Canal—and a faint track running obliquely off Raby Road in the southeast across the Upper Canal and arriving at the eastern creek to the northeast of the homestead. The latter road is potentially interesting in that the alignment of the road appears to predate the Upper Canal while its northern end may have been a connection to the northeastern access of the carriage drive at the homestead. Physical evidence of the carriage loop(s) also strongly suggests that there were at least two generations of entry layout as the later nineteenth century brick drain edging flattens at one point to acknowledge an earlier configuration. This earlier form seems to relate to the former northeastern entry, which was later abandoned in favour of the western carriage loop entry.
- Three dams are visible in this image, though curiously none along Rileys Creek—only the three tributaries. The largest of the dams is the deep dam beside the western entry road.
- The basic pattern of indigenous vegetation throughout the estate paddocks is largely similar to that remaining today. The northwestern paddock between Rileys Creek and the Camden Valley Way is characterised by sparse woodland. The paddock in front of the homestead is largely cleared apart from the old broad-leaved apple in the middle, while the other surrounding paddocks from the northeast around to the southwest are also clear of vegetation. Immediately beyond these paddocks, however, the woodland vegetation thickens noticeably, further reinforcing the 1870s and 1890s accounts of the conscious creation of a landscape park.
- The Upper Canal to the east of the estate core carries many elongated shadows of (presumably) other hoop pines in addition to those remaining. This suggests that originally an avenue of pines may have been planted in the late 1880s and begs the question as to whether this substantial gesture was carried out in deference to Chisholm or requested by him as part of some compensation for traversing—and effectively dividing—his estate. The pines that remain along the Upper Canal still represent an important feature in views from the homestead, although these are now marred by the two transmission lines in the same location.
- A relatively clear glade links the Gledswood estate with its near neighbour Raby across Camden Valley Way. However it is not known whether direct visual links existed between the two homestead areas. A link between a part of Raby (near Rileys Creek) and the top of one of the

Gledswood bunya pines exists today though with growing roadside vegetation this may soon be lost.

- The 1947 photography provides a very valuable snapshot of the inner estate layout with well-defined areas clearly apparent. Conspicuous features of the layout include the half-moon lawn area to the north of the homestead, the broad, straight walk forming the basis of the former trellised vinery, the harpsichord lid-shaped orchard area, the dense areas of ornamental tree planting that frame the homestead to the west and northeast, the eastern garden compartments and walks and the sprawling homestead and its 'village' of outbuildings.

1970s Estate Plan (Broadbent, Tanner & Allen)

This plan was drawn as part of a joint undergraduate thesis for the University of Sydney that surveyed a number of important colonial houses and their integral estate landscapes and gardens. The plan essentially recorded the presumed nineteenth-century form of the Gledswood access roads and estate layout while noting the main drainage network and dams and the various eastern garden areas.

The plan (see Figure 3.45) appears to be mostly based on the 1940s aerial photography and ground observation. Conspicuously absent from the plan are the southern farm road (which must have existed at least in the 1880s for the Upper Canal bridge to have been built), the oblique linking road from the Rileys Creek bridge to the stables and the extension of the northeastern access road to the eastern creekline.

1982 Aerial (Orthophoto)

By 1982 the estate core shows many changes in access arrangements and landuses, with the most obvious of the latter being the introduction of vineyards to former paddock areas to the west and the two tripartite effluent recycling pond areas to the south. Other observations that can be made from this image (see Figure 3.46) include:

- the introduction of a very large dam (mini-lake) across the eastern creek as well as the two major transmission easements across the eastern skyline;
- traces of the former eastern entry road from the Upper Canal bridge;
- the removal of some earlier buildings as well as the introduction of others;
- the relative intactness of the eastern gardens with evidence of earlier compartment divisions;
- the denseness and layered structure of the northeastern and western gardens; and
- the loss of the earlier semicircular form of the front lawn area with a different fencing alignment.

3.4 Review of Physical and Visual Evidence

The following discussion considers current surviving components of the remnant estate that constitute important aspects of significance for the Gledswood cultural landscape.

The plan attached at Figure 3.42 illustrates the original layout of the remnant estate as described below.

3.4.1 Original Boundary

The Camden Valley Way boundary represents the only early nineteenth-century estate boundary—including the original 1810 grant to Huon de Kerilleau—to remain connected with the remnant estate. Equally, this boundary is also now the only remaining connection between the remnant estate and one of the two early public roads that were once contiguous with the extensive boundaries of the former estate.

3.4.2 Early Access Roads

Of the two principal estate entries shown on the earliest archival photography, only that from Camden still remains, though the actual connection to Camden Valley Way has been abandoned in favour of the current awkward entry arrangement shared with the now defunct El Caballo Blanco riding establishment (the 1982 orthophoto plan (see Figure 3.44) shows the juxtaposition of the two entries very clearly).

The discontinued section of the early Camden access road is now difficult to read on the ground and the Chilean wine palm that once graced this entry point has long disappeared. Perhaps some archaeological evidence remains of this once important feature (the abandoned road) of the estate.

Apart from the southern farm road linking the Upper Canal with the homestead core, some evidence does remain of at least two other entry roads, both from the east. The first concerns an earlier road beyond the northeastern gate near the homestead. A clear raised road formation is discernible in the pasture grass between the carriage drive gate mentioned and the recent hedge and 1970s boundary fence on the northeastern side of the homestead. It is assumed this road continued over the eastern creek then looped around before cutting across the estate straight for the broadly curved section of Raby Road.

Further south the remains of the former eastern entry from Raby Road is less clear but still evident. Again a raised formation is visible along an east–west alignment linking the area just to the northeast of the slab building with the eastern creekline. The creek edges on both sides of this alignment have considerable brick debris as well as some dressed hardwood fragments. (A more than casual scatter of patterned ceramic domestic ware and glass is also evident nearby.)

Evidence of another (presumed) entry from the vicinity of the Raby estate entry was examined but without success.⁷ Between roadworks to Camden Valley Way such as widening and ditch construction over recent years and the substantial earthworks in the adjacent golf course (both major filling and excavation), it is unlikely any topographic evidence would be discernible. In the absence of any physical evidence and, especially, documentary evidence it is contended that any earlier entry from Camden Valley Way adjacent to Raby is, though plausible, more conjectural.

Generally the adjacent eastern golf course and its various topographic rearrangements have removed virtually all of the former access roads relating to Gledswood between the present Gledswood boundaries and the Upper Canal. Between the Upper Canal and Raby Road some evidence does remain, although the recent Jehovah's Witness complex is gradually obscuring and removing remaining evidence in this area with its extensive site works.

3.4.3 Early Estate Layout

Much of the nineteenth century estate core layout is still evident in the present landscape.

Remaining components of the earlier layout include the arrangement of various buildings and structures from the homestead complex through to outbuildings and farm utilities; much of the paddock layout; a

substantial section of the main western access road; the southern farm road along with fragments of other roads; the homestead carriage drive loop and link back to the stables, along with evidence of earlier carriage drive alignments; garden compartments and pathways; other horticultural areas; and the placement of dams and bridges.

The use of this evidence together with the archival resource provides an excellent means of understanding how the estate functioned and its hierarchy of spaces and a guide to interpreting these in future projects.

3.4.4 Important Visual Connections

Current views have been considered previously in Section 3.2, particularly important traditional views. Rather than repeat this discussion, reference is made to the previous section of the report covering views from within the remnant estate, views from outside the estate and views to areas beyond the estate boundaries.

3.4.5 Surviving Woodland Vegetation

Several recent analyses have been made of the surviving woodland vegetation at Gledswood including a consultant report commissioned by Camden Council (Eco Logical Australia, Ecological Assessment, November 2007) and a Landscape Conservation Management Plan in November, 2005 by Clive Lucas, Stapleton & Partners (also commissioned by Camden Council).

The latter study included a correlation of the existing woodland trees with those in the 1940s aerial photography and found a high degree of coincidence, indicating that many of the present woodland trees have been part of the site scenery throughout the twentieth century and, in the case of the older specimens, probably at least many decades of the nineteenth century.

Apart from its obvious ecological values, the older woodland vegetation is particularly important as part of the cultural landscape for several reasons. Firstly, the documentary record specifically mentions that the process of creating an antipodean version of an English landscape park was definitely undertaken at Gledswood by James Kinghorne and these trees represent part of the remaining physical evidence of this important feature.

Secondly, the inclusion of certain species, such as the broad-leafed apple (*Angophora subvelutina*), also testifies to a well-documented colonial preoccupation with oak-like indigenous species as a means of recreating the desired park-like character in the Australian landscape. Thirdly grand old trees are always valuable wherever they are found.

The broad-leafed apples remain a distinctive feature of the main entry drive in association with the large dam, while it is an old apple tree that features as the focal point within the front paddock adjacent to the homestead and roughly on its axis.

3.4.6 Surviving Planted Vegetation

A considerable amount of mature planted vegetation remains at Gledswood and, considering the place was renowned for its gardens, this vegetative resource is very valuable. The cultural value is derived from a number of aspects: many individual plants are valuable horticulturally; the plants as a collection hold value; and there is a direct association between the collection and the homestead complex and its distinctive and integral layout and, of course, with James Kinghorne in particular.

The extent of mature plantings remaining on site is mainly concentrated around the homestead complex. A recent survey of this vegetation has identified a number of species that were mentioned in the nineteenth century articles on the estate. These include white cedar (*Melia azedarach* var. *australasica*), Chinese elm (*Ulmus parvifolia*), bunya pines (*Araucaria bidwillii*), hoop pines (*A. cunninghamii*), chir pine (*Pinus roxburghii*), firewheel trees (*Stenocarpus sinuatus*), jacaranda (*mimosifolia*) and olive (*Olea europaea*). However, the jacarandas appear to be later generation plantings.

Other old plantings—likely to be Chisholm-vintage—and not specifically mentioned in the documentary record include Norfolk Island hibiscus (*Lagunaria patersonii*), *Osmanthus fragrans*, feijoa (*Acca sellowiana*), weeping cypress (*Cupressus funebris*), black locust (*Robinia pseudoacacia*) and honey locust (*Gleditsia triacanthos*).

Disappointingly, some other species mentioned in the 1870s and 1890s accounts seem not to have survived—the Chilean wine palm (*Jubaea chilensis*) near the Camden Valley Way entry, the Australian rainforest tree *Barklya syringifolia*, bamboo near the large dam (presumably the giant, clumping *Bambusa balcooa* found in various nineteenth century sites) and, not surprisingly, Sturt's desert pea (*Swainsona formosa*).

This important collection probably deserves a thorough, detailed survey covering groundcovers, herbs, bulbs and perennials as well as the more obvious trees and large shrubs. Virtually all of these species and those mentioned in the 1898 article are to be found on one or other of the Macarthur nursery catalogues issued between 1843 and 1857, therefore because of James Kinghorne's privileged relationship with the Macarthurs (and given his avid personal interest in horticultural botany) he would have had access to other special plant material either through William Macarthur or one of his select suppliers.

3.4.7 Siting of the Homestead Group

Another important aspect of significance for Gledswood is the particular relationship of the homestead complex with its landscape context. In reviewing this it is worth revisiting the rationale for siting the homestead group where it is.

The agenda was basically set for—or at least adopted by—the Chisholm dynasty with Huon de Kerilleau's siting of his early stone building across the low spur at the extreme eastern edge of the 1810 land grant. Proximity to the old Cowpasture Road was obviously a key consideration and, apart from another, higher spur just to the south of the Camden entrance, the present spur was the only logical choice.

For aesthetic and aspect reasons (and to ensure it was safely out of the reach of floodwaters) the northern end of the spur was chosen for the original homestead. The topographic characteristics within Huon de Kerilleau's grant area combined with the fact that regular visits in the direction of Camden also dictated the location of the entry drive linking the main road with the homestead. Hence the Camden carriage drive is probably the oldest of the estate's entry roads.

With the establishment of Huon de Kerilleau's homestead and (likely) outbuildings the subsequent generations of Chisholm family additions further reinforced the present homestead group as the strategic centre of an expanding estate land-holding. Not only was the present site entry convenient for visits to Camden and beyond to the south (eg the family homestead at Kippilaw) and west but the later connections (probably by the 1810s) to Raby Road also allowed convenient access to Campbelltown and the east.

Regarding the siting of the homestead group across the original low spur, the various Chisholm additions picked up where Huon de Kerilleau left off and also reinforced the address of the homestead on two key fronts. The north elevation, emphasised by its long verandah, directly faced the finely articulated northern valley with its confluence of two creeks while the eastern elevation, with a shorter verandah between two elegant bays, faced a much broader valley with more distant views.

Subsequent energetic manipulation of the surrounding woodland landscape around the homestead group together with extensive planting to frame the homestead has embellished and established the homestead's place in the Gledswood landscape. Even with the present reduced estate boundaries the complex looks well anchored and at ease in its traditional orientation and configuration.

3.4.8 Early Watercourses and Dams

It is also significant that key landscape features—both natural and constructed—remain within the remnant estate that either guided the selection of the original siting of the homestead group (eg watercourses) or were made to deliberately relate to it (large dam).

Of course the large dam to the west of the homestead had an important role in the storage of water but it remains a major scenic feature when arriving from Camden and in views from Camden Valley Way. Similarly, the nearby creeks would have provided a ready water supply for the estate though they would have undoubtedly also been seen as convenient elements in the broader scenery of the landscape park.

3.4.9 Upper Canal Water Supply (Completed 1888)

A major item of high cultural value in its own right is the Upper Canal Water Supply System, which had implications for a number of the early estates during the 1880s. These included Mount Gilead, Sugarloaf Farm and Glenlee to the south and Leppington to the north.

Adjustments at Gledswood included the provision of a series of bridges, including two fine brick structures, that appear to have been located to minimise disruption to existing estate access roads. There is currently only one such connection and association remaining contiguous with the remnant estate and that is the brick bridge to the south of the homestead group.

Interestingly, the Upper Canal was also used as a water supply for the estate further reinforcing the links between this major and remarkable feat of engineering and Gledswood.

3.4.10 Importance of Gardens at Gledswood

A consistent hallmark of the Gledswood estate from the mid nineteenth century to well into the twentieth century has been its gardens. The tradition of creating sophisticated gardens as an integral part of country or estate houses was firmly embedded in the aspirations of well educated landowners in the nineteenth century.

There was plenty of encouragement to embark on such endeavours as well as technical support from various expert writers and commentators such as the remarkable amputee John Claudius Loudon and, before him, Humphrey Repton. Even in Sydney the Darling Nursery proprietor, Thomas Shepherd, also played a significant role in 'spreading the word' of good landscape design and gardening in the 1820s and 1830s to those in NSW with such interests.

Several of Shepherd's 1836 public lectures specifically dealt with issues of how wealthy landowners were to develop and establish country estate enterprises modelled on sensible agricultural propriety and consummate good taste in landscape planning and design.

Numerous archival plans of earlier estates testify to the tradition of serious landscape gardening as an important part of the setting of the principal house. Examples include the Macleays' Elizabeth Bay House and Brownlow Hill, George Allen's Toxteth Park and James Bowman's Lyndhurst in Glebe, Maurice O'Connell's Tarmons in Darlinghurst, the Macarthurs' Elizabeth Farm, Hambledon and Camden Park and John Blaxland's Newington.

Yet while there were many brave starts the sobering fact remains that, where the estates have survived at all, only a few of the once plentiful estates have even a semblance of their integral landscapes. Gledswood is of considerable interest in that not only has the estate core survived relatively intact, the grounds also retain substantial components of their formative nineteenth-century fabric and layout.

As the documentary evidence records, the grounds of Gledswood were renowned even in the nineteenth century for their expansive gardens and the variety of material in them including rare plants. On the basis of the documentary and physical evidence it would be possible to reconstruct components of the earlier gardens—kitchen garden; trellised vinery; orchard; shrubberies and walks; and maze. Other aspects of value attached to these grounds were the important connections between Gledswood and other places of acknowledged landscape prominence such as Camden Park.

Close connections between the Macarthurs and Huon de Kerilleau already existed before the Chisholms became involved with the site as Huon de Kerilleau was a tutor to the young James Macarthur. With the renaming of the estate from 'Buckingham' to 'Gledswood' the connections continued through the Chisholm family. As has been observed, it is highly likely that the Gledswood gardens owed much to the horticultural industry of the Camden Park nursery. This connection is worth further research.

The Gledswood gardens reached their zenith during the period of James Kinghorne's leadership as his extensive botanical and horticultural interests guided and nurtured the creation, cultivation and establishment of the pleasure grounds and landscape beyond.

3.4.11 Importance of a Landscape Park as a Setting at Gledswood

The last aspect of the Gledswood estate of value to the cultural landscape is perhaps one of the most important. Both the 1870 and 1898 descriptions of the estate expressly mention the deliberate manipulation of the enveloping woodland during the mid-nineteenth century for the purpose of creating a landscape park in the English tradition.

It seems that, like the development of pleasure grounds around the principal house, a park-like setting for the house was also a highly desirable attribute for those who could afford it. And, also like the surviving examples of pleasure grounds, there are, sadly, too few remaining examples of an antipodean landscape park.

A number of colonial landowners are documented as having embarked on such a project including those with estates at Regentville, Camden Park, Wivenhoe, Fernhill and Varroville. Some evidence remains for some of these estates and discreet remnant woodland copses or groups are still clearly evident at Varroville including those associated with the very early entry drive to the homestead. In Gledswood's case the groups are less evident but this is also interesting as it may represent a later development of the park-making idea.

Discreet clumps of trees within a space are more consistent with earlier styles such as the work of William Kent whereas loose drifts of individual trees (the case at Gledswood) represent a less structured and more naturalistic approach to the park concept. Again, the enthusiastic Sydney advocate of landscape gardening Thomas Shepherd made a point of arguing, in his fourth public lecture in 1836, that

nature could not be improved upon. This view is consistent with a more subtle form of park-making as appears at Gledswood.

Whatever James Kinghorne's inspiration was for Gledswood, the combination of valuable documentary evidence and the surviving bones of a restful park-like estate landscape is a highly significant cultural attribute to inherit and would easily rate as being important at a State if not National level.

3.5 Comparative Analysis

Many of the remaining colonial estate houses of the Cumberland Plain retain at least something of their early landscape setting. In some cases it is the remains of an entry avenue (Hobartville, Bella Vista, Horsley, Glen Lorne), a few remnant plantings from the nineteenth century around the homestead (Varroville, Harrington Park, Wivenhoe, Horsley, Orierton, Ellensville, Raby, Macquarie Fields House, Denbigh), or perhaps the remains of a major feature within the estate such as vineyard terraces (Regentville, Brush Farm) or an early large dam/ornamental lake (Parkhall, Mount Gilead). Some even retain major early landscape structures such as a tower mill (Mount Gilead) or pavilion (Beulah, Rouse Hill). Only a few estates retain early grounds layout with brick drains and edging intact (Rouse Hill, Camden Park, Maryland, Brownlow Hill).

Very few of these important early cultural landscapes are intact enough to retain a broad range of early landscape components such as extensive layout, entry drive, unencumbered rural landscape setting, many early plantings, remnant landscape or garden features, traditional views and vistas, integral outbuildings, early dams or a deliberately cultivated landscape park with contemporary documentation. Gledswood, however, has all of these elements and more. It is certainly one of a select few remnant colonial estates in NSW with important and outstanding landscape features intact or, at least, still able to demonstrate former uses and relationships.

The Gledswood estate was also one of the nineteenth century social hubs in the southern Cumberland Plain area where entertaining within and celebrating the extensive grounds was normal, hence the *Town & Country Journal* and *Camden News* articles. Other large estates with substantial gardens and features and with owners of similar social standing and interests were Mount Gilead, Maryland (an owner of which had married a Chisholm daughter), Camden Park and Varroville.

Neither the Mount Gilead, Maryland nor Varroville gardens have survived to the extent of those at Gledswood. Early estates that had extensive gardens of widely acknowledged botanical significance were more limited—Camden Park, Brownlow Hill (and Elizabeth Bay House) and Gledswood. There is also an unusually close link between Gledswood and Camden Park as James Kinghorne was a close friend of John Macarthur's sons, all of whom had a particularly keen interest in matters of landscape taste and botany.

On account of its high degree of intactness, Gledswood is an important companion to a very small group of other outstanding colonial cultural landscapes (such as Camden Park and Brownlow Hill) that retain substantial components of their early layout, early garden remnants, features and, importantly, a largely unencumbered rural landscape setting.

3.6 The Potential Archaeological Resource—Overview Assessment of Potential for Survival

The above review of the sources in relation to the layout and setting of the property also gives an indication of the potential historical archaeological resource at Gledswood. The many phases of building activity, farming and landscaping at the site indicate the potential for the following relics:

- Water management/storage structures such as dams and weirs (located along present and former creek lines), and cisterns and wells (likely located in closer proximity to the residential and work quarters). One such cistern is still visible in the courtyard behind the main residence. It may be representative of other similar structures that have since become disused and forgotten. Such features would likely pre-date 1888 when the Upper Canal Water Supply was completed.
- Evidence of former structures such as post holes, wall footings, etc. For example, the historical sources record the existence and prominence of pergolas and walkways which may still be evidenced by post holes. Similarly, it is possible that wall footings belonging to early phases of development exist under the later structures in the Homestead Group.
- Domestic artefacts are commonly found in refuse dumps and pits adjacent to homes in the poorer areas of Sydney, in areas where garbage collection was sporadic or non-existent. Such features may be less common on sites such as the Gledswood property where refuse was more efficiently disposed of elsewhere by their wealthy inhabitants and where sanitation was better. Similarly, underfloor deposits are less common in homes such as at Gledswood where floors were better constructed and fewer artefacts found their way beneath them. The potential for these artefacts to survive is slightly higher in the vicinity of the stables, servants quarters etc where accumulations of refuse and occupation deposits are more likely to have occurred. They may also survive under the later verandas and flagging. Isolated artefact scatters may also exist at the site. For example, as noted in Section 3.4.2 above, a site visit identified one such scatter on one of the creek lines south of the eastern entry from Raby Road.
- Evidence of former landscaping such as garden beds, defunct footpaths, mazes, trellises (some of which were so substantial as to warrant comment in nineteenth century descriptions of the property) may survive in places, although the regular intensive gardening activities in the areas around the house are likely to have disturbed such relics. These might be evidenced by soil variations (for example, the historical sources record the importing of rich volcanic soils for garden purposes), garden kerbing etc. The remains of garden beds are typically ephemeral and sensitive to later disturbance, although soil sampling and botanical analysis has some potential for reconstructing such remains.
- Entries and Accessways—remnants of former road alignments and entrances survive at the site or are recorded in historical plans and descriptions of the estate (see for example Figure 3.44 below). As noted above, roads into the estate are described as ‘well-formed’ and at least one ‘avenue’ crossed Rileys Creek to the Camden Valley Way entrance. Therefore, it is possible that archaeological evidence of gates (possibly a grand entry off Camden Valley Way; certainly, the 1898 Town and Country journal entry noted above refers to ‘the entrance gates’), roads (gravel surfaces, modified landforms), and bridges may survive at the site (as the early carriage drive still does).
- Former ancillary structures—historical descriptions record a shade house and trellises which are no longer visible on the site. The site is also likely to have been furnished with modest work sheds etc that were not considered worthy of mention in descriptions of the property. Some of these had been removed by 1982 (see the orthophoto in Figure 3.46 below). Fences once existed across the wider site. Post holes, wall footings etc may survive to indicate the former locations of these structures.



Figure 3.1 View from the northern corner of the site near Camden Valley Way. Note the homestead in the background and Rileys Creek in the middle ground.



Figure 3.2 View from the north near the eastern boundary fence looking back to the homestead with old woodland trees in the foreground.

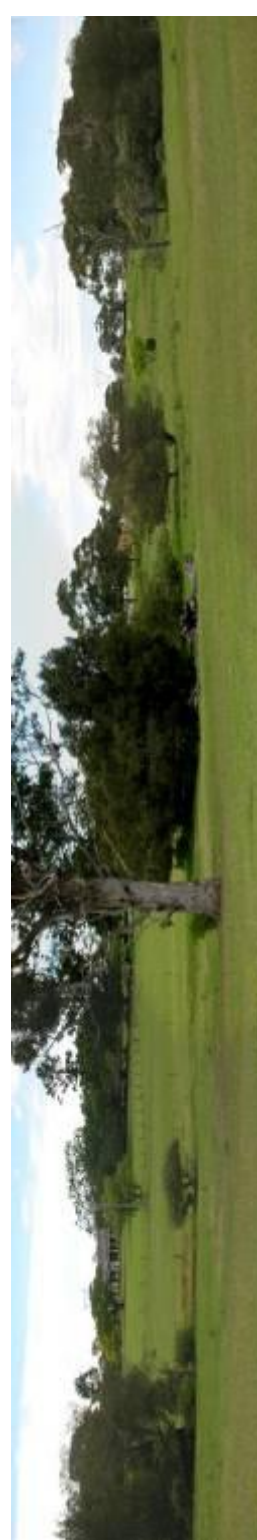


Figure 3.3 View from near Rileys Creek looking back to the homestead framed by gardens. Note the old forest red gum in the foreground and swamp oaks along Rileys Creek.



Figure 3.4 Traditional vista from near Camden Valley Way looking across the large dam to the homestead and flanking pines. Note the intrusive recent buildings beyond.



Figure 3.5 Panorama from northern paddock showing the adjoining golf course to the left, the homestead group in the middle and Rileys Creek at right.



Figure 3.6 View along former northeastern entry drive leading up to the gate and flanking Chinese elms. The former carriage drive formation is intact down to the boundary fence.



Figure 3.7 View of the northern grounds showing the two main blocks of flanking early gardens either side of the homestead.



Figure 3.8 View of immediate western grounds.



