

The Homestead, Georges Hall



Figure 1 The Homestead December 2023. Image: Ross Thornton

Conservation Management Plan

February 2024

Prepared for Hope Point School



Suite C2.09, 22-36 Mountain Street, Ultimo NSW 2007
Tel: (02) 9211 2212 www.jpand.com.au

Issue	Purpose	Date
A	75% Draft for client review	February 2024
B	90% Draft for client review	01/05/2024
C	Final Draft for client review	03/06/2024
D	CMP - Final	10/07/2024

Table of Contents

1.0 Executive Summary	4
1.1 Sites for this Study	4
1.2 Summary Statement of Significance	4
1.3 Key Findings	4
1.4 Critical Recommendations	5
2.0 Introduction	6
2.1 Outline of Tasks Required to be Undertaken in Brief	6
2.2 Definition of the Study Area	6
2.3 Methodology	9
2.4 Limitations	10
2.5 Identification of Authors	10
2.6 Acknowledgments	10
3.0 Documentary Evidence	11
3.1 Thematic History	11
3.2 Chronology of Development	32
3.3 Development of the site in the twentieth century	35
3.3 Historical Themes	36
3.4 Ability to Demonstrate	39
4.0 Physical Evidence	41
4.1 Identification of Existing Fabric	41
4.2 Analysis of Existing Fabric	50
Past Archaeological Discoveries	62
4.4 Assessment of Views and Vistas	64
5.0 Assessment of Cultural Significance	72
5.1 Comparative Analysis	72
5.2 Definition of Curtilage	79
5.3 Review Against State Heritage Register Criteria	80
5.4 Statement of significance	80
5.5 Grading of Significance	80
6.0 Constraints and Opportunities	96
6.1 Constraints Arising from the Statement of Significance	96
6.2 Issues Arising from the Physical Condition	96
6.3 Statutory and Non-Statutory Listings	97
6.4 Commonwealth and State Legislation	97
6.5 Opportunities	99
7.0 Development of Conservation Policy	101
7.1 Introduction	101
8.0 Conservation Policies and Guidelines	103
8.1 Definitions	103
8.2 Policies	103
9.0 Implementing the Plan	112
9.1 Policy Implementation	112
10.0 References	114
10.1 Glossary	114

11.0 Appendices	115
11.1 State Heritage Register listing	115
11.2 Minimum Standards of Maintenance and Repair	115

1.0 Executive Summary

1.1 Sites for this Study

This study covers the site of The Homestead at Georges Hall. The property is located at 42a Beale Street, Georges Hall, NSW, 2198 and has an alternate address of 1a Lionel Street, Georges Hall NSW 2198. It is described as part Lot 101 DP8275302. It is within the City of Canterbury Bankstown Local Government Area and is currently owned by HopePoint Church Property Overseer Pty Ltd.

1.2 Summary Statement of Significance

The Homestead site at Georges Hall is of state significance. It has important associations with the Johnston family of Annandale. It was the second Johnston house built in this area with the first house being affected by flooding. The location of The Homestead on the rise above the river and floodplain, and the design of the house with an encompassing verandah demonstrate the settlers' adaptation to their environment.

The Homestead building is evidence of the earliest known permanent settlement in the area and is the oldest remaining house in the Bankstown district. It is a substantially intact, well-proportioned and finely detailed colonial Georgian building which retains characteristics typical of its period and style.

The site contains a Bills horse trough from c. 1930 that has local significance.

1.3 Key Findings

- 1 The Homestead at Georges Hall is of State Significance as evidence of one of the earliest surviving estates in the Sydney Basin and the earliest known surviving building in the Bankstown area. It is associated with the Johnston family as 300 acres at the site was granted to George Johnston. The Johnston family was significant in Australia's colonial history through the development of the suburb 'Annandale', colonial expansion, pastoral interests and political activity.
- 2 The House is a rare and unusual example of a colonial Georgian house. Whilst there have been alterations over time, the original form and arrangement of the building can still be easily read. There is much extant original fabric. Restoration work carried out in the early 1990s was generally sympathetic.
- 3 The architect of the House has not been determined, however based on the date of construction and the aesthetic similarities to other houses, it is possibly a project by John Verge and John Bibb who took over the practise when John Verge retired in 1837.
- 4 There are several phases of development: the original work from 1837, a major refurbishment c.1911 which added Federation-style detailing to the property, significant alteration and addition works from the late 1940s to the late 1950s associated with the hostel and aged care functions and a phase of more recent development from the late 1980s associated with Church and school works. Works in the 1990s included the reversing of some previous unsympathetic developments and restoration works on the Homestead building.
- 5 Whilst contributions to the significance of the site have been made in all periods, the earlier period works are considered of the greatest significance and as such should take precedence when interpreting the property.
- 6 The site reflects the cultural, social and economic aspects of the colony at the time of its construction and those aspects particularly of the pastoral class at that time can be interpreted by looking in detail at The Homestead.

- 7 There are two small outbuildings and archaeological remains associated with the house. The site also contains recent buildings associated with the church, school and pre-school.
- 8 There are some significant landscape elements to the property, notably the interpreted carriage drive and the grassed and treed expanse in front of the house. Both these items and the open grassed area to the rear of the house which contains the outbuildings are significant for providing a setting for the house.
- 9 Whilst most of the site is covered by Permanent Conservation Order No.448, (Refer 5.2 Definition of Curtilage) the different elements within the site are considered to have different levels of significance. (Refer 5.5 Grading of Significance)

1.4 Critical Recommendations

1. An accurate survey of the site should be undertaken by a registered surveyor to reflect the current circumstances. This should include the location of archaeological deposits where known.
2. Appropriate uses need to be found for the Homestead building that support its care and maintenance and allow for public access and education whilst protecting and enhancing its heritage values.
3. A masterplan should be undertaken for the whole site to determine appropriate uses, the infrastructure needed to support those uses, suitable locations for any new building elements that may be required and to set out site specific design guidelines for any proposed new built elements.
4. The existing heritage fabric of the Homestead and its associated outbuildings and archaeology should be maintained and intrusive elements within or attached to these buildings should be removed where practicable.
5. The construction of new buildings on the site should be kept to a minimum with the preference being the adaptive re-use of the existing buildings where practical. If new buildings are required, they should be sited and designed so as not to visually impact on the built elements that are of exceptional, high or moderate heritage significance.
6. Before any excavation is undertaken anywhere on the site, an archaeological assessment must be undertaken. If this concludes that there is evidence of potential archaeological sites, then an Archaeological Survey should be undertaken to determine whether an archaeological excavation is recommended.
7. If a new intrusive element is essential within buildings or areas of heritage significance to support a new use, the new intrusive element should be confined to within existing elements that have been assessed as being intrusive or of low significance.
8. Victorian and later additions may be considered for removal if desired, subject to the appropriate heritage approvals. All elements of the colonial Georgian building must be retained.
9. The link building between the Homestead and the school buildings should be removed.
10. Provide interpretive material for the site that details the history of the site and buildings. Interpretive material should not intrude on the views of the house and should be legible by the public.
11. This Conservation Management Plan should be adopted by the owner as the key management tool for the site. It should be made available to the public.

2.0 Introduction

2.1 Outline of Tasks Required to be Undertaken in Brief

JPA&D Australia Pty Ltd was engaged by HopePoint School to inspect the site and review existing documentation to provide an updated Conservation Management Plan (CMP).

2.2 Definition of the Study Area

This Conservation Management Plan (CMP) relates to the site of The Homestead. The property is located at 42a Beale Street, Georges Hall NSW 2198. It has an alternate address of 1a Lionel Street Georges Hall NSW 2198. Since amalgamation in 1995 it is now described as part Lot 101 DP8275302. It was previously described as part Lot 2 and part Lot 3 DP 306393 (also being land in C.T. Vol. 2558 Fol.242) and part Lot 230, D.P. 12034 and land in Vol. 6044, Fol.180. It is within the City of Canterbury-Bankstown Local Government Area and is currently owned by HopePoint Church Property Overseer Pty Ltd. and operated by HopePoint Church part of the Four Square Gospel denomination.

The site includes the historic homestead building, some small outbuildings associated with the house, a hostel building from 1959 now used for education activities and several more recent structures associated with the church and school. The house is listed as an item of State significance on the NSW Heritage Inventory. The site is within the Local Aboriginal Land Council area of Gandangara.



Figure 2: Location Plan (Sixmaps 2023)



Figure 3: Aerial View. Subject site edged in red. Heritage curtilage shaded yellow and areas recently added shaded blue. (Sixmaps 2024 with edits by JPA&D)

At the time of the gazetting of the Permanent Conservation Order in 1989, the site was made up of part Lot 2 and part Lot 3 DP 306393 (also being land in C.T. Vol. 2558 Fol.242) and part Lot 230, D.P. 12034 and land in Vol. 6044, Fol.180. As part of the Development Application for the preschool in 1995, the site was amalgamated into one lot, being Lot 101 DP827530. This included additional property acquired since the 1989 Permanent Conservation Order. These areas of the site are shown in blue in Figures 3 and 4 and do not form part of the heritage curtilage.

The Homestead building sits at the centre of the site with the reconstructed carriage drive to the north, two associated outbuildings to the south and church and school buildings to the east and west. There is a car parking area to the south that is entered from Beale Street. There are also entry gates to the grounds from the west end of Lionel Street which are not regularly used. There is a drainage easement to the north east of the site that runs from Henry Lawson Drive to Lionel Street.



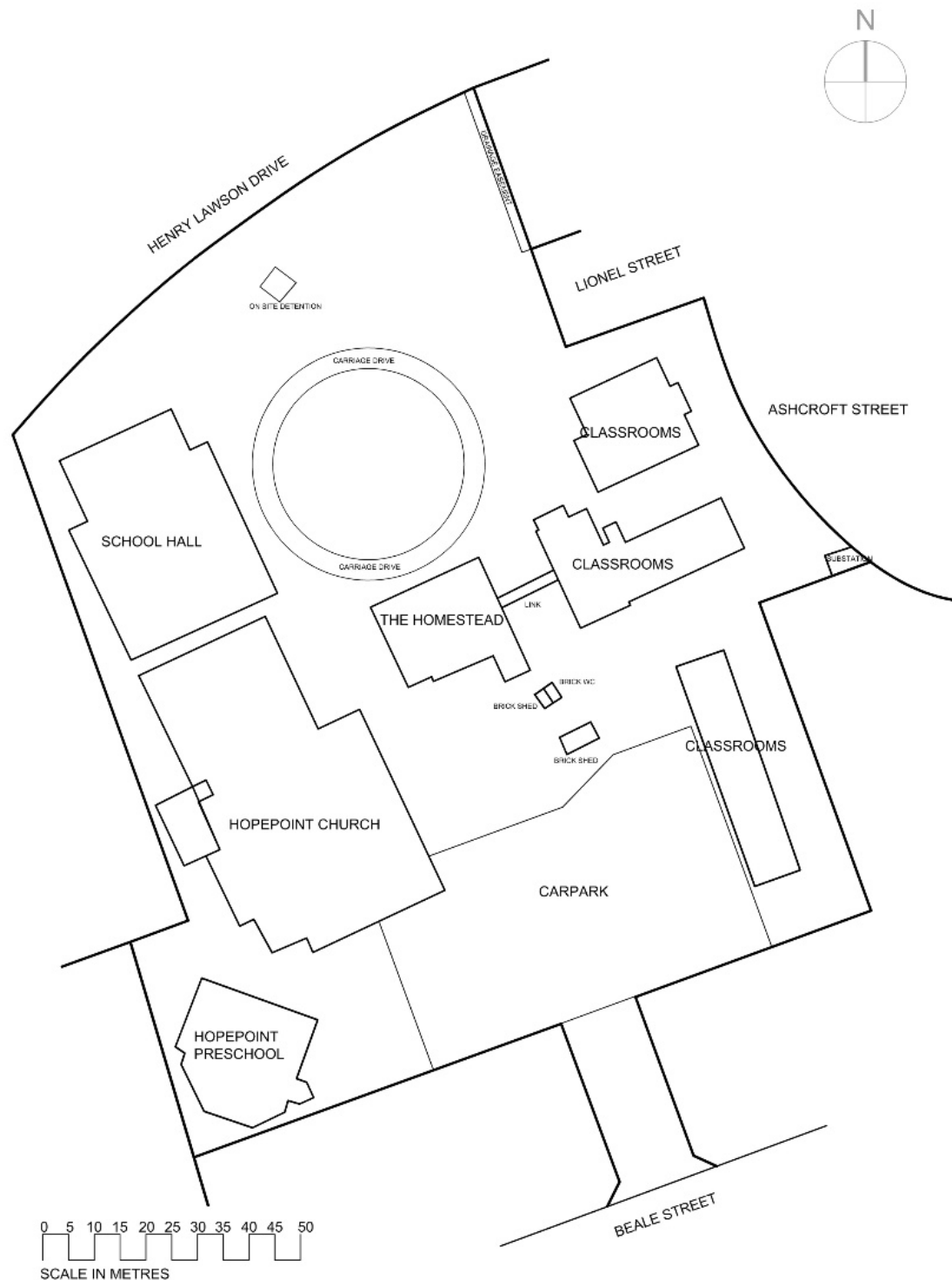


Figure 5: Site Plan (JPA&D 2024)

2.3 Methodology

The development of this Conservation Management Plan (CMP) involved a visual inspection and photographic survey of the site which was undertaken by Dr Jennifer Preston and Mr Ross Thornton on Wednesday 13th December 2023. An inspection was undertaken on Tuesday 18th March 2024 to inspect spaces not previously accessible and a further site visit was undertaken on Tuesday 30th April 2024 to inspect elements visible after the previous tenant had vacated. No invasive investigation was carried out on the site. The information gathered during the site visits has been used to inform this CMP.

A review of secondary texts listed at 10.0 References of this document were the basis for this Conservation Management Plan. Most significant amongst these are the “Report on The Homestead formerly known as Georges Hall” by Lester Tropman and Associates November 1987 and “Georges Hall Homestead Conservation Study 1990” by Noel Bell, Ridley Smith & Partners.

This Conservation Management Plan follows the general guidelines in J. S. Kerr, *The Conservation Plan*, National Trust of Australia (N.S.W.), 7th Edition 2013 and *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 2013. The format for this Conservation Management Plan follows the format set out in *A Suggested Table of Contents for a Conservation Management Plan*, July 2002.

2.4 Limitations

This study is limited to the site bounded by the curtilage as defined by Permanent Conservation Order 488 under the NSW Heritage Act, 1977 (Refer to Figure:97). The sub-floor space and Room G07 were not able to be accessed and some flooring was not inspected due to recent floor coverings.

2.5 Identification of Authors

This Conservation Management Plan was written by Dr Jennifer Preston from JPA&D Australia Pty Ltd. Jennifer is prequalified for heritage work under the NSW State Government scheme for Consultants in Construction and is listed on the Heritage Consultants Directory of NSW Environment and Heritage. Jennifer is a registered architect and is the current chair of the Australian Institute of Architects (AIA) NSW Heritage Committee.

All other contributors to this CMP are also from JPA&D Australia Pty Ltd. Emily Saunders is a registered architect with heritage experience who assisted in the preparation of this report.

All authors support the statement of significance and conservation policies contained in this document.

Photographs were taken by Ross Thornton, Architect unless otherwise noted.

2.6 Acknowledgments

We acknowledge the Bediagal of the Dharug language group who are the traditional owners of the area on which the site is located.

We also acknowledge and thank Pastor Katrina Bossard and Mr Steve Baker for their assistance.

3.0 Documentary Evidence

3.1 Thematic History

The thematic history below relates to the themes that are detailed in the table under 3.3 Historical Themes. These themes have been taken from the State Heritage Register listing for the property.

3.1.1 Introduction

The following history has drawn on several sources including Lester Tropman and Associates, *Report on The Homestead*, dated November 1987 and NBRSP Georges Hall Homestead Conservation Study 1990.

3.1.2 Environmental Context

The site is located near the junction of what is now the Georges River and Prospect Creek. The Georges River is salt water, being the main tributary of Botany Bay. Prospect Creek is a freshwater creek which becomes brackish and tidal as it nears the Georges River.¹

Prior to World War Two the eastern side of Prospect Creek, towards Bankstown was 'tea tree scrub' with *Melaleuca decora* and *Melaleuca nodosa*, with a greater variety of species of shrubs than on the normal clay soils found in Sydney.² It is probable that the area of the subject site was Turpentine -Ironbark Forest.³

Following World War Two, the area underwent considerable development. Today the area along Prospect Creek at the junction with Georges River, now known as Garrison Point, contains threatened ecological communities of River Flat Eucalypt Forest with Cumberland Plain Woodland in areas along Henry Lawson Drive.⁴

3.1.3 Indigenous and Contact History

Prior to the arrival of Europeans, the northern side of Georges River and around Prospect Creek was occupied by members of the Dharug language group. Here they caught fish and prawns and gathered mussels and oysters. People of the Dharawal language group lived on the southern side of the Georges River. They ground axes, spear heads and cutting blades on rocks near Little Salt Pan Creek and these grinding grooves remain evident today.⁵ The rivers and creeks were heavily populated before European settlement and the Europeans came later to this area than to other parts of Sydney, due to the difficult terrain.⁶ It was not until 1795 that Bass and Flinders sailed up the Georges River from Botany Bay to Liverpool.⁷

With European settlers depriving Aboriginal people of their hunting grounds and food sources, Aboriginal people began to conduct raids on farms. By late 1797 Governor Hunter had put "defenders and watchmen" in place to counter Aboriginal raids, including one at Georges River.⁸ Following a period of relative calm, raids by Aboriginal people began again in 1801. Governor King issued a government and general order in May permitting anyone to shoot at "bodies of natives" in three districts around Sydney including Georges River and Prospect Hill.⁹ But by late that year Pemulwuy and other Aboriginal warriors were causing so much concern that King created new military garrisons and reinforced others across the Cumberland Plain. This included a detachment

¹ Heather Goodall and Allison Cadzow, *Rivers and Resilience: Aboriginal People on Sydney's Georges River*, UNSW Press, 2009, p28.

² Doug Benson and Jocelyn Howell, *Taken for Granted : The Bushland of Sydney and Its Suburbs*. Kangaroo Press, P77.

³ Doug Benson and Jocelyn Howell, *Taken for Granted : The Bushland of Sydney and Its Suburbs*. Kangaroo Press, P50.

⁴ Mirambeena Reserve Plan of Management, 2021, P27 https://hdp-au-prod-app-cbnks-haveyoursay-files.s3.ap-southeast-2.amazonaws.com/4316/3574/2208/Mirambeena_Reserve_Plan_of_Management.pdf

⁵ Merle Peters, *The Bankstown Story*, , 1969, p7

⁶ Goodall and Cadzow, 2009, p31

⁷ Goodall and Cadzow, 2009, p36

⁸ Gapps, 2018, p135.

⁹ Gapps, 2018, p146.

based near present-day Bankstown on the Georges River with a sergeant, a corporal and six privates, while a sergeant and four privates were located at George Johnston's farm near Prospect Creek.¹⁰ There was a period of relative calm but incidents still occurred near the Georges River. In August of 1804 a settler was attacked on her farm on the south side of the Georges River about 8 kilometres from George Johnston's farm.¹¹ By April of 1805 things had gotten worse and King announced that "detachments from the New South Wales Corps" would be sent to the other settlements for the protection of the settlers.¹² A few days after King's announcement, Magistrate Samuel Marsden received word that a group of Aboriginals from the Prospect area wished to meet with him to discuss reconciliation. Marsden went to the 'brush' near Prospect but refused to assist with reconciliation until they gave up the names of the warriors who had killed stockmen and settlers and guided troops to them. After several days, information was provided to him and he agreed that the people gathered at the "brush" could for the moment remain protected. Early in May a general order was published in the Gazette:

A number of natives, composed of families well known about Prospect and Parramatta, with some strangers from the Cow pastures having put themselves under the protection of the magistrates at Parramatta, and are sit down at the brush between prospect and Geroge's River, they are not to be molested in that situation; some of them having accompanied a party to apprehend the murderers of the two settlers and the two stockman.¹³

Stephen Gapps has deduced that the 'brush' was likely to have been Shortland Brush which is now part of Mirambeena Regional Park, near the Landsdowne Bridge on Prospect Creek.¹⁴ If this is correct then the area was 6 kilometres or less from the country home of George Johnson.

From 1804 there are contemporary reports of large groups of Aboriginal people, including women and children, taking corn, blankets and clothing from settlers. This occurred across the Sydney Region, including in the "vicinity of the Georges River".¹⁵ By 1805 Governor Philip Gidley King had issued a government and general order declaring that the "uncivilised insurgents" near "Parramatta, Georges River and Prospect Hill" were to be driven back by gunfire.¹⁶

Some of these raids were likely to have been led by Pemulwuy. Pemulwuy was a Bidjigal man of the Eora nation who spoke a dialect of the Dharug language. Pemulwuy led raids on settlers at Prospect, Toongabbie, Georges River, Parramatta, Brickfield Hill and the Hawkesbury River.¹⁷ He was most visible in the areas where European settlement was causing most disruption, such as the vicinity of Prospect Creek, rather than in his own country further south.¹⁸ Bill Gammage observes that "his totem, like his name, was *bhimul*, earth. That was what he was defending."¹⁹

¹⁰ Gapps, 2018, p151.

¹¹ Gapps, 2018, p165.

¹² Gapps, 2018, p173.

¹³ The Gazette, May 1805, quoted in Gapps, 2018, p178

¹⁴ Gapps, 2018, p178

¹⁵ Stephen Gapps, *The Sydney Wars: Conflict in the Early Colony 1788-1817*, Newsouth publishing, 2018, p4.

¹⁶ Gapps, 2018, p5.

¹⁷ J. L. Kohen, 'Pemulwuy (1750–1802)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/pemulwuy-13147/text23797>, published first in hardcopy 2005, accessed online 8 February 2024.

¹⁸ Goodall and Cadzow, 2009, p43

¹⁹ Bill Gammage, *The Biggest Estate on Earth: How Aboriginies Made Australia*, Allen & Unwin, 2011, p129.

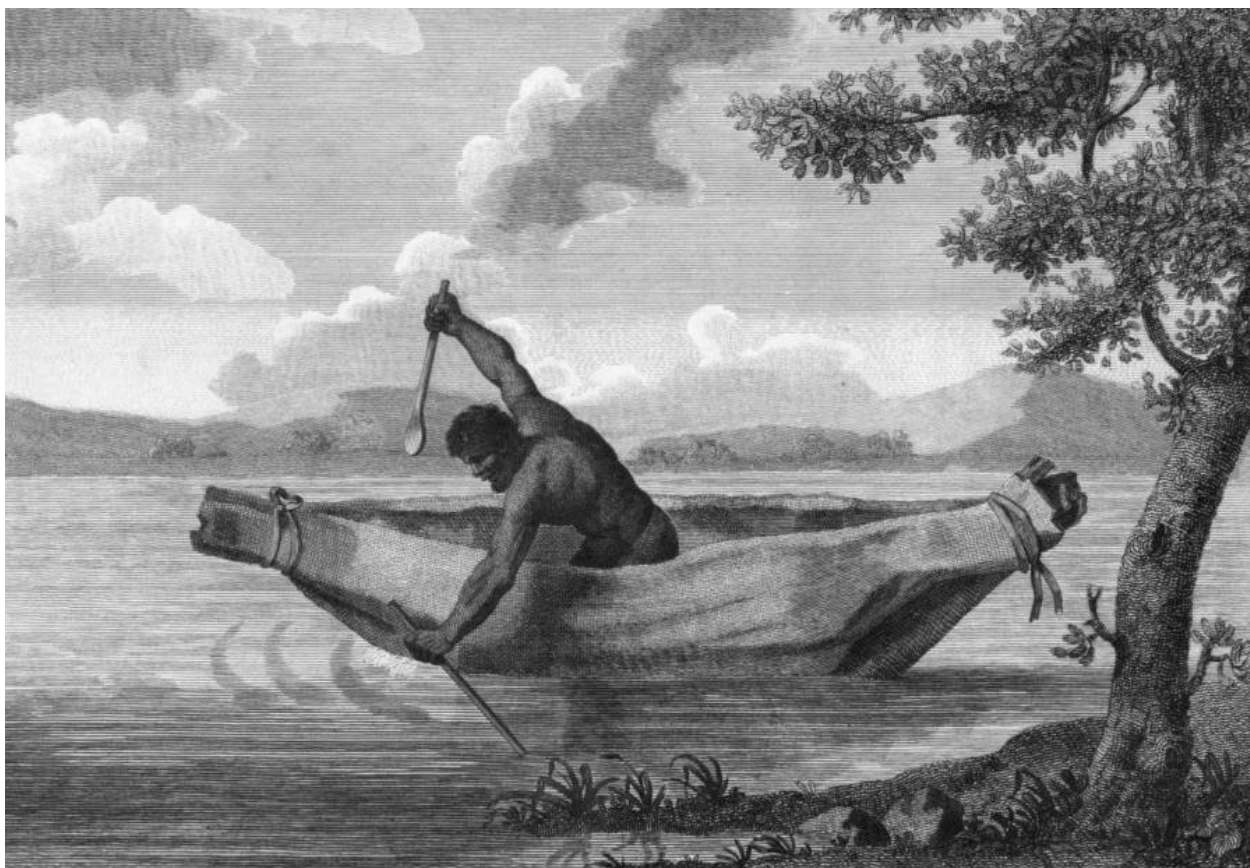


Figure 6 An engraving of Pemulwuy by James Grant
National Library of Australia, from Grant's *The narrative of a voyage of discovery, performed in His Majesty's vessel the Lady Nelson, of sixty tons burthen, with sliding keels, in the years 1800, 1801 and 1802, to New South Wales, 1803 – nla.cat-vn2312357*

Raids and assaults continued. Pemulwuy's son Tedbury, also known as Tjedboro, participated in an attack on a settler's farm on the Georges River in 1809.²⁰ The *Gazette* put forward the view that the 'atrocities' of this time were 'for the most part confined to the hordes about the Georges River.' It would seem that the Aboriginal warriors found the rugged and difficult area around the river provided good bases for raids into the settlements and on the roads and farms to the west and south of Sydney.²¹

Aboriginal occupation and Aboriginal history in the area did not end with the dominance of the Europeans. King Bungerry and his wife Betsy were amongst the Aboriginal people who remained in the district for many years.²² In the period from 1920 to 1940 there were camp communities living along Prospect Creek and Aboriginal people are remembered living on Prospect Creek near Fairfield into the 1960s.²³

3.1.5 European History – The Early Land Grants

An exploratory journey up what is now known as the Georges River from Botany Bay was undertaken by George Bass and Mathew Flinders in 1795.²⁴ They reported favourably on the river and the surrounding countryside to Governor Hunter. This prompted a trip some fifteen months later up the river by Governor Hunter and George Johnston to investigate the upper reaches. A further trip was undertaken overland by the two men about a month later, travelling as far as the

²⁰ J. L. Kohen, 'Pemulwuy', ANU, 2005.

²¹ Gapps, 2018, p193.

²² Merle Peters, *The Bankstown Story*, 1969, p7

²³ Goodall and Cadzow, 2009, p135, p162

²⁴ Mathew Flinders, *A Voyage to Terra Australia*, London 1814, p.xcvii

site of the current Lansdowne Bridge over Prospect Creek.²⁵ At the end of 1797, Hunter reported to Lord Bathurst, The British Colonial Secretary that he had settled Marines in the area and named it Banks' Town in honour of Joseph Banks, with the river being named after King George III.

The first land grant in the area was to George Bass of 100 acres on January 1, 1798 and named New Tallerman.²⁶ The second grant, also of 100 acres, was to Mathew Flinders which he increased by purchasing an additional 300 acres and named the property Wolds Estate.²⁷ Neither Bass nor Flinders worked their land and the grants eventually reverted to the Crown.

During his tenure, Governor Hunter granted 3427 acres of land along the Georges River, mainly to marines, military widows and ex-convicts. Many of these settlers attempted to cultivate their land. The earlier favourable impressions of the district were deceptive however as the river was prone to flooding and its banks were marshy. Many of the settlers had maritime rather than agricultural backgrounds, the area was isolated and incidents involving the local Aboriginal people sometimes resulted in the burning of crops. All these factors combined to make cultivation and settlement of the land challenging for the Europeans.

Four months after Bass and Flinders received their land grants, Governor Hunter granted 172 acres to Captain (later Lieutenant Colonel) George Johnston of the Royal Marines, on April 6, 1798. The original grant to Johnston comprised 3 parcels of land; 12 acres at Marquee Point, 70 acres next to 'Strong Farm' which he named Johnstons Flats and 90 acres above 'Red Bank' which he named Davids Banks.²⁸

On the 12 acre lot at Marquee Point, near the present-day Henry Lawson Drive and Beatty Parade, Johnston had a timber farmhouse built which he named "Georges Hall". In 1804 an additional 60 acres adjoining this property was granted to Johnston by Governor King. This land had reverted to the Crown in 1801 from Obediah Ikin's 1799 grant.²⁹

²⁵ Merle Peters, *The Bankstown Story*, 1969, p7.

²⁶ Bankstown Historical Society Journal, January 1986.

²⁷ Bankstown Historical Society Journal, January 1986.

²⁸ Merle Peters, *The Bankstown Story*, 1969, p17.

²⁹ Jaqueline Davies et al, *West of the River Road*, Towrang Publications, 1979, p82.



Figure 7: Joseph Lycett, *View of the Georges River*, 1819 SLNSW

Johnston lived with his wife Esther Abrahams at the large family home 'Annandale' Farm in the parish of Petersham and the lands along the Georges River and Prospect Creek became their country estate. The original Johnston residence in this area appears to have been a simple timber farmhouse and can be seen in the sketch by Joseph Lycett. (Refer Figure 4). It became an unofficial military outpost with one sergeant and four privates stationed there in 1801. Johnston lost his first crop of wheat to a flood in 1800 and he lost 400 sheep to a flood in 1809.³⁰

In 1809 the farmhouse of George's Hall was used as an administration centre to conduct the census. Garrison Point obtained its name from the garrison of soldiers that were stationed here to ensure the safety of Lt Colonel Johnston as he conducted the census in the area.³¹

George Johnston (1764-1823)

George Johnston was born on 19 March 1764 at Annandale, Dumfriesshire in Scotland, the son of Captain George Johnston, who was aide-de-camp to Lord Percy, later Duke of Northumberland. The Duke later secured for Johnston junior a second lieutenancy in the 45th company of Marines on 6 March 1776. After serving several years overseas, he was promoted to first lieutenant. Following ongoing service and six months in England to recover from injuries, he sailed in the *Lady Penrhyn* with the marine detachment in the First Fleet, leaving Portsmouth on 13 May 1787. Johnston's future wife, Esther Abrahams, was a convict on the *Lady Penrhyn*.

Johnson was appointed Governor Arthur Phillip's aide-de-camp on arrival in Sydney Cove, a role he continued to hold under Governor Hunter. He was promoted in 1790 to captain-lieutenant, and in January 1800 to brevet major. During his service in the colony, he often held positions of responsibility including as commanding officer of the corps during the long absences from Sydney of Lieutenant-Colonel William Paterson. In 1800 he was sent to England under arrest for illegal trading in spirits, but he was not brought to trial and returned to Sydney the next year.

³⁰ Merle Peters, *The Bankstown Story*, 1969, P9.

³¹ Frances Pollon, *Book of Sydney Suburbs*, Angus and Robertson, 1990, p. 107

On 26 January 1808 Johnston assumed the lieutenant-governorship and arrested Governor Bligh. This incident became known as the Rum Rebellion. In deposing Bligh, Johnston claimed he was doing the will of the people. Accompanied by some of their supporters Macarthur and Johnston returned to England, where Johnston, who had been promoted lieutenant-colonel in May 1808, was court-martialled in June 1811 for his role in the 'Rum Rebellion'. Johnston was found guilty of mutiny and cashiered out of the military, losing his commission and rank. The Colonial Office in response to Johnston's appeals, based on his lengthy past services and strongly backed by Hunter, provided him with a passage to New South Wales, where he arrived on 30 May 1813.

By June 1820 Johnston was in failing health and deeply distressed at the loss of his eldest son George, who had been killed in a riding accident on the Macarthur property at Camden Park. He died on 5 January 1823 and was buried in the Greenway-designed family vault at Annandale Farm.³²

The Sydney Gazette reported:

DIED—On Sunday night last, at his seat at Annadale, GEORGE JOHNSTON, Esq. after a severe but rather short indisposition. This Gentleman is well remembered by the oldest inhabitant, and very much respected in private life. As Lieutenant Colonel of the 102d Regiment (New South Wales Corps) his name will be handed down to posterity, blended with that of Australia having assumed the reigns of administration, for a short interval, during the memorable colonial inter-regnum. A large family remain to deplore a fond Parent's deprivation.³³

Farming and grazing activities had occupied much of Johnston's attention since May 1793 when he received his initial grant of 100 acres (40 ha), Annandale Farm at Petersham, from Lieutenant-Governor Grose, despite a policy that officers were not to engage in farming. In a letter from England dated 2 September 1803, conveyed to Governor Paterson, the commander-in-chief had now given permission for the officers to engage in farming. By 1801 Johnston had land grants totalling 602 acres (244 ha) at Annandale and Bankstown, with 160 acres (65 ha) sown in wheat and maize, grazing livestock including 7 horses, 27 horned cattle, 136 sheep, 85 goats and 29 hogs. Twice in 1804 the Gazette recorded presents to Johnston from his old commander and patron, the Duke of Northumberland, including a fine stallion and some Teeswater ewes and a ram. A grant of 2000 acres (809 ha) at Cabramatta conveyed Governor King's gratitude for his part in quelling the 1804 Castle Hill insurrection, and in April 1817 he wrote enthusiastically of the pastures included in his pioneering 1500-acre (607 ha) grant from Governor Macquarie near Lake Illawarra. All told Johnston had received grants amounting to 4162 acres (1684 ha). In Johnston's will of 1821, he left the George's Hall property to his son David.

³² A. T. Yarwood, 'Johnston, George (1764–1823)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/johnston-george-2277/text2925>, published first in hardcopy 1967, accessed online 14 February 2024.

³³ Family Notices The Sydney Gazette and New South Wales Advertiser (NSW : 1803 - 1842) Thu 9 Jan 1823 P3



Figure 8 Lt Col George Johnston 1810 Robert Dighton SLNSW

Esther Abrahams (1767-1846)

Esther Abrahams was a Jewish milliner. On 30 August 1786, aged 20, she was sentenced at the Old Bailey, London, to seven years transportation for having tried to steal twenty-four yards of silk lace, valued at 50s. She was pregnant when she was sent to Newgate prison and on 18 March 1787 gave birth to a daughter who she named Rosanna. On 3 May 1787 Esther and Rosanna were mustered among the convicts on board the *Prince of Wales* but were later transferred to the *Lady Penrhyn*. On board she met Lieutenant George Johnston, and after the landing at Sydney Cove became his de facto wife. On 4 March 1790 she gave birth to their first son, George Johnston junior, who was baptized, and two days later she accompanied Johnston to Norfolk Island. In May 1791 she returned with her son to Sydney and two years later, in 1793, her sentence expired. In the following years, Esther and Johnston had 6 more children: Robert born 1792, Julia born 1796, David born 1798, Maria born 1800, Isabella born 1804 and Blanche born 1806. During her husband's absence in 1800-02 and 1811-1813 while he stood trial in London, she lived on the grant at Georges River and administered the estates, including making arrangements for a substantial fence to be built on part of the Marquee Point land in 1812.³⁴ In 1809 she received a land grant of 570 acres (231 ha) near Bankstown, which was reconfirmed in 1813. This land also became part of the George's River Estate. When her husband returned after his court-martial, she moved back with him to Annandale House.³⁵

From 1800, Esther used 'Julian' instead of Abrahams. Her 1809 land grant was made under this name and bills were drawn by the Treasury to her for the sale of grain and meat. A year after George returned to the colony, he and Esther married, at Concord on 12 November 1814, Esther using the surname Julian. The marriage was celebrated by Reverend Samuel Marsden and witnessed by Rosanna and her husband Isaac Nichols. When Johnston died on 5 January 1823, he bequeathed to his wife 'Esther Johnston or Julian' the estate of Annandale for her natural life.

