

16 June 2021

Ms Gail Connolly  
General Manager  
Georges River Council  
PO Box 205  
Hurstville BC NSW 1481

By email: [mail@georgesriver.nsw.gov.au](mailto:mail@georgesriver.nsw.gov.au)

Assessment Officer: Larissa Ozog

Dear Ms Connolly,

**DA2021/0181 - Torrens title subdivision of one (1) lot into thirty one (31) residential lots, demolition works and the construction of new roads, drainage and tree removal - 80 Boronia Parade LUGARNO**

The National Trust of Australia (NSW) expresses its strong objections to the proposal to subdivide the single lot at the historic Glenlee property, Boronia Parade, Lugarno, into 31 residential lots, the demolition of all structures on the site (excluding jetty and boatshed), and the removal of 39 trees. This proposal ignores totally the significant heritage values of the site, and will (at its ultimate conclusion when 31 new dwellings are constructed) have a devastating environmental impact on a key element of the Georges River foreshore landscape.

**The proposal to subdivide this important land, and approve demolition of potentially significant structures without any formal heritage investigation or research, and the destruction of rare natural creeklines and recorded Aboriginal sites, must not be approved.**

**Heritage Values Ignored**

The historic *Lugarno Early Settler Cultural Landscape* (80 Boronia Parade and 3A Brewer Place, Lugarno) is listed on the National Trust (NSW) Register. Located on the eastern edge of the Lugarno Peninsula, on the foreshores of Boggypwell Creek (Lime Kiln Bay) and opposite Lime Kiln Head (Oatley Park), the listing records that the site:

- *Has historic significance for its association with the early settler families, the Heinrich, Matthei and Chislett families and the strong surviving evidence of their occupation and works.*
- *The Cultural Landscape has historic significance for its evidence of the use of Georges River as a transport route in the late nineteenth and early twentieth century for local residents and businesses and the survival of the wharves, boatshed and the MV Edelweiss (movable heritage).*
- *The Cultural Landscape has historic significance because of the presence of rare Aboriginal rock engravings on the Matthei property.*
- *The Heinrich Reserve and large areas of remnant native vegetation on the Matthei property have natural heritage significance.*
- *The Cultural Landscape has aesthetic significance for its scenic character and views to and from the Georges River and Lime Kiln Bay.*



- *Both the Heinrich Reserve and the Matthei property have research potential to yield information that will contribute to an understanding of Lugarno's cultural and natural history.*

The National Trust has long maintained that just because a site is not heritage listed does not mean it has no heritage value. The fact that the subject property is not listed on the Hurstville LEP 2012 is an anomaly, and this is made apparent when it is considered that on the northern side of the site, two items identified in Schedule 5 of the Hurstville LEP 2012 are listed, including item I61, "The Hermitage" at 1 Bayside Drive, and "Woodcliffe" at 12 Woodcliff Parade.

The *Hurstville Heritage Inventory* identifies "The Hermitage" as one of the oldest houses in Lugarno. It is a sandstone house completed in 1892 and has heritage significance because it is "associated with The Chislett family, a local family of flower growers who transported their goods to Como by launch and from there into the city by train to be sold at Searls in King Street and Miss Birmingham's in Oxford Street."

"Woodcliffe" as the oldest remaining house in Lugarno, and the first house to be built of brick in Lugarno. The *Hurstville Heritage Inventory* identifies that Adolph Heinrich purchased the property on 4th May, 1900, and that:

*"the property was developed with the aid of friends and employees... a road from Forest Road down to the house was built. A workshop, stables and boatshed were build, and later an orchard and garden with rockeries and stone paths. Some of these are now in the Bayside Drive Reserve, and beside some stone steps the inscription 'Adolph Heinrich 1900' may be seen."*

"Glenlee", the historic home on the subject site of this proposal, was built in 1910 after the property was purchased by the Matthei family. Together with "Woodcliffe" and "The Hermitage", it forms a key element of the historic significance of the site and in itself contributes to the significance of these other two listed heritage items.