Figure 3.9 Approaching view from the former eastern entry drive from Raby Road. Note the old woodland trees at left. The former creek crossing was located where there is a peppercorn tree near the creek near the middle of the view.



Figure 3.10 View as part of the arrival sequence for the former eastern entry. The peppercorn tree in the foreground marks the location of the former bridge crossing. The former orchard was across the creek.



Figure 3.11 Former orchard (between the fence and creek) and former bridge crossing (at larger peppercorn tree).



Figure 3.12 Eastern garden front of the homestead.



Figure 3.13 View to the east on axis from the homestead with hoop pines along the Upper Canal in the distance.



Figure 3.14 View along the site of the famous trellised vineyard looking north.



Figure 3.15 Part one of a sequence along the original entry drive looking to the homestead with the Rileys Creek bridge crossing in the foreground.



Figure 3.16 Part two of the traditional arrival sequence looking up to the homestead entry gates.



Figure 3.17 Part three, having arrived at the gates with early diamond-frogged bricks used in the foreground near the cattle grid.



Figure 3.18 Final view in the arrival sequence showing the carriage loop with brick edging and drains.



Figure 3.19 Early bricks at cattle grid near entry gates.



Figure 3.20 Detail of carriage loop brick edging.



Figure 3.21 Gates on axis behind the homestead with the stables beyond.



Figure 3.22 Site of the former bridge crossing for the eastern entry. Note the brick debris.



Figure 3.23 Line of the former eastern entry drive (note the slight undulation in the grass) that maintained the orthogonal layout of the homestead and outbuildings.



Figure 3.24 An early brick on the causeway to the east of the former orchard.



Figure 3.25 *Cupressus glabra* near the pumphouse at the edge of the former orchard.



Figure 3.26 Former gateposts at the northern end of the former orchard.



Figure 3.27 Old Chinese elms marking the former northeastern gate.



Figure 3.28 *Cupressus funebris* near northeastern gate.



Figure 3.29 Carriage drive to the homestead from the northeastern gate.



Figure 3.30 Eastern end of the gravelled carriage loop with old plantings beyond.



Figure 3.31 Old *Lagunaria patersonii* to the east of the homestead.



Figure 3.32 View of the homestead at the 1880s bridge crossing of the Upper Canal. Vegetation in the foreground will probably obscure this view within the next few years.



Figure 3.33 Northeastern gatepost detail. (The gate is recent.)



Figure 3.34 This short section of driveway to the west of the homestead is an important early link between the entry drive and the stables.



Figure 3.35 An earlier accessway off the northeastern carriage drive—possibly a walk from the eastern pleasure grounds. Note the flattening of the edging bricks at this point.



Figure 3.36 View of the eastern grounds from the adjacent golf course with a woodland-dominated skyline beyond the homestead group.



Figure 3.37 Small lagoon near Rileys Creek.



Figure 3.38 The car and bus park to the southwest of the homestead is an intrusive element within the former grounds.



Figure 3.39 The recent plantings of *Robinia pseudoacacia* 'frisia' have introduced an inappropriate plant species within the homestead grounds.



Figure 3.40 This view back along the former main entry drive shows recent vine plantings and avenue trees that are largely out of context in this location and detract from an appreciation of the highly significant early entry drive.

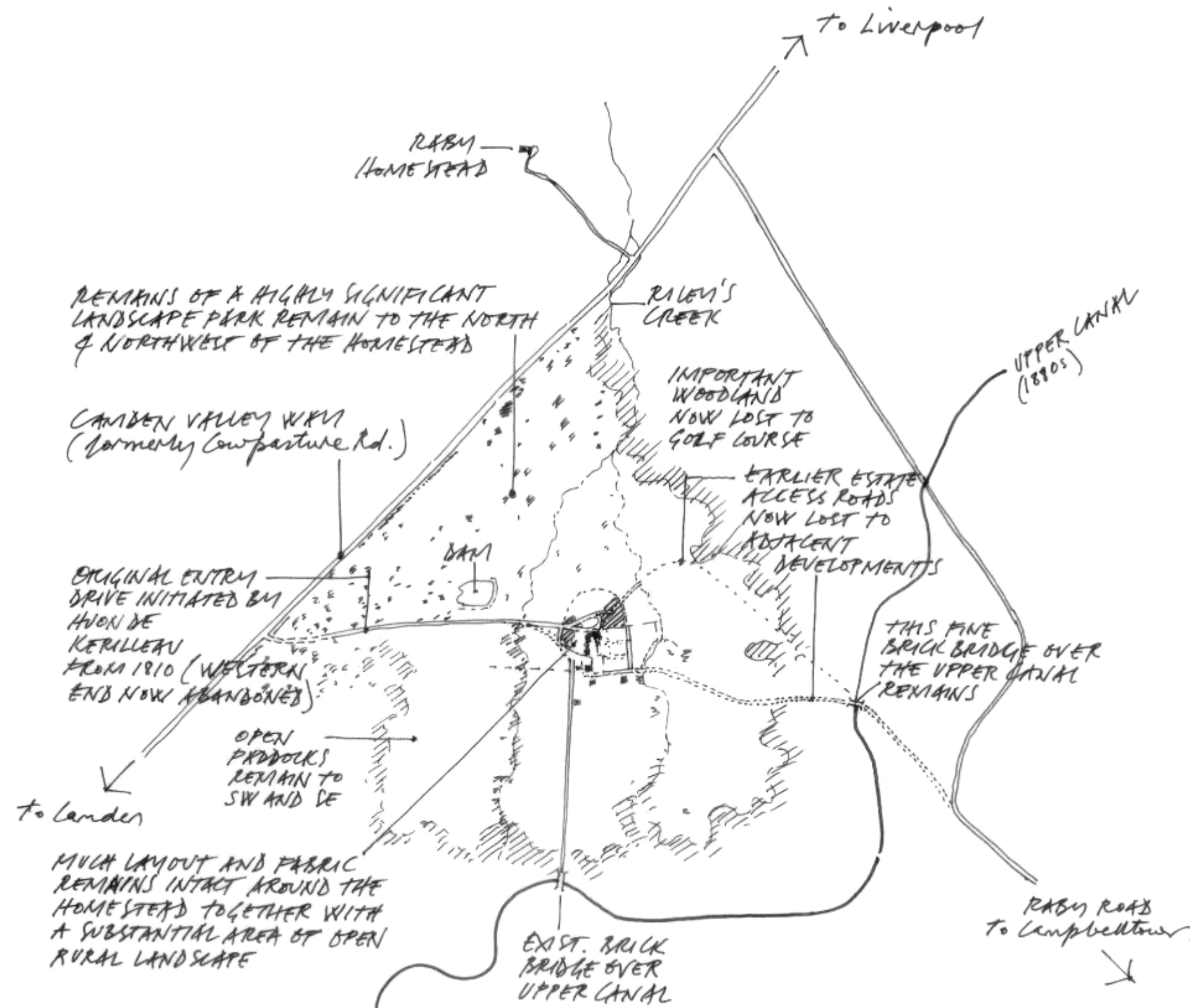


Figure 3.41 Analysis of Gledswood landscape.

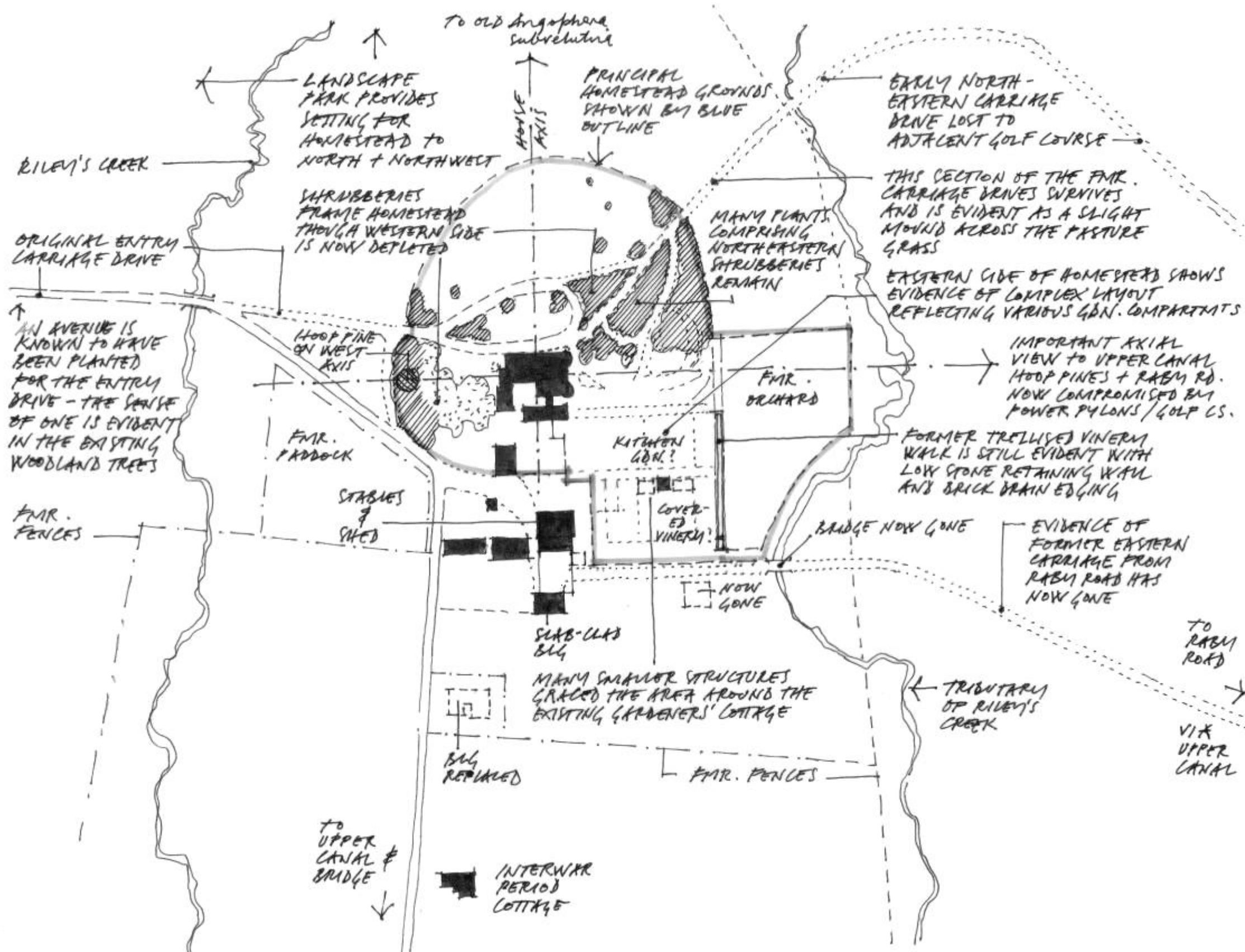


Figure 3.42 Analysis of landscape around the homestead and outbuildings.



Figure 3.43 Undated photo of eastern elevation of Gledswood, possibly late nineteenth or early twentieth century. (Source: Mitchell Library, Small Picture Files)

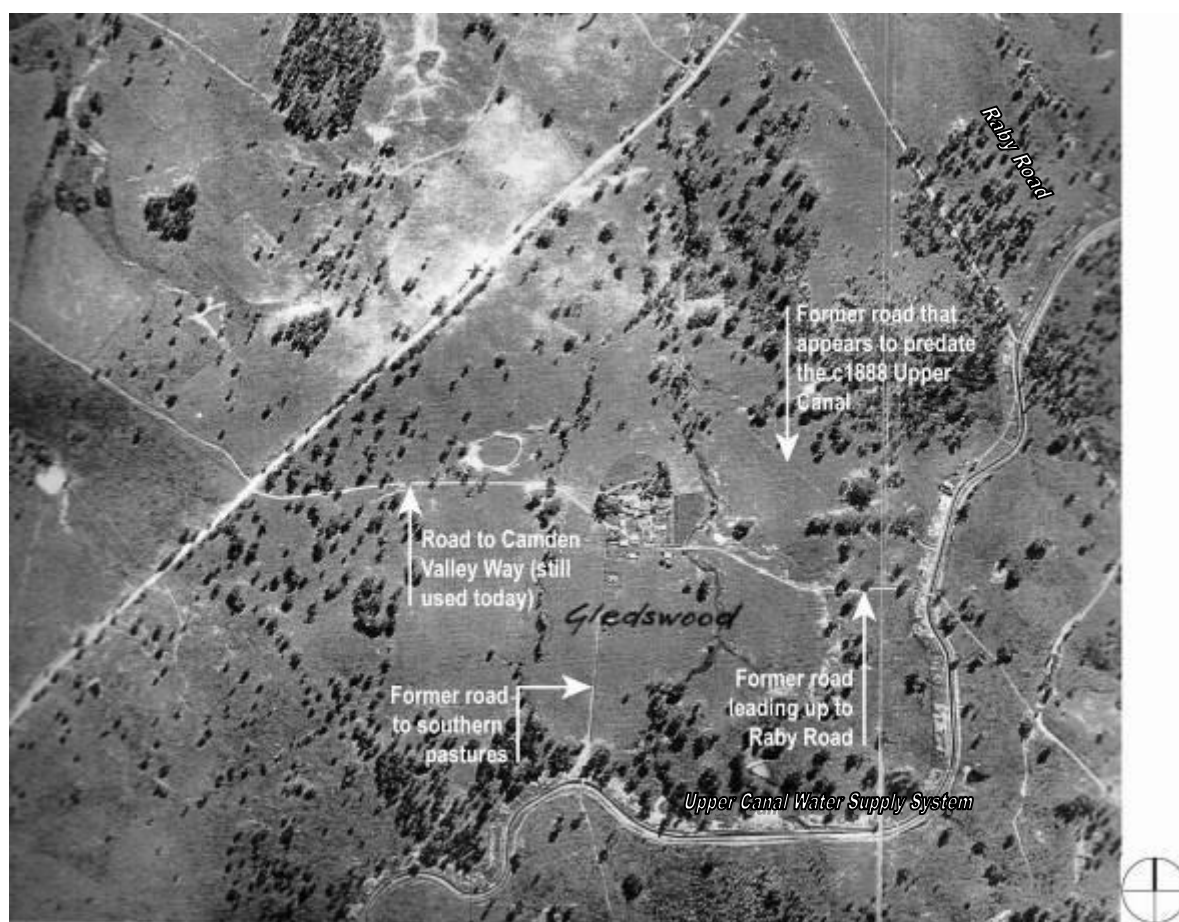


Figure 3.44 1947 aerial photo showing evidence of early roads and vegetation. (Source: RTA)

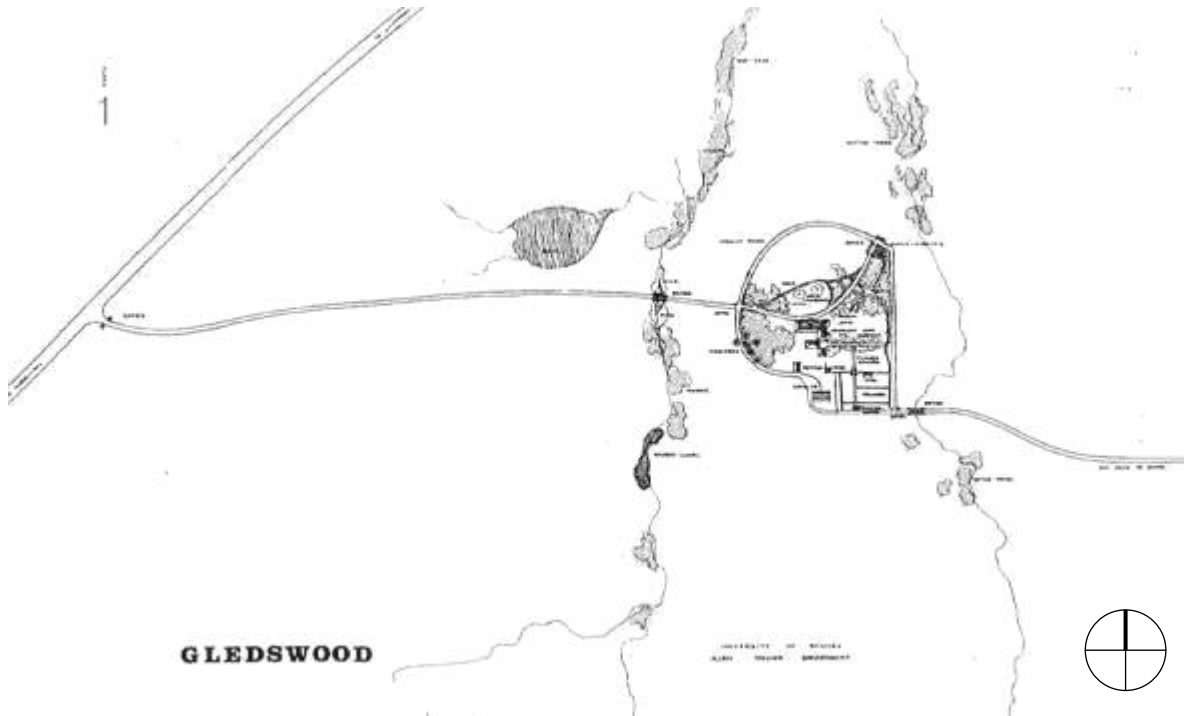


Figure 3.45 Broadbent, Tanner, and Allen's plan of Gledswood in the late nineteenth century. (Source: National Trust of Australia, reproduced from Clive Lucas, Stapleton & Partners Pty Ltd)



Figure 3.46 View of 1982 orthophoto—Gledswood homestead is shown arrowed.

3.7 Endnotes

- ¹ *Horticultural Magazine and Gardeners' and Amateurs' Calendar*, Vol VII No. 74, February 1870, p 43.
- ² This climber remains around the northern verandah but has contributed to considerable structural damage including to the verandah flagging.
- ³ 'A Tour to the South', *Australian Town & Country Journal*, 19 August 1871, p 240.
- ⁴ 'Garden Party at Gledswood', *Camden News* 22 October 1896.
- ⁵ 'Gledswood—A Beautiful Estate', *Town & Country Journal*, 7 May 1898, p 23.
- ⁶ Wilson, William Hardy 1920, *The Cowpasture Road*, p 40.
- ⁷ Another entry was marked on a plan in the Tropman & Tropman Architects, 2003 report though without any cited evidence.

4.0 Site and Building Analysis

4.1 Introduction

The subject site was surveyed by the project team in December 2007 and January 2008. The survey included reviewing the condition of key components and establishing the relative ages and origins of the layout, elements and fabric in order to determine the property's physical evolution and to evaluate the contribution of the components to the overall cultural heritage significance of Gledswood.

All readily accessible areas of the site were inspected, including the exterior of all buildings and structures and the interior of all nineteenth century buildings. No archaeological investigations were undertaken.

4.2 Site Analysis and Setting

Gledswood is situated on the eastern side of Camden Valley Way (formerly Cowpasture Road), south of Raby Road in Catherine Field. The area along this section of Camden Valley Way is rural in character and scattered with rural properties, semi-rural subdivisions, open pastures and open golf courses. There is a perimeter fence around the entire site, however there is no consistency in the fence's style and height. The properties adjoining Gledswood contribute to the rural setting of the site, with open golf courses to the north, east and south and the open pastures of the former El Caballo Blanco ranch to the west (see Figures 4.44 and 4.45).

The only remaining entrance into Gledswood is the entrance from Camden Valley Way (opposite Catherine Field Road). An access road leads from this entrance to a large and intrusive bitumen carpark situated to the west of the main office/reception building.

Most of the site is located below the level of Camden Valley Way. It is composed of a series of valleys and ridges. 'The homestead is located at the head of a ridge facing Camden Valley Way with its private gardens providing vantage to the surrounding country up to Camden Valley Way and Raby Road'.¹ The farm complex is situated to the south of the homestead, along the same ridge.

The land which supported Gledswood was once more extensive than at present. As a colonial farm and homestead, Gledswood estate expanded over a period, reaching a size of almost 1,300 acres at its maximum (between 1818 and 1959). Although subdivision has contracted the estate to its present size of 64 acres, Gledswood retains the key landscape, spatial, functional and built form and aesthetic qualities of an early Cumberland Plain pastoral enterprise, comprising open paddocks, fences, gates, vegetation and part of its original land grant boundary.

A detailed analysis of the landscape, including views and setting is provided in Section 3.0. The following section provides an analysis of the built elements of the Gledswood estate.

4.3 Building Analysis

The following sections provide a summary of the physical character, layout, components and condition of built elements that form part of the homestead and farm complex at Gledswood.

The sections should be read with reference to the site layout plan provided at Figure 4.49.

4.3.1 Nineteenth Century Elements

There are a number of built elements surviving from the nineteenth century development of Gledswood. These include:

- the homestead (B1);
- the former coach house and stables (B9);
- the former convict jail (B3);
- the early stone gardener's cottage (B5);
- the early privy (B4); and
- the later privy (B2).

The building numbers indicated in the brackets above are used to show the location of each building in Figure 4.46.

The Homestead (constructed between c1812–1910)—B1



Figure 4.1 View of Gledswood homestead constructed in c1830—northern (front) elevation. Note the gravel drive to the front.

Analysis of Exterior

The Gledswood homestead was constructed over a period of approximately 100 years with several phases of alterations and additions made to it over its lifetime. Figure 4.47 illustrates the development of the homestead over time.

The original building was constructed in c1812 using stone with subsequent rendered brick and timber additions between 1885 and 1910. The original building is connected to the main section of the homestead by a late nineteenth-century–timber posted verandah.

The main section of the homestead was constructed in c1829 along the lines of an Indian Bungalow in the Colonial Georgian style. This section was given extensive Victorian additions and renovations over the latter half of the nineteenth century. These take the form externally of two porches to the eastern facade and Gothic detailed verandahs to the northern, eastern and western facades. The northern (front) verandah has stone flagging and two gables break the eavesline to this elevation. Multi-paned French windows with shuttered doors make the most of the views from the house. Slate roof shingles are still visible under the later corrugated iron roof and decorative features include bargeboards in a rustic pattern as well as four panelled doors, some with fanlights.

The last of the additions to the homestead took place between 1885 and 1912, although internal modifications continued to take place up until the late twentieth century.

The homestead is set in a large nineteenth-century garden of mid-Victorian design. The intact garden beds retain much of the early garden paving and edging. A tear-shaped carriage loop from the access road leads to the northern (front) elevation.

The exterior of the homestead is generally in moderate to good condition. Structural cracks are evident on all sides of the homestead, particularly the c1810 building. The cracks are possibly due to settlement and poor drainage. There is also evidence of rising damp on most walls and most of the external joinery requires urgent repair/replacement. The stone flagging and paving around the homestead is uneven and requires realigning and the corrugated steel roof requires repainting. In addition, some sections of the corrugated steel roof, gutters and downpipes require immediate attention (refer to work schedule in Appendix A).



Figure 4.2 c1812 building (centre) with c1890 addition to the right.



Figure 4.3 View of deterioration to gutters.



Figure 4.4 View of verandah to northern elevation showing uneven stone flagging.

Analysis of Interior

The interior of the homestead has undergone renovations and upgrades associated with the use of the building. The bathrooms and kitchens appear to have been installed in the 1970s and are showing signs of age consistent with their use.

The majority of the rooms have timber floors and are carpeted, although rooms used as wet areas or for storage purposes have tiles or linoleum floor coverings.

Parts of the homestead that appear to be original include decorated arches and leadlight windows. There are also various ornate marble fireplaces and decorative ceilings and ceiling roses that are still intact. Much of the joinery including architraves and doors appears to be later, although there is evidence of some early door furniture to the southern hallway entrance door (although the door appears to be later).

A door and staircase in the courtyard provide access to the cellar beneath the homestead. There appears to be a natural freshwater stream that runs through the cellar and may have been connected to the original water cistern in the courtyard.

The interior of the homestead is generally in good condition and the original spaces of the building are still legible. The carpet is in need of replacement in most areas and the timber floor appears to be in moderate to good condition, although there is evidence of dry rot and timber borer activity from below the floor boards. Repainting of walls and ceiling is required in some areas.



Figure 4.5 View of interior of the northernmost bay.



Figure 4.6 Damage caused by rising damp in the c1810 building.



Figure 4.7 View of hallway showing the threadbare carpet.

Former Coach House and Stables (c1812)—B9



Figure 4.8 View of former coach-house and stables constructed in c1812—southwestern elevation.

Analysis of Exterior

Construction of the former coach-house and stables began as early as c1812 with the erection of a single-storey stable using stone. This stable was later extended with an additional brick storey and, around the same time, the adjacent brick coach-house was built. A plan of the former coach-house and stables is provided in Figure 4.48.

Both buildings have corrugated metal gable roofs with timber finials and gable screens, and a brick chimney is situated between the gable roofs. Large timber doors on the northern and western elevations provide access to the coach-house. These openings are original, however although the doors are early, they are likely to be later replacements. Access to the stables is possible from the eastern and western elevations. A more recent timber stair has been installed to the eastern elevation, providing direct access to the top storey of the stables.

Windows exist to all elevations. Windows to the coach-house have arched brick heads and rendered sills. Windows to the stables have stone sills and timber lintels to the eastern facade, and stone sills and lintels to the western facade.

Services have also been obtrusively installed to the northern facade of the coach-house.

The exterior of the building is generally in good condition. Some cracks are evident, appearing mostly where stonework has been joined to the brickwork. Stonework to the eastern facade has been inappropriately repaired with cement and one of the stone sills to this facade is showing signs of weathering and deterioration.

The brick chimney requires recoping and stabilisation and some of the external joinery, including the timber staircase, requires urgent repair/replacement.