In the 1828 census she appeared as a free settler in possession of 2460 acres (996 ha), but the years were beginning to take their toll. In 1829 her son Robert instigated court procedures to have her declared insane and unable to administer her estates. The jury found her 'insane, but having lucid moments', for she was then probably becoming senile. The jury also found that 'Robert Johnston, the eldest surviving son, was not heir at law' and application was made to the Supreme Court to appoint trustees for Esther's estate. She retired to George's Hall at the George's River, now the property of her son David, where she died on 26 August 1846. She was buried in the Annandale family vault, and when it was demolished, her coffin was transferred to the new Johnston vault at Waverley Cemetery.³⁶

³⁴

³⁵ G. F. J. Bergman, 'Johnston, Esther (1767–1846)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/johnston-esther-2276/text2923>, published first in hardcopy 1967, accessed online 13 February 2024.

³⁶ G. F. J. Bergman, 'Johnston, Esther (1767–1846)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/johnston-esther-2276/text2923>, published first in hardcopy 1967, accessed online 13 February 2024.



Figure 9 Esther (Abrahams) Johnston, National Museum of Australia

George Johnston Junior (1790-1820)

The lands owned by the Johnston family were further expanded by a grant of 100 acres to George Johnston Jr by Colonel William Paterson on 7th April 1809. Patterson had been made acting Governor after the deposing of Governor Bligh. The grant was cancelled by Governor Macquarie who granted it again to George Johnston Jr four years later, on 1st November 1813 and included in the new grant the old road to George Johnston Snr's property. The lands were named 'Foveaux's Gift'.³⁷

A further expansion of the Georges River lands occurred on 31st August 1819 with a grant by Governor Lachlan Macquarie to George Johnston Jr of 650 acres in the vicinity of Milperra, south of the current Bankstown airport. The properties were administered by various members of the Johnston family and they also employed an overseer named George Platt who had come to the colony as a free settler in 1792. George junior and David both shared the agricultural interests of their father and both were on friendly terms with Governor Macquarie.

George Jr. had held the position of superintendent of herds and stock until his death in 1820. As he had not married, had no children and had not left a will, his estates reverted to the Crown on his death. George Snr applied to have the lands released to him so that his son's debts could be paid.³⁸

David Johnston (1798-1866)

David Johnston was appointed superintendent of herds and stock for the colony by Governor Macquarie the day after his brother George's death. The government stock stations were at Cawdor and Brownlow Hill in the Cowpastures so Georges Hall would have been relatively convenient. On George Johnston Snr's death in 1823, David inherited the Georges Hall property and the Georges River lands which had further increased by 100 acres with the acquisition of Thomas Jamison's property.

In 1828, the Georges Hall property at Marquee Point comprised 372 acres of which 100 acres was cleared and 30 acres cultivated. It had an overseer and ten servants. The property had been left to David in his father's will of 1821. It was however often referred to as his "seat at Georges River".³⁹ The suburb of Georges Hall is named after this property.

David Johnston married Selina Willey in February 1836 and the couple resided in Georges Hall and used the land for grazing. David and Selina had eight children, with seven surviving to adulthood: Esther (1838), Selina (1840), David Frederick (1841), George Robert (1843), Eliza (1845), Julia (1849) and Arthur Alfred (1854).

In 1837 David purchased the nearby 100 acre grant of George Bass and the 300 acres of Matthew Flinders. The land on which Georges Hall stood was prone to flooding and this is the likely reason that they had a new house constructed on higher ground. In 1836 the Reverend Richard Taylor of St Luke's, Liverpool, was visiting the area and noted that the recently married David Johnston was constructing a new house on a more commanding site. This dates the construction of The Homestead to 1836-1837.⁴⁰ Today this house is known as The Homestead. The original Georges Hall was leased out.⁴¹

In 1842 David also applied to a Special Board of Inquiry regarding 170 acres that had been promised to his father by Governor Macquarie but the promise had never been fulfilled. The land was officially acquisitioned and called George's Flats. David also purchased Andrew

³⁷ Jaqueline Davies et al, *West of the River Road*, Towrang Publications, 1979, p82.

³⁸ Jaqueline Davies et al, *West of the River Road*, Towrang Publications, 1979, p83.

³⁹ Jaqueline Davies et al, *West of the River Road*, Towrang Publications, 1979, p83.

⁴⁰ Reverend Richard Taylor, *Diary of residence in New South Wales, 12 June 1836-19 February 1839*. Mitchell Library Call no. A 3816

⁴¹ Jaqueline Davies et al, *West of the River Road*, Towrang Publications, 1979, p83.

Cunningham's 100 acres and James Masterton Pennington's 120 acres which are now part of Bankstown Airport. A map of the area from 1843 shows David owned most of the land from Lansvale to Revesby, a total of 2253 acres then valued at £6000.(Refer figure 8).

David's wife Selina died in 1863 - "On Saturday, the 5th December, at her residence, George's Hall, near Liverpool, Selina, the beloved and affectionate wife of David Johnston, Esq., after a long and painful illness, leaving a bereaved husband and family, and a large circle of friends to mourn their loss, aged 52 years."⁴² David died three years later in 1866, as the Empire newspaper reported:

David Johnston, Esq., of George's Hall, near Liverpool, died on Sunday last, at the residence of his brother, Captain Robert Johnston, Annandale, after an illness of but two days duration. His complaint was congestion of the liver coupled with influenza. The deceased gentleman, who was a native of the colony, was the third son of the late Lieutenant Colonel Johnston, whose prominent connection with the early history of Australia is well known. Mr. Johnston was a gentleman held in the highest respect by all sections of the community, and his unexpected death will cast a gloom not only over a large circle of friends, but on colonists of all classes, as, from his active habits, he was widely known, and was very highly esteemed, and by none more so than by his numerous tenantry, to whom he was a most kind and considerate landlord. His funeral will take place on Thursday, in the family tomb at Annandale.⁴³

On his death, David left in his will his large land holdings to be divided between his children by the Trustees. Two sons, George Robert and Arthur Alfred inherited the Georges River Estates, consisting of 1064 acres, as joint tenants. David Frederick who was living in Bundaberg, Queensland gave his share to his younger brother George Robert in 1869.

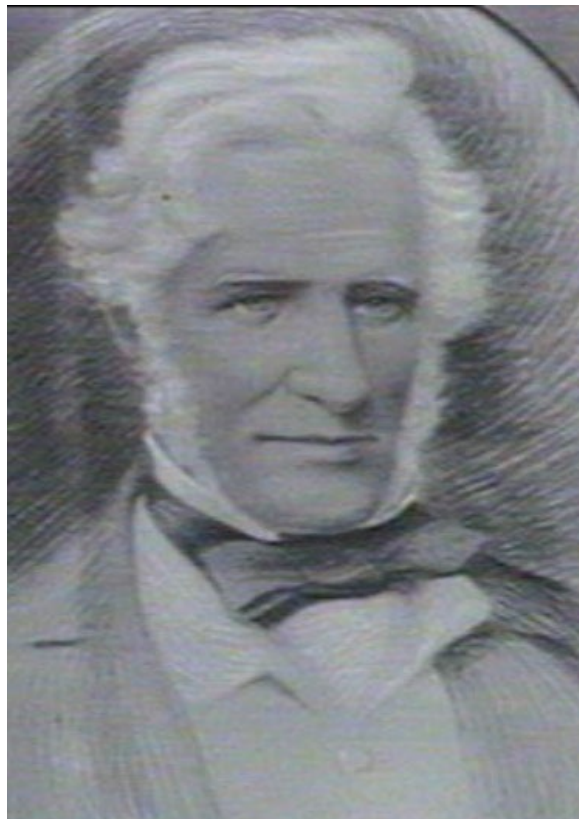


Figure 10 David Johnston SLNSW

⁴² *Empire*, "Family Notices" Tuesday 9th December 1863, P1.

⁴³ *Empire*, "Obituary" Tuesday 5th June 1866, p 4

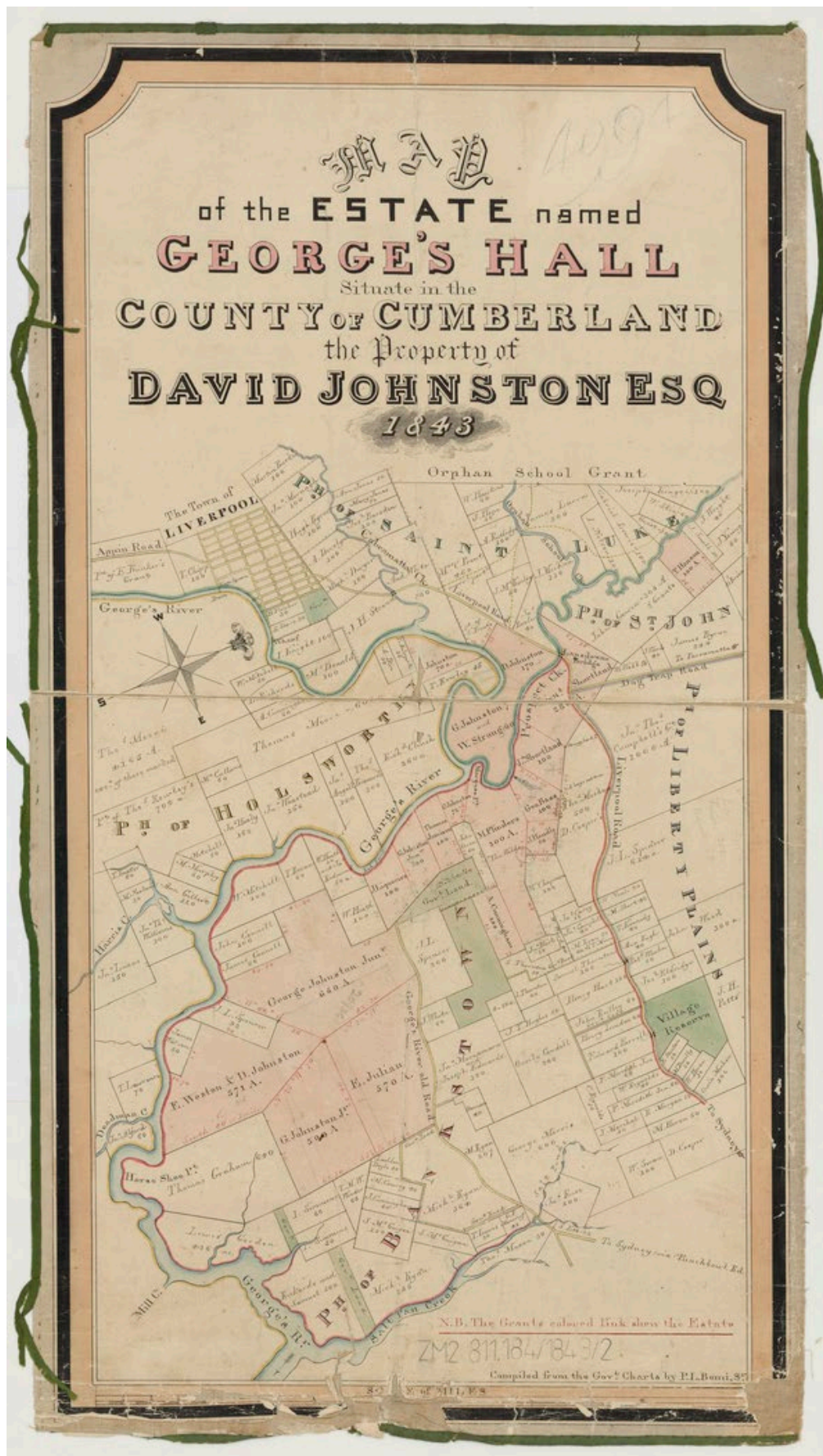


Figure 11: Map of the Estate named George's Hall Situate in the County of Cumberland the Property of David Johnston Esq 1843 SLNSW

The Architect of The Homestead

The architect of The Homestead is not known. There were a number of architects working from Sydney at this time, including John Bibb (1810-1862), Thomas Bird, Ambrose Hallen (?-1845), Standish Harris, James Hume, Henry Kitchen, Mortimer Lewis (1796-1879), Joshua Thorpe and John Verge (1782-1861). There were also many competent builders who would have been capable of designing a house of this type.

Of these architects, John Verge would have certainly been known to David Johnston. In June 1837, Selina's uncle, Major Antill of Jervisfield, paid John Verge twelve guineas to prepare "design in pencil, finished plans, specification, list of ironmongery, glass etc for a villa".⁴⁴

David Johnston's brother Robert was also well acquainted with Verge as were their close friends, the Macarthurs of Camden Park and the Blomfields of Denham Court. It is possible therefore that Johnston also employed Verge to give advice on his new residence. The Homestead has some stylistic similarities with some of Verge's works. The lowered roof over the verandah is similar to the lower wings of Verge's Cumberland House in Sydney and the design of Rose Bay Cottage from 1834.

Whilst John Verge was probably the best-known Sydney architect at the time, he retired in October 1837 appointing John Bibb who had been his assistant, to collect all outstanding debts. Bibb then practised under his own name and completed projects started by Verge such as Lyons Terrace.⁴⁵ Bibb's involvement in or at least detailed knowledge of The Homestead is supported by Bibb's similar design for Yasmar from 1856.

There is also the possibility that no architect was involved at all but that The Homestead was built by a builder with a talent for design and with experience on other similar houses.

The 1880s

In 1881, the George's River lands were brought under the Torrens Title Act as "The Georges Hall Estate". In 1897 George Robert and Arthur Alfred agreed to sell Esther Julian's 570 acres to Robert Newell a grocer from Newtown but doubts arose as to whether this had been part of their father's will as it was not mentioned. Their uncle Robert Johnson who was their grandmother's heir-at-law released all claims on the land and the sale was completed. This was the beginning of the breakup of the George's River lands.⁴⁶

In 1876 an agreement had been made between the two brothers George Robert and Arthur Alfred, that should either of the two pass away, the surviving party had the option to buy the other party's share at current market values. It appears that following the death of George in 1897, Arthur purchased George's share. Arthur continued to reside at Georges Hall with his wife until he died in 1907 when he was found in his bedroom having shot himself with a pea rifle. The findings of the inquest were reported in *The Australian Star*:

WHILST TEMPORARILY INSANE LIVERPOOL, Friday.

Mr. Arthur Alfred Johnston, owner of George's Hall Estate, near Liverpool, shot himself in the forehead with a pea rifle yesterday, dead about five hours later. Deceased was 52 years of age, and leaves a widow but no family.

The evidence given at the inquest to-day before Coroner M'Kenzie was that deceased had been suffering from fits of despondency. After luncheon yesterday he told his wife that he was going to shoot himself, and walked into the bedroom. Mrs. Johnston heard a report, and on going into the room found her husband on the floor, bleeding from a wound in the

⁴⁴ Will graves Verge, *John Verge, Early Australian Architect His ledger and his Clients*, Wentworth Books Sydney 1962, p167.

⁴⁵ Morton Herman, 'Bibb, John (1810-1862)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/bibb-john-1776/text1993>, published first in hardcopy 1966, accessed online 6 March 2024.

⁴⁶ Jaqueline Davies et al, *West of the River Road*, Towrang Publications, 1979, p8.

forehead. A verdict of death from a wound self-inflicted whilst temporarily insane was returned.⁴⁷

His wife, Maria inherited the property and remained at Georges Hall until her death in 1913.



Figure 12 The Homestead Georges Hall 1915, Canterbury Bankstown Library, PH-0001222.

Early Subdivision

The property was gradually subdivided and in 1913 the Georgetown Estate was formed. Ralph Johnston controlled the 100 acre property until 1917 when it was sold to Henry Crossing, a grazier from the Pilliga.⁴⁸

James William Ashcroft and his wife Amelia purchased the property in 1920, residing there for only two years until James Ashcroft's death in 1922. It was then sold to Robert Harvey Leyton, a land vendor from Bexley who began subdividing the remaining 100 acres under a subdivision plan known as the Deepwater Estate in 1923. Leyton sold much of the Deepwater Estate, including the lot on which the original Georges Hall stood. The Historic home, set in 6 acres and 33 perches of land was sold to Mabel Ruth Bean.⁴⁹

Prior to the sale, the house had been re-roofed in terracotta tiles, as can be seen in the image at the bottom right of the subdivision advertisement (Refer Figure 10).

⁴⁷ The Australian Star (Sydney, NSW : 1887 - 1909) Sat 13 Jul 1907 P14

⁴⁸ Jaqueline Davies et al, *West of the River Road*, Towrang Publications, 1979, p84

⁴⁹ Jaqueline Davies et al, *West of the River Road*, Towrang Publications, 1979, p84



Figure 13 Deep Water Estate Subdivision advertisement, 1922. SLNSW FL8988460

The Bean era 1923 – 1946

Mrs Mabel Bean purchased Georges Hall and an estate of approximately 40 acres in 1923, including adjacent blocks in the surrounding subdivision. Her husband, Montague Bean, was an electrical engineer. They had two children, Barbara and Robert. Between 1925 and 1938, about 10 acres of the land surrounding the house was farmed. Mrs Bean ran a piggery about a quarter of a mile from the house where, in the mid-1938, more than 125 Middle White Yorkshire pigs were kept. Mr Bean commuted to the City where he worked for General Electric.

In the 1940s, the brick and shingled stables collapsed during a severe storm and were demolished, enabling the realignment of Beale Street – note the kink in Beale Street in the 1922 advertisement.

Electricity was connected to the house in mid-1938. Previously, lighting was provided by gas and oil lamps with gas being made on the site. Mabel Bean sold the house in 1946 to Ruth Mary Glen. Before it was sold, Lionel Street, which had been created under the Deepwater Subdivision was closed and declared a private road. The house was connected to town water in 1948.

A valuation carried out in 1946 described the property that now went by the name of “The Homestead”:

the property consists of a large area of land, upon which is erected a Gentleman's Residence, in very good order and condition with modern conveniences, such as Electric light, electric stove, city water and septic sewerage the house has a new tile roof, new bathroom and has been fully repaired.⁵⁰

The grounds were also described:

well laid out with gardens, orchard, lawns and paths with large semi circular vehicle drive, 12 feet wide, gravel from street to front steps with entrance and exit iron gates. The property was fenced with post and wire.⁵¹

The description also notes the presence of orchards, feed, gardens and paddocks. The outbuildings included an employees' cottage (a two-roomed brick structure) a brick and timber garage, 3 fowl sheds and runs, a weatherboard dairy, a yard shed, cow bail and an unroofed brick building which was described as about to be demolished at the time of valuation to straighten the alignment of Beale Street. There was also a fernery with concrete fishponds and flagged paths.⁵²

Ruth Mary Glen transferred the property to the After Care Association of New South Wales on 24th June 1948 for use as a Women's Hostel. After around £2000 worth of renovations to provide additional bathrooms and other adaptations, women were first admitted in March 1949.

In the late 1950s it was decided to build a men's hostel adjacent to The Homestead and to finance the estimated cost of £35,000, the land around the homestead was further subdivided.⁵³

The first auction was held on 10 September 1960 with a reserve price on each lot of £1050 and by the end of October, all 14 lots had been sold.

While the hostel was being built, work was also carried out on the homestead including renewing electrical wiring, installing a new hot water system and altering the kitchen by removing the original rear wall. A new laundry block was also added.

⁵⁰ J. Palmin et al, *The Homestead Georges Hall*, ML MSS 2714X

⁵¹ J. Palmin et al, *The Homestead Georges Hall*, ML MSS 2714X

⁵² J. Palmin et al, *The Homestead Georges Hall*, ML MSS 2714X

⁵³ Lester Tropman & Associates 1987, cited in the State Heritage Register entry



Figure:14 North façade of the Homestead in 1960. Canterbury Bankstown Library PH-0000389 1960

On 20 October 1961, the new hostel was opened and named Ebsworth House in honour of one of the After Care Association's valued members.

In 1988 the Homestead block was purchased by the Church of the Four-Square Gospel denomination and shortly after, the title was transferred to Calvary Chapel, which later became HopePoint Church on 11 March 2012.

In 1990, the Calvary Chapel moved their school into Ebsworth House, the former men's hostel to the east of the Homestead. 1990 also saw archaeological investigations on the wider site which were completed in 1991. Restoration of the Homestead and construction of a new church building occurred over the next couple of years to the west of the Homestead. A preschool was also constructed to the southwest of the Homestead in 1995.

Between 1992 and 1995, portable classrooms were added to the north and south of Ebsworth House. By 1996 school student numbers had increased so that they could no longer be accommodated within the confines of existing classroom areas. A grant application was sought and approved by the Association of Independent Schools to build the current classrooms.⁵⁴

In 2012 the school changed its name to HopePoint Christian School, to reflect the name change of the church.⁵⁵ The site is now used as a school, pre-school and church and is owned by HopePoint Church Property Overseer Pty Ltd. and operated by HopePoint Church. Up until March 2024 caretakers occupied the rear and attic of the Homestead building and the front rooms were used by the school community.

⁵⁴ HopePoint Foundations All about the Campus

https://1855ecc4-70ff-428f-ba91-f57e41d0f6c0.filesusr.com/ugd/f51987_db8dddcf8814d189a9e2124240882e1.pdf

⁵⁵ HopePoint Foundations All about the Campus

https://1855ecc4-70ff-428f-ba91-f57e41d0f6c0.filesusr.com/ugd/f51987_db8dddcf8814d189a9e2124240882e1.pdf



Figure 15: Portable classrooms to the southeast of The Homestead. JPA&D 2024.



Figure 16: Ebsworth House to the east of the Homestead is now used for educational activities. JPA&D 2024.



Figure 77: Ebsworth House from the North. The corner of The Homestead can be seen on the right. JPA&D 2024.



Figure 8: Gymnasium built 2010 under the Government Building Education Revolution (BER) program. JPA&D 2024.



Figure 99: The new church designed by Meldrum Burrows architects was opened in October 1992. JPA&D 2024.



Figure20: The Preschool was built on the site in 1995. JPA&D 2024.

The Bills Horse Trough

The Bills Horse Trough currently stands next to the carriage drive just northeast of the main entry to The Homestead. Prior to its relocation to the Homestead site, the Bills Horse trough stood in Beatty Street, Georges Hall from 1969⁵⁶ and was later moved to Rabaul Street, Georges Hall, prior to 1977. It was relocated again, this time to the site of The Homestead at some point between 1978 and 1990.

George and Annis Bills were keen supporters of the Society for the Prevention of Cruelty to Animals (SPCA, later the RSPCA) and were regular contributors to animal welfare charities. Annis died in 1910, and George in 1927. Their Estate made provision for a Trust administered by George's sister Daisy Crook and her husband to erect drinking troughs for animals wherever the Executors thought appropriate; such troughs to be inscribed with the names of Annis and George Bills. By 1983, approximately 700 troughs had been erected in Australia and about 50 overseas.⁵⁷

The early troughs were individually designed and constructed. By the early 1930s a relative of the Bills, J.B. (Jack) Phillips, became the contractor to the Estate and a registered design of pre-cast concrete became the standard for future troughs. Although designed primarily for horses, some troughs had dog bowls fitted to the side. Troughs were constructed at Phillips' site in Auburn Road, Hawthorn for despatch throughout Australia. Later, in about 1938 Rocla took over manufacture, still using the standard Phillips' design, and production reached its peak by the end of the interwar period, by which time almost 300 had been despatched. However, the increasing use of motor cars from the late 1940s caused a decline in demand for the troughs and so no further troughs were despatched after World War 2.⁵⁸



Figure21: The Bills Horse Trough. JPA&D 2024.

⁵⁶ Merle Peters, *The Bankstown Story*, 1969, P58.

⁵⁷ Margaret McWilliam, *History of the George and Annis Bills Horse Troughs*, SLNSW, MLMSS 6889

⁵⁸ http://www.heritage.vic.gov.au/admin/file/content2/c7/Latrobe_City_heritage_study_part3.pdf, p162.

3.2 Chronology of Development

Date	Event	Reference
1770	Cook maps Botany Bay showing the entrance to what will be named the Georges River	J. Cook; J. Gibson & T. Bowen sculp. London: Strahan & Cadell, 1773
1789	John Hunter maps further up the river but was unimpressed with the river	
1795	Bass and Flinders sail up the Georges River from Botany Bay to current Bay Fairfield	
1797	The District of Bankstown was named by Governor Hunter in honour of botanist Sir Joseph Banks.	
1798	Crown Grant by Governor King totalling 172 acres made to Lieutenant Colonel George Johnston of the Royal Marines. 12 acres at Marquee Point, 70 acres adjacent to "Strong Farm" called Johnstons Flats and 90 acres above "Red Bank" called Davids Banks.	Government Gazette 6 April 1798
1801	One sergeant and four privates stationed at Georges Hall	
1804	A further 60 acres adjoining Marquee Point was granted to Johnston by Governor King. This became the site of the present Georges Hall Homestead.	ML MSS A 329 p7
1820.	The accidental death of George Johnston Jr who had managed the Johnston family's Georges River estate	Jacqueline Davies, <i>West of the River Road</i> , Towrang Publications 1979, p82 footnote.
	David Johnston takes over running of the Georges River Estates	
1823	George Johnston Snr dies. The estate is willed to David Johnston 3 rd son of George Johnston Snr and Esther Julian (nee Abrahams).	
1866	David Johnston dies. The estate is divided between the children of David Johnston and Selina Johnston (nee Willey). George Robert and Alfred Arthur inherit the Georges River estates as joint tenants.	ML MSS 828
1868	Mr Cox leased the old Georges Hall. George Robert and other members of the Johnston family living at the current Homestead.	
1869	David Frederick transfers his share in the estate to George Robert Johnston who continues to live at the Homestead.	
1878	Captain Airey, a stock owner, is living at the old Georges Hall. This building survived until the 1880s.	
1881	Land brought under Torrens Title as the 'Georges Hall Estate'	Primary Application No.4904

1894	Arthur Alfred's interests in the property transferred to Maria Ann Rossi-Johnston	
1907	Estate willed to Maria Ann Rossi-Johnston wife of Arthur Alfred Johnston.	
1912	Subdivision of the Estate by Maria Ann Rossi-Johnston who retains The Homestead and about 100 acres of land.	
1913	Estate transferred to Ralph Johnston, nephew of Arthur Alfred Johnston on the death of Maria Ann Rossi-Johnston	
1917	Sale of 100 acres by Ralph Johnston to Henry Crossing, a grazier from Pilliga.	
1920	Sale of 100 acres to James William Ashcroft and his wife Amelia Ashcroft	
1922	Sub-division of 100 acres into "Deepwater Estate" and sale to Robert Harvey Layton – land agent.	Subdivision plan SLNSW Deep Water Estate Georges River 1922 FL8988460
1923	Sale of Georges Hall Homestead and surrounding 6 acres, 133 perches to Mrs Mable Rule Bean	
1941	Beale Street alignment straightened. Lionel Street closed and resold to Montague Bean	Vol 6044 Fol 180
1946	Sale to Ruth Mary Glen	
1948	Sale to After Care Association of NSW. Part of portion 26 granted to George Johnston, 12 August 1804. Lot 6 in DP 30414 Vol 9201 Fol 215.	Vol 6896 Fol 35
1960	Subdivision of curtilage (DP 30414)	
1989	Sale to Church of the Four Square Gospel "Calvary Chapel" (DP 306393)	
1990	Calvary Chapel (later HopePoint Church) moved their school from Greenacre to the site's eastern side. Rooms in Ebsworth House were renovated.	https://hpcs.nsw.edu.au/history
1990	Archaeological investigations began on the site and were completed in 1991.	
1992	Restoration of the Homestead and construction of a new church designed by architects Meldrum Burrows was opened in October 1992.	Client email dated 16/02/2024
1992-1995	Portable classrooms were added in front and behind Ebsworth house	Client email dated 16/02/2024
1995	New pre-school building constructed. Designed by View Architects	Client email dated 16/02/2024
1995	As part of the Development Application for the preschool the site was amalgamated into one lot, being Lot 101 DP827530. This included additional	Client email dated 26/03/2024.

	property acquired since the Permanent Conservation Order gazetted in 1989.	
2010	Gymnasium built under the Government Building Education Revolution (BER) program.	Client email dated 16/02/2024
2012	The school changes its name to HopePoint Christian School	https://hpcs.nsw.edu.au/history

3.3 Development of the site in the twentieth century

The development of the site during the twentieth century can be seen through a series of aerial images.



Figure 22: Aerial Image from 1930 shows the oval of Ashcroft Street, Lionel Street crossing the site, the carriage drive, house and the two current outbuildings.



Figure 23: This image from 1942 shows an orchard to the east of The Homestead and the sweeping outline of what is now Henry Lawson Drive



Figure 10: This image from 1943 shows several outbuildings on the property.

3.3 Historical Themes

The place and its individual components have been assessed according to the key national, State and local historical themes as identified below.

Australian Theme	New South Wales Theme	Local Theme	Evidence
1. Environment	Environment – naturally evolved	River, marshes and mangroves, riverside settlements, floods	Proximity to Georges River
2. Peopling Australia	Aboriginal cultures and interaction with other cultures	Contact and reconciliation site	Crown records of conflict and negotiation with Aboriginal people in the area
3. Economy	Exploration	Exploration for the Crown, exploration of the Cumberland Plain	Crown records, records of Bass and Flinders
3. Economy	Agriculture	Cultivation of crops, rearing of livestock	Homestead, dairy, shed
3. Economy	Environment – cultural landscape	Changing the environment, landscapes of cultural and natural interaction	Location on high ground due to flooding, original use of land for grazing

3. Economy	Environment – cultural landscape	Building in response to climate - verandahs	The Homestead verandahs
3. Economy	Environment – cultural landscape	Landscapes of food production	Establishment of original farm and farmhouse, small holding, orchard and piggery
3. Economy	Environment – cultural landscape	Gardens	Establishment of Homestead garden including reconstructed carriage driveway and plantings
3. Economy	Pastoralism	Rearing of livestock for human use	The Homestead and Bills Horse trough
3. Economy	Science	Modifying landscapes to increase productivity	Evolution of land use from grazing to more intensive farming
4. Settlement	Land tenure	Early land grants, Crown grants for private farming	Land grant documents, 1922 subdivision pattern
4. Settlement	Land tenure	Changing land uses from rural to suburban	Homestead surrounded by suburban development
4. Settlement	Land tenure	Local government asset management	Closure of road and sale of section of Lionel Street.
4. Settlement	Towns, suburbs and villages	Early settlement or worker's cottage	The Homestead and outbuildings
4. Settlement	Towns, suburbs and villages	Sub-division of large estates	Subdivision maps, 1922 subdivision pattern
4. Settlement	Towns, suburbs and villages	Developing local landmarks	The Homestead and Bills Horse trough
4. Settlement	Accommodation	Country villa	The Homestead building and workers cottage
4. Settlement	Accommodation	Victorian era residence	Extension to the rear of the house
4. Settlement	Accommodation	Hostels	Homestead and Ebsworth House buildings
5. Working	Labour	Workers' quarters	Homestead and workers cottage

6. Educating	Education	Private (Religious) schooling	Current use, church and school buildings, playground
7. Governing	Government and administration	Developing roles for government – administration of land	
7. Governing	Government and administration	Developing roles for government - conserving cultural and natural heritage	Heritage listing of the site in 1989
7. Governing	Government and administration	Developing roles for government – parks and open spaces	Ashcroft Street oval, 1922 subdivision overlay on Garrison Point Reserve
7. Governing	Government and administration	Local government	Local heritage listing
7. Governing	Government and administration	State government	State heritage listing, heritage grants, education grants.
8. Culture	Creative endeavour	Adaptation of overseas design for local use	Homestead form developed from Indian Colonial architecture and vernacular buildings of south England
8. Culture	Creative endeavour	Applying architectural design to utilitarian structures	
8. Culture	Creative endeavour	Architectural styles and periods – Colonial homestead	The Homestead building
8. Culture	Creative endeavour	Architectural styles and periods – Victorian (early)	The Homestead first rear extension
8. Culture	Creative endeavour	Interior design styles and periods – Colonial	Internal joinery, cornices and ceiling roses of the homestead
8. Culture	Creative endeavour	Landscaping – Colonial	Clearing of original vegetation, carriage drive, Homestead garden
8. Culture	Creative endeavour	Landscaping – Victorian	
8. Culture	Creative endeavour	Landscaping – Federation	Surviving early 20 th century landscaping, Bills Horse Trough

8. Culture	Creative endeavour	Beautifying rural estates	House, carriage drive and plantings
8. Culture	Creative endeavour	Landscaping – 20 th century post WW2	
8. Culture	Domestic life	Creating, maintaining, living and working	Evidence of working with animals, hand tools and implements
8. Culture	Leisure	Parks and public gardens	
8. Culture	Leisure	Activities associated with relaxation and recreation and outdoor relief	
8. Culture	Leisure	Gathering at landmark places to socialise	
8. Culture	Religion	Associations with HopePoint Church and Christian School	Church and school buildings
8. Culture	Social Institutions	Developing collections of items	
8. Culture	Social Institutions	Joining together to study and appreciate local history	
9. Phases of Life	Persons	Associations with Johnston family, Amelia Ashcroft, Grazier	

3.4 Ability to Demonstrate

The existing site demonstrates the alienation of Aboriginal lands via crown grants to settler families and the progressive amalgamation of large colonial estates to accommodate early farming activities, including relocation due to flooding and seeking out land better suited to agricultural and pastoral activities. It also demonstrates the later subdivision of those large estates for suburban residential development and associated community functions, such as health and aged care, religious uses, and educational activities. It further demonstrates the re-amalgamation of various residential lots to support the expanding activities of religious and educational uses.

The Homestead is a large verandahed cottage. The large verandahed cottage became the leading type for colonial homesteads in the 1830s. As James Broadbent has noted “They were the logical compromise between the demands and influence of English architectural fashion, the colonial climate and colonial building conditions, and the wealth and social aspirations of their colonial builders.”⁵⁹

The Homestead is an excellent example of the large verandahed cottage that demonstrates this type of built form from the colonial period of Australian European settlement and how settlers adapted their housing and its location to the local environment. The original colonial homestead building including the external walls, cellar, doors and windows, much of the internal joinery, internal stairs and cornices demonstrate the style and arrangement of a homestead of a wealthy landholder’s country estate in the colonial period.

⁵⁹ James Broadbent, *The Australian Colonial House*, Hordern House, 1997, P318.

The additions, extensions and changes to the homestead building demonstrate changing fashions and uses over a period of more than 185 years.

The existing outbuildings and archaeological evidence demonstrate the need for and variety of additional buildings to support the functions of the main homestead and activities on the site, including a two roomed workers cottage.

The Bills Horse trough demonstrates the necessary facilities associated with horse travel and horsedrawn transport that were once common but had ceased to be so by the end of WWII. The trough also serves as a reminder of the trust established by George and Annis Bills for the purpose of animal welfare. The relocation (rather than destruction) of the trough at least twice prior to its relocation to the current site, demonstrates its importance to the local community, despite it now being a largely redundant piece of infrastructure.

