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Bella Vista Farm

Conservation Management Plan

Review and Upgrade – FINAL

Prepared for The Hills Shire Council

May 2012



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PROJECT 2594 BELLA VISTA FARM CMP							
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EXECUTIVE SUMMARY

Bella Vista Farm is a significant cultural landscape on the Cumberland Plain. It is of exceptional significance to The Hills Shire, the State and the Nation. It is listed on the NSW State Heritage Register and on the Register of the National Estate.

The site is located on a ridge with panoramic views over the Parramatta River Estuary. The site includes some remnant pasture like features (now used for grazing a very small number of sheep), remnant woodland, vernacular timber farm buildings some of which date from very early occupation of the site, garden, a two storey homestead, originally c1840s Georgian and extended c1864 Italianate architectural style and a Bunya Pine lined drive planted c1890s.

The site is owned and managed by The Hills Shire Council who have undertaken in recent years conservation works to a number of buildings and provided new public recreation facilities.

The Hills Shire Council is seeking advice on the scope of likely appropriate uses/reuses of the site to ensure the long term financial sustainability of the site. The review and upgrade of the 2000 Conservation Management Plan (CMP) is presented as a first step towards that strategy.

Key guiding principles were developed to underpin the review and upgrade and included:

1. Bella Vista Farm operated historically as a successful agricultural commercial development.
2. Adaptive re-use of Bella Vista Farm including commercial uses will provide for long term viability of Bella Vista.
3. Integration of the development of Bella Vista Farm with the surrounding commercial development of the Norwest Business Park will assist in overcoming isolation of the site in the future uses and development of those adjoining lands.
4. Provision of appropriate zoning and planning controls for Bella Vista Farm to ensure that the commercial viability of the site can be realised.
5. Creation of a “sense of place” for Bella Vista Farm, including the identification of the appropriate arrival points to the site and location for car parking areas.
6. Querying the precinct branding as a “farm” and the expectations / limitations that it raises.
7. Consideration of development of a branding to market Bella Vista to prospective developers and operators of the nearby Norwest Business Park, increase public awareness and the attraction of visitors.
8. Understanding of how the buildings work and their nature to facilitate appropriate adaptive re-uses.
9. Selection of location for new buildings and their design considerations – context and setting, scale, form, height, materials and finishes.
10. Identifying opportunities for appropriate additions to the existing built forms.
11. Investigation of funding sources including the opportunity for obtaining Section 94/ 94A Contributions for restoration and ongoing maintenance.

A detailed review of the conservation policies and actions was undertaken. Recommended as part of the revised CMP policies and actions, is that a comprehensive Assessment of Site Buildings be undertaken, which together with the CMP will assist The Hills Shire Council to establish the extent of works required to be done, over what period and an estimate of costs. This action is a matter of high priority.

Other recommendations of this CMP include:

- Providing an appropriate “commercial” zoning for Bella Vista to ensure that the commercial viability of the site can be realised.
- Developing and maintaining a maintenance program linked to the Capital Works Program and Cost Plan which details maintenance works over periodic cycles;
- Preparing a succession planting program for significant vegetation including the Bunya Pines;
- Appropriating funding sources from Section 94/94A contributions and undertake representations to State and Federal Governments for further financial assistance.
- Further, the history of the site is spread throughout various Technical, Archaeological and Landscape Reports and Conservation Management Plans. It is considered that the history of the site needs be commissioned to bring together all of the historical detail under one cover. This is a common practice for sites of such significance as Bella Vista.
- In addition, there is a significant photographic collection held in the offices of Howard Tanner, Architects. It dates from May 1981 through to approximately 1992. The collection provides important evidence of the site, its buildings and fences, and its context and setting. The collection needs to be properly curated and action taken to have it available for ongoing research as well as to the public. It would be an important contributor to the writing of the history of the site.
- It is also likely that other consultants who worked on the site in the early days will have collections. It is recommended that they too be approached.

An implementation table has been prepared to assist the Council to conserve the significance of the place and implement the conservation policies and actions; a **threefold priority for works and actions** has been established. These priorities are in addition to ongoing maintenance requirements. A new development guideline plan has been prepared showing indicative locations for matters such as new building areas and car parking areas.

1. INTRODUCTION

1.1 The Brief

WorleyParsons has been engaged by The Hills Shire Council to review the Conservation Management Plan (CMP) and Plan of Management (PoM) for Bella Vista Farm in line with the 2010 Priority Strategies and Actions Paper, prepared for the Bella Vista Farm Park S355 Advisory Committee.

The key objectives of the CMP are to:

- determine a viable, long term approach to development of the site including commercial activity to ensure financial sustainability of the Farm, without compromising the importance of the heritage status of the site and the historical and educational value to the community at local, State and National levels.
- ensure the special character, and setting of the site is retained and to conserve the heritage by ensuring that new development does not adversely affect the significance of Bella Vista Farm and its distinctive character.

This Conservation Management Plan (CMP) Review and Update is a first step towards that strategy.

The CMP reviews and updates the 2000 Conservation Management Plan (CMP) for Bella Vista Farm, prepared by Heritage Design Services, Department of Public Works & Services and Otto Cserhalmi + Partners Pty Ltd, which is a comprehensive CMP with appendices. The 2000 CMP was endorsed in 1999 by the NSW Heritage Council for a period of five years.

The CMP is a single volume document with schedules providing information and policies for individual elements as required. No new primary research has been undertaken.

1.2 Background

The 2000 Conservation Management Plan (CMP) for Bella Vista Farm, prepared by Heritage Design Services, Department of Public Works & Services and Otto Cserhalmi + Partners Pty Ltd, is a comprehensive CMP with twelve sections and appendices.

The CMP was endorsed by the NSW Heritage Council on 15 December 1999 for a period of five years at which time review was recommended at 15 December 2004.

In addition to the 2000 CMP review, it is acknowledged that the following existing documentation was also reviewed as part of this exercise:

- Jennifer Pearce, A Short History of "Bella Vista", 1986
- Craig Burton, Visual Analysis and Curtilage Definition, 1986
- Jennifer Pearce, Bella Vista Historical Study, 1986
- Howard Tanner & Associates, Bella Vista Farm Group Conservation Plan and Strategy, 1987
- Centre for Historical Archaeology, University of Sydney, Bella Vista Archaeological Report, 1997
- Howard Tanner & Associates, Bella Vista Farm Group Schedule of Conservation Works and Indicative Costings, 1992
- Craig Burton, Bella Vista Garden and Plant Identification and Guidelines, 1992
- Baulkham Hills Shire Council, Kellyville/Rouse Hill Open Space and Recreation Plan, 1998
- Archaeological & Heritage Management Solutions, Aboriginal Heritage Assessment, 2006
- Spackman and Mossop, Bella Vista Farm Park Plan of Management, 2007.

1.3 Structure of this CMP Review

This CMP update has been prepared as an addendum to the 2000 CMP. The 2000 CMP is to be referred to for the history and detailed physical description, neither of which have been included in this CMP Review.

This CMP Update and Review while based on the 2000 CMP is simplified and does not repeat or redo existing work which remains relevant. The following table summarises information included or updated, from the 2000 CMP.

Table 1 – Report Update Review

2000 CMP	2011 CMP Review & Update - Inclusions
1.0 Executive Summary	This CMP Review contains an Executive Summary in this report which reflect the amended conservations policies and actions in Section 5.
2.0 Guide to this Document	Not updated.
3.0 Current Situation	A summary of site information and recent photographs is incorporated into Sections 2.1 and 2.2.
4.0 Historical Outline	This section has not been updated from the 2000 CMP; however a summary has been included in this CMP at Section 2.3.
5.0 Bella Vista	This section has not been updated from the 2000 CMP; however a summary has been included in this CMP at Section 2.3.
6.0 Understanding the Fabric	Not updated.
7.0 Comparative Analysis	Not updated.
8.0 Cultural Significance	This Section of the 2000 CMP has been updated as follows: • Section 8.2 of the 2000 CMP updated to reflect the amendments to the criteria for listing on the State Heritage Register. • Section 8.3 Assessment of Significance has not been updated. • Section 8.4 Statement of Cultural Significance has included the Statement of Significance from the NSW State Heritage Inventory which includes additional information in relation to archaeological and Aboriginal heritage significance. • Section 8.5 Levels of Significance has not been updated.
9.0 Constraints and Opportunities	This Section has been updated to reflect the current legislative, statutory and regulatory controls that apply, including: • Commonwealth heritage provisions (Register of National Estate) • Environmental Planning and Assessment Act 1979 provisions, particularly integrated development S91A. • Heritage Act 1977 amendments • Baulkham Hills Local Environmental Plan 2005 • Baulkham Hills Development Control Plan 2005 • Draft The Hills Local Environmental Plan 2010 • Draft The Hills Development Control Plan 2011,

2000 CMP	2011 CMP Review & Update - Inclusions
	Other relevant plans and policies that apply to the land. Section 9.4 Owners Requirements of the 2000 CMP has been updated to include discussion on conditions of the transfer of ownership. New information is also included regarding community consultation activities undertaken for the preparation of the Plan of Management.
10.0 Conservation Policies & Actions	Updated conservation policies are at Section 5. These policies supersede any previous conservation policies for the site and also incorporate general policies.
11.0 Implementation Strategy	A revised implementation table has been developed to provide a threefold priority for implementation of the conservation policies and actions. A new development guideline plan has been prepared to consider new building locations and car parking areas.
12.0 References and Illustrations	Updated as required.
Appendices - The Brief - The Burra Charter - Heritage Listings - Standard PCO Exemptions - List of Drawings held by HDS, DPWS	Not included. Not included. A copy of the heritage listings has been included at Appendix 1. Not included. Not included

1.4 Methodology

The CMP Review has been designed to comply with the requirements and standards set out in the NSW Heritage Manual and the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter).

A site visit and on-site meeting with the Section 355 Committee was undertaken by Robert Power and Claire Jones in May 2011. An additional site visit was undertaken on 14 December 2011. Photographs contained in this CMP Review are from those taken on both occasions.

The approach to the review of the CMP is underpinned by the following key guiding principles:

1. Bella Vista Farm operated historically as a successful agricultural commercial development.
2. Adaptive re-use of Bella Vista Farm including commercial uses will provide for long term viability of Bella Vista.
3. Integration of the development of Bella Vista Farm with the surrounding commercial development of the Norwest Business Park will assist in overcoming isolation of the site in the future uses and development of those adjoining lands.
4. Provision of appropriate zoning and planning controls for Bella Vista Farm to ensure that the commercial viability of the site can be realised.
5. Creation of a “sense of place” for Bella Vista Farm, including the identification of the appropriate arrival points to the site and location for car parking areas.

6. Querying the precinct branding as a “farm” and the expectations / limitations that it raises.
7. Consideration of development of a branding to market Bella Vista to prospective developers and operators of the nearby Norwest Business Park, increase public awareness and the attraction of visitors.
8. Understanding of how the buildings work and their nature to facilitate appropriate adaptive re-uses.
9. Selection of location for new buildings and their design considerations – context and setting, scale, form, height, materials and finishes.
10. Identifying opportunities for appropriate additions to the existing built forms.
11. Investigation of funding sources including the opportunity for obtaining Section 94/ 94A Contributions for restoration and ongoing maintenance.

The study area of this project is based on site defined in the 2000 CMP.

A summary history has been included and the existing Statement of Cultural Significance has been included from the NSW State Heritage Inventory. The conservation policies have been redrafted and updated into a more manageable format and cross referenced to significant documents, such as the 2000 CMP.

1.5 Limitations

- Further historical research and historic photo searches were not undertaken. The few historic images used have been drawn from the original CMP.
- Figure numbers in this CMP Review are 1 to 6.
- Physical condition assessments of the buildings and other structures was not carried out
- Advice of additional specialist consultants such as an historian or landscape specialist was not sought as information included in the 2000 CMP was considered adequate and current.
- Detailed inspections of the site were not carried out.

1.6 Authorship and Acknowledgments

This CMP Review has been prepared by Robert Power, Principal Heritage & Statutory Planning and Claire Jones, Environmental Planner from WorleyParsons Services Pty Ltd.

The authors would also like to thank:

- Mark Stanton, Group Manager - Customer Services, The Hills Shire Council.
- Stewart Seale, Manager, Forward Planning, The Hills Shire Council.
- Samantha Connor, Business & Community Coordinator - Major Venues, The Hills Shire Council.
- Vince Sicari, Office of Environment and Heritage.
- Members of the Section 355 Committee.

2. UNDERSTANDING THE SITE

2.1 Site Description

Bella Vista Farm is an 18.5 hectare site located adjacent to the Norwest Business Park, and also adjacent to Old Windsor Road and Norwest Boulevard in the suburb of Bella Vista (refer to Figures 1 & 2). The site is owned and managed by The Hills Shire Council who have undertaken in recent years conservation works to a number of buildings and provided new public recreation facilities.

It is an historic site and significant cultural landscape on the Cumberland Plain. The farm is located on a ridge with panoramic views over the Parramatta River Estuary. The farm includes pastures, remnant woodland, farm buildings, garden, a homestead and a Bunya Pine lined drive.

Bella Vista Farm is one of a number of farms that lined the first road to Windsor. The area of the current site is much reduced from the original farm but provides a rare surviving link between the community today, the first European settlers, and some of Australia's earliest rural development.

The farm is surrounded by low density residential areas to the west, commercial and industrial development to the north and west and the Bella Vista Oval to the south.

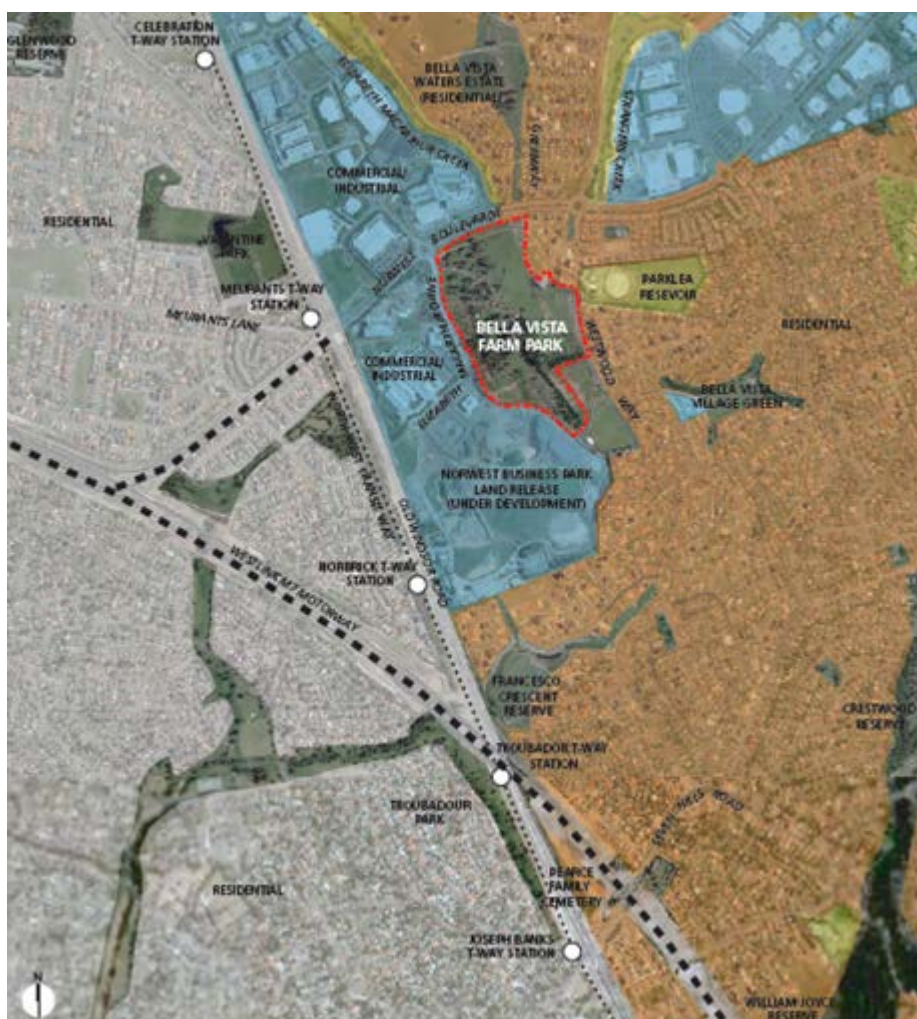


Figure 1: Local site context (Source: Spackman & Mossop, 2008).

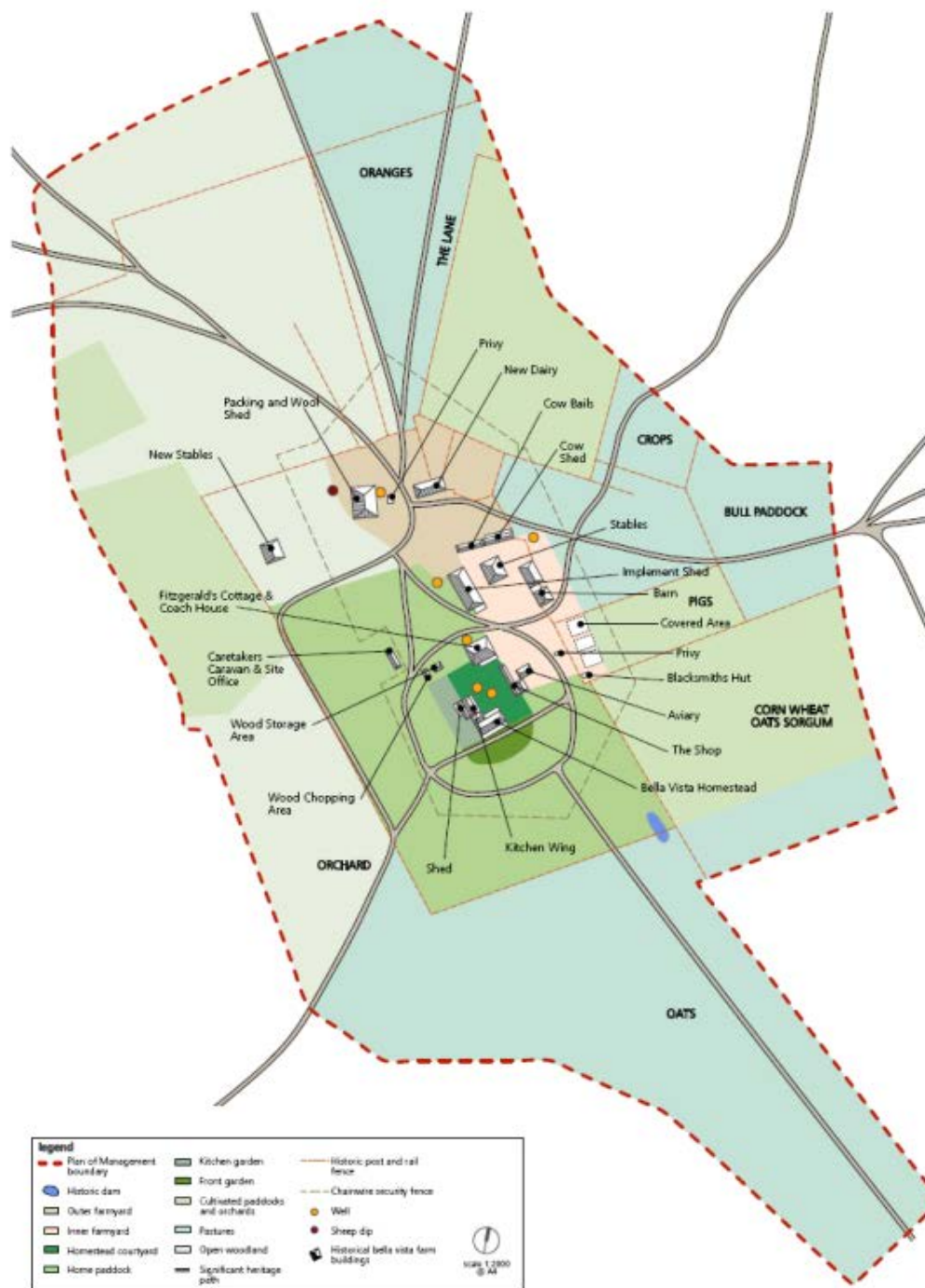


Figure 2: Site plan showing the layout of the buildings, access ways, paddocks and other items associated with the former working farm. Source: Spackman & Mossop, 2008, adapted from 2000 CMP.

2.2 Photographs

The following photographs provide a visual overview of the site and surrounding context.



1. Bella Vista Farm setting as viewed from the rear



2. Bella Vista Farm setting



3. View of the Homestead



4. Packing and Wool Shed



5. Rear of Homestead and Kitchen Block



6. The Barn



7. The Shop



8. View looking west along the gravel road



9. View of the eastern edge of the site



10. View looking west along security fencing



11. View south-west of the adjoining Business Park



12. View looking west to the Homestead near the Bunya Pine avenue

2.3 Summary History

The following is a summary of the history of Bella Vista Farm as shown in a timeline in Table 2. Sections 4.0 and 5.0 of the 2000 CMP provides a detailed history of the site covering its phases from Seven Hills, Stock Farm, Elizabeth Macarthur's Seven Hills Farm, and Robertson's Farm to the Pearce Family ownership, ownership by the North Sydney Brick and Tile Company, and the current phase of Twentieth Century Development by Norwest.

Table 2 – Summary of history of Bella Vista Farm

Pre-1788	Aboriginal ownership and occupation of the Cumberland Plain by the Darug language group.
1788	European exploration of the Cumberland Plain commenced.
1795	Matthew Pearce (first settler in area) granted c.160 acres: King's Langley (adjoining 'Bella Vista') to the south.
1799	03.10.1799 – a joint land grant (known as Stock Farm) of 960 acres was made to Charles Grimes and Joseph Foveaux which included land part of Bella Vista Farm. 18.10.1799 – William Goodhall granted 270 acres and Richard Richardson granted 160 acres: 'Bella Vista' evolved later on Richardson's grant. 26.10.1799 – Grimes signs over share of joint grant to Foveaux. 30.10.1799 – Thomas Jones purchases 10 acres from Richard Richardson. 18.12.1799 – 190 acres purchased by Joseph Foveaux.
1800	12.3.1800 – Foveaux purchases a further 600 acres
1801	Seven Hills Farm was subdivided by the Crown into a series of grants to free settlers. 500 acres was transferred to James Robertson (which includes present day Bella Vista Farm). 10.9.1801 – Jones purchases 150 acres from Richard Richardson. 05.10.1801 – Stock Farm (Foveaux) sold to John Macarthur along with 1250 sheep. 05.12.1801 – Sale of land to John Macarthur is registered.
1802	04.2.1802 – 170 acres of Goodhall grant sold to Richard Fitzgerald for 83 pounds. 14.6.1802 – Richard Fitzgerald purchases 170 acres from Thomas Jones.
1821	Seven Hills Farm divided to McDougall, Acres, Robertson and Mrs Ward. 28.3.1821 – Macarthurs' Seven Hills land returned to Crown in lieu of land at Camden. 1.12.1821 – James Robertson granted 500 acres at Seven Hills (on which 'Bella Vista' developed); improvements made; cattle grazed; quit rent began 1827; officially registered 1837.
1820's	Mixed agricultural activities were undertaken at Robertson's Farm until the sale of the property in 1838 to Isabella Acres.
1821	30.6.1823 – George Acres granted 500 acres of Macarthurs' Seven Hills Farm.
1838	14.9.1838 – James Robertson sells 500 acres to Isabella Acres.
1840	Andrew McDougall and J.F. Doyle joint grant of 700 acres (part of Macarthurs' Seven Hills Farm).

1842-c1864	13.5.1842 – William Thomas Pearce purchased Robertson's Farm (500 acres) in 1842 from Isabella Acres. Single storey residence built in this period.
1865-c1885	Edward Henry Pearce inherits Bella Vista Farm from W. T. Pearce, which to this date had still been known as Robertson's Farm. Second story added to residence in this period which is thought to be in the Georgian Architectural Style.
1880s	The majority of the orchards on the Farm were planted during this decade. In this period residence extended on eastern end in Victorian Italianate Architectural Style. Other features of the period such as cast iron trim to verandahs and balconies reflect the period.
c.1900	Sheep and pigs were reintroduced onto the property and ran until the depression.
1912	Edward W.C.A. Pearce (Toby) inherits 'Bella Vista' plus an additional 400 adjoining acres. The orchards were removed and the orange packing shed was converted for use as a wool shed where sheep were re-introduced on the Farm.
1930's	New timber vernacular buildings were constructed for the dairy cows.
1933	Death of W.C.A (Toby) Pearce.
1934-38	'Bella Vista' leased by the Pearce family.
1949-50	The Pearce family arrange for the sale of 'Bella Vista' between 1949 and 1950 with the sale on 18.10.1950 to the North Sydney Brick and Tile Company. E.H. Pearce left the Farm in December 1950.
1952	In 1952 the property was leased by the North Sydney Brick and Tile Company to Vera Jones. The Farm was used by the Jones family as a dairy and later partly as a poultry farm.
1956	Brick-making by North Sydney Brick and Tile Company commences.
1972	Additional brick-making facilities become operational.
1974	04.12.1974 – 'Bella Vista' Farm and outbuildings (13.63 hectares) were acquired by the Metropolitan Water Sewerage and Drainage Board for future water storage facilities.
1979	The Jones family left the property and all agricultural activities ceased. The house has been empty since this time. 14.12.1979 – An Interim Conservation Order, under the NSW Heritage Act, 1977, placed on 'Bella Vista' homestead and farm buildings.
1980	Demolition of slab cottage at northern end of the site.
1985	Announcement of Norwest Business Park proposal, which is then submitted to Baulkham Shire Council.
1987	The 'Norwest Business Park' was developed.
1997	25.07.1997 – A Permanent Conservation Order under the NSW Heritage Act the farm was gazetted. The ownership of the Farm was transferred to Baulkham Hills Shire Council in November 1997 by the then owners: Department of Urban Affairs and Planning and Norwest.
1999	02.04.1999 – Bella Vista Farm was gazetted on the State Heritage Register (being a mere technical process of replacing PCOs). 15.12.1999 - A Conservation Management Plan was endorsed by the NSW Heritage Council.
2007	A Plan of Management is prepared for the site.

3. CULTURAL SIGNIFICANCE

3.1 The State Heritage Register

The State Heritage Register is established under Part 3A of the *Heritage Act* (as amended in 1998) for listing of items of environmental heritage which are of state heritage significance. It replaced the original system of making Permanent Conservation Orders (PCOs). To be assessed for listing on the State Heritage Register an item will, in the opinion of the Heritage Council of NSW, need to meet one or more of the following criteria:

- a) an item is important in the course, or pattern, of NSW's cultural or natural history;
- 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;
- c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;
- d) an item has strong or special association with a particular community or cultural group in NSW 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;
- f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history;
- 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.

The 2000 CMP undertook a detailed assessment of significance with regard to the above criteria. This assessment has not been reproduced in this document.

3.2 Statement of Cultural Significance

The following Statement of Cultural Significance has been reproduced from the Entry in the NSW State Heritage Inventory. It includes the Statement of Cultural Significance from the 2000 CMP for the site, the summary statement from the 1987 Conservation Plan and Strategy (Howard Tanner & Associates) and information with regard to the site's archaeological significance (AMAC, 2006) and Aboriginal heritage significance (AHMS, 2006).

Bella Vista is of at least state significance to NSW as follows (See separate entries at end for ARCHAEOLOGICAL and ABORIGINAL heritage significance):

As a rare example of an intact rural cultural landscape on the Cumberland Plain, continuously used for grazing since the 1790s: evidence of patterns of agricultural use of the farm over the last 200 years survive including field patterns, post and rail fences, vernacular slab farm buildings and evidence of the alignment of its traditional transport route, Old Windsor Road, as well as cultural plantings and remnant woodland tree.

For the survival of aspects of its rural setting with remnant indigenous vegetation on rolling hills, extensive pasture grasses, vistas from the site and views into the site providing its setting. Its ridge top location provides a panoramic view over the Parramatta River estuary.

For its aesthetic values, the sense of place and the picturesque, serene quality which results from the deliberate and prominent siting, plantings, low scale farm buildings and homestead, their relationships to each other around yards, the ramshackle character of the place and the farm animals.

Bella Vista Farm is one of the most intact and best examples on the Cumberland Plain of the summit model of homestead siting, where the house and plantings are sited high on a prominent hill in contrast with open fields around. Its driveway is intact and relates to the traditional transport route (Old Windsor Road). Its prominent siting allows views to and from the property from a wide area. Views to the 'summit' are also available from Old Windsor Road.

As an increasingly rare example, on the Cumberland Plain, of a rural property, where the evidence of the staged development of the homestead survives: from slab hut to cottage, with a detached kitchen wing, to substantial villa, as well as the formal and kitchen gardens, associated vernacular farm buildings, and evidence of the paddocks, water collection systems etc.

For containing an increasingly rare surviving example of the endangered ecological community, open Cumberland Plain woodland, with indigenous eucalypt trees, providing evidence of the park-like character of the pre-European landscape between Parramatta and the Hawkesbury, achieved by periodic burning to improve access and visibility. As the site of often violent conflict between the local Aboriginal community and the stockmen over the alienation of land and the 'theft' of livestock and provisions.

For demonstrating the result of the construction of the route to the Hawkesbury (Old Windsor Road), the subdivision of the adjacent land into small farms, intended to be intensively farmed in conjunction with common grazing lands. The name of the farm, Bella Vista, indicates the panoramic views from and to the site, a characteristic of the area, which was named Seven Hills by Matthew Pearce in the 1790s.

For evidence, in the documentary record, of the agricultural activities of the Macarthur family, managed by Elizabeth Macarthur from Elizabeth Farm, Parramatta (SHR item # 1), and locally by her stewards. Indicating early experiments at grazing sheep by Grimes, Foveaux and the Macarthurs that failed due to insect plagues, low stock per acre ratios, droughts and the unsuitability of hoofed animals to Australian conditions. Indicating also the monopoly held by, and extensive grants given to certain officers, including John Macarthur.