The corrugated steel roof sheeting is in moderate condition and requires some resheeting and refixing. In addition, some sections of the gutters and downpipes require attention (refer to work schedule in Appendix A).



Figure 4.9 Western (front) elevation showing the former coach-house to the left and the stables to the right.



Figure 4.10 Section of eastern (rear) elevation showing inappropriate cement repair work.

Analysis of Interior

The interior of the coach-house and stables has undergone renovations and upgrades associated with the use of the building. Some interior walls were altered in the 1970s with the installation of 'moon gates' (wine-barrel lined circular openings) to accommodate the use of the building as a point of sale for the winery.

The floor covering to the ground floor of both buildings is concrete, while timber floorboards exist to the top storey of the stables. The roof spaces to both buildings are exposed, revealing the timber roof structure. The coach-house is divided into three connected rooms, as is the stables, however the rooms in the stables are not internally connected (see Figure 4.48).

A brick fireplace is situated in the easternmost room of the coach-house, which also provides access to the adjacent stables. A number of early features remain in the stables including a chaff chute, stable doors, troughs and stall dividers. These features appear to be unused and are likely to be reproductions of what was in place earlier.

The internal connection between the stables and the coach house appears to be early (see Figure 4.12). It is likely that the connection replaced an earlier door to the stone stables building. This area has been significantly refurbished with shelving, wine bar and timber staircase to the top floor of the stables. The top floor of the stables is currently used to store movable heritage items associated with Gledswood.

The interior of the homestead is generally in good condition, however there is some cracking to the walls, generally in locations where stonework and brickwork join, and around new openings. The concrete and timber floors appear to be in good condition, however there appears to be an issue with ground drainage in the easternmost stables room.

There is evidence of timber borer activity in one of the timber posts of the stall dividers.



Figure 4.11 View of ground floor of coach-house showing the internal 'moon gates'.



Figure 4.12 View of internal connection between the stables and the coach-house.



Figure 4.13 View of ground floor of stables—note the damp areas to the concrete floor and the boring activity in the front timber post.

Former Convict Lockup (c1810)—B3



Figure 4.14 View of former convict lockup, constructed in c1810, situated to the south of the homestead—northeastern elevation.

Analysis of Exterior

This structure is thought to be one of the first buildings constructed on the property in c1810. It is unlikely that this building was built as a convict lockup. The single-storey stone building may have been built for Count Huon de Kerilleau and his family to live in whilst the original (c1812) section of the homestead was being built. However, it is possible that the building may have been used later to house the convicts working at Gledswood.

The building has timber shingles and battens that are still visible under the later corrugated metal gable roof. A timber posted verandah is located to the northern and eastern elevations and a brick and timber addition with chimney has been added to the northeastern corner of the building. The timber posts of the verandah have been restumped, possibly due to ground movement. Some of the sub-floor vents around the base of the building are partially blocked due to the build-up of road fill around the building.

Other alterations to the building over time include inappropriate cement render and repair works to the eastern facade. The northernmost door and window openings to this facade appear to have been altered. Services have also been obtrusively installed to the eastern facade.

The exterior of the structure is generally in moderate to good condition. Structural cracks are evident on all sides of the building. The cracks are possibly due to settlement and poor drainage. There is also evidence of rising damp on most walls and deterioration of stone due to delamination. The brickwork to the addition is in poor condition and requires stabilisation.

The paving around the building is uneven and will need to be reset in some areas. The corrugated metal roof has significant rust and will need replacing in the near future. In addition, gutters and downpipes require immediate attention (refer to work schedule in Appendix A).



Figure 4.15 View showing brick and timber addition to the northeastern corner of the building.



Figure 4.16 View looking south along the eastern elevation.

Analysis of Interior

The internal walls of the two rooms to the building have been painted. The southern room has a timber-panelled ceiling while the roof structure is exposed in the northern room, revealing the timber shingles and battens. Timber beams also run across the roof space in the northern room. The doors and paving to both rooms are later elements.

The interior is generally in good condition and the original spaces of the building are still visible. Some of the stonework is showing signs of deterioration as a result of rising damp and delamination.



Figure 4.17 View of interior of southernmost room.



Figure 4.18 View of roof structure in northernmost room.



Figure 4.19 View of deterioration to stonework due to rising damp and delamination.

Early Privy (c1860s)—B4



Figure 4.20 View of early privy situated to the south of the homestead—northern elevation.

Analysis of Exterior

This early painted brick privy with corrugated metal hipped roof was constructed in the mid to late nineteenth century. Situated to the south of the homestead, the building appears at some stage to have been connected to the homestead by means of a covered walkway, the profile of which is visible as an unpainted outline around the entrance door on the northern facade and remnant fixings in the brickwork.

A small square timber access panel for the removal of night soil is located on the southern facade, as well as a timber panel door. Service conduits have been obtrusively installed through the timber access panel. A timber slat window/vent with timber lintel is located on the eastern facade.

The exterior of the building is generally in moderate to good condition. Mortar is missing to the brickwork adjacent to the garden bed, most likely as a result of the installation of a water sprinkler adjacent to the building. The gutters and downpipe appear to have been replaced recently and are in good condition. The joinery to the window is in poor condition (refer to work schedule in Appendix A).



Figure 4.21 View of missing mortar to brickwork adjacent to garden bed and sprinkler.

Analysis of Interior

The building comprises two rooms. The western room could not be accessed at the time of inspection. The eastern room has been plastered and remnants of early wallpaper are still visible on the walls.

The privy has a sandstone threshold and a later timber board floor which has been built on an earlier floor.

The interior of the building is generally in poor to moderate condition. The plaster is missing in some areas and the sandstone threshold is showing signs of deterioration and weathering.



Figure 4.22 View of interior showing early wallpaper over the early plaster finish.

Early Stone Gardener's Cottage(1860s)—B5



Figure 4.23 View of early stone gardener's cottage to the southeast of the homestead—northwestern elevation.

Analysis of Exterior

The stone rubble cottage was constructed in the mid nineteenth century and has a corrugated metal hipped roof, a timber lean-to addition to the southern elevation and a verandah on the northern elevation. Entrance to the cottage is via a door on the northern facade next to which is located a four-pane window.

This cottage is thought to have been the gardener's residence and is used today by gardeners for storage purposes. Other modifications include replacement of the roof and painting of the exterior stone walls.

Aerial photographs from the 1940s indicate that this building once extended further to the west but is now reduced to a single-room cottage. The profile of this former addition can be found on the western facade.

The exterior of the building is in moderate condition, with some cracking to the stonework and mortar missing in some sections. The guttering and downpipes are in good condition, having been recently replaced, however the windows are rotten and require repair/replacement.

Analysis of Interior

The internal stone walls of the building are painted and a timber ceiling has been installed.

The door and paving to the room are later elements and part of the rear (southern) wall has been patched with bricks, following the removal of an early fireplace in this location.

The interior is in moderate condition.



Figure 4.24 View of eastern elevation.



Figure 4.25 View of interior.

Later Privy (c1870s)—B2



Figure 4.26 View of later privy situated to the west of the homestead—southern elevation.

Analysis of Exterior

This early (c1870s) painted masonry toilet with corrugated metal hipped roof is located to the west of the homestead. A timber slat window/vent with timber lintel is located on the western facade and a later four-panelled door exists to the northern facade.

The exterior of the building is generally in good condition. The roof, gutters and downpipes appear to have been replaced recently and are in good condition. The door requires repainting.



Figure 4.27 View of northwestern elevation.

Analysis of Interior

The interior of the structure is painted and contains a recent toilet pan with wall-mounted cistern.

A later concrete floor has been installed. The threshold also appears to be a later replacement.

The interior is generally in good condition.



Figure 4.28 View of interior.

4.3.2 Twentieth Century Built Elements

Surviving built elements from the twentieth century development of Gledswood include:

- the water tower (B6);
- the recent office (B7);
- the former garage and office (B8);
- the stable shed (now kitchen and storage area for the Country Eating House) (B10);
- the restaurant (known as the Country Eating House) (B11);
- the function area (known as the Drover's Camp) (B12);
- the relocated slab hut (known as Mrs Smith's Cottage) (B13);
- the function area (known as the Cask Room) (B14);
- the open demonstration area (known as the Stockman's Camp) (B 15);
- the animal shelter (B 16);
- the small animal shelter (B 17);
- the shearing shed (B18);
- the function centre (known as the Wool Store) (B19);
- the stable (B20);
- the caretakers cottage and recent garage (B21 & B22); and
- the storage shed (B23).

Note that the interiors of these built elements have not been inspected.

Water Tower—B6

Analysis

The water tower is an early twentieth-century structure. Its central location suggests that it serviced the homestead as well as the farm buildings.

The metal frame structure of the tower supports a timber board platform.

The tower is still in good condition, although there is no longer a water tank atop the timber platform.



Figure 4.29 View of northwestern elevation.

Recent Office—B7

Analysis

The office was constructed in the 1990s. The office is a rendered brick building with a corrugated metal gable roof and eight-pane double-hung windows. A skillion-roofed timber-posted verandah is situated on the northern facade of the building.

The building appears to be generally in good condition.



Figure 4.30 View of northern (front) elevation.

Former Garage and Office—B8

Analysis

This building was constructed in the early twentieth century. The office is a painted masonry structure with eight-pane double-hung windows and a corrugated metal gable roof with timber weatherboarding in the gable end on the eastern facade. The western wall is clad with timber boards and a skillion-roofed verandah is situated on the northern elevation. It is likely that this building was originally used as a garage or additional coach-house (note the large opening on the southern facade).

This building was used as the office prior to the present office (B7) being constructed. Part of the building is now used by the staff of Gledswood as a break room and the remainder is used for storage.

The building appears to be generally in good condition.



Figure 4.31 View of northeastern elevation.

Stable Shed (now kitchen and storage area for the Country Eating House)—B10

Analysis

This former stable shed was a timber lean-to attached to the southern side of the former coach-house. Remnants of the lean-to include some of the internal timber structure such as beams, columns and openings through to the stables (which have now been covered).

The majority of this building has been modified and is now used as a kitchen and storage area for the Cask Room restaurant. However, the building can still be interpreted as a structure attached to the stable building.

The building appears to be generally in good condition.



Figure 4.32 View of eastern (rear) elevation.

Restaurant (known as the Country Eating House)—B11

Analysis

The Country Eating House has a corrugated metal gable roof and timber board gable ends similar to the former office building (B8).

The building has eight double-hung windows, face-brick walls, a concrete floor, exposed timber trusses and a small gable awning on the front (western) facade.

The building was built post 1970s as part of the development of Gledswood as a tourist farm.

The building appears to be generally in good condition.



Figure 4.33 View of northeastern elevation.

Function Area (known as the Drover's Camp)—B12

Analysis

The Drover's Camp is a recent brick building with a corrugated metal gable roof and timber board gable ends—similar to the former office building (B8).

The building has face-brick walls, a paved floor, timber post supports and exposed timber trusses. The timber and glass panel French entrance doors are located along the western facade.

The building was built post 1970s as part of the development of Gledswood as a tourist farm.

The building appears to be generally in good condition.



Figure 4.34 View of northern elevation.

Relocated Slab Hut (known as Mrs Smith's Cottage)—B13

Analysis

The timber slab cottage has a corrugated metal gable roof with horizontal timber boards in the gable end—similar to the former office building (B8). The building has nine-pane fixed windows, timber board double doors to the front (western) facade and timber and glass panel double doors to the rear (eastern) facade.

A skillion-roofed verandah is situated on the southern facade, and a hip-roofed verandah is located along the eastern facade. The building is thought to have been relocated to Gledswood from Cawdor (in Camden, NSW) in the 1970s as part of the development of Gledswood as a tourist farm.

The building appears to be generally in good condition.



Figure 4.35 View of southwestern elevation.

Function Area (known as the Cask Room)—B14

Analysis

The Cask Room has a corrugated metal gable roof with timber boards in the gable end—similar to the former office building (B8). It has eight-pane double-hung windows, face-brick walls, exposed timber trusses and timber-panel double doors to the front (western) facade.

The building was built post 1970s as part of the development of Gledswood as a tourist farm.

The building appears to be generally in good condition.



Figure 4.36 View of western (front) elevation.

Open Demonstration Area (known as the Stockman's Camp)—B15

Analysis

The Stockman's Camp is an open area with two semi-enclosed structures. The structures are constructed with earthen floors and have flat corrugated metal roofs supported by timber posts. The bottom sections of the structures are enclosed with timber boards.

The structures were built post 1970s as part of the development of Gledswood as a tourist farm.

The building appears to be generally in good condition.



Figure 4.37 View of western (front) elevation.

Animal Shelter (B 16) and Recent Small Animal Shelter—B17

Analysis

The animal shelter is a recent rectangular timber structure with a flat corrugated metal roof and mesh gates.

The structure appears to be generally in moderate condition.



Figure 4.38 View of western elevation (the recent animal shelter is the larger structure to the right).

Shearing Shed (B18)

Analysis

Constructed in the mid to late twentieth century, the shearing shed is a corrugated metal-clad timber building with a gable roof.

There is a corrugated lean-to on the southern facade, and a later brick addition with a flat corrugated metal roof to the northern facade. The corrugated-iron section has a raised timber board floor, while the brick addition has a concrete floor and recycled double-hung windows.

The painted corrugated metal roofing is likely to be recent.



Figure 4.39 View of southern elevation.

Function Centre (known as the Wool Store)—B19

Analysis

Constructed in the 1990s, the Wool Store is a timber weatherboard building with a corrugated metal gable roof and concrete floor. It has glass and timber panel doors, fixed windows and exposed timber trusses.

The building was built as part of the development of Gledswood as a tourist farm and is generally in very good condition.



Figure 4.40 View of western (front) elevation.

Stable (B20)

Analysis

The stable is a recent painted corrugated metal building with a corrugated metal gable roof. A corrugated metal skillion-roofed verandah is situated on the northern facade.

The stable is generally in very good condition.



Figure 4.41 View of eastern elevation.

Caretakers Cottage and Recent Garage—B21 & B22

Analysis

The caretaker's cottage is an early twentieth-century weatherboard cottage with a corrugated metal hipped roof and brick chimneys.

A flat-roofed weatherboard lean-to is located on the southern elevation while a verandah and weatherboard addition with corrugated metal gable roof is situated on the western elevation. The more recent garage is constructed of fibro sheeting with a corrugated metal gable roof and roller doors on the western and eastern elevations.

The cottage was likely to have been built to accommodate farm managers or farm hands.

The cottage appears to be generally in good condition.



Figure 4.42 View of caretaker's cottage and garage.

Storage Shed—B23

Analysis

The storage shed was constructed in the 1980s. It is a corrugated metal structure enclosed on all sides except the northern side. It has a flat corrugated metal roof supported with timber posts and was made from recycled materials.

The shed appears to be generally in good condition.



Figure 4.43 View of northern (front) elevation.

4.4 Condition and Integrity

Overall, the built elements constructed at Gledswood estate in the twentieth century are in good condition. The condition of built elements constructed in the nineteenth century varies, however these elements are generally in moderate to good condition despite their age.

Typical problems with the earlier buildings include rising damp, missing mortar to masonry, inappropriate masonry repairs, cracks in walls, uneven paving, loose/rusted roofing and rotting joinery. The extent of these problems ranges from minor to moderate. Works schedules have been prepared by Hughes Trueman Consulting Engineers to address required repair/maintenance works (see Appendix A).

The exteriors of the early buildings maintain a high level of integrity, however some of the interior spaces in the early buildings have undergone renovations and upgrades associated with the use of the buildings such as the installation of modern kitchens and bathrooms. Although these recent works diminish the integrity of the buildings somewhat, the original interior spaces of the buildings are mostly still visible.



Figure 4.44 Aerial view of Gledswood showing the subject site (outlined in red), surrounding areas, and the central precinct comprising the homestead and farm complex. (Source: Department of Lands website: <http://www.lands.nsw.gov.au/>)



Figure 4.45 Birds-eye view of Gledswood showing the central built precinct including the homestead, farm complex and bitumen carpark. (Source: Gledswood website: <http://www.gledswood.com.au>)

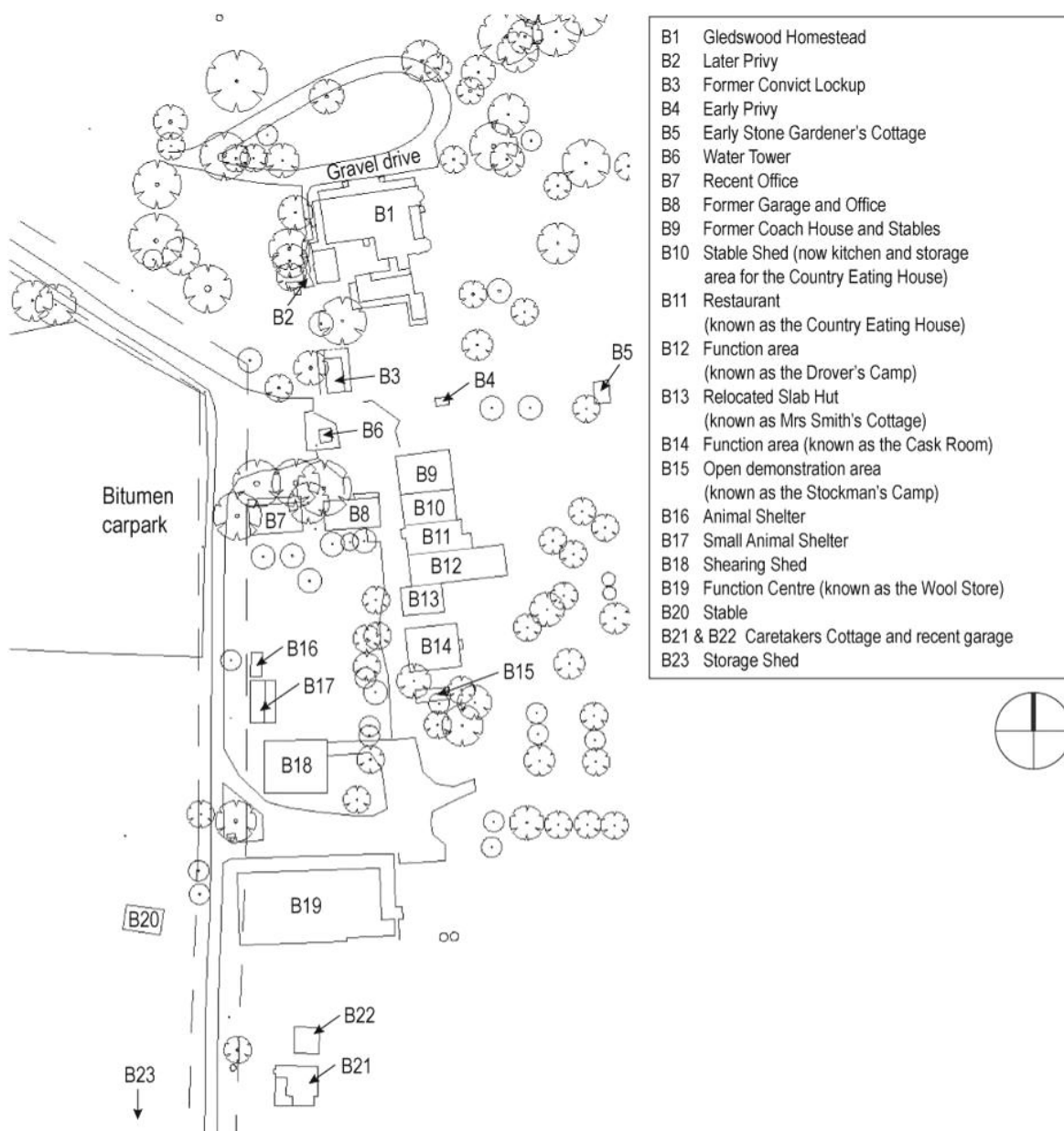
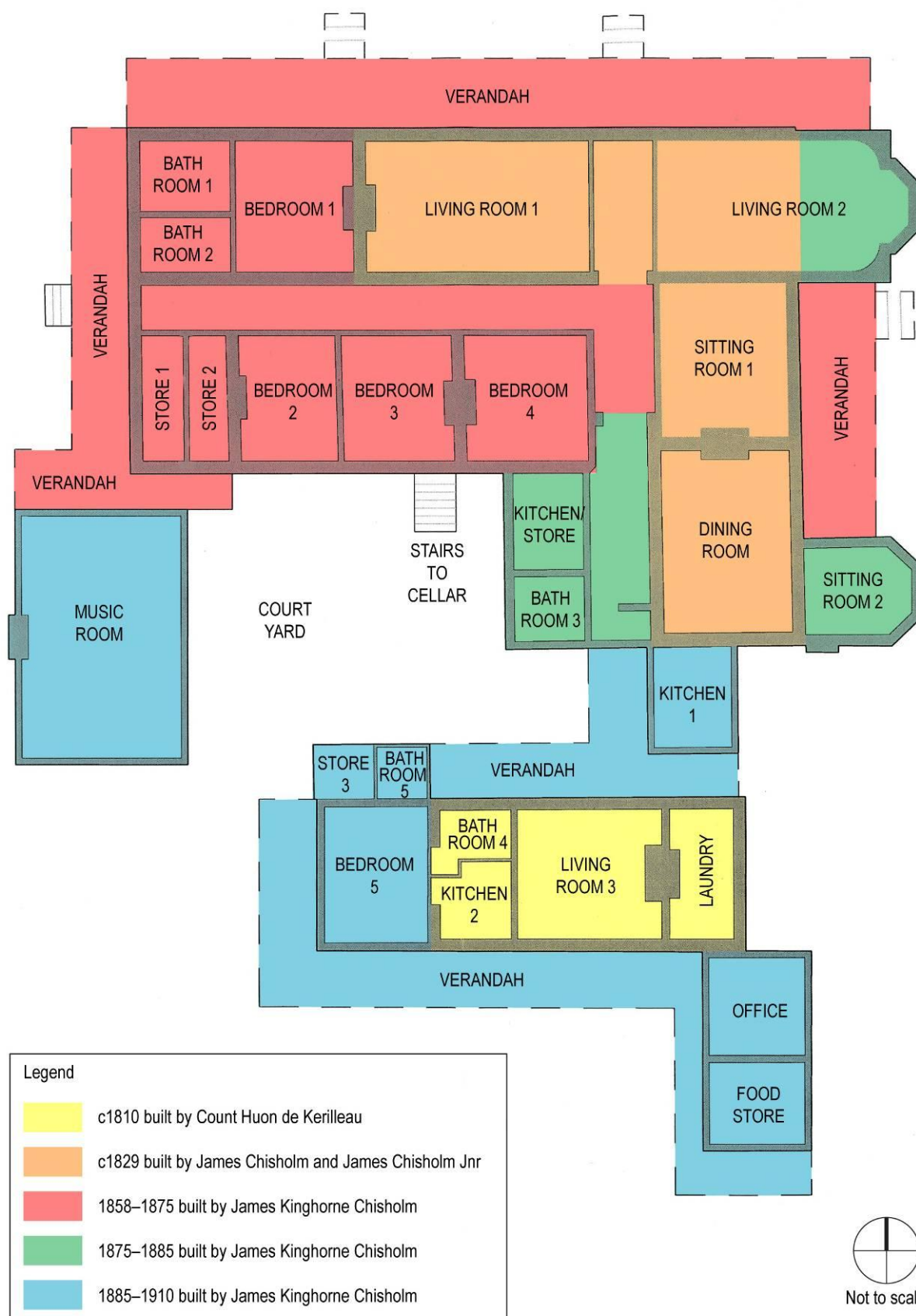


Figure 4.46 Plan showing site layout around the homestead and farm complex. (Source: YSCO Geomatics Land Resource Consultants, December 2007)



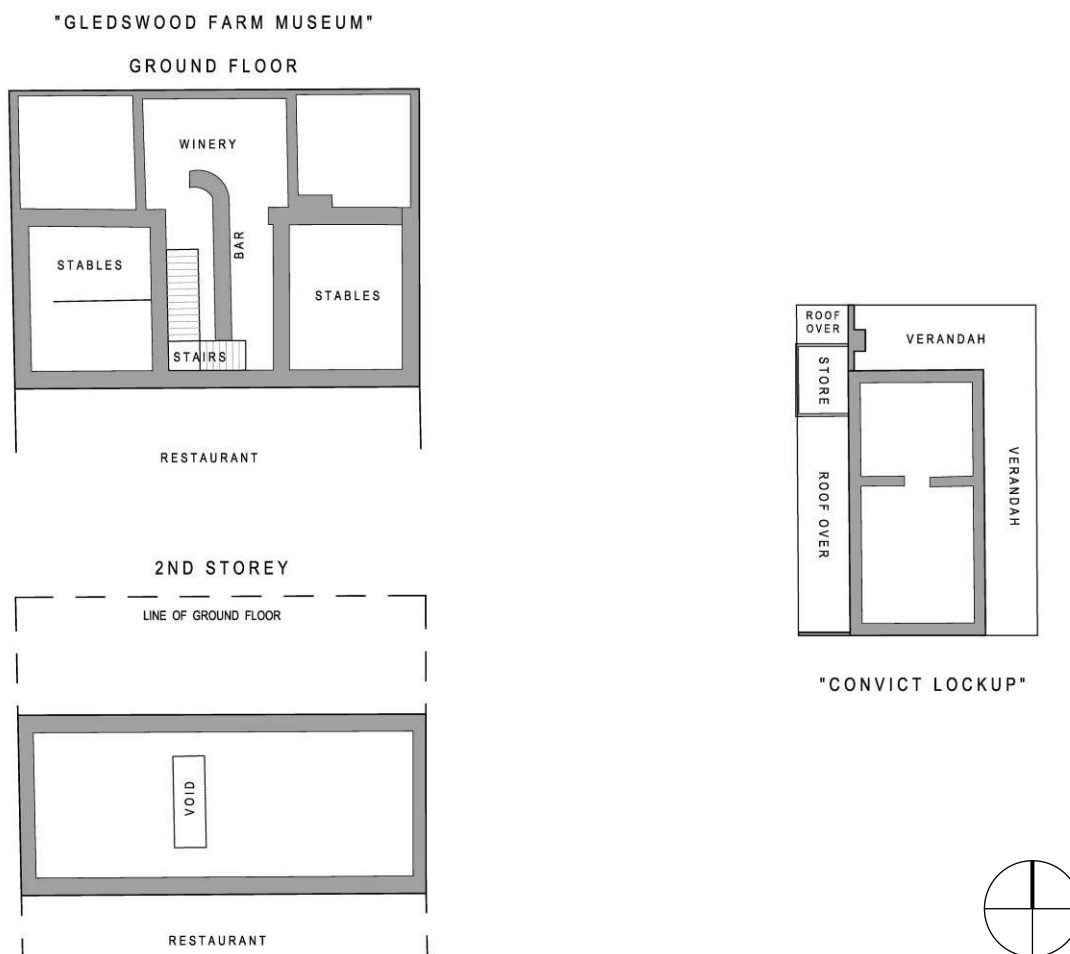


Figure 4.48 Plan showing the room configuration in the former coach-house and stables and the former convict lockup. (Source: YSCO Geomatics Land Resource Consultants, 10 January 2008)

4.5 Endnotes

- ¹ Tropman and Tropman Architects, Gledswood, Catherine Field Conservation Management Plan, prepared for Cadla Pty Ltd, June 2003, p 11.