**The "Glenlee" property is the only one of the three with the majority of its original land, setting, structures and river connection intact. Glenlee must be considered as a heritage item of the utmost importance, and an integral component of the Early Settler Precinct. The original house, its setting, and significant foreshore landscaping, will all be destroyed as part of this application.**

There is no question at all that this site is of heritage significance - whether it is listed or not is irrelevant. The Statement of Environmental Effects totally ignores these heritage values, and Council should insist that a Heritage Impact Statement be prepared as part of any application.

### **Environmental Impact**

The subject site is one of very high environmental and ecological value. It is a major contributor to the scenic significance of the Lime Kiln Bay and Boggwell Creek foreshores and the views toward it are an integral part of the Oatley Park Foreshore Scenic Walking Track. The site contains a large amount of remnant vegetation and mature plantings including tall Blackbutt eucalypt bushland, many of which will be destroyed should this application be approved. **Council must consider, as part of this application, the eventual impact upon the foreshore environment when the subsequent applications for 31 new dwellings are approved.**

Natural creeklines in sandstone bedrock, accompanied by Aboriginal axe-grinding grooves, which flow into Boggwell Creek will inevitably be destroyed as a result of this subdivision proposal. As the Lugarno Progress Association has identified, all of these elements work in combination, not isolation, and *"the property acts as a significant filter, protecting ecologically sensitive waterways from significant stormwater runoff from surrounding streets and provides a green corridor for locally rare Swamp Wallabies, Echidnas, Eastern Ospreys, Powerful Owls and other wildlife."* In the context of continuing environmental degradation and climate change, combined with the necessity to protect our remnant foreshore vegetation on the Georges River, these impacts alone should be reason to not approve this application.



## The Public Interest

The Statement of Environmental Effects claims that *“the proposed subdivision will provide smaller compliant lots in excess of 550 sq. m. within an area dominated by large dwellings on large lots, contributing to a variety of housing types and densities in the locality. Accordingly, the proposed development is considered to be in the public interest.”* The same document maintains that this proposal *“seeks to strike a balance between retaining the ecological qualities of the site whilst providing additional housing lots to meet the needs of the community.”*

**The National Trust maintain that nothing in this application can be considered to be in the public interest or which meets the needs of the community.** The obvious proposal for this site that would be in the public interest is for it to be made public land, with its environmental and heritage values properly maintained.

Under the proposed *Georges River Local Environmental Plan 2020*, the minimum lot size in the Foreshore Protection Area is set to increase to 700 sqm. The reasons for this are sound, and include topography constraints, increased setbacks, view sharing and, critically, character analysis. The current proposal does not meet these requirements and 25 of the 31 lots in the proposed subdivision would be below the minimum 700 sqm required. The eventual outcome of 31 new dwellings would have a major impact upon the character of this area which is defined by extensive foreshore planting.

## A Vision

The Georges River and its people have benefited greatly since “Peakhurst Park” was formed in 1887 when it was dedicated for Public Recreation by the NSW Government. In 1922, the name of this park was changed to Oatley Park, and today it forms a key part of the local environment and is used by residents from all over Sydney who come to enjoy its unique qualities. The Foreshore Walk of this park skirts the shores along Lime Kiln Bay and (with a proposed small section of boardwalk linking to Gannons Park) will extend all the way to the subject site of this application.

With a little vision, the dedication of this land to Public Recreation could be a fitting way to mark the 100<sup>th</sup> Anniversary of Oatley Park. The benefits are obvious, and this would truly be something “in the public interest” that would “meet the needs of the community.”

## Conclusion

This subdivision proposal, and its subsequent outcomes, will destroy this extremely important site with identified historic, environmental, Aboriginal, and cultural significance. It is not in line with the proposed aims of the Draft Georges River Local Environmental Plan 2020 and ignores the contribution of the land to the foreshore environment.

This site is unique. It must be properly assessed and considered for the values that it has.

This proposal must not be approved.