For evidence, in the documentary record and surviving physical evidence, of the economic activities of James Robertson and his family, his leases and grants reflecting the pattern of expansion of pastoralism in the colony under Governor Thomas Brisbane. The farm and its proximity to Old Windsor Road provide evidence of an extensive network of cattle routes connecting the Upper Hunter Valley with Sydney and Parramatta via the Great North Road.

For its association with citrus fruit growing, the local orchardists, including the Pearce family, played an important role in the development of commercial citrus fruit growing in NSW. The expansion of the suburbs of Sydney post World War Two have removed most traces of the market gardens and orchards that supplied the city markets, however citrus trees survive around Bella Vista homestead.

For providing evidence of the increasing wealth of local pioneer families during the nineteenth century, evidenced by the expansion of houses of the citrus growers: Chelsea Farm, Orange Grove and Bella Vista.

For exhibiting a wide range of vernacular and colonial building techniques, for which evidence survives in both the buildings and archaeological record, including: split timbers, the use of saplings and stumps, mud and clay and raw hide straps. Evidence also survives of the retention of indigenous hardwood trees (ironbarks) in the open woodland.

For providing evidence of changes in building technology in the nineteenth century from the use of vernacular building techniques using materials available on site to mass produced, often imported, metal and timber building components: corrugated iron, cast iron, cast plaster and slates.

For providing an indication of changes in architectural taste, from Colonial Georgian/ Regency to High Victorian Italianate, reflecting also the increased wealth and status of the Pearce family. Changing taste in interior decoration is also evident in the surviving layering of paint, wallpaper, plaster, built-in fittings and chimney pieces.

As a rare example in NSW, of the extensive use of Bunya pines, and other associated specimen pine trees, dating from the late nineteenth century, which have become a well-known local landmark. The cultural plantings on the

site provide an indication of fashionable landscape design in the late nineteenth century in addition to mitigating against local climatic extremes: heat and drought.

For providing evidence through documentary records, and extensive oral interviews with the Pearce family, of the changing agricultural and horticultural use of the site by the family over three generations, reflecting changes in the economy of the Hills district and in NSW.

For providing surviving evidence of the management of the agricultural workers, their daily life, accommodating and working conditions. Evidence survives in the physical fabric and the documentary evidence of changing horticultural and farming methods and practices, the once representative farmyard configuration is now becoming increasingly rare.

For providing evidence of the oral history record of the association of Bella Vista and the Pearces with the local Chinese community and the continuation of traditional festivals such as the Chinese New Year celebrations by this migrant community.

For providing evidence of the changing patterns of domestic life, moving away from the reliance on servants and home production. Providing a contrast between the need for a kitchen garden, and stored water with current suburban lifestyle where horticulture and gardening are hobbies rather than necessities.

For showing the form of the original cottage, the translation of vernacular building forms and techniques from Great Britain, and their modification to suit local climatic conditions and to prevent the spread of fire, prior to the introduction of statutory building regulations.

For providing evidence of the use of prefabricated cedar joinery elements: windows, chimney pieces etc, elements for which timber had to be brought from further afield.

For the potential of the surviving fabric of the buildings to reveal more of the detailed construction of the Hawkesbury vernacular construction, a regional variation whose original source is unknown.

For its educational and research potential, particularly associated with archaeological remains and with local history which is reflected in the level of community interest in the site and its history.

(Bella Vista Farm Conservation Management Plan, Heritage Design Services, Dept. of Public Works & Services & Otto Cserhalmi & Partners, 2000)

An associated site is the Pearce family cemetery, (SHR 593), located nearby on Seven Hills Road, where Matthew Pearce, first settler of the district, and many of his descendents, are buried) (Stuart Read, 2001).

Bella Vista is a rare surviving record of rural development on Sydney's Cumberland Plain, with associations of Aboriginal occupation in the area from East Coast European settlement (1795) until recent times. It contains significant items of both natural and cultural significance contributing to its conspicuous siting, setting and distinctive landscape as a landmark in the Sydney Region. Architecturally, the complex of farm buildings prominently sited within a rural, park-like setting provide a rare and extensive record of later nineteenth century rude, timber slab construction and masonry homestead which enhance comprehension and interpretation of bygone farming and work. It has regional, national and international significance as it reflects the changing nature and structural organisation of Australian rural activity. Its fortunes can also be linked to technological and marketing innovations which tied Australian primary producers into international markets during nineteenth and early twentieth century. (Heritage Council 1997) (Howard Tanner & Associates 1987:42).

The archaeological remains of the Sheep Dip are a rare (if not unique) surviving example of its type that is the closest known sheep dip to central Sydney. It was constructed after the time when most of the great sheep flocks were distributed further west. It is thus both rare in place and time.

ARCHAEOLOGICAL Significance

The study site SHR item 754 has been historically examined, and the impacts of works since 1979 reviewed. A series of test excavations trenches were dug around the main building and several other locations in order to provide information about the nature of the deposition in those places with the view to reducing the ground level to positively affect run-off. In all cases but one the test excavation identified deposition or features of nil, low or

moderate significance. Only in the location, now identified as a sheep dip, adjoining the packing shed (building N) was a relic of state significance identified.

The courtyard area trenches I-IV, XIV-XV produced substantial deposition from the Jones period which it has been determined is of lesser significance. Part of the Jones period additions to the site have already been removed. While the other trenches around outbuildings VI-XI identified almost no depositional material. Trench IX adjoining building G in fact identified unrecorded repairs to the structure in the 1980s.

The significance of all the archaeological relics associated with the buildings already identified in the CMP is of a high state significance (although none has been tested to identify their exact nature and extent. The significance of all of the archaeological relics associated with buildings discovered by survey is likely to be the same, but has not been tested.

The tanks excavated (7-9) are of high local and state significance, and are both rare and unusual in form. The contents of the tanks have as yet to be fully examined but appear to be related to the end of the Pearce phase (1950).

In summary Bella Vista Farm Park (SHR item #754) has a high and rare degree of potential scientific archaeological significance vested in data that can contribute to the understanding of the history of NSW and the locality, the rise and decline of stock farming and orchards in the district and, its associations with the Pearce family and to a lesser extent Joseph Foveaux, Charles Grimes, John Macarthur and James Robertson, (though only Robertson appears to have developed or used the property in any way other than for the grazing of stock) (AMAC, 2005; draft).

ABORIGINAL HERITAGE Significance:

The cultural (Aboriginal) significance is a matter for the local Aboriginal community. (abridged from AHMS, 2006, p.45). Public significance: Evidence of Aboriginal occupation, in the form of stone artefact deposits, was identified within Bella Vista Farm Park. These sites have public significance because they demonstrate Aboriginal occupation of land prior to European colonisation. However, this type of Aboriginal site is very difficult to interpret in a way that will communicate aspects of past Aboriginal life. The most common approach is to present artefacts in an interpretive display.

Archaeological Significance: The four stone artefacts found at Bella Vista Farm Park were in poor condition and were found in disturbed contexts. They are neither rare nor possess representative value. Their archaeological significance therefore is low.

Controlled archaeological test excavation would be required to assess the significance of subsurface deposits. If a larger sample of artefacts was found in topsoils across the site their analysis may contribute towards our current knowledge and understanding of Aboriginal occupation at Bella Vista Farm. However, given the intensity of previous archaeological investigation in nearby Rouse Hill and Kellyville, such an investigation is likely to provide further insights into past Aboriginal occupation and use of the area (AHMS, 2006, p.46 (draft).

4. CONSTRAINTS AND OPPORTUNITIES

4.1 Heritage Listings and Implications

Bella Vista has the following heritage status:

Register of the National Estate

The Australian Heritage Council is a Commonwealth authority which compiles and maintains the *Register of the National Estate*, an inventory of places of significance in Australia. The basis for assessment of significance is the methodology and terminology of the *Burra Charter*.

Bella Vista was listed on the Register on 28 September 1982. . A copy of the data sheet is contained within the **Appendix 1**. Other associated sites that are listed include the 'Old Windsor Road' and the 'Pearce Family Cemetery'.

However, some significant changes were made in 2007 in relation to the future of the Register as outlined below by the Department of Sustainability, Environment, Water, Populations and Communities (2011):

"Following amendments to the Australian Heritage Council Act 2003, the Register of the National Estate (RNE) was frozen on 19 February 2007, which means that no new places can be added, or removed.

The Register will continue as a statutory register until February 2012. During this period the Minister for the Environment, Heritage and the Arts (the Minister) is required to continue considering the Register when making some decisions under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). This transition period also allows states, territories, local and the Australian Government to complete the task of transferring places to appropriate heritage registers where necessary and to amend legislation that refers to the RNE as a statutory list.

From February 2012 all references to the Register will be removed from the EPBC Act and the AHC Act. The RNE will be maintained after this time on a non-statutory basis as a publicly available archive.

Many places in the Register are already included in other statutory lists, such as the state heritage lists, or local government heritage registers. As a result, those places receive protection under the relevant federal, state or territory legislation, or under council bylaws."

The implications of these changes for Bella Vista are that the statutory protection will remain under the *NSW Heritage Act 1977* as an item of state heritage significance on the NSW State Heritage Register as discussed further in the next section.

NSW State Heritage Register

Bella Vista is listed on the State Heritage Register, gazetted on 2 April 1999. A copy of the data sheet is contained within the **Appendix 1**. The implications of such a listing, apart from formally recognising the place as being of STATE significance are that any proposed alterations and additions are subject to the *NSW Heritage Act 1977*, and its formal processes. Refer to Section 4.2 for details.

The National Trust of Australia (NSW)

The National Trust of Australia is a non-government community organisation, established in 1945 and incorporated by an Act of Parliament in 1960, dedicated to the conservation of Australia's heritage. Although the National Trust has no statutory power, it has a strong influence on community support, particularly in regard to the possible threat to a structure or a place from insensitive development or the destruction of items of cultural and heritage significance.

Bella Vista is listed on the Register of the National Trust (NSW). A copy of the listing sheet is contained in the Appendix. Its listing is marked 'Bella Vista etc', which indicates that it includes additional features such as fences, gardens, trees etc. As such, it can generally be assumed that all items which make up the property are considered to be significant to some extent. Associated sites also listed include the 'Old Windsor Road' and the 'Pearce Family Cemetery'.

Sydney Regional Environmental Plan No 19-Rouse Hill Development Area

Bella Vista is listed as an item of environmental heritage under SREP No. 19 (deemed State Environmental Planning Policy). SREP No. 19 was established to co-ordinate planning and decision-making for long term growth, identifying land that is suitable for urban purposes and providing for the orderly and economic development for growth centres in the north-west sector, north of Blacktown.

The Hills Shire Council

Bella Vista lies within The Hills Shire Local Government Area. The land is owned by the Council. Bella Vista contains the following heritage listings at local government level:

- Baulkham Hills Local Environmental Plan 2005 – Heritage Conservation Area 'Bella Vista Homestead Complex, Old Windsor Road, Baulkham Hills (State)'.
- Draft The Hills Local Environmental Plan 2010 – Heritage Conservation Area 'Bella Vista Homestead Complex'.

National Parks and Wildlife Service

All Aboriginal sites are protected under the National Parks and Wildlife Act 1974. Under Section 90 of the Act, it is an offence to knowingly deface, damage or destroy a relic or Aboriginal place in NSW without obtaining the written consent of the Director of the NSW National Parks and Wildlife Service.

The NPWS is to be consulted with regard to any future proposals for Bella Vista and adjoining land, to ensure that these significant sites are protected and appropriately managed.

4.2 Statutory Requirements and the Approvals Process

Generally

The 2000 CMP was adopted by Baulkham Hills Shire Council and endorsed by the Heritage Council on 15 December 1999. Future amendments are recommended to follow this same process. Ideally future design proposals are to be based on the findings of the endorsed CMP. A Development Application is required for works that include demolition or alteration to a listed heritage item unless the works are a Standard Exemption under Section 57(2) of the *Heritage Act 1977*.

The listing of the property on the State Heritage Register under the *Heritage Act 1977* means that both The Hills Shire Council and the NSW Heritage Council are required to assess the impact of the proposal on the heritage significance of the site and potential archaeological deposits. This process is carried out

under the 'integrated development' provisions of Section 91A of the *Environmental Planning and Assessment Act 1979*.

A Statement of Heritage Impact will be required to accompany any future Development Applications. This Statement must indicate the impact of the proposal on the heritage significance of Bella Vista. It is to also indicate the benefits of the proposal, such as the removal of intrusive fabric or recovery of significance in a particular area.

This Conservation Management Plan does not address the impact of a particular design proposal on the significance of Bella Vista or its setting.

The overall aim of this Conservation Management Plan is to retain the cultural significance of Bella Vista and its setting and guide appropriate modifications to the site to achieve conservation objectives.

Baulkham Hills Local Environmental Plan 2005

As mentioned in Section 4.1, Bella Vista is listed as Heritage Conservation Area under the Baulkham Hills Local Environmental Plan 2005 (BLEP 2005).

Bella Vista is zoned 5(a) Special Uses under BLEP 2005 as 'Bella Vista Park' and as a 'Conservation Area'.

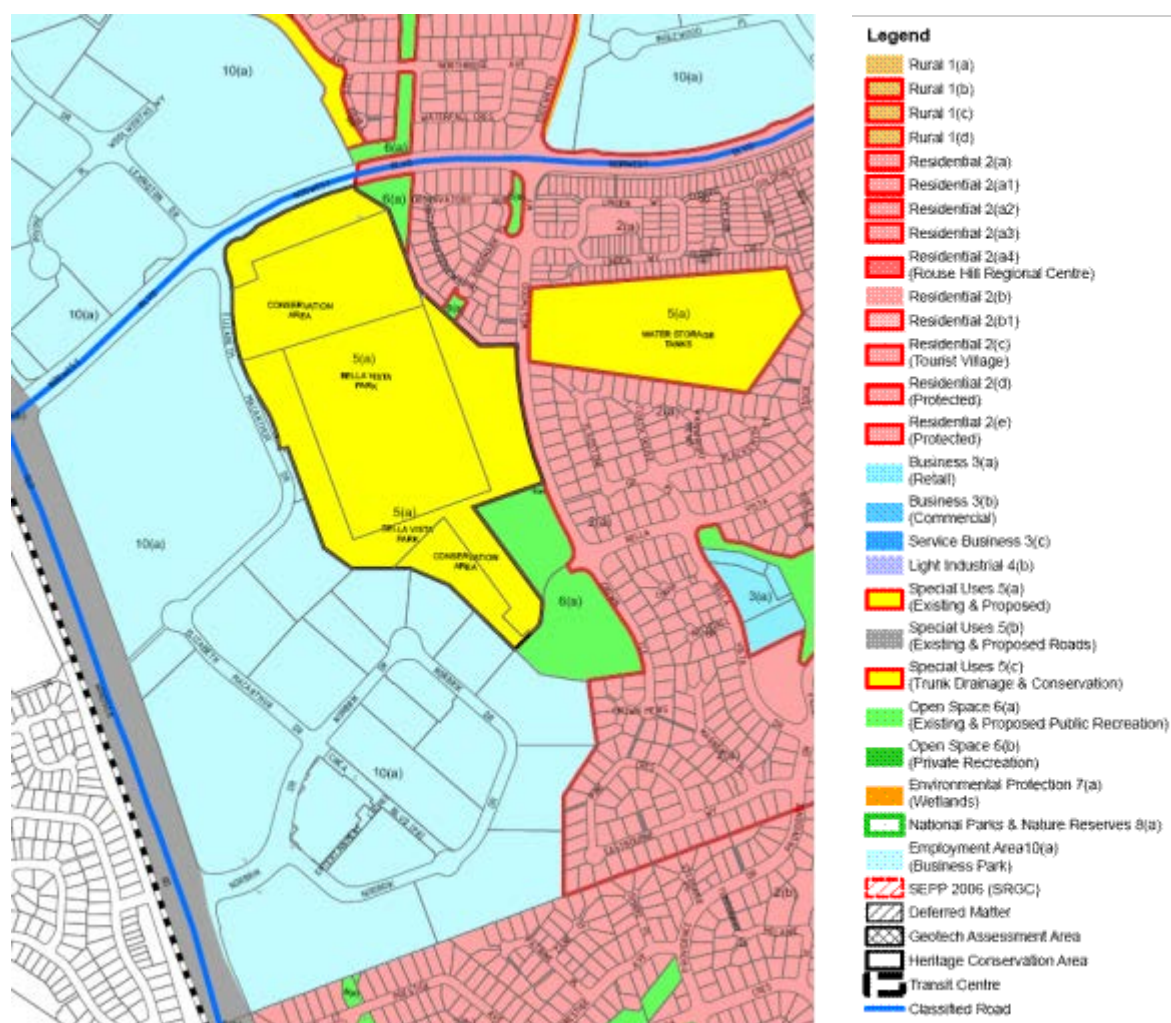


Figure 3: BLEP 2005 Zoning Map

BLEP 2005 contains the following provisions relating to the conservation of heritage items:

Division 4 Heritage conservation

35 Protection of heritage items, relics and heritage conservation areas

(1) The following development may be carried out only with development consent:

- (a) demolishing or moving a heritage item or a building, work, relic, tree or place within a heritage conservation area,*
- (b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area by making structural or non-structural changes to its exterior, such as to its detail, fabric, finish or appearance,*
- (c) altering a heritage item or a building, work, relic, or place within a heritage conservation area by making structural changes to its interior,*
- (d) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*
- (e) moving the whole or a part of a heritage item or a building, work, relic, tree or place within a heritage conservation area,*
- (f) erecting a building on, or subdividing, land on which a heritage item is located or that is within a heritage conservation area.*

(2) Development consent is not required by this clause if:

- (a) in the opinion of the Council:*
 - (i) the proposed development is of a minor nature or consists of maintenance of the heritage item or of a building, work, relic, tree or place within a heritage conservation area, and*
 - (ii) the proposed development would not adversely affect the significance of the heritage item or heritage conservation area, and*
- (b) the proponent has notified the Council in writing of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development will comply with this subclause and that development consent is not otherwise required by this plan.*

(3) Development consent is not required by this clause for the following development in a cemetery or burial ground if there will be no disturbance to human remains, or to relics in the form of grave goods:

- (a) the creation of a new grave or monument, or*
- (b) an excavation or disturbance of land for the purpose of carrying out conservation or repair of monuments or grave markers.*

(4) Before granting a consent required by this clause, the consent authority must assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

(5) The assessment must include consideration of a heritage impact statement that addresses at least the following issues (but is not to be limited to assessment of those issues, if the heritage significance concerned involves other issues).

(6) The consent authority may also decline to grant such a consent until it has considered a conservation management plan, if it considers the development proposed should be assessed with regard to such a plan or if the proposed development affects a heritage item designated in Schedule 1 as being of State or regional significance.

(7) The minimum number of issues that must be addressed by the heritage impact statement are:

- (a) for development that would affect a heritage item:*

- (i) the heritage significance of the item as part of the environmental heritage of the Baulkham Hills local government area, and*
- (ii) the impact that the proposed development will have on the heritage significance of the item and its setting, including any landscape or horticultural features, and*
- (iii) the measures proposed to conserve the heritage significance of the item and its setting, and*
- (iv) whether any relic would be adversely affected by the proposed development, and*
- (v) the extent to which the carrying out of the proposed development would affect the form of any historic subdivision, and*
- (b) for development that would be carried out in a heritage conservation area:*
 - (i) the heritage significance of the heritage conservation area and the contribution which any building, work, relic, tree or place affected by the proposed development makes to this heritage significance, and*
 - (ii) the impact that the proposed development would have on the heritage significance of the heritage conservation area, and*
 - (iii) the compatibility of any proposed development with nearby original buildings and the character of the heritage conservation area, taking into account the size, form, scale, orientation, setbacks, materials and detailing of the proposed development, and*
 - (iv) the measures proposed to conserve the significance of the heritage conservation area and its setting, and*
 - (v) whether any landscape or horticultural features would be affected by the proposed development, and*
 - (vi) whether any relic would be affected by the proposed development, and*
 - (vii) the extent to which the carrying out of the proposed development in accordance with the consent would affect any historic subdivision pattern.*

(8) Where it is proposed to develop or demolish a building, relic or structure not listed in Schedule 1 that is older than fifty years, the consent authority may require the submission of a heritage impact statement that addresses issues referred to in subclause (7) so as to enable it to fully consider the impact of the development upon the significance of the building, relic, or structure.

(9) The consent authority must decline to grant a consent required by this Division if any heritage impact assessment or conservation management plan submitted for consideration in connection with the development application has not been prepared in accordance with the principles of the ICOMOS Burra Charter and to a standard acceptable to the Council.

Note. The website of the Heritage Branch of the Department of Planning has publications that provide guidance on assessing the impact of proposed development on the heritage significance of items (for example, Statements of Heritage Impact).

36 Advertised heritage development

The following development is identified as advertised development for the purposes of the Act:

- (a) the demolition of a heritage item or a building, work, relic, tree or place in a heritage conservation area,*
- (b) the carrying out of any development allowed by clause 40 (Conservation incentives).*

37 (Repealed)

38 Development affecting archaeological sites of non-Aboriginal heritage significance

(1) Before granting consent for development that will be carried out on an archaeological site that has non-Aboriginal heritage significance the consent authority must:

- (a) consider a heritage impact statement explaining how the proposed development will affect the conservation of the site and any relic known or reasonably likely to be located at the site, and*
- (b) be satisfied that any necessary excavation permit required by the Heritage Act 1977 has been granted.*

(2) This clause does not apply if the proposed development:

- (a) does not involve disturbance of below-ground deposits and the consent authority is of the opinion that the heritage significance of any above-ground relics would not be adversely affected by the proposed development, or*
- (b) is integrated development.*

The following clause in the LEP also applies to Bella Vista:

39 Development in vicinity of a heritage item or heritage conservation area

(1) Before granting consent to development in the vicinity of a heritage item or a heritage conservation area, the consent authority must assess the impact of the proposed development on the heritage significance of the heritage item or the heritage conservation area.

(2) This clause extends to development:

- (a) that may have an impact on the setting of a heritage item or heritage conservation area, for example, by affecting a significant view to or from the item or conservation area, or by overshadowing, or*
- (b) that may undermine or otherwise cause physical damage to a heritage item or heritage conservation area, or*

(c) that will otherwise have any adverse impact on the heritage significance of a heritage item or heritage conservation area.

(3) The consent authority may refuse to grant any such consent unless it has considered a heritage impact statement that will help it assess the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item or heritage conservation area.

(4) The heritage impact statement should include details of the size, shape and scale of, setbacks for, and the materials to be used in, any proposed buildings or works and details of any modification that would reduce the impact of the proposed development on the heritage significance of the heritage item or heritage conservation area.

This clause is particularly important in the case of Bella Vista. The Conservation Policies section of this CMP contains a series of policies aimed at protecting the rural setting of the homestead and farm buildings. These need to be considered when assessing development in the vicinity of Bella Vista Farm including within Norwest Business Park.

In addition, the LEP also contains a clause relating to the provision of conservation incentives and development within heritage conservation areas:

40 Conservation incentives

The consent authority may grant consent to:

(a) the use for any purpose of a building that is a heritage item, or of the land on which any such building is erected, or

(b) the use for any purpose of a building that has heritage significance and is situated within a conservation area, or of the land on which any such building is erected, even though the use would otherwise not be allowed by this plan, if:

(i) it is satisfied that the conservation or retention of the heritage item depends on the granting of consent, and

(ii) the proposed use will be in accordance with a conservation management plan that has been endorsed by the consent authority, and

(iii) the granting of consent to the proposed use would ensure that all necessary conservation work identified in the conservation management plan is carried out, and

(iv) the proposed use would not adversely affect the heritage significance of the heritage item or its setting, and

(v) the proposed use would not adversely affect the amenity of the surrounding area otherwise than to an insignificant extent.

41 Development in heritage conservation areas

(1) Before granting consent for the erection of a building within a heritage conservation area, the consent authority must be satisfied that the features of the proposed building will be compatible with the heritage significance of the heritage conservation area, having regard to the form of, and materials used in, buildings that contribute to the heritage significance of the heritage conservation area.

(2) In satisfying itself about those features, the consent authority must have regard to at least the following (but is not to be limited to having regard to those features):

(a) the pitch and form of the roof (if any),

(b) the style, size, proportion and position of the openings for windows or doors (if any),

(c) the colour, texture, style, size and type of finish of the materials to be used on the exterior of the building.

Draft The Hills Local Environmental Plan 2010

The Hills Shire Council prepared and placed on public exhibition from 29 March 2011 to 13 May 2011 its new comprehensive Draft LEP. The Draft LEP has been prepared in accordance with the Standard Instrument, which is a template being used by all Councils across NSW. On 23 August 2011, Council resolved to forward the Draft LEP 2010 to the Department of Planning and Infrastructure for finalisation and gazettal in 2012.

The Draft LEP 2010 proposes a zoning of RE1 Public Recreation for Bella Vista Farm.

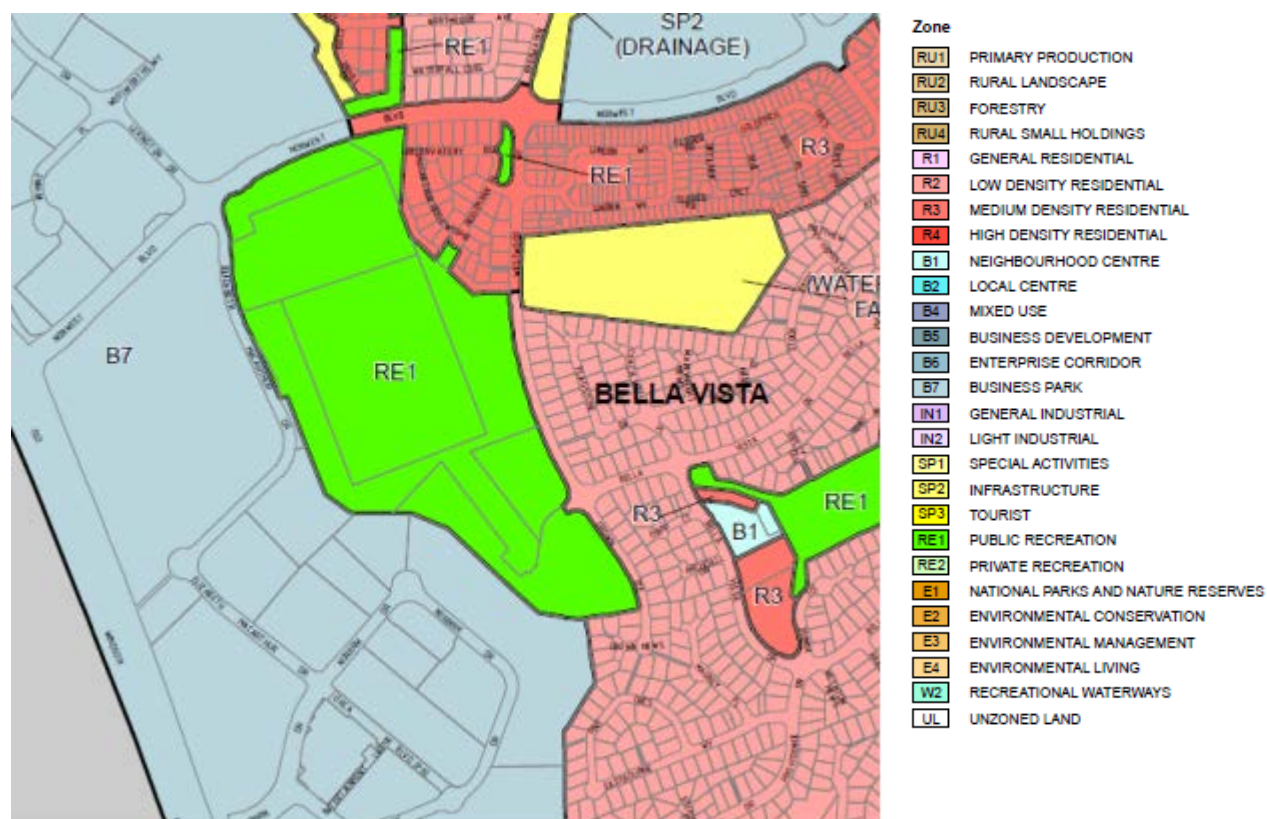


Figure 4: Draft The Hills LEP 2010 Zoning Map

A key consideration in zoning of land is that both the zone and the scope of uses realises the objectives of the zone, the aim of the LEP and the objects of the EP&A Act 1979 especially Section 5(a)(ii).

In relation to the future zoning of Bella Vista, a key consideration will be of a zoning that reflects the historical commercial success of the site as a commercial agricultural use and its future uses as part of

the Norwest Business Park. Preliminary discussions were held with the Office of Environment and Heritage in October 2011 in relation to the merits of a potential commercial zoning for the site.

The Hills Shire Council propose to amend the RE1 zoning of Bella Vista by means of a Planning Proposal, which would be prepared and submitted via the "gateway process" to the Department of Planning and Infrastructure (DoPI). This amended CMP would reflect and support this Planning Proposal.

Supporting the appropriate zoning will be provisions of The Draft LEP 2010 relating to the conservation of heritage items:

5.10 Heritage conservation [compulsory]

Note. Heritage items, heritage conservation areas and archaeological sites (if any) are shown on the Heritage Map. The location and nature of any such item, area or site is also described in Schedule 5.