5.0 Significance Assessment

5.1 New South Wales Heritage Assessment Guidelines

5.1.1 Introduction

The *NSW Heritage Manual* guidelines, prepared by the New South Wales Heritage Office (now the Heritage Branch) and Department of Urban Affairs and Planning (as amended July 2002), provide the framework for the following assessment and statement of significance for Gledswood, Catherine Field. These guidelines incorporate the five types of cultural heritage values identified in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999* (Appendix D) into a specifically structured framework which is currently accepted as the required format by heritage authorities in New South Wales.

Under these guidelines, items (or places, to use Burra Charter terminology) are assessed in accordance with a specific set of criteria, as set out below:

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

The Heritage Branch guidelines note that in applying the assessment criteria, both the nature and degree of significance of the place need to be identified, with items varying in the extent to which they embody or reflect key values and the relative importance of their evidence or associations.

Further, the assessment also needs to relate the item's values to its relevant geographical and social context, usually identified as either local or state contexts. Items may have both Local and State significance for similar or different values/criteria. Statutory protection of heritage places (ie by local and/or state governments) is usually related to the identified level of significance. Items assessed as

being of State significance may be considered by the Heritage Council of New South Wales (the Heritage Council) for inclusion on the SHR.

5.1.2 State Historical Themes

The *NSW Heritage Manual* identifies a specific set of 'Historical Themes relevant to New South Wales' within which the heritage values of the place can be examined. Although these historical themes are very general and heritage items are likely to relate to more than one theme, they help us to understand the historical context of the heritage item.

Relevant themes for Gledswood, Catherine Field are summarised in the table below.

Table 5.1 New South Wales Historical Themes related to Gledswood.

NSW Historical Theme	Relationship to Gledswood
Agriculture—activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Gledswood is recognised as having made a major contribution to the agricultural development of New South Wales. It is associated with a number of agricultural activities including land clearing for farming, productive gardens, orchards, and maintaining vineyards.
Environment—cultural landscape—activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	The planning skill and horticultural interests of the Chisholms have shaped the setting and cultural landscape of Gledswood. The homestead, outbuildings, carriage drive, formal gardens and orchard and landscape park setting represent the deliberate arrangement of the homestead and are typical of nineteenth-century landscape philosophy. Gledswood's colonial gardens are representative of traditional European-influenced landscapes and of nineteenth- and early twentieth-century interest in botanical collections in NSW.
Accommodation—activities associated with the provision of accommodation and particular types of accommodation.	The original design and layout of Gledswood is largely intact and visible and has the potential to yield further information about the design and function of nineteenth-century rural estates and homesteads in the Camden area.
Persons—activities of, and associations with, identifiable individuals, families and communal groups.	Gledswood was established and developed by two families (Huon de Kerilleau and the Chisholms) that were associated with the early establishment of the colony of Sydney. Gledswood was one of the Cowpastures estates that were romanticised by William Hardy Wilson, a noted architect, artist and author.
Convict—activities relating to incarceration, transport, reform, accommodation and working during the convict period in NSW (1788–1850).	A number of buildings at Gledswood were constructed using convict labour in the early to mid nineteenth century.
Education—activities associated with teaching and learning by children and adults, formally and informally.	A school for children of the local tenant farmers, established by James Kinghorne and known as Gledswood School, operated at Gledswood from 1861 to 1910.
Leisure—activities associated with recreation and relaxation.	During the middle and late nineteenth century Gledswood was a destination for members of Sydney society to experience rural estate life. Since the 1970s, Gledswood has been developed as a tourist farm, providing the public with a view into the operations of a working country estate.

5.1.3 State Heritage Register Listing

The subject site is listed on the SHR as 'Gledswood' (a copy of this listing is attached in Appendix C). The evaluation of significance set out in the SHR listing has been reviewed in the process of preparing this CMP. In the context of the more detailed historical analysis and examination of existing site

elements and fabric, the assessment in this CMP differs from the SHR listing. Where this occurs, the reasons are set out in the text which follows.

5.2 Heritage Significance Assessment of Gledswood

This section sets out an assessment of the heritage significance of the site in accordance with the standard criteria identified in the Heritage Branch, Office of Environment and Heritage guidelines. The evaluation includes consideration of the original and subsequent layering of fabric, uses, associations and meanings of the place, as well as its relationship to its immediate and wider settings. Unless otherwise indicated, the use of the word 'site' includes the whole of the study area.

5.2.1 Criterion A (Historic: Evolution)

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

- Gledswood (formerly Buckingham) is significant as an early nineteenth-century rural estate derived from the earliest land grants in the Cumberland Basin and the Camden area.
- Many important elements of the formative nineteenth-century cultural landscape remain at Gledswood including part of the original 1810 grant boundary, landmarks such as the creeks and ridges and the traditional rural landscape character surrounding the homestead buildings including its dams, retained woodland trees and most of the earliest entry drive.
- Gledswood provides important evidence of two key phases of nineteenth-century development around Sydney. The establishment of Gledswood reflects the earliest phase of European settlement that included conflict with Aboriginal peoples. The early sections of the house, convict barrack and stable attest to this period. The expansion of Gledswood in the mid to later nineteenth-century period is evidenced by the designed gardens and the Victorian Italianate phases of the house development.
- The relative dormancy of the estate in the early twentieth century and the change to tourist operations from the 1970s are evidence of the changing nature of the viability and role of rural properties in Sydney's rural hinterland in this period.
- The substantial amount of surviving nineteenth-century fabric (including archaeological resources) and layout that survive at Gledswood is of considerable value in demonstrating the course and pattern of New South Wales's history.
- Developed by three successive generations of the Chisholm family since 1816, Gledswood demonstrates the development of a working estate in the colony of Sydney in the nineteenth and early twentieth centuries.
- The landscape history of the estate demonstrates important surviving evidence of mid to late nineteenth-century approaches to landscape design in New South Wales.
- The various approach roads to the homestead have been guided by nineteenth-century landscape philosophy of arrival and presentation with views to neighbouring properties (particularly Raby) and travel routes (Raby Road—Campbelltown to Camden; Camden Valley Way—Camden to Liverpool).

5.2.2 Criterion B (Historic: Association)

An item has strong or special association with the life or works of a person, or group of persons of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

- Gledswood was established and developed by two families associated with the early establishment of the colony of Sydney—Huon de Kerilleau and the Chisholms.
- Gledswood had associations through the Chisholm families with the Macarthur family and Camden Park Estate.
- Gledswood was one of the Cowpastures estates that were romanticised by William Hardy Wilson, a noted architect, artist and author.

5.2.3 Criterion C (Aesthetic Significance)

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

- Significant original features, such as part of the original boundary 1810 grant, the homestead and outbuildings, the early entry road from Camden Valley Way, and the substantial rural landscape setting illustrate the evolution of the designed landscape at Gledswood.
- Gledswood is of outstanding aesthetic significance for its largely intact rural estate character, which is represented by the cultivation and maintenance of a series of diverse gardens and walks designed to enframe the homestead as well as display a large variety of plant species and forms.
- The siting and composition of the homestead and outbuildings across the main ridge/spur provides an ideal orientation and exploits the views from, and back to, the homestead group. The calculated arrangement of remnant woodland trees and the large dam enhance the progressive visual experience of arriving at the estate core from Camden Valley Way.
- The gardens of Gledswood have long attracted admiration and continue to maintain a largely intact nineteenth-century landscape/park-like setting for the homestead group, with the retention of individual *Eucalyptus tereticornis*, *E. moluccana* and *Angophora subvelutina*.

5.2.4 Criterion D (Social Significance)

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

- Gledswood is socially significant for its association with a number of important families in the Camden area including the Chisholms, the Testonis, and (by association through the Chisholms) the Macarthurs of Camden Park and the Barkers of Maryland.
- Having operated as a tourist farm since the 1970s, Gledswood is of significance to the residents of Camden and visitors to the area as it contributes to the profile of the Camden area as a place to visit.
- Gledswood is of significance to former students (and their families) who attended Gledswood school during its operation between 1861 and 1910.

5.2.5 Criterion E (Research Potential)

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

- Developed over the nineteenth and early twentieth centuries, Gledswood retains much of its original fabric and thus has the potential to yield information on construction methods of the time.
- The original design and layout of Gledswood is largely intact and still visible and has the potential to yield further information about the design and function of nineteenth-century rural estates in the Camden area.
- Research opportunities exist to yield further information about the history of Gledswood and, to an extent, colonial settlement in the Camden area through archaeological investigation of occupational (sub-surface) remains in the area of the house and outbuildings.
- There is significant potential for archaeology to reveal information about early European farming practices and an understanding of early gardening practices and philosophy. Of particular note are the early eastern carriage drive from Raby Road and the various garden compartments for the kitchen garden, trellised vinery, orchard and shrubberies. A number of older plants may also be of value to horticultural botany.

5.2.6 Criterion F (Rarity)

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

- Gledswood is a rare example of a nineteenth-century rural estate characterised by a largely intact layout comprising early buildings and remnant landscape park and gardens. It is the survival of the combination of a number of typical features associated with nineteenth-century estate houses in the area around Sydney that is rare. It is one of the few remnant colonial estates in New South Wales with important and outstanding landscape features intact, or at least still able to demonstrate former uses and relationships.

5.2.7 Criterion G (Representativeness)

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

- Gledswood is representative of early colonial settlement patterns in the Cowpastures area.
- The design and setting of Gledswood, comprising a homestead, outbuildings, carriage drive, formal gardens and orchard, is typical of nineteenth-century landscape philosophy.
- Gledswood's colonial gardens are representative of traditional European-influenced landscapes and of nineteenth- and early twentieth-century interest in botanical collections.
- Gledswood exhibits the principles of estate management associated with early pastoral enterprises in the colony. Sections of the estate were developed to suit the prevailing interest of the owners at the time, whether it was grazing, growing grapes, breeding horses, or developing the gardens surrounding the homestead.

- Gledswood is one of a reduced number of important colonial estates in the southern Cumberland Plain region and is therefore representative of this landscape type from this seminal period.

5.2.8 Integrity/Intactness

- Major modifications to Gledswood occurred in the c1870s with the addition of Gothic verandahs and porches and the expansion of existing gardens. Since the early twentieth century, Gledswood has been left largely unaltered in design, although some buildings have been modified through adaptive re-use, such as the insertion of bathrooms and kitchens in the 1970s. Generally, the interior plan and spaces of early buildings are intact and the principal spaces are still visible.
- The mid nineteenth-century garden has been only partially maintained and is largely unaltered in design, although new plant material has been introduced.

5.3 Statement of Significance

Gledswood is of outstanding cultural heritage significance as a substantially intact early nineteenth-century rural estate. As a rare and outstanding representative of a Colonial pastoral landscape within the Cumberland Plain and NSW, Gledswood is derived from the earliest Cowpastures estate land grants. The house and grounds reflect three key periods in nineteenth-century development: the early colonial development represented by the early stone cottage part of the existing house, stable and the convict lock-up; the later colonial period by the north- and east-facing house wings; and the Victorian period by the enlargements to the house and the majority of landscape garden forms.

Gledswood is associated with two families that were involved in the early establishment of the colony of Sydney, Huon de Kerilleau and the Chisholms. Gledswood (formerly Buckingham) was established by Huon de Kerilleau in 1810 and developed by three successive generations of the Chisholm family from 1816 to 1940. Characterised by a largely intact homestead and convict-built structures with mid nineteenth-century gardens and ornamental plantings, Gledswood is recognised as a rare homestead estate that can still be appreciated within a substantial rural setting that includes remnant planting.

Gledswood is of aesthetic significance for its largely intact rural estate character which is represented by well maintained gardens and buildings and its designed position in the surrounding rural landscape and distinctive topography. While it has been reduced in size through subdivision, the retained area of Gledswood includes many significant features, such as part of the original 1810 grant boundary, the homestead and outbuildings, carriage drive, associated landscape park setting, remnant gardens and the layout of the remnant access roads. These features demonstrate many important aspects of the formative planning and design of the cultural landscape based on nineteenth-century landscape ideals.

As one of the Cowpastures estates that were romanticised by William Hardy Wilson (a noted architect, artist and author), the gardens of Gledswood have long attracted admiration and were found by nineteenth-century garden enthusiasts to be without equal in the colony of Sydney. The gardens of Gledswood are representative of traditional European-influenced landscapes and of nineteenth- and early twentieth-century interest in botanical collections.

Retaining much of its original fabric, design and layout, Gledswood has the potential to yield information on construction methods of the time as well as information about the design and function of nineteenth-century rural estates in the Camden area. Research opportunities also exist to yield further information about the history of Gledswood and, to an extent, colonial settlement in the Camden area through

archaeological investigation. In addition, there is significant potential for archaeology to reveal information about early European farming practices and an understanding of early gardening practices and philosophy.

Gledswood is significant socially for its association with a number of important families in the Camden area including the Chisholms, the Testonis, and (by association through the Chisholms) the Macarthurs of Camden Park and the Barkers of Maryland. Having operated as a tourist farm since the 1970s, Gledswood is also of social significance to the residents of Camden and visitors to the area as it contributes to the profile of the Camden area as a place to visit.

5.4 Significance of Components

5.4.1 Grades of Significance

Different components of a place may make a different relative contribution to its heritage value. Loss of integrity or poor condition may also diminish significance. Specifying the relative contribution of an item or its components to overall significance provides a useful framework for decision-making about the conservation of and/or changes to the place. The following table utilises the significance criterion for different components of the place set out in the New South Wales Heritage Office publication *Assessing Heritage Significance* (2001).

Table 5.2 Standard grades of significance.

Grading	Justification	Status
Exceptional (E)	Rare or outstanding element directly contributing to an item's Local and State significance.	Fulfil criteria for local or state listing
High (H)	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfil criteria for local or state listing
Moderate (M)	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfil criteria for local or state listing
Little (L)	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or state listing
Intrusive (I)	Damaging to the item's heritage significance.	Does not fulfil criteria for local or state listing

Assessing Heritage Significance also suggests that the standard table may need to be modified to suit particular applications and specific items. In Table 5.3 the standard gradings of significance of Table 5.2 are applied to the particular layout, elements and fabric of Gledswood.

As part of this process, the table seeks to reflect the extent to which particular components of the place retain and/or provide meaningful evidence of the place, as well as the relative importance of later layering and overall physical condition.

Table 5.3 Grades of significance for Gledswood.

Grading	Application to Gledswood
Exceptional (E)	Major forms, spaces, elements and fabric that directly determine the significance of the place. These may include some alterations which are of a minor nature and/or do not detract from its overall significance.

High (H)	Major forms, spaces, elements and fabric that make substantial contribution to the significance of the place. These may include some alterations of a more substantial nature than E (above), but where these alterations do not compromise significance.
Moderate (M)	Major forms, spaces, elements and fabric that make some contribution to the significance of the place. These may include added or altered spaces, elements and fabric related to the ongoing function of the place, or those that replicate original fabric.
Little (L)	Added or altered spaces, elements and fabric which do not contribute to the significance of the place and/or may obscure more significant attributes.
Intrusive (I)	Added or substantially altered spaces, elements and fabric which adversely affect the significance of the place.

5.4.2 Grading of Cultural Landscape Significance

Figure 5.1 provides an illustrated summary of the relative significance of elements of the cultural landscape within the Gledswood estate. The grading reflects the extent to which landscape elements retain and/or contribute to the overall cultural heritage significance of the place.

Figure 5.2 illustrates the significant views and vistas within the cultural landscape.

Figure 5.3 illustrates the location of major plantings which are of significance within the Gledswood cultural landscape.

5.4.3 Grading of Buildings, Rooms within Buildings and Fabric/Elements

Figure 5.4 provides an illustrated summary of the relative significance of particular buildings within the Gledswood estate.

Figures 5.5 and 5.6 illustrate the relative significance of rooms within the homestead, the former coach-house and stables and the convict lockup. The gradings reflect the extent to which rooms retain and/or contribute to the overall cultural heritage significance of the place and may include an assessment of how recent fitouts have impacted some spaces. In these situations significance may be recovered by the restoration of the original/early configuration of those spaces.

The grading of the significance of elements in Tables 5.4–5.9 reflects the extent to which particular elements of the buildings of significance (moderate significance and above) contribute to its overall cultural heritage significance. In considering the table below, reference should be made to Figures 5.4–5.6.

Table 5.4 Significance of elements in the homestead, B1.

Grading	Element	Location
Exceptional (E)	The external form, internal plan and spaces, and major components of the building (including walls, floors and roofs).	N/A
	Setting of the homestead (refer to Section 3.0).	N/A
	All c1810 fabric including but not limited to: stone rubble wall construction (including lime mortar), roof framing, shingles and shingled battens, render and lathe and plaster finishes.	Generally the eastern end of the southern wing
	Pre-1910, colonial, Victorian and Edwardian period fabric including sandstone rubble walls, rendered brickwork walls, timber roof framing, evidence of shingles and shingle battens, lathe and plaster ceilings and plastered walls, verandah stone paving and cast-iron columns, wall vents, cistern pumps, edging and grates in courtyards, internal and external joinery prior to 1910.	Generally to the homestead

Grading	Element	Location
High (H)	Roof drainage arrangements generally	Box gutters between roof wings and inside roof space
	Replacement skirtings, architraves and doors in original form and location.	Generally
Moderate (M)	Recent roofing iron, guttering and downpipe fabric.	Exterior
	Post 1910–pre 1970 fabric generally including carpets and timber joinery and prewar electrical wiring.	Generally
Little (L)	Carpeting where it is post 1970.	Generally
	Later twentieth-century linoleum tiles and ceramic tiling.	
	Twentieth-century building services such as kitchen, laundry and bathroom finishes and recent electrical wiring.	Generally
	Plasterboard wall and ceiling finishes where they occur.	Generally
Intrusive (I)	Infilling of any internal fireplaces.	Generally
	Concrete paving around exterior of original stone cottage.	Southern wing
	Removal of any original internal walls.	Generally

Table 5.5 Significance of elements in the former coach-house and stables, B9.

Grading	Element	Location
Exceptional (E)	The external form, original/early spaces and major components of the building (including walls, floors and roofs).	N/A
	The setting of the stables, in particular, the open visual relationship between the homestead and the stables.	N/A
	Rubble sandstone and lime mortar walls of c1810 stables, stone lintels and stone sills. Brick walls, lintels and sills of the later coach-house and upper stable addition. Early timber joinery and metalwork including window bars.	Generally
	Roof form generally and timber framing, chimneys, window and door openings.	Generally
High (H)	Stalls and 1910 to 1970 joinery including internal stair.	Generally
Moderate (M)	Roof sheeting, guttering and downpipes.	Exterior
	Movable heritage collection.	Upper level museum
Little (L)	Recent winery use; shelving, semicircular openings and counters.	Ground level
	Concrete paving to floor.	Generally
	External timber stair to eastern façade.	Eastern façade
	Twentieth-century building services.	Generally
Intrusive (I)	Concrete paving slab adjacent to building exterior.	Eastern façade

Table 5.6 Significance of elements in the former convict lockup, B3.

Grading	Element	Location
Exceptional (E)	The external form, internal plan and spaces, and major components of the building (including walls, floors and roofs).	N/A

Grading	Element	Location
	The setting of the former convict lockup including the open visual relationship to the homestead and stables.	N/A
	Original and early fabric including, but not limited to, sandstone rubble walling, lime mortar, timber roof, door and window framing and glazing, timber shingles and shingle battens, timber beams and lintels.	Generally
High (H)	Corrugated iron roof sheeting and walling, verandah posts and framing, brickwork generally, timber panelled ceiling, weatherboard western verandah cladding.	Generally
Moderate (M)	Recent gutters and downpipes.	Exterior
	External brick paving.	Exterior
	Recent replacement doors.	Interior
Little (L)	Recent services, lights.	Generally
	Internal concrete paving tiles.	Interior
Intrusive (I)	Cement render over lower sections of walls to cover rising damp.	Exterior and interior

Table 5.7 Significance of elements in the gardener's cottage, B5.

Grading	Element	Location
Exceptional (E)	External hipped roof form including rear skillion and northern verandah, evidence of earlier southern additions.	Generally
	Original and early fabric including sandstone rubble walls and lime mortar, early timber roof framing, battens, window and door joinery.	Generally
	Unobstructed visual relationship with garden and homestead.	Generally
High (H)	Timber boarded ceiling, internal and external lime wash finishes.	Generally
Moderate (M)	Recent guttering and downpipes.	Roof
	Replacement timber door and brick infill to former fireplace.	Northern elevation
	Form and fabric of the timber skillion addition to the rear.	Southern elevation
Little (L)	Recent electrical and other services.	Generally
	Concrete brick internal tile paving.	Northern elevation
Intrusive (I)	N/A	

Table 5.8 Significance of elements in the former early privy, B4.

Grading	Element	Location
Exceptional (E)	External hipped roof form	Generally
	Original brick wall fabric, timber roof framing, floor and ceiling. Remnants of wallpaper on walls. Sandstone door threshold. Evidence of privy use.	Generally
	Evidence of trellis entry, if early.	Northern elevation of east room surrounding door
	Setting of early privy.	Generally

Grading	Element	Location
High (H)	Paint to brickwork and internal walls, if early.	Exterior brickwork and internal rendered walls
Moderate (M)	Replaced gutters and downpipes.	Roof
Little (L)	Recent electrical services.	Interior
Intrusive (I)	N/A	

Table 5.9 Significance of elements in the later privy, B2.

Grading	Element	Location
Exceptional (E)	External form and relationship to nearby homestead rendered and painted walls.	Generally
High (H)	More recent four panel door.	Northern elevation
Moderate (M)	Recent gutters and downpipes, recent toilet and cistern.	
Little (L)	Concrete floor slab.	
Intrusive (I)	N/A	

Table 5.10 Significance of elements in the garage and office, B8.

Grading	Element	Location
Exceptional (E)	No elements of this significance relative to the site as a whole.	
High (H)	No elements of this significance relative to the site as a whole.	
Moderate (M)	External form and location relative to homestead and stables/coach-house. Original and early fabric and evidence of early uses such as earlier southern door opening.	Generally
Little (L)	Recent changes to walls, openings and fabric.	Generally
Intrusive (I)	N/A	

Table 5.11 Significance of elements in the caretaker's cottage, B21.