4.0 Physical Evidence

4.1 Identification of Existing Fabric

4.1.1 The Landscape

It is probable that before European settlement, the site was covered by Turpentine-Ironbark forest.⁶⁰ Today the part of the site that is not covered by buildings is grassed, with several large eucalypts and pepper trees. The early carriage drive has been reinstated to the north of the homestead and trees planted by the NSW Roads and Traffic Authority in the 1990s grow beyond the northern fence line along Henry Lawson Drive. These have now grown up to obscure views of the Homestead from Henry Lawson Drive. The Homestead is encircled to the north by clipped hedges.

The house now stands on a small acreage surrounded by suburban development. It is almost completely obscured from Henry Lawson Drive by tree plantings and almost totally obscured from Beale Street by suburban development, site plantings and the property's car park. The Homestead's relationship to the river has been destroyed by development, heavy planting and land reclamation by the council to limit the effects of flooding. The 1960 hostel development is linked to the house by a covered way which is partially screened by mature planting. The church building was constructed in the early 1990s and was set back behind the house to reduce its visual impact from the front.

In 1995 a new pre-school building designed by View Architects was constructed in the southwest corner of the site. In 2010 under the Government Building Education Revolution (BER) program, a new gymnasium was added to the north of the church.

The NBRS conservation study from 1990 notes that "the remains of the circular drive and early 20th century gardens were easily discernible on site in 1990 and the drive has been retained."⁶¹

4.1.2 Built Fabric – The Homestead

The Georges Hall Homestead building represents a type of colonial homestead which became very common in rural areas of Australia in the first half of the 19th century but is now rare. The low-pitched roof with a separate roof over the verandah on an elevated base became the prototype emulated by architects of the Federation Period as being distinctly Australian. The form owes its genesis to Indian Colonial architecture and vernacular buildings of the south of England with local adaptation to materials, climate and social customs applicable to the Australian Colonies. Few examples of this age and quality have remained substantially intact, making this building of considerable significance.

James Broadbent in *The Australian Colonial House*, describes the house as it was originally designed.

Separate verandahs were increasingly favoured for their appearance in the 1830s, owing to the increasing preoccupation with 'Architectural Expression'. This is demonstrated by the design of The Homestead, Georges River, built in 1827 by David Johnston, the son of Colonel George Johnston of Annandale, to supersede the family's earlier house, George's Hall. The design was conceived as a large bungalow of double-pile form, with a generously scaled central entrance hall opening with wide French doors, rather than a panelled front door, into the verandah and opening through folding doors into reception rooms on either side, all beneath a dominant hipped roof containing attic rooms (although these are concealed from the front). The roof extends in an unbroken pitch to the eaves of the rear and side perimeter rooms but...its line in front has been deliberately broken with a separate roof to the verandah. The slight lowering of the verandah roof makes little difference to the functional height of the eaves

⁶⁰ Doug Benson and Jocelyn Howell, *Taken for Granted : The Bushland of Sydney and Its Suburbs*. Kangaroo Press, P50

⁶¹ NBRS&P, *Georges Hall Homestead Conservation Study 1990*, p31.

but a considerable difference to the appearance of the house. This complication of the roof form therefore appears to have been made to distinguish the verandah, with its square tapered posts coupled at the head of the wide entrance steps and its balustrade of decorative timber treillage, as the cottage's principal architectural feature.⁶²

The building has undergone several additions and alterations but remains substantially intact.

The fabric of the building is in fair to good condition but has been in the past and continues to be affected by typical cracking associated with swelling clay foundations. Whilst this was repaired in the 1990 works, cracks have now reappeared, particularly over the doors and in ceilings with at least one section of cornice being lost and subsequently repaired in early 2024.

The Conservation Study by NBRS in 1990 that preceded the restoration works described the exterior as follows:

The building is a well-proportioned symmetrical rectangular mass with hipped roof and return verandah modulated by timber column supports and regularly placed fenestration pattern. The principal chimneys reinforce the symmetry of the composition which was originally centred on a circular carriage drive. The entry front is orientated about 2 degrees west of north and originally had an extensive vista down to the Georges River and beyond. The rear elevation has been altered by the addition of a wing on the east side and by a Victorian awning extension across the back of the home.

The more detailed description below draws from the NBRS 1990 study as well as site inspections in late 2023 and early 2024.

Foundation Courses

The house is built on a raised plinth over a partly excavated cellar. Whilst most of the cellar is built in brickwork, the main front and rear walls of the house are of sandstone. The building is founded on clay or shale and the cellar is subject to flooding by a rising water table.

The original wall below the verandah was demolished c. 1959 and replaced with a brick wall below and a horizontal timber balustrade. The original balustrade design was reproduced from archival photographs and installed during the works in the 1990s. It is highly probable that the construction of the original verandah was a stone and brick wall structure with fill supporting the stone flagging of the verandah floor. The present verandah floor is timber. There is no obvious evidence of a damp-proof course and some areas of brick and stone in the cellars have been cement rendered in an attempt to repair damage caused by rising damp.

Wall Construction

The walls are constructed of fine quality sandstock bricks of a red and blue mottle laid in lime mortar. The wall thickness varies. The external walls are stucco rendered and lined out in the imitation of masonry in the Regency manner. The walls were originally lime washed in a yellow ochre colour with the lines marked in grey.

Roof Construction

The roof is framed in pit sawn hardwood framing with purlins and struts onto internal walls and chimneys. The unusual half second storey breaks the roof structure into two along the centre of the house providing continuous support at the ridge between the two principal chimneys. The roof was originally shingled with hand split She-oak shingles on riven battens and was subsequently covered with corrugated iron which was later replaced with terracotta tiles. The works of the 1990s removed the terracotta tiles and installed the current Colorbond steel roof sheeting. The verandah

⁶² James Broadbent, *The Australian Colonial House*, Hordern House, 1997, P317-8.

is roofed separately at a lower pitch. Originally there was only guttering on the lower section of the roof and on the verandah but now both levels have separate gutters.

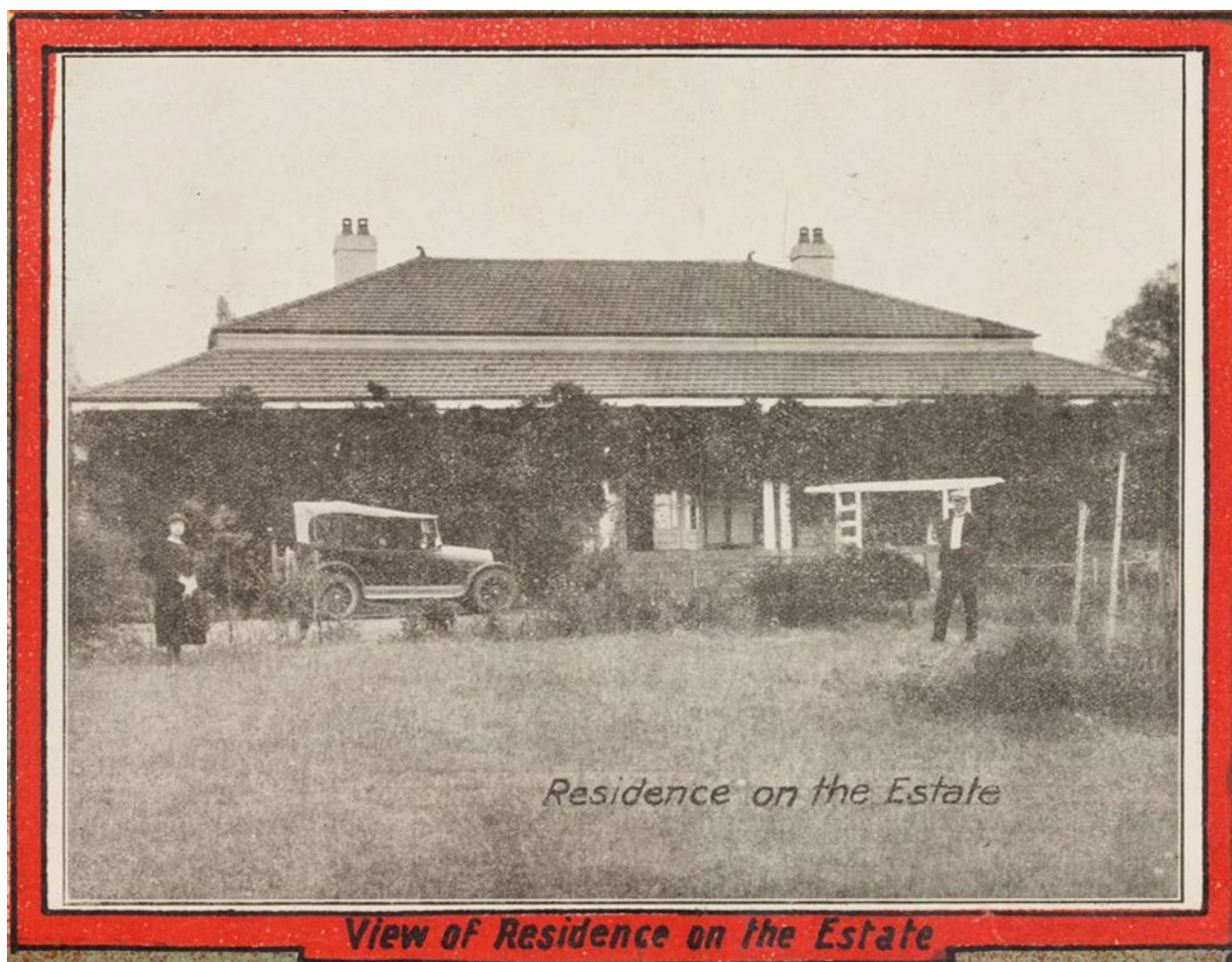


Figure 25 Detail from 1922 Subdivision poster showing the terracotta tile roofing installed by the Beans. SLNSW Deep Water Estate Georges River 1922 FL8988460.

Floor Construction

The central floor of the cellar is flagged in sandstone whilst the side rooms were of rammed earth construction. The rammed earth floors were consolidated during the 1990s works but they have since deteriorated and now appear in large, cracked cakes. The ground level floor is of timber on pit sawn joists which are now supported on recent 230 x 230mm brick piers. The underside of the ground level floor can be viewed from the cellar below. The upper floor is similar to the ground floor. The verandahs were once stone flagged but are now timber.

Wall Finish

The internal walls are set plaster. It has not been determined how much of this is original and how much has been replaced during earlier renovations. Several of the rooms on the ground floor have timber panelling dating from about 1911 and were probably installed to cover rising damp problems. Cedar panelling in the entry hall would appear to be original but this has now been painted over. There are some small areas of lath and plaster walling in the attic. The walls were all papered prior to 1922 and the evidence of early papers was removed by the owner during renovation at that time.

Ceiling Finish

The ceilings throughout the ground floor are lath and plaster set between exposed dressed beams. The principal rooms have hand-run cornices and no ceiling roses. There are areas of plaster work visible in the cellar and past reports have noted evidence of canvas ceilings. The

attic ceilings have been replaced with fibro and timber battening some time between the 1920s and 1980s.

Joinery

The joinery throughout is of very high-quality cedar with 6 panelled doors and 12 panel windows. The French doors to the principal rooms have margined glazing and fixed highlights. The semicircular fan light at the rear door and the sashes of the attic windows are excellent examples of the gothic influence on Regency design.

The staircase is typical of colonial timber stairs of the period and appears in very good condition.

The large double door sets opening off the Entry Hall are to be seen in a number of houses of the period. The wall panelling to the principal rooms was added above the original skirtings c.1911.

All of the openings are shuttered externally and have splayed cedar linings internally.

The three fitted cupboards in the storeroom are unusual and appear to be original. The doors are panelled and although they have been painted white externally, the inside shows the original timber.



Figure 11: Exterior view of built in cupboard doors



Figure 27: Interior of cupboard showing original timber

Fireplaces

The principal rooms contain fine stone chimney pieces, although these may not be original. The south-west rooms have Edwardian fireplace surrounds. All the fireplaces were fully tiled circa 1911.

Door Hardware

Most of the hardware is not original, much of it dating from 1911. It is however good quality of its type. There appears to be little original hardware in situ although the rim lock on the rear door may be an exception. There is also some evidence of early rim locks on some of the 6 panel doors.

Services

The house was without town water and gas until the late 1930s and electricity, though wired for, was not connected until that time.

During the period of occupation by the Beans, kerosene, oil and acetylene lamps were in use as well as a limited number of gas lights supplied by an on site gas generating machine. Montague Bean, an electrical engineer, installed cabling throughout the house and connected a generator prior to the mains connection.

Most of the original electrical cabling was surface mounted and was removed during the work of the 1990s with concealed electrical wiring, lighting and power outlets being installed.

Smoke detectors have been installed throughout the house including in the basement.

Water for the home was originally stored in several elevated tanks. There is now no visible evidence of a cistern or well. Hot water was heated last century in coppers located outside the bathroom and laundry.



Figure 28: The north elevation of the homestead c. 1960 showing the infill to the verandah, changes to the verandah and an extension to the west of the building.



Figure 12: View of the front verandah c1960. Note the brick wall to the verandah, concrete steps, horizontal balustrade and infill to the northeast corner. Canterbury Bankstown LibraryPH-0001940

The Early 1990s Works

Refurbishment works were undertaken in the early 1990s and completed in 1993. The terracotta roof tiles were removed and the building was re-roofed with corrugated Colorbond Zincalume roofing. The chimney stacks were checked for water penetration and damage, flashings were renewed, all gutters and downpipes were replaced with ogee profile gutters and downpipes (as per the original) and were connected into the subsurface drainage system. Deteriorated external timber mouldings to fascias, barges and gutter supports were replaced where necessary by cutting in new timber. The fabric to the rear dormer windows was repaired and all flashings were replaced. The window sashes were reconstructed where necessary, keeping the original glass. The roof was repaired over the bathroom addition. Minor carpentry repairs were carried out to verandah linings, rafter ends, external French doors, windows and shutters and the timber verandah floor was repaired. Damaged stucco to wall surfaces was repaired and painted. Hardware to operate shutters, doors and windows was refitted where necessary to make doors and windows operable and secure.

Internally, earth floors in cellar areas were stabilised, electrical wiring was stripped out and replaced with new wiring and fittings. Damaged joinery items were repaired by cutting in matching material. Damaged lath and plaster ceilings were repaired using bandage techniques. Movement cracking over door and window openings was repaired.

Earlier external additions to the verandah and along the west side of the building were removed. Later verandah detailing was removed and the original verandah details to columns, balustrade and vine supports were recreated based on archival evidence.

The external stairs were reconstructed to their original form based on archival evidence and remaining details.

The base wall of the modern verandah was rendered and lined out to simulate the original stone. Window and door details to modern kitchen extension were reconstructed to be more in sympathy with the original work. The building was painted to its original colour scheme.

Internally, the cedar joinery was cleaned of later varnish and paint and provided with a wax finish. Chimney pieces and registers were repaired and the original floors refinished. The bathroom was refurbished.

The gardens were landscaped in accordance with a heritage landscape report, a replica of the original rose garden fence was erected in front of the house, the semicircular carriageway was reconstructed in front of the house and security and decorative lighting was installed.⁶³ The rose garden fence has since been removed.

Subsequent works

Since 1993, the verandah vine supports and the rose garden fence that formed part of the 1990s restoration have been removed. Internal cedar joinery that was restored in the 1990s works has been painted white in the principal ground floor rooms, entry hall and the small store.



Figure30: The Homestead in 1993 with the rose garden fence (since removed) in the foreground. Heritage NSW.

Figure 31 -The Homestead from the northeast in 1993. Heritage NSW.

⁶³ Heritage Properties restoration Program for NSW 1992/93 Homestead Building, Georges Hall, Sydney Project Number 67

4.1.3 Built Fabric – The Outbuildings

As is often the case, there is little information available on the outbuildings of the main house.

There are two outbuildings currently on the site that are associated with The Homestead's use as a private residence. The first is located directly south of the laundry. It is a brick structure with a corrugated metal roof and now contains a male and female toilet. It contains very early fabric and may have been the original privy. It has a later brick extension to the west, possibly Victorian, which is used as a store.

The second outbuilding is located to the south of the privy and appears to be a two room workers cottage, as it contains a brick fireplace with a brick chimney with terracotta chimney pot above roof level. This is possibly the two room workers cottage referred to in the sales description from 1946.⁶⁴ It was built later than The Homestead and privy and likely dates from the late nineteenth century. This date is supported by the style of the four paned timber windows, the window architrave, the brick chimney and terracotta chimney pot. The building has a timber floor and timber beaded board ceiling with a timber scotia mould cornice. It is visible in aerial photograph from 1930.



Figure32: The Privy (right of image) probably dates from c. 1837 with the addition to the left being later in date.

⁶⁴ J. Palmin et al, *The Homestead Georges Hall*, ML MSS 2714X



Figure 13: The two roomed workers cottage likely dates from the late nineteenth century.



Figure 34: The brick fireplace inside the workers cottage



Figure 14: The interior of the workers cottage

4.2 Analysis of Existing Fabric

Despite extensions, renovations and reconstructions there is still a significant amount of original fabric in the building. The reconstructions from the early 1990s have been well researched and executed.

The remaining original fabric includes but is not limited to:

- Stone flagging to the basement floors
- The stone walls to the basement
- External and internal brick walls to the original house
- The general fenestration arrangement
- Ceilings generally
- The chimney breasts and chimneys
- French windows, reveals and possibly shutters to the front verandah
- The rear door and the top light over. Possibly also the rim lock.
- Internal timber stair
- Attic window glass

The sequence of development of The Homestead building is set out in the following series of plans.

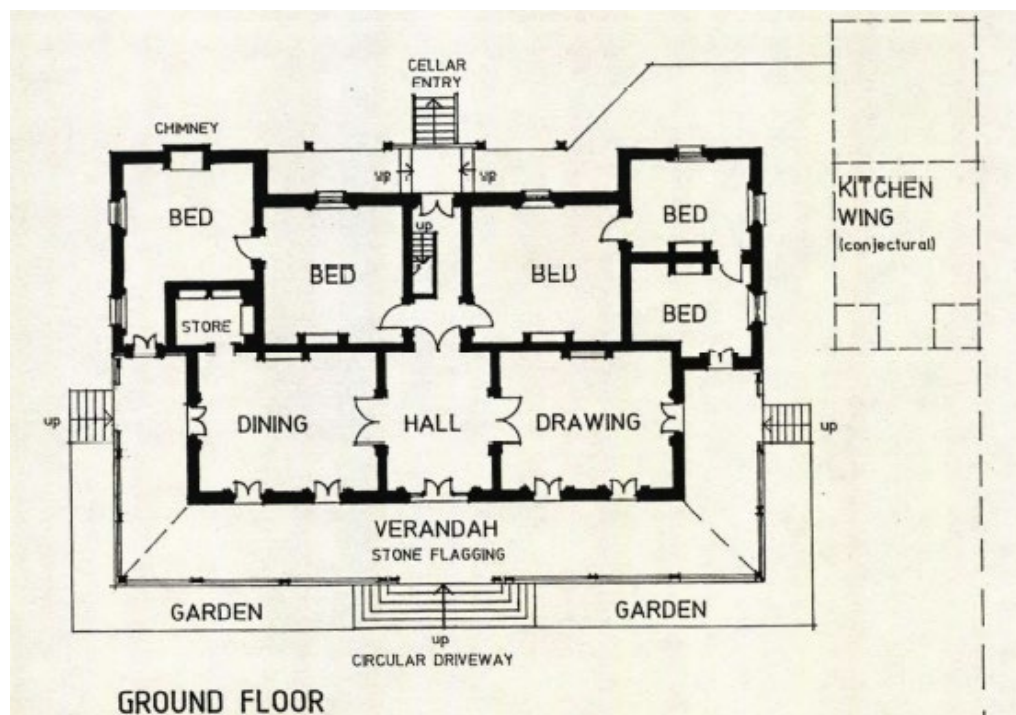


Figure 156: Original Ground Floor plan of The Homestead from NBR's Georges Hall Homestead Conservation Study 1990

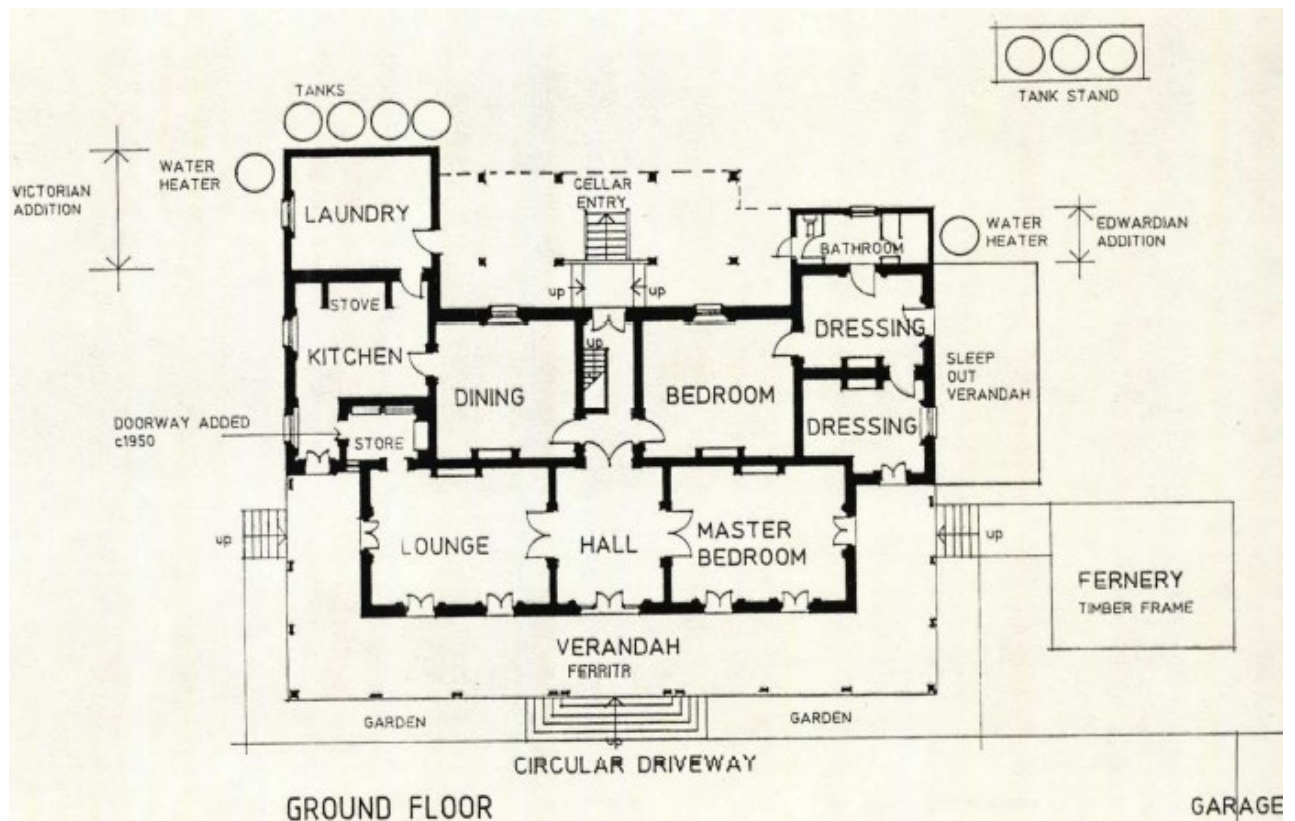


Figure 167: Ground Floor plan of The Homestead prior to 1959 from NBRIS Georges Hall Homestead Conservation Study, 1990.

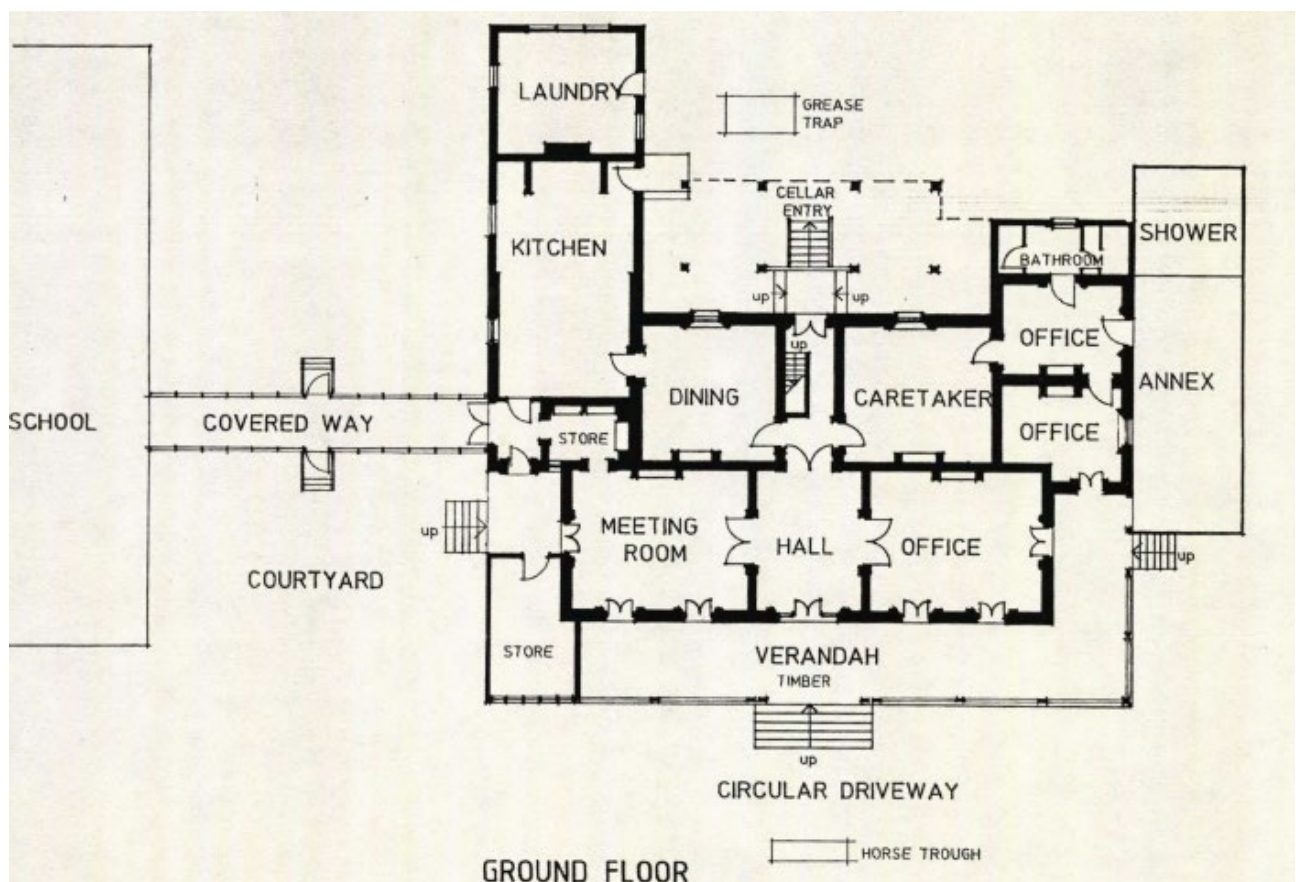


Figure 17: Ground Floor Plan of The Homestead in 1990 from NBRIS Georges Hall Homestead Conservation Study, 1990.

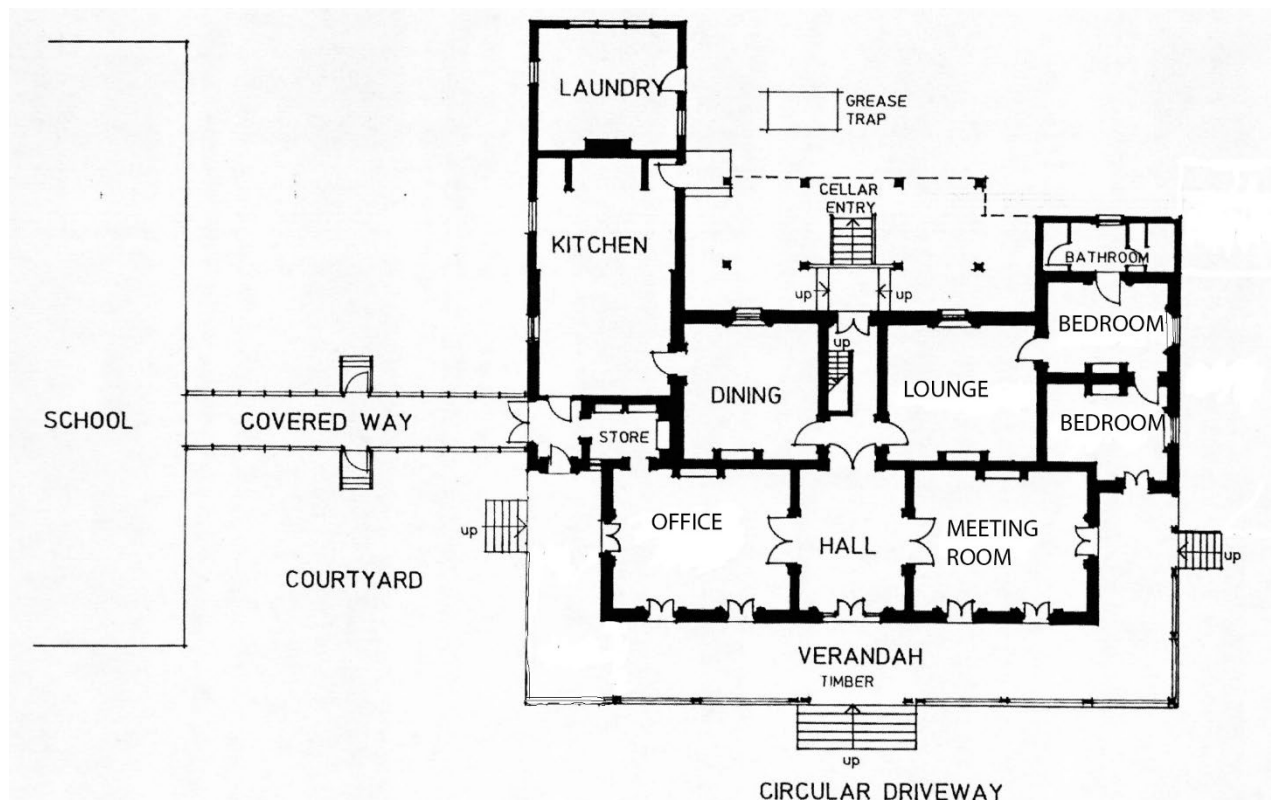


Figure 18: Current Ground Floor plan. JPA&D 2024. (Adapted from NBR plan 1990.)

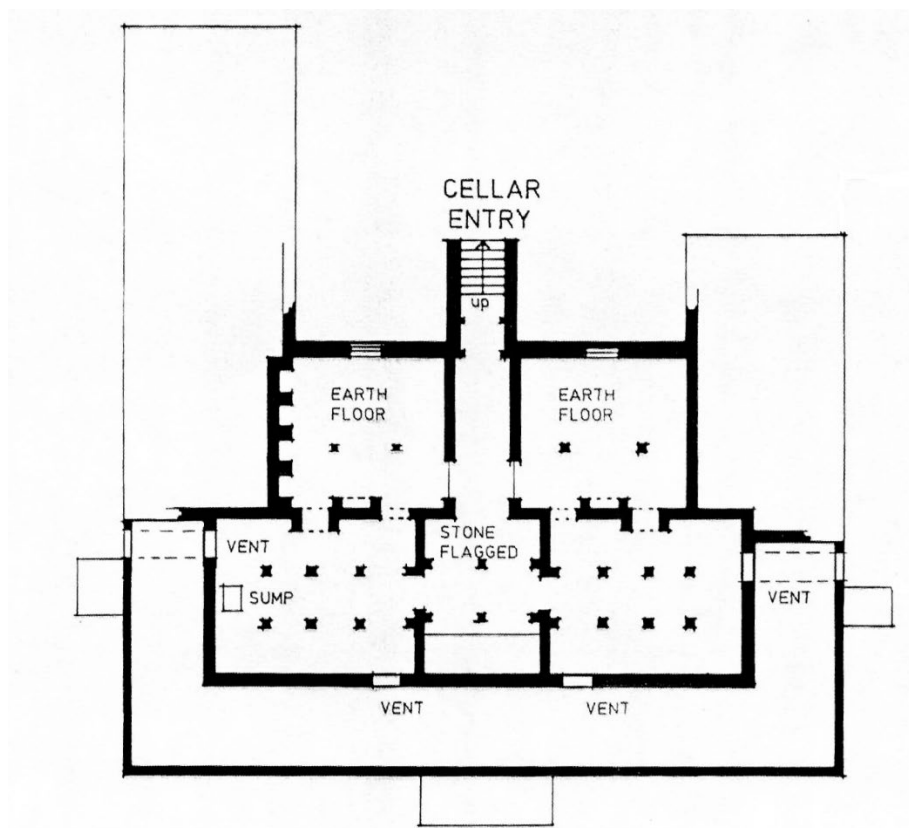


Figure 40: Current Basement Plan. JPA&D 2024 (Adapted from NBR plan 1990)

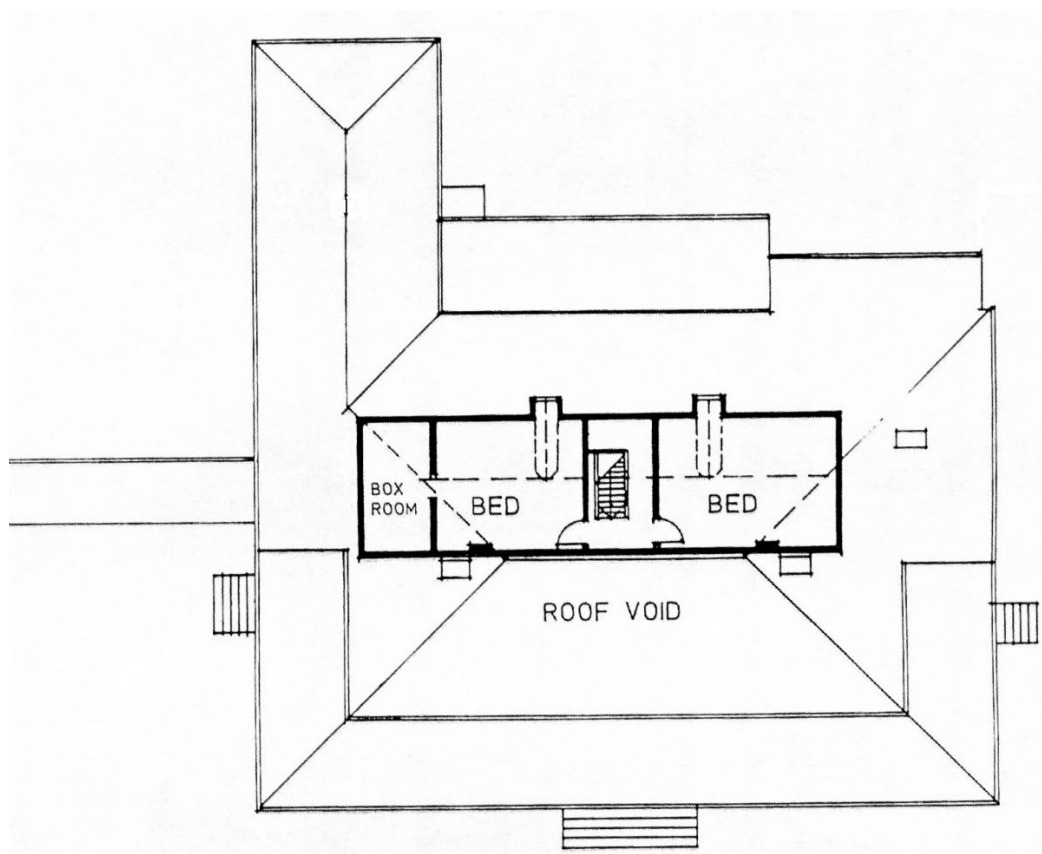


Figure 41: Current Roof and Attic plan. JPA&D 2024. (Adapted from NBRIS plan 1990).