(1) Objectives

The objectives of this clause are:

- (a) to conserve the environmental heritage of The Hills Shire, and*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views, and*
- (c) to conserve archaeological sites, and*
- (d) to conserve places of Aboriginal heritage significance.*

(2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving a heritage item or a building, work, relic or tree within a heritage conservation area,*
- (b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area, including (in the case of a building) making changes to the detail, fabric, finish or appearance of its exterior,*
- (c) altering a heritage item that is a building by making structural changes to its interior,*
- (d) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*
- (e) disturbing or excavating a heritage conservation area that is a place of Aboriginal heritage significance,*
- (f) erecting a building on land on which a heritage item is located or that is within a heritage conservation area,*
- (g) subdividing land on which a heritage item is located or that is within a heritage conservation area.*

(3) When consent not required

However, consent under this clause is not required if:

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:*
 - (i) is of a minor nature, or is for the maintenance of the heritage item, archaeological site, or a building, work, relic, tree or place within a heritage conservation area, and*
 - (ii) would not adversely affect the significance of the heritage item, archaeological site or heritage conservation area, or*
- (b) the development is in a cemetery or burial ground and the proposed development:*
 - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and*
 - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to a place of Aboriginal heritage significance, or*

- (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or*
- (d) the development is exempt development.*

(4) Effect on heritage significance

The consent authority must, before granting consent under this clause, consider the effect of the proposed development on the heritage significance of the heritage item or heritage conservation area concerned. This subclause applies regardless of whether a heritage impact statement is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage impact assessment

The consent authority may, before granting consent to any development on land:

- (a) on which a heritage item is situated, or*
- (b) within a heritage conservation area, or*
- (c) within the vicinity of land referred to in paragraph (a) or (b), require a heritage impact statement to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

(6) Heritage conservation management plans

The consent authority may require, after considering the significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):

- (a) notify the Heritage Council of its intention to grant consent, and*
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*

(8) Places of Aboriginal heritage significance

The consent authority must, before granting consent under this clause to the carrying out of development in a place of Aboriginal heritage significance:

- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place, and*
- (b) notify the local Aboriginal communities (in such way as it thinks appropriate) about the application and take into consideration any response received within 28 days after the notice is sent.*

(9) Demolition of item of State significance

The consent authority must, before granting consent for the demolition of a heritage item identified in Schedule 5 as being of State significance (other than an item listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):

- (a) notify the Heritage Council about the application, and*
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*

(10) Conservation incentives

The consent authority may grant consent to development for any purpose of a building that is a heritage item, or of the land on which such a building is erected, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

- (a) the conservation of the heritage item is facilitated by the granting of consent, and*
- (b) the proposed development is in accordance with a heritage conservation management plan that has been approved by the consent authority, and*

- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage conservation management plan is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

Baulkham Hills Development Control Plan 2005

A specific section of the DCP has been prepared for the Norwest Business Park (Part E Section 14), within in which Bella Vista and its curtilage is located. It applies to both the business park, zoned 10(a) Employment Area and Bella Vista which is zoned 5(a) Special Uses.

One of the key elements of the DCP includes:

Conservation: to provide for the conservation of Bella Vista Farm Park and the protection of significant views to and from the Park.

Draft The Hills Development Control Plan 2011

Similar to the existing DCP in place, a specific section of the DCP called 'Business' (Part C, Section 8) has been prepared. This DCP applies to all business zoned land under the Draft LEP 2010.

One of the key objectives of the DCP is:

To provide for the conservation of Bella Vista Farm Park and the protection of significant views to and from the Park.

Generally, this draft DCP has carried across the majority of the controls that are contained in the current DCP. Table 3 contains the comparison in development controls for both DCPs.

The draft DCP was resolved to be adopted by Council on 13 September 2011 to come into force upon the date of gazettal of the Draft The Hills LEP 2010.

Table 3 – Comparison of DCP controls

Development Control	BDCP 2005	Draft DCP 2011
Site Analysis	Development on land adjoining Bella Vista Farm Park should incorporate measures (such as setbacks and buffers) to minimise any impact on the Park.	Same – except Bella Vista Farm Park is provided in full rather than 'Park'.
Setbacks	The building setback for property boundaries adjoining the Bella Vista Farm Park conservation area shall be a minimum of 15 metres. The setback area is to be landscaped to screen the development from view from within the Farm, but so as not to obscure significant views available to and from the Farm. Car parking is not permitted within this setback.	Same
Building Heights	Section 2.2.5 – relating to land zoned Employment Area 10(a)	For land in Norwest Business Park:

Development Control	BDGP 2005	Draft DCP 2011
	The maximum height of any built structure shall not exceed R.L. 116 metres (A.H.D), except buildings in areas affected by the height controls relating to Bella Vista Farm Park (refer below). Views from Bella Vista Farm Park (b) Views and vistas available from Bella Vista Farm Park as shown above the dotted line on the photomontages in Appendix 3 shall be retained in any re-development of lands surrounding Bella Vista Farm Park. Views to Bella Vista Farm Park (c) No structure is to be erected within the hatched area marked A on the Development Control Plan map (Sheet 2). (d) The height of any built structure within the view corridors marked B and C shall not intersect a plane generated by a straight line drawn from the survey points noted on Old Windsor Road and the survey points noted within the Bella Vista Farm Park as shown on Sheet 2 of this Section of the DCP. NOTE: The intent of these controls is to ensure that views of the Homestead and the prominent ridgeline to the south are visible when viewed from the specific locations along Windsor Road and the Pearce Family Cemetery (Lot 100 DP 707538). (e) The maximum height of any built structure within the areas marked D on the map to this Section (Sheet 2) shall be R.L. 108 metres, subject to Development Control 4.2.5 (b). <i>Section 2.3.4 – relating to land zoned 3(a) Business Retail</i> The maximum height of any built structure shall not exceed R.L. 116 metres (A.H.D), except buildings in areas affected by the height controls relating to Bella Vista Farm Park (refer below). Views from Bella Vista Farm Park (b) Views and vistas available from Bella Vista Farm Park as shown above the dotted line on the photomontages in Appendix 3 shall be retained in any re-development of lands surrounding Bella Vista Farm Park.	Views from Bella Vista Farm Park (j) Views and vistas available from Bella Vista Farm Park as shown above the dotted line on the photomontages in Appendix 4 shall be retained in any re-development of lands surrounding Bella Vista Farm Park. (k) Views to Bella Vista Farm Park (l) No structure is to be erected within the hatched area marked A on the Development Control Plan map Sheet 2 in Appendix C of this DCP Section. (m) The height of any built structure within the view corridors marked B and C shall not intersect a plane generated by a straight line drawn from the survey points noted on Old Windsor Road and the survey points noted within the Bella Vista Farm Park as shown in Appendices C and D of this Section of the DCP. (n) NOTE: The intent of these controls is to ensure that views of the Homestead and the prominent ridgeline to the south are visible when viewed from the specific locations along Old Windsor Road and the Pearce Family Cemetery (Lot 100 DP 707538). (o) The maximum height of any built structure within the areas marked D on the map to Appendix C Sheet 2 of this Section shall be R.L. 108 metres, subject to Development Control 4.2.5 (b).

Development Control	BDCP 2005	Draft DCP 2011
	Views to Bella Vista Farm Park (c) No structure is to be erected within the hatched area marked 'A' on Map Sheet No.2 in this Section of the Development Control Plan. (d) The height of any built structure within the view corridors marked 'B' and 'C' shall not intersect a plane generated by a straight line drawn from the survey points noted on Old Windsor Road and the survey points noted within the Bella Vista Farm Park as shown on Sheet 2 of this Section of the DCP. NOTE: The intent of these controls is to ensure that views of the Homestead and the prominent ridgeline to the south are visible when viewed from the specific locations along Windsor Road and the Pearce Family Cemetery (Lot 100 DP 707538). (e) The maximum height of any built structure within the areas marked 'D' on the map to this Development Control Plan (Sheet 2) shall be R.L. 108 metres, subject to Development Control 2.3.4 (b).	
Building Materials Note: In Draft DCP, this section is known as 'Building Design and Materials'	The roof colour of any built structure to be located south of Norwest Boulevard, and which will be easily viewed from the Bella Vista Farm conservation area shall be of a dark, non-reflective colour (such as dark grey or green). The external wall colour of any built structure to be located south of Norwest Boulevard, and which will be easily viewed from the Bella Vista Farm Park conservation area shall be a non-reflective colour of muted natural tones, avoiding the use of bright prominent colours.	Same Not included
Fencing Note: In Draft DCP, this Section is known as 'Fencing, Landscaping and Tree Preservation'	Fencing immediately adjoining the Bella Vista Farm Park conservation area shall generally be of simple, low-level, rural type design of timber construction or as otherwise specified by Council.	Same
Landscaping and Tree Preservation Note: In Draft DCP, this Section is known as 'Fencing,	Any development of land south of Norwest Boulevard shall ensure that the landscape treatments:- are based on an understanding of the development of the cultural landscape, and interpret where possible former	Same

Development Control	BDCP 2005	Draft DCP 2011
Landscaping and Tree Preservation'	plantings (refer to Section 10.5 of the Bella Vista Farm Conservation Management Plan, 2000). will not obscure significant views to and from the Bella Vista Farm Park when mature.	
Heritage	(a) Applications for development on any land adjoining the Bella Vista Farm conservation area are to be accompanied by a heritage impact assessment prepared in accordance with Part D Section 5 – Heritage of this DCP and BHLEP 2005, in particular those provisions relating to development in the vicinity of a heritage item. (b) The assessment is to demonstrate how the development will mitigate any adverse visual or other impacts upon the adjacent Farm, and what measures are to be employed to achieve this. Matters to be addressed shall include the building design, materials, colours, finishes and landscaping of any proposal, and the impact upon significant views to and from the Farm. (c) In preparing the Heritage Impact Assessment consideration is also required to be given to the objectives and related conservation policies of the Bella Vista Farm Conservation Management Plan (2000). The assessment is to demonstrate how the related policies have been addressed and adhered to, in particular Section 10.5 – 'Conservation of the Setting Policy'.	Same, except as follows: (a) All development should be in accordance with Part D Section 5 – Heritage and Clause 5.10 of The Hills LEP 2010, (b) Applications for development on any land adjoining the Bella Vista Farm conservation area are to be accompanied by a heritage impact assessment prepared in accordance with Part D Section 5 – Heritage and the Hills LEP 2010, in particular those provisions relating to development in the vicinity of a heritage item.

Kellyville/ Rouse Hill Open Space Recreation Plan

This Open Space Recreation Plan (1998) notes that:

"The survival of both Bella Vista Homestead and Rouse Hill House, as well as several other early homesteads, provides the opportunity to incorporate some of the most significant elements of the part into the future urban landscape. Major routes can be similarly reinforced as historical links in the future fabric. The protection of remnant vegetation along creeks will perpetuate a strong image of the existing rural landscape.

These approaches can be further reinforced through integration of important individual trees and treelines, rural road alignments and other elements of rural identity, as well as the use of names to link places to their history. Thematic planting on high points in the landscape, and following historical patterns, ie as windbreaks is to be implemented as part of the open space embellishment."

The study does not identify the significant elements or other early homesteads.

Bella Vista forms part of an Open Space Link or Greenway. The *Open Space Recreation Plan* describes the Greenway as being:

“The major off-road open space proposed within the release area. The term ‘Greenway’ dates from the 1960s. The ‘green’ is taken from the British greenbelt, the ‘way’ from the American parkway and the Greenway combines both their attributes. The concept is one of the protected linear corridors of open space, managed for conservation and recreation purposes linking parks, natural features, or historic sites, into a greater whole.”

The essence of the Greenway is connection. In the release area, the Greenway connects:

- Major parks (Bella Vista farm park to Rouse Hill House);
- District open spaces;
- Ridges, knolls and creek lines;
- Heritage items;
- Wildlife habitats;
- Schools, commercial centres and other activity.

Baulkham Hills Heritage Study 1993-1994

The Baulkham Hills Heritage Study, prepared 1993-1994 identified Bella Vista as being significant. It is listed under the inventory of ‘Building and Other Works’, as both the Bella Vista Homestead (ref.22501), and the Bella Vista Outbuilding Complex (ref.22502). The property is also listed as an archaeological site (ref.22500). It is listed as having REGIONAL significance but this assessment predated the new State Heritage Register guidelines for assessment.

The Heritage Study made several recommendations about how its findings may be integrated in to the current Council regulations and strategies for the protection of cultural heritage in the Baulkham Hills area.

4.3 Ordinance Compliance

Where reuse strategies or alterations to the extent and character of public access to Bella Vista farm are proposed, this will require assessments for Building Code of Australia (BCA), Disability Discrimination Act (DDA) and relevant Australian Standards. The two most likely issues to arise are fire safety and access. Proposals to adaptively reuse existing buildings would also require assessment for compliance.

The review of fire services at Bella Vista is to be integrated into any proposed schemes for adaptive reuse. The arrangement of any new services, such as hydrants etc. is to be carefully planned so as to minimise the impact of significant fabric. A new fire hydrant system was installed in 2000.

It is recognised that heritage places often pose complex and difficult problems in terms of BCA and DDA compliance. The Fire, Access and Services Advisory Panel of the NSW Heritage Council provides advice regarding the upgrading of fire safety provisions in heritage buildings. A number of methods have been developed in conjunction with the Fire Advisory Panel for the upgrading of particular building elements. Specific issues may be taken to the Panel for advice.

The BCA allows fire engineered solutions to fire safety issues rather than compliance with strict guidelines. Fire engineered solutions that comply with BCA requirements and designed by an engineer with experience in historic buildings is recommended for Bella Vista. This may involve specific measures such as fire rated materials, alternate egress or sprinklers but may also rely on management measures such as limiting the number of people in the upper level of a building or not locating functions involving high fire risk in flammable buildings.

Fire safety issues beyond ordinance requirements may be necessary to protect heritage structures which are vulnerable to fire, such as the outbuildings.

4.4 Owners Requirements

The Hills Shire Council has identified the need to:

“conserve and restore Bella Vista farm and obtain the land for public use, in order to fulfil the following objectives:

- *Conservation of an historic item of national significance*
- *Development of employment opportunities for the Shire*
- *Development of a tourist focus for the region*
- *Development of a community focus for the release area and the existing population of the shire*
- *A demonstration to the community of the positive benefits of large scale growth”*

The land comprising Bella Vista Farm was transferred in two parcels, one from the State Government and another area of land from Norwest Limited. The conditions of transfer relating to each transfer are detailed below and were finalised in July 1998 as evidenced in an exchange of correspondence between the Department and the Council.

State Government – Department of Urban Affairs and Planning

1. The land is to be used for community purposes.
2. In giving Council outright ownership rather than vesting care, control and management, Council agrees that should any compensation become payable in respect of this land due to an alteration in the use, zoning, or disposal of any part of the site, such compensation will accrue to the Sydney Regional Development Fund or its successors.
3. The land will not be transferred to any other managing agency or otherwise disposed of without the concurrence of the Department.
4. It is expected that the Council will develop the Bella Vista Farm Park in a manner consistent with its permanent conservation status, and so as to ensure maximum community access and benefit from both the Heritage buildings and Farm Park. When preparing the conservation plan for Bella Vista building and the plan of management of the Farm Park more generally, Council will need to have regard to the conservation strategy previously prepared by Howard Tanner or such other plan endorsed by the Heritage Council.
5. As a result of the Council's willingness to assume responsibility for this important heritage site, a significant commitment of funds towards immediate restoration works on the Bella Vista farm buildings is currently being considered. The expenditure of these funds by Council will be linked to a restoration program to be agreed between Council, the Department and the Heritage Council. The Department considers it would be appropriate for restoration works development of the Farm Park to be achieved through Section 94 contributions from land yet to be developed in the broader urban growth area.

Norwest Limited

1. The Department of Urban Affairs and Planning must transfer the adjoining 10.6 hectares comprising Bella Vista Farm Park to Council.

2. Council will implement an appropriate funding program for the restoration of Bella Vista Homestead and outbuildings and for the ongoing maintenance of the Heritage Park for a term of 20 years.
3. The land will be retained by Council as an integral part of Bella Vista Farm Park. Should Council, for whatever reason, dispose of or transfer any part of this interest in the land, then Council will be obliged to return back to Northwest Limited not less than 90% of any increase in unimproved value of the land above the nominal price paid by Council.
4. To protect the interests of Norwest, a Caveat will be lodged against the title of the land.

The Council and Norwest Limited agreed that in clause 3 above that *“Interest” means an estate in fee simple, an easement, a right of way, a lease or a licence but does not include a lease or licence pursuant to which all rent and/or licence fees and/or premiums paid for the grant of any such lease or licence is used for no other purpose than for the payment of repairs, maintenance, outgoing and other operational payments in relation to the property.”*

The implementation strategy has identified how the conservation can be staged and managed by The Hills Shire Council.

In 2009, The Hill Shire Council appointed the Bella Vista Farm S355 Advisory Committee to advise Council on the strategic direction of the Farm ensuring financial sustainability, benefit to the community and adherence to the Plan of Management and Conservation Management Plan (CMP). To assist the committee through this process, external consultant John Harrison was appointed to facilitate a series of planning sessions in 2010. During these sessions the S355 Committee determined the need for revision of the CMP, endorsed in 2000 which requires review every 5 years and to provide information about infrastructure required/allowed for commercial development of the site.

The *Conservation Policies* in Section 5 below contains detailed policies to guide the potential future uses of the complex, whilst retaining and enhancing the cultural significance of the place.

4.5 Community Consultation

Community consultation was undertaken to inform the preparation of the 2000 Conservation Management Plan to obtain the local communities view on the conservation and the proposed future use of Bella Vista Farm. A summary of this process and its findings and a copy of the presentation are included as an Appendix.

Community consultation was undertaken during the preparation of the Draft Plan of Management. This comprised:

Task Group consultation

The whole process was overseen by the Bella Vista Task Group consisting of the Mayor, Councillors, State Government Representatives, and Local Business and Community Members. A number of meetings and presentations were undertaken with the Task Group.

Community consultation

The first public meeting was held on 1 November 2003 at Bella Vista Farm. Approximately 55 people attended the meeting.

Stakeholders consultation

A stakeholders meeting was held on 10 September 2005 in Bella Vista Farm.

The draft Plan of Management was placed on public exhibition in 2007. Two submissions were received, one from the: Friends of Bella Vista Farm Park and the other from The Hills District Historical

Society. A review of the submissions did not result in any major amendments to the draft Plan. It was subsequently adopted by Council in 2008.

In accordance with Section 40A of the *Local Government Act 1993*, when a draft Plan of Management recommends a categorisation of community land, a public hearing must be undertaken by a person independent of Council prior to the adoption of the draft Plan. A public hearing convened by consultant Spackman and Mossop Pty Ltd was held during the public exhibition period. Councillor Thomas and 10 community representatives attended the hearing. No adverse comment was received by Council regarding the proposed categorisation of the community land.

5. CONSERVATION POLICIES & ACTIONS

The Conservation Management Plan (the CMP) aims to identify the cultural significance of Bella Vista Farm. The CMP is to be used as a basis for decision making not only for the area defined by the curtilage, but also for the surrounding context and setting in order to achieve an integration of Bella Vista Farm into the decision-making of land uses and development controls in that context and setting. The policies have been divided into sections, starting with planning and management issues followed by broader issues relating to the original extent of the former Elizabeth Macarthur's Seven Hills Farm, followed by more detailed policies regarding the conservation and maintenance works to the buildings and the landscape.

The CMP is intended to guide The Hills Shire Council through the processes of using, changing, conserving, repairing and maintaining the site. The policies are sufficiently flexible in recognising both operational building requirements and constraints, while enabling and ensuring that the significance of the place is conserved and maintained. It is intended that the CMP be used by both Applicants when preparing development proposals and consent authorities when assessing future development proposals within the surrounding business park and residential development.

The review and update of the Conservation Policies & Actions has been guided by the advice of the Heritage Branch in the Office of Environment and Heritage. The Conservation Policies & Actions drive practical and realistic considerations that will see the realisation of the integration of the use and development of the site as a key attribute in the development of the adjoining Norwest Business Park facilitating the long term conservation and financial viability of the site.

The actions themselves are set out in italics and are accompanied by a short explanation of the reasoning behind the action.

The conservation actions are set out as follows:

- 5.1 Conservation Management Plans Policy
- 5.2 Conservation Planning Policy
- 5.3 Site Management Policy
- 5.4 Community Use Policy
- 5.5 Conservation of the Setting Policy
- 5.6 Cultural Landscapes Policy
- 5.7 Future Uses Policy
- 5.8 Treatment of the Fabric Policy
- 5.9 New Building Works Policy
- 5.10 Archaeology Policy

5.1 Conservation Management Plans Policy

This Conservation Management Plan

The preparation of this Conservation Management Plan (the CMP) is being overseen by The Hills Shire Council. Following approval of the draft document, it is recommended to submit the CMP to the Heritage Council for endorsement.

Action 5.1.1

The Hills Shire Council formally adopts this Conservation Management Plan and obtains endorsement of the CMP by the NSW Heritage Council to provide an authoritative basis for the ongoing management and future use and development of the site.

Methodology

The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter) has been widely accepted across Australia as the guiding methodology by which all works to heritage buildings, which have national, state or local significance, are undertaken.

Action 5.1.2

Conservation, maintenance, adaptive re-uses and associated new works to the area as defined by the curtilage are to be undertaken in accordance with current practical conservation planning methodologies.

Accessing the CMP

The CMP is to be seen as a public document that is providing sound directions and guidance in managing the site in a way that maintains the conservation values that constitute its heritage significance. It is to be easily accessible to the community at appropriate repositories.

Action 5.1.3

This CMP is to be distributed to appropriate repositories including the following:

- *The Hills Shire Council*
- *The local historical society*
- *NSW Office of Environment and Heritage*
- *NSW Department of Planning and Infrastructure*
- *State Library of NSW*
- *National Library of Australia*
- *Norwest Association Ltd*
- *Friends of Bella Vista*

Review

Conservation Management Plans are not intended to be seen as static documents. They are designed to provide the best possible guidance to owners and managers of significant heritage places. As new information comes to light about a place through research or on site investigation this is to be used / integrated, where appropriate, to refine the conservation policies. Further, the CMP makes an important contribution to realising the sound statutory and non-statutory planning regime of the site. This regime is composed of any relevant State Environmental Planning Policies (SEPPs), The Hills Local Environmental Plans (LEPs) and The Hills Shire Development Control Plan (DCP).

Action 5.1.4

Review the plan at five (5) year intervals or whenever critical new information comes to light as a result of further research or physical work or as deemed necessary by The Hills Shire Council.

5.2 Conservation Planning Policy

Continuity of Approach

Careful project management of the conservation works to the fabric and grounds, from inception to completion is required so as to maintain continuity of approach and to ensure the application of sound, practical conservation methodology and practices and the conservation of the integrity of the significance of the site.

An overview or Inventory of all of the works undertaken on site, including routine maintenance works, is to be maintained to monitor and regulate incremental change to the significant fabric to prevent/minimise the gradual erosion of the rural vernacular character and conservation values of the place.

All persons performing work on the site are to be given an appropriate site induction to provide an understanding of the significance of the site and the reasons for the conservation approach.

Action 5.2.1

Create and maintain an Inventory of Maintenance to provide continuity of approach to the conservation and maintenance works at Bella Vista Farm, to monitor and manage incremental change and to prevent/minimise the erosion, through gradual loss, of the rural vernacular character and conservation values of the buildings and the setting.

Planning Instruments

The CMP and its detailed policies are to be consulted when preparing new or amending existing statutory and non-statutory planning instruments the provisions of which have the potential to impact on Bella Vista, its setting its long term conservation and/or financial viability. These planning instruments, whether they are state or local, are to recognise the cultural significance of the site as a whole including all buildings, structures, landscaping and vegetation.

In relation to Bella Vista and its setting, it is vital that the integration of the development of the Bella Vista Farm with the surrounding commercial development of the Norwest Business Park be facilitated to overcome and prevent the isolation of the site from the future uses and development of the adjoining lands. These outcomes are to be achieved through appropriate zoning and planning controls for Bella Vista Farm under the *Draft the Hills Local Environmental Plan (LEP) 2010* and *Draft the Hills Development Control Plan 2011* to ensure that long term conservation and commercial/financial viability of the site is realised and maintained. As part of this process, the Office of Environment and Heritage and Department of Planning and Infrastructure is to be consulted.

It is proposed that a “commercial” zoning either B5 Business Development or B7 Business Park be applied that would achieve conservation and financial viability the objectives for the site of The Hills Shire Council and the Section 355 Committee. The appropriate “commercial” zoning would have a prescribed scope of uses that would be most appropriate to facilitate the long term conservation and financial viability of Bella Vista.

Action 5.2.2

Ensure that the heritage significance of the place, especially its historic use as a successful commercial agricultural enterprise is taken into consideration when developing new or amending planning instruments that affect the site.

Action 5.2.3

Provide an appropriate “commercial use” type zoning for Bella Vista to ensure that the self-sustaining, commercial viability of the site can be realised.

Process for Approvals

Under the *Heritage Act 1977*, the approval of the Heritage Council is required for adaptive reuse, conservation and other work to items of state heritage significance.

Bella Vista is listed on the State Heritage Register. Therefore, the approval of the Heritage Council is required for all works, with the exception of works included in the standard exemptions under Section 57(2) of the *Heritage Act 1977*, gazetted on 25 March 2006.

The standard exemptions include:

- Maintenance and cleaning
- Repairs
- Painting
- Excavation
- Restoration
- Development endorsed by the heritage Council or director-general
- Minor activities with no adverse impact on heritage significance
- Non-significant fabric
- Change of use
- New buildings
- Temporary structures
- Landscape maintenance
- Signage
- Burial sites and cemeteries
- Compliance with minimum standards and orders
- Safety and security
- Movable heritage items

Works undertaken under exemption for the *Heritage Act 1977*, except for routine maintenance, may generally still require development consent. Any works where demolition of significant fabric is proposed will require Heritage Council Approval, under an integrated development application (DA).

An assessment of the impact of any proposed works on the heritage significance of the place needs to be undertaken for all works that involve modification of, or alteration to, the significant fabric of the place. This assessment generally takes the form of a Statement of Heritage Impact, which is prepared to accompany a DA.

An approvals process for maintenance work and emergency repairs is to be created and implemented to ensure that there is a record of such works as envisaged under Action 5.2.1 and that conservation methodology and practices are followed in all work undertaken at Bella Vista.

Action 5.2.4

Seek approvals for development and conservation work as required by legislation and ensure works exempt from Heritage Council approval are undertaken in accordance

with the detailed policies of this Conservation Management Plan. Refer to the Schedule of Exemptions as gazetted and published by either the Government or the NSW Heritage Council from time to time.

Action 5.2.5

Ensure an assessment of the impact of proposed works, including maintenance is undertaken.

Funding Conservation Works

Applications for funding of conservation works are to be submitted to the Federal and State Governments when available.

There is also the potential to utilise Section 94 and/or Section 94A contributions, obtained from the development of the surrounding areas, to fund works particularly those relating to community access to the site. Grants can also be sought for specific projects such as oral history projects, the production of interpretative material and so forth.

Any income generated from the use of the site is to be used to contribute to the maintenance the site and to fund specific projects associated with the long term conservation of the site. Appropriate fees could also be charged for particular events, for example tours. A detailed cost plan is to be developed and updated as works proceed. At the same time a detailed Capital Works Program and Cost Plan is to be developed to provide guidance on likely expenditure in the short and long terms

Action 5.2.6

Use funding from other sources at Bella Vista Farm as follows:

- *Dedicate initial funding to conservation works throughout the site and measures to ensure conservation of the place.*
- *Any income generated from the use of the site is to be used to contribute to the maintenance of the site and to fund specific projects associated with the long term conservation of the site and be easily identifiable in Councils budget and or reserves*
- *Dedicate Section 94 and/or Section 94A contributions and earnings thereon for works relating to community use and access.*
- *Establish a level of commercial use to provide an income, ensuring the continued conservation and maintenance of the significant fabric. This may include entrance fees or hiring charges raised by Council.*

Action 5.2.7

Apply for additional funding for specific projects from the Federal and State Governments.

Action 5.2.8

Develop a detailed Capital Works Program and Cost Plan.

Maintaining Records

The ongoing maintenance of the place forms an important record of the place for present and future generations. This Record is part of and contributes to the historic, social and cultural conservation of the site and its place in the Nation's history.

It is essential that a record of changes to the fabric of Bella Vista Farm and their relevant approvals be maintained and archived. Recording is to be undertaken whenever a modification to significant fabric, including the landscaping and maintenance work, occurs. These records are to be maintained at a

secure yet publicly accessible place such as at the Council's Offices and on site. Copies of all consultant reports are to be retained as part of the record of the history of the site.

The reasoning behind the selection of a particular conservation approach and the methodology and the scope of each major conservation project is to be recorded and archived. This recording would then form the basis of future documentation of repair and maintenance works. The 2000 CMP included in its appendices, a series of measured drawings, whereby it is envisaged that this record of drawings would form the basis of future documentation for works.

Archival recording is to be undertaken in accordance with the *How to Prepare Archival Records of Heritage Items*, prepared by the NSW Heritage Office in 1998. A photographic record is often sufficient, however, in the case of major modifications, requiring demolition or removal of significant fabric, a more thorough undertaking is to be undertaken.

A photographic record of works in process is to be undertaken. Evidence of the development of the buildings, previous colour schemes, dado lines, fitting or other details are to be recorded. In some cases, it will be appropriate to retain a sample of a particular element, finish or fitting. Video recording of the site before, during and after works provides a technical record as well as data for future interpretative displays. Digital video recording can be incorporated into electronic displays.

Samples are not to be collected in a destructive manner unless the item is being removed or demolished. The collection of stored fabric is to be continued and a catalogue of the material prepared. Some of the items will be able to be retained during conservation works, other items will be needed for copying or to produce a pattern or mould. Some items in poor condition are to be assessed and are to have conservation treatment if necessary.

At the end of conservation or maintenance works all of the records, including the progress photographs, samples and any field notes are to be archived. Samples are to be clearly labelled with the location and date. In some cases the samples can be used for interpretative displays. Mounted samples, such as paint scapes, are to be retained, using proper archival processes for future reference as well as being part of the historic record of the place.