Grading	Element	Location
Exceptional (E)	No elements of this significance relative to the site as a whole.	Generally
High (H)	No elements of this significance relative to the site as a whole.	Northern elevation
Moderate (M)	External form of the cottage	Generally
Little (L)	N/A	
Intrusive (I)	N/A	

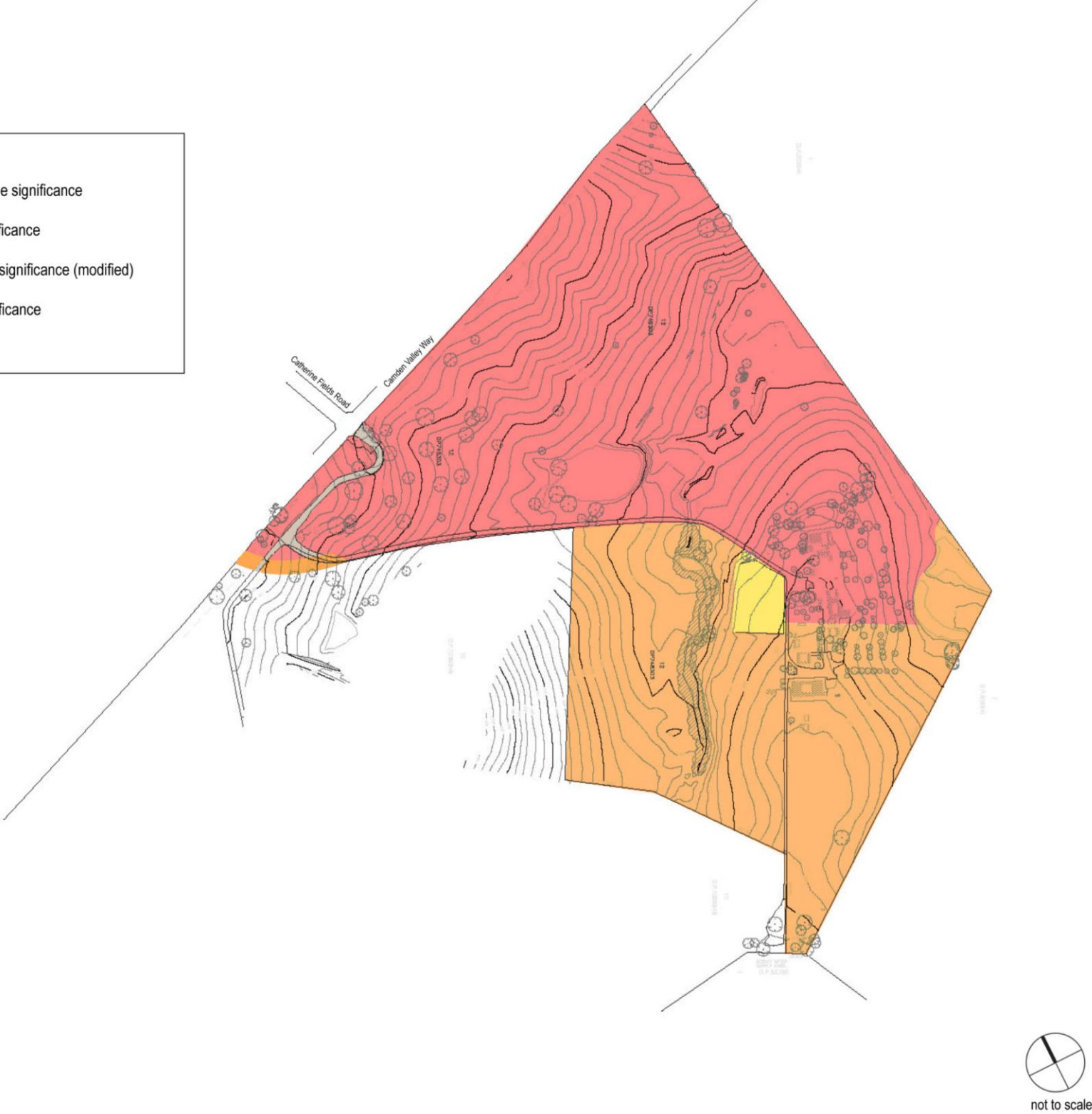


Figure 5.1 Gratings of significance—cultural landscape.

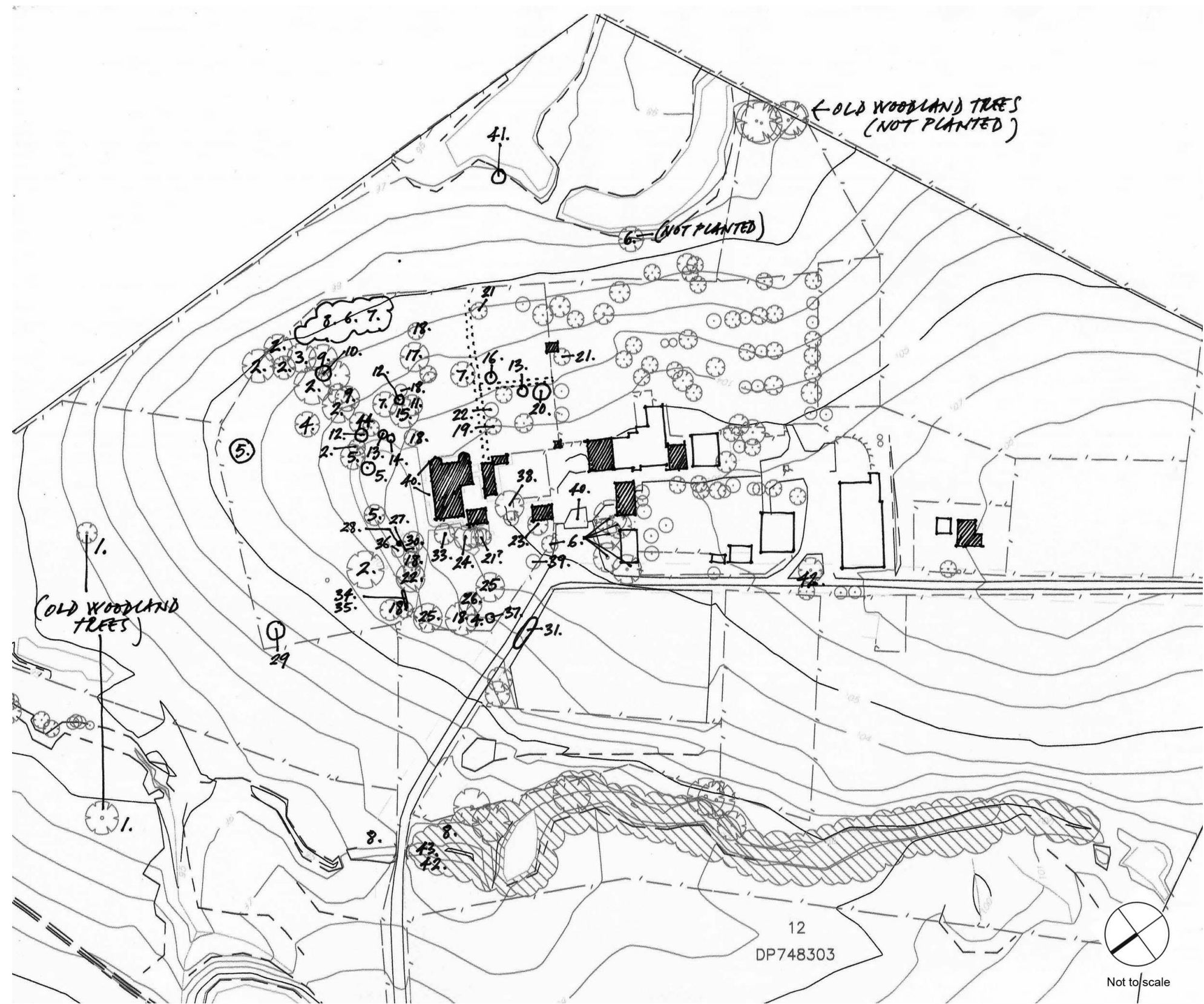


Figure 5.2 Significant plantings around the Gledswood homestead and outbuildings.

**KEY TO MAJOR PLANTINGS
AROUND THE GLEDSWOOD HOMESTEAD**

1	Broad-leaved Apple	Angophora subvelutina
2	Chinese Elm	Ulmus parvifolia
3	Weeping Cypress	Cupressus funebris
4	Kurrajong	Brachychiton populneus
5	White Cedar	Melia azedarach var. australasica
6	Peppercorn Tree	Schinus areira
7	Jacaranda	Jacaranda mimosifolia
8	Olive	Olea europaea
9	Rowan	Sorbus aucuparia
10	Viburnum?	Viburnum sp.?
11	Elm	Ulmus sp.
12	Firewheel Tree	Stenocarpus sinuatus
13	Pineapple Guava	Acca sellowiana
14	Sweet Olive	Osmanthus fragrans
15	Norfolk Island Hibiscus	Lagunaria patersonia
16	Gardenia	Gardenia sp.
17	Pinoak	Quercus palustris
18	Hoop Pine	Araucaria cunninghamii
19	Macadamia Nut	Macadamia sp.
20	Honey Locust	Gleditsia triacanthos
21	Pear tree	Pyrus sp.
22	Coral Tree	Erythrina sp.
23	Black Locust	Robinia pseudoacacia
24	Flame tree	Brachychiton acerifolius
25	Bunya Pine	Araucaria bidwillii
26	Chir Pine	Pinus roxburghii
27	Camellia cultivar	Camellia cv.
28	Laurestinus	Viburnum tinus
29	Willow	Salix sp.
30	Crepe Myrtle	Lagerstroemia indica
31	Kaffir Plum	Harpephyllum caffrum
32	Moreton Bay Fig Tree	Ficus macrophylla
33	Holm Oak	Quercus ilex
34	Oleander	Nerium oleander
35	Agapanthus	Agapanthus orientalis
36	Ash	Fraxinus sp.
37	Bull Bay	Magnolia grandiflora
38	English Oak	Quercus robur
39	Silky Oak	Grevillea robusta
40	Wisteria	Wistaria sp.
41	Arizona Cypress	Cupressus glabra
42	Cunjevoi	Alocasia macrorrhiza
43	Yucca	Yucca sp.
44	Unidentified tree with summer inflorescences (white catkins) and bright green, glossy, simple, entire, acuminate leaves (brighter on top)	

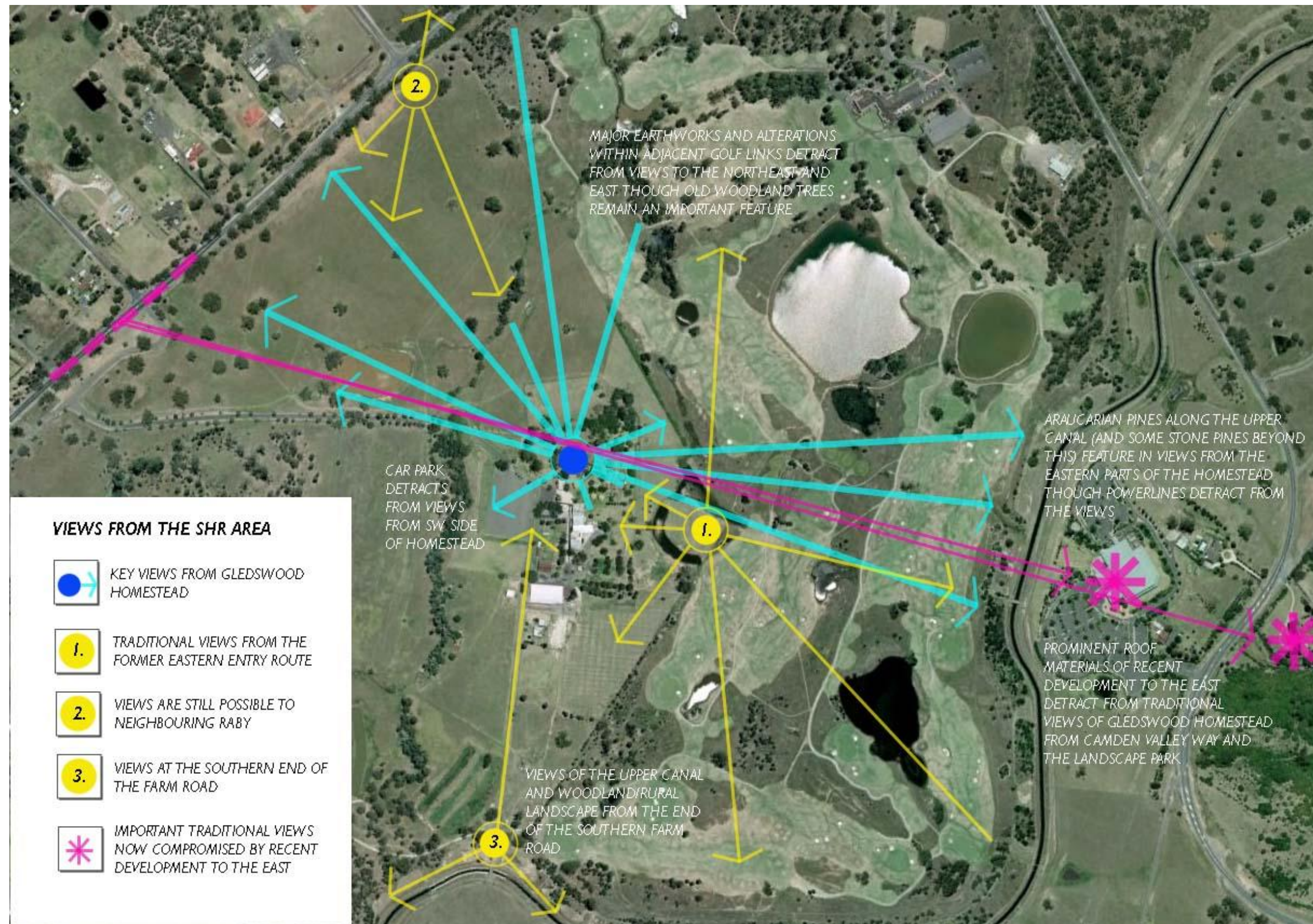


Figure 5.3 Significant views at the Gledswood estate—including sequential entry views and traditional vistas.

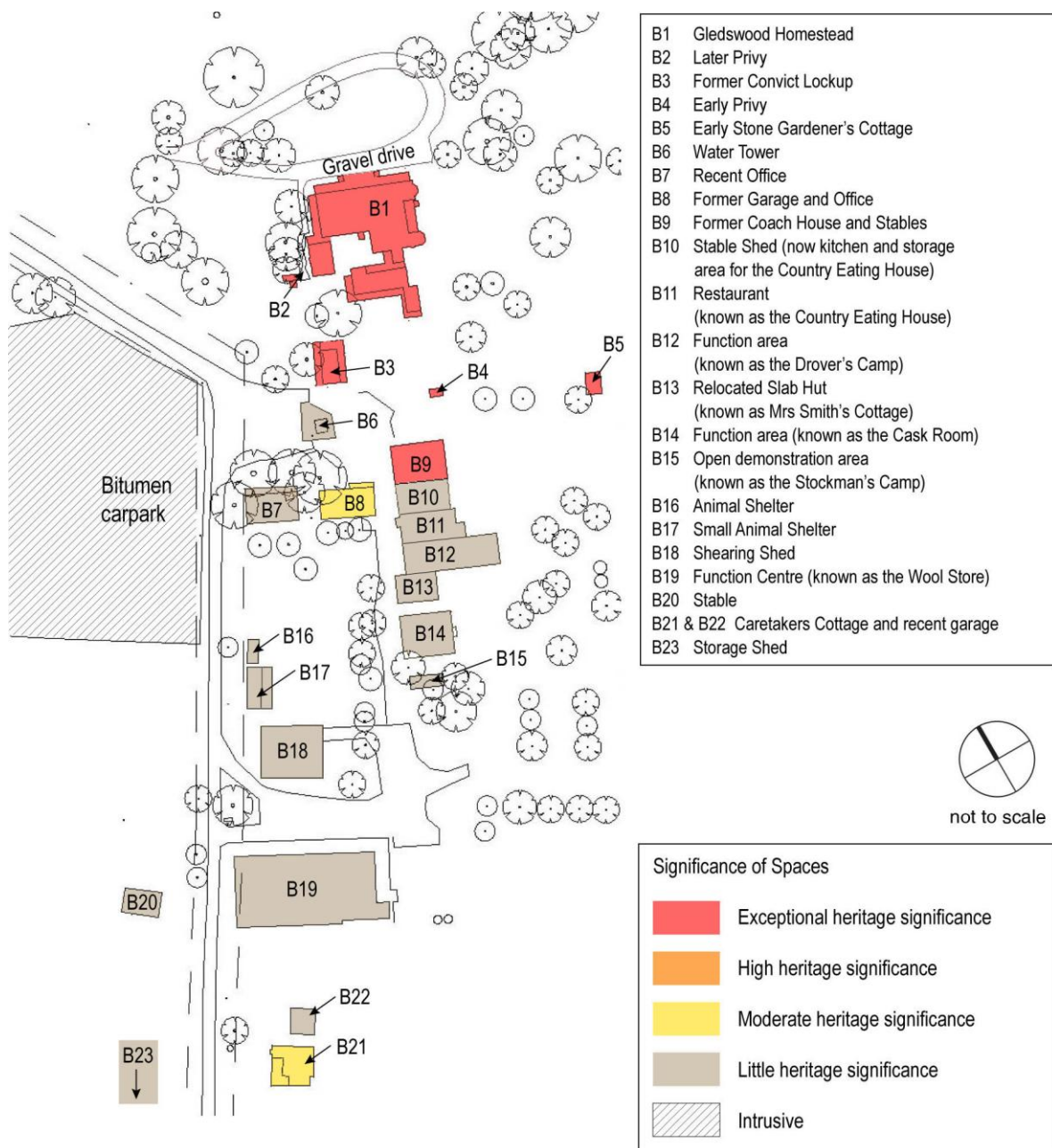


Figure 5.4 Significance of built elements at Gledswood.



Figure 5.5 Relative significance of rooms within the homestead building.

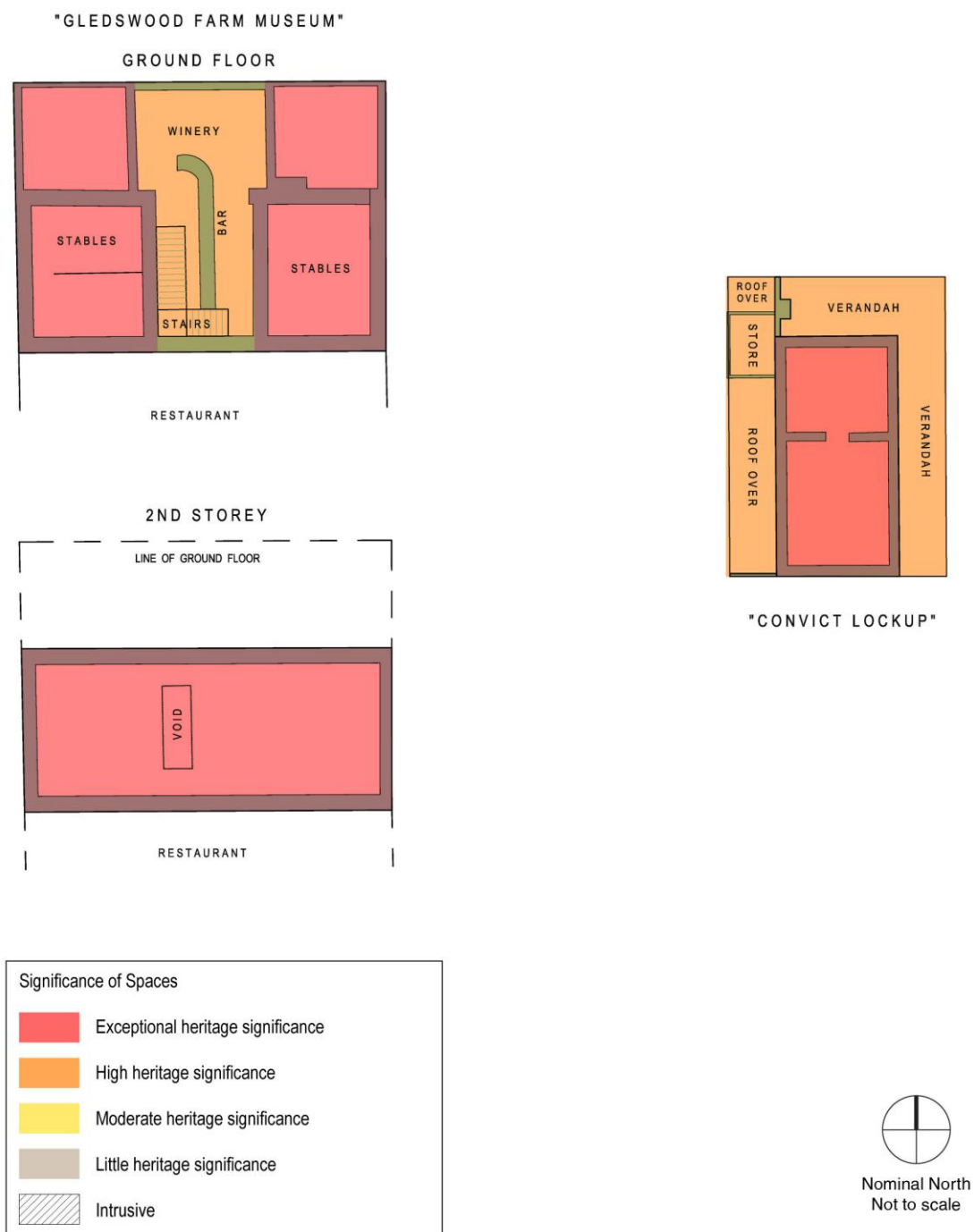


Figure 5.6 Relative significance of rooms at the former coach-house and stables and convict lockup.

6.0 Constraints and Opportunities

6.1 Introduction

The role of the conservation policies in this CMP is to provide specific guidelines for the conservation, ongoing care, development and use of Gledswood so that its cultural significance is appropriately maintained, enhanced and interpreted.

Development of a useful set of conservation policies requires consideration of a range of issues which are generally divided into the following categories:

- the constraints on and opportunities for use and development of the site arising from the statement of significance;
- the requirements of the site users and owners, available resources and appropriate uses;
- the physical condition and degree of integrity of the place's fabric; and
- requirements imposed by external factors and agencies including statutory authorities.

The discussion in the following categories does not provide conclusions or recommendations, but rather observations based on the site's circumstances and matters that require consideration as part of conservation policy formulation.

6.2 Constraints and Opportunities Arising from Significance

The future conservation, development and ongoing management of Gledswood should take into account, as far as possible, constraints arising from the identified heritage values of the site and its setting. Opportunities to retain, reveal and interpret these heritage values should also be investigated, implemented and integrated into the daily use and ongoing care of the place.

Aspects of significance identified in the statement of significance and assessment of components (Sections 5.3 and 5.4) relevant to these concerns are grouped below.

Landscape Significance

- The importance of the place as a rare and outstanding example of a highly intact colonial cultural landscape which retains components of its early layout, early gardens and landscape setting.
- The northern and northwestern estate areas, which hold considerable historical and aesthetic value as a landscape park, should be maintained as a broadacre rural landscape where the remnant Cumberland Plain woodland trees and open grassland are conserved.
- The open landscape areas are important ecologically and as part of scenery manipulated to resemble an English landscape park and as a setting for the homestead. They should be retained unencumbered by new structures and their viability enhanced.
- The only original grant boundaries, on the northeast and northwest along Camden Valley Way, should be maintained. Views between these boundaries and the homestead group should be retained.

- There is some opportunity for development to occur within the less significant southern and southwestern areas of the estate.
- It is desirable to be able to appreciate the rationale for siting the homestead complex and to be able to clearly read the topographic relationship of the site—particularly the subtle elevated spur on which the homestead complex is located in relation to the surrounding creeks as well as to the higher ridgelines of Camden Valley Way to the north and northwest. This characteristic topography should be retained intact with no reshaping, major earthworks or encumbrance by building development.
- The surviving evidence of the English park-like character of the valleys around the estate core is a remarkable and rare example of colonial landscape design on a large scale where a broad range of early landscape components has been retained and can demonstrate former uses and relationships. The importance of this landscape design to the homestead group and as part of the cultivated serial experience of arrival should be respected and retained intact.
- The considerable remnants of the cultural landscape, including the mature planted exotic and non-local indigenous vegetation concentrated around the homestead group, should be retained and, using archival and physical evidence, enhanced.
- The outlying fabric and layout of Gledswood such as the remnant entry drives, dam and fencing should be retained intact as these are important in the interpretation of the place's significance.

Historical Significance

- The importance of the place as an example of an early nineteenth-century rural estate of the Cumberland Plain and Camden area derived from the earliest land grant should guide conservation policy.
- The ability of the site to provide evidence of two key phases of nineteenth-century development in the rural area surrounding Sydney (the earliest colonial settlement and later consolidation expressed by the Victorian period homestead additions) should guide conservation policy.
- The associations of the site with Huon de Kerilleau, the Chisholm family and the Macarthur family should be appreciated and interpreted.
- The property should continue to be used in a manner that reflects evidence of Camden's ongoing role supplying agricultural produce for Sydney.

Architectural and Archaeological Significance

- The key phases and periods/styles of construction of the homestead, stable and convict lockup should be conserved and interpreted.
- The treatment of existing site components, fabric, and visual and functional relationships should be related to the assessed level of significance, as set out in Section 5.4 (Significance of Components).
- A program of repair and maintenance should be instigated to ensure the long-term conservation of significant fabric.
- The research value of the potential archaeological remains should be assessed and managed.

6.2.1 Guiding Principles for Conservation Management

The future conservation and development of the place should be carried out in accordance with the principles of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999* (see Appendix D), particularly the following articles:

- *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. (Article 1.2, Burra Charter)*
- *Conservation is based on a respect for the existing fabric, uses, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible. (Article 3.1, Burra Charter)*
- *A place should have a compatible use. (Article 5.2, Burra Charter)*
- *Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place. New construction, demolition, intrusions or other changes which would adversely affect the setting or relationship are not appropriate. (Article 8, Burra Charter)*

Following from these principles, adverse impacts on components, fabric or other aspects of significance including use should only be permitted where:

- it makes possible the recovery of aspects of greater significance;
- it helps ensure the security and viability of the place;
- there is no feasible alternative (eg to meet safety and/or legal requirements);
- the area, element, fabric or other aspect of significance is adequately recorded; and
- full assessment of alternative options has been undertaken to minimise adverse impacts.

6.3 Owner Requirements and Proposed Uses

The Gledswood Homestead is a holding of 46.5ha owned by Caldla Pty Ltd forms part of a larger area within Camden Council known as the El Caballo Blanco and Gledswood Homestead site (ECBG Lands) identified for urban development via a rezoning and Development Control Plan (DCP) preparation process. The larger ECBG Lands are bound by Camden Valley Way to the west, Camden Lakeside Country Club to the north, the Macarthur Grange Golf Course to the east and the existing Camden Valley Golf Resort lands to the south. The lands to the south are part of the Southwest Growth Centre identified by the New South Wales State Government and are located within the Turner Road Precinct of this Growth Centre. These lands to the south have recently been rezoned for development of a range of residential, commercial, entertainment and employment-generating uses.

This CMP is intended to inform and support the proposed Local Environmental Plan (LEP) and Development control Plan (DCP) to identify appropriate controls for the future redevelopment of the ECBG Lands for future golf course, residential and tourist related uses.