Yours sincerely,

David Burdon  
Director, Conservation

## NATIONAL TRUST REGISTER LISTING REPORT

CITY/SUBURB/TOWN	NAME OR IDENTIFICATION	ADDRESS OR LOCATION
Lugarno	Lugarno Early Settler Cultural Landscape	80 Boronia Parade and 3A Brewer Place

LGA:	Georges River Council	ABORIGINAL NATION:	The Bidjigal People of the Eora Nation
POSTCODE:	2210	PROPERTY INFORMATION	Lot 1 DP 10359 Lot 26 DP 232089 Lot 45 DP 237063 Lot 3 DP 573022 Lot 1 DP 793262
COMMITTEE:	Landscape Conservation Committee	GRID:	Lat: -33.98531 Long: 151.05165
AUTHOR:	Graham Quint	LISTING DATE:	

### STATEMENT OF SIGNIFICANCE

The Lugarno Early Settler Cultural Landscape has historic significance for its association with the early settler families, the Heinrich, Matthei and Chislett families and the strong surviving evidence of their occupation and works.

The Cultural Landscape has historic significance for its evidence of the use of Georges River as a transport route in the late nineteenth and early twentieth century for local residents and businesses and the survival of the wharves, boatshed and the MV Edelweiss (movable heritage).

The Cultural Landscape has historic significance because of the presence of rare Aboriginal rock engravings on the Matthei property.

The Heinrich Reserve and large areas of remnant native vegetation on the Matthei property have natural heritage significance.

The Cultural Landscape has aesthetic significance for its scenic character and views to and from the Georges River and Lime Kiln Bay.

Both the Heinrich Reserve and the Matthei property have research potential to yield information that will contribute to an understanding of Lugarno's cultural and natural history.

### DESCRIPTION

The Lugarno Early Settler Cultural Landscape is sited on the eastern edge of the Lugarno Peninsula, on the foreshores of Boggywell Creek (Lime Kiln Bay) and opposite Lime Kiln Head (Oatley Park).

Between 150 and 200 million years ago, Lugarno was the site of an active Maar-Diatreme volcano. The Lugarno Maar-Diatreme is marked on the Sydney Geological Survey of NSW. The circular hollow which is now Evatt Park

on the western side of Lugarno is the eroded crater with richer soil which was the site of orchards from the late 1870s. Volcanic breccia fragments could be found in the former market gardens till the 1960s, when the area was filled and grassed for a playing field. The creek flowing through the western part of Evatt Park has warm temperate rainforest with coachwood (*Ceratopetalum apetalum*) and Lilly Pilly (*Acmena smithii*). There are also large Forest Red Gum (*Eucalyptus tereticornis*) which do not occur elsewhere in the Georges River Council Local Government Area except at Oatley (Baker Street area) where the volcanic diatreme from Evatt Park continues.

Otherwise the Lugarno peninsula and the Cultural Landscape have Hawkesbury Sandstone vegetation of Sydney Red Gum (*Angophora costata*), Grey Gum (*Eucalyptus punctata*), Sydney Peppermint (*Eucalyptus piperita*) on sandy soils and Blackbutt (*Eucalyptus pilularis*) on clay lenses.

Along the foreshore, the Cultural Landscape is dominated by Grey Mangrove (*Avicennia marina*) with some smaller River Mangrove (*Aegiceras corniculatum*) and Swamp Oak (*Casuarina glauca*).

The Cultural Landscape consists of a portion of the former Heinrich property to the north which is now the Heinrich Reserve and to the south the Matthei Family property.

The former Heinrich Home “Woodcliffe” is to the west of the Cultural Landscape, at 12 Woodcliff Parade (Lot 33 DP 237063) surrounded by new subdivided development.

Directly opposite Heinrich Reserve is the former Chislett Family stone home Chiselhurst at 1 Bayside Drive (Lot 3 DP 793262).

The original Matthei Family home still survives on the Matthei property at 80 Boronia Parade (Lot 1 DP 10359). Also on the property are a number of farm outbuildings, an orchard, boatsheds and a jetty.

The natural creekline through the Matthei property has Aboriginal grinding grooves in the sandstone of the creekbed and “pot hole” in the sandstone beside the creek is believed to have been constructed by the Aboriginal people to store water and, using fire-heated rocks, to warm food.

## HISTORY

The area now known as Lugarno was originally the home of the Bidjigal group of the Eora Aboriginal nation.