A series of overlay plans are to be produced, based on the CAD survey, that identify all known features, including subterranean features, services lines as well as the significant planting. This sequence of plans is to be updated after each building project and can be used to determine routes for services that have little or no impact on significant fabric. Disturbed areas that will not require archaeological monitoring are to also be identified.

In conjunction with the interpretation of the site, an Archival Record is to be established that contains not only records of the works undertaken but also contains the more detailed studies, which can be in a variety of media. As part of the establishment of an Archival Record, the reports and other source material are to be available to students and researchers undertaking detailed studies. It will also encourage the use of the site as a valuable source of research into the evolution of such places and their capacity/ability to adapt and contribute to the changing land use patterns around them.

Archival storage conditions will be required for both artefacts and documents in a suitable off site location.

Action 5.2.9

Establish and maintain an Archival Record of conservation and maintenance works, including the reasoning why particular works were undertaken.

Action 5.2.10

Establish and maintain a register of all works and their relevant approvals.

Action 5.2.11

Establish and maintain an archive, and catalogue of all documents, artefacts and studies in other media pertaining to Bella Vista Farm.

Action 5.2.12

Establish and maintain a series of overlay plans indicating significant planting, archaeological features, disturbed zones and service lines.

Action 5.2.13

Significant items in poor condition are to have conservation treatment.

Action 5.2.14

All changes to significant fabric are to be recorded in accordance to recording guidelines issued by the Heritage Office.

5.3 Site Management Policy

Short Term Site Management

The site is currently managed by The Hills Shire Council and the Council will continue to manage the site until a permanent management structure for the site is implemented.

It is recommended that a project coordinator be appointed as necessary in the opinion of the Council to not only oversee any building works, coordination of recording, reporting but to also establish a range of community based activities associated with the conservation of the buildings and landscape.

There are a number of the tasks, particularly associated with the removal of weeds and other landscaping works that are required to be undertaken.

Limited public access to the site can occur prior to any conservation works being completed to the more robust areas, including the gardens. The inner heritage precinct of the site is, subject to appropriate controls, to be open periodically to encourage visitation. Interpretative material needs to be developed to inform visitors about the site and its role in the Nation's development.

Action 5.3.1

Appoint a project coordinator as necessary to implement the conservation policies and strategies contained within the Conservation Management Plan, including the mechanisms for the long term conservation of the place.

Action 5.3.2

Establish a strategic, statutory conservation planning and management structure that provides for:

- *The long term conservation of the site;*
- *The implementation of compatible commercial uses;*
- *Dissemination of the aims and intentions of this CMP and its policies; and*
- *Outlining the responsibilities for implementing the detailed conservation policies.*

Action 5.3.3

Implement a managed program of weed control including removal of dumped spoil and regrowth.

Action 5.3.4

Provide public access to the site.

Long Term Site Management

In the longer term, following the program of remedial and conservation works, a more extensive management structure will be required, to coordinate community activities and involvement, to coordinate the ongoing maintenance works and longer term programs such as re-establishment of the front garden and interpretation of the site. Liaison with the businesses within Norwest Business Park needs to be undertaken to increase opportunities for the site, to coordinate events and to through Norwest Association Limited enable the maintenance of the boundaries of the curtilage and the integration into the business park.

Any mechanism for the long term management of the site is to seek to retain the “*sense of place*”. The evidence of the past uses of the site as well as the surviving fabric combines to create a definite character. Retaining this character within appropriate adaptive reuses, with the site being seen as the “*centre*” or “*heart*” of the commercial and residential development which has taken place on lands that were originally part of the site, will form one of the site’s drawcards. Over commercialisation of the place and/or over replacement of significant fabric, is likely to result in the loss of the unique character and atmosphere of the place. This is especially the case with vernacular buildings. Careful planning of infill development, with proper regard to form, scale, materials, finishes and colours, will assist greatly in achieving this objective.

In developing the long term management of the site, a charter or mission statement, which identifies the characteristics to be conserved, is to be prepared. The responsibility for maintenance of the place needs to be clearly set out, to ensure that it is undertaken according to conservation methodology and to maintain control over incremental changes. Expressions of interests will be required to support the calling for and selection of appropriate commercial uses for the site.

Action 5.3.5

Implement a management structure that provides for the long term conservation of Bella Vista Farm and its curtilage, which retains the sense of place and promotes its appropriate adaptive reuse.

Action 5.3.6

Clearly establish the responsibility for maintaining the built fabric, the landscaping and the rural landscape, as well as any associated infrastructure. This is to be included in any future leasing arrangements.

Action 5.3.7

Develop and maintain liaison with Norwest Association Limited and businesses within Norwest Business Park and other adjoining sites.

Action 5.3.8

Any change in use or changes to fabric is to be managed to ensure incremental change does not reduce heritage significance.

Action 5.3.9

Develop clear guidelines for commercial use prior to advertising for expressions of interest.

Site Access

Access to the site is currently being controlled by The Hills Shire Council. In the long term increased public access to much of the site will be able to be provided. In the short term, access will need to be limited due to the fragility of the buildings.

Once the range of uses of the individual buildings have been established, specific issues regarding egress, emergency vehicles etc. will need to be considered having regard to the heritage significance of the buildings. The visitation levels to the vernacular buildings are to be set at such a level that does not result in their deterioration. However, Council is to explore future adaptive reuse within this framework.

In the longer term monitoring of the condition of the fabric and the impact of visitors is to be undertaken to determine the impact of visitation. The uses of the various areas of the site are to be adjusted accordingly, with the levels of usage lowered if a deterioration of the fabric, resulting from use, is observed.

Action 5.3.10

Continue to control access to fragile areas.

Action 5.3.11

Monitor the impact of visitation, including vehicular access, on the significant fabric and adjust levels accordingly.

Action 5.3.12

Council is to explore future adaptive reuse of the site.

Security Fencing

The property has boundary fencing along all street and public land frontages. This fencing comprises:

- Replica post and rail along Norwest Boulevard and Elizabeth Macarthur Drive.
- Post and wire fencing along Westwood Way and the public land to the south-west and south.

Boundaries adjoining private land are adequately fenced.

There are materials on site for the completion of at least part of the Westwood Way boundary with post and rail to match the other two street frontages.

The heritage zone is additionally fenced with a 2.4m steel security fence which has proved adequate in preventing unauthorised access to areas of historic significance. Within the heritage zone various areas are separated by fencing comprising:

- Homestead and gardens are fenced with a replica picket fence to the front (south) and post and rail on the remainder.
- Various paddocks are fenced with a combination of replica post and rail and post and wire.

Paddock fencing performs two functions:

- Containment of stock during times of public access or pasture management in times of drought
- Prevention of public access to unsafe or fragile areas.

Timber fencing is at constant risk of termite attack. Replica fencing completed as recently as 2005 has been severely damaged by termites.

Action 5.3.13

Complete the Westwood Way street frontage fencing with post and rail to match other street frontages using materials on site supplemented if required with new materials.

Action 5.3.14

Establish a routine inspection for termites in all timber fencing and provide the appropriate treatment to exterminate any infestations present.

Research and Oral History Policy

There have been many previous studies relating to the historical development of the site and these have been collected by The Hills Shire Council. Ideally, in the long term, a copy of this information ought to, be available on site.

There is potential for further specialised local history research despite the extensive work already undertaken by Jennifer Pearce. Little documentary evidence was found during the preparation of the 2000 CMP or by Jennifer Pearce about the Pearce family and subsequent periods of occupation. In the course of preparing this review, it was noted that there were “history” sections in various earlier studies such as Judy Birmingham’s (University of Sydney) 1986 Archaeological Report (with its excellent Statement of Significance), Craig Burton’s 1986 Landscape Report and Howard Tanner’s 1987 Conservation Plan and Management Strategy.

It is likely that many records and moveable items that were removed from the site soon after the purchase by the North Sydney Brick and Tile Company may exist in private collections. There is also a valuable collection of photographic material in Howard Tanner’s Office that ought to be at least copied as it provides an important insight to the state of the site in the early 1980’s. As such, it is an important resource of reference to ascertain location and construction of elements whose present condition is seriously deteriorated.

Oral history is a means of improving our understanding of the place. The oral history program is to be continued. Further, as Bella Vista is an important focus of community interest in the region, the site has the potential as a centre for local history interest and research. Again, Megan Jones, Architect, in Howard Tanner’s Office would be an invaluable source of information on the state of the site through the early 1980’s to early 1990’s. It is considered that a proper and authoritative “History” of the site be prepared. Such a volume would assist greatly in disseminating information about the site and enabling its place in Australia’s history to be clearly positioned.

Action 5.3.15

Continue historical research about Bella Vista.

Action 5.3.16

Prepare a formal and authoritative history of Bella Vista.

Action 5.3.17

Continue the ongoing oral history program at Bella Vista.

Action 5.3.18

Secure funding to establish a local history research centre at Bella Vista.

Comparative Studies

Little comparative analysis of building types has been undertaken in Australia. With regard to vernacular buildings, there have been academic theses and study reports but not comprehensive studies published in Australia of building types and of the surviving examples. Without the benefit of a comparative study of the surviving slab buildings in NSW, it is difficult to determine the rarity or otherwise of the vernacular slab buildings at Bella Vista. However, it is considered that this is an important piece of research that needs to be done.

The vernacular buildings in particular have the potential to be utilised for study purposes by a range of different levels of student groups, from primary through to tertiary level, especially at PhD level. The site could be offered for research to the Universities. Field studies able to be undertaken on the site include the development of the landscape and buildings, local history, historical geography, architectural conservation and possible limited agriculture and horticulture.

Action 5.3.19

Utilise the vernacular buildings at Bella Vista as a Higher Degree Research site as well as a teaching tool, and as a basis for developing a detailed comparative analysis of vernacular (slab) building techniques in NSW.

Action 5.3.20

Encourage Universities to provide opportunities for site research by Masters and PhD students.

Action 5.3.21

In the long term develop an education program based on the identification and conservation of the significant fabric of Bella Vista.

5.4 Community Use Policy

Community Liaison

In addition to the conservation of the significant fabric, this CMP aims to provide for a range of complementary uses that will provide for the long term care of the property whilst providing a unique venue for both the local community and visitors. These uses are discussed in detail in Section 5.7.

As part of the ongoing management of the site by The Hills Shire Council, a process of continued community liaison is to be maintained. This includes the engagement of the Friends of Bella Vista, an independent volunteer group who conduct regular working bees, open days, guided tours by accredited guides and school programs, while still being involved in the continuing restoration and operation of the Farm.

In 2009, The Hills Shire Council appointed the Bella Vista Farm Section 355 Advisory Committee to advise Council on the strategic direction of Bella Vista with the aim to ensuring financial sustainability, benefit to the community and adherence to the Plan of Management and 2000 Conservation Management Plan. To assist the committee through this process, external consultant John Harrison was appointed to facilitate a series of planning sessions in 2010. During these sessions the S355 Committee determined the need for revision of the 2000 CMP with the objective to facilitate the commercial development of the site. The Section 355 Committee is to continue in this advisory role to assist with the long term evolution of Bella Vista.

Action 5.4.1

Ensure the continued involvement of the community and the Friends of Bella Vista group in the conservation and ongoing management of Bella Vista Farm.

Action 5.4.2

Continue the role of the Section 355 Committee to advise The Hills Shire Council on the appropriate long term development and management of Bella Vista.

Community Access

Following the stabilisation of the buildings it is intended that community access to the site be available. The levels of access will depend on the level of security required and the fragility of the buildings. It is

envisaged that permanent everyday access, for recreational purposes will be available, as through site links and in conjunction with the Greenway.

The extent of access to the buildings will vary, depending on the fragility of the fabric and the type of activities. Lease arrangements for specific areas of the site could contain provision for public access on an occasional basis, as part of an open day. Community access can also be facilitated through the engagement of volunteers. The Friends of Bella Vista group has been and remains active in conservation works, maintenance and conducting tours etc. Community access can also be strengthened with the location of the farm adjoining residential areas typically comprising young families.

Action 5.4.3

Ensure that the place remains accessible to the public by the development of a range of public activities and increased opportunities for access to the site and buildings where appropriate.

Action 5.4.4

Develop a program of routine maintenance works that may be undertaken by supervised volunteers.

5.5 Conservation of the Setting Policy

Pastoral Development

Sites such as Bella Vista and Rouse Hill are evidence of the earliest pastoral development of Sydney. From Parramatta, settlement expanded in the Hills district and thence to Windsor, Richmond, Wilberforce (three Macquarie towns), the Hawkesbury and the Hunter Valley.

There is potential to interpret these links at Bella Vista and to develop them in a regional heritage trail. This may involve coordination of opening times and production of a leaflet in conjunction with other local government areas or other organisations.

Action 5.5.1

Interpret the development of pastoralism in early Sydney at Bella Vista.

Action 5.5.2

In the future develop a pastoral heritage trail.

Orangeries

Evidence survives in the landscape of the development of the orangeries in the Hills district during the nineteenth century. With a number of properties such as Heywood (now the Castle Hill Country Club) and Chelsea Farm, the main plantings that survive are the line of Bunya and Hoop Pines. In the case of Bella Vista, more evidence of the horticultural use of the site survives; traces of the layout of the orchards can still be seen in aerial photographs of the site. The conservation and interpretation of the Bella Vista Farm is to aim to retain this evidence within the curtilage, enhanced by the replanting of an area of citrus trees in the area identified as formerly being orchards.

As part of the broader scale development of the Greenway, it would be possible to interpret the development of the orangeries in Seven Hills and Kellyville. There is potential for community activities associated with the Orange Blossom Festival to occur at Bella Vista, particularly if some of the citrus trees are reinstated.

Action 5.5.3

Where possible conserve and interpret surviving physical evidence of the development of orangeries in Baulkham Hills.

Seven Hills Farm and Old Windsor Road

The western alignment of Bella Vista farm was formed by the alignment of Old Windsor Road. This alignment was formed in the 1790s and is one of the oldest surviving roadways in the colony. Although the convict cutting has been retained, Bella Vista has become an isolated island within the Business Park, suburban development and new road construction. The importance of the association with Old Windsor Road is to be interpreted.

Action 5.5.4

Investigate with Blacktown City Council, the conservation and interpretation of the surviving evidence of the construction of Old Windsor Road to demonstrate the relationship of Bella Vista Farm to its alignment.

The Curtilage

In addition to the farm buildings and yards, a curtilage has been established to retain some the former rural setting of the farm. The area of the current curtilage, set by the original Permanent Conservation Order, is much reduced from the original farm.

The boundary of the curtilage was not a traditional boundary, the pastures and orchards were far more extensive, stretching to New Windsor Road to the east. An analysis of the pattern of agricultural and horticultural use of the landscape has been undertaken, based on the aerial photographs from the 1930s onwards. The areas of crops and orchards that were located within the curtilage have been identified. See Figure 5 below.

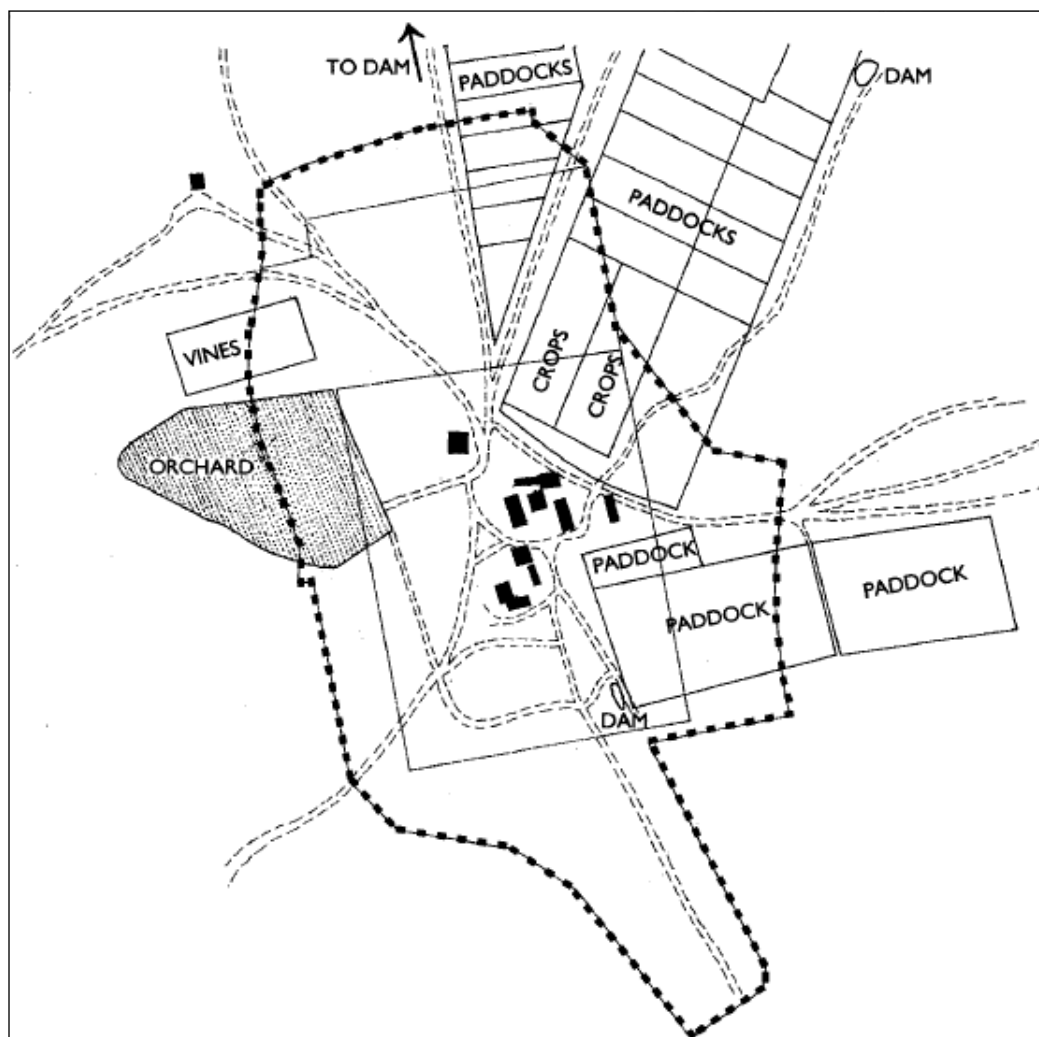


Figure 5: Analysis of pattern of land use adjacent to the boundary of the curtilage
(Reproduced from the 2000 CMP)

The undulating character of the landscape and the siting of the farm on the ridge have resulted in the creation of a curtilage that also encompasses the top of the ridge. The boundaries of the curtilage are not to be physical, but the landscape is to flow into the surrounding area. This is to ensure that the views and vistas from the homestead, farmyard and avenue are retained.

There is potential, however, to use the slope of the land to create non-visible boundaries by the use of retaining walls and quite specific types of plantings. Traditional fence lines can be replaced and reused. The design of the landscaping in the adjacent Business Park must be based on an understanding of the development of the character of the landscape. The importance of the views and vistas from the site needs to be understood by those designing the landscaping to ensure that the height and character of the planting does not, in the long term, block vistas.

Action 5.5.5

Ensure boundary treatment of the site gives consideration to visual integration with the landscape including the retention of views and vistas.

Action 5.5.6

Retain the undulating character of the landscape within and, where possible, adjacent to the curtilage.

Action 5.5.7

Retain the rural character of the curtilage by conserving evidence of its traditional patterns of use.

Views

The views to and from Bella Vista are an extremely important aspect of the cultural significance of the place. It is important for the development of the surrounding area for both suburban housing and as a business park to be carefully controlled so that it does not impact on the vistas and panoramic views into and out of the site.

The views from the site will be one of the reasons for visiting the site in the future. Careful design of rooflines within view corridors is to be undertaken. There is also potential for facilities to take advantage of views being incorporated at upper levels of new buildings (such as terraces). Provision can also be made for viewing points within the curtilage and as part of the Greenway and other spaces around the site. Public access is to be provided to parts of the site to enable access to views.

Current and any future planning controls for adjoining sites need to contain provisions to protect and define view corridors including to the top of the ridge and establish building height controls.

Action 5.5.8

Where possible retain the vistas of the ridge upon which Bella Vista sits, from the south, as one of the Seven Hills after which the area was named. Interpret the significance of the vernacular name: Seven Hills.

Action 5.5.9

Maximise retention of the panoramic views of the surrounding district from the house, after which the property was named.

Action 5.5.10

In any future review of planning controls retain the significant view corridors of the ridge top, including significant plantings and pastures.

Action 5.5.11

Maximise retention of views to:

- *The vernacular farm buildings and pastures from the north/north west;*
- *The homestead, gardens, significant plantings and pastures from the south/south west; and*
- *The Bunya Pine avenue and pastures from parts of Old Windsor Road on the west, and New Windsor Road from the east.*

Action 5.5.12

Proposals for development adjoining Bella Vista must assess the visual impact through photomontages, three dimensional drawings and/or other graphic tools.

Action 5.5.13

Where possible, view corridors are to be clearly identified in planning controls.

Approach Routes and Vehicle Parking

Little is known about the main access into the property, until 1842 the main access to the property would have been from Old Windsor Road.

However in the 1830's a track lined Old and New Windsor Roads, passing through Robertson's Farm. This track which was located slightly to the north of Meurants Lane may have also formed an access from the north of the property to the house. A further two driveways may have been used depending on from which direction people were entering the property, either Sydney or the Hawkesbury. During the later years this second access was used only by trade/dairy farmers who picked up milk from the property.'

The driveways were unsealed and the current access road remains unsealed, which contributes to the rural character of the site. It is acknowledged that vehicular access to the site is required and is to be retained and shared by both pedestrians and vehicles.

In linking Bella Vista Farm to the Greenway and surrounding business park, it is proposed that sections of the traditional approach routes be utilised to form a north-south route through the site. Some reinstatement of original planting, in the configuration shown on the 1930 aerial photograph is recommended.

It is acknowledged that any further commercial/adaptive use will require adequate vehicular access and parking within suitable proximity to service that use. Access routes, parking sites and surfacing, need to be identified. Additional parking on site beyond the allocated parking spaces is acceptable subject to approval from Council.

Pedestrian access routes to the site is mandatory, public use of the pedestrian access routes is to be encouraged, with interpretative signage provided along the route.

Action 5.5.14

Retain evidence of, including significant plantings, and interpret the surviving drives to the house.

Action 5.5.15

Consider the eventual reinstatement of planting associated with the surviving portion of the drives.

Action 5.5.16

Reinstate and maintain and continue to use the former unsealed access drive to the house.

Action 5.5.17

Identify suitable locations for onsite parking to service future commercial/adaptive reuse. Identify suitable locations for additional parking and determine criteria for acceptable level of use.

5.6 Cultural Landscapes Policy

Vernacular Landscapes

The American National Parks Service prepared a Preservation Brief entitled "*Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes*". The brief categorises the types of cultural landscapes and provides guidance in planning for, and implementing a "Preservation Maintenance Plan". This approach is helpful in determining policies for Bella Vista Farm.

In the case of Bella Vista that was modified by the local Aboriginal community, the landscape generally falls within the "Historic Vernacular" category, which is described as:

“A landscape that evolved through use by people whose activities or occupancy that shaped that landscape. Through social or cultural attitudes of an individual, family or community, the landscape reflects the physical, biological and cultural character of those everyday lives. Function plays a significant role in vernacular landscapes. They can be a single property such as a farm or a collection of properties such as a district of historic farms along a river valley. Examples include rural villages, industrial complexes, and agricultural landscapes.”

In determining the future uses for the Bella Vista Farm, and its conservation, the place is to be considered as a cultural landscape rather than individual buildings or elements. Evidence of the patterns of use of the site is significant and this may be evident in a group or series of elements rather than an individual element, for example the surviving post and rail fences. The individual post and rails may have been replaced over time; however the fence line and its function are of significance. It is the whole collection of fences and the pattern of land use that they represent.

Action 5.6.1

Ensure that future planning, adaptive reuse and site management recognise the significance of the site as a cultural landscape.

Action 5.6.2

Ensure the retention of individual elements including landform and plantings.

Phases of Development

The phases of development of the site, and the physical evidence of these phases were presented in the 2000 CMP and are reproduced in Table 4 – Phases of Development below.

Table 4 – Phases of Development

Phase of Development	Years	Site Activities and Fabric
Pre-European Hunting Grounds	Until the 1790s	Utilised by the local Aboriginal community. Character probably maintained by fire. Fabric: Refer to NPWS Register. Vegetation character survives but not necessarily the individual trees.
Stock Farm, Seven Hills Farm Sheep Farming	Mid 1790s-c.1820	Activities would have included clearing, fencing, and probably the construction of Slab Huts. Fabric: Old Windsor Road, possibly the slab hut.
Robertson's Farm Mixed Farming	1820s-1835	Activities included orcharding (species not identified) and cattle grazing (Highland Cattle? Durham? Ayrshire? Fabric: Possibly the slab hut (Fitzgerald's Cottage). First stage of the homestead, kitchen wing, cisterns, dams, brick making. Some enclosed paddocks for cattle, date of current fencing not able to be determined.
Mixed Farming	c.1835-1865	Farm used for orcharding and grazing, in conjunction with Kings Langley. Fabric: Unidentified, records for modifications to the main house (carpentry). Outbuildings, the barn?

Phase of Development	Years	Site Activities and Fabric
Bella Vista		
• Orcharding	1865-c.1900	Activities: Citrus fruit orcharding (predominately oranges). Fabric: Extensions to the homestead, farm buildings and yard, front garden and Bunya Pine avenue.
• Sheep Farming	c.1900-1930	Activities: Grazing sheep, with a decline in orcharding. Fabric: The Shop.
• Dairying	c.1930-1950	Fabric: Cow bails, new dairy, cattle crush.
• Brickmaking	1950-c.2000	Disturbed landscape, brick making area.
• Redevelopment	1987-present	Residential subdivisions and Business Park development
• Public ownership	1974-present	Resumption by MWS&DB Transfer to Baulkham Hills Shire Council ownership.

The extent of physical evidence for each phase of development varies.

Action 5.6.3

Retain evidence of all phases of development of the site without unwarranted emphasis on any one aspect or stage of its development.

Vegetation Systems

A number of vegetation systems have been identified on the site and specific policies prepared to ensure their long term conservation and maintenance.

The vegetation systems include:

- Homestead garden
- Inner and Outer Farmyards and Home Paddock
- Bunya Pine Avenue and Driveways
- Pastures
- Open Woodland

Two vegetation systems that used to occur but are currently missing include the orangeries (Citrus Groves) and crops.

The following conservation policies are aimed at protecting the patterns and processes that have been identified at the Bella Vista Farm. The suitable uses for each area are in Section 5.7.

Homestead Garden

This comprises the ornamental front garden, the productive kitchen garden and the rear courtyard. The area is enclosed with picket or slab fences and has formally laid out garden beds and mown grass. There are extensive views to the south and the area is enclosed on the west by mature plantings, outside the area, and by service buildings and plantings on the north and east.

Action 5.6.4

Maintain the formal enclosed homestead garden with traditional ornamental and productive plantings and mown grass.

Action 5.6.5

Manage areas of the site adjoining the homestead garden to maintain the views.

Action 5.6.6

Maintain vermin control naturally to protect the restored gardens. In this regard, the use of pesticides is prohibited, unless there is documentary evidence that the herbicide or pesticide will not create an adverse impact on both the restored gardens and any produce that is to be grown on the site.

Inner and Outer Farmyards and Home Paddock

The farmyards are formed by timber slab buildings informally located around rectangular spaces and defined by post and rail fencing and lines of massive Moreton Bay figs. They are generally roughly grassed with gravel access roads. The “Home Paddock” has a gravel road allowing access around the site and originally encircling the Homestead. This could be re-established if needed for use. There are cultural plantings of Bunyas west of the Homestead and the remainder is pasture. These plantings are an integral component of what constitutes the “sense of place” that is Bella Vista. It is important that these plantings be a part of the site “in perpetuity”. To this end, a succession planting program needs to be put in place.

Action 5.6.7

Retain the major cultural plantings of figs and pines which dominate these areas.

Action 5.6.8

Retain gravel roads and tracks and rough pasture grass.

Action 5.6.9

A succession planting program is to be established for the farmyards.

Bunya Pine Avenue and Driveways

The original entrance to the site is thought to have been from Seven Hills Road in the south, is lined with Bunya Pines (*Araucaria bidwillii*). It is considered to be the major cultural planting on the site, prominent in distant views from many angles. It is understood that there were parallel plantings of magnolias and these may be replanted for interpretation. There is considerable undergrowth and haphazard seedling Bunya Pines which is to be removed as part of the maintenance of the formal row. The road is gravel but is now grassed over. The other drives are informal gravel, winding amongst indigenous vegetation along ridges and contours passing through farm gates. Early drives are now grassed over.

An arboricultural assessment was commissioned by The Hills Shire Council to inspect and assess all plantings of Bunya Pine trees located within Bella Vista Farm. The Arborist Report, dated 16 April 2012 prepared by Australian Tree Consultants provides a series of recommendations and management options for the Bunya Pines.

Action 5.6.10

Conserve the formal driveway planting including removal of undergrowth.

Action 5.6.11

Reinstate the Bunya Pine Avenue as an access, and restrict access from this point to visitor vehicles and pedestrians only. In this regard, no service vehicles shall use this access. Materials to be used for the access shall maintain the rural character of the site.

Action 5.6.12

Where appropriate interpret and develop former approach routes as walking tracks.

Action 5.6.13

Access routes through the site are to be informal and are to follow ridges or contours.

Action 5.6.14

Manage the Bunya Pines and undertake succession planting as recommended in the Arborist Report, dated 16 April 2012.

Pastures

The outer areas of the site are open paddocks with rough grass and some groups of indigenous trees, especially to the north towards Norwest Boulevard. There are dams and watercourses, post and rail fencing and currently sheep graze in the inner paddocks. The openness allows views into and out of the site giving it its quasi non-urban rural setting. The area of the site to the north and north-west towards Norwest Boulevard is also an important contributor to this character as it is an example of the coming together of plant species and soil typologies.