In addition to the rezoning of the ECBG Lands, Camden Council has resolved to prepare a separate draft Local Environmental Plans (LEPs) for the lands to the north known as Camden Lakeside Country Club.

A draft LEP and draft DCP have been drafted for the ECBG Lands, and this CMP will inform and supplement these documents. On completion of the formal exhibition of these documents they will be forwarded to the Department of Planning and Infrastructure (DP&I), seeking final adoption of the LEP.

The owners of the Gledswood estate, Caldla Pty Ltd, are considering a range of future potential uses for the Gledswood Homestead and lands as part of this rezoning including a comprehensive scheme involving the delivery of a world-class 18-hole golf resort, club house facilities and associated residential development as well as conservation and revegetation of riparian lands. The owners consider Gledswood an integral part of this development, with consideration currently being given to its conservation and adaptive re-use as a tourist facility for boutique accommodation and associated uses.

6.4 Constraints and Opportunities Arising from Condition and Integrity

6.4.1 Buildings and Landscape Elements

The analysis of physical evidence in Sections 3.0 and 4.0 identifies some of the issues of condition and intactness/integrity and these are discussed further here.

Overall, the built and landscape elements of Gledswood are in a fair to good condition. The buildings and landscape elements generally receive ongoing maintenance but inevitably issues arise from the age of these elements and from usual environmental factors such as rising damp and termites. While the site has a current and ongoing tourist use there is currently no active use of the house itself apart from the caretaker's use of several rooms in the original section of the house.

As noted in Sections 3.0 and 5.0 the landscape elements include remnants of the Cumberland Plain woodland, early and significant plantings and more recent plantings that in some situations are intrusive and should ideally be replaced. Some of the plantings would be near senescence and may need replacement. As noted above there is also the opportunity to reconstruct lost garden arrangements. There are also a number of landscape elements such as path edging, drains and cast grates not strictly part of the buildings that require ongoing repair and conservation.

As noted in Section 4.0, the typical issues found in the buildings include cracks in the walls due to settlement, rising damp and rainwater goods needing replacement. A structural condition report has recently been prepared by Hughes Trueman (consulting engineers) to identify an outline schedule of works and prioritisation of those works. The majority of works identified in this report are the monitoring of cracking and treatment of rising damp. Other works include the re-laying of parts of the homestead verandah, repair and replacement of the fire stair to the stables and re-grading of drainage lines in some cases to ensure water flows away from structures.

6.4.2 The Potential Historical Archaeological Resource

Some of the potential archaeological remains that have been identified close to the Gledswood homestead are likely to be of sufficient significance to warrant in-situ retention. The 'relics provisions' of the *Heritage Act 1977* (the Heritage Act) require that no archaeological relics be disturbed or destroyed without prior consent from the Heritage Council of New South Wales. Therefore, no ground disturbance

works may proceed in areas identified in this CMP as having archaeological potential without first obtaining an Excavation Permit pursuant to Section 57 of the Heritage Act, or an appropriate exemption (see Section 6.5 below).

If unexpected archaeological remains not identified in this CMP were to be exposed during works on the site, all works in the area would be required to cease and the Heritage Branch, Office of Environment and Heritage, should be notified in accordance with Section 146 of the Heritage Act.

6.4.3 Aboriginal Cultural Heritage—Aboriginal Objects

All Aboriginal objects are afforded protection under the *National Parks and Wildlife Act 1974* (NSW). They must not be disturbed or destroyed without appropriate consent following appropriate consultation with Aboriginal community representatives. As noted in Section 1.5, Aboriginal heritage assessments and consultation were outside the scope of this CMP report.

6.5 Statutory Requirements

6.5.1 Heritage Act 1977 (NSW)

The *Heritage Act 1977* (NSW) includes a range of provisions for identifying and protecting items of environmental heritage, including archaeological relics. In addition to the establishment of the State Heritage Register (SHR), a list of items assessed as being of 'State' significance, these provisions include Interim Heritage Orders, Orders to Stop Work, Heritage Conservation Registers (Section 170) and relics provisions.

State Heritage Register Listing and Heritage Council of NSW Approvals

The SHR is a list of heritage items of particular importance to the people of New South Wales. It contains those items and places (buildings, works, relics, movable objects or precincts) of State heritage significance which have been inscribed by the minister.

'Gledswood' was gazetted on the SHR in December 2006. The SHR database entry relating to Gledswood is included in Appendix C. The SHR listing covers the entire remaining Gledswood estate.

'Upper Canal System (Prospect Reservoir)' was gazetted on the SHR in November 1999 and abuts the southern boundary of Gledswood. The SHR database entry relating to Upper Canal System (Prospect Reservoir) is included in Appendix C.

The SHR is established under Section 22 of the Heritage Act and, pursuant to Section 57(1) of the Act, the approval of the Heritage Council of New South Wales (the Heritage Council) is required for any proposed development within the site, including subdivision, works to the grounds or structures or disturbance of archaeological relics.

SHR listing does not place legal restriction on the sale or leasing of properties, nor does it exclude the adaptive re-use of a heritage item for another use. However, under Section 118 of the Heritage Act, owners of properties listed on the SHR are required to achieve minimum standards of maintenance and repair to ensure that the heritage significance of the item is maintained. These standards are set out in the Heritage Amendment Regulation 1999 and relate to weatherproofing, fire protection, security and essential maintenance.

Exemptions from Heritage Act Approval

Section 57(2) of the Heritage Act provides for a number of potential exemptions to Section 57(1) approval requirements to reduce the need for approval of minor or regular works such as maintenance. Exempted development does not require prior Heritage Council approval. Exemptions are of two types—standard and specific.

Standard exemptions apply to all items on the SHR and generally include minor and non-intrusive works but are subject to some qualifications in some instances. Typical exempted works include maintenance (to buildings and gardens), minor repairs and repainting in approved colours. Standard exemptions do not apply to the disturbance, destruction, removal or exposure of archaeological relics.

Specific exemptions include those works specifically approved for a place on the SHR. There are no specific exemptions for Gledswood.

Applications for specific exemptions may be made to the Heritage Council for particular works or activities in certain areas of the site and/or for some or all of the works specified in a CMP which the Heritage Council has endorsed.

Archaeological Relics

Archaeological features and deposits are afforded statutory protection by the relics provisions of the Heritage Act (Sections 138–146). The Heritage Act defines a ‘relic’ as any deposit, artefact, object or material evidence that:

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*
- (b) is of State or Local heritage significance.*

The relics provisions of the Heritage Act do not specifically apply to sites that are listed on the SHR. Parts of the Gledswood site have the potential to contain historical archaeological relics and these are protected under Section 57 of the Heritage Act, which states.

When an Interim Heritage Order or listing on the State Heritage Register applies to a place, building, work, relic, moveable object, precinct, or land, a person must not do any of the following things except in pursuance of an approval:

- (c) move, damage or destroy the relic or moveable object,*
- (d) excavate any land for the purpose of exposing or removing the relic,*
- (e) carry out any development in relation to the land on which the building, work or relic is situated ...*

Approval from the Heritage Council of New South Wales pursuant to Section 57(1) of the Heritage Act is required prior to any disturbance of subsurface deposits within the site that are likely to contain relics.

An application for an Excavation Permit under Section 60 of the Heritage Act would be required for any proposed ground disturbance works (including excavation associated with any future development of the site) within the SHR boundary, in areas identified as having archaeological potential and significance. In some circumstances it may be appropriate to apply for an exemption (standard or specific) from the need for an Excavation Permit under Section 60 of the Heritage Act, for any proposed excavation works within the SHR boundary that meet the Exemption criteria. An example of a situation where an exemption might apply is where minor excavation works are proposed that would only result in minimal

physical disturbance, or where the relics affected by the proposed works have limited archaeological research potential or make a limited contribution to the significance of the site.

Heritage Agreements

Under Part 3B (39) of the Heritage Act:

The Minister may enter into an agreement with the owner of an item that is listed on the SHR with respect to the conservation of the item. The minister is to obtain and consider the advice of the Heritage Council before entering into a Heritage Agreement.

A Heritage Agreement can include a number of provisions including requirements to carry out specified works and the standards with which these are to be carried out and the exemption of specified activities from the provisions of parts of the Heritage Act relating to SHR items.

It would be open to the Minister to enter into a Heritage Agreement as a means of facilitating the conservation of the Gledswood homestead, outbuildings and landscape while allowing development of other parts of the current ie such an Agreement could ensure that the conservation work and future maintenance are funded by any new development.

6.5.2 Threatened Species Conservation Act 1995 (NSW)

The objects of the *Threatened Species Conservation Act 1995* (NSW) are:

- (a) to conserve biological diversity and promote ecologically sustainable development, and*
- (b) to prevent the extinction and promote the recovery of threatened species, populations and ecological communities, and*
- (c) to protect the critical habitat of those threatened species, populations and ecological communities that are endangered, and*
- (d) to eliminate or manage certain processes that threaten the survival or evolutionary development of threatened species, populations and ecological communities, and*
- (e) to ensure that the impact of any action affecting threatened species, populations and ecological communities is properly assessed, and*
- (f) to encourage the conservation of threatened species, populations and ecological communities by the adoption of measures involving co-operative management.*

Under Part 3 of Schedule 1, the Cumberland Plain woodland present at Gledswood is an endangered ecological community. Potentially there may be other threatened species requiring protection under the regime imposed by the Act.

6.5.3 Sydney Regional Environmental Plan No. 20 Hawkesbury–Nepean River

The aim of the *Sydney Environmental Plan No. 20 Hawkesbury–Nepean River* (SREP 20) is to protect the environment of the Hawkesbury–Nepean River system by ensuring that the impacts of future landuses are considered in a regional context. SREP 20 applies to land in the Camden local government area.

Gledswood is intersected by Riley Creek and may therefore be environmentally sensitive in terms of SREP 20. Conservation policy will be required to identify a riparian corridor to conserve water quality in order to maintain natural hydrological processes of the landscape and protect aquatic ecosystems.

6.5.4 Environment Protection and Biodiversity Conservation Act 1999 (Cwlth)

The *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth) (EPBC Act) establishes an environmental and heritage assessment and approval system that is separate and distinct from the state systems. It provides protection for items with natural values under its conservation of biodiversity and heritage provisions and may be applicable to Gledswood.

Register of the National Estate

The Register of the National Estate (RNE) has been retained as an indicator of heritage values and is kept by the Australian Heritage Council (AHC). It lists items that are:

Components of the natural environment or the cultural environment of Australia that have aesthetic, historic, scientific or social significance, or other special value for future generations, as well as for the present community.

The listing of a place as a registered item on the RNE has some effect on the registered item, principally with respect to certain actions of the Commonwealth Government and its departments and authorities. Section 391A of the EPBC Act requires that any decision made under the Act must have regard to the listing of an affected place on the RNE. The EPBC Act also specifically states that a place on the RNE is included in the definition of 'environment', and so the heritage values addressed in the RNE listing for 'Gledswood, Camden Valley Way, Catherine Field, NSW Australia' and 'Gledswood Garden, Camden Valley Way, Catherine Field, NSW, Australia' still place some obligations on the owner under the EPBC Act.

The Commonwealth Minister for the Environment and Heritage must also consider the listing of an item on the RNE when making a determination under the EPBC Act. Amendments to the EPBC Act have extended the protections previously afforded by the Act to the natural environment to elements of Australia's cultural heritage.

In 2004, the National Heritage List (and a Commonwealth Heritage List, in the case of certain Commonwealth-owned items) was established under the EPBC Act. The new National Heritage List only lists those items of 'outstanding heritage value to the nation' (the criteria being more rigorous than those of the RNE). Gledswood is not included on this list at this point.

6.5.5 Local Government Area (Camden Council)

The site is located within the Camden Council area. The *Camden Local Environmental Plan No. 48* (CLEP) is the main planning instrument for Camden. Gledswood—Camden Valley Way, Catherine Field is listed in Schedule 1 of the CLEP, which lists the heritage items within the CLEP area.

Clause 24 of the CLEP contains provisions for the protection of heritage items and relics. Clause 24 (1) states that development consent is required for the:

- (a) demolishing, defacing, damaging or moving;
 - (b) external and internal structural changes;
 - (c) excavation of land for the purpose of discovering, exposing or moving a relic;
 - (d) erecting a building on, or subdividing, land on which a heritage item is located;
 - (e) non-structural changes to the detail, fabric, finish or appearance of the exterior, except changes resulting from any maintenance necessary for its ongoing protective care which does not adversely affect its heritage significance;
- and

(f) damaging any tree on land on which any such item is situated.

Clause 24 (5) requires that a heritage assessment report or a conservation plan be prepared for Council to assess the impact of any development involving a heritage item. The LEP also makes provision for carrying out minor works on heritage items by including Clause 24 (2), which states that development consent is not required if the Council is of the opinion that the proposed development would not adversely affect the heritage significance of the heritage item.

The Draft Camden DCP 2006 Amendment—Part D Chapter 5 Heritage Conservation includes the following controls for heritage items in Section 3.1:

a) do as much as necessary to care to the heritage item and make it useable but otherwise change it as little as possible;

e) establish a curtilage that presents the heritage item in its context where ever possible and depending on the circumstances of the case; and

f) adopt a contemporary approach to the design of new buildings that respects the context of nearby heritage items.

The DCP identifies Camden Valley Way as a Cultural Landscape Potential Heritage Item (1280004):

The former 'Cowpastures Road', road corridor including trees and sequential vistas and view corridors to historical properties and pastoral landscapes.

The potential development zones at Gledswood identified for Camden Council from the visual analysis contained in the *Camden Lakeside and Gledswood Rezoning Camden Council Landscape and Visual Assessment*, Draft Report dated November 2006, will be required to be taken into account in developing conservation policy relating to use and development of the place.

6.5.6 Statutory Approvals Process

Because of its two statutory heritage listings, any works at Gledswood will generally require both Heritage Council of NSW and Camden Council approvals (as described above).

The Integrated Development Application (IDA) procedures of the EP&A Act provides for a Development Application (DA) to be referred to the Heritage Council for general terms of approval and those terms must be imposed by the consent authority when it determines a DA. Currently an application must still be made for Heritage Council approval under Section 60 of the Heritage Act following the IDA approval.

An IDA or a Section 60 application may need to be accompanied by a CMP, particularly for large and/or complex sites and/or where a significant level of development is proposed. A Heritage Impact Statement is also required, setting out the impacts of the proposed development on the significance of the place and for compliance with the policies of any relevant CMP.

6.5.7 Health and Safety Requirements

Building Code of Australia 2006

Produced and maintained by the Australian Building Codes Board, the purpose of the Building Code of Australia 2006 (BCA) is to 'enable the achievement and maintenance of acceptable standards of structural sufficiency, safety (including safety from fire), health and amenity for the benefit of the community now and in the future'.¹ The BCA sets out mandatory performance requirements 'which must

be met by building materials, components, design factors, and construction methods in order for a building to meet the relevant functional standards.² The BCA also sets out deemed-to-satisfy provisions that set out the means of achieving compliance with the performance requirements.

The EP&A Act contains the legislation applicable to the development of buildings. Under the EP&A Act, all new buildings and new building work must be carried out in accordance with the BCA. The EP&A Act does not apply the BCA retrospectively to existing buildings, and there is generally no requirement for an existing building to comply with the BCA, unless the use of an existing building is changed. In this case, the main requirement for compliance in respect of change of use is that the structural capacity and fire safety of the building be appropriate for the new use.

In cases of existing buildings undergoing alterations and/or additions, 'the new work must comply with the BCA' and 'some discretion is available for councils to require upgrading of the existing part of the building to meet the BCA, based on either fire safety or volume of work only'.³ Where the volume of work involves less than 15% of the building and there is no change of use, the only requirement is that structural capacity and fire safety not be reduced by the work.

Disability Discrimination Act 1992

Although the BCA deals with the requirements for access to premises for people with disabilities, compliance with the BCA does not signify compliance with the *Disability Discrimination Act 1992* (Cwlth) (DDA).

The DDA is a Commonwealth Act that requires that all public buildings be accessible to people with disabilities. The DDA makes it unlawful to discriminate against people with disabilities and aims to remove the direct and indirect barriers preventing equal opportunities for disabled persons and thus their full participation in the community. The DDA applies a broad definition to the term 'disability', to include physical and intellectual disabilities as well as mental illnesses.

The DDA relates to the provision of goods and services, access to facilities and physical access to public places. Section 23 of the DDA states that failing to provide disabled access is not considered unlawful if:

the premises are so designed or constructed as to be inaccessible to a person with a disability; and
any alteration to the premises to provide such access would impose unjustifiable hardship on the person who would have to provide that access.

'Unjustifiable hardships' in complying with the requirements of the BCA and the DDA may include financial burden as well as adverse heritage impacts. If strict adherence to these requirements were likely to cause adverse heritage impacts to significant fabric, then alternative means of meeting the objectives of the codes/legislation should be investigated. (In these cases, specialist input could be sought from the Heritage Council Fire, Access and Services Advisory Panel (FASAP).)

6.6 Non-Statutory Requirements

National Trust of Australia

The National Trust of Australia is a non-government organisation that maintains a register of landscapes, townscapes, buildings and other items or places which it determines have cultural significance and are worthy of conservation. The register is non-statutory and as such has no legal force; however, it is widely recognised as an authoritative statement of the cultural significance of a place. The listing of

Gledswood in the Register of the National Trust of Australia (NSW) reinforces the heritage significance of the site but does not impose any legislative controls.

6.7 Conclusions

The owners of Gledswood are mindful of the site's exceptional heritage significance and the need to retain and conserve its buildings with an appropriate use, as well as the need to retain an appropriate landscape setting for the property that includes key views and both indigenous and introduced plantings.

The key issues for the future conservation and management of Gledswood are similar to those faced by many other rural properties located close to Sydney and centre on providing an appropriate landscape setting for the property while also providing for future development opportunities that will in turn provide for its ongoing use and conservation.

There is an opportunity to provide a future residential/accommodation use for the currently unused homestead buildings and for associated sympathetic and sensitive infill development of related uses. There are opportunities not only to conserve but also to enhance the designed gardens surrounding the homestead. There may also be additional development opportunities in areas that do not form part of the key areas of significance within the estate. There may also be opportunities to link these development opportunities to the ongoing conservation and maintenance of the site through the Heritage Agreement provisions of the Heritage Act.

6.8 Endnotes

- ¹ The Australian Institute of Building, Canberra, NSW, viewed 23 February 2007 <<http://www.aib.org.au/buildingcodes/bca.htm>>.
- ² *ibid*.
- ³ NSW Heritage Office, Parramatta NSW, viewed 23 February 2007 <<http://www.heritage.nsw.gov.au/docs/bca&dda.pdf>>.

7.0 Conservation Policy

7.1 Introduction

Gledswood is of State Heritage significance and demonstrates a rare, highly intact cultural landscape derived from the earliest land grant. The purpose of the conservation policies set out in this section is to provide guidance for the use, maintenance and long-term conservation of Gledswood so that its cultural significance, established in Section 5.0, is conserved. The policies take into account the relevant constraints, opportunities and client requirements detailed in Section 6.0. Burra Charter terminology and principles have been used in formulating the policies.

The policies seek to:

- retain the cultural heritage significance of the place, including its significant character, elements, fabric and relationship to its wider setting;
- provide recommendations for the conservation (including adaptation) of areas, elements and fabric of the place;
- identify elements which adversely affect the site and warrant modification or removal;
- identify where and how adaptation and new works can be carried out that are compatible with the above policies and will provide for the conservation and long-term security of the significant features of the site; and
- identify how conservation requirements should be co-ordinated with the other demands on the place (functional, financial etc) to ensure appropriate solutions for its development and management in the short and longer term.

7.2 Conservation Principles

The policies embrace the following principles:

- maximum retention of cultural heritage significance;
- maximum retention of significant functional relationships and spaces between significant elements of the cultural landscape to ensure retention of appropriate setting and curtilage;
- maximum retention of significant fabric, including areas of archaeological potential;
- conservation having regard to the relative grading of significance of individual elements;
- use(s) that are compatible with historic use(s);
- the use of professional conservation advice and appropriate professional assessment in relation to proposals for development or adaptive re-use;
- maintenance of records relating to change/adaptation;
- communication and enhancement of significance through interpretation; and
- allowing for ongoing change while retaining key aspects of significance.

7.3 Discussion of Conservation Policy

There are a number of key issues for the long-term conservation, use and management of Gledswood. These issues are discussed here and defined later in this section as conservation policy. The discussion here are observations only and an interpretation of conservation policy should only be made with reference to the conservation policies contained in Section 7.4.

Central to conservation policy is the need to protect and enhance the setting of Gledswood taking into account the graded levels of significance of the various components of the cultural landscape of this place. In particular, this report recommends that the visual context of Gledswood, which includes views to and from the estate as well as the views between the homestead and farm buildings and their surrounding paddocks, be conserved, enhanced and interpreted.

In general terms the cultural landscape is divided into the policy zones depicted in Figure 7.1. Policy will reinforce the need to preserve the existing cultural values of the nineteenth-century estate core, which includes the homestead and gardens, related nineteenth-century outbuildings and the roughly semicircular grounds in front of the house. The need to enhance some of the core heritage values of this zone is addressed and this may include judicious reconstruction of landscape elements and replanting. The need to 'breathe some life' into the homestead and to facilitate an increased public use and appreciation of Gledswood is also addressed.

To the south of the homestead group (which includes the early stable and coach house) is the area mainly comprising the twentieth-century farm buildings (the farm group). Served by a large car park catering for tourist buses, currently this area is used as the base for day-long 'farm visits' for tourists. The farm group contributes to the heritage significance of Gledswood by demonstrating the range and scale of farm buildings that would typically be found on a rural estate such as this. The policy aims to enhance that significance while allowing the introduction of some infill within the built environment there, provided development is sympathetic to the historic and aesthetic values of this area in terms of scale, form and layout.

There is a spatial relationship between the homestead group and the farm group, generally enhanced by the unity in scale and materials of the components of fabric and their setting. Policy provides for a continuation of this visual and spatial relationship, albeit with a component of selective screening between these areas.

Further to the south and west of the farm group are the southern paddocks, intersected by the southern estate road, and the western paddock beyond Riley's Creek. While this area has historic significance as part of the cultural landscape of the Gledswood estate, it could potentially be developed for housing without impacting the core cultural landscape values (the buildings and their setting). This potential housing area is generally situated below the north-trending spur on which the homestead group and the twentieth-century farm complex are situated. This area is considered suitable for residential development provided that it is of an appropriate scale and form to ensure that any development does not detract from the heritage significance of Gledswood. Some of the revenue raised through the development of this zone should be used to fund the conservation and enhancement of the heritage core of the estate. Policy will address the need for a landscape buffer zone between the farm group and the potential housing area of the lower lying land of the southern paddocks.

The conservation of the elevated northwestern paddock along Camden Valley Way is crucial to the future conservation of the heritage values of Gledswood. The possible development of a links style

golf course would be compatible with the open grassland and scattered Cumberland Plain woodland of this part of the estate, provided there are controls to limit landform manipulation and intervention and retain long native grasses edging the fairways. Policy acknowledges the specific landscape design intentions to site the homestead group on a spur below the level of the ridgeline along Camden Valley Way in accordance with local nineteenth-century landscape design theory. This report recommends that the original Camden Valley Way entrance driveway be conserved by a protective landscape buffer zone aimed at retaining an appropriate visual setting.

Conservation policy addresses the need for immediate and ongoing conservation works for the buildings and landscape of the site. Section 7.4.5 of this report identifies opportunities to include these activities within a Heritage Agreement that may be entered into by the Minister under the *Heritage Act 1977* (NSW). Archival recording prior to and during any future development, the preparation of a site interpretation strategy and an Archaeological Management Plan for the area of archaeological sensitivity are other activities that should be considered for inclusion in a Heritage Agreement so as to mitigate any heritage impacts that may result from future development within part of Gledswood (see Appendix A).

This CMP identifies that the existing State Heritage Register (SHR) curtilage boundary of Gledswood (being the whole Gledswood estate) should remain as the SHR curtilage boundary until such time as a Heritage Agreement has been implemented.

7.4 Statement of Conservation Policies

7.4.1 Adoption of CMP and Future Conservation Planning

1. This CMP should be adopted by the owners of Gledswood as the basis for the future conservation of the place. Any existing or new lessees should be furnished with a copy of the CMP by the owners.
2. This CMP should be submitted to the Heritage Council of NSW and Camden Council for their endorsement.
3. Implementation of the CMP should be regularly monitored by the Heritage Branch, Office of Environment and Heritage and Camden Council to ensure that management and maintenance works are carried out in accordance with its policies.
4. Appropriately skilled and experienced heritage specialists should be engaged to advise on the conservation and adaptation of significant elements of the Gledswood estate including, but not limited to, built heritage, landscape heritage, archaeology and interpretation.
5. This CMP should be reviewed every five years, or whenever new physical or documentary evidence is sourced, or when any substantial new work is proposed to ensure that it remains relevant and comprehensive in its conservation approach.
6. An application under Section 60 of the Heritage Act, accompanied by a Statement of Heritage Impact, should be prepared to accompany any proposed works other than routine maintenance, as provided for in the Standard Exemptions available under the Heritage Act.
7. In the event that the Minister enters into a Heritage Agreement with the owner of Gledswood under Section 39 of the Heritage Act, the policies set out in this CMP and the schedule of works and required reports and assessments described in Appendix A to this CMP should be

included with any such agreement to ensure consistency of aims, approach and outcomes (see Section 7.4.5).