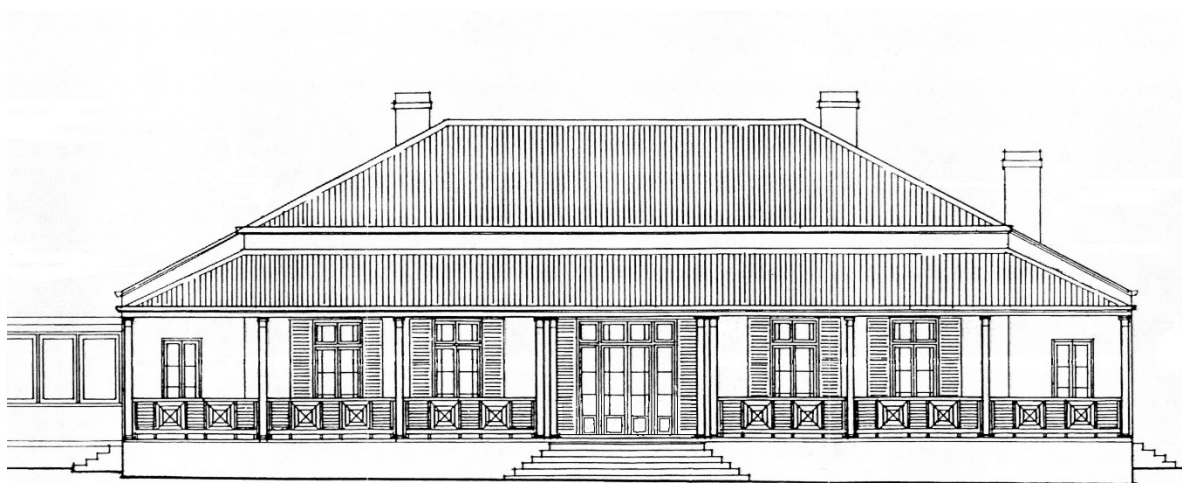


Figure42: Current North Elevation. JPA&D 2024 (Adapted from NBRIS drawing 1990)

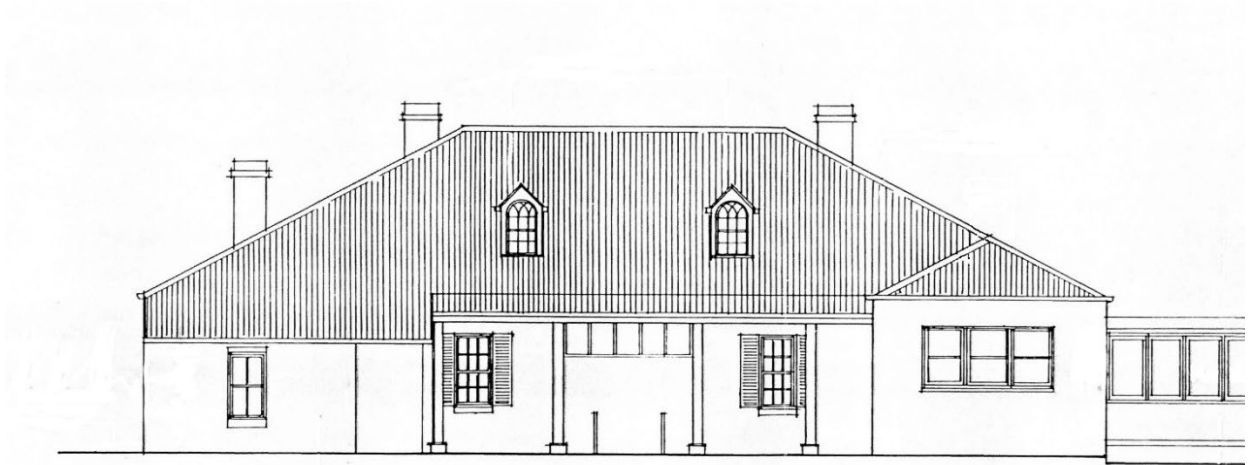


Figure 193: Current South Elevation. JPA&D 2024. (Adapted from NBRS drawing 1990)

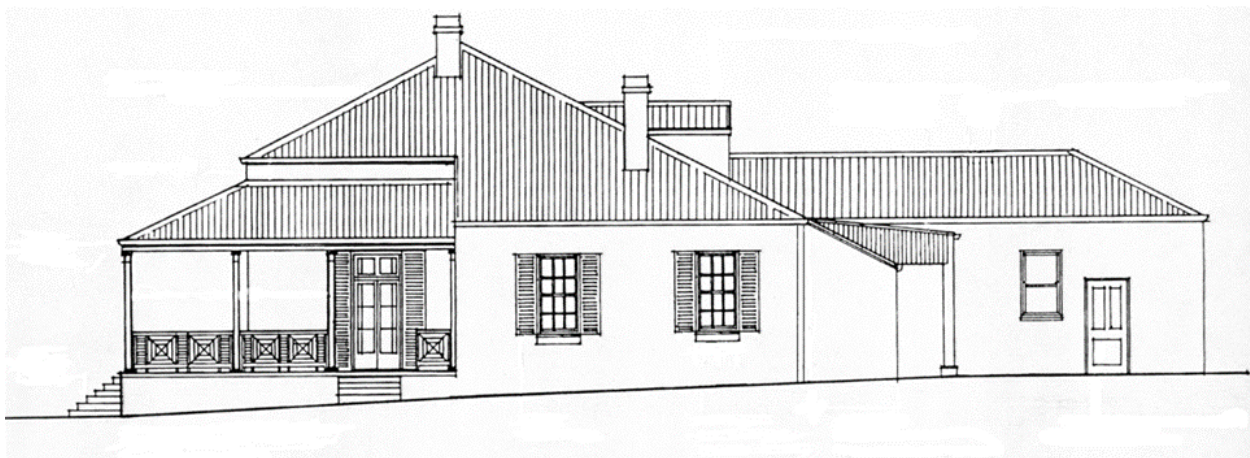


Figure 20: Current West Elevation. JPA&D 2024. (Adapted from NBRS drawing 1990)



Figure 21: The Basement looking north from the entrance showing stone flagged floor and stone north wall.



Figure 22: Evidence of plaster on the cellar ceiling



Figure 23: Shutter latch



Figure 24: Six panelled door



Figure 25: Double doors to the south of the hall.



Figure 50: Rim Lock and hardware to south door



Figure 51: Staircase to the attic.



Figure 52: Chimney piece in room G05



Figure 53: Chimney piece in room G10



Figure 54: Chimney piece in room G12



Figure 55: Chimney piece in room G11



Figure 56: Cedar cupboards painted white in room G06



Figure 57: Interior of cupboard showing cedar joinery.



Figure 58: Window and door joinery in room G11



Figure 59: French doors to verandah room G11

4.3 Assessment of Archaeological Potential

Extensive archaeological research was only undertaken on the site in 1990 in preparation for the construction of a new church building on the site.

An archaeological assessment was undertaken by Wendy Thorp in August 1990, followed by an archaeological survey in September of the same year. Excavation was then undertaken by Damaris Bairstowe in February 1991.

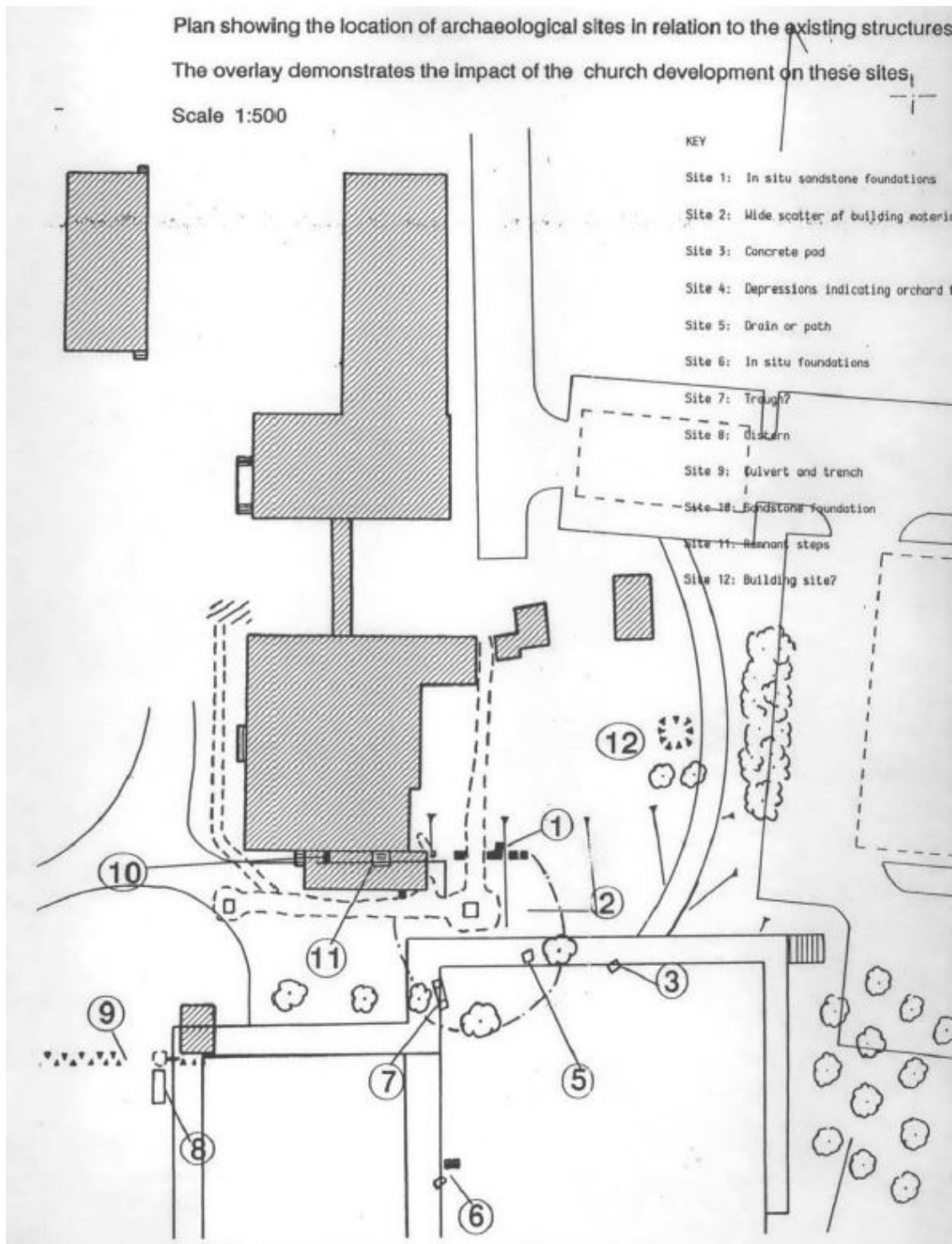


Figure 60: Plan from the Excavation report showing the location of archaeological sites in relation to the existing structures with an overlay demonstrating the impact of the church development on these sites.

The initial archaeological assessment found that despite a lack of documentary information “the site appears to present the potential for considerable archaeological material”⁶⁵ The archaeological survey then identified twelve potential archaeological sites on the property, two of which were considered to be of high significance because they appeared to be evidence of past building activity. As these sites could be destroyed by the proposed building works, excavations were undertaken to investigate and record them.

The excavation report documented the disclosure of a sandstone flagged path and the footings of an unrecorded outbuilding neither of which was directly impacted by the construction of the proposed church but were in part of the site affected by landscape proposals. The paving and footings were of a later date than the main house but appeared to be integral to the occupation and use of the house during the 1830s.

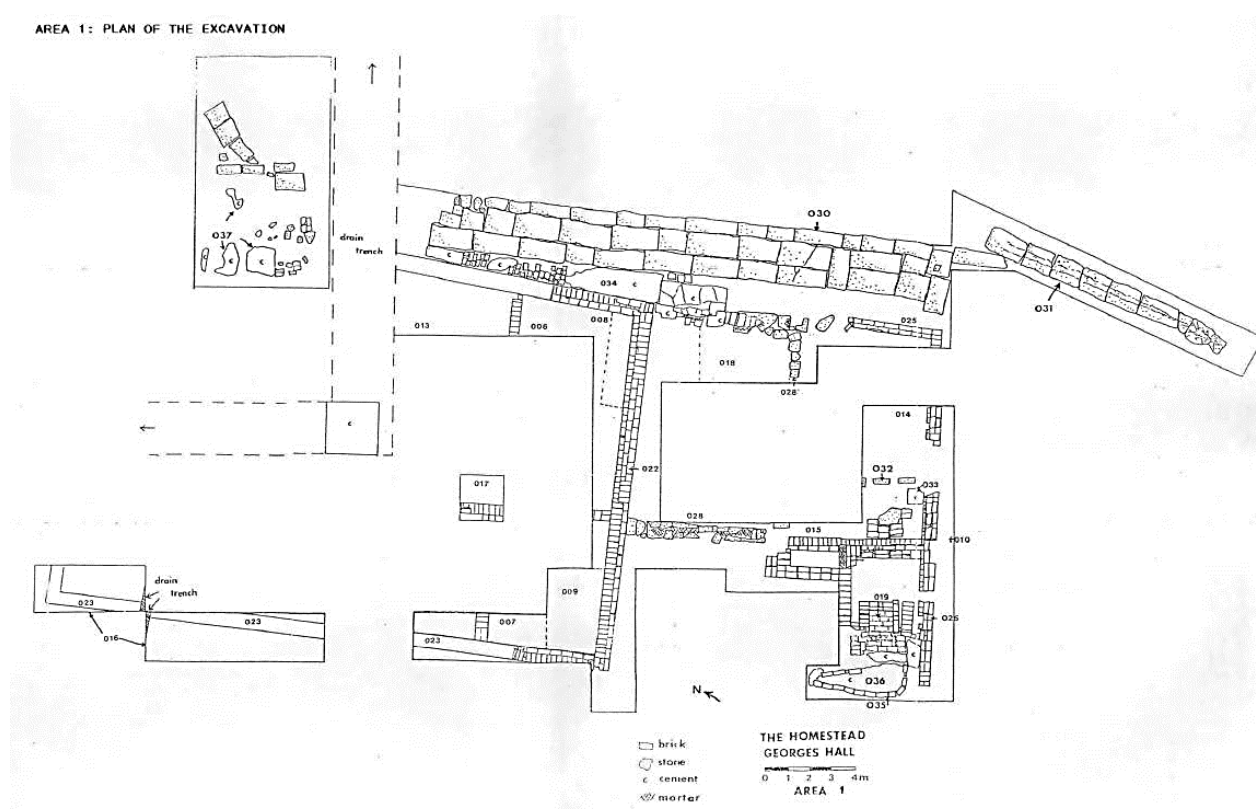


Figure 61: Area 1 Plan of Excavation

⁶⁵ Wendy Thorp, *Archaeological Assessment Georges Hall*, August 1990, P13.

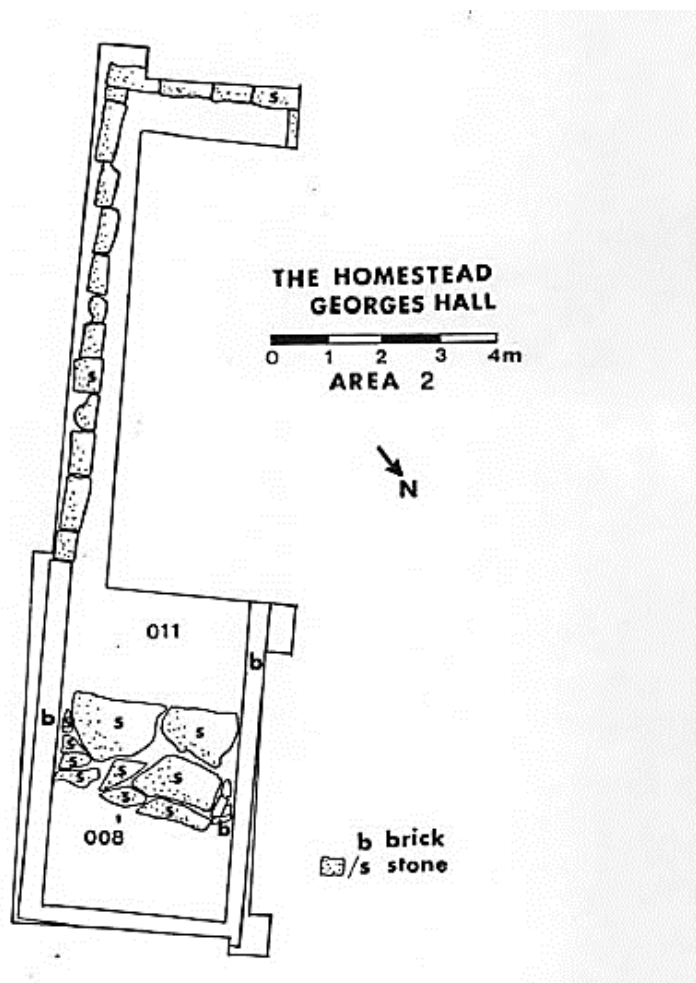


Figure 62: Area 2 Plan of Excavation

The following recommendations were made:

1. That the path is left exposed and incorporated into the garden landscape.
2. That the plan of the outbuilding is outlined on the surface to become a landscape feature the event of any a landscape feature to be avoided in the event of any changes to the landscape or excavation for service connections.
3. That removal of the peppertree growing in the south sector of the historic footings be by cutting and that there be no attempt to interfere with its roots.
4. That the watching brief recommended in section 1 of the Archaeological Survey (Thorp 1990b) be undertaken by the owners and that a professional archaeologist be called in only if building excavation reveals structural features or deposits containing artefacts in a quantity exceeding the yield of the site in general (ie a 'dump')
5. That upon demolition of the south timber-framed annex and before any landscaping in that sector of the site, an archaeologist inspect with a view to determining the significance of relics adjacent to the house recorded by Thorp during the archaeological survey (Thorp 1990b). If of heritage value these sites should not be impacted.⁶⁶

There is still significant potential for archaeological finds to be uncovered on other parts of the site not previously excavated. Where future works are to be undertaken on the site an archaeologist

⁶⁶ Damaris Bairstow, "The Homestead", *Georges Hall: Archaeological excavation report*, February 1991, pp4,6.

should be engaged to do a thorough assessment of the archaeological potential of the area of the proposed works.

Past Archaeological Discoveries

The archaeological works from the 1990s uncovered numerous artefacts that can tell us about the life of the Homestead and those who lived there. These artefacts included:

- Various glass bottles, many of them intact
- Ceramics
- A possible dagger
- A horse brass
- The remains of a gas light
- Gas light brackets



Figure 63: Some of the many bottles



Figure 64: More bottles in the collection



Figure 65: Remnants of a stoneware jug



Figure 66: Ceramic figurine



Figure 67: A possible dagger



Figure 68: Horse Brass



Figure 69: Remains of a gas light



Figure 70: Gas light bracket

4.4 Assessment of Views and Vistas

Views of the Homestead from the public domain are very limited. The roof and dormers can be glimpsed from Beale Street, but this view is generally obstructed by vegetation and car parking. Previous views from Henry Lawson Drive are now completely obstructed by street trees. There are limited partial views to the Homestead from the end of Lionel Street.

There is no real view of the Homestead from outside the property. Whilst it is desirable to be able to see The Homestead from the public domain, Henry Lawson Drive is a busy main road with no formed footpath on either side. It is therefore unlikely that there is much passing public foot traffic to view The Homestead. In addition, the trees provide visual and possibly some acoustic privacy

Within the property the Homestead can easily be viewed from multiple positions on the site.

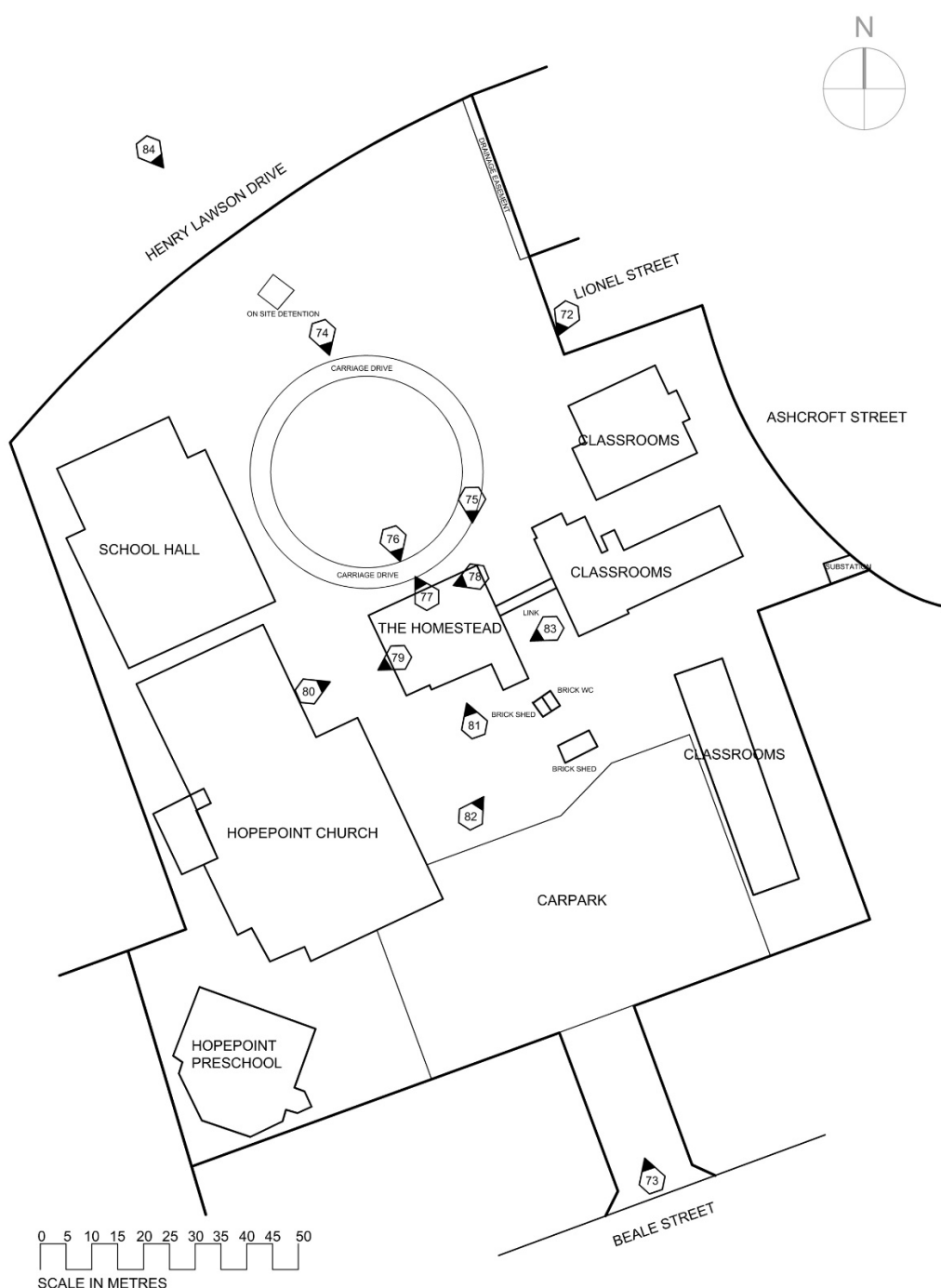


Figure 71 Plan showing view locations and directions



Figure 72: View towards The Homestead from the public domain at the end of Lionel Street. JPA&D 2024.



Figure 73: View into the site and towards the Homestead from Beale Street. 2024.



Figure 74: View from the North of the site looking towards the Homestead. 2023.



Figure 75: View from the carriage drive approaching from the northeast. 2023.



Figure 76: The north façade 2023.



Figure 77: View from the north verandah of the Homestead. 2023.



Figure 78: View from the verandah looking to the northwest. The school hall and border plantings of agapanthus can be seen in the background. 2023.



Figure 79: View from the verandah looking west. The school hall is to the right of the image and the church is to the left. 2023.



Figure 80: View of the west side of the Homestead. 2023.



Figure 81: The south elevation showing the dormer windows to the attic.



Figure 82: The southern side of the site looking towards the homestead and outbuildings from the south east. 2023.



Figure 83: The eastern elevation showing the link to the right of the image. 2024.



Figure 2684: Trees planted by the Department of Main Roads now obscure the view to the Homestead from Henry Lawson Drive.

5.0 Assessment of Cultural Significance

5.1 Comparative Analysis

The following section looks at four properties that have similar architectural elements to The Homestead and which through a comparative analysis can expand our understanding of The Homestead site and house. The following examples have been examined:

- Berry House, Duckerfield Road, Berry Park c.1835
- Yasmar, Haberfield 1856-1858
- Rose Farm, Ermington c.1820
- Macquarie Fields House 1841-1843

5.1.1 Berry Park House

Berry Park is located at 380 Duckenfield Road, Berry Park near Morpeth and is listed on the Maitland Local Environmental Plan 2011. It was built c.1835 and has a similar roof form to the The Homestead at Georges Hall.⁶⁷ Both have verandah rooves separate from the main house roof with the verandah across the front façade returning part way along both sides. Both have a central set of steps leading to a central entry door with two French windows on either side.



Figure 85: Berry Park 1974. John Eales House) Photo: Athel D'Ombrian. University of Newcastle. B10397-NO120

⁶⁷ James Broadbent, *The Australian Colonial House*, p318.

The differences between the two properties are minor but Berry Park sits closer to the ground, has no verandah balustrade and includes cast iron verandah supports rather than the timber verandah posts at The Homestead. The locations of the fireplaces in the two front rooms and corresponding chimneys differ in location.



Figure 86: Berry Park 2020, Photo Oliver Hawkins

5.1.3 Yasmar

Yasmar is located at 185 Parramatta Road, Haberfield. In 1856, Alexander Learmonth commissioned the colonial architect John Bibb (1810–1862) to design a home for him and his wife Mary Louisa Ramsay. They named it Yasmar, Ramsay spelt backwards. Bibb had taken over the architectural practice of John Verge in 1837.⁶⁸

Yasmar is similar in design to The Homestead in that they both have verandah rooves separate from the main house roof with the verandah across the front façade returning part way along both sides. Both have a central set of steps with paired columns on either side. The central entry steps lead to a central entry door with two French windows on either side. Like Berry Park, Yasmar sits closer to the ground, has no verandah balustrade and includes cast iron verandah supports rather than the timber verandah posts of The Homestead. The locations of the fireplaces in the two front rooms at Yasmar are similar to those at The Homestead.

⁶⁸ <https://dictionaryofsydney.org/entry/yasmar>



Figure 87: Yasmar house, Haberfield. January 2018. Haberfield Association.

A plan from 1944 when alterations were made to Yasmar by the Child Welfare Department show the similarity in layout of the front portion of the original house to The Homestead, although Yasmar has an elongated secondary hall to allow for two additional rooms.

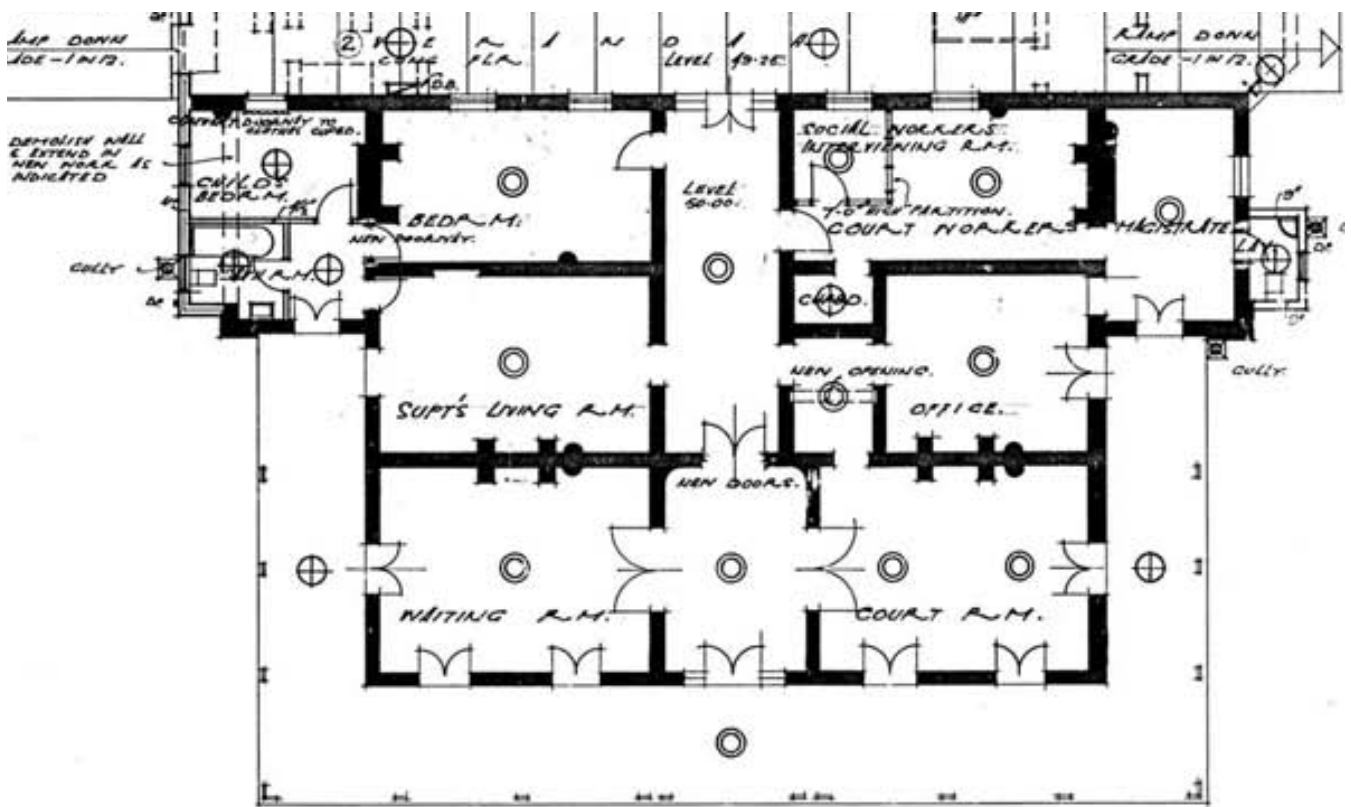


Figure 88: Plan of front portion of Yasmar, 1944. Child Welfare Department.

5.1.4 Rose Farm, Ermington



Figure 89: Rose Farm Ermington 1966. Photo Douglass Baglin

Rose Farm is located at 15 Honor Street, Ermington. It was built by Alexander McDonald in 1820 on land granted to him on the Parramatta River (Field of Mars) in 1792. The land was later sold by McDonald to Henry Harvey in 1833 with a cottage already on it, presumed to be the current house. The farm was known as "Rose Hill Farm" in 1872 when it was offered at auction. At that date, the property included an orchard, orangery and paddocks, plus a garden and shrubbery along with the cottage, laundry, stables and coach house.

The cottage is a single-storey, sandstock-brick Colonial Georgian style cottage on sandstone foundations, built to face the Parramatta River in a similar way in which The Homestead was built to face Prospect Creek. Rose Farm has a number of features typical of its date and style including window shutters, paired columns to the verandah entry and a verandah that returns to both sides. The verandah roof is at a slightly lower level to the main house roof. The roof is hipped, with corrugated iron roofing. A brick chimney survives at the rear. The property has a low stone wall to Honor Street, picked sandstone blocks along fence line with wrought iron palisade gates, a wharf established exclusively to serve the property, and mature fig trees. The verandah has a corrugated iron skillion roof with hipped corners on timber posts, and sandstone flagging floor. From the verandah, the house can be entered via French doors flanking the front door, all featuring top lights.

Rose Farm House is similar to The Homestead at Georges Hall in that it has a similar floor plan with a central entry stair onto a verandah that turns down both sides. The verandah roof is separate to that of the house.

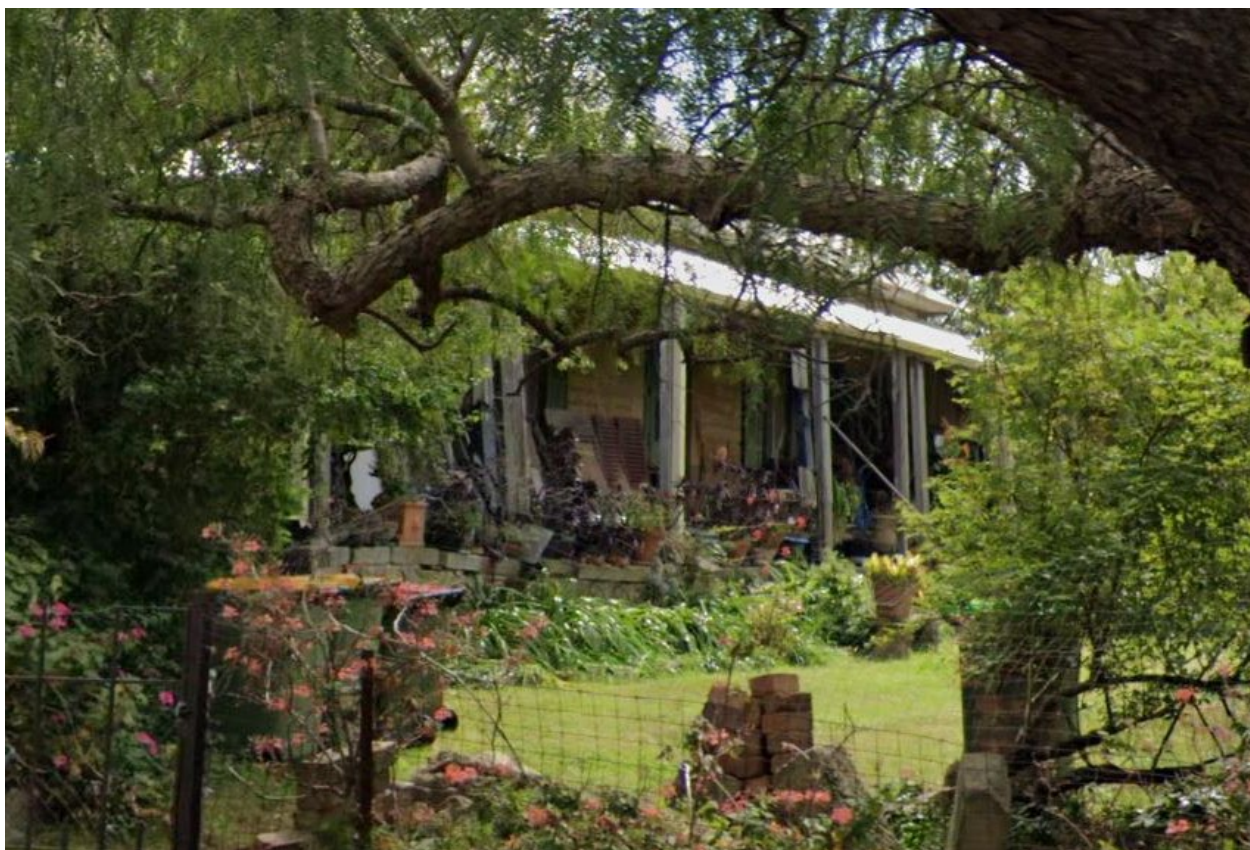


Figure 90: Rose Farm Ermington Google Street View October 2020.