The site could be used to support a limited form of grazing, and orcharding as demonstrations of its earlier commercial agricultural use and for public recreation. There is potential in this area to accommodate car parking and new buildings. Such uses are to be of an appropriate scale.

Action 5.6.15

Retain the farm fencing and open grazed paddocks to maintain the pastures for grazing.

Action 5.6.16

In the long term establish a demonstration orchard and cropping.

Action 5.6.17

Use pastures for recreation and site links.

Open Woodland

Remnant indigenous vegetation in the woodland to the north and north-west, including Forest Red Gum, Narrow Leafed Iron Bark, White Stringy Bark and Forest Oak, gives this area its non-urban character. The open woodland was retained as a source of timber for fuel, building material and acting as a windbreak. The scrub layer may have already been modified, by the use of fire, prior to European settlement. Grazing may continue but areas will need to be fenced to allow sufficient numbers of young trees to survive as a natural succession planting program to maintain the woodland.

Action 5.6.18

Retain the mix of Eucalypts species: Forest Red Gum, Narrow Leafed Iron Bark, White Stringy Bark and Forest Oak.

Action 5.6.19

Interpret the significance of the area of remnant woodland including the likely traditional uses of the timbers for the construction and/or repair of the vernacular buildings.

Action 5.6.20

In the open woodland, remove spoil and exotic weed species (blackberry, lantana etc.) and maintain the grassland through grazing or mowing.

Action 5.6.21

Research the understorey species to enable their identification and retention.

Orangeries and Crops

Historically, Bella Vista contained orchards and paddocks that were cultivated for hay. These agricultural uses were important in shaping the cultural landscape of Bella Vista. There is potential to interpret these historical uses by reinstatement of some of these elements.

Action 5.6.22

In the long term consider re-establishing an area for orcharding to facilitate the interpretation of the historical agricultural uses of the site.

5.7 Future Uses Policy

Principles of Adaptive Reuse

Since the endorsement of the 2000 CMP, Bella Vista Farm has undergone significant changes to restore and refurbish its original homestead, some outbuildings and parkland areas. These projects were a partnership between The Hills Shire Council, the Friends of Bella Vista Farm and other stakeholders and funding bodies. This has included the completion of the external restoration of the homestead, restoration of the packing shed, shop, kitchen/maids quarters and some repair and restoration works of the other farm sheds, as well as restoration and maintenance of the gardens and outer grounds, installation of a security fence, temporary amenities, and car parking area, and walking paths.

Since the establishment of the S355 Committee in 2009, the main focus has been to determine a viable, long term approach to development of the site including commercial activity to ensure financial sustainability of the Farm, without compromising the importance of the heritage significance of the site and the historical and educational value to the community. That educational value includes the demonstration of ecologically sustainable development and the satisfying of the principals of intergenerational equity in respect to the conservation of our heritage

Key underlying principles in the selection of future uses are that:

- Bella Vista Farm operated historically as a successful agricultural commercial enterprise.
- As an historic site, it is an important example of the growth of the “commercial” use of the site for the purpose of agriculture, resulting in the creation of forms and spaces reflective of that use, i.e. a mixed use for agriculture and as a place of residence.
- The former use of the site as an agricultural venture on a commercial scale involved adaptation as necessary to new practices and as such this process of adaptation must be given equal weighting in the assessment processes and appreciation of the concept of adaptation and adaptive re-use, especially given the potential strategic relationship of the site with Norwest Business Park and the surrounding residential developments.
- Identification of suitable adaptive re-use is to incorporate appropriate commercial uses that will provide for long term financial viability of Bella Vista.

Range of Uses

A mix of uses is recommended with a staged approach to implementation. Table 5 below summarises the broad range of uses that were considered for the site in the 2000 CMP. The following sections will provide actions relating to specific buildings and elements of the site.

Table 5 – Types of Uses

Type of Use	Scope of Uses
Mixed Farming	• City farm or demonstration farm. • Demonstration site for orcharding, ornamental gardening, permaculture. • Specialised garden centre. • Riding school or pony club.
Education	• Specialised trades training in conjunction with secondary and tertiary institutions. • Educational and interpretive programs for all visitor groups. • Open days, special events and field days
Commercial	• Art/craft/trade outlets • Cafes and tea rooms • Receptions, weddings and corporate functions
Community	• Public recreation including walking, cycling and pick-nicking • Community gardens • Community facilities including office and meeting rooms • Volunteer programs for gardens, oral history etc.

Action 5.7.1

Ensure the conservation of Bella Vista by adapting the place to compatible new uses to secure financial viability.

Action 5.7.2

Use for mixed purpose including community, commercial and educational uses.

Action 5.7.3

Use the existing features of the site in the adaptation to enhance the existing qualities and character.

The Homestead

The Homestead was progressively extended in stages to create a larger family home, sited on top of the ridge to provide panoramic views over the surrounding Seven Hills. As a focus building on the site, it is to be made publicly accessible, where possible.

Action 5.7.4

Consider the use of the Homestead for hospitality, function or meetings rooms, galleries, a research centre or local history centre incorporating interpretative displays.

The Kitchen Block

The Kitchen Block was also used as servants' quarters, a dairy and storage. Its ground floor location and good condition makes it accessible for use in association with the Homestead, kitchen garden and courtyard space.

Action 5.7.5

The Kitchen Block can be used to support activities in the site.

The Shop and Coach House

These buildings provided services for the homestead. The Shop could continue to do so and its fabric is less significant and more easily adapted. It could also be leased for a compatible use such as an office, workshop or shop. The Coach House is highly significant and very fragile. It is not to be used for vehicles or farm animals. Its interpretation is exceptionally important and it has potential for use in specialised training activities in the history of building construction and conservation, history and interpretation. It could be used as undercover space for events in the courtyard or for temporary free standing installations.

Action 5.7.6

Use the Shop for service functions for Bella Vista Farm or lease as an office, workshop or shop to support the activities of the site.

Action 5.7.7

Investigate the possible use of the Coach House for permanent interpretative display and in association with special events in the courtyard and specialised training activities.

The Homestead Gardens

The Homestead Garden is a formal ornamental garden. The future uses must be relative to its importance as an original garden. Historic gardens are popular tourist destinations and this could be managed with visits as part of a garden tour.

The kitchen garden could be re-established as a support for activities on the site.

The Homestead courtyard provided services for the Homestead and may continue to be needed for this purpose. It has the potential to be used for outdoor and temporary events and marquees could be erected in the area. This could support larger events and receptions held on the site.

Action 5.7.8

Continue to use the garden as a formal ornamental garden to support the activities of the site and/or occasional events and demonstrations or as part of training courses.

Action 5.7.9

Establish the kitchen garden as a productive garden for the site.

Action 5.7.10

Use the courtyard as open space to support the activities of the site and for temporary and outdoor events.

The Farm Yards and Home Paddock

These areas were the working farmyards and buildings and were used over time for various changing farm uses such as housing animals, fodder, machinery, processing crops, shearing, milking, wood storage, blacksmithing and so forth. The preferred use is farm related or traditional craft activities. Some spaces could accommodate farm animals. There is potential to lease buildings or spaces permanently for events such as markets.

Action 5.7.11

Use buildings and yards as a small demonstration or model farm or for demonstrations and marketing of traditional crafts.

Action 5.7.12

Use yards and buildings for special events such as open days, festivals and markets.

Action 5.7.13

Add small new structures and fencing to support the above uses and in accordance with other policies.

5.8 Treatment of the Fabric Policy

Conservation Works

Conservation works to the site are aimed at ensuring the conservation of its “sense of place” by retaining evidence of the historic development of the site rather than just a process of restoring the site and buildings to a particular period. Generally and most importantly, the existing fabric is to be stabilised and maintained in accordance with an adopted Building Repairs Program. Original details are to be reinstated where the current material is a twentieth century modification and considered and assessed to be intrusive. Some exposition of original material may be required to demonstrate schemes and types of materials used at the various periods.

Maximising retention of original fabric or components requires tradespeople skilled in repair and maintenance with old materials and confident in making assessments not to replace. The works are an opportunity to assist in the training of tradespeople in high level/traditional skills. This is highly desirable as it both builds and maintains the traditional skill base for future conservation works.

Action 5.8.1

Conserve significant existing fabric by repair, maintenance, reconstruction and preservation. Individual elements are to be conserved according to their significance.

Action 5.8.2

Reconstructing elements to a known earlier state, for example removing additions, is acceptable only where it is required for conservation, if it enhances the significance of the site, does not distort existing evidence and allows interpretation of the change.

Action 5.8.3

Prioritise conservation action according to conservation needs. Address unstable fabric or deterioration which endangers significant fabric first.

Action 5.8.4

Carry out and supervise any work only by appropriately skilled tradespeople or professionals, for example a conservation architect for project control on technical matters, masons for stonework, skilled bricklayers for brickwork, bush carpenter for split timbers or a carpenter skilled in the construction or repair/maintenance of vernacular buildings. Proof must be sought of their skill level. Apprentices and tradespeople are to be trained in higher skills where appropriate during works.

Action 5.8.5

Employ traditional techniques in conservation work, but in some circumstances modern techniques may be used for which a firm scientific basis exists and which have been supported by a body of evidence.

Action 5.8.6

Materials from other sections of the buildings on the site may be used for repairs if they are being removed for conservation reasons. Matching old materials from other sites

may be used in repairs. New materials can be used if available or made to match, for example bricks and joinery.

Action 5.8.7

If existing significant fabric has to be removed, for example in order to repair the structure, or to reveal aspects of the building's significance, it is to be recorded before any intervention is to take place and if applicable, a sample retained on site. Intrusive elements are to be removed.

Action 5.8.8

Continue to carefully stockpile any existing fabric removed from the structure and appropriate for future reuse. Protect such stockpiles from the elements, termite attack and ground moisture, salts and theft.

Action 5.8.9

Repair and replace original fabric already removed, for example iron columns, as soon as possible to ensure its security.

Action 5.8.10

In the long term, remove intrusive elements which detract from the heritage significance of the place.

Masonry buildings

Any repairs to the roof have high priority to ensure watertightness and are to conserve the existing integrated water catchment if possible. Only if this is not feasible are alternative techniques to be introduced.

Prior to any repairs, the roofs are to be surveyed to locate early fabric for preservation, for example sections of original or early roofing or battens or evidence of the progressive alterations and extensions.

There is evidence of structural movement in and around internal walls of the Homestead. This is to be assessed and stabilised, if it is found to be moving, prior to carrying out extensive fabric repairs.

Brick walls can suffer from rising damp. The source of any damp is to be analysed and eliminated. This is likely to be stormwater drainage but may also be from the underground cisterns. Repoint brick walls, in particular to the kitchen, as necessary and with minimal intervention, using matching lime mortar only. Extreme care will be required with repointing; it is a highly specialised skill and difficult task. Test panels and supervision are required to ensure correct mortar mixes, depth of repointing, cleaning of joints etc. Desalination may be required to some walls before repointing or plastering. The level of salts is to be assessed and sacrificial render or paper poultice are to be used to remove salts.

The tendency to 'clean up' the walls is to be limited so that significant evidence is not removed or obliterated, for example the outline of the end gable in the west wall of the Homestead.

Any new bricks required for repairs are to match both the colour and shape of the existing. Note that there is a range of different sizes used at Bella Vista and it is important that individual types are matched. Bricks from within walls can be considered as a source of replacement bricks if required for external walls. Turning bricks may be appropriate in limited areas but is unnecessary and inappropriate on a large scale. Materials, such as bricks, may be reused subject to availability. If only small numbers are needed they can be handmade to match.

The stonework is the plinth, sills and verandah paving. It is to generally be rebedded where necessary and patched. Stone replacement is costly and involves the removal of original fabric, which in the case of the front verandah contains evidence of the earlier configuration of the building. The topping is to be

removed from the rear verandah paving and this may require repairs. Any replacement stone is to match the existing. Some stone is salt affected and its life can be extended by desalination and repointing of open joints with lime mortar to match existing.

Clean building fabric carefully and only as necessary for conservation or removal of intrusive coatings. Cleaning has the potential to damage the face of the brick and stone must only be done with careful consideration. Graffiti and water repellent coatings can irreversibly damage stone and brick and is generally not to be used.

Conserve, reinstate or reconstruct timber doors and windows and floors as recommended in detail and limit insertion of new openings except if required for fire safety. Carry out as much work as possible in situ to minimise damage to walls.

Conserve as many as of the original doors as possible. This may require epoxy filling of some of the timbers. Repairs are to be by a joiner skilled in restoration. Work includes taking apart and repairing the existing stored doors, where necessary, reusing all those timber sections that are sound, replacing ironmongery, repairing sills and heads of frames and termite damaged frames.

Conserve structure, spatial arrangements and character when adapting to new uses and inserting new elements. Do not remove walls or create wide openings between rooms.

In any future work affecting the finishes of the building, samples are to be taken and analysed to determine the original finishes. Retain samples of painted decoration and vinyl floor coverings. Old finishes such as lime washing or lacquering are to be executed by specialist tradespeople under experienced supervision.

Action 5.8.11

Ensure buildings are watertight and rectify damp issues when required.

Action 5.8.12

Conserve roof form and significant fabric and rectify defects and maintain regularly.

Action 5.8.13

Monitor cracks for movement and stabilise structure if necessary.

Action 5.8.14

Use matching bricks in repairs. Any repointing of the brickwork shall be a lime mortar to match existing. Do not use cement. Desalinate as necessary.

Action 5.8.15

All replacement or repair work to the sandstone shall be carried out by a skilled stonemason under the guidance of a conservation architect. The minimum necessary is to be replaced and with matching stone. Desalinate and repoint.

Action 5.8.16

Do not unnecessarily clean building fabric nor apply graffiti coatings or water repellent coatings to face brickwork and stonework.

Action 5.8.17

Repair timber structural elements and joinery. Use appropriate traditional finishes for existing fabric and modern finishes for new work. Do not over finish so that the place looks new.

Vernacular structures

Careful conservation of the timber buildings is required to ensure that the vernacular, hand built character is not lost. Previous repair works to Fitzgerald's Cottage and the Coach House resulted in the removal of fabric that provided an indication of how the building developed over time.

Where possible original timber and structural members are not to be replaced, in particular the replacement of hand hewn posts or samplings with modern milled timber is not appropriate. Additional framing members can be sistered, placed beside the original or strengthened using plates. The modern strengthening is to remain visible, providing an indication of the extent of work undertaken.

Members, in particular those in contact with the ground such as the slabs, will eventually deteriorate. Although hardwood has a considerable life-span, it is the nature of timber buildings that rotten or otherwise deteriorated elements are replaced as the need arises. This replacement is to be undertaken without altering the overall character of the building. The same construction method, type of timber, method of dressing (i.e. splitting) and fixing is to be used. The Burra Charter notes that the replacement timbers are to be identified as such, on close inspection. This can be done by branding, date stamping or otherwise making the fabric or by explaining in interpretative material. Such works can be recorded on the relevant Drawing.

Over time the replacement timbers will weather to give a similar appearance to the surrounding timbers. There is no need to artificially age or colour members to match. A supply of timbers suitable for use in repair work could be retained, and a “bush carpenter”, familiar with splitting slabs and fencing, is engaged on a regular basis to make these repairs. A cyclic program of maintenance works to the timber buildings and post and rail fences are to be implemented to identify and record timbers requiring replacement.

Drainage works are a priority and those policies apply to the farm buildings as well. Generally, there were simple gutters supplying the water tanks. Corrugated roof sheering is to be replaced only when it has completely failed. Surface rust is acceptable and enhances the character of the buildings. Existing sheets are to be repaired by patching or inserting a slip sheet between overlaps. Replace only failed sheets rather than whole roofs and use galvanised corrugated iron. Sheet lengths and widths are to match existing.

The large timber sections of the buildings are relatively fire resistant but they are significant and there are also many small timber sections which are more flammable. Fire hydrants have been installed and will provide water for fire fighting. Management practices are to also minimise fire risk by careful storage of flammable materials etc. Special fire safety measures are to be considered in any areas where used that pose fire risks, for example kitchens.

Action 5.8.18

Conserve the vernacular character of the farm buildings and fencing by replacing like with like, matching the type of timber, method of dressing and fixing, and use bush carpentry techniques.

Action 5.8.19

Ensure that replacement members are marked, to aid future investigations.

Action 5.8.20

Implement a cyclic maintenance program to identify deterioration and repair the vernacular timber buildings and fencing in a traditional manner.

Action 5.8.21

Ensure that all conservation works to the vernacular structures retain their hand built character. Machine made materials are acceptable adjacent to original members where not visually prominent.

Action 5.8.22

Repair the roofs with galvanised corrugated iron to match existing and reinstate stormwater disposal.

Action 5.8.23

Actively manage fire safety and fire risk including following an established program of periodic inspection of fire extinguishers.

Landscape

Significant plantings of trees, shrubs and other plants which have been planted to express a period, style or event in history, are to be retained and interpreted or replaced with the same species if deceased. Trees on the site are to be assessed, conserved, protected, removed or replaced if necessary, based on a Council endorsed Succession Planting Program, using best practice standards by qualified arborists or tree surgeons under the direction of appropriately experienced landscape architect or horticulturalists.

Action 5.8.24

Conserve significant plantings of all periods and indigenous species identified as significant. Prepare a site succession planting plan for significant plantings.

Action 5.8.25

Seek specialist advice as necessary on arboricultural management, especially for tree surgery.

Action 5.8.26

Do not excavate, build up soil or compact soil around significant plants.

Action 5.8.27

Do not remove significant trees or tree stumps.

Action 5.8.28

Manage the removal of Bunya Pine cones.

(refer also actions 5.6.1 to 5.6.20)

Moveable and Stored Items

The moveable and stored items at Bella Vista are largely building elements which have collapsed or been removed for safekeeping. There are also a number of loose and in-situ items throughout the site. Moveable items around the site need to be assessed by conservation professionals and the appropriate action decided. Some materials will be discarded or can remain as found.

Action 5.8.29

Assess loose building materials for conservation in situ, reconstruction, removal or storage, discard or no action.

Action 5.8.30

Reinstate loose building materials as soon as possible.

Action 5.8.31

Map original location, tag and store elements required for models or artefact collection.

Action 5.8.32

Conserve stored items as necessary.

Action 5.8.33

Survey and assess remaining farm implements.

Action 5.8.34

Undertake a contents and moveable items study including the information gained above.

Maintenance Works

Building Maintenance

These policies recognise that maintenance is an important component of the short and long term conservation process.

Action 5.8.35

Preserve the Bella Vista Farm by stabilisation and continuing maintenance.

Action 5.8.36

Preserve the buildings (in the short term) by stabilising deterioration including making watertight, structurally stable and adequately disposing of stormwater.

Action 5.8.37

Preserve the buildings (in the longer term) by continuing maintenance, the single most important process of conservation.

Action 5.8.38

Prepare a Maintenance Plan for the Bella Vista Farm.

Action 5.8.39

Provide adequate financial resources for the development and implementation of a Maintenance Plan.

Action 5.8.40

Regular inspections and maintenance shall be undertaken by persons skilled in the conservation of heritage buildings.

Action 5.8.41

Include maintenance as a necessity for new uses.

Bush Carpentry

The vernacular timber buildings constitute an important “archival record” as it were of building practices/skills of the period. This Archival Record is a fundamental component of the conservation values of the historic, aesthetic, cultural and social history of the site.

Therefore, it is critically important that a carpenter with an appreciation of the skills of a “bush carpenter” be employed on a regular basis to undertake repairs as required to vernacular timber buildings, structures and fencing on the site.

*Action 5.8.42**Employ a bush carpenter on a regular basis.**Action 5.8.43**Demonstrate bush carpentry techniques to visitors.**Action 5.8.44**Treat timber structures using bush carpentry techniques as follows:*

<i>Post and Rail Fencing</i>	<i>Maintain in situ whilst the member is still able to stand in place. Retain representative samples in archive. Replace. Add second tier of fence (wires etc.) separately where required.</i>
<i>Existing Slabs</i>	<i>Maintain in situ. Patch small holes using timber, a metal plate or plywood sheet. Replace slab only if it is necessary to prevent deterioration of the surrounding fabric.</i>
<i>Interior</i>	<i>Replace slab for safety reasons. Internal slabs can sustain a higher level of deterioration than the external slabs.</i>
<i>Structural members</i>	<i>Retain original structural members to indicate the pattern of development of the building, especially saplings etc. Sister and structural members.</i>

Landscape Maintenance

It is essential that maintenance of the landscape is carried out on a regular basis and that funding is made available for this purpose. The following guidelines with respect to the range of landscape elements have been reproduced from the 2000 CMP.

Trees

Retain all mature trees on the site and develop a maintenance strategy to assess and cull out seedlings and saplings which are unsuitable in terms of their location in relationship to designed cultural plantings or density of woodland, for rural use. Replace trees which die with saplings propagated from plant material. Do not fertilise trees unless they are showing signs of deficiency. Regular deep soakings are required for young trees, mature trees do not generally need watering except in prolonged droughts. Control problems using biodegradable products which are safe to the environment. Saplings are more susceptible to pests and diseases than mature trees and are to be checked regularly. Pruning of trees may be become necessary if branches are interfering with overhead power lines or buildings, pathways and roads. Prune out any crossed branches and dead wood that may become dangerous.

Garden areas

Gardens areas or beds are usually planned to display flowering shrubs, annuals, bulbs and groundcovers are to be kept free of grass and other invasive forms of vegetation. Some species planted at Bella Vista can become weeds. Sample plantings of these species are to remain but invasive growth removed. The broad scale use of herbicides is to be avoided and weeds kept under control on a regular basis by hand removal or spot spraying. Always water after weeding. Water, prune, fertilise and treat plant disease as required under the guidance of a horticulturalist. Maintain a kitchen garden planted with vegetables, herbs and fruit trees.

Mulch

Mulch will conserve moisture in the soil and help to suppress weeds. Compost is an ideal mulch as it also supplies nutrients to the soil. Care should be taken when applying mulch not to include weed species seeds or cuttings as these can germinate or propagate and grow. Compost will need to be topped up regularly as it quickly breaks down, especially in warm weather. Maintain at least one compost heap in the Kitchen garden, enclosed by timber boards or other construction to keep out vermin. Regularly add to the compost heap grass clipping, weeds and other vegetative material well mixed with soil and garden lime.

Grasses and lawns

There are two types of grasses which need different treatments. Lawn grasses are usually green or bluish-green in colour, often have a spreading or creeping growth habit and are controlled by mowing. Native grasses range in colour from pale cream or yellow to green, usually growing in clumps and not controlled by mowing. The kikuyu grass in the garden is vigorous is to be mowed regularly. Edges are to be kept trimmed with edge trimmers specially designed for the task. The use of whipper snippers near tree trunks can lead to ringbarking and is to be avoided. Control pastures grass by slashing to a tolerance height of between 50mm and 100mm or by grazing suitable farm animals such as sheep, cattle or horses.

Open Woodland

The removal of topsoil, changes in soil profiles through excavation and building developments and the introduction of weeds into native bush areas are the main threats to the open woodland. The replanting of the woodland to ensure its long term sustainability is to be done using seeds from the same sources. Allow native grasses to regenerate in woodland pasture to retain local character. Fences should be protected from stock with electric fences and from fire by slashing or mowing. Do not treat grass around fences with whipper snippers, brush cutters or herbicides.

Fire Management

Heritage landscapes are sometimes at risk by fire. Grass fires are likely to occur in large expanses of grazing land in drought conditions and threaten heritage buildings. The fire risk is to be assessed by the local fire brigade and strategies developed in cooperation with the Council, the Fire Brigade and adjoining properties.

Paths and tracks

These need to be regularly maintained, weeded and any dislodgement of surface or subsurface immediately repaired. Gravel paths are to be regularly raked and re-gravelled from time to time using the same material or as close to it in colour and texture as possible. Paths and tracks which fall into disrepair can lead to accidents, especially if used by the public and must be regularly upgraded.

Views

Important views and vistas have been identified and plants are to be thinned or pruned to retain them. Over time important views and vistas may become obscured and these need to be identified and trees and other plants trimmed accordingly.

Animals

Native animals reside in holes in tree trunks and branches. Herbicides, chain saws and other machinery are to be used with discretion to avoid disturbing and injuring native wildlife. Dead trees could harbour wildlife and are to be inspected before being removed. Feral animals such as rabbits, rats and cats are to be controlled.

Rubbish Removal

This needs to be carried out at least on a daily basis in areas used by the public with special care being taken to remove leaves from pathways or hard paved surfaces to avoid slipping when wet. Disposal of garbage generated by occupants of the house or lessees are to be managed and maintained on a

regular basis. Garbage bins and litter bins are to be of an unobtrusive design and concealed from public view.

Service Lines

Care is to be taken not to plant trees in the vicinity of service lines, the outlets of which are to be inspected regularly and maintained to the direction of the relevant service authorities.

Action 5.8.45

A landscape maintenance program and cost estimates for its implementation is to be prepared and funding allocated for this purpose.

Action 5.8.46

Implement continuing maintenance of the garden, tress and lawns on the site by, or under the supervision of, a qualified horticulturalist familiar with the maintenance of cultural landscapes.

Action 5.8.47

Areas of pasture are to be slashed to a tolerance height of between 50mm and 100mm or alternatively grazed by stock such as sheep, cattle or horses. Grass growing around historic fences is to be removed without damage to the fabric.

5.9 New Building Works Policy

New Buildings and Additions

New work will be required to adapt the place to new requirements of traditional uses, new uses or adaptive reuses. New work is to be compatible with the early phases of the buildings in quality.

Additions of services and spaces for services may be required in the Homestead and Kitchen Block. Generally such work is to be carried out so as to minimise alterations to significant fabric, be reversible, and distinguishable from the original. In accordance with the Burra Charter, simple modern design is acceptable.

New buildings, structures or additions are to be carefully located and respect the context and setting, pattern and scale of buildings on the site. This pattern is of buildings around farmyards, buildings in the corner of paddocks and formerly scattered small buildings out of view of the main complex. New work or infill is to complement and not dominate existing structures including the Homestead.

It is envisaged that small scale new structures will be required to allow for use of buildings where extra services are required including commercial kitchen, or toilets. New structures in the farmyards are to be of a character and form that is compatible with the existing farm buildings with their steeply pitched gable roofs with skillion additions.

The Burra Charter provides scope to use modern materials and techniques. Using modern materials and techniques can be an effective way in distinguishing new work from the original but must be used with care and design excellence.

Action 5.9.1

New work is to be compatible with the heritage significance of the place, i.e. minimise impact, be distinguishable from the original, and be reversible.

Action 5.9.2

New construction/buildings need to address and not mimic the existing buildings in terms of scale, materials, colour, texture and finishes.

Action 5.9.3

Appoint suitably qualified and experienced design and conservation professional personnel to work together from initial stages through the design and construction.

Services

Town water and hydrant services, electricity and telephone services are provided to the site but the capacity of these services and the extent of other services are not known. The site does not have town sewerage and is currently served by septic tanks. It is possible due to the size of the site that septic or composting toilets could continue to be used instead of connecting to the sewer. Such a system would need to be designed and maintained.

The installation of new any service lines will require excavation. Routes and locations are to be carefully planned to minimise disturbance. When digging new service trenches, significant vegetation and archaeological remains must not be destroyed. The current services to the site are to be identified and if possible the same routes reused. A detailed plan mapping locations of services is to be prepared and regularly updated and kept on site.

An assessment of the condition of the underground cisterns and tanks is also to be made, to determine if it is possible to use them and to determine the impact of their operation on the water table and surrounding buildings. The water in the cisterns is not suitable for drinking but can be used for gardening. Two of the cisterns were cleaned out in the 1980s and were intended to be used as emergency water supply in the event of a fire. They can continue to be used for watering as they were originally.

The reticulation of services throughout the site is important. The present reticulation of power through the Coach House is intrusive and damaging. Services are to be run in concealed locations, in ground or on independent poles where necessary. Alternate solutions in the design of service reticulation may include provision of power to poles or bollards in key locations rather than to every building. The farm buildings may not need all services. New service trenches are to be designed to be installed outside the drip-line of existing trees.

Action 5.9.4

Prepare a detailed plan locating existing services and service trenches.

Action 5.9.5

Minimise trenching to undisturbed areas by using shared service zones.

Action 5.9.6

Plan service routes to minimise ground disturbance and adverse impacts on archaeological resources.

Action 5.9.7

Plan and detail services so they are not intrusive and do not damage significant fabric.

Action 5.9.8

Consider using designed stand alone services and innovative solutions to facilitate distribution.

Action 5.9.9

Investigate, clean and maintain the underground cisterns as part of the stormwater system and interpret them.

5.10 Archaeology Policy

There is documentary evidence of structures outside of the curtilage, of demolished 20th Century buildings as well as activities such as brickmaking. The site has the potential to reveal information regarding its phases of development, its self-sustainability and also its use prior to the European occupation of the site. There is also information regarding method of construction of the buildings, the cisterns and fencing which may provide more detail regarding the chronology and date of construction, and activities on the farmlands.

Considerable European archaeological investigation of the site, including the built structures, was undertaken in 1986 by the Centre for Historical Archaeology, University of Sydney. Further archaeological assessment has since been undertaken by the AMAC group in:

- 2003 – 'Sheep Dip' adjoining Building N 'Packing Shed' with heritage impact statement, research design and excavation methodology;
- 2005 – Bella Vista Farm assessment and survey; and
- 2006 – Archaeological excavation programme 2002-2005 : initial conservation tasks Bella Vista Farm Park

In 2006, Archaeological and Heritage Management Solutions was engaged by The Hills Shire Council to conduct an Aboriginal Heritage Assessment (AHA) of Bella Vista and adjoining land. The Assessment found four surface Aboriginal sites on exposed ground: two isolated stone artefacts and two artefact scatters consisting of two artefacts in each scatter. One of these sites was situated outside the northern boundary of Bella Vista.