Glenyss Barnham in Riverside Reflections – Memoirs of Lugarno states –

*“Huge mounds of middens found in the Lime Kiln Bay area, The Moons and at Soily Bottom (near Evatt Park) provide evidence of their settlement in the area. As late as 1936 a report by the Anthropology Department found there were still four extensive midden deposits at Soily Bottom, one deposit measuring 4.5 metres long, 2 metres wide and 1.5 metres deep. Caves in that area had aboriginal carvings, which sadly have been destroyed, and a cave in Margaret Crescent (removed for housing development) contained a spearhead in the cave floor.”*

The author of this report (Graham Quint) sighted and photographed an Aboriginal wall drawing beneath a rock overhang at the western end of the Evatt Park Creek in the 1980s while undertaking a National Trust Bushland Survey. In more recent years it was found that the Aboriginal painting has been sprayed with black paint.

The Lugarno Early Settler Cultural Landscape on the south-eastern shores of Lime Kiln Bay at Lugarno illustrates the early settlement activities of the Heinrich and Matthei Families. The Cultural Landscape also contains evidence of the activities of the neighbouring Chislett Family.

### ***The Heinrich Family***

Adolph Heinrich was born in Germany in 1853, and in 1874 he migrated to Australia. When he was thirty he married Caroline Fleishman in Brisbane who was a year younger than him, and also an immigrant from Germany. Their first child died, but in 1883 Ernest Ludwick Heinrich was born. By this time the Heinrichs were living at 12 Botany Street, Waterloo, where he had a bakery. In 1885 Adolph had a new bakery built in Henderson Road, Alexandria.

At the turn of the century he purchased the Henning grant, now measured to be 51 acres, 1 rood and 15 perches, which included a derelict house, which fishermen camped in. It was a brick house, and Mr. Heinrich began restoring it, travelling from Alexandria to do so. The home was named *Woodcliffe*, a name later given to the street in which it stands.

A large launch owned by Mr. Heinrich was called 'Edelweiss' and was one of the first launches fitted with electric light. 'Edelweiss' was built by Hayes Boatbuilders, Careening Cove, North Sydney, and the builders delivered the launch to Lime Kiln Bay under its own power. Mr. Heinrich also owned two other launches, and travelled to Sydney by sailing to Como, and then catching a train.

The property was developed with the aid of friends and employees, and a road was constructed from Old Forest Road down to the house. A workshop, stables, and boatshed were built, and later an orchard and garden, with rockeries and stone paths. Some of these are now in Heinrich Reserve in Bayside Drive, and beside the stone steps the inscription "Adolph Heinrich 1900" may be seen. Tennis courts, and three fowl houses were established where the houses in Bayside Drive now stand.

There was a well beside the house, and also an elaborate water supply system. Several tanks for catching rainwater were placed around the property, connected by pipes, and water was supplied to all parts of the property - even the boatshed. These tanks were bought at auction, and a trailer was made with wheels cut from the trunk of a tree. The bakery horses then hauled the tanks, loaded on this trailer, along the roads to Woodcliffe.

In 1914 Adolph Heinrich handed the bakery over to his son, and came to live in Lugarno.

The Heinrichs subdivided their 51 acre property into nine lots of about five acres each, and gradually sold them off at a price of about £300 each.

Lot 4 was transferred to Mr. Charlie Hoffman in 1923. He worked for Mr. Heinrich as a baker, and also assisted at Woodcliffe, as he was a good gardener (having had a nursery at Kogarah), and he did a lot of stone work on the Heinrich property. He built himself a three room house of mud, undressed timbers and corrugated iron, and grew seedlings. He could be seen travelling on his spring cart, or in his Ford truck.

The Heinrichs retained Lot 2 near Koorabel Street, which included Woodcliffe, and ran from Forest Road to Lime Kiln Bay.

### ***The MATTHEI FAMILY Matthei Family***

Otto Emil Matthei (known as Emil) was born in Hamburg, Germany, on the 6th September, 1862, the younger son of Wilhelm Matthei, who was a merchant shopkeeper. On the 19th October, 1886 he married Anna Marie Sonksen (known as Marie) in Hamburg. Twins were born, but lost, then on the 30th July, 1890 William was born. The family then migrated to Sydney via England, arriving early in the summer of 1891.