5.1.2 Macquarie Field House

Macquarie Field House is located at the end of Quarter Sessions Road, Macquarie Fields. It is believed to have been built in the 1840s by the wealthy convict emancipist, Samuel Terry for his daughter Martha following her marriage to Sydney merchant John Hosking in 1843. The architect is not known but has been attributed to as John Bibb.⁶⁹ The house was restored in the 1960s when the portico, believed to have been added after the house was built, was removed.⁷⁰ The house is now a private residence.

The house is sited on a level hill-top plateau overlooking the village of Macquarie Fields. The route of the carriage drive appears to follow its original path. Two impressive sets of entrance gates and piers open onto the carriage drive, which leads to the house. The drive originally encircled the house but now terminates in a paved car park.

Macquarie Field House is a single storey sandstone Victorian Regency style house, stuccoed above the basement level, so it appears to sit on a podium of sandstone blocks. It is symmetrical in design with a hipped slate roof, with six chimneys. The house features a stone flagged verandah with timber Doric columns and timber panelled ceiling. The verandah extends across the main eastern façade and partly wraps around the two sides. Wide timber framed French windows open onto the verandah, and all other windows are twelve-paned double-hung timber framed sashes. There is one distinctive bay window, under the verandah on the north elevation of the house. At the rear of the house, a set of steps leads down to the basement level.

⁶⁹ Philip Goad and Julie Willis eds., *The Encyclopedia of Australian Architecture*, Cambridge University Press, 2021, p82.

⁷⁰ <https://first.mhns.wa.gov.au/fullRecordPicture.jsp?recno=37464>



Figure 91 Macquarie Fields House January 1954. Barry Wollaston, Caroline Simpson Collection.

Internally, the house is finely detailed with cedar joinery throughout, timber panelled doors and marble fireplace mantelpieces which were salvaged from 'Subiaco' designed by John Verge in 1836 and demolished in 1961.⁷¹

Like The Homestead at Georges Hall, Macquarie Fields House has a separate lower roof over a verandah that turns along part of both sides of the house. The entry steps are central to the front façade and the front of the house has a similar symmetrical plan. The joinery is of cedar and rear steps lead to a cellar. However, Macquarie Field House only has one pair of French doors either side of the main entry door as opposed to The Homestead's two pairs.



Figure 92: Macquarie Fields House 2015 Daily Telegraph.

⁷¹ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1291165>

Comparison of plans

The diagrams below show a comparison of the layout of The Homestead at Georges Hall to three of the comparative examples:

- Yasmar
- Rose Farm
- Macquarie Field House

In looking at these plans we can see similar entry, verandah and front room arrangements.

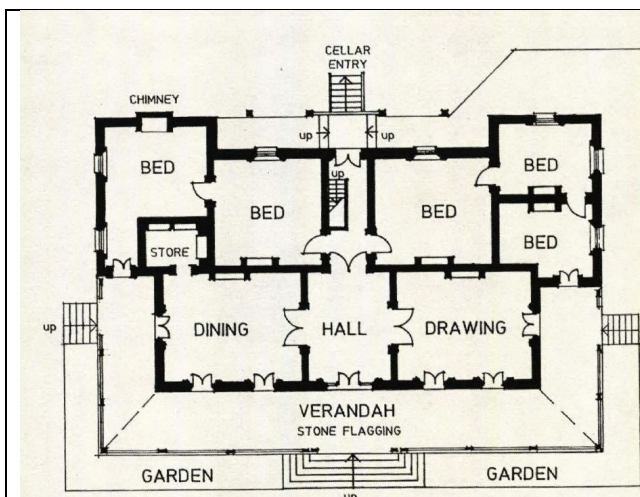


Figure 93: The Homestead original ground floor plan

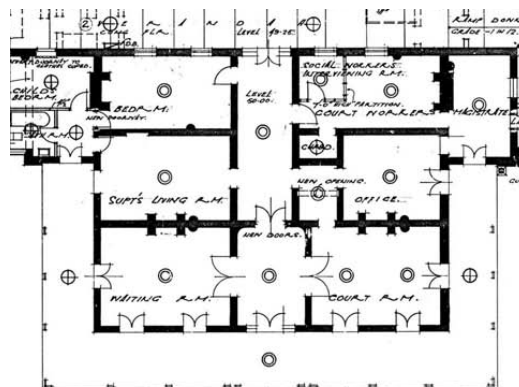


Figure 94: Plan of Yasmar from 1944

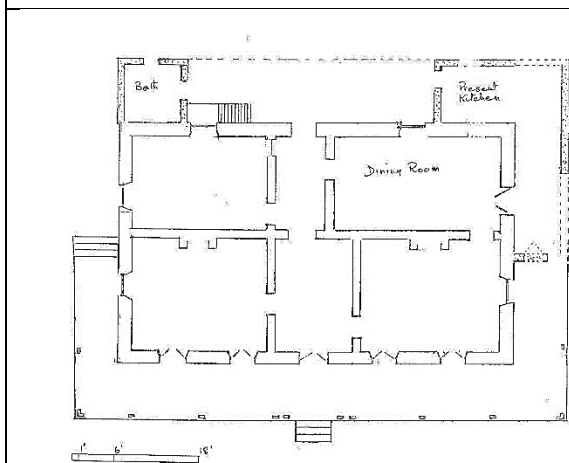


Figure 95: Plan of Rose Farm Ermington from 1966
Rachael Roxburgh, 1974, p163

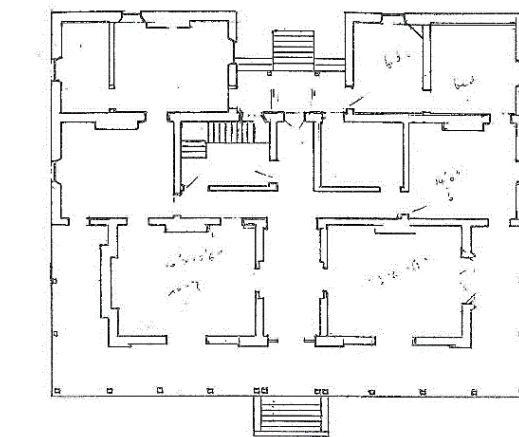


Figure 96: Plan of Macquarie Field House,
Rachael Roxburgh, 1974, p163

5.2 Definition of Curtilage

The curtilage as defined in the Permanent Conservation Order No 448 differs from the current site boundary which was extended by amalgamation in 1995. The original heritage curtilage should be maintained. The additional lands acquired and amalgamated subsequent to this listing do not form part of the heritage curtilage. (Refer Figure 4).

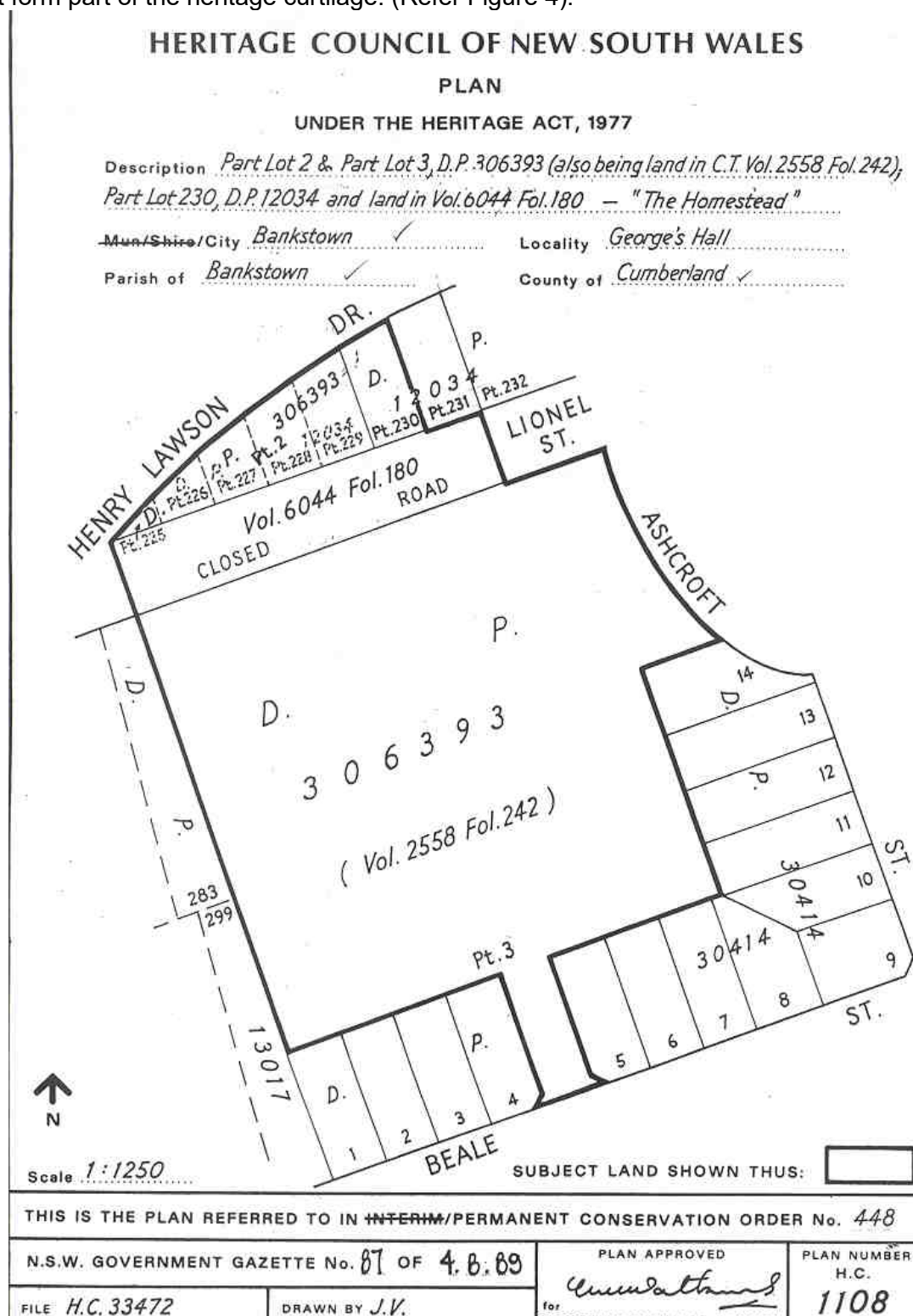


Figure 97: The curtilage as defined by Permanent Conservation Order No 448

5.3 Review Against State Heritage Register Criteria

The following discussion is based on the guidelines set out in the N.S.W. Heritage Office's NSW Heritage Manual: *Assessing Heritage Significance 2000*. The document identifies the following criteria for assessing heritage significance:

- 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 NSW's cultural or natural history (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.)

5.4 Statement of significance

The Homestead at Georges Hall is important in the cultural history of NSW as being part of the lands once owned by Colonel George Johnston. It has a strong association with the Johnston Family of Annandale and is a substantially intact, well-proportioned and finely detailed colonial Georgian building which retains characteristics typical of its period and style.

It was the second Johnston house built in this area with the first house being affected by flooding. The location of "The Homestead" on the rise above the river and floodplain, demonstrates the settlers' adaptation to their environment. The Homestead is evidence of the earliest permanent settlement in the area and is the oldest remaining house in the Bankstown district. It is one of only a few houses of this type remaining in NSW.

The property is also associated with the HopePoint church and school community.

5.5 Grading of Significance

5.5.1 Basis for Assessment

The grading of significance reflects the contribution a specific element makes to the overall significance of the item, as well as the extent the item's significance would be reduced if the element were lost or modified. The Homestead and the buildings within its curtilage have been assessed to enable grading of significance into exceptional, high, moderate, little and intrusive. This process of assessment has included consideration of the following factors:

- Quality of the original design

- Intactness of the item
- Age and amount of original material
- Extent of later alterations and additions
- Association with important people, events or groups
- Ability to demonstrate rarity or technical value

Exceptional Significance

Fabric which contributes most to the significance of the item. This may include original fabric and spaces which demonstrate particular intactness, rarity, historic or aesthetic value as well as original features and elements which are unaltered. Elements of exceptional significance should be retained and conserved in situ.

High Significance

Fabric which is important to the significance of the item. This may include original and early fabric which is not in good condition, has been altered, reconstructed or added sympathetically, where these make an important contribution to the significance of the item. Elements of high significance should be retained, restored and conserved in situ. Other interventions to fabric of high significance may be permitted where the significance of the elements is retained.

Moderate Significance

Fabric which supports the overall significance of the item. This may include elements which have some heritage value but are not key to the significance of the item, such as elements which have been modified, compromised or have deteriorated beyond repair. Elements of moderate significance may be adapted or relocated provided that the overall significance of the item is not affected.

Little Significance

Fabric which does not contribute to the significance of the item. This may include elements of no or neutral heritage significance, such as unsympathetic alterations and additions and elements added to improve functionality over time. Elements of little significance may be retained, replaced or removed as needed, as long as such works do not impact the significance of the item.

Intrusive Significance

Fabric which degrades the significance of the item. This may include fabric which has been added without consideration of the values of the item, which obscures or confuses the ability to interpret the item. Elements of intrusive significance should be removed or modified to lessen their impact on the overall significance of the item.

Significance and the use of Standard Exemptions under the NSW Heritage Act 1977.

For the purposes of utilising standard exemptions under the NSW Heritage Act 1977, elements that are graded as either intrusive or of little significance are considered to be non-significant.

5.5.2 Grading of Significance Plans

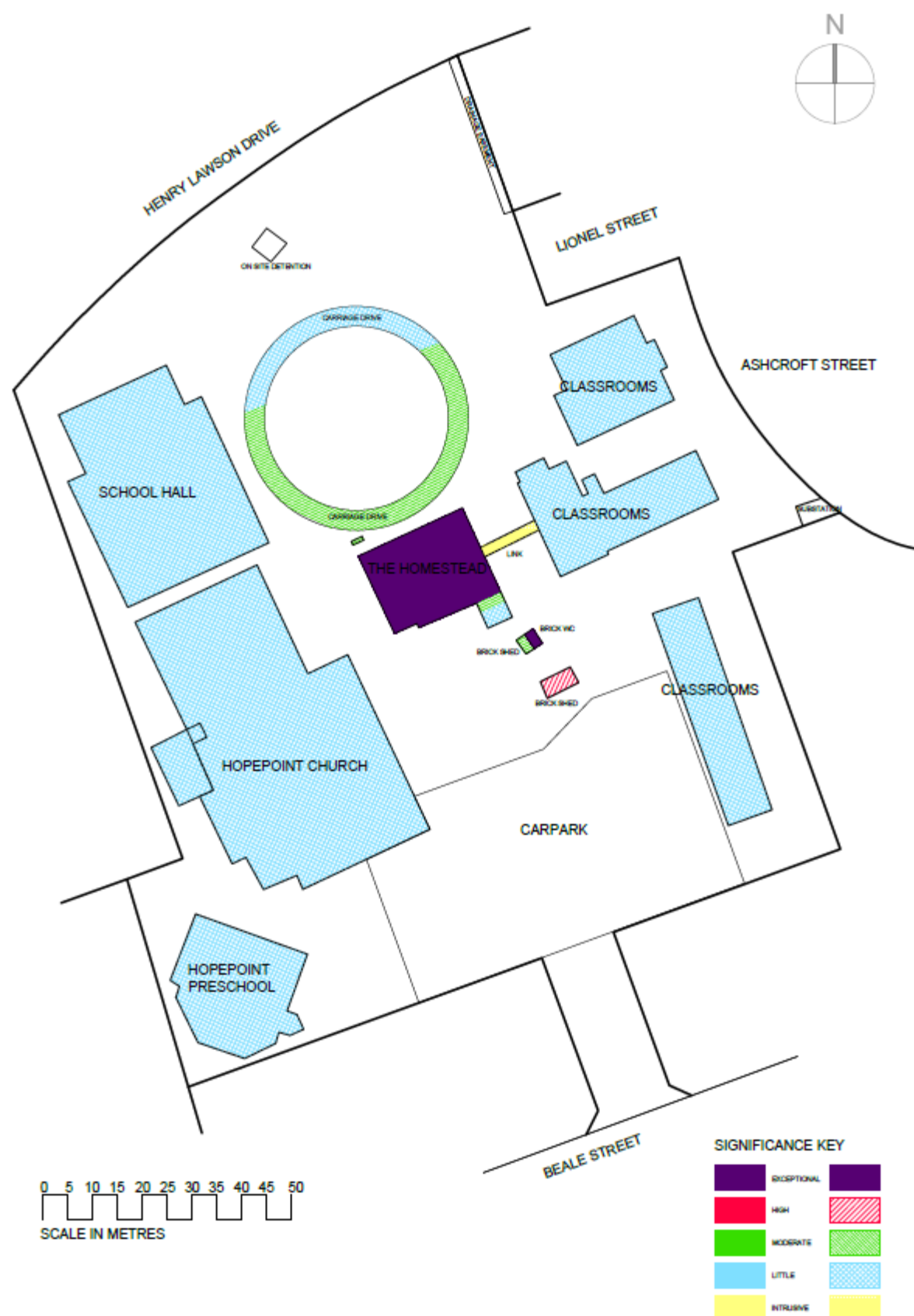


Figure 278: Grading of Significance Plan: Heritage Curtilage

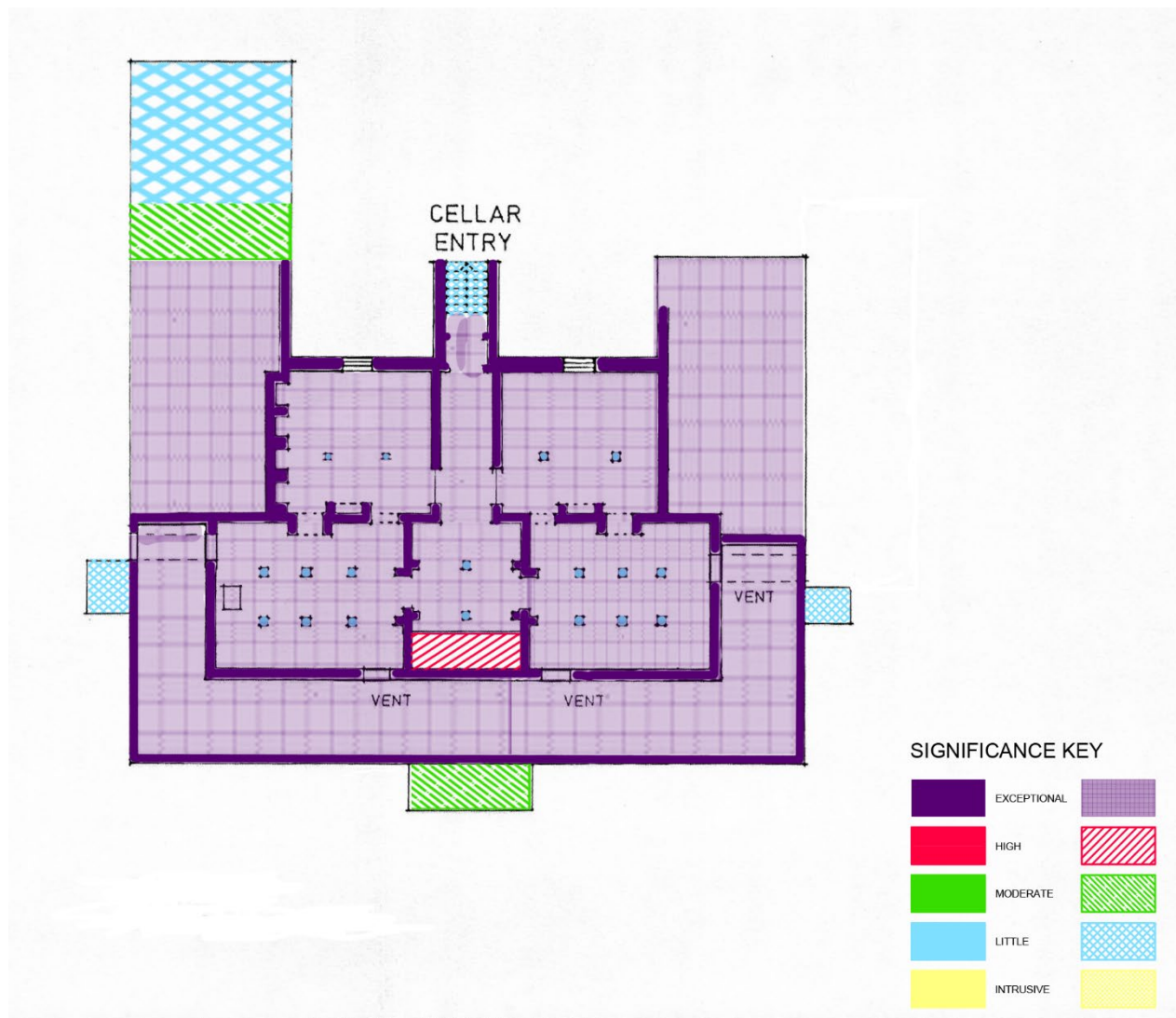


Figure 28: Grading of Significance Plan: Basement Level, The Homestead

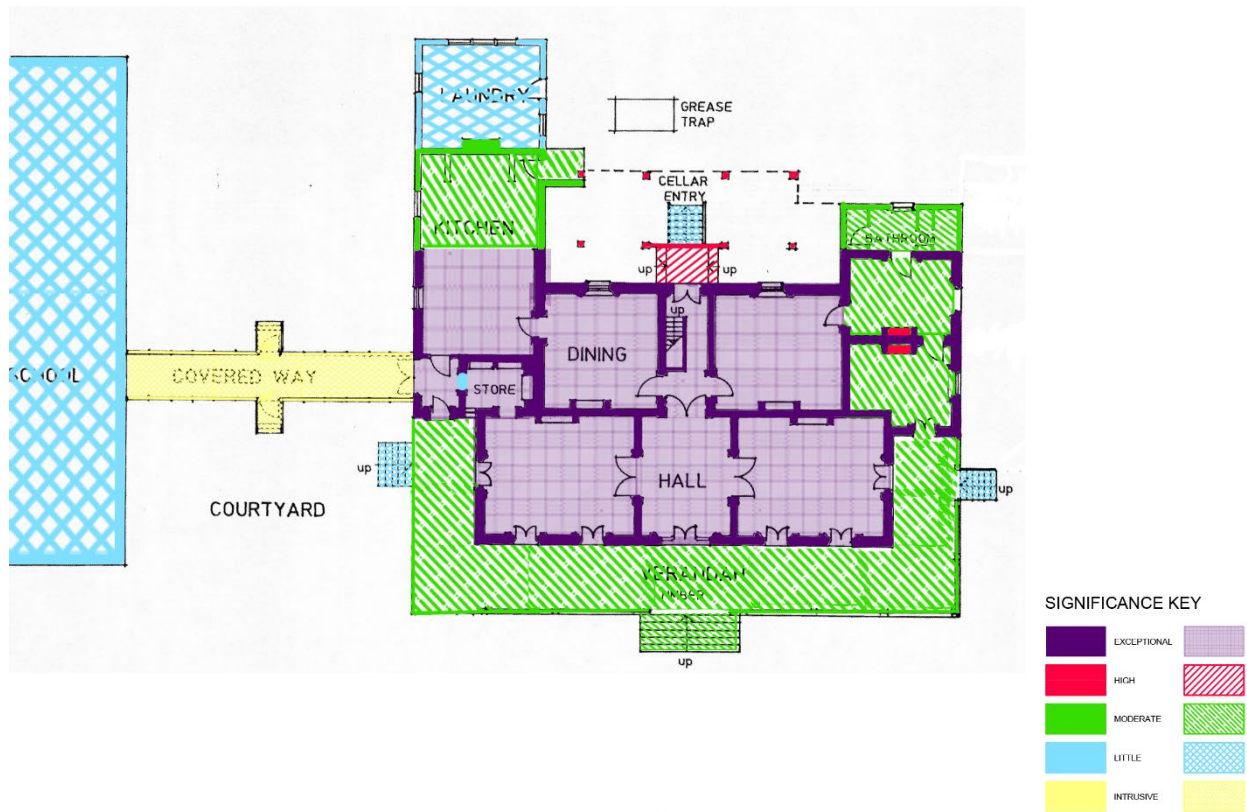


Figure 100: Grading of Significance Plan: Ground Level, The Homestead

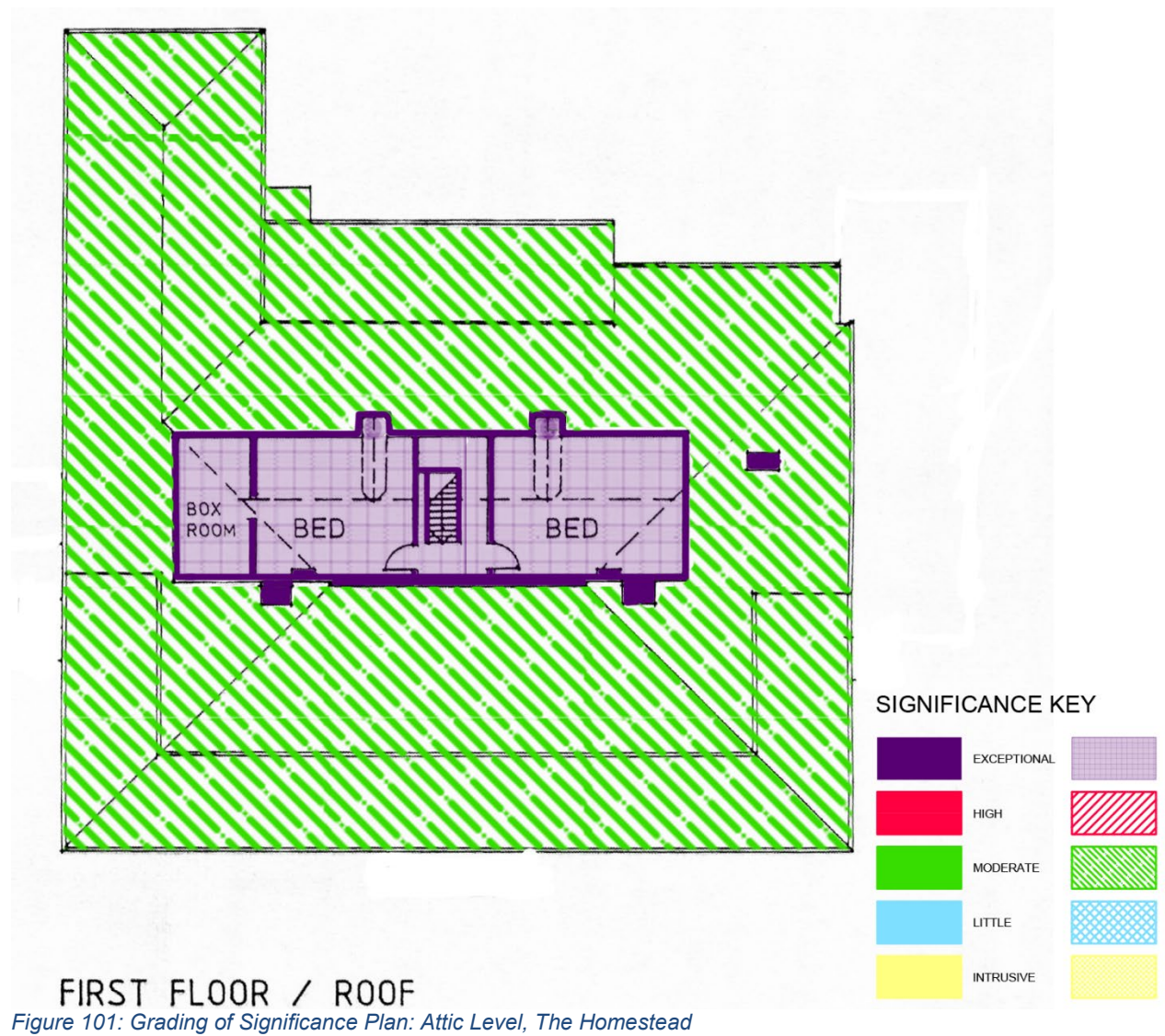


Table of Grading of Significance of Elements		
Significance of Context		
Element	Significance	Commentary
Visual and physical relationship of house to the site	High	Has been diminished by 20 th century subdivision and subsequent works, including street plantings
The Homestead		
Exterior - General		
Style, including height, scale, form of original roof and detailing	High	
External walls, excluding laundry, kitchen extensions and reconstructed verandah walls	Exceptional	
Form of walls and rooves, including chimneys and dormer windows	Exceptional	
Laundry extension	Little	
Kitchen extension	Moderate	
Bathroom extension	Moderate	
North verandah, including soffit	High	
Verandah reconstructed walls and timber flooring	Moderate	Recent material that differs from original
Verandah roof form	High	Roof covering is recent fabric
Colorbond roof cladding, flashings	Little	Recent material that differs from original
Pattern of openings	High	
Door and window joinery,	High	Significant original fabric
Door and Window Hardware generally	Moderate	Much of it dates from the 1911 period.
Interior – Generally		
Spatial configuration and floor plan of the basement, ground and attic floors	Exceptional	
Original internal walls	Exceptional	
Original ceiling and roof structure	Exceptional	
BASEMENT		
Room B01		
Floor	Exceptional	Original stone flagging

Walls	Exceptional	South wall is of stone with other walls of brick.
Ceiling	High	Underside of floor above including original timber boards on pit sawn joists.
Doors	Moderate	There are no doors remaining however remnants of framing exist.
Brick piers	Little	Modern 230 x 230 brick piers
Services	Intrusive	
Light fittings	Intrusive	
Room B02		
Floor	High	Earth floor
Walls	Exceptional	South wall is of stone, others are of brick
Ceiling	High	Underside of floor above including original timber boards on pit sawn joists
Windows	High	Original light well opening in the south wall
Brick piers	Little	Modern 230 x 230 brick piers
Services	Intrusive	
Light fittings	Intrusive	
Room B03		
Floor	High	Earth floor
Walls	Exceptional	North and east walls are of stone, others are of brick
Ceiling	High	Underside of floor above including original timber boards on pit sawn joists
Windows	High	Vents in north and east walls
Brick piers	Little	Modern 230 x 230 brick piers
Services	Intrusive	
Light fittings	Intrusive	
Room B04		
Floor – stone flagging	Exceptional	Stone to south section
Floor – brick paving	Moderate	Brick to north section
Walls	Exceptional	North wall in stone, others in brick
Ceiling	High	Underside of floor above including original timber boards on pit sawn joists

Brick piers	Little	Modern 230 x 230 brick piers
Services	Intrusive	
Light fittings	Intrusive	
Room B05		
Floor	High	Earth floor
Walls	Exceptional	North and West walls in stone, others in brick
Ceiling	High	Underside of floor above including original timber boards on pit sawn joists
Windows	High	Vents in north and west wall
Brick piers	Little	Modern 230 x 230 brick piers
Services	Intrusive	
Light fittings	Intrusive	
Room B06		
Floor	High	Earth floor
Walls	Exceptional	South wall is of stone, others are of brick
Ceiling	High	Underside of floor above including original timber boards on pit sawn joists
Windows	High	There is an original light well opening in the south wall
Brick piers	Little	Modern 230 x 230 brick piers
Services	Intrusive	
Light fittings	Intrusive	
GROUND FLOOR		
Entry Hall - G01		
Timber flooring	Exceptional	Likely to be largely original boards
Walls, plastered,	Exceptional	
Ceiling, ceiling beams and cornice	High	Lath and plaster set between exposed dressed beams with hand run cornices
Doors and sidelights, shutters and reveals	High	
Door and Window hardware	Moderate	
Skirting boards	High	
Timber panelling above skirting	Moderate	

Paint work	Intrusive	
Services	Intrusive	
Light fittings	Intrusive	
Office Room G02		
Timber flooring	Exceptional	Likely to be largely original boards
Walls, plastered,	Exceptional	
Chimneypiece	High	
Ceiling, ceiling beams and cornice	High	Lath and plaster set between exposed dressed beams with hand run cornices
Doors including shutters and reveals	High	
Door and Window hardware	Moderate	
Skirting boards	High	
Timber panelling above skirting	Moderate	
Paint work	Intrusive	
Services	Intrusive	
Light fittings	Intrusive	
Room G03		
Timber flooring	Exceptional	Likely to be largely original boards
Walls, plastered,	Exceptional	
Chimneypiece	High	
Ceiling, ceiling beams and cornice	High	Lath and plaster set between exposed dressed beams with hand run cornices
Doors including shutters and reveals	High	
Door and Window hardware	Moderate	
Skirting boards	High	
Timber panelling above skirting	Moderate	
Picture Rail	High	
Paint work	Intrusive	
Services	Intrusive	
Light fittings	Intrusive	
Hall G04		
Timber flooring	Exceptional	
Walls, plastered,	Exceptional	
Staircase including timber balustrade	Exceptional	Original fabric
Metal handrail	Intrusive	

Ceiling	High	
Doors and top light over	Exceptional	Original fabric.
Door hardware	High	
Skirting boards	High	
Picture rail	High	
Paint work	Moderate	
Services	Intrusive	
Light fittings	Intrusive	
Dining Room G05		
Timber flooring	High	
Walls, plastered,	Exceptional	
Chimneypiece	High	
Ceiling	High	No cornice
Doors and windows	High	
Door and Window hardware	Moderate	
Skirting boards	High	
Paint work	Intrusive	
Services	Intrusive	
Light fittings	Intrusive	
Room G06		
Timber flooring	High	
Walls, plastered,	High	
Ceiling	High	Timber Ovolo mould
Doors to cupboards	High	
Door hardware - original	High	
Door hardware - later	Intrusive	Hasp, staples and padlocks
Skirting boards	High	
Paint work to cedar joinery	Intrusive	
Services	Intrusive	
Light fittings	Intrusive	
Room G07 – Not accessed		
Timber flooring		
Walls, plastered,		
Ceiling, cornices and ceiling rose		
Doors to G06		

Door to G06 hardware		
Door to Verandah		
Skirting boards		
Paint work		
Services		
Light fittings		
Room G08 – Kitchen		
Flooring	Little	
Walls – North, part east and part west, plastered,	High	
Walls to the south	Moderate	
Chimneypiece	Moderate	
Ceiling	Little	
Doors and windows	Little	
Door and Window hardware	Little	
Skirting boards	Little	
Paint work	Little	
Services	Intrusive	
Light fittings	Intrusive	
Room G09 – Laundry (c.1960)		
Tiled floor	Little	
Walls	Little	
Ceiling	Little	
Doors and windows	Little	
Door and Window hardware	Little	
Paint work	Little	
Services	Little	
Light fittings	Little	
Room G10 - Lounge		
Timber flooring	High	
Walls, plastered,	Exceptional	
Chimneypiece	High	
Ceiling	High	
Doors and windows, including shutters	High	
Door and window hardware	Moderate	
Skirting boards	High	

Picture rail	High	
Paint work	Intrusive	
Services	Intrusive	
Light fittings	Intrusive	
Room G11 - Bedroom		
Timber flooring	Moderate	
Walls, plastered,	Exceptional	
Chimneypiece	High	
Ceiling	Moderate	
Doors	High	
Window	High	
Door and Window hardware	High	Possible Georgian doorknob to French doors
Skirting boards	High	
Picture rail	High	
Paint work	Little	
Services	Intrusive	
Light fittings	Intrusive	
Room G12 - Study		
Timber flooring	Moderate	
Walls, plastered,	Exceptional	
Chimneypiece	High	
Ceiling	Moderate	
Doors	High	
Window	Little	
Door and Window hardware	Moderate	
Skirting boards	Moderate	
Paint work	Little	
Services	Intrusive	
Light fittings	Intrusive	
Room G13 - Bathroom		
Tiled flooring	Little	
Walls tiled	Little	
Ceiling	Little	
Door	Little	
Door frame, Architrave and reveals	High	

Window	Moderate	
Door and Window hardware	Little	
Paint work and tiled finishes	Little	
Services	Intrusive	
Light fittings	Intrusive	
ATTIC FLOOR		
Hall F01		
Timber flooring	TBC	Currently under carpet
Walls, plastered,	Exceptional	
Ceiling	Little	
Wallpaper	Moderate TBC	Possibly from the 1920s
Services	Intrusive	
Light fittings	Intrusive	
Room F02		
Timber flooring	TBC	Currently under carpet
Walls, plastered,	Exceptional	
Ceiling	Little	
Doors	TBC	Door has been removed – is possibly standing in F01
Dormer Window	Exceptional	
Door and Window hardware	Little	
Skirting boards	High	
Paint work	Little	
Services	Intrusive	
Light fittings	Intrusive	
Room F03		
Timber flooring	TBC	Currently under carpet
Walls, plastered,	Exceptional	
Ceiling	Little	
Wallpaper	Moderate TBC	Possibly from the 1920s
Services	Intrusive	
Light fittings	Intrusive	

Room F04		
Timber flooring	TBC	Currently under carpet
Walls, plastered,	Exceptional	
Ceiling	Little	
Doors	TBC	
Dormer window	High	
Door and Window hardware	TBC	
Skirting boards	High	
Paint work	Little	
Services	Intrusive	
Light fittings	Intrusive	
Outbuildings		
Privy		
Floor	Moderate	
Walls	Exceptional	
Ceiling	Moderate	
Doors	Moderate	
Paintwork	Intrusive	
Services	Intrusive	
Light fitting	Intrusive	
Toilet block extension		
Floor	Moderate	
Walls	Moderate	
Ceiling	Moderate	
Doors	Moderate	
Window	Moderate	
Paintwork	Little	
Services	Intrusive	
Light fitting	Intrusive	
Workers Cottage outbuilding		
Floor	Moderate	
Walls	High	
Ceiling	Moderate	
Doors	TBC	

Chimneypiece	High	
Paintwork	Intrusive	
Services	Intrusive	
Light fitting	Intrusive	

6.0 Constraints and Opportunities

6.1 Constraints Arising from the Statement of Significance

The Statement of Significance means that the way the homestead and its outbuildings are treated has limitations. The location of The Homestead on the rise above the river and floodplain is significant and the homestead and its outbuildings should remain in its current location. The design of the house with an encompassing verandah demonstrates the settlers' adaptation to their environment and the existing original fabric should be retained and maintained. The Homestead is substantially intact with fine colonial Georgian detailing. All original details should be conserved in their original form including finishes to cedar joinery.