Consultations undertaken with Deerubbin LALC, representatives of the Darug people (DTAC and DCAC) indicated that evidence of Aboriginal occupation at Bella Vista Farm Park is culturally significant to the local Aboriginal community.

The sites have some public significance as they demonstrate Aboriginal occupation of land prior to European settlement on the site. The scientific significance of the sites, however, was assessed as being low. The four stone artefacts were in poor condition and found in disturbed contexts and were neither rare nor possessed representative value. Controlled archaeological test excavation is required to assess the significance of sub-surface deposits in areas where the sub-surface is to be disturbed.

Jurisdiction for archaeological sites is split – for European sites it is under the *Heritage Act 1977* and for Aboriginal sites are under the *National Parks and Wildlife Act 1974*. Applications are required to be made to the NSW Heritage Council if a proposed development will disturb or excavate land in NSW that is likely to contain archaeological remains. There are two types of applications, depending on whether the site is listed on the State Heritage Register. In relation to Aboriginal archaeology, written permission is required from the Director-General of the NPWS if it is proposed to damage, deface or destroy an Aboriginal archaeological site or object.

It is recommended that archaeological monitoring of the site continue, wherever soil disturbance occurs. An assessment of the impact of any proposal for works on the archaeological remains on the site must also be made and care taken to avoid known features.

Any artefacts obtained during the works are to remain on site and are to be catalogued along with building items and be accessible for research and to inform building works. Many building items can and are to remain in situ, even though they may be remains rather than a complete structure. Where there is a risk of pilfering, for example bricks with special frogs, they are initially to be conserved so it is clear to visitors they are part of the place and management and inform visitors. Where necessary, such items may be stored and catalogued and a record kept of their original location.

Action 5.10.1

Obtain the relevant approvals from the NSW Heritage Council and NPWS prior to disturbance of archaeological or Aboriginal sites.

Action 5.10.2

Conserve archaeological remains in situ and avoid disturbing archaeologically sensitive areas and known features such as brickmaking sites.

Action 5.10.3

Engage an archaeologist with a watching brief whenever the ground is to be disturbed.

Action 5.10.4

Assess the impact of proposed works on archaeological remains prior to disturbance.

Action 5.10.5

Any artefacts obtained during excavation are to be retained on site, conserved as necessary, stored so they are accessible and catalogued.

6. IMPLEMENTATION STRATEGY

6.1 Implementation Table

To assist the Council to conserve the significance of the place and implement the conservation policies and actions in Section 5, a threefold priority for works and actions has been established. These priorities are in addition to ongoing maintenance requirements. A threefold priority ranking has been applied:

- High Priority 1:* To be addressed within one year;
Moderate Priority 2: To be addressed within three years; and
Long-term Priority 3: To be addressed within five years.

The priorities have been determined through the review of the previous studies including the 2000 CMP and of other background information. Many actions will be ongoing, for example a maintenance program is to be continuing for the site and its individual elements.

Table 6 – Implementation Table

ACTION NO.	CONSERVATION ACTION	PRIORITY
5.1 Conservation Management Plans Policy		
5.1.1	The Hills Shire Council formally adopts this Conservation Management Plan and obtains endorsement of the CMP by the NSW Heritage Council to provide an authoritative basis for the ongoing management and future use and development of the site.	1
5.1.2	Conservation, maintenance, adaptive re-uses and associated new works to the area as defined by the curtilage are to be undertaken in accordance with current practical conservation planning methodologies.	1
5.1.3	This CMP is to be distributed to appropriate repositories including the following: • The Hills Shire Council • The local historical society • NSW Office of Environment and Heritage • NSW Department of Planning and Infrastructure • State Library of NSW • National Library of Australia • Norwest Association Ltd • Friends of Bella Vista	1
5.1.4	Review the plan at five (5) year intervals or whenever critical new information comes to light as a result of further research or physical work or as deemed necessary by The Hills Shire Council.	3
5.2 Conservation Planning Policy		
5.2.1	Create and maintain an Inventory of Maintenance to provide continuity of approach to the conservation and maintenance works at Bella Vista Farm, to monitor and manage incremental change and to prevent/minimise the erosion, through gradual loss, of the rural vernacular character and conservation values of the buildings and the setting.	1
5.2.2	Ensure that the heritage significance of the place, especially its historic use as a successful commercial agricultural enterprise is taken into consideration when developing new or amending planning instruments that affect the site.	2
5.2.3	Provide an appropriate “commercial use” type zoning for Bella Vista to ensure that the self-sustaining, commercial viability of the site can be realised.	1
5.2.4	Seek approvals for development and conservation work as required by legislation and ensure works exempt from Heritage Council approval are undertaken in accordance with the detailed policies of this Conservation	2

ACTION NO.	CONSERVATION ACTION	PRIORITY
	Management Plan. Refer to the Schedule of Exemptions as gazetted and published by either the Government or the NSW Heritage Council from time to time.	
5.2.5	Ensure an assessment of the impact of proposed works, including maintenance is undertaken.	1
5.2.6	Use funding from other sources at Bella Vista Farm as follows: • Dedicate initial funding to conservation works throughout the site and measures to ensure conservation of the place. • Any income generated from the use of the site is to be used to contribute to the maintenance of the site and to fund specific projects associated with the long term conservation of the site and be easily identifiable in Councils budget and or reserves • Dedicate Section 94 and/or Section 94A contributions and earnings thereon for works relating to community use and access. • Establish a level of commercial use to provide an income, ensuring the continued conservation and maintenance of the significant fabric. This may include entrance fees or hiring charges raised by Council.	1
5.2.7	Apply for additional funding for specific projects from the Federal and State Governments.	1
5.2.8	Develop a detailed Capital Works Program and Cost Plan.	1
5.2.9	Establish and maintain an Archival Record of conservation and maintenance works, including the reasoning why particular works were undertaken.	2
5.2.10	Establish and maintain a register of all works and their relevant approvals.	2
5.2.11	Establish and maintain an archive, and catalogue of all documents, artefacts and studies in other media pertaining to Bella Vista Farm.	1
5.2.12	Establish and maintain a series of overlay plans indicating significant planting, archaeological features, disturbed zones and service lines.	2
5.2.13	Significant items in poor condition are to have conservation treatment.	1
5.2.14	All changes to significant fabric are to be recorded in accordance to recording guidelines issued by the Heritage Office.	2
5.3 Site Management Policy		
5.3.1	Appoint a project coordinator as necessary to implement the conservation policies and strategies contained within the Conservation Management Plan, including the mechanisms for the long term conservation of the place.	2
5.3.2	Establish a strategic, statutory conservation planning and management structure that provides for: • The long term conservation of the site; • The implementation of compatible commercial uses; • Dissemination of the aims and intentions of this CMP and its policies; and • Outlining the responsibilities for implementing the detailed conservation policies.	1
5.3.3	Implement a managed program of weed control including removal of dumped spoil and regrowth.	1
5.3.4	Provide public access to the site.	1
5.3.5	Implement a management structure that provides for the long term conservation of Bella Vista Farm and its curtilage, which retains the sense of place and promotes its appropriate adaptive reuse.	1
5.3.6	Clearly establish the responsibility for maintaining the built fabric, the landscaping and the rural landscape, as well as any associated infrastructure. This is to be included in any future leasing arrangements.	2
5.3.7	Develop and maintain liaison with Norwest Association Limited and businesses within Norwest Business Park and other adjoining sites.	2
5.3.8	Any change in use or changes to fabric is to be managed to ensure incremental change does not reduce heritage significance.	1
5.3.9	Develop clear guidelines for commercial use prior to advertising for expressions of interest.	1

ACTION NO.	CONSERVATION ACTION	PRIORITY
5.3.10	Continue to control access to fragile areas.	1
5.3.11	Monitor the impact of visitation, including vehicular access, on the significant fabric and adjust levels accordingly.	2
5.3.12	Council is to explore future adaptive reuse of the site.	1
5.3.13	Complete the Westwood Way street frontage fencing with post and rail to match other street frontages using materials on site supplemented if required with new materials.	1
5.3.14	Establish a routine inspection for termites in all timber fencing and provide the appropriate treatment to exterminate any infestations present.	1
5.3.15	Continue historical research about Bella Vista.	2
5.3.16	Prepare a formal and authoritative history of Bella Vista.	1
5.3.17	Continue the ongoing oral history program at Bella Vista.	2
5.3.18	Secure funding to establish a local history research centre at Bella Vista.	3
5.3.19	Utilise the vernacular buildings at Bella Vista as a Higher Degree Research site as well as a teaching tool, and as a basis for developing a detailed comparative analysis of vernacular (slab) building techniques in NSW.	3
5.3.20	Encourage Universities to provide opportunities for site research by Masters and PhD students.	3
5.3.21	In the long term develop an education program based on the identification and conservation of the significant fabric of Bella Vista.	3
5.4 Community Use Policy		
5.4.1	Ensure the continued involvement of the community and the Friends of Bella Vista group in the conservation and ongoing management of Bella Vista Farm.	1
5.4.2	Continue the role of the Section 355 Committee to advise The Hills Shire Council on the appropriate long term development and management of Bella Vista.	1
5.4.3	Ensure that the place remains accessible to the public by the development of a range of public activities and increased opportunities for access to the site and buildings where appropriate.	1
5.4.4	Develop a program of routine maintenance works that may be undertaken by supervised volunteers.	1
5.5 Conservation of the Setting Policy		
5.5.1	Interpret the development of pastoralism in early Sydney at Bella Vista.	3
5.5.2	In the future develop a pastoral heritage trail.	3
5.5.3	Where possible conserve and interpret surviving physical evidence of the development of orangeries in Baulkham Hills.	2
5.5.4	Investigate with Blacktown City Council, the conservation and interpretation of the surviving evidence of the construction of Old Windsor Road to demonstrate the relationship of Bella Vista Farm to its alignment.	3
5.5.5	Ensure boundary treatment of the site gives consideration to visual integration with the landscape including the retention of views and vistas.	2
5.5.6	Retain the undulating character of the landscape within and, where possible, adjacent to the curtilage.	2
5.5.7	Retain the rural character of the curtilage by conserving evidence of its traditional patterns of use.	2
5.5.8	Where possible retain the vistas of the ridge upon which Bella Vista sits, from the south, as one of the Seven Hills after which the area was named. Interpret the significance of the vernacular name: Seven Hills.	1
5.5.9	Maximise retention of the panoramic views of the surrounding district from the house, after which the property was named.	1
5.5.10	In any future review of planning controls retain the significant view corridors of the ridge top, including significant plantings and pastures.	2
5.5.11	Maximise retention of views to: • The vernacular farm buildings and pastures from the north/north west; • The homestead, gardens, significant plantings and pastures from the south/south west; and	2

ACTION NO.	CONSERVATION ACTION	PRIORITY
	The Bunya Pine avenue and pastures from parts of Old Windsor Road on the west, and New Windsor Road from the east.	
5.5.12	Proposals for development adjoining Bella Vista must assess the visual impact through photomontages, three dimensional drawings and/or other graphic tools.	1
5.5.13	Where possible, view corridors are to be clearly identified in planning controls.	1
5.5.14	Retain evidence of, including significant plantings, and interpret the surviving drives to the house.	1
5.5.15	Consider the eventual reinstatement of planting associated with the surviving portion of the drives.	3
5.5.16	Restore, maintain and continue to use the former unsealed access drive to the house.	1
5.5.17	Identify suitable locations for onsite parking to service future commercial/adaptive reuse. Identify suitable locations for additional parking and determine criteria for acceptable level of use.	1
5.6 Cultural Landscapes Policy		
5.6.1	Ensure that future planning, adaptive reuse and site management recognise the significance of the site as a cultural landscape.	1
5.6.2	Ensure the retention of individual elements including landform and plantings.	1
5.6.3	Retain evidence of all phases of development of the site without unwarranted emphasis on any one aspect or stage of its development.	1
5.6.4	Maintain the formal enclosed homestead garden with traditional ornamental and productive plantings and mown grass.	2
5.6.5	Manage areas of the site adjoining the homestead garden to maintain the views.	2
5.6.6	Maintain vermin control to protect the restored gardens.	1
5.6.7	Retain the major cultural plantings of figs and pines which dominate these areas.	1
5.6.8	Retain gravel roads and tracks and rough pasture grass.	1
5.6.9	A succession planting program is to be established for the farmyards.	2
5.6.10	Conserve the formal driveway planting including removal of undergrowth.	1
5.6.11	Reinstate the Bunya Pine Avenue as an access route.	2
5.6.12	Where appropriate interpret and develop former approach routes as walking tracks.	2
5.6.13	Access routes through the site are to be informal and are to follow ridges or contours.	2
5.6.14	Manage the Bunya Pines and undertake succession planting as recommended in the Arborist Report, dated 16 April 2012.	1
5.6.15	Retain the farm fencing and open grazed paddocks to maintain the pastures for grazing.	1
5.6.16	In the long term establish a demonstration orchard and cropping.	3
5.6.17	Use pastures for recreation and site links.	2
5.6.18	Retain the mix of Eucalypts species: Forest Red Gum, Narrow Leafed Iron Bark, White Stringy Bark and Forest Oak.	1
5.6.19	Interpret the significance of the area of remnant woodland including the traditional uses of the timbers.	2
5.6.20	In the open woodland, remove spoil and exotic weed species (blackberry, lantana etc.) and maintain the grassland through grazing or mowing.	1
5.6.21	Research the understorey species to enable their identification and retention.	3
5.6.22	In the long term re-establish an area of orchard and cropping to interpret the historical agricultural uses of the site.	3
5.7 Future Uses Policy		
5.7.1	Ensure the conservation of Bella Vista by adapting the place to compatible new uses to secure financial viability.	1

ACTION NO.	CONSERVATION ACTION	PRIORITY
5.7.2	Use for mixed purpose including community, commercial and educational uses.	2
5.7.3	Use the existing features of the site in the adaptation to enhance the existing qualities and character.	
5.7.4	Consider the use of the Homestead for hospitality, function or meetings rooms, galleries, a research centre or local history centre incorporating interpretative displays.	1
5.7.5	The Kitchen Block can be used to support activities in the site.	1
5.7.6	Use the Shop for service functions for Bella Vista Farm or lease as an office, workshop or shop to support the activities of the site.	2
5.7.7	Investigate the possible use of the Coach House for permanent interpretative display and in association with special events in the courtyard and specialised training activities.	2
5.7.8	Continue to use the garden as a formal ornamental garden to support the activities of the site and/or occasional events and demonstrations or as part of training courses.	2
5.7.9	Establish the kitchen garden as a productive garden for the site.	2
5.7.10	Use the courtyard as open space to support the activities of the site and for temporary and outdoor events.	1
5.7.11	Use buildings and yards as a small demonstration or model farm or for demonstrations and marketing of traditional crafts.	1
5.7.12	Use yards and buildings for special events such as open days, festivals and markets.	1
5.7.13	Add small new structures and fencing to support the above uses and in accordance with other policies.	2
5.8 Treatment of the Fabric Policy		
5.8.1	Conserve significant existing fabric by repair, maintenance, reconstruction and preservation. Individual elements are to be conserved according to their significance.	1
5.8.2	Reconstructing elements to a known earlier state, for example removing additions, is acceptable only where it is required for conservation, if it enhances the significance, does not distort existing evidence and allows interpretation of the change.	1
5.8.3	Prioritise conservation action according to conservation needs. Address unstable fabric or deterioration which endangers significant fabric first.	1
5.8.4	Carry out and supervise any work only by appropriately skilled tradespeople or professionals, for example a conservation architect for project control on technical matters, masons for stonework, skilled bricklayers for brickwork, bush carpenter for split timbers or a carpenter skilled in the construction or repair/maintenance of vernacular buildings. Proof must be sought of their skill level. Apprentices and tradespeople are to be trained in higher skills where appropriate during works.	2
5.8.5	Employ traditional techniques in conservation work, but in some circumstances modern techniques may be used for which a firm scientific basis exists and which have been supported by a body of evidence.	2
5.8.6	Materials from other sections of the buildings on the site may be used for repairs if they are being removed for conservation reasons. Matching old materials from other sites may be used in repairs. New materials can be used if available or made to match, for example bricks and joinery.	2
5.8.7	If existing significant fabric has to be removed, for example in order to repair the structure, or to reveal aspects of the building's significance, it is to be recorded before any intervention is to take place and if applicable, a sample retained on site. Intrusive elements are to be removed.	2
5.8.8	Continue to carefully stockpile any existing fabric removed from the structure and appropriate for future reuse. Protect such stockpiles from the elements, termite attack and ground moisture, salts and theft.	2
5.8.9	Repair and replace original fabric already removed, for example iron columns, as soon as possible to ensure its security.	2

ACTION NO.	CONSERVATION ACTION	PRIORITY
5.8.10	In the long term, remove intrusive elements which detract from the heritage significance of the place.	3
5.8.11	Ensure buildings are watertight and rectify damp issues when required.	1
5.8.12	Conserve roof form and significant fabric and rectify defects and maintain regularly.	2
5.8.13	Monitor cracks for movement and stabilise structure if necessary.	2
5.8.14	Use matching bricks in repairs. Any repointing of the brickwork shall be a lime mortar to match existing. Do not use cement. Desalinate as necessary.	2
5.8.15	All replacement or repair work to the sandstone shall be carried out by a skilled stonemason under the guidance of a conservation architect. The minimum necessary is to be replaced and with matching stone. Desalinate and repoint.	2
5.8.16	Do not unnecessarily clean building fabric nor apply graffiti coatings or water repellent coatings to face brickwork and stonework.	2
5.8.17	Repair timber structural elements and joinery. Use appropriate traditional finishes for existing fabric and modern finishes for new work. Do not over finish so that the place looks new.	2
5.8.18	Conserve the vernacular character of the farm buildings and fencing by replacing like with like, matching the type of timber, method of dressing and fixing, and use bush carpentry techniques.	1
5.8.19	Ensure that replacement members are marked, to aid future investigations.	2
5.8.20	Implement a cyclic maintenance program to identify deterioration and repair the vernacular timber buildings and fencing in a traditional manner.	1
5.8.21	Ensure that all conservation works to the vernacular structures retain their hand built character. Machine made materials are acceptable adjacent to original members where not visually prominent.	1
5.8.22	Repair the roofs with galvanised corrugated iron to match existing and reinstate stormwater disposal.	1
5.8.23	Actively manage fire safety and fire risk including following an established program of periodic inspection of fire extinguishers.	2
5.8.24	Conserve significant plantings of all periods and indigenous species identified as significant. Prepare a site succession planting plan for significant plantings.	2
5.8.25	Seek specialist advice as necessary on arboricultural management, especially for tree surgery.	2
5.8.26	Do not excavate, build up soil or compact soil around significant plants.	2
5.8.27	Do not remove significant trees or tree stumps.	2
5.8.28	Manage the removal of Bunya Pine cones.	1
5.8.29	Assess loose building materials for conservation in situ, reconstruction, removal or storage, discard or no action.	2
5.8.30	Reinstate loose building materials as soon as possible.	2
5.8.31	Map original location, tag and store elements required for models or artefact collection.	2
5.8.32	Conserve stored items as necessary.	3
5.8.33	Survey and assess remaining farm implements.	3
5.8.34	Undertake a contents and moveable items study including the information gained above.	3
5.8.35	Preserve the Bella Vista Farm by stabilisation and continuing maintenance.	1
5.8.36	Preserve the buildings (in the short term) by stabilising deterioration including making watertight, structurally stable and adequately disposing of stormwater.	1
5.8.37	Preserve the buildings (in the longer term) by continuing maintenance, the single most important process of conservation.	3
5.8.38	Prepare a Maintenance Plan for the Bella Vista Farm.	1
5.8.39	Provide adequate financial resources for the development and implementation of a Maintenance Plan.	1
5.8.40	Regular inspections and maintenance shall be undertaken by persons skilled in the conservation of heritage buildings.	1

ACTION NO.	CONSERVATION ACTION	PRIORITY
5.8.41	Include maintenance as a necessity for new uses.	2
5.8.42	Employ a bush carpenter on a regular basis.	2
5.8.43	Demonstrate bush carpentry techniques to visitors.	3
5.8.44	Treat timber structures using bush carpentry techniques as follows: Post and Rail Fencing: Maintain in situ whilst the member is still able to stand in place. Retain representative samples in archive. Replace. Add second tier of fence (wires etc.) separately where required. Existing Slabs: Maintain in situ. Patch small holes using timber, a metal plate or plywood sheet. Replace slab only if it is necessary to prevent deterioration of the surrounding fabric. Interior: Replace slab for safety reasons. Internal slabs can sustain a higher level of deterioration than the external slabs. Structural members: Retain original structural members to indicate the pattern of development of the building, especially saplings etc. Sister and structural members.	2
5.8.45	A landscape maintenance program and cost estimates for its implementation is to be prepared and funding allocated for this purpose.	1
5.8.46	Implement continuing maintenance of the garden, trees and lawns on the site by, or under the supervision of, a qualified horticulturalist familiar with the maintenance of cultural landscapes.	1
5.8.47	Areas of pasture are to be slashed to a maximum of 100mm height or alternatively grazed by stock such as sheep, cattle or horses. Grass growing around historic fences is to be removed without damage to the fabric.	1
5.9 New Building Works Policy		
5.9.1	New work is to be compatible with the heritage significance of the place, i.e. minimise impact, be distinguishable from the original, and be reversible.	1
5.9.2	New construction/buildings need to address and not mimic the existing buildings in terms of scale, materials, colour, texture and finishes.	1
5.9.3	Appoint suitably qualified and experienced design and conservation professional personnel to work together from initial stages through the design and construction.	1
5.9.4	Prepare a detailed plan locating existing services and services trenches.	2
5.9.5	Minimise trenching to undisturbed areas by using shared service zones.	2
5.9.6	Plan service routes to minimise ground disturbance and adverse impacts on archaeological resources.	2
5.9.7	Plan and detail services so they are not intrusive and do not damage significant fabric.	2
5.9.8	Consider using designed stand alone services and innovative solutions to facilitate distribution.	2
5.9.9	Investigate, clean and maintain the underground cisterns as part of the stormwater system and interpret them.	2
5.10 Archaeology Policy		
5.10.1	Obtain the relevant approvals from the NSW Heritage Council and NPWS prior to disturbance of archaeological or Aboriginal sites.	3
5.10.2	Conserve archaeological remains in situ and avoid disturbing archaeologically sensitive areas and known features such as brickmaking sites.	1
5.10.3	Engage an archaeologist with a watching brief whenever the ground is to be disturbed.	3
5.10.4	Assess the impact of proposed works on archaeological remains prior to disturbance.	3
5.10.5	Any artefacts obtained during excavation are to be retained on site, conserved as necessary, stored so they are accessible and catalogued.	3

6.2 Development Guideline Plan

The following plan (Figure 6) shows aspects of the policies proposed by this CMP. They are intended to be indicative of the type of development which is recommended. For instance, it is recommended that the Bunya Pine avenue be reinstated as a main pedestrian access to facilitate a “sense of arrival” to the site and a new car parking area be developed in the area below the avenue which can be appropriately designed to be integrated into the landscape and linked to the pedestrian access routes.

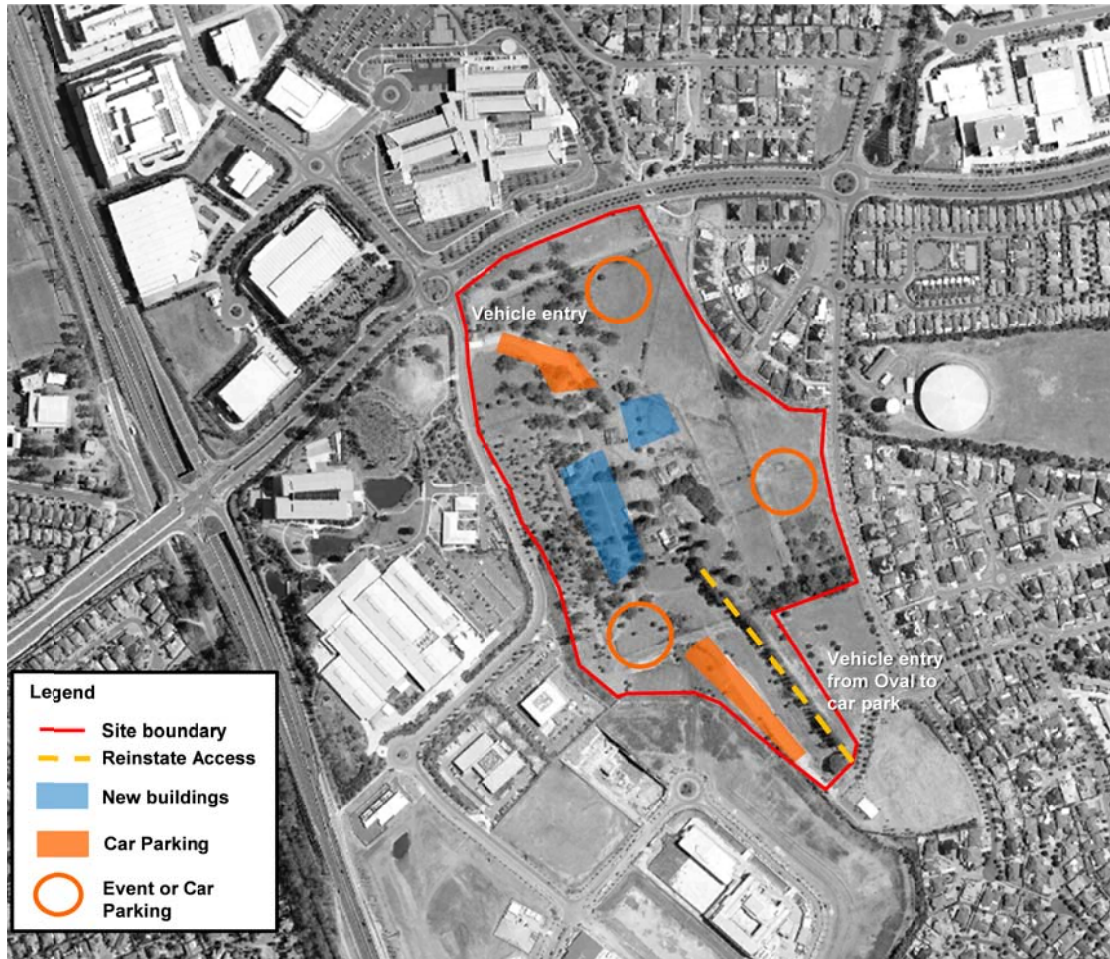


Figure 6: Development Guideline Plan

7. REFERENCES

Jennifer Pearce, A Short History of “Bella Vista”, 1986

Craig Burton, Visual Analysis and Curtilage Definition, 1986

Jennifer Pearce, Bella Vista Historical Study, 1986

Howard Tanner & Associates, Bella Vista Farm Group Conservation Plan and Strategy, 1987

Centre for Historical Archaeology, University of Sydney, Bella Vista Archaeological Report, 1997

Howard Tanner & Associates, Bella Vista Farm Group Schedule of Conservation Works and Indicative Costings, 1992

Craig Burton, Bella Vista Garden and Plant Identification and Guidelines, 1992

Baulkham Hills Shire Council, Kellyville/Rouse Hill Open Space and Recreation Plan, 1998

Archaeological & Heritage Management Solutions, Aboriginal Heritage Assessment, 2006

Spackman and Mossop, Bella Vista Farm Park Plan of Management, 2007.

Appendix 1 - Heritage Listings

Place Details

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Bella Vista Complex, Elizabeth Macarthur Dr, Bella Vista, NSW , Australia

Photographs



List	Register of the National Estate (Non-statutory archive)
Class	Historic
Legal Status	Registered (28/09/1982)
Place ID	2971
Place File No	1/14/004/0006

Statement of Significance

The core of the Seven Hills Farm, which is important for its historic associations with the establishment of the wool industry in Australia. The buildings are associated with the development of the property for fruit growing by the Pearce family for over 100 years (Criterion A.4). The associations with Elizabeth Macarthur, who raised Merino sheep on the property between 1801-20, are particularly strong (Criterion H.1). The complex of homestead and outbuildings represents the once prolific agricultural enterprises of the Cumberland Plain and show the growth and development of a nineteenth century farming establishment (Criterion D.2). The former entrance avenue of Bunya Bunya pines is a local landmark and an important element of the cultural landscape of the property (Criterion E.1).

Official Values Not Available

Description

History

With the arrival of the First Fleet to Australia in 1788, exploration for land suitable for agriculture within the Sydney Region began immediately. The land surrounding Bella Vista would have been first sighted with the exploration of the Cumberland Plains occurring in late 1788. The first land grant was made in 1795 to William Joyce and Mathew Pearce. Mathew Pearce is reputed to have named the area Seven Hills as he could see seven hills from his homestead, Kings Langley. Goodhall's farm was another early grant, of which 170 of the 270 acres was bought by Richard Fitzgerald. Fitzgerald transferred his land to John Macarthur. In 1799, 960 acres was granted to Grimes and Foveaux, Grime's share being transferred to Foveaux in the same year. Foveaux's holdings were known as Stock Farm. In 1801 Foveaux also sold his land to John Macarthur.

During the early 1800s John Macarthur purchased land surrounding and including that which became Bella Vista from the fore mentioned people and others. The total area of land acquired being between 2000 and 2270 acres, of which he named Seven Hills farm. John Macarthur was rarely to be seen at Seven Hills or his other holdings in Australia, as 13 of the 20 years in which he owned the property he was in England. After John Macarthur's indictment of his role in the Rum Rebellion in 1809, Seven Hills farm and the other Macarthur properties were advertised to be sold. John Macarthur's wife, Elizabeth Macarthur, changed her mind about selling Seven Hills farm and ran the property herself. During this period, it is thought that Elizabeth Macarthur bred some of the first Merino Sheep in the colony at the property. In 1820, Seven Hills farm was returned to the crown in exchange for land next to the Macarthur's house at Camden.