7.4.2 Conservation of Cultural Significance Generally

1. Gledswood is recognised as an item of outstanding cultural significance at State level and is listed on the State Heritage Register, the Register of the National Estate, Schedule 1 of the Camden LEP No. 48 and on the Register of the National Trust of Australia (NSW). Gledswood should be managed in accordance with the heritage guidelines of the Heritage Act, Camden LEP No. 48 and the provisions of *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 1999* (the Burra Charter).
2. Significant elements of Gledswood's cultural landscape including buildings, landscape elements, movable heritage and potential archaeological and Aboriginal cultural heritage should be conserved with regard to the assessed grading of significance (see Section 5.0) and according to the processes in Section 7.4.3 below.
3. Any future change in ownership, use, maintenance, repair and/or adaptation works and asset management program should not adversely affect the cultural heritage significance of the place, and should provide for the retention and appropriate care of the significant elements of the cultural landscape at Gledswood, its setting and attributes.

7.4.3 Policy for Gradings of Significance

1. Original/early fabric and major plantings identified in Figure 5.2 have been assessed as having an Exceptional or High grading of significance. Conservation processes appropriate for individual components of the cultural landscape of Gledswood should be based upon the relative significance of those elements, as set out in Figures 5.1 to 5.6 and Tables 5.1 to 5.11, in accordance with the following policies:
 - **Exceptional Significance**—should be conserved, restored or reconstructed.
 - **High Significance**—should be conserved, restored, reconstructed or adapted, although removal may be acceptable if essential for the continuing function of the building (following archival recording).
 - **Moderate Significance**—retention and adaptation is desirable but not essential; removal may be acceptable (following archival recording).
 - **Little Significance**—may be retained, adapted or removed as necessary.
 - **Intrusive**—should be removed or adapted to reduce adverse heritage impact.
2. The treatment of all components of the cultural landscape (including areas, elements and fabric) and attributes should be directly related to the nature and degree of their significance, with priority given to the conservation of components of highest significance.

7.4.4 Setting and Curtilage

1. The whole of the current Gledswood estate has High cultural significance as part of the original 1810 grant (see Figure 5.1). The setting of the site includes the site itself, key views to and from the site, historic relationships with other properties in the area and the current visual approach experiences as well as an interpretation of earlier approaches. This broad

setting of Gledswood should be retained and enhanced where possible by conservation and interpretation.

2. The existing State Heritage Register (SHR) curtilage boundary is the same as the existing property boundary. The southern and southwestern portions of the site, while having historical value, are not critical to the heritage significance or interpretation of the property. These areas, as identified on Figure 7.1, could be excised from the site to facilitate development that would realise funds to conserve the heritage item into the future. However, this would need to be achieved through a legal mechanism, such as a Heritage Agreement under the Heritage Act to ensure that sufficient funds are channelled into conservation and ongoing maintenance. It is also important that the development of these areas be subject to Heritage Council approval and therefore any future reduction in curtilage as shown on Figure 7.1 should only occur after the development is approved and constructed. The latter is necessary to ensure that subsequent Masterplan, or development approvals or variations, remain subject to Heritage Council approval, as these may otherwise affect the setting of the reduced curtilage area.

7.4.5 Heritage Agreement

1. A Heritage Agreement pursuant to Part 3B of the Heritage Act, 1977, should be entered into by the Minister and the owners of Gledswood to facilitate the appropriate conservation and future heritage management of the Gledswood site in exchange for the development of the less significant areas of Gledswood together with a corresponding SHR curtilage reduction. The agreement would include requirements to undertake works to significant built and landscape elements as well as other conservation actions, including interpretation and any necessary reports and research. These recommended conservation repair and reconstruction works and other conservation actions, reports and research are identified in Appendix A of this CMP.
2. The Heritage Agreement should include as its basis this CMP and its findings in relation to significance, conservation policy and the works and other required reports noted here.
3. As part of the implementation of this Heritage Agreement, the SHR heritage curtilage may be reduced as shown on Figure 7.1, subject to the endorsement by the Heritage Council of NSW of a development masterplan for these excised areas and the completion of conservation. (Note: suitable exemptions will need to be gazetted for the SHR listing to avoid the need for Heritage Council involvement in detailed design issues in these areas prior to excision.)

7.4.6 Cultural Landscape and Significant Landscape Elements

1. The Gledswood estate cultural landscape values should be conserved in accordance with the Burra Charter, including its various elements and functional compartments.
2. The components of the cultural landscape and setting should be conserved and retained including, but not limited to, the homestead grounds heritage core (defined by the curved northern fence line, immediate western fence line, the area between the homestead and stables, and the eastern gardens and grounds to the former eastern approach road); the remnant 1810 grant boundary; the creek lines and ridges; the large dam; the bridge; the northwestern paddocks along Camden Valley Way with remnant Cumberland Plain

woodland; and the remnant early access roads including the driveway from Camden Valley Way, the southern estate road and the former eastern entry road.

3. Important views to and from the estate shown on Figure 5.3, as well as views within the estate identified in Section 3.0, should be conserved, maintained and enhanced. In particular, the following views should be conserved:
 - views from the homestead to the landscape park (north and northwest);
 - views from the homestead to the 'home' paddock (particularly the axial view to the old angophora to the north);
 - views from the homestead to the Hoop Pines and Stone Pines off the eastern axis at, and beyond, the Upper Canal;
 - views to the homestead group and farm group, enhanced by their flanking tree composition, from both Raby Road and Camden Valley Way;
 - views from the elevated northwestern paddock situated along Camden Valley Way to the homestead group and farm group;
 - views from the elevated northwestern paddock to Raby homestead; and
 - the serial view sequences from the southern estate road, former eastern entry and original Camden Valley Way driveway to the homestead group and farm group (see Figure 5.3).
4. Where possible, seek to mitigate views where powerlines and recent neighbouring development have combined to compromise important traditional views. For example, consider introducing strategically placed blocks of tall indigenous vegetation at the eastern edge of the site and within the adjacent golf course, where possible, to screen intrusive powerline pylons and development to the southeast that have compromised traditional viewlines (see Figure 5.3).
5. Recent vegetation regrowth and plantings now screening traditional views of the homestead group from the southeastern bridge crossing at the Upper Canal should be judiciously removed. There is an opportunity to remove just enough of this vegetation to enable framed views back the homestead group and interpret earlier important traditional views.
6. Vegetation and plantings should be managed to prevent obscuring significant views.
7. The juxtaposition between the three patterns of vegetation at Gledswood should be retained, comprising: remnant Cumberland Plain woodland of the landscape park; open grassland; and cultivated gardens concentrated around the homestead comprising planted exotic and non-local indigenous vegetation.
8. Ensure the northern and northwestern rural landscape areas remain unencumbered by development, structures and earthworks in order to continue to be appreciable as a generous area of undeveloped open space around the homestead core and to retain the remnant landscape park and its critical relationship to the homestead group.
9. Locally indigenous vegetation should be maintained and conserved and Cumberland Plain woodland species should be actively reinstated along the northern edges of Gledswood at

Camden Valley Way and around the northwestern entry point. Such regeneration should be discouraged in the central part of the northwestern zone in order to maintain the open, nineteenth-century, park-like landscape. In this central part of the northwestern zone limited regeneration of existing mature species should be encouraged to ensure the continuity of the park-like character there.

10. The planted exotic and non-local indigenous vegetation concentrated around the homestead group should be enhanced by the removal of species which represent detractors. The two broad wings of ornamental plantings flanking the northern elevation of the homestead should be reinforced using species appropriate for the nineteenth century.
11. Locally indigenous vegetation should be conserved and riparian vegetation should be actively reinstated (especially tall canopy species such as swamp oak and paperbark).
12. There is an opportunity to reconstruct and/or interpret the vinery compartment and the former orchards.
13. Landscape plantings of Exceptional or High significance as identified in Figure 5.2 should be retained subject to a SULE assessment and should be carefully protected during any future development activity.
14. Regular aboricultural inspection should be undertaken.
15. The Archaeological Management Plan recommended for the site should consider the landscape archaeological potential of the site.
16. Management of Exceptional or High significance trees and shrubs should be carried out only by personnel experienced in working in heritage landscapes. The work should conform to relevant Australian standards (for example AS 4373 Formative Pruning) and current best practice in arboriculture as recommended by relevant industry representative groups.
17. Decisions on whether to retain or remove particular trees should be based on their safety, relative significance, amenity value and contribution to the landscape as a whole, taking into account the grading of significance set out in Figure 5.2.
18. Weeds and problem species should be controlled and/or removed under ongoing maintenance programs in collaboration with Camden Council and adjoining landholders. Beyond the homestead core exotic vegetation with a propensity to become nuisance species should be managed.
19. The presence of any feral animals or native animals such as possums should be monitored, and any adverse impacts on significant items and areas, vegetation and wildlife recorded.
20. Services and utilities such as water supply, drainage, power and phone should be provided in a manner which poses minimal environmental impact on the historic fabric or aesthetic qualities of the cultural landscape.
21. Materials used for repairs or reconstruction should preferably be traditional materials already used in the construction of the landscape (for example stone, iron, brick).
22. Choice of species for new plantings should be based on the relative significance of the area, appropriateness for the period, suitability for the location, and ease of maintenance and use (for example screening, visitor control, floral display). The placement and selection of larger

specimen trees should be carefully planned to avoid root damage, blocking of views, inappropriate mature dimensions, or incompatibility with the established character of the landscape.

23. A landscape masterplan should be prepared to:
 - consider the reinstatement of landscape elements including those shown in Table 2, Appendix A, and in Section 7.4.10;
 - consider the maintenance and conservation of locally indigenous vegetation; and
 - guide the retention of the existing spatial character of the northwestern landscape park area, including the riparian zone and the Cumberland Plain woodland, incorporating the principle of retaining the existing spatial character with new woodland tree enlistments restricted ideally to natural regeneration around existing mature trees in order to form discrete clumps (see Figure 7.3).
24. A landscape maintenance manual should be prepared to guide the cyclic maintenance of the landscape, in accordance with the outline included in Table 3, Appendix A.
25. Earlier key plantings should be reinstated such as the Chilean Wine Palm (*Jubaea chilensis*) near the Camden Valley Way entry and, possibly, closer to the homestead, and also the giant clumping bamboo (*Bambusa balcooa*) or similar (NB. Not creeping bamboos) should be planted near the upper part of the large dam and, possibly, closer to the homestead. The reintroduction of other formerly known species at Gledswood, such as *Barklya syringifolia*, should be attempted.
26. Consider replanting *Pandorea pandorana* climbers to the front verandah as described in the 1870s. Propagate off the existing wisteria rootstock at the northern verandah before the wisteria plants are removed for the flagging and verandah restoration in order to maintain on site this particular genetic material. The wisteria climber should be replanted to an arbour or similar in the eastern garden.
27. Where the rural landscape beyond the homestead group is no longer used for grazing, the eventual regeneration of the woodland vegetation needs to be managed in order to maintain the character of the park-like setting. This may entail fencing off areas around mature woodland trees and ensuring regular slashing of the pastureland in between.
28. Close to the homestead there are a number of existing elements that detract from an appreciation of the significance of the place and should be removed or modified to mitigate their influence. These include overhead wires in the same vicinity (put underground where possible); modern tree cultivars (eg. *Robinia pseudoacacia* 'Frisia') in the western garden (remove and replace with more appropriate species); and various dead trees around the homestead gardens (remove).
29. The mini-winery at the triangular entry space may have some relevance perhaps if the place were still a serious winery however it is a feature that is incongruous with the former (and earliest) main estate entry to the homestead and should be considered for relocation and the area restored with appropriate plant species.

30. The current line of fruit trees along the mini-winery are also inconsistent with the nineteenth-century description of this entry drive as having an avenue—likely of very different tree species to these.

7.4.7 Conservation of Significant Buildings, Spaces and Fabric

1. Extant buildings including both internal and external fabric should be retained and conserved in accordance with the grading of significance identified in Figures 5.4 to 5.6, Tables 5.4 to 5.11 and Policy 7.4.3..
2. Gledswood homestead, the convict lockup, the former gardener's cottage, both the early and later privies and the stables/coach house are of Exceptional heritage significance and should be retained and conserved utilising the processes of preservation, restoration and reconstruction with adaptation confined to essential works to provide for the range of ongoing functional uses noted in Section 7.4.8.
3. The original section of the homestead (c1812), the convict lockup and the stables/coach house represent the very earliest phase of rural development outside Sydney and should receive special consideration in any redevelopment project to ensure all original fabric is retained and intervention is minimised.
4. The internal rooms and the general spatial qualities of the original and early layout of the homestead and associated nineteenth-century buildings should be retained and recovered where possible. A preference is for spaces previously adapted as kitchens and bathrooms to retain a similar use so that intervention in intact spaces is minimised.
5. The former garage and office (B8) and the caretaker's cottage (B21) are identified as of Moderate significance. They should ideally be retained but may be adapted as part of a new use.
6. While the individual twentieth-century farm buildings of Low significance may be retained or removed as necessary, the layout, scale and form of this group contributes to the character of the whole of Gledswood as a farm complex and this character should be retained in any future development. Thus new buildings should be of similar scale and footprint.
7. The outline Schedule of 'catch-up' conservation repairs to significant buildings included in Table 1 of Appendix A should be budgeted for and undertaken prior to or as part of any future site redevelopment and should form part of any Heritage Agreement entered into by the Minister.
8. A cyclic maintenance program should be prepared and implemented for the ongoing maintenance of significant buildings. The preparation of this cyclic maintenance program should be undertaken prior to or as part of any site redevelopment project and should form part of any Heritage Agreement entered into by the Minister.

7.4.8 Appropriate Uses

1. Gledswood has a long history of association with cultural tourism, as evidenced in the late-nineteenth-century journals as well as the tourism redevelopment of the 1970s. There is a significant opportunity to build further on this history of use to provide a sustainable cultural tourism future for the site with a contemporary emphasis on the interpretation of the

agricultural and pastoral activities carried out here or in this region (for example grape growing).

2. The range of appropriate uses within the areas of the property of Exceptional heritage significance include boutique hotel, restaurant, residential dwelling, golf club, educational establishment, tourist facility. Some areas of the site of less significance as described in Section 7.4.16 and shown on Figure 7.1 may include residential development as well as the uses noted here.
3. The existing use of Gledswood as a tourist farm with associated restaurant function and reception areas is appropriate.
4. Residential accommodation or a restaurant/function centre usage within the homestead as part of a hotel development on the site would be appropriate as would use of the homestead as part of an educational establishment or a golf club.
5. Uses that facilitate greater public access to the homestead should be considered to allow for its interpretation as part of the site as a whole.
6. The buildings contained within the Homestead Grounds and Farm Group zones should be retained in a single ownership (see Figure 7.1).
7. The stables/coach house and former convict lockup should ideally be retained for site interpretation rather than for accommodation.
8. Golf course use and residential housing development as identified in Section 7.4.8 are only acceptable provided that they are outside the core rural character area of the site and do not impact on the setting and appreciation of Gledswood. Areas considered acceptable are discussed below in Section 7.4.8 and shown on Figure 7.1.
9. If the existing uses of the site change, the assessed significance level would remain the same and, as a consequence, the policies in this section would apply irrespective of the uses to which the components of the site are put.
10. To provide for appropriate security at Gledswood there should be a fulltime caretaker living on site.

7.4.9 Conservation and Development Zones

1. The policies associated with each of the zones identified on Figure 7.1 to assist the ongoing management of Gledswood are based on their assessed significance and the particular heritage attributes associated with each zone. In summary, the policies provide for:
 - the reactivation of the residential use for the homestead but with minimal external change (apart from rectification and maintenance) and internal change and the restoration of landscape and garden elements within its immediate surrounds;
 - more flexibility given to the adaptive re-use of the less significant twentieth century farm buildings to the south of the homestead;
 - retention of open grassland paddocks in the Preserved Landscape zone around the core homestead and farm buildings core area to the eastern boundary and to Riley's Creek;

- retention of the northwestern area as open space to preserve the important historic relationships between the homestead and Camden Valley Way but allowing for adaptive re-use of the land that may include golf course use with appropriate design controls; and
 - areas to the south and southwest of the homestead core to be developed for housing subject to appropriate screening.
2. Development of the site should contribute to the enhancement and conservation of the heritage values of Gledswood.

7.4.10 Homestead and Grounds Zone

1. The heritage core of the site, which includes the homestead, the convict lockup and the stables/coach house is also within an area of archaeological sensitivity (see Section 7.4.18 below). This core area should be preserved and restored with only the minimal amount of reconstruction and adaptive re-use to provide for ongoing residential accommodation use.
2. Accommodation use in the homestead should be encouraged in line with its historic use and the long role of this site with cultural tourism. No change to the external envelope of the homestead should be contemplated and adaptive re-use works to the interior to provide bathrooms and kitchens should be limited as far as possible to those spaces already altered.
3. The conservation works included in Appendix A should be implemented and a cyclic maintenance program developed and implemented for this zone.
4. To the immediate north of the former eastern entry drive is an important compartment of the homestead grounds that at one stage contained a large enclosed vinery along with various smaller ancillary grounds buildings and structures. Presumably these included a glasshouse, potting shed, nursery and possibly a hothouse as part of the considerable infrastructure to support the maintenance of a large ornamental garden and grounds. The only structure remaining is the gardener's cottage, yet substantial archaeological resources relating to this compartment would be expected to remain. As part of the future use of this area it would be desirable to interpret these earlier structures to reinforce the importance of the Gledswood gardens and grounds (for which it was renowned) as well as reinstate something of the former spatial qualities. The reconstruction of these subsidiary garden structures is possible based on documentary and physical evidence for the purposes of garden conservation or interpretation of the site.
5. Within this area landscape reconstruction works can be undertaken to provide an interpretive treatment of the former formal gardens and, in accordance with a landscape masterplan, should be based on physical and archival evidence (see Table 2, Appendix A). These elements could include:
 - The trellised vinery that in the nineteenth century formed the eastern edge of the formal gardens and about which prominent articles gave descriptions. The reconstruction of this feature would benefit an appreciation of the grounds while the orchard area beyond this could be replanted with hardy fruit-bearing species such as quince, medlar, pomegranate, osage orange, guava and lemon along with, potentially, rows of vines.
 - The two broad 'wings' of ornamental plantings flanking the northern elevation of the homestead should be reinforced using species appropriate for the nineteenth century. A

landscape restoration and maintenance plan should also consider reinstating shady walks based on archival and physical evidence.

- The triangular space outside the inner grounds fence and immediately south of the early entry drive should be reinstated as simple grassed open space while the flanking avenue of trees along this part of the entry drive should be replaced with more appropriate nineteenth-century species. The rows of vines currently within this triangular space could be relocated to the eastern orchard area.

7.4.11 Farm Group Infill Zone

1. This important area was part of the estate's farm precinct and included numerous ancillary buildings and structures to support the pastoral management of the place. The farm group area now contains less significant twentieth-century buildings but is important in demonstrating the range of farm functions and is spatially important in containing the scale and forms of typical subsidiary farm buildings. It would be possible to introduce a carefully designed complex of buildings that respects the scale, form and materials of the earlier complex while helping to interpret important spatial characteristics, including its orthogonal layout.
2. Selective screening should be provided within this area and between this area and the homestead and grounds core so that new development is 'filtered' in views south of the homestead while still providing key views to and from the homestead, including along the road adjacent to the stable and along the southern estate road.
3. Any new development in this zone should be sympathetic to the overall scale, form and character of both the farm group and homestead groups.
4. The residential cottage south of the farm group should be retained and managed as part of this infill area. However, if development occurs within the area surrounding this cottage, then it could be relocated (after appropriate archival recording) within the farm group zone, including within the landscape buffer zone noted in 7.4.17 (2).
5. In conjunction with any future development, the former eastern entry from Raby Road should be redefined and interpreted to nominally create a division between the farm complex and the homestead group heritage core. This alignment effectively divided the farm precinct from the homestead's inner grounds and could be redefined and used as a walkway to the creek, as well as a buffer between new development and the important homestead grounds to the north.

7.4.12 Preserved Landscape Zone

1. This zone should be retained as open grassland paddocks to provide an appropriate 'home paddock' setting surrounding the homestead and farm buildings groups and provide for the retention of key views to and from the homestead group. Preservation of remnant Cumberland Plain woodland should occur but restoration should be limited to retain open space around the highly planted core areas within the homestead grounds.
2. The existing car and bus parking area is an intrusive element in the Gledswood cultural landscape. Together with the powerlines, the scale of unmitigated hardstand greatly detracts from an appreciation of the immediate farm precinct adjoining the homestead core and is

highly visible from both the homestead area and the early entry drive. The parking area should be relocated further to the south and the area restored as grassland paddock.

7.4.13 Relocated Parking Zone

1. The relocated parking area should be generally located west of the southern estate road and no further north than the current office building at the southern end of the homestead zone. Parking could also be provided in the farm group infill zone.
2. This area should be screened from the homestead area with planting.
3. There could be provision of a drop off area near the existing office building at the northern end of the relocated parking zone.

7.4.14 Riparian Protection Zone

1. A Riparian Protection Zone should be created 40m either side of Riley's Creek. It would be appropriate to re-establish some endemic species such as swamp oak and paperbark in accordance with ecological advice, provided that key views between Gledswood and Camden Valley Way were retained.

7.4.15 Adapted Open Landscape Zone

1. The northwestern paddocks should ideally be retained as open grass paddocks with some restoration of Cumberland Plain woodland so that the pastoral setting and key views to and from Gledswood are retained.
2. Some adaptive use of these open areas to provide for a links type golf course would be possible provided that this would not impinge upon the landscape character of this important area. Use of this zone should not incorporate development of any built environment or earthworks apart from the minimum work required to create the greens, nor should there be any diminution of the landscape values of the remnant Cumberland Plain woodland scattered throughout this area. The key would be to allow those activities and uses that have minimal impact on the ground plane in order to be able to continue to appreciate the traditional landforms in the context of a rural landscape. Longer grass that concealed a green (but no bunker-type earthworks) would be acceptable and these should be located away from the Gledswood entry road and Camden Valley Way.

7.4.16 Potential Development Zones

1. The areas of the site considered suitable for development in the southern and southwestern section of the site (see Section 7.4.4) have been divided into zones (see Figure 7.1) to reflect the different forms of development that would be suitable within each. Housing development in these zones would not impact on the setting of the core areas if appropriate screening, height limits and design controls are in place. The use of these areas for golf links would also be appropriate.
2. Housing in a L shaped area located at the northern and eastern end of the paddock to the west of the riparian zone along Riley's Creek (see Figure 7.1) should be limited to single storey to protect important approach views along the entry road and views from Gledswood. This single storey residential area is intended to have a property depth of approximately 33 metres.

3. Housing in the remainder of the potential development zone may be generally two storeys in height (see Figure 7.1). Appropriate controls may also provide for housing of three storeys in these areas of the potential development zone provided the third storey is located within the roof space or is less than 40% of the floor plan area, set back appropriately from the house frontage and located under a flat roof.
4. Provided the landscape buffer screenings are in place and roofing colours are recessive, as noted below, and the height limits for housing noted here are adopted there is no need for additional heritage related design controls to apply for these potential housing areas.
5. Ideally the landscape should remain as the dominant element of the precinct and allow for the inclusion of generous amounts of woodland trees.
6. Roofing materials of any new residential development should be of a recessive colour to limit visual impact of any areas that are visible from within the setting of Gledswood.
7. Landscape buffer zones should be provided between these zones and the other estate zones as noted below.

7.4.17 Landscape Buffer Zone

1. Landscape buffer zones of dense plantings should be established between the areas of highest heritage significance around Gledswood and those areas of less significance where development is considered possible so that the landscape setting of the significant areas are retained.
2. It is recommended that, in the event of residential development of the southern paddocks, a landscape buffer zone be installed, as indicated on Figure 7.1, at the rear of the farm group zone and between it and the southern paddocks to differentiate the new and extant built environments. This buffer zone should be a minimum of 25 metres deep and include appropriate dense tree plantings with under storey of shrubs.
3. Should there be residential development of the paddock to the west of the riparian zone then a buffer zone of appropriate tree plantings would be required between this area and the entrance driveway, to protect views to the homestead on approach, free of any views of new housing. As shown on Figure 7.1 within the SHR area there should be a minimum of a 32m setback from the Gledswood fence line (that includes a 2m native grass slashed zone and a 30m dense planting zone (comprised of densely planted shrubs to provide screening and emergent Cumberland plains species trees to retain a woodland character)) to a road associated with the proposed housing development before the housing property boundaries themselves (see a cross section of the landscape buffer on Figure 7.2).
4. As noted on Figure 7.1 this landscape buffer to the western paddock should be continued along the entry road within the adjoining property to the south of Gledswood where new housing is proposed facing the historic entry road to protect these important entry views. As noted on Figures 7.1 and 7.2, the landscape buffer is not required where riparian zone type plantings are undertaken along the small creek that crosses the entry road or where golf links are proposed on adjoining lands adjacent to the Gledswood entry drive and they are in accordance with the golf links guidelines shown on Figure 7.3 and noted in 7.4.15. (It is recognised that this is beyond the scope of this CMP.)

