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Dear Dr Blake,

**Submission – Support for Listing on State Heritage Register – ‘Glenlee’, 80 Boronia Parade, Lugarno**

I refer to your letter dated 12 July 2022 advising that the Heritage Council of NSW resolved, at its meeting on 5 July 2022, to give notice of its intention to consider listing ‘Glenlee’, 80 Boronia Parade, Lugarno (the Site) on the State Heritage Register (SHR) in acknowledgement of its heritage significance to the people of New South Wales.

Georges River Council wishes to express its support for the nomination for listing of the Site on the SHR. Council considers the conservation of the heritage significance of the Site a priority as demonstrated by the progress of a Planning Proposal (PP) to list the Site as a local heritage item in the Georges River Council Local Environmental Plan (GRLEP) 2021.

Council resolved to support the State listing at its meeting held 28 March 2022 where it resolved:

***ENV008-22 Planning Proposal PP2022/00002 - Lot 1 DP 10359 (80) Boronia Parade Lugarno - Request for Gateway Determination***

- (a) *That Council acknowledge the Heritage Assessment Report for Lot 1 DP 10359 Boronia Parade, Lugarno prepared by GML Heritage and the recommendation that the Site be listed as a local heritage item.*
- (b) *That Council support the listing of Lot 1 DP 10359 Boronia Parade, Lugarno as a local heritage item on the heritage schedule of the Georges River Local Environmental Plan 2021 which contains the appropriate provisions for protecting and managing the item.*
- (c) **That Council support the State listing of Lot 1 DP 10359 Boronia Parade, Lugarno.**
- (d) *That Council endorse the forwarding of Planning Proposal PP2022/0002 to the NSW Department of Planning and Environment (DPE) to request a Gateway Determination under Section 3.33 of the Environmental Planning and Assessment Act 1979 for an amendment to the Georges River Local Environmental Plan 2021 by:*
  - i. *listing Lot 1 DP 10359 Boronia Parade Lugarno as a heritage item in Schedule 5 Environmental heritage; and*
  - ii. *mapping Lot 1 DP 10359 Boronia Parade Lugarno as “Item – General” on the Heritage Map.*

### **GML Heritage Assessment Report**

The heritage listing of the Site at both a local and State level is supported by a detailed and comprehensive heritage assessment report prepared by GML Heritage Consultants, who were commissioned by Council to investigate the Site’s significance and whether it reaches the threshold for listing as a local and/or State heritage item. The GML report provides an assessment of the significance of the site in relation to natural and cultural landscape heritage, Aboriginal cultural heritage and built heritage, with recommendations based on the values identified and in line with statutory and best practice guidelines, namely the NSW Heritage Office (now Heritage NSW) guideline ‘Assessing Heritage Significance’ and the Australia ICOMOS Charter for Places of Cultural Significance, 2013 (the Burra Charter). The assessment of heritage significance has been undertaken against the NSW standard criteria for assessment of cultural significance.

The GML assessment found that the Site has cultural significance at the State level under the Assessment Guidelines (f) and (g) and at the local level under criteria (a), (b), (c), (d) and (e). Of particular relevance for the SHR nomination currently under consideration for listing are the findings of rarity and representativeness as summarised below.

**Criterion F (Rarity):** The site has cultural significance at a State level under this criterion. The GML Report states on page 169:



*Largely established in the early twentieth century, and developed by the Matthei family, Glenlee is a highly intact early European riverfront settlement with an associated cultural landscape. Despite subdivisions, Glenlee retains much of its original estate and is a rare example of an intact riverfront settlement in NSW. Glenlee house is a modest cottage which, despite later extension, is highly internally intact. The house also contains a significant movable heritage collection which encompasses material relating to the Matthei family and the Lugarno area across the twentieth century. The integrity of the interiors of the house and its collection are likely to be rare within Lugarno, and have potential to be rare within regional NSW.*

*The early orchards, vegetable gardens, fruit trees, and cultural plantings introduced by the Matthei family remain legible in the landscape and are revealing of early agricultural practices. The historic relationship between the house, grounds and river has been maintained, and the significant views to and from Georges River, and early access paths and stairs which lead to the river, have been conserved. Glenlee similarly retains evidence of significant marine activity including a jetty, boatsheds and remnants of a cable-pulley system which demonstrate the use of the river for transportation and attest to a significant period of oyster farming undertaken on the site. The integrity of the setting is rare in comparison to similar settlements which remain in NSW.*

**Criterion G (Representativeness):** For First Nation's heritage, the site has cultural significance at a local level under this criterion. For European heritage values, the site has cultural significance at a State level under this criterion. The GML Report states on page 170:

*The First Nations archaeological evidence, notably the grinding grooves set within the intact flowing creek, are good representative examples of the site type. The grinding grooves are deeply incised and easily identifiable; they hold good education potential to demonstrate past Aboriginal lifeways.*

*The high degree of integrity and intactness of both the house and its setting make the Glenlee site representative of an early European riverfront settlement, both within the Lugarno area, and NSW more broadly. Glenlee house is a typical Federation cottage, showing the regional preference for weatherboard construction. The introduction of the kitchen in the 1950s is typical of the adaptation of early houses to suit modern needs. The interior of the house is otherwise highly intact, retaining significant original fabric and a movable heritage collection which are representative of the typology, and of the evolution of regional housing more generally.*

*The grounds of Glenlee continue to communicate the site's early function, retaining remnants of the orchard, vegetable garden, and cultural plantings,*



*representative of both the self-sufficiency of the settlement, and the use of the land for commercial agriculture. The important relationship between the river and the settlement is seen in the retention of the jetty and boatshed, providing both transport and industry. The remnants of the cable-pulley system on the site, primarily the shed which housed the system's engine, is a key element which provides evidence of the oyster farming which occurred at the site until 1996. These marine elements are representative of the type and scale of infrastructure employed at oyster farming estates and of the techniques and means by which small growers conducted their farming.*

The GML assessment recommended that Council list the Site on Schedule 5 of the Georges River Local Environmental Plan 2021 (GRLEP), which Council is in the process of implementing by amending the GRLEP 2021 to list the Site as a local heritage item. The GML assessment also recommended that the Site be considered for State heritage listing.

In conclusion, Council strongly supports the consideration of listing Glenlee as a heritage item at the State level based on the findings of rarity and representativeness in the GML Heritage Assessment Report. Council supports the proposed Statement of Significance for Glenlee exhibited with the nomination for listing on the SHR.

Should you require any further information, please contact Molly Porter, Strategic Planner on (02) 9330 9581 or the undersigned on (02) 9330 6260.



Catherine McMahon  
**Manager Strategic Planning**