The Seven Hills farm was subdivided by the crown into four grants to free settlers.
700 acres to Alexander McDougall and J Doyle (Roxburgh Estate),
500 acres to George Acres (Heywood),
500 acres to Mrs Ward,
500 acres to James Robertson (Robertson's Farm, which included present day Bella Vista).

The 500 acre land grant to James Robertson was part of the 1000 acres promised to him before migrating to Australia. Governor Brisbane appointed Robertson Superintendent of Government Clocks in the colony. Robertson and his family did not permanently reside at the property during their ownership. Besides being recorded that Robertson used the property for grazing and the development of orchards, there has been little documentary evidence located as to the nature and extent of these activities. During the Robertson's ownership, the first stage of Bella Vista house is assumed to have been built.

The date of construction of Bella Vista is unknown. The earliest record of accommodation being located on the property is in the advertisement of Robertson's intention to sell the property by subdivision in 1828. The description simply notes a cottage. In the same lot a 20 acre orchard is described to be cultivated successfully and fenced off. Robertson's plans to subdivide his property didn't eventuate and in September he sold the property to his neighbour, Isabella Acres for 1105 pounds.

In 1842 Isabella Acres returned to England and the property was sold to William Thomas Pearce at a quarter of the price, 287 pounds, due to a depression which had severely affected the economy. The Pearce's had a long association with the area and already owned land south of Seven Hills Road, Kings Langley Estate. The Pearce's family had the longest association with Bella Vista, owning the property for over one hundred years from 1842 to 1950.

During William Pearce's ownership of the land, he resided at Kings Langley homestead and there is no document evidence of what agricultural activities took place at Robertson's Farm. An access road connecting Kings Langley and Robertson's Farm was constructed during this period with the line of Bunya Pines marking one end of this road. The Bunya Pines were planted in the late Nineteenth century. Extensions to Bella Vista were undertaken after circa 1860, when the Pearce's children were old enough to manage the property.

Edward H Pearce inherited the property and made substantial improvements, including the planting of orange groves and the extension of the house. It appears to be Edward H Pearce who renamed Robertson's Farm to Bella Vista. Bella Vista house was modified in stages. The second storey of the main section of the

History Not Available

Condition and Integrity

Since the homestead was vacated in 1979, it had been subjected to continual attacks of vandalism. After vandalism to the site in early 1981 a perimeter fence was erected and a resident caretaker was appointed. The main house was also boarded up and made secure. During 1981 to 1983, the NSW Heritage Council undertook a research and investigation program of the Bella Vista farm complex. This research and investigation guided short term restoration and stabilisation works to the homestead. Again in the early 1990s, Bella Vista was vandalised with the front balcony cast iron rails, internal cedar doors and other fittings stolen. The back balcony and the lower back verandah corrugated iron roof have collapsed.

In the site description, a list identifies buildings that still exist. The conditions of these structures are at different stages of disrepair with some buildings at threat of collapsing. Most vernacular buildings on the site are of slab construction. As slab construction does not include the diagonal bracing of the roof plane, most buildings have developed a lean. As a result of this the blacksmiths shed has collapsed and is now overgrown with shrubs and vines. The barn and packing shed have been strengthened with tie rods in an attempt to stabilise the buildings. The implement shed shows extensive reuse as a fowl house dating from the Jones's family occupation in the 1980s. The Privy has been damaged by fire assumed to be a result of vandalism.

As already stated in the site description, remnants of the front and kitchen gardens with mature fruit trees and garden plants and herbs exist. This vegetation allows some interpretation of the former existence and plan of the gardens. The rest of the land located within the homestead curtilage has been set as pastures and contains archaeological remains of former structures and land use patterns. (30/08/2001)

Location

About 7ha, off Elizabeth Macarthur Drive and Old Windsor Road, south of its intersection with Norwest Drive, Bella Vista, comprising: homestead, associated farm outbuildings, avenue of Bunya pines and surrounds, being that area defined in proposed Permanent Conservation Order No 52 under the New South Wales Heritage Act 1977.

Bibliography

Bibliography

Heritage Design Services, Department of Public Works and Services, and Otto Cserhalmi and Partners Pty Ltd, "Bella Vista Farm Conservation Management Plan", October 2000, for the Baulkham Hills Shire Council.

<http://www.heritage.nsw.gov.au/>

NSW Heritage Council > Heritage Listings, State Heritage Inventory > Search > Bella Vista, outbuildings and Bunya Bunya Pines.

&

NSW Heritage Council > Heritage Listings, State Heritage Inventory > Search > Pearce Family Cemetery

Cumberland Newspaper, "City of Blacktown Advocate: Vandals Hit Bella Vista", Wednesday September 23, 1981.

General information and correspondence located in RNE File Bella Vista, No 1/14/04/06.

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Bella Vista

Item

Name of Item: Bella Vista

Other Name/s: Kings Langley, Stock Farm

Type of Item: Landscape

Group/Collection: Landscape - Cultural

Category: Historic Landscape

Location: Lat:150.95278634 Long:-33.74030458

Primary Address: Elizabeth Macarthur Drive, Bella Vista, NSW 2153

Local Govt. Area: Baulkham Hills

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	2	-	DP	584274
LOT	102	-	DP	817929
LOT	103	-	DP	817929
PART PORTION	554	-	DP	844927
PART LOT	556	-	DP	844927

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
Elizabeth Macarthur Drive	Bella Vista	Baulkham Hills	Castle Hill	Cumberland	Primary
Old Windsor Road	Kellyville	Baulkham Hills	Castle Hill	Cumberland	Alternate
Meurants Lane	Kellyville	Baulkham Hills	Castle Hill	Cumberland	Alternate

Owner/s

Organisation Name	Owner Category	Date Ownership Updated
Baulkham Hills Shire Council	Local Government	

Statement of Significance

Bella Vista is of at least state significance to NSW as follows (See separate entries at end for ARCHAEOLOGICAL and ABORIGINAL heritage significance):

As a rare example of an intact rural cultural landscape on the Cumberland Plain, continuously used for grazing since the 1790s: evidence of patterns of agricultural use of the farm over the last 200 years survive including field patterns, post and rail fences, vernacular slab farm buildings and evidence of the

alignment of its traditional transport route, Old Windsor Road, as well as cultural plantings and remnant woodland tree.

For the survival of aspects of its rural setting with remnant indigenous vegetation on rolling hills, extensive pasture grasses, vistas from the site and views into the site providing its setting. Its ridge top location provides a panoramic view over the Parramatta River estuary.

For its aesthetic values, the sense of place and the picturesque, serene quality which results from the deliberate and prominent siting, plantings, low scale farm buildings and homestead, their relationships to each other around yards, the ramshackle character of the place and the farm animals.

Bella Vista Farm is one of the most intact and best examples on the Cumberland Plain of the summit model of homestead siting, where the house and plantings are sited high on a prominent hill in contrast with open fields around. Its driveway is intact and relates to the traditional transport route (Old Windsor Road). Its prominent siting allows views to and from the property from a wide area. Views to the 'summit' are also available from Old Windsor Road.

As an increasingly rare example, on the Cumberland Plain, of a rural property, where the evidence of the staged development of the homestead survives: from slab hut to cottage, with a detached kitchen wing, to substantial villa, as well as the formal and kitchen gardens, associated vernacular farm buildings, and evidence of the paddocks, water collection systems etc.

For containing an increasingly rare surviving example of the endangered ecological community, open Cumberland Plain woodland, with indigenous eucalypt trees, providing evidence of the park-like character of the pre-European landscape between Parramatta and the Hawkesbury, achieved by periodic burning to improve access and visibility. As the site of often violent conflict between the local Aboriginal community and the stockmen over the alienation of land and the 'theft' of livestock and provisions.

For demonstrating the result of the construction of the route to the Hawkesbury (Old Windsor Road), the subdivision of the adjacent land into small farms, intended to be intensively farmed in conjunction with common grazing lands. The name of the farm, Bella Vista, indicates the panoramic views from and to the site, a characteristic of the area, which was named Seven Hills by Matthew Pearce in the 1790s.

For evidence, in the documentary record, of the agricultural activities of the Macarthur family, managed by Elizabeth Macarthur from Elizabeth Farm, Parramatta (SHR item # 1), and locally by her stewards. Indicating early experiments at grazing sheep by Grimes, Foveaux and the Macarthurs that failed due to insect plagues, low stock per acre ratios, droughts and the unsuitability of hoofed animals to Australian conditions. Indicating also the monopoly held by, and extensive grants given to certain officers, including John Macarthur.

For evidence, in the documentary record and surviving physical evidence, of the economic activities of James Robertson and his family, his leases and grants reflecting the pattern of expansion of pastoralism in the colony under Governor Thomas Brisbane. The farm and its proximity to Old Windsor Road provide evidence of an extensive network of cattle routes connecting the Upper Hunter Valley with Sydney and Parramatta via the Great North Road.

For its association with citrus fruit growing, the local orchardists, including the Pearce family, played an important role in the development of commercial citrus fruit growing in NSW. The expansion of the suburbs of Sydney post World War Two have removed most traces of the market gardens and orchards that supplied the city markets, however citrus trees survive around Bella Vista homestead.

For providing evidence of the increasing wealth of local pioneer families during the nineteenth century, evidenced by the expansion of houses of the citrus growers: Chelsea Farm, Orange Grove and Bella Vista.

For exhibiting a wide range of vernacular and colonial building techniques, for which evidence survives in both the buildings and archaeological record, including: split timbers, the use of saplings and stumps, mud and clay and raw hide straps. Evidence also survives of the retention of indigenous hardwood trees (ironbarks) in the open woodland.

For providing evidence of changes in building technology in the nineteenth century from the use of vernacular building techniques using materials available on site to mass produced, often imported, metal and timber building components: corrugated iron, cast iron, cast plaster and slates.

For providing an indication of changes in architectural taste, from Colonial Georgian/ Regency to High Victorian Italianate, reflecting also the increased wealth and status of the Pearce family. Changing taste in interior decoration is also evident in the surviving layering of paint, wallpaper, plaster, built-in fittings and chimney pieces.

As a rare example in NSW, of the extensive use of Bunya pines, and other associated specimen pine trees, dating from the late nineteenth century, which have become a well-known local landmark. The cultural plantings on the site provide an indication of fashionable landscape design in the late nineteenth century in addition to mitigating against local climatic extremes: heat and drought.

For providing evidence through documentary records, and extensive oral interviews with the Pearce family, of the changing agricultural and horticultural use of the site by the family over three generations, reflecting changes in the economy of the Hills district and in NSW.

For providing surviving evidence of the management of the agricultural workers, their daily life, accommodating and working conditions. Evidence survives in the physical fabric and the documentary evidence of changing horticultural and farming methods and practices, the once representative farmyard configuration is now becoming increasingly rare.

For providing evidence of the oral history record of the association of Bella Vista and the Pearces with the local Chinese community and the continuation of traditional festivals such as the Chinese New Year celebrations by this migrant community.

For providing evidence of the changing patterns of domestic life, moving away from the reliance on servants and home production. Providing a contrast between the need for a kitchen garden, and stored water with current suburban lifestyle where horticulture and gardening are hobbies rather than necessities.

For showing the form of the original cottage, the translation of vernacular building forms and techniques from Great Britain, and their modification to suit local climatic conditions and to prevent the spread of fire, prior to the introduction of statutory building regulations.

For providing evidence of the use of prefabricated cedar joinery elements: windows, chimney pieces etc, elements for which timber had to be brought from further afield.

For the potential of the surviving fabric of the buildings to reveal more of the detailed construction of the Hawkesbury vernacular construction, a regional variation whose original source is unknown.

For its educational and research potential, particularly associated with archaeological remains and with local history which is reflected in the level of community interest in the site and its history.
(Bella Vista Farm Conservation Management Plan, Heritage Design Services, Dept. of Public Works & Services & Otto Cserhalmi & Partners, 2000)

An associated site is the Pearce family cemetery, (SHR 593), located nearby on Seven Hills Road, where Matthew Pearce, first settler of the district, and many of his descendents, are buried) (Stuart Read, 2001)

Bella Vista is a rare surviving record of rural development on Sydney's Cumberland Plain, with associations of Aboriginal occupation in the area from East Coast European settlement (1795) until recent times. It contains significant items of both natural and cultural significance contributing to its conspicuous siting, setting and distinctive landscape as a landmark in the Sydney Region. Architecturally, the complex of farm buildings prominently sited within a rural, park-like setting provide a rare and extensive record of later nineteenth century rude, timber slab construction and masonry homestead which enhance comprehension and interpretation of bygone farming and work. It has regional, national and international significance as it reflects the changing nature and structural organisation of Australian rural activity. Its fortunes can also be linked to technological and marketing innovations which tied Australian primary producers into international markets during nineteenth and early twentieth century. (Heritage Council 1997) (Howard Tanner & Associates 1987:42).

The archaeological remains of the Sheep Dip are a rare (if not unique) surviving example of its type that is the closest known sheep dip to central Sydney. It was constructed after the time when most of the great sheep flocks were distributed further west. It is thus both rare in place and time.

ARCHAEOLOGICAL Significance

The study site SHR item 754 has been historically examined, and the impacts of works since 1979 reviewed. A series of test excavations trenches were dug around the main building and several other locations in order to provide information about the nature of the deposition in those places with the view to reducing the ground level to positively affect run-off. In all cases but one the test excavation identified deposition or features of nil, low or moderate significance. Only in the location, now identified as a sheep dip, adjoining the packing shed (building N) was a relic of state significance identified.

The courtyard area trenches I-IV, XIV-XV produced substantially deposition from the Jones period which it has been determined is of lesser significance. Part of the Jones period additions to the site have already been removed. While the other trenches around outbuildings VI-XI identified almost no depositional material. Trench IX adjoining building G in fact identified unrecorded repairs to the structure in the 1980s.

The significance of all the archaeological relics associated with the buildings already identified in the CMP is of a high state significance (although none has been tested to identify their exact nature and extent. The significance of all of the archaeological relics associated with buildings discovered by survey is likely to be the same, but has not been tested.

The tanks excavated (7-9) are of high local and state significance, and are both rare and unusual in form. The contents of the tanks have as yet to be fully examined but appear to be related to the end of the Pearce phase (1950).

In summary Bella Vista Farm Park (SHR item #754) has a high and rare degree of potential scientific archaeological significance vested in data that can contribute to the understanding of the history of NSW and the locality, the rise and decline of stock farming and orchards in the district and, its associations with the Pearce family and to a lesser extent Joseph Foveaux, Charles Grimes, John Macarthur and James Robertson, (though only Robertson appears to have developed or used the property in any way other than for the grazing of stock) (AMAC, 2005; draft).

ABORIGINAL HERITAGE Significance:

The cultural (Aboriginal) significance is a matter for the local Aboriginal community. (abridged from AHMS, 2006, p.45).

Public significance: Evidence of Aboriginal occupation, in the form of stone artefact deposits, was identified within Bella Vista Farm Park. These sites have

public significance because they demonstrate Aboriginal occupation of land prior to European colonisation. However, this type of Aboriginal site is very difficult to interpret in a way that will communicate aspects of past Aboriginal life. The most common approach is to present artefacts in an interpretive display.

Archaeological Significance: The four stone artefacts found at Bella Vista Farm Park were in poor condition and were found in disturbed contexts. They are neither rare nor possess representative value. Their archaeological significance therefore is low.

Controlled archaeological test excavation would be required to assess the significance of subsurface deposits. If a larger sample of artefacts was found in topsoils across the site their analysis may contribute towards our current knowledge and understanding of Aboriginal occupation at Bella Vista Farm. However, given the intensity of previous archaeological investigation in nearby Rouse Hill and Kellyville, such an investigation is likely to provide further insights into past Aboriginal occupation and use of the area (AHMS, 2006, p.46 (draft).

Date Significance Updated: 23 Dec 03

Note: There are incomplete details for a number of items listed on the State Heritage Register. The Heritage Branch intends to develop or upgrade statements of significance for these items as resources become available.

Description

Construction Years: 1830 - 1960

Physical Description: Bella Vista farm group comprises of the homestead, collection of outbuildings and core of an historic farm including slab fencing, series of paddocks, remnant mature indigenous vegetation, cultural plantings such as the Bunya pines down the southern entry drive. The farm buildings are mostly timber slab construction, situated in a rural park like setting. The overall farm complex is a typical 1800s farming community virtually untouched. (Commission of Inquiry 1997:5)

Main Residence

Is a two storey Victorian brick structure rendered throughout with stone-struck cement. The pitched roof is now terracotta tiles, with single chimneys on north and south elevations and two on the west. Verandahs on north and south elevations are of concrete over sandstone, five iron columns on the south face and six on the north are by Fletcher & Son, Waverley. The south elevation also has an upper balcony with wooden floor, five iron columns (three intact) and ornamental late Victorian cast iron balustrade brackets and fringe. Original door on south elevation with fanlight, has two shuttered windows either side, with an extra door added to the east. This and the four french windows in the upper storey have shutters also. The two windows in the east wall are late Victorian in form - triple with arched head.

The earliest form of the house appears to be a single storey cottage, with a jerkin head roof and dormer windows, a verandah with timber posts, a fretted valance and stone flagging. ("Hawkesbury vernacular"). This cottage and the separate kitchen block are thought to date from the Robertson's occupation of the property, between c.1835-1838.

The present homestead was a modification of the original cottage c1890, which removed the jerkin head roof and added a second storey. Additions were made to the east also. The verandah was also extended to form a double height verandah and iron lace columns and balustrade added. The French doors to the first floor verandahs and the Venetian windows to the eastern elevation appear to have been added c.1890. The original window openings on the first floor appear to have been extended to the floor.

The area between the house and the kitchen block at first floor level has been extended from the north verandah of the house to form a room known to generations of the Pearce family as the School Room, c.1890s.

Kitchen Wing/Block

North west of the main house. A rectangular single storey three roomed structure of brick with shingled gabled roof subsequently clad in galvanised iron. Colonial Georgian style. Evidence of a loft. Later additions include skillion verandah and fibro additions. Difficult to date as the building form was used from c1820 until c.1850. The construction of the kitchen block and the single storey cottage (later modified to form the main house) probably occurred at a similar time, c1835. The two buildings were connected by a breezeway. Subsequent alterations have removed evidence of the existence of a breezeway.

The kitchen with its large chimney breast is located in the centre of the block. The chimney has a similar stepped construction as the chimney of the slab hut. It is also separate from the roof to prevent the spread of fire. To the south of this chimney is the bread oven. The arched opening to the bread oven has been bricked up but its outline is still visible. The oven has a domed top. Both the chimney and the oven have a sandstone base course similar to the remainder of the building, indicating one phase of construction. The building had a loft accessed from an exterior staircase at the northern end of the building. Although the door survives the staircase has been removed as have the internal floors. There are openings at both ends of the building, the southern one having been bricked up. The wall plates are secured with iron straps and there are unusual stub timbers supporting the verandah on the eastern elevation. A similar detail occurs to the western elevation, which no longer has its verandah. The addition of a milk room or dairy resulted in alterations to this (western) elevation.

The building is difficult to date as the building materials were used for several decades. The internal walls of the kitchen block have been altered and cement rendered. Evidence of earlier wall divisions may survive under this render. Some of the ceiling joists have also been altered. The eastern verandah is part of the original phase. The present structures to the west were built after 1950. There may be evidence of the earlier configuration under the concrete floor.

The Shop & Aviary/Cottage

North east of the main house. A simple rectangular domestic scale cottage of timber weatherboard construction with a gable roof and skillion verandahs. Has been progressively extended. Generally timber floors throughout. Internal linings of timber boarding and asbestos cement sheeting, with battens. A variety of joinery is used including mid-late Victorian doors. The range of style and configuration of joinery used appears to indicate that it was salvaged or second hand. May have originally been two separate buildings, with a covered area between, which has subsequently been infilled. The floor in this area is a concrete slab laid on timber in a makeshift fashion. The south most and southeast fibro sections were added post 1950. The building to the east is of recycled materials and the southern portion has a pitched roof, now partially collapsed. External cladding is partly flattened corrugated iron fixed with modern nails.

Blacksmiths Hut

To the east of the Shop, enclosing the inner farmyard were the blacksmith's shop and pigsties. The blacksmith's shop is a small structure constructed of wooden slabs with the entrance on the east side and with a gabled corrugated iron roof. A 1940s photograph showed it with a substantial lean, since straightened, but now (2000) has collapsed further and is overgrown with shrubs and vines. The slabs and structure remain.

The remains of the pigsties are under the fig trees between the blacksmith's shop and the barn. There appears to be a rectangular pattern of posts which have a halved top indicating a previous roof of some sort. Between the posts is a low wall of timber slabs. The fence at the eastern end of the pig paddock has similar low vertical slabs.

Thunderbox Toilet

A galvanised corrugated iron enclosure containing a pan toilet.

Fitzgerald's Cottage/Coach House

Northern side of yard north of main house. This appears to be the earliest construction remaining on the site. The name Fitzgerald's cottage was not used by the Pearce family pre 1950. No documentary records exist to date the construction, however materials and construction analysis give some clues. Originally a simple timber cottage with a brick hearth which has been extended and enclosed considerably. The brick chimney and the two slab walls survive from the earliest phase of construction, located within the (later) Coach House. The original building was a single storey slab cottage, with bark roof extending to form a verandah on its southern elevation. This was a widely used building form from c.1810 onwards.

This hut was probably occupied by shepherds or family members while more permanent accommodation was being built. It would have contained a single room. Other slab huts survived on Bella Vista, one being destroyed in the 1950s, the other being demolished in 1980. At some stage the floor was crudely paved with stone. The two surviving walls (north and east) have no openings. The openings are thought to have been in the front wall (south), probably a door and single unglazed window opening. The roof form is not known, but may have been hipped or gabled, and of thatch or bark. The chimneybreast has largely been rebuilt, and the bricks appear to have been made at Bella Vista of local clays. The chimney has a lower corbel, an unusual feature which appears to indicate the chimney has been extended, the lower corbel being the original height of the chimney. Date of this chimney is estimated c.1850, within a range of 1840-60, possibly 1820-60.

The original roof and framing was removed, or extended, and a series of rooms added around the cottage. These had timber stud framing with weatherboarding, indicating a later date of construction (after c.1850), some of which has been recently replaced. The front of the cottage was removed and new joinery installed. The verandah was also added and the brick paving. Internally the additional rooms have wide slab boards except for the western end of the building which has a stone flagged floor in part and the remainder earth. The stone flagging may be a remnant of the original cottage. The ridge line of the original hut was raised and an upper loft area created. Machine sawn timbers extended the earlier pit sawn studs. This evidence has been removed since and the rafters are now saplings. (2000)

A major room was added to the north of the cottage forming a coach house, entered from the east. This was roofed using the ridge of the cottage and extending the roof at a lower pitch. There were further lean-to additions to the north and west and another to the west. The coach house was later adapted to a garage. Carriage and motor parts are still evident on the ground. The coach house may date from the 1880s, when slab construction was still used.

Barn

One of three slab buildings which form the inner farmyard. It is the largest. Comprises of a central weatherboard gable with mainly slab walls, iron covered roof and skillions on the north, east and south sides. Slabs are adzed at the top but not fitted into a plate, rather they've been nailed on, indicating a later date of construction, ie: late 19th century. The shingle roof survives below later corrugated iron sheeting. Corrugated iron is also used to clad the skillion additions. The barn has a wooden floor with lower parts of the walls lined with horizontal boards. It has been strengthened with tie rods. There is a large pile of building materials adjacent to the barn which appear to have been salvaged. Their original source has not been determined.

Implement Shed

One of three slab buildings which form the inner farmyard. It appears to have been built in several stages, the earliest being the central bay under the loft, with weatherboard gable ends and slab walls to the southwest and south. The central (gable) bay was later extended to the north (its present position). The addition of skillion rooves on all four sides has also occurred, with the consequent relocation and modification of the slab walls. A long shed oriented north-south with its east side open of slab timber construction with weatherboard gables, a narrow verandah on the east and skillions to the north, west and south.

The remains of a loft extends over the same area of the main shed. The whole shed shows extensive reuse as a fowl house. The corrugated galvanised iron roof appears to have been re-battened at some time and possibly replaced an earlier bark roof. There are no shingle battens as occur in the Stables. The earlier (southern) section has wider batten spacings than the later (northern) section.

Stables & Feed Shed

One of the three slab buildings forming the inner farmyard. A gabled shed with skillions to the north and south. Roof originally shingled now covered over with corrugated iron (shingles remain beneath on the central gable roof only). Timber slab construction. Rafters of central gabled section are pit sawn, rectangular section hard wood. Rafters of the lean to sections are stringy bark saplings. Underneath the verandah the slab walls do not extend the full height of three walls, providing ventilation.

One of the most unusual features is the timber stump floor, a section of which survives intact. Other stump sections have been dislodged but remain in the building. These show signs of fungal decay but are capable of preservation. Like other vernacular farm buildings the stables was constructed in stages.

Cow Shed

Last of the vernacular slab buildings to be built, along with Cow Bails, 1920s. A single roomed enclosure/and covered entrance. Timber log construction. The earliest phase of its development appears to have been an open structure with morticed five bar post and rail surrounds. In contrast with the 19th century vernacular buildings machined bolts are employed as fixings. An adjacent building is the New Dairy (see below)

Cow Bails

Last of the vernacular slab buildings to be built, along with Cow Shed, 1920s. Long structure was a feeding shed. West end was of slab construction.

New Dairy

Adjacent to the Cow Shed, a purpose built dairy with 6 milking bails and associated service area and cool room. Timber framed with a brick base and fibro sheet walls and iron roof. (1987) This building has been demolished, only the concrete pad remains. It was located between the Cow Shed and Cow Bails. (2000)

Packing and Wool Shed

A large farm building of timber slab construction with a central gable and surrounding skillion roof. This is the main building associated with the outer farmyard. Has a corrugated iron roof with an internal structure of massive natural timber posts and beams. It is possible the iron was its original roofing although detailed examination of the top of the roof timbers may show otherwise. In the form of an aisled barn, with a broken back roof. Earth floor. The original entrance in the western elevation has been modified by the construction of a secondary gable roof to create a wider and higher access, possibly for the loading of vehicles. This packing shed was later converted to Stables with loose boxes. Some strengthening has been undertaken with tie rods.

Shed

A small square roofed timber enclosure, now damaged by fire, possible a pan toilet enclosure.

Covered area

A semi enclosed wood chopping area of timber log construction.

Aviary

A semi enclosed bird house constructed from second hand building materials.

Ruinous covered area.

A collapsed open roofed wood storage area of timber log construction.

Archaeological Features

There are two former brick burning sites. The best preserved site is located at a small dam south-east of the farm complex. Much of the past use and appearance of Bella Vista lies below the ground surface. See other entries, and Birmingham /USYD reports 1981 and 1986.

Cemetery

For information on 'Pearce Family Cemetery' view that individual entry in the State Heritage Inventory.

(Howard Tanner and Associates 1987:98-117) (Birmingham 1987:4-16)

Remnant Farm Estate

Open Woodland

North of the homestead group is an area retaining mature indigenous eucalypt trees in both clumps and as individuals. Broadly this vegetation follows the natural ridgeline on which the homestead group is located. Trees include a mixture of 'Cumberland Plain Woodland' species such as Forest Red Gum (*E. tereticornis*), narrow leaved ironbark (*E. crebra*), White stringybark (*E. globoidea*) and forest oak (*Casuarina torulosa*). These species form key components of the endangered ecological community of 'Cumberland Plain Woodland', listed under the NSW Threatened Species Conservation Act.

Cultural Plantings

These are generally located close to the homestead complex, and running south along the entrance drive are a row/in places an avenue of Bunya pines (*Araucaria bidwillii*). Other significant species/specimens include Moreton Bay fig (*Ficus macrophylla*), Chir or Himalayan pine (*Pinus roxburghii*), stone pine (*P. pinea*) and cypresses (*Cupressus* spp.).

Driveways

Traditionally Bella Vista farm has had a number of approach routes. Each was unsealed. Four key ones have been identified:

a) the southern approach and Bunya pine avenue, connecting the Pearce's other property to the south, including the homesteads of Kings Langley and Orange Grove (to Seven Hills Road). Thought to date from c.1842 when the Pearce's first bought the farm.

B) the south-western approach, which provided access to a loop in front of the house and to the homestead courtyard, connected with Old Windsor Road to the south of Meurant's Lane. Date unknown.

C) & D) two additional approaches, to the north-west, intersect with Meurant's Lane, one leading directly to the house, the other leading to a slab hut (now demolished) occupied by farm workers. These were made to provide vehicular access and were probably mostly used in the 20th century. Date of construction is unknown.

Line/Avenue of Bunya Pines (*Araucaria bidwillii*)

Planted along the ridge, thought to date from the late 19th century. A prominent local landmark on the ridge, viewed from Old Windsor Road to the west, from the south east and east (Windsor Road). A stone pine (*Pinus pinea*) marks the southern end of the Bunya pines.

The pastures

Bella Vista once had extensive pastures extending from Old Windsor to Windsor Road. Within the SHR curtilage, pasture land remains in the south, southeast, east and northeast of the site (of the homestead complex). The majority of the farm's historic pasture land has been/is being redeveloped for housing and business park uses.

Sections of this pasture land have been cultivated in the past, for instance for orchards and vines to the west of the homestead complex, crops to the north east of it.

The inner and outer farmyards are located on the ridge and the buildings are

visible from the eastern pastures. The pastures form the rural setting for the homestead complex when viewed from Norwest Boulevard. The main homestead is also set in pasture land, accentuating the effect of its cultural plantings.

The pastures are delineated by traditional post and rail fences and timber gates. Associated elements are stock management items such as a cattle crush and ramp. There is also evidence of the watering of stock, employing a commonly used trough, a recycled enamel bath tub etc.

Water for farm use came from dams and cisterns. One dam remains within the SHR curtilage southeast of the house.

The slopes of the ridge, particularly to the northeast of the house are currently used for grazing.