Emil had been trained as a woodturner and patternmaker, and had brought two references with him, but after arriving in Australia the family went to work at Mr. Broinowski's orchard at Wedderburn, Emil doing general work, and Marie doing housework.

In 1892 they moved to a house in Queen Street, Campbelltown, where Marie took in lodgers and laundry, assisted by Mrs. Percival, who was formerly a Ladies Companion to Mrs. Broinowski. Emil worked at the Yeranderie silver mine in the Burratorang Valley, returning home at weekends, sometimes on foot. Another son Hans Emil Matthei was born on the 3rd November, 1892.

Emil found work in his trade with Davies Sheppard, so the family moved to a terrace house in Codrington Street, Darlington, and then in 1895 he worked as a branch manager of the Australian Needlewood Pipe Co. Ltd., of 658 George Street, Sydney.

The family moved to Paddington, where Marie's laundry employed three girls, and William assisted by delivering laundry before and after attending school at the Albion Street School.

After a move to Dolls Point the boys Hans and Will attended the Sans Souci School. Hans in the 7th grade, aged 12 was a pupil-teacher, and Will went on to Kogarah High School for a few years. Emil was now working at Wunderlich's, which he continued until 1915. He became a naturalized Australian citizen in 1904, and in the same year took out an oyster lease in Lime Kiln Bay.

The Matthei's had come to the Lugarno Pleasure Grounds by paddle steamer from Como for a Sunday School picnic. Emil liked the area, and decided to settle here. In 1905 he became the caretaker for the City Bank of the land previously owned by Geddes, and lived in a five roomed house painted with tar. He decided that the boys could make a living by fishing and oyster cultivation and took them out of school. Hans and Will also conducted fishing parties up the George's and Woronora Rivers. Emil was still working at Wunderlich's, rowing to Como railway station every day.

In 1908 Emil bought land, and added to his holdings as he could afford it, buying ten acre lots at about ten pounds per acre. In 1910 'Glenlee' was built, and a small orchard was developed.

The Matthei's enjoyed entertaining guests, and a German Zither Club met in their home. Through this club Will and Hans met the Horn sisters of Peakhurst whom they later married: Will married Dora in 1914, and Hans married Ruby in 1916.

In 1912 Will went to Western Australia as a Fisheries Inspector, and in 1913 Hans was apprenticed to Mr. Patterson, a builder of Hurstville, and in 1916 he built a home at Oatley, and made the dining and bedroom furniture for his new bride.

In 1920 the Lugarno Estate was subdivided. Boronia Parade ran through the estate. Mr. Sam Lawrence constructed this gravel road at a cost of four hundred pounds, which ran from Lime Kiln Road (later re-named Woodlands Avenue) in a northerly direction. In 1922 Hans moved to Lot 2, Boronia Parade.

The Lugarno and District Progress Association was formed in 1922, and Hans took the post of Treasurer, while his mother Marie was Secretary.

In 1923 Emil and Marie returned to Germany to visit their families, and found them disastrously affected by massive inflation.

Hans continued working the oyster lease and the boatshed for his father, and also developed a business building weatherboard houses in the district. In 1929 he built himself a new home on Forest Road. The Depression struck in 1930, and Hans had to look for other work as his business declined. He made wooden model aeroplanes of Smithy's 'Southern Cross' and 'Southern Cloud' which were sold to Farmers department store in Sydney, and he cut firewood from his own land for Packham's Bakery in Hurstville.

Hans and Ruby had three girls - Marie, Betty and Cathlyn, and two sons - Bill and Alan. All have settled in Boronia Parade except Betty, who went as a missionary to Ghana.

### ***The Chislett Family***

George Edward Chislett had a boot shop in Newtown. He bought five acres of land from John Henry Geddes on the 8th April, 1892. In 1894 this land passed to George Edward Chislett Jr.