The Bills horse trough has local significance and should remain on the site in a location close to the carriage drive.

6.2 Issues Arising from the Physical Condition

The Homestead is in good physical condition generally. The dirt floors of the cellar that were consolidated in the 1990s works have now formed into large cakes and this needs to be addressed. Cable runs within the cellar are haphazard and should be tidied up and properly contained or supported. Factors resulting in temporary propping should be addressed and the propping removed. The cellar should be swept and cleaned of vermin excrement.

The principal rooms of the ground floor which previously contained unpainted cedar timber joinery were painted white in early 2024. This paint should be removed and a traditional waxed timber finish applied.

Some elements such as the vine supports on the verandah and the rose garden fence that were restored in the 1990s works have since been removed. These should be reinstated if practical.

A full remedial works survey should be undertaken of the house by a suitably experienced heritage architect and a suitably experienced heritage engineer should be engaged to address cracking in the plasterwork of the walls.

The toilet outbuilding is in good physical condition generally as is the extension to it. The toilet building may be the original outhouse and is of exceptional significance. It should be retained. The existing modern paint should be removed and a breathable paint system used so that the original bricks can breathe and spalling is made less likely. The extension to the outhouse is of moderate significance.

The larger outbuilding is in poor condition. This building appears to be a late Victorian or early twentieth century two room workers cottage. There is cracking along joints in the brickwork particularly above the doors and windows. It is currently barricaded for safety reasons. Structural advice should be sought and the building should be restored.

The Bills horse trough is in good physical condition and should remain on the site located in proximity to the carriage drive.

Other buildings on the site which are of much more recent construction all appear to be in good to very good condition.

6.3 Statutory and Non-Statutory Listings

6.3.1 State Heritage Register (SHR)

The Homestead was given a Permanent Conservation Order No. 448 by the Heritage Council of NSW and the order was published in the Government Gazette on 4th August, 1989.

The Homestead is listed on the New South Wales State Heritage Register. The State Heritage Register is maintained by the New South Wales Heritage Office and comprises a list of places and items of State heritage significance, which came into effect on 2 April 1999.

6.3.2 Canterbury - Bankstown Local Environment Plan (LEP) 2023

The Homestead is listed on the Heritage Schedule of Canterbury-Bankstown LEP as item number 1143.

6.3.3 National Trust of Australia (NSW)

The Homestead is listed on the Register of the National Trust of Australia (New South Wales). This is a non-statutory register compiled by the National Trust and listing places and items the Trust considers being of cultural and natural heritage; it performs an advisory and educational role.

6.3.4 Register of the National Estate

The Register of the National Estate was originally established under the *Australian Heritage Commission Act 1975*. The Register of the National Estate was closed in 2007 and is no longer a statutory list. The register is now an archive for information only. The homestead was listed on the Register of the National Estate

6.4 Commonwealth and State Legislation

6.4.1 Commonwealth Legislation

Environment Protection and Biodiversity Conservation Act 1999

The *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the Australian Government's environment and heritage legislation. This act is triggered by developments or actions that will have a significant impact on matters of National environmental significance, including world heritage areas, nationally significant Ramsar wetlands, Commonwealth marine areas, nationally threatened species and communities and migratory birds. This includes the critically endangered Cumberland Plain woodlands. The Act provides for the identification of threatened species and environments and outlines the system for their protection and regeneration in addition to the protection and conservation of heritage. The framework for the development of bioregional plans includes the consideration of heritage values of places. The EPBC Act includes a process for assessment of proposed actions that have, or are likely to have, a significant impact on matters of national environmental significance. These actions require approval from the Commonwealth Minister of Environment and Heritage.

6.4.2 State Legislation

Heritage Act 1977 (NSW)

The purpose of the Heritage Act 1977 is to ensure cultural heritage in NSW is adequately identified and conserved. The Homestead is listed as a heritage item on the State Heritage Register (SHR) of NSW under this Act.

Minimum Standards of Maintenance and Repair

Minimum standards of maintenance and repair are required for sites listed on the SHR, and certain maintenance works are exempt from approval under the Act. Reference should be made to the Minimum Standards of Maintenance and Repair under Section 118 of the Act and as specified in the *Heritage Regulations 2005*. Minimum standards of maintenance and repair generally relate to: protection of the item from weathering; protection from damage or destruction by fire; protection from security threats; and essential maintenance and repair.

Maintenance works at The Homestead should be established to ensure compliance with the minimum standards under the Heritage Act and Regulations.

Approvals for Works

Some development approvals or exemptions are required under the Heritage Act as well as the EPBC Act. If works are not exempt under the Heritage Act, they will require a Section 60 application following approval of an Integrated Development Application through Canterbury-Bankstown Council. The Integrated Development Application process is recommended for approvals required under both Acts, as it enables heritage issues to be dealt with by the local council and the Heritage Council, and it reduces delays in the approvals process.

Standard exemptions apply to all properties listed on the SHR under s.57 (1) of the Act. Certain activities are granted exemption from approval by the Heritage Council of NSW (or its delegate). These activities are considered minor in nature and will only have minimal impact on the heritage significance of a place, and include maintenance, repairs and minor alterations.

Reference should be made to the Government Gazette of the State of New South Wales Number 262-Planning and Heritage dated Friday 17 June 2022. A copy of this document is attached as an appendix to this report. The Homestead does not have any site-specific exemptions under s.57 (2) of the Act.

Historical Archaeology

If historical archaeological relics are found, or there is potential for their discovery, the Heritage Council must be notified under s.146 of the Act.

A relic is defined under the Act as a deposit, object or material evidence which relates to the settlement of NSW (not being Aboriginal settlement). If proposed works may impact on potential or known relics within The Homestead curtilage, then the work may require an exemption under s.57 (2) or an excavation permit under s.60 of the Act.

Environmental Planning and Assessment Act 1979 (NSW)

The *Environmental Planning and Assessment Act 1979* governs strategic planning and development assessment processes undertaken by State and Local Government in NSW. Part 5 covers the assessment of development proposals. It is necessary in most cases to submit a development application to the relevant Local Council for permission to erect or alter a building, demolish a building; or change the use of an existing building. This does not apply to a building proposal defined as an 'Exempt Development'. Six categories of development are defined by the legislation: Exempt Development, Complying Development, Local Development, Integrated Development, Designated Development or State Significant Development.

National Parks and Wildlife Act 1979 (NSW)

In addition to a range of other environmental and land management matters, the National Parks and Wildlife Act also includes provisions that apply to Aboriginal objects and places. If Aboriginal objects and places are found, the National Parks and Wildlife Service must be informed under Section 91 of the Act and permits may apply under Section 90. A licence may also be required

under the Act to damage or destroy threatened fauna species. Penalties apply for the destruction of Aboriginal objects and places, and the harm of any protected species.

Threatened Species Conservation Act 1995 (NSW)

This Act identifies and protects native plants and animals in danger of becoming extinct.

Noxious Weeds Act 1993 (NSW)

The objectives of the Noxious Weeds Act are to identify which noxious weeds require control measures, identify control measures suitable to those species and to specify the responsibilities of both public and private landholders for noxious weed control.⁷² The NSW Department of Primary Industries is the government authority that has responsibility for noxious weeds. Private property owners are responsible for controlling noxious weeds under s.12 and 17A of this Act, and they must notify the local control authority (Canterbury-Bankstown Council) if there are notifiable weeds under s.15 of this Act.

Rural Fires and Environmental Assessment Legislation Amendment Act 2002

The *Rural Fires and Environmental Assessment Legislation Amendment Act 2002* amends the *Rural Fires Act 1997* and several environmental assessment-related Acts. This Act provides for mapping bush-fire prone lands and the development of a Bush Fire Environmental Assessment Code. This code is aimed at streamlining the assessment process for hazard reduction works. To this end, the Code will include general ameliorative prescriptions and, in some cases, species specific prescriptions. Threatened species and their habitats are one of the items considered in the Code.

6.4.3 Commonwealth and State Codes

The National Construction Code

The National Construction Code (NCC) is the national technical document which sets the standards for building work in Australia. The consent authority has the discretionary power to require that existing buildings comply with current building standards, as a condition of approval for proposed works.

The NCC provisions relate to structure, fire safety, access and egress, and services and amenity. The goals of the NCC are to enable the achievement and maintenance of acceptable standards of structural sufficiency, safety, health and amenity.

Any strategies or solutions to ensure that components of The Homestead comply with the NCC should be based on the cultural significance of the place. Where necessary, alternative solutions and performance-based outcomes should be pursued to ensure the intent of the code is met without adversely impacting on significant fabric. Professional advice should always be obtained. Should conflicts arise between compliance and cultural significance the Heritage Council of NSW is able to provide advice and assistance in seeking appropriate compliance solutions through its Fire and Services Advisory Panel.

6.5 Opportunities

The owner of The Homestead has the opportunity to protect and present the heritage significance of The Homestead building and site and inform the general public about the significant heritage asset that they hold.

There is a real opportunity to use The Homestead in a way that is compatible with its heritage significance and beneficial to the religious and educational uses of the site. This could include:

- Fellowship and prayer meetings

⁷² Ecological Australia, *Sustainability Assessment*, 2008, 47.

- Church and school administration and management meetings
- Wedding receptions
- Celebrations such as christenings, birthdays and engagements
- Commemorations and wakes
- Teaching of the history of the area to HopePoint students and those from outside
- Small scale classes such as adult education or afterschool tutoring
- School and/or community Library

The central location of the Homestead and its outbuildings allows the opportunity for new buildings to be built towards the east and west of the site without impacting the view corridor to the historic structures or the structures themselves.

7.0 Development of Conservation Policy

7.1 Introduction

Having regard to the above statements of significance and the constraints and opportunities noted in Section 6.3, conservation policies for the place have been developed in the areas of:

- Treatment of the fabric
- Interpretation of the place
- Use of the place
- Intervention in significant fabric
- Adaption of significant fabric
- Additions and new buildings and other features at the place
- Conservation procedures at the place
- Adoption and review of conservation policies

7.1.1 Treatment of Fabric

Conservation guidelines for the place have determined the extent to which significant fabric should be retained and conserved. The most significant fabric should be conserved in accordance with the principles of the Burra Charter.

While all the fabric in the place can be considered to be significant to some extent, not all of the fabric is of such significance to warrant conservation in accordance with the principles of the Burra Charter. Levels of preservation appropriate to such fabric include:

- Where alteration or removal of the fabric is necessary for the conservation or interpretation of the place;
- Where alteration or removal of reconstructed fabric is desirable to create a more accurate reconstruction of elements of the place;
- Where alteration or removal of fabric is optional; and
- Where alteration or removal of fabric is desirable.

All significant fabric should be maintained in order to avoid 'demolition by neglect'. Fabric reconstructed in accordance with the conservation policies should also be maintained. Views to and from the place that are defined by fabric or contribute to the significance of the place should be maintained and either protected from change or re-established.

7.1.2 Interpretation of the Place

Policies for the interpretation of the place address the following:

- Appropriate mechanisms for interpretations;
- Principal themes for interpretation;
- Aspects of the place of outstanding significance which should be emphasised;
- Configurations which are most appropriate for the fabric;
- Specific conservation opportunities;
- Restoration and/or reconstruction works essential to the understanding of the place; and
- Levels of public and specialist access

7.1.3 Use of the Place

The significance of the place is embodied in its historical use over the full extent of its history. The use of the site should be acknowledged, interpreted and ideally conserved. Where it is not possible to retain the original use other uses sympathetic to the original use should be found. Changes to the fabric to allow continuing use of the place for any activities need to be carefully assessed noting that statutory approvals may apply.

Inappropriate uses that might confuse or obscure the historic associations of the place should be identified and avoided. Uses which can help the interpretation of the place should be identified.

7.1.4 Intervention in Significant Fabric

Conservation policies identify areas where significant fabric can be disturbed. The degree of professional involvement appropriate to any disturbance is also identified. Appropriate levels of investigation of the fabric for conservation of the place and for scientific research has been addressed in the policies.

7.1.5 Adaption of Significant Fabric

The most extensive intervention into significant fabric is likely to occur if new uses are being accommodated at the place. Depending on the level of significance of the fabric, different levels of alteration are appropriate and include:

- Conservation in accordance with the Burra Charter;
- Partitioning of internal spaces; and
- Removal of elements of the place.

7.1.6 Additions and New Buildings and Other Features at the Place

Guidelines address the design of new buildings and additions. Additions are defined in location, form, height, bulk and the effect they have on existing fabric. New buildings and features might be detrimental to the place and its setting and are also defined in terms of their location, form, height, bulk and their effect on views to and from the place. New elements at the place such as free-standing structures, temporary structures, outdoor furniture, roads and car parks, and floodlighting are addressed in the policies.

7.1.7 Conservation Procedures at the Place

As the place is of high cultural significance, procedures for managing change and activities should be managed by recognised conservation methodologies such as the *Australia ICOMOS Burra Charter*.

7.1.8 Adoption and review of Conservation Policies

The conservation policies contain recommendations about the adoption of the policies. Because the place will change over time, the conservation policies should be reviewed periodically to ensure they continue to address the significance of the place and the constraints and opportunities of the place.

8.0 Conservation Policies and Guidelines

8.1 Definitions

For Burra Charter definitions see 10.1 Glossary.

8.1.1 Definition of the Place

The Homestead is located at 42a Beale Street, Georges Hall NSW 2198. The heritage curtilage is defined by the plan that forms part of the Permanent Conservation Order No 448. This conservation management plan applies to the place defined by this curtilage. Refer to Figure 1 for a location map. Refer to figure 97 for the curtilage plan.

8.1.2 Definition of Significant Fabric

The significant fabric of the place is defined as:

All fabric that is identified in the table of grading of Significance of Elements (see section 5.5) as exceptional, high or moderate. Fabric graded in this table as either little or intrusive is considered non-significant for the purposes of the Standard Exemptions to the Heritage Act. Refer to Government Gazette of the State of New South Wales Number 262-Planning and Heritage Friday, 17 June 2022, at 11.3.

8.2 Policies

This Section provides conservation policies to assist the property owner to manage The Homestead's diverse values and historic fabric. A conservation policy explains the principles to be followed to retain a place's heritage significance and how that significance can be enhanced when undertaking conservation and maintenance works or proposing changes to the place.

The following table cross references the various policies by subject matter to assist in following the various policy areas.

<i>Item</i>	<i>Policies</i>
Approvals and Permits	2, 3, 15
Archaeology	26, 30, 31, 32, 33, 34, 35, 36, 37
CMP	8, 13, 14, 27, 107
Changes to the fabric	16, 17, 18, 19
Compliance	1, 5, 6
Conservation	4, 7, 9, 10, 105, 106
Curtilage and Setting	20, 21, 29
Homestead exterior	38, 39, 40, 41, 42, 43, 44
Homestead interior	45 to 70 inclusive
Horse Trough	74, 75, 76, 77
Interpretation	37, 77, 92, 97 to 104 inclusive,
Landscape	85, 86, 87
Maintenance and repair	9, 10, 55, 56, 57, 64, 65, 66, 69, 70, 76

Masterplan	23, 104
New Buildings	25, 36, 82, 83, 84
Outbuildings	71, 72, 73
Painting	51, 52, 67
Personnel Requirements	8, 9
Site	22, 23, 24, 25, 26, 74, 78, 79, 80, 81, 104
Uses	92, 93, 94, 95, 96, 97, 98
Views	28, 88, 89, 90, 91

8.2.1 Policies Relating to Compliance with Statutory Controls and Guidelines

The management and maintenance of The Homestead must be undertaken to comply with applicable legislation, plans and policies, including those noted in Section 5.⁷³

Policy 1. All works to the place must comply with relevant codes and legislation.

Policy 2. Approvals and permits are required to undertake most works at The Homestead site. Standard exemptions apply to the site for some works. Please refer to Government Gazette of the State of New South Wales Number 262–Planning and Heritage dated Friday, 17 June 2022, a copy of which is appended to this CMP.

Works that are not covered by a standard exemption will require a section 60 approval from Heritage NSW. A Development Application approval or exemption may also be required from the Canterbury-Bankstown Council.

Policy 3 The Homestead must, as a basic requirement, be maintained and conserved to meet the minimum standards of maintenance and repair under Section 118 of the NSW Heritage Act in relation to protection from weathering, damage or destruction by fire and security threats.

Policy 4 The Homestead, as outlined and required in this CMP, must be maintained and conserved to a high level to ensure that its heritage values are retained and not compromised.

Policy 5 Any strategies or solutions to ensure that components of The Homestead comply with the National Construction Code should be based on the cultural significance of the place.

Policy 6 Where necessary, alternative solutions and performance-based outcomes should be pursued to ensure the intent of the code is met without adversely impacting on significant fabric. Should conflicts arise between compliance and cultural significance the Heritage Council of NSW is able to provide advice and assistance in seeking appropriate compliance solutions through its Fire and Services Advisory Panel.

Policy 7 Works should be carried out in accordance with the principles set out in the Australia ICOMOS Burra Charter, such as repairing significant fabric in-situ and only replacing significant fabric when it cannot be suitably repaired.

Policy 8 Staff and contractors working at The Homestead should understand the overall significance of the place, what the significant fabric is, and how this should be conserved and maintained to retain the place's heritage significance. A copy of this CMP (and updated versions) should be always kept at the property for reference and be referred to when planning and undertaking works.

⁷³ Refer to 10.6 Glossary for definitions of 'Conservation', 'Maintenance', 'Repair', and 'Works'

Policy 9 It is recommended that an easy to refer to guide is prepared for people doing maintenance and conservation works to the place, to guide them on where professional advice may be sought.

Policy 10 'Maintenance' works, being the continuous protective care of the fabric and setting of a place (as distinguished from 'Repair') at The Homestead, should be undertaken by persons having an awareness and understanding of the heritage significance of the place.

Policy 11 Conservation works at The Homestead should be undertaken by suitably qualified persons to ensure long-term conservation of the place's heritage fabric and overall values.

Policy 13 This conservation management plan should be updated within 10 years or if a major change is proposed that is not addressed within the existing policies of the CMP to remain relevant to ongoing change and use of the property, and various statutory controls and guidelines.

Policy 14 This CMP should be made publicly accessible.

Policies relating to works according to levels of significance of the fabric

Policy 15 Prior to undertaking work on any of the fabric identified in this plan as of moderate, high or exceptional significance, a Statement of Heritage Impact must be prepared in accordance with Heritage NSW's current guidelines. Any new work proposed for a building, its curtilage, or the complex in general, will need to demonstrate that it is being carried out in a manner that is respectful of the heritage significance established for the complex/building and its setting in Section 5.4 – Statement of Significance.

Policy 16 Proposed changes to the fabric and elements identified in this report as being of 'Exceptional' or 'high' significance' must be minimal and must not result in a reduction of their significance. Such spaces and elements must not be demolished, maintenance of them must be undertaken. Any new work proposed to these highly significant spaces and elements must be sympathetic to the original fabric and any modifications to such fabric is to be subject to a formal Statement of Heritage Impact in accordance with Heritage NSW guidelines. A section 60 Heritage application and other approvals may also apply.

Policy 17 Proposed changes to fabric identified in this report as being of moderate significance may take place so long as it does not result in a reduction of the significance constituted in the spaces and elements identified in this report as possessing high or exceptional significance.

Demolition of such spaces or elements is generally permissible where appropriate. Any new work proposed to such spaces identified as possessing moderate significance should, wherever possible, be sympathetic to the original fabric and spaces. Any modification to fabric of moderate significance is to be subject to a formal Statement of Heritage Impact in accordance with Heritage NSW guidelines. A section 60 Heritage application and other approvals may also apply.

Policy 18 Proposed changes to fabric identified in this report as being of little significance may take place so long it does not result in a reduction of the significance constituted in the spaces and elements identified in this report as possessing moderate, high or exceptional significance.

Demolition of such spaces or elements is generally permissible where appropriate. Any new work proposed to such spaces identified as possessing little significance should, wherever possible, be sympathetic to the original fabric and spaces. Modification to fabric of little significance may often be undertaken as a standard Exemption to the Heritage Act. Completion of a Standard Exemption Record of Use document is required.

Policy 19 Proposed changes to fabric identified in this report as being intrusive may take place so long it does not result in a reduction of the significance constituted in the spaces and elements identified in this report as possessing moderate, high or exceptional significance. Such intrusive spaces and elements should be removed or modified to eliminate or minimise their

detrimental impact on the significance of The Homestead. Removal of intrusive fabric is to be subject to a formal Statement of Heritage Impact in accordance with Heritage NSW guidelines. A section 60 Heritage application and other approvals may also apply.

8.2.2 Policies Relating to The Curtilage

Policy 20 The Curtilage of the site should remain as existing, being that shown in the diagram referred to in Permanent Conservation order 448. (Refer to Figures 4 and ?? of this document.)

Policy 21 Any additional lands purchased subsequent to the 1989 conservation order should not form part of the heritage curtilage whether amalgamated into the site or not.

8.2.3 Policies Relating to The Site

Policy 22 An accurate survey of the site should be undertaken by a registered surveyor to reflect the current circumstances. This should include additional lands outside the heritage curtilage and the location of archaeological deposits where known.

Policy 23 A masterplan should be undertaken for the whole site to determine appropriate uses, the infrastructure needed to support those uses, suitable locations for any new building elements that may be required and to set out site specific design guidelines for any proposed new built elements.

Policy 24 The existing heritage fabric of the Homestead and its associated outbuildings and archaeology should be maintained and intrusive elements within or attached to these buildings should be removed where practicable.

Policy 25 The construction of new buildings on the site should be kept to the minimum necessary to support the continuation of the current uses with the preference being the adaptive re-use of the existing Homestead where practical. If new buildings are required, they should be sited and designed so as not to visually impact on the built elements that are of exceptional, high or moderate heritage significance.

Policy 26 Before any excavation is undertaken anywhere on the site an archaeological assessment must be undertaken and if this concludes that there is evidence of potential archaeological sites then an Archaeological Survey should be undertaken to determine whether an archaeological excavation is recommended.

Policy 27 This Conservation Management Plan should be adopted by the owner as the key management tool for the site. It should be made available to the public.

Policy 28 There are very limited views to the Homestead from the end of Lionel Street. As these are the only views of the homestead from the public domain these views should be maintained where practical.

Policy 29 The original heritage curtilage should be maintained and not further reduced.

8.2.4 Policies Relating to Archaeology

Policy 30 Prior to any proposed future works involving excavation, an archaeological assessment is to be carried out to determine the potential discovery of artefacts and/or relics. In the event that such a discovery is plausible, a Section 140 (Heritage Act 1977) Excavation Permit should be obtained from the Heritage Council prior to commencing any work. An archaeological investigation would then need to be carried out.

Policy 31 Mapping of the archaeology of the whole site should be undertaken to try and locate other earlier outbuildings such as the stables.

Policy 32 If they have not already been implemented, the recommendations from the 1989 and 1990 archaeological work should be followed.

Policy 33 The path referred to in the 1989 and 1990 archaeological work should be identified on site and left exposed and incorporated into the garden landscape.

Policy 34 A plan of any archaeological remains of outbuildings should be outlined on the surface to become a landscape feature. In the event of any changes to the landscape or excavation for service connections, the outline of the plan of archaeological remains should be avoided.

Policy 35 That any further evidence of previous outbuildings or other structures be recorded by an archaeologist and interpreted in the ground surface if possible.

Policy 36 That for any new works a watching brief is undertaken by the owners (similar to that recommended in section 1 of the Archaeological Survey (Thorp 1990b)) and that a professional archaeologist be called in only if building excavation reveals structural features or deposits containing artefacts in a quantity exceeding the yield of the site in general (ie a 'dump')

Policy 37 Objects that have been discovered during the 1990s excavations or any subsequent excavations should be researched, catalogued and displayed to the extent possible so as to inform the church and school community and the wider public where practicable.

8.2.4 Policies Relating to the Homestead Building

Exterior

Policy 38 Elements of exceptional significance should be retained and conserved in situ. This includes but is not limited to the external walls, the form of the walls and roof including chimneys and dormer windows.

Policy 39 Elements of high significance should be retained, restored and conserved in situ. This includes but is not limited to the style, height, scale and form of the original roof and its detailing, the north verandah including the soffit, the pattern of openings and door and window joinery.

Policy 40 Elements of intrusive significance should be removed or modified to lessen their impact on the overall significance of the item. This includes but is not limited to the link building.

Policy 41 If a new intrusive element is essential within buildings or areas of heritage significance to support a new use, the new intrusive element should be confined to within existing elements that have been assessed as being intrusive or of low significance.

Policy 42 Victorian and later additions may be considered for removal if desired, subject to the appropriate heritage approvals however all elements of the colonial Georgian building must be retained.

Policy 43 The link building between the Homestead and the school buildings should be removed.

Policy 44 The vine supports on the verandah that were restored in the 1990s works have since been removed. These should be reinstated if practical.

Interior

Policy 45 Intervention in significant fabric should be avoided.

Policy 46 Adaption of significant fabric should be avoided.

Policy 47 Where intervention or adaption of significant fabric is absolutely necessary for the continued use of the building this should be undertaken in accordance with the Burra Charter and by experience heritage professionals.

Ground floor

Policy 48 Elements of exceptional significance should be retained and conserved in situ. This includes but is not limited to the internal timber stair and its handrail, the timber doors to the south and the top light above.

Policy 49 Elements of high significance should be retained and conserved in situ. This includes but is not limited to doors, sidelights, shutters and reveals, ceilings, ceiling beams and cornices, skirting boards and chimneypieces.

Policy 50 Elements of intrusive significance should be removed or modified to lessen their impact on the overall significance of the item. This includes but is not limited to:

- The link building
- Recent white paint to cedar joinery

Policy 51 All originally unpainted timber surfaces should remain unpainted and have a traditional waxed finish provided by an experienced heritage painter and decorator.

Policy 52 Paint scrapes should be taken inside the house and a heritage appropriate colour scheme developed for the internal spaces.

Policy 53 Whilst the 1911 era and earlier door hardware should be retained, modern or missing door hardware should be replaced with door hardware more appropriate to the period. Existing rim locks should be refurbished where existing.

Policy 54 The principal rooms of the ground floor which previously contained unpainted cedar timber joinery and were recently painted white should be stripped of their paint finish and a traditional waxed timber finish be applied by an experienced heritage painter and decorator.

Policy 55 A Structural engineer with heritage experience should be engaged to review the cracking in the building and determine appropriate solutions.

Policy 56 An architect with heritage experience should be engaged to undertake a full remedial works survey and produce notated drawings showing repairs required and identifying recent intrusive items to be removed.

Policy 57 The top light over the south doors should be carefully repaired and the broken pane replaced by a glazier with heritage experience.

Cellar

Policy 58 The dirt floors that were consolidated in the 1990s works have now broken into large cakes. These floors should be examined by an experience heritage expert in earth floors and addressed following their recommendations.

Policy 59 The pointing of the stonework in the cellar should be examined in detail noting any area of loose or missing of pointing and any cement pointing. Cement and loose pointing should be removed and new pointing undertaken in lime mortar by an experienced heritage mason.

Policy 60 The timbers of the light well grilles should be examined in detail and repaired where necessary by a experienced heritage carpenter and joiner.

Policy 61 Timbers of the door frames and lintels should be examined in detail and repaired where necessary by a experienced heritage carpenter and joiner.

Policy 62 Cable runs within the cellar are haphazard and should be tidied up and properly contained or supported by cable trays etc. These should not be fixed to significant fabric of exceptional or high significance. Redundant cables should be removed.

Policy 63 The timbers in the cellar that form the structure of the ground floor should be examined by an experienced heritage timber specialist and any damaged sections addressed so that temporary props can be removed.

Policy 64 Inspect the top of all brick piers and ensure that they have complete and correctly positioned ant caps between the top of the pier and the flooring timbers.

Policy 65 Remove all loose dirt and vermin excrement from the stone flagged and brick paved areas of the cellar.

Attic

Policy 66 Roller blinds and dehumidifiers should be removed from the attic dormer windows and any holes from these devices repaired.

Policy 67 It is understood that the finishes were stripped from the attic walls in the 1920s and therefore an original colour scheme cannot be determined. This should be confirmed and a Georgian colour scheme appropriate to the original use of the spaces as servants or children's bedrooms should be developed.

Policy 68 Due to the steepness of the staircase access to the attic space should be limited and those accessing the attic should be verbally informed of the steepness of the staircase and the need to take care.

Policy 69 Door architraves, frames and lintels should be repaired where significantly damaged or missing.

Policy 70 Missing or recent doors to rooms should be replaced with period appropriate doors preferably from a salvage supplier.

8.2.5 Policies Relating to the Homestead Outbuildings

Policy 71 The original toilet outbuilding should be retained. If the extension to the original toilet building is proposed to be removed a Development Application Approval and Section 60 Heritage approval must be sought.

Policy 72 The existing modern paint should be removed and a breathable paint system used so that the original bricks can breath and spalling is made less likely.

Policy 73 The two room workers' cottage is of high heritage significance but is in an unsafe condition. It is desirable that this building is retained and restored and used for example as for storage of sports equipment or outdoor furniture. If it is proposed to demolish this building a Development Application Approval and Section 60 Heritage approval must be sought.

8.2.6 Policies Relating to the Horse Trough

Policy 74 The Horse trough should remain on the site and be located adjacent to the carriage drive.

Policy 75 The dog bowl should remain associated with the horse trough.

Policy 76 The existing brick piers supporting the horse trough should be removed and replaced with concrete blocks similar to the trough and dog bowl.

Policy 77 The horse trough and associated dog bowl should be conserved and interpreted for the school and church community and the general public.

8.2.7 Policies Relating to the Other Buildings on the site

Policy 78 The portable classrooms are intrusive and should be removed when practical.

Policy 79 The classrooms, preschool, church and school hall dating from 1980 or later are of little heritage significance and can be demolished or adapted as desired although a standard exemption to the Heritage Act or a Section 60 heritage approval may be required.

Policy 80 The link building is intrusive on the Homestead and should be removed if possible.

Policy 81 The former men's hostel building, now used as classrooms is of little significance. If it is intended to demolish this building a Development Application Approval and Section 60 Heritage approval must be sought.

8.2.8 Policies relating to new buildings on the site

Policy 82 Any new buildings on the site should be no more than two storeys high and not located either north or south of the homestead building in order to avoid encroaching on The Homestead and the remaining views to it from outside and within the site.

Policy 83 Any new buildings on the site should be set back at least 10m from the homestead on the east and west.

Policy 84 The design of new buildings on the site should not try and reproduce a Georgian era building but should be of their own time.

8.2.9 Policies Relating to the Landscape

Policy 85 The rose garden fence that were restored in the 1990s works have since been removed. This should be reinstated if practical.

Policy 86 Any future play equipment and outdoor furniture should be easily removeable and not impact on any archaeological remains on the site.

Policy 87 Any new hard landscaping such as paths or paving should not be over areas of known archaeological remains.

8.2.10 Policies Relating to Views

Policy 88 The existing views of the Homestead building from within the site should be maintained.

Policy 89 No structures should be built to the north or south of the Homestead or within 10m of the east and west facades so as to preserve the views of the homestead within the site.

Policy 90 Views from the public domain should be enhanced where possible.

Policy 91 Efforts should be made to increase views of The Homestead from the public domain where safe and practical to do so.

8.2.11 Policies Relating to the Use of The Site and Its Buildings

Policy 92 The use of the site as a Georgian period residence should be acknowledged interpreted and ideally conserved.

Policy 93 Where the current or future use is compatible with the original use, the finishes and furniture of the Georgian era should be reinstated. An example of this would be to restore a lounge room, dining room or entry hall to a Georgian era scheme where it is compatible with proposed uses.

Policy 94 Where it is not possible to retain the original use other uses sympathetic to the original use should be found.

Policy 95 Changes to the fabric to allow continuing use of the place for any activities need to be assessed via either a Standard Exemption or a section 60 heritage approval.

Policy 96 Inappropriate uses that might confuse or obscure the historic associations of the place should be identified and avoided.

Policy 97 Uses which can help the interpretation of the place should be identified.

Policy 98 Appropriate uses need to be found for the Homestead building that support its care and maintenance. Appropriate uses may include public and community functions which would present The Homestead to a wider audience and educate that audience about the Homesteads history and significance.