7.4.18 Management of Non-Aboriginal Archaeology

1. A detailed Archaeological Management Plan (AMP) should be prepared for the site that includes an in-depth assessment of archaeological potential (possibly informed by remote sensing survey); an assessment of significance for potential relics; a summary of statutory requirements; policy and management guidelines; research questions that the site may address; and appropriate excavation methodologies should ground disturbance be undertaken. The AMP should specify the circumstances in which it will be necessary to obtain an excavation permit prior to ground disturbance works at the site.
2. Until the completion of the AMP, an application for an excavation permit must be made pursuant to Section 60 of the Heritage Act for any proposed excavation works within the areas of archaeological sensitivity illustrated in Figure 7.1, unless those works are covered by a gazetted Exemption (see below).
3. In some circumstances it will be appropriate for an application to be made for an Exemption from the need for an excavation permit under Section 60 of the Heritage Act for any proposed excavation works within areas of archaeological sensitivity. An example of a situation where an exemption might apply is where minor excavation works are proposed that would only result in minimal ground disturbance, or where the relics affected by the proposed works have limited archaeological research potential or make a limited contribution to the significance of the site (for example minor excavation works within the SHR boundary).
4. An appropriate on-site investigation strategy (an Archaeological Research Design) should be prepared and submitted to the Heritage Branch as supporting documentation for any excavation permit applications.
5. All development applications for works involving ground disturbance at the site shall be submitted with a Statement of Environmental Effects that considers potential impacts on the potential archaeological resource.
6. In relation to ground disturbance in areas identified as having archaeological sensitivity, suitable clauses should be included in all contractor and subcontractor contracts to ensure that on-site personnel are aware of their obligations in relation to the relics provisions of the Heritage Act.
7. Suitable clauses should be included in all leases to ensure that occupants are aware of their obligations in relation to the relics provisions of the Heritage Act.
8. If unexpected relics are exposed during works on the site, all works in the area should cease and the Heritage Branch, Office of Environment and Heritage, should be notified. The relics should be appropriately documented according to the procedures outlined in the Archaeological Research Design accompanying any application for an excavation permit and the AMP.
9. Subsurface disturbance should be minimised at the site in order to reduce the impact on archaeological relics.
10. Where works might be proposed in close proximity to known or likely archaeological sites but not actually directly affecting them, strategies should be put in place to ensure that the traffic of heavy machinery does not disturb or damage those sites.

7.4.19 Potential Aboriginal Cultural Heritage

1. An Aboriginal Cultural Heritage Assessment should be prepared for the site that assesses the potential for Aboriginal objects and other aspects of Aboriginal cultural heritage to survive there, and which contains recommendations for the future management of potential Aboriginal cultural heritage issues.
2. All relevant personnel, including lessees and contractors, should be made aware of their obligations under the *National Parks and Wildlife Act 1977* in relation to Aboriginal objects.
3. If Aboriginal objects are exposed during works at the site, works must cease and the Department of the Environment and Climate Change (DECC) notified. Works should only recommence upon completion of consultation with Aboriginal community representatives in a manner consistent with DECC Community Consultation guidelines.

7.4.20 Movable Heritage

1. A movable heritage inventory and assessment should be prepared to identify and evaluate the significance of early and original fixtures and furnishings held on site generally. A large movable heritage collection is located within the stables and this should be catalogued and assessed to determine which items have a specific association with Gledswood.
2. Once identified, items of movable heritage should be managed in accordance with their assessed grading of significance.
3. It is desirable that items with a strong historic connection with Gledswood be retained on site.

7.4.21 Intervention in Significant Elements

1. Removal of, or works which would adversely impact on, significant areas, elements or fabric, or other aspects of significance of the place, should only be permitted where:
 - the work makes possible the recovery of aspects of greater significance;
 - the work helps ensure the security and viability of the place;
 - there is no feasible alternative (for example to meet safety and/or legal requirements);
 - the area, element, fabric or other aspect of significance is adequately recorded and, where appropriate, interpreted; and
 - a full assessment of alternative options has been undertaken to minimise adverse impacts.
2. Where significant fabric must be replaced, original materials and their dimensions should be reconstructed so as to conserve their contribution to the heritage significance of the site and its relationship with other significant material.
3. Proposals for adaptation arising from the Building Code of Australia and other statutory compliance documents should be assessed carefully for impacts on heritage significance. Proposals involving high visual impacts and/or loss of significant fabric should be reconsidered, avoided, modified or partially implemented after consultation with relevant agencies and consent authorities.

4. Where the opportunity arises and in association with other development, elements identified as Intrusive in Tables 5.4 to 5.11 should be removed and, if necessary, replaced with sympathetic forms and compatible materials.
5. Should future development of the site require modification to any of the significant spaces or components of the cultural landscape, this should be preceded by a comprehensive archival recording of their fabric and configuration (see Section 7.4.15).
6. Any new fabric should be introduced in such a way that intervention in significant fabric and visual impacts is minimised.
7. New fixtures or fittings should be located and executed in materials and design details that are sympathetic to the original site configuration and significant materials and details.
8. Where new services are required to be carried across or through the site, these should be introduced discreetly to avoid damage to significant fabric and avoid visual impact on significant features.

7.4.22 New Development Adjacent to Significant Elements

1. New works adjacent to significant fabric may be possible provided that it respects the heritage significance of the cultural landscape of Gledswood and its setting.
2. New work should not obscure the understanding of significant original features or use patterns.
3. New work should respect the spatial and dimensional qualities and the fabric of significant elements.
4. New work should be identifiable as such and should not distort the interpretation of the place.
5. New fabric, structures or alterations proposed within the curtilage should be unobtrusive in regard to the significant views identified in Section 3.0.
6. In the event of infill development/new development in the farm group area of the estate south of the homestead group, new structures should respect the scale of development of the immediately surrounding built environment, including that of the homestead group, and should not negatively impact on key views.
7. New structures located within the view catchment and broader setting of the homestead should be recessive in design and respect the character of the site and its setting.
8. Any new development within the site should:
 - be in accordance with the guidelines shown in Figure 7.1;
 - not adversely impact on the cultural heritage values of elements identified as being of Exceptional, High or Moderate heritage significance;
 - not adversely impact on any potential archaeological resources of the site; and
 - contribute to the conservation of heritage values.

7.4.23 Required Conservation Works and Cyclic Maintenance

1. Tables 1 and 2 of Appendix A contain a series of monitoring and repair works that should be undertaken in the short to medium term for built and landscape elements and should be linked to any Heritage Agreement between the owners and the Minister. Urgent rectification works should be undertaken to arrest the deterioration of significant elements including resolution of water ingress in roof spaces and rising damp.
2. A cyclic maintenance strategy for the conservation of significant built elements associated with Gledswood should be developed and implemented by the owners, and should be linked to any Heritage Agreement between the owners and the Minister.
3. A cyclical maintenance strategy for the conservation of significant landscape elements associated with Gledswood should be developed and implemented by the owners; and should be identified as part of future development proposals for the site (see Table 3, Appendix A);
4. The cyclic maintenance strategy should be based on inspection of the homestead and its heritage curtilage by a person with appropriate expertise and experience. The location of all elements and services, as well as their current condition is required.
5. Regular inspection of Gledswood to identify required maintenance and rectification works should form part of a cyclic maintenance strategy. Areas of particular importance include site drainage, guttering, roofs, weathering of stonework and brickwork, paintwork, original joinery and general security.

7.4.24 Heritage Interpretation

1. The significance of Gledswood should be interpreted on site, concentrating on publicly accessible spaces, through the preparation of an Interpretation Plan. The Interpretation Plan would include a strategy phase to guide the interpretation, as well as a design and implementation phase.
2. The preparation and implementation of an interpretation plan should be linked to any Heritage Agreement between the owners and the Minister.
3. All culturally significant components of the cultural landscape of Gledswood should be interpreted.
4. The interpretive approach should be informed by the site's potential archaeological resources, including the results of any physical investigation of the site.
5. In order to reinforce the historical importance of the Gledswood gardens and grounds some careful reconstruction may occur including the structures of the former enclosed vinery compartment of the garden adjacent to the gardener's cottage, north of the former eastern entry drive.
6. The original/early character of the interiors of the homestead has been much altered and original fixtures and fittings have been lost. As the opportunity arises, the replacement of existing and interior finishes with those that better replicate authentic original or early finishes and fittings should be pursued.

7. The reproduction of original or early finishes and fittings, such as paint schemes, wallpapers, light fittings, mantle pieces, and floor and window coverings should be based on investigation of physical evidence (including paint scrapings), as well as historical photographs of the house.
8. The historic relationship between the homestead and associated outbuildings, including the former coach house and stables, the former convict gaol, the early stone gardener's cottage, the early privy and the later privy should be interpreted in such a way that their association can be understood.
9. The historic relationship between the homestead group and the later farm group should be interpreted in such a way that their association can be understood.

7.4.25 Undertake Archival Recording and Maintain Records

1. Archival recording should be undertaken before and during changes to the place and its individual elements. The preparation of an archival record should be linked to any Heritage Agreement between the owners and the Minister. The recording should be undertaken in accordance with the publication *Guidelines for Photographic Recording of Heritage Sites, Buildings, Structures and Moveable Items* (1998), prepared by the Heritage Office, Department of Planning.
2. Significant fabric and archival materials related to the development of Gledswood stored on site should be catalogued and a copy lodged with the Heritage Branch, Office of Environment and Heritage, or Camden Council.
3. Where significant fabric, fittings and/or finishes are proposed to be removed, a strategy should be developed to ensure that a representative sample of the fabric or fitting is recorded, catalogued and stored on site.

7.4.26 Further Research

1. To assist future use and interpretation of the site further historical research is recommended into the pastoral history and activities undertaken at Gledswood.
2. As part of implementing future conservation works at Gledswood an investigation of paint and other finishes should be undertaken in respect of the homestead and other significant buildings.
3. The undertaking of additional research should be linked to any Heritage Agreement between the owners and the Minister.

7.5 Consequences of Conservation Policy

Implementation of this policy will have the following consequences:

- the retention of significant heritage values, including social, aesthetic and historical; and
- the retention of evidence of, and ability to interpret, the historical association of the site.

This is to be achieved by policy requirements to:

- retain significant fabric to the fullest extent possible;

- undertake investigations and obtain expert advice and assessment;
- undertake conservation works and adequate maintenance;
- minimise heritage impacts;
- interpret the site; and
- undertake archival recording and maintain records of works undertaken.

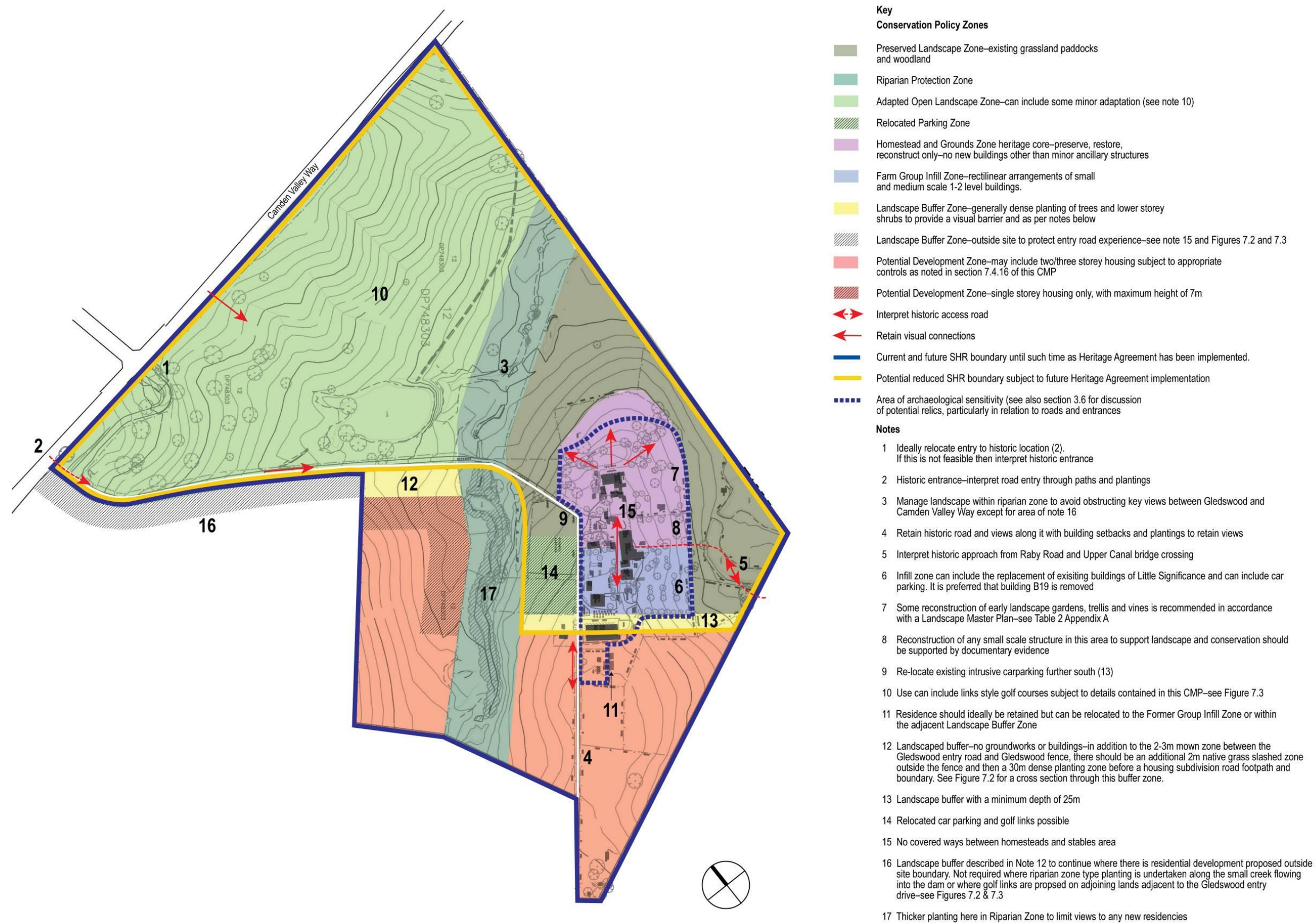
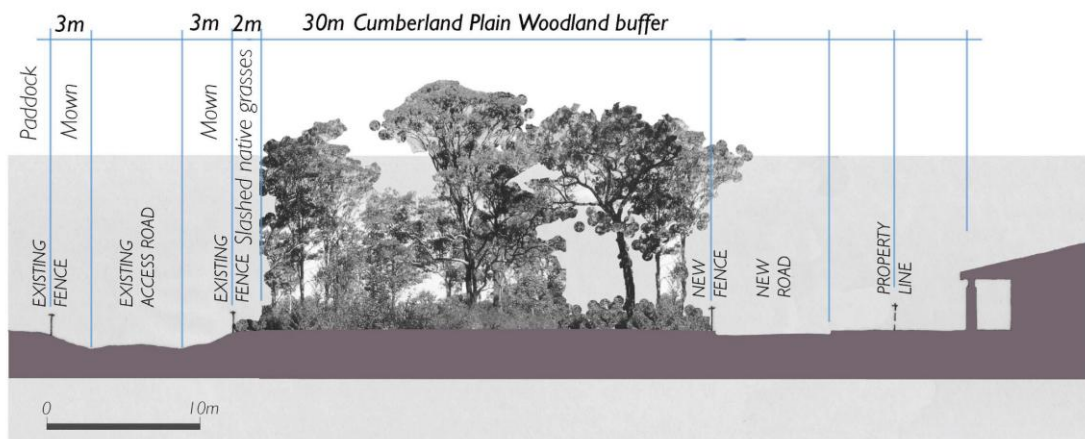
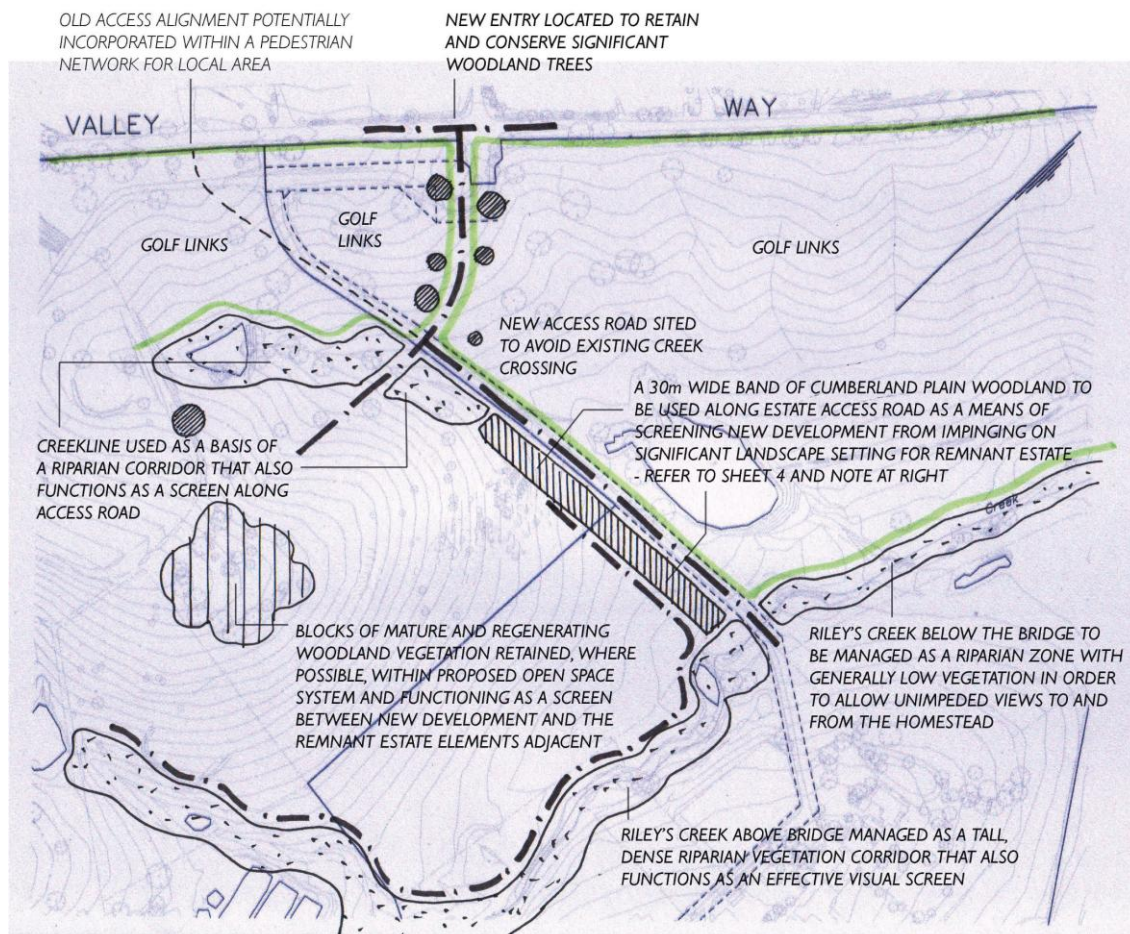
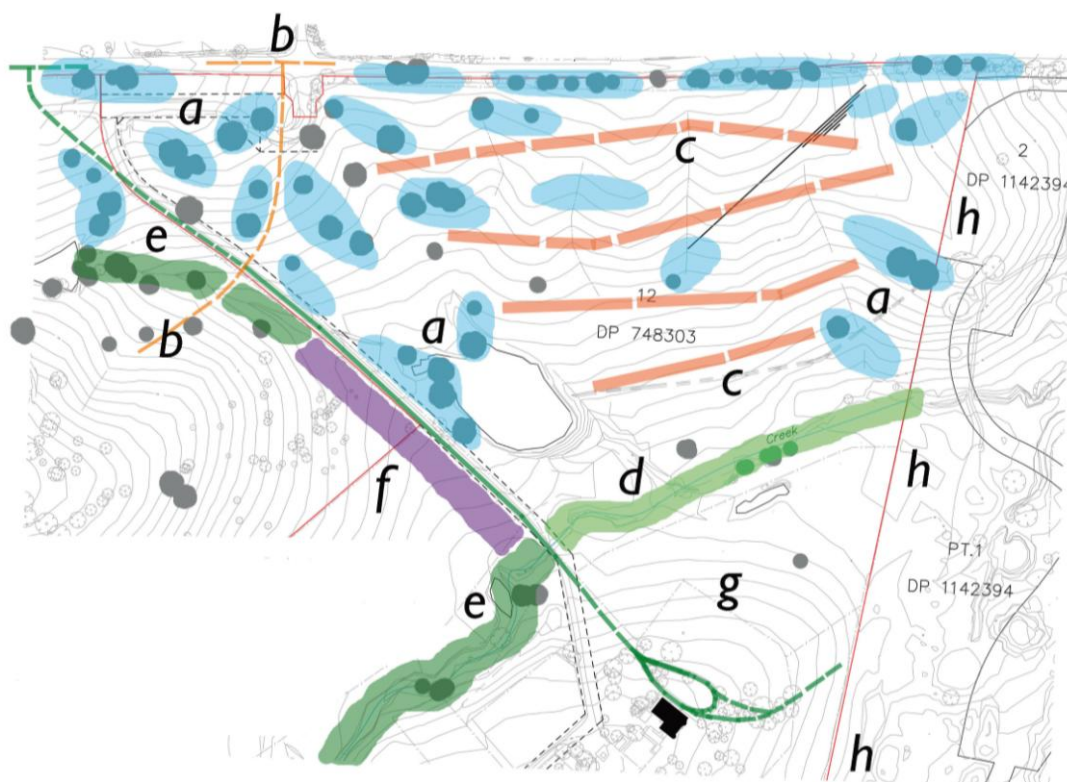


Figure 7.1 Appropriate conservation policies for Gledswood estate that should be read in association with Section 7.0 of this CMP. Not to scale.



Section through existing rural paddock near large dam through to proposed new residential subdivision

Figure 7.2 Landscape policy to protect the Gledswood entry road experience. Upper section plan shows landscape requirements to protect significant woodland trees near the entry from Camden Valley Way and to protect views along the entry road from any future housing development on the western paddock of Gledswood and on adjacent lands, using a combination of a 32m planting buffer (30m dense planting and 2m slashed grasses - see cross section) and a riparian corridor along the small creek that crosses the entry road.



- A** A long term conservation strategy for the landscape park should entail the retention of a density and distribution of woodland trees at least to the extent shown on the 1947 aerial photography (Appendix E). This could be achieved by fencing off 'lozenges' around mature trees as shown below and after substantial regeneration allowing a certain number of healthy saplings to progress to potential replacement trees. Drifts of individual trees should also be provided and these may need to be planted with individual fences or guards where farm animals are retained.
- B** New entry road.
- C** Indicative future golf fairways - these should be carefully sited along contours to minimise earthworks and be well integrated visually to avoid impacting the rural setting in views from the entry drive and the homestead.
- D** Riparian vegetation along Riley's Creek (below bridge) should be managed so that tall vegetation is restricted to a few clumps only in order to maintain clear viewlines from the homestead to the landscape park. This may entail avoiding Swamp Oak (*Casuarina glauca*) and using *Melaleuca* spp. for the taller vegetation.
- E** Other creeklines where a tall, dense vegetative cover is highly desirable & actively encouraged.
- F** Section of driveway where a 30m wide band of screening woodland is needed.
- G** The area beyond the homestead core and up to Riley's Creek should be retained as it is - an open rural landscape - without alteration or earthworks
- H** Where possible, development of the adjoining site should be undertaken sympathetically to the Gledswood side so that there is a seamless transition from one side to the other. Adjacent development should respect a principal landscape conservation objective for the remnant Gledswood estate by maintaining a generous, open rural landscape - without obvious signs of intervention - as an essential setting for the homestead core.

Figure 7.3 Landscape guidelines to retain the landscape character in north western paddocks of Gledswood, including the retention of woodland trees while allowing for a potential future golf links style use in the Adapted Open Landscape Zone (see Figure 7.1 and Section 7.4.15). Note that the golf links layout is indicative only.

8.0 Reference List

8.1 Legislation

Camden Local Environmental Plan No. 48, February 1992.

Environmental Planning and Assessment Act 1979 (NSW).

Heritage Act 1977 (NSW).

8.2 Heritage Advice

Australia ICOMOS Inc, *The Burra Charter: The Australian ICOMOS Charter for Places of Cultural Significance* 1999, Burwood Victoria 2000.

NSW Heritage Office, Heritage Information Series—Standard Exemptions for Works Requiring Heritage Council Approval, New Edition 2006.

NSW Heritage Office, Heritage Information Series—Minimum Standard of Maintenance and Repair, October 1999.

Heritage Council of NSW, NSW Historical Themes, October 2001.

8.3 Heritage Listings

Register of the National Estate—Database Report: Gledswood, Camden Valley Way, Catherine Field, NSW, Australia.

Register of the National Estate—Database Report: Gledswood Gardens, Camden Valley Way, Catherine Field, NSW, Australia.

State Heritage Inventory—State Heritage Register Database Report: Gledswood.

State Heritage Inventory—Camden LEP Database Report: Gledswood.

8.4 Reports and Historical Papers

Clive Lucas Stapleton and Partners, Former Gledswood Estate, Catherine Field Landscape Conservation Management Plan, prepared for Camden Council, November 2005.

Design 5 Architects July 2006, Denbigh Curtilage Study, prepared for McIntosh Bros Pty Ltd.

Godden Mackay Logan Pty Ltd, Kirkham Stables and Precinct Conservation Plan, prepared for the Sutton Group, June 1998.

Lyon, Doreen, Research notes on James Chisholm II. Gledswood file, Camden Historical Society; and Biographical Details on former members, NSW Parliament.

Norton Smith & Co, Chisholm Estate Papers [Mitchell Library O/150/99]

Tropman and Tropman Architects, Gledswood, Catherine Field Conservation Management Plan, prepared for Cadla PTY LTD, June 2003.

8.5 Published Sources

'A Tour to the South', *Australian Garden History Magazine*, Vol. 7 No. 4, January/February 1996, p 8.

'Garden Party at Gledswood', *Camden News*, 22 October 1896.

Horticultural Magazine and gardeners' and amateurs' calendar, Vol VII No. 74, February 1870, p 43.

Liston, Carol, Campbelltown, the bicentennial history, Sydney: Allen and Unwin, 1988.

8.6 Certificate of Title

Vol 1770 Fol 14.

Vol 1804 Fol 208.

Vol 6807 Fol 221.

Vol 8061 Fol 206.

Vol 11894 Fol 108.