William Cross was the caretaker of this property from 1895 to the turn of the century. Mr. Chislett senior built the stone house known as Chiselhurst, which now has the address No. 1 Bayside Drive. George Chislett Junior lived in the weatherboard house, with his wife Amy, until his parents died. He then moved into the stone house. The weatherboard house was then let as a holiday house from time to time, and one tenant was Alice Stuckley at £1 a week in 1926.

The Chisletts were flower growers. The flowers were taken by launch to Como, and from there into the City by train to be sold at Searls in King Street, and Miss Birmingham's in Oxford Street.

A lot of work was done in stone on the property. The land sloping down to Lime Kiln Bay was terraced, and stone paving put down. Two wells were sunk - one well, some terraces and paving may be seen in the reserve in Bayside Drive, and the larger well near the house provided the stone from which the house is constructed.

Later the wife of Mr. Chislett Jr. died and he re-married. His second wife was his nurse in a hospital in Hurstville. After Mr. Chislett Jr. died she sold the property to Mr. Horrie Martin and B. Craig, and about 1950 Mr. Horrie Martin's son and his wife came to live there. It was known as Craig's Nursery, then Martin's Nursery but had the name The Hermitage on the gate.

### **BIBLIOGRAPHY**

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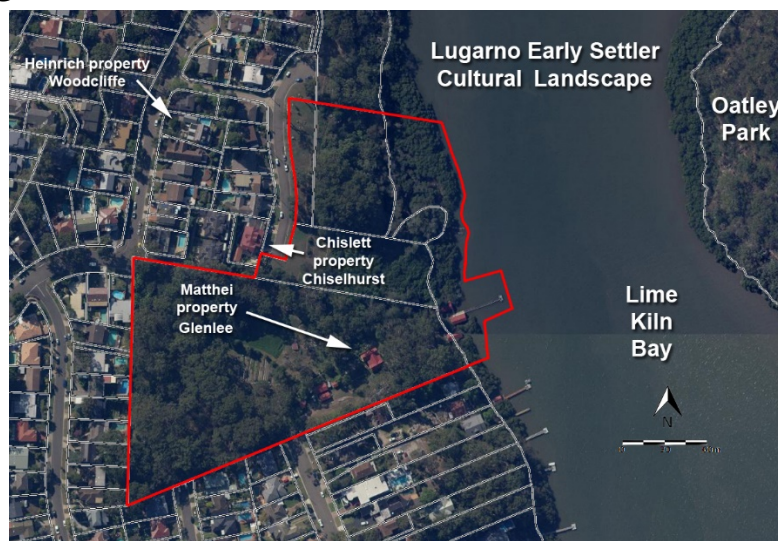
*"Ferries and Farms – A History of Lugarno"*, Graham Blewett,

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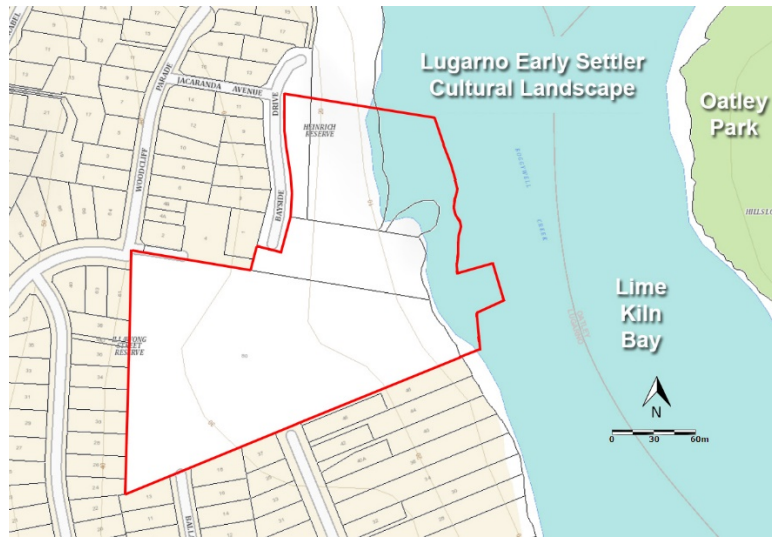
*Notes on the History of Lugarno*, Arthur Hyndman Rowlands, 1970s