8.2.12 Policies relating to Interpretation of the Site

Policy 99 Provide interpretive material for the site that details the history of the site and buildings. Interpretive material should not intrude on the views of the house and should be legible by the public.

Policy 100 A plan for public access and education should be developed to inform the community and the general public about the existence and history of The Homestead.

Policy 101 Specialist historians and scholars should be allowed reasonable access to study The Homestead Building and its associated outbuildings and archaeology on request.

Policy 102 Appropriate mechanisms for interpretation of The Homestead should be developed and may include an information booklet, information page on the school's and church's website, open days for the general public, signage on the boundary that can be read from the public domain, education sessions for church and school community members.

Policy 103 The principal themes for interpretation should include:

- The original design of the house and the technology of the period
- The original use of the property
- The original owners of the property and their contribution to Australia's History, the history of NSW and the history of the local area.

Policy 104 The most appropriate configuration for the significant heritage fabric is its current layout and this should be retained.

8.2.13 Policies relating to the conservation procedures at the site

Policy 105 Conservation works undertaken in accordance with this CMP should involve experienced heritage and conservation professionals.

Policy 106 Conservation works and any works to and within the homestead should be undertaken by experienced heritage and conservation tradespeople with the appropriate training and skills.

8.2.14 Policies relating to the adoption and review of this Conservation Management Plan

Policy 107 The recommended policies and actions specified in this CMP are to be reviewed by HopePoint Christian School and after all revisions should be adopted as the guide for all future work on the buildings and site.

9.0 Implementing the Plan

9.1 Policy Implementation

The *Australian ICOMOS Burra Charter 1999* outlines conservation processes relevant to items of identified cultural significance. It is essential that the Burra Charter be applied to every aspect of the conservation processes relating to the item. The conservation processes applicable to various levels of significance and fabric and spaces are listed in Articles 14-23 as follows:

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these. Conservation may also include retention of the contribution that *related places* and *related objects* make to the *cultural significance* of a *place*.

Article 15. Change

15.1 Change may be necessary to retain *cultural significance* but is undesirable where it reduces cultural significance. The amount of change to a *place* and its *use* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

15.2 Changes which reduce *cultural significance* should be reversible and be reversed when circumstances permit.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

Article 16. Maintenance

Maintenance is fundamental to *conservation*. Maintenance should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that *cultural significance*.

Article 17. Preservation

Preservation is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Article 18. Restoration and reconstruction

Restoration and *reconstruction* should reveal culturally significant aspects of the *place*.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

Article 20. Reconstruction

20.1 Reconstruction is appropriate only where a place is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the fabric. In some cases, reconstruction may also be appropriate as part of a use or practice that retains the cultural significance of the place.

20.2 Reconstruction should be identifiable on close inspection or through additional interpretation.

Article 21. Adaptation

21.1 Adaptation is acceptable only where the adaptation has minimal impact on the cultural significance of the place.

21.2 Adaptation should involve minimal change to significant fabric, achieved only after considering alternatives.

Article 22. New work

22.1 New work such as additions or other changes to the place may be acceptable where it respects and does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation.

22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the cultural significance of the place.

Article 23. Retaining or reintroducing use

Retaining, modifying or reintroducing a significant use may be appropriate and preferred forms of conservation.

10.0 References

- Australia ICOMOS Inc, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* 1999, Burwood Victoria 2000.
- Bankstown City Council. *Welcome to Bankstown*, Bankstown City Council, n.d. (between 1977 and 1996)
- Bankstown Historical Society. *Historical Tour of the Bankstown District*. 6th Edition, 1997.
- Bankstown Historical Society. *The Homestead*. Bankstown Municipal Library, 1977.
- Broadbent, James. *The Australian Colonial House: Architecture and Society in New South Wales 1788-1842*. Hordern House, 1997.
- Carroll, Tim (ed.). *The Bankstown Oral History Project*. Bankstown Youth Development Services Inc., 2001.
- Davies, Jacqueline et al. *West of the River Road*. Towang Publications, 1980.
- Heritage Council of NSW, NSW Historical Themes, October 2001
- Heritage NSW: <http://www.heritage.nsw.gov.au>
- Heritage Office, Department of Urban Affairs and Planning, *Heritage Curtilages*, 1996
- Kerr, James Semple. *The Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*. National Trust, 2000.
- Lester Tropman and Associates. *Report on The Homestead (formerly Known as Georges Hall)* November 1987
- NSW Heritage Office, Heritage Information Series – *Minimum Standards of Maintenance and Repair*, October 1999
- Noel Bell, Ridley Smith & Partners. *Georges Hall Homestead Conservation Study*, 1990.
- Peters, Merle. *The Bankstown Story*. 1969.
- Roxburgh, Rachael. *Early Colonial Houses of New South Wales*, Ure Smith Sydney, 1974.
- Tolchard, Clifford. *The Years of Endeavour: Bankstown*. Today Publications, n.d.
- The Heritage of Australia: The Illustrated Register of the National Estate*, The Macmillan Company of Australia, 1981.

10.1 Glossary

The terms place, cultural significance, fabric, conservation, maintenance, preservation, restoration, adaptation and compatible use used in this text are defined in the Australia ICOMOS Burra Charter 2013.

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

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

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

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

Maintenance means the continuous protective care of a place, and its setting. Maintenance is to be distinguished from repair which involves restoration or reconstruction.

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

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

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

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

11.0 Appendices

11.1 State Heritage Register listing

11.2 Minimum Standards of Maintenance and Repair

11.3 Government Gazette of the State of New South Wales Number 262-Planning and Heritage Friday, 17 June 2022.

Item Details

Name
Homestead, The
SHR/LEP/S170
SHR #00448

Address
1a Lionel Street GEORGES HALL NSW 2198

Local Govt Area
Canterbury-Bankstown
Local Aboriginal Land Council
Gandangara



Item Type	Group/Collection	Category
Built	Residential buildings (private)	Homestead building

All Addresses

Addresses								
Records Retrieved: 2								
Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Henry Lawson Drive	GEORGES HALL/NSW/2198	Canterbury-Bankstown	Unknown	Bankstown	Cumberland	BANKSTOWN	Alternate Address
1a	Lionel Street	GEORGES HALL/NSW/2198	Canterbury-Bankstown	Gandangara	Bankstown	Cumberland	EAST HILLS	Primary Address

Significance

Statement Of Significance

It is a fine example of Australian Georgian architecture and retains many of its former qualities and characteristics typical of its period and style. It has important associations with the renowned Johnston family. It was the second Johnston house built on this land with the first house being affected by flooding. Its location on the rise above the river and floodplain, demonstrates the settlers' adaptation to their environment. The Homestead is the earliest remaining house in the Bankstown district. It is also evidence of the earliest permanent settlement in the area. (Lester Tropman and Associates 1987:2)

Criteria a)

Historical Significance

It has important associations with the renowned Johnston family. It was the second Johnston house built on this land with the first house being affected by flooding. Its location on the rise above the river and floodplain, demonstrates the settlers' adaptation to their environment. The homestead is the earliest remaining house in the Bankstown district. It is also evidence of the earliest permanent settlement in the area. (Lester Tropman & Assoc 1987:2)

Criteria b)

Historical Association
Significance

It is associated with the man and family of officer of the Marines Lieutenant, later Major George Johnson, also of "Annandale", to whom the land was granted, his wife Esther Abrahams (Julian), sons George Johnson (jnr) (d.1823), David (who inherited the estate), his wife Selina Willey, their eight children (all had at George's Hall) including two sons who inherited the estate, George and Arthur, Arthur's wife Maria, Ralph Johnson.

It is also associated with the Military, being an unofficial army base in the district.

It is also associated with later owners, being Henry Crossing, James and Amelia Ashcroft, Robert Layton, the After Care Association who ran an elderly women's hostel on site, and now with the Calgary Church.

Criteria c)

Aesthetic/Technical Significance

It is a fine example of Australian Georgian architecture and retains many of its former qualities and characteristics typical of its period and style. (Lester Tropman & Assoc 1987:2)

Even in its reduced curtilage today, the house retains its traditional relationship to Prospect Creek, the site of the first Johnson land grant and the first homestead. A recreated carriage loop in front of the house, and enframing trees (plantings and natural) provide some sympathetic setting for the house. And some demonstration of common plants in 19th century gardens of this type. (Stuart Read, 2001)

Criteria f)

Rarity

It is the earliest remaining house in the Bankstown district. (Lester Tropman & Assoc 1987:2)

Criteria g)

Representative

The house and its curtilage, although reduced, are a good representative example of early gentry estates in South West Sydney, on early land grants to non-convicts. Many elements remain that are typical, including a circular carriage loop, the relationship of the homestead to the river/transport route, typical plantings of both exotic and remnant indigenous flora, and Georgian architecture and detailing. (Stuart Read, 2001)

Integrity/Intactness

Outbuildings, including a dairy, no longer survive. The coach house and stables were demolished in the 1920s.

The family held the estate until 1911 when it was subdivided as the Deepwater Estate. The family held remiaining land until 1917. From 1949 the house was used as a convalescent home, and there were further subdivisions during 1960-61.

The original Johnson property is now within Kentucky Reserve by Dhurawal Bay. Within that reserve, three large old English Oaks, (Quercus robur) remain which may date to the military use of the site or to the first homestead site. These are now fenced off within the reserve near Lake Mirrambeena.

The Homestead is now owned by the Calvary Chapel Church and they operate a pre-school and primary school in the grounds.

The estate is relatively intact in a much reduced form, in particular the immediate surrounds of the homestead, its relationship to the river, and some remnant landscape elements such as early plantings or their progeny, and a recreated carriage loop on the site of the old one. The rose garden and fence were reinstated in 1992/93. (Stuart Read, 2001).

Owners

Records Retrieved: 0		
Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

Description

Designer	Builder/Maker
Unknown	
Physical Description	Updated
Site and setting, Garden: Even in its reduced curtilage today, the house retains its traditional relationship to Prospect Creek (over Kentucky Reserve, Henry Lawson Drive & the Murrumbidgee Regional Park to Dhurawal Bay), and to the site of the earlier homestead (lost due to regular flooding). The original Johnson property is now within Kentucky Reserve by Dhurawal Bay. Within that reserve, three large old English (European) oak trees, (<i>Quercus robur</i>) remain which may date to the military use of the site or to the first homestead site. These are now fenced off within the reserve near Lake Mirrambeena. The estate (in much reduced form) is relatively intact, in particular the immediate surrounds of the homestead, its relationship to the river, and some remnant landscape elements such as early plantings or their progeny. A recreated carriage loop is on the site of the old one in front of the house. The rose garden and fence were reinstated in 1992/93. The carriage loop and enframing trees (plantings and natural) provide some sympathetic setting for the house. Species include spotted gum (<i>Corymbia maculata</i>), forest red gum (<i>Eucalyptus tereticornis</i>), Brazilian pepper tree (<i>Schinus molle</i>) (one tree to the rear of the house could be as old as the house), white cedar (<i>Melia azederach</i> var. <i>australasica</i>), camphor laurel (<i>Cinnomomum camphora</i>) and Hill's/weeping fig, (<i>Ficus microcarpa</i> var. <i>hillii</i>). A trumpet creeper (<i>Campsis grandiflora</i>) twines up the trunks of the pepper trees, again a common plant in 19th century gardens of this type. (Stuart Read, pers. comm., 10/2001 visit) Homestead: Stuccoed brick construction on sandstone foundations enclosing extensive cellars. Floor and roof are of pit sawn timbers fastened by hand forged nails. The original part of the house is of symmetrical design with wide verandas to three sides enclosing four large rooms, a hall and pantry. Two additional rooms added at south west corner. The attic has four large rooms lit by attractive dormers having arched transoms with curved glazing bars. This pattern is repeated in the fine fanlight over the south door (Sheedy, 1976). The interior joinery is cedar with extensive panelled window reveals, dados and built-in cupboards. Doors are all six panelled and windows either twelve pane sash type or French windows with transoms above. Windows are all shuttered, including the unusual front French door with narrow sidelights. Verandas are massively constructed of timber with an unusual tall skillion pitch over the cellar entrance. There are some fine marble chimney pieces and Edwardian timber ones in later additions. The roof is now covered with Marseilles pattern tiles and Edwardian brackets have been added to the veranda posts but the house is otherwise intact and in very good condition. The original kitchen wing has possibly been incorporated within later additions (Sheedy, 1976). Outbuildings: All other outbuildings have been demolished (Sheedy, 1976).	
Physical Condition	Updated 09/24/1997
Physical condition is good. Restoration and archaeological work undertaken in 1992/93. Pre-2006: interior front two rooms and entry lobby/hallway adaptively reused as Church meeting and relaxation rooms. Two fireplaces installed in spaces where original (removed) fireplaces had been. Chimneys have been blocked up to prevent water entry. 2006: Homestead's exterior recently repainted. Joinery balustrading to verandah all in good order.	
Modifications And Dates	

6/4/1798 170 acre grant to George Johnston at "Marquee Point", George's Hall (first house built?)
1804 futher 60 acres granted to GJ
by 1837: 100 acres were cleared, 30 acres cultivated, by the time the present homestead was built.
1837 - built (the third house on the estate)
1912 - two additional rooms added at the south west corner and other external alterations
1911 estate subdivided as the Deepwater Estate.
1917 last remaining family held land sold.
- 1949 various owners of house
(bet. 1949 and 1991: addition to south side of house removed).
1960-61 futher subdivisions
1990 photo of front shows 2 jacaranda trees (J.mimosaefolia), one centrally placed inside the carriage loop, one to the left (north) side of the homestead's front facade. Both are gone now (10/2006). ALso shown is a Lombardy poplar (Populus nigra 'Italica' tree behind (east of) the homestead - now gone. Also shown directly in front of the front steps/door, but on the lawn/carriage loop is a horse drinking trough. This has since been relocated to the NW of the circular drive, aligned with a side drive entrance off Ashcroft Street to the north. (Stuart Read, 13/10/06).
1991+ CalvaryGospel Church moves school function onto the site's northern side.
1992-3 Causeway Church (owners, formerly Calvary Gospel Church), and Bankstown City Council have done conservation/restoration works to the house, built a new church south of the house and pre-school south-west of the house.
(Stuart Read, notes from visits, 10/01; 13/10/06)

Further Comments

Current Use

Church, School and Pre-School

Former Use

Aboriginal land, farm estate, convalescent home, homestead

Listings

Listings

Records Retrieved: 4					
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazzette Number	Gazzette Page
National Trust of Australia register			5/31/1976 12:00:00 AM		
Register of the National Estate			3/21/1978 12:00:00 AM		
Heritage Act - State Heritage Register		00448	4/2/1999 12:00:00 AM	27	1546
Heritage Act - Permanent Conservation Order - former		00448	8/4/1989 12:00:00 AM	87	

Procedures/Exemptions

Records Retrieved: 2					
Section of Act	Description	Title	Comments	Action Date	Outcome
57(2)	Exemption to allow work	Standard Exemptions		11/9/2020 12:00:00 AM	

57(2)	Exemption to allow work	Heritage Act		8/4/1989 12:00:00 AM	
-------	-------------------------	--------------	--	-------------------------	--

History

Historical Notes or Provenance

Updated

Aboriginal occupation:

Prior to European settlement the Cooks River Valley was the home of a number of clans of the Aboriginal people. The Gameygal lived on the northern side of Botany Bay, between present day La Perouse and the mouth of the Cooks River. To the north of the Cooks River between South Head and present day Darling Harbour lived the Cadigal people and the Wangal people lived in an area between the Parramatta River and the Cooks River from Darling Harbour to Rose Bay. To the south of Botany Bay in the coastal area including Kurnell and Cronulla and the south coastal strip to Nowra lived the Gweagal people. While there is some argument about the location of land of the Bidiagal clan, there is some evidence that this clan lived in the area between the southern bank of the Cooks River and the northern bank of the Georges River. It is also thought the Cooks River formed the boundary between two dialect groups, the Bidiagal and the Gweagal. Previous reports on the Aboriginal past of the area have suggested that it was occupied by the Bidiagal. (Tranby Aboriginal Co-operative College, 1986; King, 1999; McDonald, 2005). The potential association of the Bidiagal people should not be discounted as a result of this lack of historical detail as after the collapse of the clan structure due to the smallpox epidemic of 1788 and general impact of European invasion, individuals travelled beyond the pre-1788 traditional boundaries. It is thought that the warmer months were spent nearer the coast and the cold months of winter were spent further inland. (Muir L 2007 Cooks River Valley Thematic History)

Due to the impact of the arrival of European colonists from 1788 and the almost immediate impact that this had on established patterns of subsistence, our knowledge of the Aboriginal people of the Sydney district is limited. Some eight individual groups or clans within the vicinity of the Parramatta area have been identified and two, the Cadigal and Wangal, most likely lived in the area that now makes up the Ashfield municipality (Attenbrow, V. & Pratten, C., quoted in SWC, 2005, 5).

Aboriginal people lived along the Cooks River for thousands of years prior to European arrival...The Cadigal and Wangal peoples made use of the land and seasons to hunt, trap, fish and forage for fruit and plants. As firestick farmers, they burned off scrub near rivers leaving only large trees spaced several meters apart, creating an open, park-like appearance (Marrickville Council website, quoted in ibid, 2005, 5).

While land closer to the town of Sydney was relatively quickly carved up as land grants to settlers in the first years of the European colony, the land on the southern side of the Cooks River was not subject to land granting until 1904. It was not until 1808 when a number of very large land grants were made over land which traditionally provided Aboriginal people access to the resource rich area of the Georges River, Kurnell Bay and Salt Pan Creek that land became the reason for conflict between the Bidiagal and European settlers. In 1809, an attack was made on two farms at Punchbowl led by a Bidiagal man named Tedbury. Tedbury was the son of Pemulway who had led perhaps the best-known campaign of resistance in the Sydney Basin including a spear attack on Governor Phillip's game keeper, a man renowned for his hostility to the Aboriginal people of the Sydney area. Pemulway and Tedbury spoke the Bidiagal dialect, and are known to have come from around Botany Bay (King, 1999)

The attack at Punchbowl was the last reported act of Aboriginal resistance to European settlement in the Cooks River Valley. In the following years due to alienation from their land and its resources and being subject to the devastation of European infectious diseases, the Aboriginal population in the area dramatically reduced. In 1845 it was reported to the NSW Legislative Select Committee that there were only 3 people of the Botany Bay clan and only fifty Aboriginal people were living in the area between the Cooks and Georges River. (Muir, L., 2007, Cooks River Valley Thematic History).

During the 19th Century European settlers transformed the land along both banks of the Cooks river as farms were established for grazing, family food needs and for other industries such as tanning, production of sugar, harvesting of timber and production of lime from many middens left by the Aboriginal people of the area for thousands of years. Lime was a scarce and necessary commodity for European settlement in the early years of the colony. (Renwick, C., Pastorelli, C., Muir, L., Sheppard, H., Denby, J., Chalcroft, G., 2008, Cooks River Interpretation Strategy).

Post-contact, the stretch of land between Iron Cove and the Cook's River was known as the Kangaroo Ground, the natural woodland would have provided a suitable habitat for possums, fern rhizomes and tubers, all of which would have been identified as valuable food sources for the Wangal (Pratten, C., quoted in SWC, 2005, 5).

Bankstown:

This area was selected for settlement by Governor Hunter, who named it Banks Town in honour of eminent botanist, Sir Joseph Banks. In 1795 George Bass and Matthew Flinders had explored the Georges River, named after King George III, the reigning monarch. They sailed along what would later be the southern boundary of the municipality. They reported their findings and were given land grants in the Georges Hall area. Bass received the first grant in 1798, of 100 acres in the vicinity of the present Hazel and Flinders Streets. He did not farm it, and eventually it reverted to the Crown. Flinders' grant was alongside Bass'. He bought more land, until he held 300 acres, but did

not farm it. Lieutenant Shortland and Surveyor James Meehan also got grants. By 1799, 1200 acres on both banks of the river had been granted to marines and ex-convicts.

The area developed slowly, as it was isolated from both Sydney and Parramatta. After Liverpool Road was constructed in 1814 it began to develop rapidly, and settlements grew up along the road. Bushrangers were a problem, and in Bankstown's early days, two, Patrick Sullivan and James Moran, were hung on makeshift gallows on the site of the present Bankstown Water Tower. A few days several of their companions were also hung there. They were probably interred in nearby unconsecrated land.

Georges Hall:

On 6 April 1798, George Johnston received a land grant of 172 acres in the district from Governor Hunter. The grant was made up of a number of parcels of land including 12 acres at Marquee Point, 70 acres adjacent to 'Strong's Farm' and 90 acres above 'Red Bank'.

It was on the 12 acre lot at Marquee Point, at the junction of Prospect Creek and the Georges River that Johnston built a simple timber farmhouse building. It was known as Georges Hall. It became an unofficial military outpost and in 1801 it was reported that there were no less than one sergeant and four privates stationed there. George Johnston spent most of his time at his large family home known as Annandale. George Johnston died in 1823 and his son David inherited the Georges Hall property, known as Johnston's Flat and the upper farm or David Banks.

David Johnston married Selina Willey in February 1836 and the couple resided in Georges Hall. However, the land was prone to flooding and it is likely that this led to the construction in 1837 of a new house called Georges Hall, today known as The Homestead.

David and his wife lived at Georges Hall until his death in 1886, three years after his wife. In his will David left his large land holdings to be divided between his children by the Trustees. Two sons, George Robert and Arthur Alfred inherited the Georges River Estates, consisting of 1064 acres, as joint tenants. In 1876 an agreement was made between the brothers that should either of the two pass away the surviving party had the option to buy the other party's share at current market values. It appears that following the death of George, Arthur purchased George's share.

Arthur continued to reside at Georges Hall with his wife until he died in 1907 when he was found in his bedroom having shot himself with a pea rifle. His wife, Maria inherited the property and remained at Georges Hall. The property was gradually subdivided and in 1913 the Georgetown Estate was formed. Ralph Johnston controlled the 100 acre property until 1917 when it was sold to Henry Crossing, a grazier from the Pilliga.

James William Ashcroft and his wife Amelia purchased the property in 1920 residing there for only two years until James Ashcroft's death in 1922. It was then sold to Robert Harvey Layton and during this time the remaining 100 acres was subdivided and a subdivision planned known as the Deepwater Estate.

Layton sold much of the Deepwater Estate including the lot on which the original Georges Hall stood. In 1948 the After Care Association purchased Georges Hall for use as a hostel for elderly women. The name 'The Homestead' appears to have come into use by 1946 when a valuation of the house and grounds was conducted. The Association spent 2000 pounds on renovations and other necessary alterations including additional bathing facilities.

In the late 1950s it was decided to build a men's hostel on adjacent land and to finance the project the 14 lots of land around The Homestead was auctioned off (Lester Tropman and Associates, 1987).

Through funding from the Heritage Assistance Program, restoration and archaeological work was undertaken during 1992 and 1993. The building is now used as a school and pre-school and church, operated by Calvary Chapel.

Historic Themes

Records Retrieved: 50

National Theme	State Theme	Local Theme
8. Culture	Leisure	Outdoor relief
8. Culture	Leisure	Enjoying public parks and gardens
8. Culture	Leisure	Developing collections of items
8. Culture	Leisure	Activities associated with relaxation and recreation
8. Culture	Creative endeavour	Vernacular structures and building techniques
8. Culture	Creative endeavour	Parks and public gardens
8. Culture	Creative endeavour	Landscaping - Victorian period

8. Culture	Creative endeavour	Landscaping - Federation period
8. Culture	Creative endeavour	Landscaping - colonial period
8. Culture	Creative endeavour	Landscaping - 20th century post WW2
8. Culture	Creative endeavour	Landscaping - 20th century interwar
8. Culture	Creative endeavour	Interior design styles and periods - Victorian
8. Culture	Creative endeavour	Interior design styles and periods - Colonial
8. Culture	Creative endeavour	Building in response to natural landscape features.
8. Culture	Creative endeavour	Building in response to climate - verandahs
8. Culture	Creative endeavour	Architectural styles and periods - Victorian (early)
8. Culture	Creative endeavour	Architectural styles and periods - colonial homestead
8. Culture	Creative endeavour	Applying architectural design to utilitarian structures
8. Culture	Creative endeavour	Adaptation of overseas design for local use
7. Governing	Government and Administration	local government asset management
7. Governing	Government and Administration	State government
7. Governing	Government and Administration	Local government
7. Governing	Government and Administration	Developing roles for government - parks and open spaces
6. Educating	Education	Private (religious) schooling
6. Educating	Education	Community education - adults, school excursions
6. Educating	Education	Adult Education
5. Working	Labour	Working with hand tools and implements
5. Working	Labour	Working with animals
5. Working	Labour	Working independently on the land
5. Working	Labour	Working in the public service
5. Working	Labour	Working in local government
4. Settlement	Land tenure	Changing land uses - from rural to suburban
4. Settlement	Land tenure	Sub-division of large estates
4. Settlement	Land tenure	Early land grants
4. Settlement	Accommodation	Victorian era residence
4. Settlement	Accommodation	Housing working animals
4. Settlement	Accommodation	Housing for farm and station hands
4. Settlement	Accommodation	Housing famous families
4. Settlement	Accommodation	Farm homestead
4. Settlement	Accommodation	early settlement or worker's cottage
4. Settlement	Accommodation	Country Villa
4. Settlement	Accommodation	Country Homes
4. Settlement	Accommodation	Adapted heritage building or structure
3. Economy	Pastoralism	Modifying landscapes to increase productivity

3. Economy	Pastoralism	Agisting and fattening stock for slaughter
3. Economy	Events	Developing local landmarks
3. Economy	Environment - cultural landscape	Landscapes of cultural and natural interaction
1. Environment	Environment - naturally evolved	Other open space
1. Environment	Environment - naturally evolved	Gardens
1. Environment	Environment - naturally evolved	Changing the environment

Recommended Management

Management Summary

Management

Records Retrieved: 3

Management Category	Management Name	Date Updated
		2/7/2024 6:05:08 PM
		2/7/2024 6:05:08 PM
		2/7/2024 6:05:08 PM

Report/Study

Heritage Studies

Records Retrieved: 0

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
No Results Found					

Reference & Internet Links

References

Records Retrieved: 5

Type	Author	Year	Title	Link
Written	Damaris Bairstow with Wayne Johnson; Church of the Four Square Gospel	1991	The Homestead, Georges Hall: archaeological excavation report	
Written	Noel Bell Ridley Smith & Partners Architects	1990	Georges Hall Homestead Conservation Study	https://heritagensw.intersearch.com.au/heritagenswjspui/handle/1/8491
Written	Wendy Thorp Heritage Consultant - Historical Archaeologist	1990	Archaeological Assessment - Georges Hall	https://heritagensw.intersearch.com.au/heritagenswjspui/handle/1/9115
Written	Lester Tropman and Associates	1987	Report on the The Homestead, formerly known as Georges Hall, Georges Hall, Bankstown, NSW Author: NSW Heritage Council.;Lester Tropman & Associates.;	https://heritagensw.intersearch.com.au/heritagenswjspui/handle/1/9115
Written	Sheedy, David	1976	National Trust Classification Card - The Homestead	

Data Source

The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Heritage NSW	Heritage NSW	5045365

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to **heritagemailbox@environment.nsw.gov.au**

All information and pictures on this page are the copyright of the Heritage Division or respective copyright owners.

A NSW Government website



Topics > Heritage > Manage heritage items > Minimum standards maintenance repair for heritage items

Minimum standards of maintenance and repair for heritage items

Owners and managers of heritage items are to ensure the State heritage significance of these important places and objects are protected by achieving minimum standards of maintenance and repair.

The *Heritage Act 1977* and Heritage Regulation 2012 outline the minimum standards to be achieved for the maintenance and repair of heritage items. We work with property owners and managers to fulfil their obligations. The *Heritage Act 1977* also outlines the actions that could be taken if the minimum standards are not being met.

This applies to private owners, local councils, NSW State agencies and other organisations.

The minimum standards of maintenance and repair apply to buildings, relics, ruins and moveable objects:

- listed on the State Heritage Register or subject to an interim heritage order

- heritage items, also referred to as 'heritage assets', managed by NSW State agencies.

The minimum standards aim to prevent serious or irreparable damage or deterioration of a heritage item. The standards are based on good property management practices to:

- avoid putting off maintenance which can cause serious damage or deterioration, and become very expensive

- ensure the values of the heritage item are protected.

The minimum standards require owners to:

- ensure protection against damage or deterioration due to weather

- ensure a reasonable level of protection against damage or destruction by fire, including additional fire protection for unoccupied buildings

- provide security, including additional security measures for unoccupied buildings

- do essential maintenance and repairs to prevent serious or irreparable damage or deterioration

- arrange regular inspections

- provide inspection reports to the Heritage Council of NSW when needed or asked

- follow specific standards for ruins and moveable objects.

The Heritage Regulation 2012 does not require owners to do extra work as long as the minimum standards of maintenance and repair are achieved.

If a property owner or manager does not meet the minimum standards of maintenance and repair for the heritage item in their care, this may lead to actions outlined in section 120 of the *Heritage Act 1977*.

<https://www.environment.nsw.gov.au/topics/heritage/manage-heritage-items/minimum-standards-maintenance-repair-for-heritage-items>

Owners of State Heritage Register listed items, or items subject to an interim heritage order, may be eligible to apply for heritage grants to assist with developing management documents, and doing maintenance and restoration works.

Items and activities that require minimum standards

Buildings, works and relics

These minimum standards are set out in [Part 3 of the Heritage Regulation 2012 \(https://legislation.nsw.gov.au/view/whole/html/inforce/current/sl-2012-0401#pt.3\)](https://legislation.nsw.gov.au/view/whole/html/inforce/current/sl-2012-0401#pt.3), and apply to items specifically identified as ruins or moveable objects in their State Heritage Register listing, or in the heritage and conservation register of assets managed by NSW State Agencies.

See [Historical archaeology](#) for the definition of a 'relic'.

Minimum standards imposed

1. Pursuant to section 118 (2) and (3) of the *Heritage Act 1977* (the Act), the minimum standards for the maintenance of a ruin or moveable object that is listed on the State Heritage Register are the minimum standards (if any) listed on the Register in accordance with this Division in relation to the ruin or moveable object.
2. Nothing in this Division affects any requirement for the approval under Part 4 of the Act of any aspect of maintenance.
3. A conservation management plan endorsed by the Heritage Council for a building, work or relic may
 - a. provide that a standard set out in this Division does not apply to the building, work or relic (in which case the standard does not apply to it), or
 - b. provide for additional standards of maintenance and repair for the building, work or relic (in which case those standards are imposed as additional minimum standards with respect to the maintenance and repair of the building, work or relic, in addition to those set out in Division 2). Note: Section 119 of the Act requires the owner of the building, work or relic to ensure that it is maintained and repaired to standards that are not less than the minimum standards imposed by this Division.

Weather protection

1. The following systems or components, if present, must be maintained and repaired (including by being cleaned and secured) to the standard necessary to ensure a reasonable level of protection for the building, work or relic, and its curtilage or site, against damage or deterioration due to weather—
 - a. surface and sub-surface drainage systems,
 - b. roof drainage systems, including gutters, rainwater heads, down-pipes and stormwater drainage systems,
 - c. water storages, dams, ponds, retention basins, watercourses, batters, levee banks, sea walls and other flood and erosion mitigation measures,
 - d. roofs, walls, doors and windows (including the glass components of doors and windows) and other components intended to exclude sun, rain, wind, hail, snow or other weather elements, including their security against the effects of high winds,
 - e. systems or components which might be at risk of damage or dislodgment by high winds, including damage by falling trees and branches, tidal inundation or wave action,
 - f. systems and components such as damp-proof courses, flashings, ventilation systems and other measures intended to prevent the ingress of water or dampness or to reduce its effects,
 - g. lightning conductors,
 - h. any other system or component designed to protect the building, work or relic or its curtilage or site against damage or deterioration due to weather.
2. Doors and windows of a building may, as an alternative to being repaired, be boarded up, but only:

- a. if the building is unoccupied, or
 - b. as a short term measure pending repair.
3. If an opening to a building is designed or intended to have a door, window or other closure in place and does not have the door, window or other closure in place, the opening must be boarded up.

Fire protection

1. Vegetation, rubbish and any other material that could create a fire hazard for the building, work or relic is to be removed and not permitted to accumulate. Note: Vegetation and other items can be of heritage significance, and their removal may require the approval of the Heritage Council or the local council.
2. The following systems or components, if present, must be maintained and repaired to the standard necessary to ensure a reasonable level of protection for the building, work or relic against damage or destruction by fire:
 - a. lightning conductors,
 - b. fire detection and control systems, including smoke and heat detectors and fire sprinkler systems and including associated alarm and communication systems,
 - c. stores of inflammable materials or rubbish,
 - d. building services such as electricity, gas and heating systems,
 - e. any other system or component designed to protect the building, work or relic from damage or destruction by fire.

Additional fire protection for unoccupied buildings

1. The following additional fire protection measures must be taken for the protection of a building that is to be unoccupied for a continuous period of 60 days or more:
 - a. heating or gas services must be shut down, gas or oil supply to those services must be turned off at the mains or other point of connection to supply, and portable gas or oil storages must be removed,
 - b. permanent or temporary smoke detection systems must be installed with associated communication systems connected to the fire brigade in the district and, if the building will be unoccupied for a period of 6 months or more, provided with a permanent power supply.
2. This clause does not apply to any outbuilding within the curtilage or site of a building unless the outbuilding has been constructed or adapted for use as a dwelling.
3. The use of a building for storage of goods or materials does not constitute occupation of the building for the purposes of this clause if the building ordinarily has another use or is a building of a kind not ordinarily used for storage.

Security

1. Fencing or surveillance systems appropriate to the nature and location of the building, work or relic must be installed to secure it and its site and prevent vandalism.
2. The following systems or components, if present, must be maintained and repaired to the standard necessary to ensure a reasonable level of security for the building, work or relic:
 - a. boundary and internal fences and gates, including associated locking mechanisms,
 - b. in the case of a building, the walls, roof and other building elements, doors, windows and other closures, including glazing and associated locking and latching mechanisms,
 - c. any electronic surveillance or alarm system installed on the site,
 - d. any other system or component designed to ensure the security of the building, work or relic.
3. Doors and windows of a building may, as an alternative to being repaired, be boarded up, but only:
 - a. if the building is unoccupied, or
 - b. as a short term measure pending repair.
4. If an opening to a building is designed or intended to have a door, window or other closure in place and does not have the door, window or other closure in place, the opening must be boarded up.

Additional security measures for unoccupied buildings

1. The following additional security measures must be taken for the protection of a building that is to be unoccupied for a continuous period of 60 days or more:
 - a. if an electronic surveillance or alarm system is installed, the system must be connected to a police station or a commercial security provider,
 - b. if no electronic surveillance or alarm system is installed, arrangements must be in place for regular surveillance of the building, work or relic, as appropriate to its nature and location.
2. This clause does not apply to any outbuilding within the curtilage or site of a building unless the outbuilding has been constructed or adapted for use as a dwelling.
3. The use of a building for storage of goods or materials does not constitute occupation of the building for the purposes of this clause if the building ordinarily has another use or is a building of a kind not ordinarily used for storage.

Essential maintenance and repair

1. Essential maintenance and repair of a building, work or relic (being maintenance and repair necessary to prevent serious or irreparable damage or deterioration) must be carried out whenever necessary.
2. Essential maintenance and repair includes:
 - a. the taking of measures (including inspection) to control pests such as termites, rodents, birds and other vermin, and
 - b. the taking of measures to maintain a stable environment for in-situ archaeological relics.
3. The requirement for essential maintenance and repair extends to (but is not limited to) the following:
 - a. foundations, footings and supporting structure of any building, work or relic,
 - b. structural elements such as walls, columns, beams, floors, roofs and roof structures, and verandah or balcony structures,
 - c. exterior and interior finishes and details,
 - d. systems and components (such as ventilators or ventilation systems) intended to reduce or prevent damage due to dampness,
 - e. fixtures, fittings and moveable objects attached to the building, work or relic, or to its curtilage or site,
 - f. landscape elements on the site of and associated with the building, work or relic, including vegetation, garden walls, paths, fences, statuary, ornaments and the like.

Ruins and moveable objects



These minimum standards are set out in [Part 3 of the Heritage Regulation 2012 \(https://legislation.nsw.gov.au/view/whole/html/inforce/current/si-2012-0401#pt.3\)](https://legislation.nsw.gov.au/view/whole/html/inforce/current/si-2012-0401#pt.3) , and apply to items specifically identified as ruins or moveable objects in their State Heritage Register listing, or in the heritage and conservation register of assets managed by NSW State Agencies.

Minimum standards imposed

1. Pursuant to section 118 (2) and (3) of the Heritage Act 1977 (the Act), the minimum standards for the maintenance of a ruin or moveable object that is listed on the State Heritage Register are the minimum standards (if any) listed on the Register in accordance with this Division in relation to the ruin or moveable object.
2. Nothing in this Division affects any requirement for the approval under Part 4 of the Act of any aspect of maintenance.

Procedure for listing of minimum standards on Register

1. The Heritage Council may list minimum standards on the State Heritage Register in relation to a specified ruin or moveable object that is listed on the State Heritage Register (whether listed before or after the commencement of this Regulation) in accordance with this clause.
2. Such a listing may be made at the same time that the item, in relation to which the minimum standards relate, is listed on the State Heritage Register or at any time after the item is listed.
3. Before listing any minimum standards on the State Heritage Register, the Heritage Council must follow this procedure:
 - a. the Heritage Council is to give notice that it is going to consider the listing of the minimum standards concerned (a notice of intention to consider listing of standards) by written notice given to each person that it considers to be an affected owner or occupier, and
 - b. within 14 days after notice of intention to consider listing of standards is given under paragraph (a), the Heritage Council is to cause a notice of intention to consider listing of standards to be published in a manner that the Heritage Council is satisfied will bring the notice to the attention of members of the public in the area in which the item is situated, and
 - c. a notice of intention to consider listing of standards is to invite submissions on the listing and is to specify a date as the closing date for the receipt of submissions (being a date that is at least 28 days after the notice was first published) and the manner in which submissions may be made, and
 - d. the Heritage Council is to consider the submissions that are received before the closing date for receipt of submissions and is to decide whether or not to list the minimum standards on the State Heritage Register, and
 - e. the Heritage Council is to give notice of its decision in the same manner as it is required to give notice of its intention to consider listing of standards under paragraph (a) and is also to give notice to the council of the area in which the item is situated and to each of the persons who made submissions that were considered.
4. If the Heritage Council's decision is to list the minimum standards on the State Heritage Register, the Heritage Council is to cause notice of the listing to be published in the Gazette.
5. A listing of minimum standards takes effect on the date of publication of the notice of listing in the Gazette.
6. Without limiting any other matter it may consider in determining whether to list minimum standards, the Heritage Council must consider the following:
 - a. whether the listing of standards would render the item incapable of reasonable or economic use,
 - b. whether the listing of standards would cause undue financial hardship to the owner, mortgagee or lessee of the item or the land on which the item is situated.
7. This clause applies to the amendment or revocation of a minimum standard listed on the State Heritage Register in the same way as it applies to the listing.

Enforcement of minimum standards

1. The following provisions are extended to any minimum standards for the maintenance of a ruin or moveable object—
 - a. in the case of a ruin: sections 119–122 of the Act,
 - b. in the case of a moveable object: sections 119–120N of the Act.
2. For that purpose:
 - a. a reference in section 119, 120, 120E, 120F, 120G, 120I, 120M or 120N of the Act to a building, work or relic listed on the State Heritage Register includes a reference to a ruin or moveable object listed on the Register, and
 - b. a reference in section 119 or 120 of the Act to the minimum standards imposed by the regulations includes a reference to any minimum standards listed on the State Heritage Register in relation to a ruin or moveable object, and
 - c. a reference in section 121 of the Act to a building or work the subject of an order under section 120 of the Act includes a reference to a ruin the subject of an order under that section.

Inspections

Section 148 of the Heritage Act 1977 allows property inspections to be carried out by an authorised officer.

Page last updated 3 August 2023

Contact us

Heritage NSW

 02 9873 8500

 Email

More information

[Heritage Act 1977 \(https://legislation.nsw.gov.au/view/html/inforce/current/act-1977-136\)](https://legislation.nsw.gov.au/view/html/inforce/current/act-1977-136)

[Heritage Regulation 2012 \(https://legislation.nsw.gov.au/view/html/inforce/current/si-2012-0401\)](https://legislation.nsw.gov.au/view/html/inforce/current/si-2012-0401)

[Heritage maintenance guides](#)

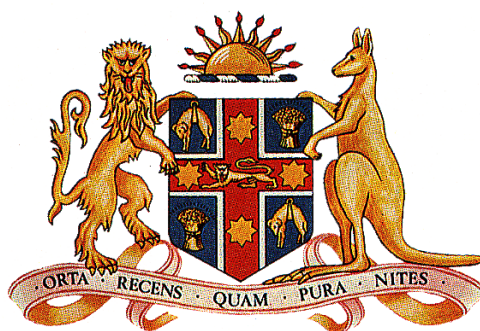
[Heritage grants](#)

[Standard exemptions – see exemption 18: Minimum standards of maintenance and repair](#)

[Heritage Compliance Framework](#)

[Ruins – A guide to conservation and management](#)

Please consider the environment before printing.



Government Gazette

of the State of

New South Wales

Number 262–Planning and Heritage

Friday, 17 June 2022

The New South Wales Government Gazette is the permanent public record of official NSW Government notices. It also contains local council, non-government and other notices.

Each notice in the Government Gazette has a unique reference number that appears in parentheses at the end of the notice and can be used as a reference for that notice (for example, (n2019-14)).

The Gazette is compiled by the Parliamentary Counsel's Office and published on the NSW legislation website (www.legislation.nsw.gov.au) under the authority of the NSW Government. The website contains a permanent archive of past Gazettes.

To submit a notice for gazettal, see the Gazette page.

ORDER UNDER SECTION 57(2) OF THE HERITAGE ACT 1977

Standard exemptions for engaging in or carrying out activities/ works otherwise prohibited by section 57(1) of the *Heritage Act 1977*.

I, the Hon James Griffin MP, Minister for Environment and Heritage, pursuant to subsection 57(2) of the *Heritage Act 1977*, on the recommendation of the Heritage Council of New South Wales do by this Order, effective at the time of publication in the New South Wales Government Gazette:

1. revoke the order made on 9 November 2020 and published in the Government Gazette Number 318 of 13 November 2020; and
2. grant the exemptions from subsection 57(1) of the *Heritage Act 1977* that are described in the attached Schedule.

The Hon James Griffin MP
Minister for Environment and Heritage

Signed this 2nd day of June 2022.

SCHEDULE OF STANDARD EXEMPTIONS TO SUBSECTION 57(1) OF THE *HERITAGE ACT 1977* MADE UNDER SUBSECTION 57(2)

General Conditions:

1. These general conditions apply to **all** of the following standard exemptions.
2. These standard exemptions apply to **all** items of **all** values listed on the NSW State Heritage Register or subject to an Interim Heritage Order (termed 'item' or 'items' for the purpose of these standard exemptions), including Aboriginal cultural heritage.
3. These standard exemptions are available to the owner of a listed item or item subject to an Interim Heritage Order, or any person with the consent in writing of that owner, or if the item is situated on Crown Land, as defined in the *Crown Land Management Act 2016*, the lawful occupier.
4. Anything done under the standard exemptions must be carried out by people with knowledge, skills and experience appropriate to the work (some exemptions require suitably qualified and experienced professional advice/ work).
5. The standard exemptions do not permit the removal of any significant fabric. Significant fabric means all the physical material of the place/item including elements, fixtures, landscape features, contents, relics and objects which contributes to the item's heritage significance.
6. The standard exemptions do not permit the removal of relics or Aboriginal objects.

If relics are discovered, work must cease in the affected area and the Heritage Council must be notified in writing in accordance with section 146 of the *Heritage Act 1977*. Depending on the nature of the discovery, assessment and an excavation permit may be required prior to the recommencement of work in the affected area.

If any Aboriginal objects are discovered, excavation or disturbance is to cease, and Heritage NSW notified in accordance with section 89A of the *National Parks and Wildlife Act 1974*. More information is available at <http://www.environment.nsw.gov.au/licences/ACHregulation.htm>

Aboriginal object has the same meaning as in the *National Parks and Wildlife Act 1974*.

7. Activities/ works that do not fit strictly within the exemptions described below require approval by way of an application under section 60 of the *Heritage Act 1977*.
8. The standard exemptions are self-assessed. It is the responsibility of a proponent to ensure that the proposed activities/ works fall within the standard exemptions.
9. The proponent is responsible for ensuring that any activities/ works undertaken by them meet all Relevant standards and have all necessary approvals.
10. Proponents must keep records of any activities/ works for auditing and compliance purposes by the Heritage Council. Where advice of a suitably qualified and experienced professional has been sought, a record of that advice must be kept. Records must be kept in a current readable electronic file or hard copy for a reasonable time.
11. It is an offence to do any of the things listed in section 57(1) of the *Heritage Act 1977* without a valid exemption or approval.
12. A person guilty of an offence against the *Heritage Act 1977* shall be liable to a penalty or imprisonment, or both under Section 157 of the *Heritage Act 1977*.
13. Authorised persons under the *Heritage Act 1977* carry out inspections for compliance.
14. The standard exemptions under the *Heritage Act 1977* are not authorisations, approvals or exemptions for the activities/ works under any other legislation, Local Government and State Government requirements (including, but not limited to, the *Environmental Planning and Assessment Act 1979* and the *National Parks and Wildlife Act 1974*).
15. The standard exemptions under the *Heritage Act 1977* do not constitute satisfaction of the relevant provisions of the National Construction Code for ancillary works.
16. Activities or work undertaken pursuant to a standard exemption must not, if it relates to an existing building, cause the building to contravene the National Construction Code.
17. In these exemptions, words have the same meaning as in the *Heritage Act 1977* or the relevant guidelines, unless otherwise indicated. Where there is an inconsistency between relevant guidelines and these exemptions, these exemptions prevail to the extent of the inconsistency. Where there is an inconsistency between either relevant guidelines or these exemptions and the *Heritage Act 1977*, the Act will prevail.
18. The *Heritage Manual* (1996, Heritage Office and Department of Urban Affairs & Planning) and *The Maintenance Series* (1996 republished 2004, NSW Heritage Office and Department of Urban Affairs & Planning) guidelines must be complied with when undertaking any activities/ works on an item. These guidelines are available on the Heritage NSW website.

STANDARD EXEMPTION 1: MAINTENANCE AND CLEANING

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) The maintenance of an item to retain its condition or operation.
- b) Application of protection coatings such as limewash, polish, oils and waxes to an item.
- c) Cleaning to remove surface deposits, organic growths or graffiti from an item.

Relevant standards:

- d) Specified activities/ works must not involve removal of or damage to significant fabric.
- e) New materials or finishes may only be introduced to non-significant fabric where this does not impact the significance of the item, uses a colour sympathetic to the item, does not detract from the item and does not reduce the ability to appreciate the item.
- f) Protective coatings may only be applied to surfaces which have previously had these coatings. Existing finishes such as oils and waxes for timber must continue to be used rather than modern alternative protective coatings.
- g) Surface patina important to the item's heritage significance must be preserved during maintenance and cleaning.
- h) Cleaning of significant fabric may only use low-pressure water less than 100 psi and neutral detergents.

STANDARD EXEMPTION 2: REPAIRS TO NON-SIGNIFICANT FABRIC

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) Repair (such as refixing and patching) of damaged or deteriorated non-significant fabric.
- b) Replacement of missing, damaged or deteriorated non-significant fabric that is beyond further maintenance.

Relevant standards:

- c) Specified activities/ works must not involve alteration to, damage to, or the removal of, significant fabric.
- d) Only missing, damaged or deteriorated non-significant fabric that is beyond further repair or maintenance may be replaced.
- e) Any new materials must not exacerbate the decay of significant fabric due to chemical incompatibility, obscure existing significant fabric or limit access to significant fabric for future maintenance.

STANDARD EXEMPTION 3: ALTERATION TO NON-SIGNIFICANT FABRIC

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) The alteration of an item involving the introduction of new fabric and/or the removal of non-significant fabric.

Relevant standards:

- b) The specified activities/ works must not impact the heritage significance of the item.
- c) Significant fabric of the item must not be impacted.
- d) Relics must not be impacted.
- e) Work must not involve construction of extensions or additions where these may impact the item's setting, views to or from the item, obscure existing significant fabric, impact relics and/or impact significant landscape layout, landscape elements or vegetation.
- f) The positioning and size of walls, windows and doors is not altered.
- g) Significant finishes, surfaces (including flooring) and fixtures must not be impacted.
- h) Any new fabric must be sympathetic to but can be distinguished from the appearance, composition, detailing, size, position and finish of existing fabric.
- i) Non-significant fabric must be identified as non-significant fabric in the listing on the State Heritage Register or the gazetted Interim Heritage Order, or a Conservation Management Plan, Conservation Management Strategy, Heritage Collections Plan, Archaeological Management Plan or Aboriginal Place Management Plan or identified as non-significant fabric in written advice prepared by a suitably qualified and experienced heritage professional before it can be removed.
- j) Installation of new fabric must be in accordance with the policies of a Conservation Management Plan, Conservation Management Strategy, Heritage Collections Plan, Archaeological Management Plan or Aboriginal Place Management Plan or in written advice prepared by a suitably qualified and experienced heritage professional before installation.
- k) Any new fabric must not impact setting or views to or from the item, obscure existing significant fabric or limit access to existing fabric for future maintenance.
- l) Any new penetrations must be:
 - i. limited in number; and
 - ii. made through non-significant fabric or mortar joints only.
- m) Any excavation must comply with Standard Exemption 8: Excavation relevant standards.
- n) Any new fabric must not exacerbate the decay of existing fabric or risk the destruction of existing significant fabric due to chemical incompatibility, vibration, percussion or explosive flammability.

STANDARD EXEMPTION 4: ALTERATION TO INTERIORS OF NON-SIGNIFICANT BUILDINGS

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) Alteration to the interior of a non-significant building.

Relevant standards:

- b) The specified activities/ works to the non-significant building must not impact the heritage significance of the item.
- c) Significant fabric of the item must not be impacted.
- d) Relics must not be impacted.
- e) Work must not involve construction of extensions or additions where these may impact

the item's setting, views to or from the item, obscure existing significant fabric, impact relics and/or impact landscape values.

- f) Non-significant buildings must be either:
- i. buildings identified as non-significant in the listing on the State Heritage Register or the gazetted Interim Heritage Order, or a Conservation Management Plan, Conservation Management Strategy, Heritage Collections Plan, Archaeological Management Plan or Aboriginal Place Management Plan or identified as non-significant building in written advice prepared by a suitably qualified and experienced heritage professional, and/or
 - ii. buildings constructed since the listing of the item on the State Heritage Register or the publication of an interim heritage order in the Gazette, which applies to the land.

STANDARD EXEMPTION 5: REPAIR OR REPLACEMENT OF NON-SIGNIFICANT SERVICES (Mechanical, Electrical and Plumbing)

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) Repair or replacement of non-significant services on or in an item, such as cabling, plumbing and wiring (excluding telecommunications and fire safety systems).
- b) Activities/ works necessary to upgrade or replace existing non-significant lighting fixtures and fittings within buildings/structures and or/affixed to buildings/ structures.

Relevant standards:

- c) The specified activities/ works must not involve alteration to, damage to, or the removal of, significant fabric. The specified activities/ works must not impact significant views and landscape values.
- d) Any excavation must comply with Standard Exemption 8: Excavation relevant standards.
- e) Any new hardware must not be attached to the primary or significant façade(s) and must be discreetly located to reduce negative visual impact.
- f) Replacement fabric must appear the same, be sympathetic to the item's fabric and unobtrusive.
- g) Activities/ works must use existing service routes, cavities or voids or replace existing surface mounted services.
- h) Reuse of existing fixing points in significant fabric is permitted.
- i) Any new fabric must not obscure significant fabric or limit access to significant fabric for future maintenance.
- j) Any new fabric must not exacerbate the decay of existing fabric or risk the destruction of existing significant fabric due to chemical incompatibility, vibration, percussion or explosive flammability.
- k) Replacement surface mounted services must be the same or less intrusive than the surface mounted services they replace.
- l) Existing service routes and/or conduits may be deleted if the installation can be streamlined into one existing service route, cavity or void.

STANDARD EXEMPTION 6: NON-SIGNIFICANT TELECOMMUNICATIONS INFRASTRUCTURE

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) Upgrade or installation of telecommunication infrastructure.
- b) Upgrade of existing telecommunication towers.

Relevant standards:

- c) Activities/work must not involve alteration to, damage to, or the removal of, significant fabric.
- d) The specified activities/ works must not impact significant views to or from the item and landscape values, including landscape or archaeological features.
- e) Any excavation must comply with Standard Exemption 8: Excavation relevant standards.
- f) Any new hardware must not be attached to the primary or significant façade(s) and must be discreetly located to reduce negative visual impact.
- g) Any new fabric must not obscure significant fabric or limit access to significant fabric for future maintenance.
- h) Reuse of existing fixing points in significant fabric is permitted.
- i) Existing service routes and/or conduits may be deleted if the installation can be streamlined into one existing service route, cavity or void.
- j) There is no increase in height of any existing telecommunication towers or vantage point and no more than a 20% increase in the size of the antenna array on the approved tower or fixing point.
- k) Telecommunications infrastructure must be able to be later removed without damage to the significant fabric of the item.

STANDARD EXEMPTION 7: FIRE SAFETY DETECTION AND ALARM SYSTEMS

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) Upgrade to, or installation of, a fire safety detection and alarm system. Note: this exemption does not apply to fire suppression systems (for example sprinklers).

Relevant standards:

- b) Fire safety system elements must not obscure, affix to, penetrate, remove or otherwise damage significant fabric.
- c) The specified activities/ works must not impact landscape values or obstruct significant views to and from the item.
- d) Fire safety system elements must not unnecessarily obscure significant fabric, limit access to significant fabric for future maintenance, exacerbate the decay of significant fabric or risk the destruction of significant fabric due to chemical incompatibility.
- e) Reuse of existing fixing points in significant fabric is permitted.
- f) Any fire safety system elements must be:
 - i. not attached to primary façade(s);
 - ii. grouped with existing services where possible;
 - iii. consolidated with existing conduits where possible;

- iv. discreetly located to reduce negative visual impact while maintaining the need for easy identification and access.
- g) Fire safety system elements must be able to be later removed without damage to the significant fabric of the item.

STANDARD EXEMPTION 8: EXCAVATION

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) Excavation or disturbance of land that is:
 - i. for the purpose of exposing underground utility services infrastructure which occurs within an existing service trench, or
 - ii. to carry out inspections or emergency maintenance or repair on underground utility services, or
 - iii. to maintain, repair, or replace underground utility services to buildings, or
 - iv. to maintain or repair the foundations of an existing building, or
 - v. to expose survey marks, or
 - vi. associated with feral animal/insect eradication.
- b) Removing contaminated soil.

Relevant standards:

- c) Activities/ works must not disturb or remove any relics.
- d) Excavation must not compromise the structural integrity of any heritage structure or significant landscape elements.
- e) Activities/ works must not affect archaeological evidence, for example the archaeology of foundation trench deposits from the time of original construction.
- f) If an environmental assessment is required under Part 5 of the *Environmental Planning and Assessment Act 1979* (NSW) in relation to “b) of the specified activities/works, the assessment must be undertaken prior to commencing any work to remove the contaminated soil.

STANDARD EXEMPTION 9: PAINTING

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) Paint removal, surface preparation and repainting of the already painted fabric of an item.
- b) Painting non-significant fabric.
- c) Paint scrapes to inform decisions about repainting or to find evidence of original or earlier colour schemes.

Relevant standards:

- d) Activities/ works must not involve the disturbance or removal of earlier paint layers other than those which have failed by chalking, flaking, peeling or blistering (unless for the purpose of undertaking a paint scrape).

- e) When painting already painted significant fabric, activities/ works must involve application of an isolating layer, to protect significant earlier layers and provide a stable basis for repainting.
- f) Painting significant fabric must use the same colour scheme and paint type as an earlier or existing scheme.
- g) For removal of earlier failed paint layers, the paint removal method/s used must be verified by a suitably qualified and experienced professional to not affect significant fabric. Paint removal must be immediately followed by recoating using the same colour scheme to protect the exposed surface.
- h) New paint must be appropriate to the substrate.
- i) Painting must not endanger the survival of earlier paint layers.
- j) Painting of non-significant fabric must:
 - i. use a colour sympathetic to the item,
 - ii. not detract from the item,
 - iii. not reduce the ability to appreciate the item.
- k) Paint scrapes must be inconspicuous and made by a professional experienced in the technique.

STANDARD EXEMPTION 10: RESTORATION OF FABRIC THAT FORMS PART OF THE SIGNIFICANCE OF THE ITEM (SIGNIFICANT FABRIC)

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) Returning significant fabric, which has been removed or dislodged, to a known earlier location.
- b) Revealing a known earlier significant configuration, including reassembling existing elements or removing non-significant accretions and/or obstructions.

Relevant standards:

- c) The specified activities/work must not involve damage to, or the removal of significant fabric.
- d) The specified activities/work must not introduce new material other than fixings and fastenings.
- e) Any new fixings and fastenings must use existing penetrations where possible.
- f) Any new penetrations must be:
 - i. limited in number; and
 - ii. made through non-significant fabric or mortar joints only.
- g) Work to reveal a known earlier configuration must be guided by historical evidence for the earlier configuration of that item.
- h) Significant fabric must be identified as significant fabric in the listing on the State Heritage Register or the gazetted Interim Heritage Order, or a Conservation Management Plan, Conservation Management Strategy, Heritage Collections Plan, Archaeological Management Plan or Aboriginal Place Management Plan or identified as significant fabric in written advice prepared by a suitably qualified and experienced heritage professional.
- i) Revealing a known earlier configuration must be in accordance with the policies of a Conservation Management Plan, Conservation Management Strategy, Heritage Collections Plan, Archaeological Management Plan or Aboriginal Place Management Plan or identified as significant fabric in written advice prepared by a suitably qualified and experienced heritage professional.

- j) Non-significant accretions and/or obstructions must be identified as non-significant fabric in the listing on the State Heritage Register or the gazetted Interim Heritage Order, or a Conservation Management Plan, Conservation Management Strategy, Heritage Collections Plan, Archaeological Management Plan or Aboriginal Place Management Plan or identified as significant fabric in written advice prepared by a suitably qualified and experienced heritage professional, before it can be removed.
- k) Work must be carried out by a suitably qualified person with heritage experience.

STANDARD EXEMPTION 11: SUBDIVISION OF NON-SIGNIFICANT BUILDINGS

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) Subdivision under the *Strata Schemes Development Act 2015* (termed Strata subdivision) of the interior of a building that is not of heritage significance and which has been constructed since the listing of the item on the State Heritage Register or the publication of an Interim Heritage Order in the NSW Government Gazette.
- b) Subdivision under the *Strata Schemes Development Act 2015* (termed Strata subdivision) of the exterior of an item for car spaces.

Relevant standards:

- c) Strata subdivision under this exemption must not subdivide the curtilage of an item other than for car spaces in an existing area identified for carparking.
- d) Strata subdivision must not involve alterations to the external appearance of the building other than that permitted by other exemptions under the *Heritage Act 1977*.

STANDARD EXEMPTION 12: TEMPORARY STRUCTURES

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) The construction or installation of a temporary structure or structures.

Relevant standards:

- b) Activities/ works must not involve alteration to (including penetrations), damage to, or the removal of, significant fabric.
- c) Any excavation must comply with Standard Exemption 8: Excavation relevant standards.
- d) Temporary structure/ structures may be internal or external to items or buildings.
- e) The temporary structure or structures must not be located where it could:
 - i. damage (including through use of the temporary structure) significant fabric or
 - ii. endanger significant fabric, including landscape or archaeological features, or
 - iii. obstruct significant views to and from the item, or
 - iv. detract from the significance of the item, or
 - v. reduce the ability to appreciate the item.
- f) Existing public access to the item must be maintained and not restricted.
- g) The temporary structure or structures must not be erected for more than 30

- consecutive calendar days (inclusive of set-up, pack-down and removal).
- h) No further temporary structure or structures may be erected again on the site, under this exemption within a period of 90 calendar days.

STANDARD EXEMPTION 13: VEGETATION

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) Weeding (including poisoning of weeds), watering, mowing, manual clearing of paths and drains, top-dressing, pest control and fertilizing.
- b) New planting of species sympathetic to the item.
- c) Pruning to control size, improve shape, condition, flowering or fruiting.
- d) Removal of non-significant diseased, dying, dead and/or dangerous trees and/or plant material.
- e) Tree surgery.

Relevant standards:

- f) Activities/ works must not alter the significant layout, contours, plant species or other significant landscape features or views.
- g) Pruning of significant vegetation must not exceed 30% of the tree canopy within a period of two years.
- h) Tree surgery may only be performed by a qualified arborist, horticulturist or tree surgeon and must be necessary for the health of those plants.
- i) Selective herbicide should be used when poisoning weeds. Herbicide should be applied using:
 - i. spot application around significant elements of the heritage item (e.g. ornamental or symbolic plants, remnant native vegetation, structures, exposed relics and moveable items) to avoid adverse impacts to these; and
 - ii. spraying in non-significant areas of the curtilage.
- j) Removal of diseased, dead, dying or dangerous trees and/or plant material must not disturb archaeological relics (for example through stump grinding or removal of tree boles, in such situations stumps and tree boles should be left in place).

STANDARD EXEMPTION 14: BURIAL SITES AND CEMETERIES

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) Creation of a new grave or interment of ashes or continued use of existing family vaults.
- b) Erection of monuments or grave markers (excluding above-ground chambers, columbaria or vaults).
- c) Traditional maintenance activities/ works in accordance with Standard Exemptions for maintenance, repairs and cleaning including:
 - i. re-blackening, re-leading or re-gilding of existing inscriptions; or
 - ii. re-application of traditional coatings such as limewash where these were previously applied.

- d) Addition of memorial inscriptions or attachment of memorial plaques to existing monuments or grave furniture (includes grave markers, grave kerbing or grave surrounds).
- e) Excavation or disturbance of land for carrying out conservation or repair of monuments or grave markers.

Relevant standards:

- f) Existing significant fabric must not be disturbed or removed as part of creation of a new grave or interment or use of existing family vault.
- g) New monuments or grave markers must be in keeping with and not conflict with the existing character of the place, including materials, size, colour and form; however, new monuments and grave markers should be distinguishable on close inspection from the existing monuments and markers.
- h) Additional inscriptions or plaques must be in keeping with the existing size, materials, form, colour and lettering of the original monument.
- i) Additional inscriptions or plaques must not overshadow or obscure the original monument.
- j) Relettering of existing inscriptions must only be carried out to maintain appearance and legibility.
- k) Relettering must only be carried out using traditional methods and materials which are the same as the existing lettering on the monument or grave marker.
- l) Relettering of monuments must not involve re-cutting of existing inscriptions.
- m) Conservation, repair or relettering of monuments or grave markers must be directed, supervised and carried out by a suitably qualified and experienced heritage professional.
- n) There must be no disturbance to human remains, relics in the form of grave goods, associated landscape features or Aboriginal cultural heritage values.

STANDARD EXEMPTION 15: SIGNS

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) The installation of temporary signs located behind or on the glass surface of a commercial tenancy window.
- b) The installation of temporary real estate signs notifying of an auction, sale or letting.
- c) Removal, repairs or replacement of modern non-significant site interpretation and/or waymarking signs.
- d) The installation of new non-illuminated site interpretation and/or waymarking signs.
- e) Relocation of non-illuminated site interpretation and/or waymarking signs.

Relevant standards:

- f) Temporary signs must not be affixed to significant fabric of the item, internally illuminated or flashing.
- g) Temporary commercial tenancy window signs must be removed within 60 calendar days of erection and temporary real estate signs must be removed within 14 calendar days after the auction, sale or letting.
- h) Temporary signs must not conceal or involve the removal of or damage to significant pre-existing signs.
- i) Replacement interpretation and/or waymarking signs must not exceed the size of the original sign area and must be in the same location.

- j) Installation of new interpretation and/or waymarking signs or relocation or interpretive and/or waymarking signs must:
 - i. not obscure, affix to, penetrate or otherwise damage heritage fabric, including landscape or archaeological features, or obstruct significant views to and from the heritage item. Reuse of existing fixing points is permitted,
 - ii. not be in the form of a mural or artwork,
 - iii. be for the sole purpose of providing information to assist in the interpretation of the item's heritage significance or to navigate the item,
 - iv. be able to be later removed without causing damage to the significant fabric of the item,
 - v. not be of a modular or cantilever structure, or over 2 square metres in size,
 - vi. not be commercial in any way unless in the form of a freestanding flag or banner associated with a building used for a purpose which requires such promotion, for example a theatre, gallery or museum.
- k) Any excavation must comply with Standard Exemption 8: Excavation relevant standards.

STANDARD EXEMPTION 16: FILMING

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) The use of an item as a set or backdrop for filming in a manner that may result in the temporary movement and/or alteration of an item.

Relevant standards:

- b) The specified use of the heritage item as a set or backdrop for filming is permitted for up to 60 calendar days in a calendar year.
- c) Any activities/ works must be temporary, reversible and must have no physical impact to significant fabric, landscape elements and/or archaeological relics.
- d) No permanent activities/ works are to be undertaken to the item.
- e) No painting or special effects are to be physically applied to significant fabric.
- f) Significant fabric must be protected from damage by using bumpers, gaskets and/or matting.
- g) No penetrations into significant fabric are permitted. Clamping or bracing to the item's significant fabric may be used.
- h) Consent must be provided by the owner or lawful occupier of the item to the use of the item as a set or backdrop for filming.
- i) The item must not be moved except as permitted by Standard Exemption 17 - Moveable Heritage Items.

STANDARD EXEMPTION 17: TEMPORARY RELOCATION OF MOVEABLE HERITAGE ITEMS

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) The temporary relocation of moveable heritage items, including contents, fixtures and objects.

Relevant standards:

- b) The item must be identified as a moveable heritage item on the State Heritage Register or gazetted Interim Heritage Order.
- c) Relocation must only be for the purpose of ensuring the moveable heritage items' security, maintenance or preservation, conservation or exhibition of moveable heritage items.
- d) The moveable heritage items must be returned to their location within 180 calendar days of their relocation (inclusive of packing, moving and transit time).
- e) Maintenance, preservation or conservation activities/ works are not permitted under this exemption. These activities may be covered under other exemptions or may require approval.
- f) The moveable heritage items must be safely stored and adequately protected from damage during any temporary relocation.
- g) An inventory (including photos) and information about the items and their permanent location must be retained with the moveable heritage items in their temporary space.

STANDARD EXEMPTION 18: COMPLIANCE WITH MINIMUM STANDARDS AND ORDERS

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) Specified actions required for the purposes of compliance with minimum standards set out in:
 - i. Part 3 of the Heritage Regulation 2012, or
 - ii. An Order under section 120 of the *Heritage Act 1977*, or
 - iii. An Order under Schedule 5 Part 1 or Part 2 of the *Environmental Planning and Assessment Act 1979* which is consistent with a submission by the Heritage Council under Schedule 5 Part 4 Clause 3 (Orders affecting heritage items) of that Act.

Relevant standards:

- b) Activities/ works required by an order under the *Environmental Planning and Assessment Act 1979* must be consistent with a submission by the Heritage Council under Schedule 5 Part 4 Clauses 3 of that Act.

STANDARD EXEMPTION 19: SAFETY AND SECURITY

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) The erection of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access, or to secure public safety.
- b) Emergency stabilisation activities/ works necessary to secure safety where a structure or landscape feature (such as a tree) has been irreparably damaged or destabilised and poses a safety risk to its users or the public.
- c) Installing and operating temporary equipment and/or material to prevent water ingress from a weather event.

Relevant standards:

- d) Installation and operation of any temporary equipment specified in a) and b) above must not impact on significant fabric (including landscape or archaeological features) and the item's overall heritage significance.
- e) Any temporary security fencing, scaffolding, hoardings or surveillance systems must not be erected for more than 180 calendar days (inclusive of setup and pack down).
- f) No further temporary fencing, scaffolding, hoardings or surveillance may be erected again on the site, under this exemption within a period of 365 calendar days.
- g) Work must not permanently change or alter the structure such as the configuration of the floor space, or any architectural or landscape features.
- h) Any new penetrations must be:
 - i. limited in number; and
 - ii. made through non-significant fabric or mortar joints only.
- i) Work must not result in an increase in the floor space of any building or structure.
- j) Installation and operation of any temporary equipment or material specified in "c) of the specified activities/works, must be to minimise damage to significant fabric.

STANDARD EXEMPTION 20: EMERGENCY SITUATIONS AND LIFESAVING

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) Any activities/ works that would be in contravention of subsection 57(1) of the *Heritage Act 1977* that is solely for the purpose of:
 - i. saving or protecting human life under imminent threat in an emergency,
 - ii. securing the safety of a ship endangered by stress of weather or navigational hazards,
 - iii. dealing with an emergency involving serious threat to the environment,
 - iv. preventing imminent serious damage to property or any heritage item in an emergency.

Relevant standards:

- b) The activities/ works must have been immediately necessary for the identified purposes.¹
- c) The activities/ works were reasonable and justifiable in the circumstances.
- d) The activities/ works were proportionate to the damage the item has suffered and to the risk of further damage. The effects of the activities/ works must be adequately mitigated or remedied.

¹ Incidents likely to cause serious damage and require actions necessary to save or protect life could include: an uncontrolled escape, spillage or leakage of a substance, an uncontrolled implosion, explosion or fire, an uncontrolled escape of gas or steam, an uncontrolled escape of a pressurised substance, exposed live electrical parts, fall or release from a height of any plant, substance or thing, the collapse, overturning, failure or malfunction of, or damage to, any plant that is required to be designed or registered (for example a collapsing crane), the collapse or partial collapse of a structure, the collapse or failure of an excavation or of any shoring supporting an excavation, the inrush of water, mud or gas. <https://www.safeworkaustralia.gov.au/doc/incident-notification-fact-sheet>

STANDARD EXEMPTION 21: CHANGE OF USE

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/works:

- a) Development that is the change of use, commencement of an additional or temporary use, of land, a building or work to which a listing on the State Heritage Register applies.

Relevant standards:

- b) Activities/works must not involve the alteration of fabric, layout or setting of the listed item.
- c) Activities/works must not involve the carrying out of activities/ works other than that permitted by other exemptions under these standard exemptions or the *Heritage Act 1977*.
- d) Activities/works must not involve the cessation of the primary use for which the listed item was erected, a later significant use, or the loss of significant associations with the listed item by current users.
- e) Activities/works must not involve a temporary use greater than 90 calendar days (inclusive of set-up and pack-down time).