*"Archaeological Reconnaissance Aboriginal Sites 1936 Port Hacking and Georges River"*, Sutherland Shire Library

### **LOCATION OF LISTING**







**PHOTOGRAPHS:**



**'Glenlee' 1914 (Photograph: Sutherland Shire Library)**



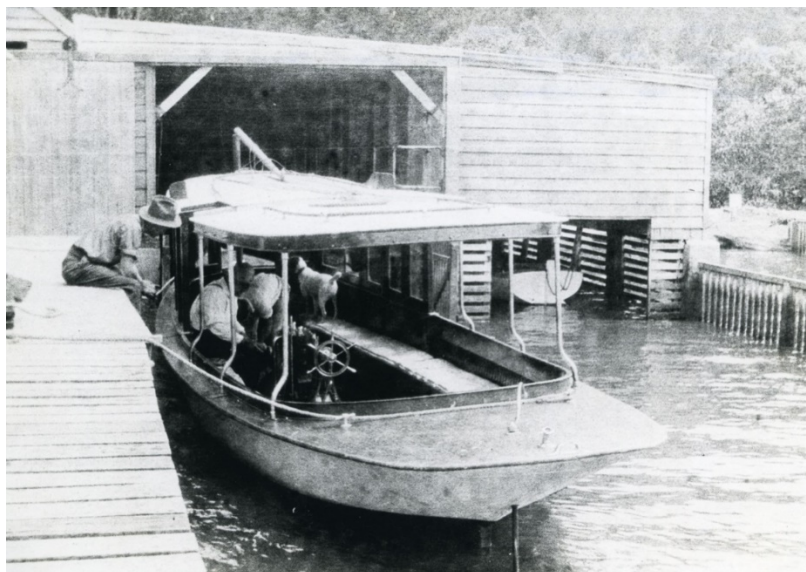
**Caretaker Sam Pearce at 'Woodcliffe'  
(photograph: Georges River Libraries Local Studies)**



**Lugarno Zither Society**  
(photograph: Georges River Libraries Local Studies Collection)



**Afternoon Tea at 'Glenlee', 1926**  
(Photograph: Sutherland Shire Library)



**Heinrich's boat Edelweiss on Lime Kiln Bay, c1900**  
(photograph: Georges River Libraries Local Studies Collection)



**Edelweiss restored, in Geelong, Victoria  
(Photograph: Mark Dye, Steamboat.com.au)**



**'Edelweiss' during refit  
(Photograph: Mark Dye, Steamboat.com.au)**



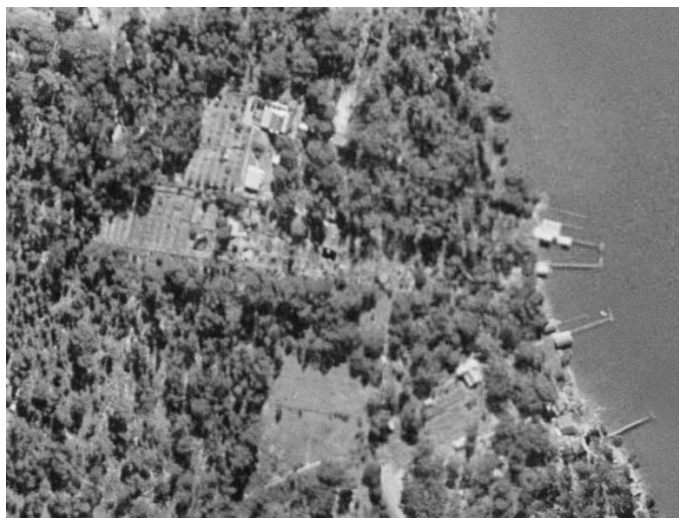
**'Edelweiss' interior  
(Photograph: Mark Dye, Steamboat.com.au)**



**'Woodcliff', Heinrich Family Home and Orchard, c1920**  
(photograph: Georges River Libraries Local Studies Collection)



**Summerhouse, Woodcliff**  
(photograph: Georges River Libraries Local Studies Collection)



**Chislett Nursery, 1943**  
(Image: Six Maps)