Cultivated Paddocks

As noted above, some pasture areas (now) were cultivated in the past, as shown from a 1930s aerial photograph and records. Eg: orchards and vines to the west of the homestead complex, crops to the north east of it, paddocks to northeast and north.

Two areas of former crops are located within the SHR curtilage northeast of the homestead complex. Their proximity to the packing shed as well as the aspect of the slope probably influenced the choice of this area for cropping. The area is currently used for pasture.

The Orangeries

A few citrus trees (*Citrus* spp. Such as *C.aurantiacum* (orange) and *C.paradisi* (grapefruit) survive in the kitchen and front garden. Historic orchards close to the homestead were to the northwest, on the slopes between the ridge and Old Windsor Road. Evidence of their layout may still survive in the archaeological record. There is no evidence of irrigation channels at Bella Vista, suggesting orchards were hand watered.

Post & Rail Fencing, Gates etc

Farmyards, paddocks and pastures are all delineated at Bella Vista by traditional post and rail timber fences. In addition to the use of split timbers for building materials, posts and rails were manufactured on site for fencing. Rails were morticed into posts, with a special tool required to create the large eyelet. This form of fencing was not widely used in England, but was in common use in NSW by 1834. They consist of three strong horizontal rails, almost a foot wide, set into vertical posts five feet high, very roughly built but durable.

The process of continual repairs to timber elements, by replacement of deteriorated members with similar elements, makes it difficult to date surviving fences.

Dams & Watercourses

The farm had a water supply fed by a number of dams, wells and cisterns, with one dam remaining in the SHR curtilage. The homestead is on a ridge and creeks flowed in three directions of this, southwest, northeast and northwest. Of these the creek to the northeast is the largest and most evident today. The current dam at the start of this creek is a modern feature, created by the Water Board when their facility to the east of the farm was installed. It supports frogs and plants.

The old dam is located to the southeast of the house with the dam wall on the east of the water body. It is bisected by a post and rail fence so it watered two paddocks. It is now heavily silted up. Adjacent to it is a brickmaking site identified in the Archaeological report. Remains of clamps and part bricks are near the dam.

Associated with it are a range of plants that respond well to damp conditions. Large Adam's needle (*Yucca filamentosa*) line the western side of the dam and

the small creek forming its outflow is lined with forest oaks (*Casuarina torulosa*).

A smaller dam is located at the north of the outer farmyard but is now heavily silted up.

The home paddock

This is defined by fencing to the south and west separating the driveways and working areas which encircle the homestead from the surrounding paddocks. On the north and east it is separated from the paddocks by the inner and outer farmyards.

The division is likely to have been for control of stock and to allow easier vehicular access in and around the buildings.

There are cultural plantings to the west associated either with driveways or windbreaks. The Bunya pine line/avenue has a break at the gate in the old home paddock fence; the pines being on the west near the house and east further away.

To the north of the homestead are the ruins of the woodshed and store and north of this is the temporary modern caretaker's shed, project office and toilets.

Outer Farmyard

The Outer Farmyard was associated with the Packing Shed, and in the 20th century, with the dairy. The yarding and herding of livestock occurred here and the pattern of fences and gates reflects this. The precinct contains many small yards defined by split rail fences as well as a masonry loading ramp. It is directly associated through an entrance gate to the north of the packing shed. This area contains an early galvanised iron drinking trough. The killing yards were in this area.

The 1986 archaeological report noted that the area may also contain evidence of past uses of the farm yards, such as a sheep dip.

The packing shed itself has also functioned as a woolstore and stables and for packing fruit, depending on the season.

Unlike the inner farmyard which is largely self-contained the outer farmyard opens out into the pastures to the northeast.

Inner Farmyard

This is divided into two distinct sections: the working yard formed between the barn, stables, implement shed and the drive, which is bounded by mature Moreton Bay fig (*Ficus macrophylla*) trees. A northern area also forms part of this yard, where the cow bales were built in the 20th century. South of the fig trees is a portion of inner farmyard originally bounded by pigsties and the blacksmith's hut on the east. These are now collapsing and the pigsties are archaeological remains.

The distinctive character of this precinct is created by the slab buildings and their rusted corrugated iron rooves and verandahs as well as the post and rail fences and the Moreton Bay fig trees. The yard is very self-contained, being located on the flat top of the ridge.

The inner farmyard is well served with cisterns. The two large cisterns at the rear of the Coach House (currently with fish in them) would have been used for the farmyard.

The farmyard could be accessed from the main driveway and by the rear driveway through the woodland (to the northwest/north).

Homestead garden

This generally dates from the late 19th century however there is likely to have been some form of front garden associated with the earlier cottage, typical of early settler farm cottage gardens.

Some remnants of the late 19th century garden survive, with later modifications. These are:

A symmetrical garden layout planted around the southern (main) faade of the house. This was semi-circular in plan form with the main planted areas fitting between drives and paths. A picketted fence defined this ornamental garden. The pickets were terminated at the side entrances by gates. Old photographs suggest that at least three different types of pickets have been used on this section of fence.

In the 20th century a row of cypresses (*Cupressus* spp.) were planted along a line of a former driveway which reflected the southern curve of the picket fence edge to the garden. Stumps of these trees are evident in the grassed area south of the existing fence. These plants were fashionable in the interwar years (1918-39)

The stump of a Norfolk Island pine (*Araucaria heterophylla*) which appears in photographs from the late 19th century also survives, adjacent to the garden gate.

A 1980s survey (DPWS) indicates the layout of the front garden including the semi-circular layout south of the house and side gardens to its east and west. The majority of the plantings surviving in a 1992 survey included mature shrubs such as may bush (*Spiraea cantonensis*), cape honeysuckle/tecoma (*Tecomaria capensis*), citrus trees, roses, Nile lilies (*Agapanthus orientalis*) and irises. A full list of plant species is in the 2000 CMP (DPWS) p.111.

A trellis was located near the eastern faade of the homestead (now gone). A circular garden house was located to the east of the homestead (now gone).

The Homestead courtyard

This is north of the homestead, delineated by four buildings, the main house (to the south), the kitchen block (west), Coach House/Fitzgerald's cottage (north) and the shop (east). The area has always been associated with service functions, for both the house and for farm management.

Three underground tanks or cisterns are located adjacent to the kitchen block, and archaeological investigation is needed to determine how water was obtained. Cisterns were often built of brick lined with natural hydraulic (Roman) cement or subsequently Portland cement render for waterproofing. Some had dome shaped tops. Gutters from the house supplied water to the cisterns/tanks.

This area is presently grassed with kikuyu grass, with a central grape vine trellis with a vine, and a second trellis in very poor condition adjacent to the eastern elevation of the house below the jasmine. 20th century photographs show that an area at the rear of the house was fenced off in a rough quadrant shape with a picket fence with pointed tops (now gone). The grape vine trellis postdates the Pearce family occupation. Bulbs grow near the water tanks and around the front porch of the shop. A more comprehensive survey may reveal more seasonal plants here, such as bulbs.

DPWS surveys indicate that a drive may have connected the carriage shed with the front drive. A summer house was located to the east of the main house as noted above. Its exact location has not been identified.

A c1920 photograph shows the pump used to get water from the underground cisterns/tanks.

Kitchen Garden

This garden west of the main house still contains mature fruit trees, including a fruiting fig (*Ficus carica*) and some of the few surviving citrus trees on Bella Vista farm. This area also contains a septic tank as the property is not connected to the sewer main. Other plants in this area include poinsettia (*Euphorbia pulcherrima*), climbers (jasmine) and the bulb *Crinum moorei*.

The kitchen garden and the front garden were fenced. The kitchen garden does not have an elaborate picket fence like the front garden, as it was not intended to be seen. Hardwood split slab palings have been replaced or oversheeted with corrugated iron to the west.

The garden is sheltered by large Bunya and hoop (*Araucaria cunninghamiana*) pines outside the fence to the west/northwest. Immediately outside the kitchen garden are the remains of two small sheds whose function has not been fully identified. One is possibly a privy, the other was a wood shed.

The citrus and stone fruit trees remaining are not of themselves significant, but they do provide an indication not only of the necessity of maintaining an extensive kitchen garden but also the long tradition of the growing of citrus trees on this site. The citrus trees in the front garden and here are the only remaining citrus trees on Bella Vista farm, which once was one of the largest citrus orchards in the state. These trees appear to have been for preserves (marmalade etc) rather than fruit for eating.

(DPWS CMP 2000)

Physical Condition and / or Archaeological Potential:

The overall physical condition of Bella Vista is poor. Archaeological potential is high. Two Aboriginal sites have been identified at Bella Vista and it is likely that others exist. The area now determined to be the location of the former sheep dip was covered by material determined to be of no archaeological significance, being fills introduced for levelling between 1950 and 1979. The fill appears to have been in place at the date of determination of the sites' registration for interim PCP in December 1979. The location of the sheep dip was identified as a result of that archaeological testing program which was initially undertaken to provide data to assist with run-off problems associated with building N in July 2002 (application no. 02/S60/68). As the test work proceeded it became apparent that the location included a portion of the former sheep dip. **Date Condition Updated:** 22 Dec 03

Modifications and Dates:

See 'Description' for more detail.(2000 CMP) Main residence built c1840s-1850s, additions 1864,1887 and c1890. Kitchen Wing built c1840s-1850s, verandah added c1880, additions c1950s. The Cottage /Shop) built c1900, additions 1950s & 1960s. Blacksmiths Hut built c1870-1890. Thunderbox toilet built 1940s-1950s. Couchhouse built late 1820s-1840s, additions mid and late 1800s, early 1900s. Probably the earliest building remaining on site. Barn built c1870, additions late 1800s. Implement Shed built late 1860s to early 1870s. Stables built late 1860s to early 1870s. Cow Shed built late 1800s conversion 1920s. Cow Bails built 1920s. New Dairy built 1930s. Packing and Wool Shed built 1890s with later roof additions. Shed built early 20th century. Covered area built late 1900s. Avairy built late 1950s. Ruinous covered area built late 1900s. (Howard Tanner and Associates 1987:98-117) 1/1992 rabbit eradication program undertaken. 11/1992 pressure pump and poly pipe water lines and sprinkler for garden use installed to hose tap points, electricity line to pump installed in trench, and attached above ground to (and through) Fitzgerald Cottage. "temporary" system. Pump to pressurise water from ground tanks at rear of Fitzgerald Cottage. 3/1993 jasmine vine removed from fig and oleander trees. 5-1992-5/1993 termite eradication program undertaken in various buildings - problems of dampness, fungal decay and sub-floor air flow noted. 12/1995-1/1996 - removed one bunya pine, replaced decayed metal water tank - supplies caretaker. 2/2003 - kitchen block - chemical damp proofing barrier installed. Homestead - installed chemical damp proofing barrier 3/2004 - Homestead (new roof and better drainage of foundations) and Kitchen block roof and verandah works completed. Timber packing shed, implement shed and barn stabilisation and repair works completed. Demolition of intrusive additions to the shop and kitchen completed. Reconstruction of external stair to the kitchen block completed. Archaeological assessment of Farm Park 80% completed, lowering of courtyard level and excavation of the wells is to commence shortly. 2/2008 - Stabilisation of coach house and stables completed. Restoration works to Barn, Packing Shed, Implement Shed and Dairy completed.

Current Use:

public open space, events, passive recreation, guided visits.

Former Use: Farming complex, grazing, orcharding, quarrying, brick manufacture

History

Historical Notes: Aboriginal sites have been identified at Bella Vista. Further identification and assessment of these sites will provide information on their significance and history.

Matthew Pearce was the first settler to receive land at Seven Hills, having been granted around 160 acres in 1794-5. Pearce's property became known as 'King's Langley.' In 1799 a joint grant of 980 acres was made to Joseph Foveaux and Charles Grimes. Within a month Grimes signed over his share of joint grant to Foveaux. The property was known as 'Stock Farm' and adjoined Pearce's property.

Other smaller grants were made near Foveaux's land later in October 1799 with William Goodhall receiving 270 acres while 160 acres was granted to Richard Richardson. It was on Richardson's holding that the 'Bella Vista' farm complex was to evolve.

By September 1801, Richardson had sold his entire grant to a Thomas Jones who sold it just under a year later to the well known Irish emancipist Richard Fitzgerald. Fitzgerald was also to acquire 170 acres of Goodhall's land.

Having been appointed Acting Lieutenant Governor at Norfolk Island, Foveaux found it necessary to sell his Toongabbie holdings and by December 1801 John and Elizabeth Macarthur had bought up Foveaux's 'Stock Farm' along with all the livestock on the property. Subsequently, Fitzgerald, who acted as the Macarthurs' steward, manager and record keeper during John's absence from the colony, sold his 330 acres holdings to the Macarthurs. This conglomerate of around 2270 acres was to become known as 'Seven Hills Farm'. It was here that Elizabeth Macarthur bred some of the first Merino sheep.

In 1821 the Macarthurs 'Seven Hills Farm' was returned to Crown land in lieu of land at Camden. Fresh grants of portions of the 'Seven Hills Farm' were made almost immediately. James Robertson was granted 500 acres on which the present day 'Bella Vista' is situated. Other grantees included Matthew Pearce who was allotted 170 acres in 1835.

Robertson grazed sheep and cattle on his property but found that orcharding was much more productive. The property was advertised for subdivision in 1838 but was purchased outright to his neighbour, Isabella Acres in September 1838. In 1842 Acres returned home to England which led to the sale of the property to William Pearce.

Almost nothing is known of developmental works on the property during William Pearce's period of ownership (1842-65), though it seems that the first stage of the 'Bella Vista' homestead was constructed prior to his death in 1865. Edward Pearce inherited the property upon the demise of his father. From this time on, major consolidation, expansion and property improvement were to see the evolution of the 'Bella Vista' farm complex which is left today.

Edward Pearce appears to have moved into his inheritance, 'Robertson Farm.' Second storey additions were made to the homestead between the end of 1864 and April 1865. Though mixed farming continued, orchards were the dominate land usage on the property.

By the 1880s Edward Pearce had established himself as one of the most successful orchardists on the central Cumberland Plain. In 1887, Pearce grossed a minimum of 8500 pounds for citrus fruit shipped to Melbourne. The same year also saw the homestead refurbished and the construction of the vault at the family's cemetery. Commercial activities included the additional planting of at least 400 fruit trees. Pearce's farming was based on capital and that allowed him

to employ at least 30 full-time workers. A substantial number of the workforce were Chinese who had turned to agricultural labour once the goldfields had been exhausted.

The citrus fruit grown found good markets in Sydney, Melbourne and Tasmania. With the establishment of irrigation area along the Murray during the 1890s and later irrigation developments in South Australia and southern New South Wales, these markets were seriously eroded. The citrus being grown in the newer districts produced the naval orange which were much superior to the common orange variety.

Thus around 1912, when Edward Pearce's son Edward William Charles Archdall ('Toby') Pearce inherited 'Bella Vista', sheep were reintroduced onto the property. The old packing shed was converted into a shearing shed.

Around 1910 a reaper and binder was purchased. A mechanical seed drill was also purchased at the turn of the century, although most cereals were sown by hand. An engine and pump was placed on the large dam in order to water the vegetable garden. Previous to this Jimmy the Chinese gardener had used a yoke and buckets.

Having diversified their activities, the Pearces continued to profit from 'Bella Vista'. He employed a full-time housekeeper, two maids and a casual ironing lady in a large, well furnished home.

By the early 1920s, Toby Pearce began removing the sheep and the orchards in preference for commercial dairying. Considerable expansion of the industry occurred, facilitated by the new introductions of exotic grasses and the rise of modern agricultural science in this period.

After Toby's death in 1933, his wife Nellie leased the property: two different leases ran the dairy from 1934-38 and 1938-40. In this period a new dairy was constructed east of the old packing shed. Nellie Pearce died in 1941 and for some time the property was managed by her son Edward.

By late 1949, the Pearce family had decided to sell 'Bella Vista'. It was sold in 1950 to the North Sydney Brick and Tile Company (later to become Norbrick) for 34,492 pounds and 10 shillings.

In 1952 the house and farm buildings was leased to a Mrs Jones who continued to use the property as a dairy farm. Some poultry was kept but not as a farming venture (Email note from Ms Gwen Desmond 29/3/06).

The North Sydney Brick and Tile Company commenced brick making on the southern side of the site in 1956. The onsite operations expanded during the 1960s and 1970s.

The site on which the 'Bella Vista' now stands were acquired by the Metropolitan Water, Sewerage and Drainage Board in 1974 as part of its resumption of 13.63 hectares for the potential erection of water storage facilities. In 1979 the Jones family left the property.

An Interim Conservation order was placed on 'Bella Vista' in 1979. By 1987 much of the land was being prepared for the Norwest Business Park (Howard Tanner and Associates 1987:84-93).

In 1997 a Permanent Conservation Order was placed on the 'Bella Vista' property. In that year the property was transferred from the Department of Planning to Baulkham Hills Shire Council, along with funding for conservation works and preparation of a conservation management plan. Council have since progressively undertaken a range of conservation works to various structures and elements of the property, opened sections of it for passive public recreation, constructed walking and cycling tracks, picnic shelters, interpretive signage and investigated compatible public and other uses for the property as a public asset.

Historic Themes

Australian Theme (abbrev)	New South Wales Theme	Local Theme
2. Peopling - Peopling the continent	Ethnic influences - Activities associated with common cultural traditions and peoples of shared descent, and with exchanges between such traditions and peoples.	Chinese agricultural practises -
3. Economy - Developing local, regional and national economies	Agriculture - Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Orcharding -
3. Economy - Developing local, regional and national economies	Agriculture - Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Farming wheat and other grains -
3. Economy - Developing local, regional and national economies	Agriculture - Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Clearing land for farming -
3. Economy - Developing local, regional and national economies	Agriculture - Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Marking the transition from pastoralism to agriculture -
3. Economy - Developing local, regional and national economies	Agriculture - Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Experimenting with new crops and methods -
3. Economy - Developing local, regional and national economies	Agriculture - Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Horticulture -
3. Economy - Developing local, regional and national economies	Agriculture - Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Agricultural Society activities - research, experimentation, acclimatisation - -
3. Economy - Developing local, regional and national economies	Agriculture - Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Pastoralism - grazing sheep, cattle, goats or other animals -
3. Economy - Developing local, regional and national economies	Agriculture - Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Improving agricultural production -
3. Economy - Developing local, regional and national economies	Agriculture - Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Experimenting with new breeds of stock -
3. Economy - Developing local, regional and national economies	Environment - cultural landscape - Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Landscapes of urban and rural interaction -
3. Economy - Developing local, regional and national economies	Environment - cultural landscape - Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Gardens and landscapes reminiscent of an 'old country' -
3. Economy - Developing local, regional and national economies	Environment - cultural landscape - Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Landscapes and gardens of domestic accommodation -
3. Economy - Developing local, regional and national economies	Environment - cultural landscape - Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Landscapes and countryside of rural charm -

3. Economy - Developing local, regional and national economies	Environment - cultural landscape - Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Landscapes demonstrating styles in landscape design -
3. Economy - Developing local, regional and national economies	Environment - cultural landscape - Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Landscapes of scenic beauty -
3. Economy - Developing local, regional and national economies	Environment - cultural landscape - Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Landscapes of scenic beauty -
3. Economy - Developing local, regional and national economies	Environment - cultural landscape - Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Significant tree(s) providing urban amenity -
3. Economy - Developing local, regional and national economies	Environment - cultural landscape - Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Significant tree(s) providing rural amenity or character -
3. Economy - Developing local, regional and national economies	Environment - cultural landscape - Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Landscapes of food production -
3. Economy - Developing local, regional and national economies	Environment - cultural landscape - Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Landscapes of food production -
3. Economy - Developing local, regional and national economies	Environment - cultural landscape - Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Landscapes of cultural and natural interaction -
3. Economy - Developing local, regional and national economies	Environment - cultural landscape - Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Landscapes of sport and recreation -
3. Economy - Developing local, regional and national economies	Industry - Activities associated with the manufacture, production and distribution of goods	Manufacturing building materials and products -
3. Economy - Developing local, regional and national economies	Mining - Activities associated with the identification, extraction, processing and distribution of mineral ores, precious stones and other such inorganic substances.	Quarrying shale for bricks -
3. Economy - Developing local, regional and national economies	Pastoralism - Activities associated with the breeding, raising, processing and distribution of livestock for human use	(none) -
3. Economy - Developing local, regional and national economies	Pastoralism - Activities associated with the breeding, raising, processing and distribution of livestock for human use	Working for pastoralists -
3. Economy - Developing local, regional and national economies	Pastoralism - Activities associated with the breeding, raising, processing and distribution of livestock for human use	Modifying landscapes to increase productivity -
3. Economy - Developing local, regional and national economies	Pastoralism - Activities associated with the breeding, raising, processing and distribution of livestock for human use	Woolgrowing -
3. Economy - Developing local, regional and national economies	Pastoralism - Activities associated with the breeding, raising, processing and distribution of livestock for human use	Agisting and fattening stock for slaughter -

3. Economy - Developing local, regional and national economies	Pastoralism - Activities associated with the breeding, raising, processing and distribution of livestock for human use	Agisting and fattening stock for slaughter -
3. Economy - Developing local, regional and national economies	Pastoralism - Activities associated with the breeding, raising, processing and distribution of livestock for human use	Developing stock blood lines - merino sheep -
3. Economy - Developing local, regional and national economies	Pastoralism - Activities associated with the breeding, raising, processing and distribution of livestock for human use	Beef cattle breeding and raising -
4. Settlement - Building settlements, towns and cities	Accommodation - Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Housing farming families -
4. Settlement - Building settlements, towns and cities	Accommodation - Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Country Villa -
4. Settlement - Building settlements, towns and cities	Accommodation - Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Accommodating workers in workers' housing -
4. Settlement - Building settlements, towns and cities	Accommodation - Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Housing working animals -
4. Settlement - Building settlements, towns and cities	Accommodation - Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Housing for farm and station hands -
4. Settlement - Building settlements, towns and cities	Land tenure - Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Naming places (toponymy) -
4. Settlement - Building settlements, towns and cities	Land tenure - Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Selecting land for pastoral or agricultural purposes -
4. Settlement - Building settlements, towns and cities	Land tenure - Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Changing land uses - from rural to tourist -
4. Settlement - Building settlements, towns and cities	Land tenure - Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Expressing lines of early grant allotments -
4. Settlement - Building settlements, towns and cities	Land tenure - Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Sub-division of large estates -
4. Settlement - Building settlements, towns and cities	Land tenure - Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Changing land uses - from rural to suburban -
4. Settlement - Building settlements, towns and cities	Land tenure - Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Fencing boundaries - wooden post and rail -
4. Settlement - Building settlements, towns and cities	Land tenure - Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Resuming private lands for public purposes -

4. Settlement - Building settlements, towns and cities	Land tenure - Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Post and rail fencing -
4. Settlement - Building settlements, towns and cities	Towns, suburbs and villages - Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Country Villa -
4. Settlement - Building settlements, towns and cities	Towns, suburbs and villages - Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Rural estates -
4. Settlement - Building settlements, towns and cities	Towns, suburbs and villages - Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Role of transport in settlement -
4. Settlement - Building settlements, towns and cities	Towns, suburbs and villages - Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Vernacular hamlets and settlements -
4. Settlement - Building settlements, towns and cities	Towns, suburbs and villages - Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Developing suburbia -
4. Settlement - Building settlements, towns and cities	Towns, suburbs and villages - Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Creating landmark structures and places in regional settings -
4. Settlement - Building settlements, towns and cities	Towns, suburbs and villages - Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Planning relationships between key structures and town plans -
4. Settlement - Building settlements, towns and cities	Utilities - Activities associated with the provision of services, especially on a communal basis	Providing drinking water -
4. Settlement - Building settlements, towns and cities	Utilities - Activities associated with the provision of services, especially on a communal basis	Roadways to Inland Settlements -
5. Working - Working	Labour - Activities associated with work practises and organised and unorganised labour	Working on pastoral stations -
5. Working - Working	Labour - Activities associated with work practises and organised and unorganised labour	Working on orchards -
7. Governing - Governing	Government and Administration - Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public programs - includes both principled and corrupt activities.	Developing roles for government - facilitating pastoralism -
7. Governing - Governing	Government and Administration - Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public programs - includes both principled and corrupt activities.	Developing roles for government - public water supply -
7. Governing - Governing	Government and Administration - Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public programs - includes both principled and corrupt activities.	Developing roles for government - conserving cultural and natural heritage -
7. Governing - Governing	Government and Administration - Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public programs - includes both principled and corrupt activities.	Developing roles for government - public land administration -
7. Governing - Governing	Government and Administration - Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public programs - includes both principled and corrupt activities.	Local and municipal self-governance -

7. Governing - Governing	Government and Administration - Activities associated with the governance of local areas, regions, the State and the nation, and the administration of public programs - includes both principled and corrupt activities.	Developing roles for government - parks and open spaces -
8. Culture - Developing cultural institutions and ways of life	Creative endeavour - Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Building in response to natural landscape features. -
8. Culture - Developing cultural institutions and ways of life	Creative endeavour - Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Building in response to climate - verandahs -
8. Culture - Developing cultural institutions and ways of life	Creative endeavour - Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Architectural styles and periods - colonial homestead -
8. Culture - Developing cultural institutions and ways of life	Creative endeavour - Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Vernacular structures and building techniques - slab barns, sheds -
8. Culture - Developing cultural institutions and ways of life	Creative endeavour - Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Landscaping - Federation period -
8. Culture - Developing cultural institutions and ways of life	Creative endeavour - Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Landscaping - colonial period -
8. Culture - Developing cultural institutions and ways of life	Creative endeavour - Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Landscaping - Victorian gardenesque style -
8. Culture - Developing cultural institutions and ways of life	Creative endeavour - Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Interior design styles and periods - Victorian -
8. Culture - Developing cultural institutions and ways of life	Creative endeavour - Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Interior design styles and periods - Edwardian -
8. Culture - Developing cultural institutions and ways of life	Creative endeavour - Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Interior design styles and periods - Colonial -
8. Culture - Developing cultural	Creative endeavour - Activities associated with the production and performance of literary, artistic, architectural and other	Architectural styles and periods - Victorian (mid) -

institutions and ways of life	imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	
8. Culture - Developing cultural institutions and ways of life	Domestic life - Activities associated with creating, maintaining, living in and working around houses and institutions.	Living on the urban fringe -
8. Culture - Developing cultural institutions and ways of life	Domestic life - Activities associated with creating, maintaining, living in and working around houses and institutions.	Living in, adapting and renovating homes for changing conditions -
8. Culture - Developing cultural institutions and ways of life	Domestic life - Activities associated with creating, maintaining, living in and working around houses and institutions.	Living in a rural homestead -
8. Culture - Developing cultural institutions and ways of life	Domestic life - Activities associated with creating, maintaining, living in and working around houses and institutions.	Kitchens and servants -
8. Culture - Developing cultural institutions and ways of life	Leisure - Activities associated with recreation and relaxation	Gathering at landmark places to socialise -
8. Culture - Developing cultural institutions and ways of life	Leisure - Activities associated with recreation and relaxation	Enjoying public parks and gardens -
8. Culture - Developing cultural institutions and ways of life	Leisure - Activities associated with recreation and relaxation	Gardening -
8. Culture - Developing cultural institutions and ways of life	Leisure - Activities associated with recreation and relaxation	Visiting heritage places -
8. Culture - Developing cultural institutions and ways of life	Leisure - Activities associated with recreation and relaxation	Going to the park -
8. Culture - Developing cultural institutions and ways of life	Social institutions - Activities and organisational arrangements for the provision of social activities	maintaining social networks in rural and isolated areas -
8. Culture - Developing cultural institutions and ways of life	Social institutions - Activities and organisational arrangements for the provision of social activities	Developing local clubs and meeting places -
8. Culture - Developing cultural institutions and ways of life	Social institutions - Activities and organisational arrangements for the provision of social activities	Places of informal community gatherings -
9. Phases of Life - Marking the phases of life	Persons - Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Richard Fitzgerald, emancipist grazier -
9. Phases of Life - Marking the phases of life	Persons - Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Matthew Pearce, free settler -
9. Phases of Life - Marking the phases of life	Persons - Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Edward William ('Toby') Pearce, grazier -
9. Phases of Life - Marking the phases of life	Persons - Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Elizabeth Macarthur, pastoralist and matriarch

		-
9. Phases of Life - Marking the phases of life	Persons - Activities of, and associations with, identifiable individuals, families and communal groups	Associations with John Macarthur, pastoralist and entrepreneur -
9. Phases of Life - Marking the phases of life	Persons - Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Lt.Governor Joseph Foveaux, soldier, grazier, Lt. Governor -
9. Phases of Life - Marking the phases of life	Persons - Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Lt.Governor Joseph Foveaux, soldier, grazier, Lt. Governor -
9. Phases of Life - Marking the phases of life	Persons - Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Charles Grimes, settler -
9. Phases of Life - Marking the phases of life	Persons - Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Richard Richardson, settler -
9. Phases of Life - Marking the phases of life	Persons - Activities of, and associations with, identifiable individuals, families and communal groups	Associations with James Robertson, grazier -
9. Phases of Life - Marking the phases of life	Persons - Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Isabella Acres, grazier -
9. Phases of Life - Marking the phases of life	Persons - Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Edward Pearce, orchardist -

Assessment of Significance

SHR Criteria a)

[Historical Significance]

Bella Vista is a rare surviving record of rural development on Sydney's Cumberland Plain, with associations of Aboriginal occupation in the area from East Coast European settlement (1795) until recent times. It demonstrates the changing nature and structural organisation of Australian rural activity. Early land settlers John and Elizabeth Macarthur owned the lands and used them for grazing their Spanish 'merino' breed sheep. Three generations of the Pearce family owned the farm (direct descendents of Matthew Pearce the first settler in the Parramatta district) and were responsible for the development of the farm. The farm represents the evolution of farming activities typical of a class of land owners in Australia. (Howard Tanner 1987:40-42)

SHR Criteria c)

[Aesthetic Significance]

Bella Vista comprises of an entire 1870s farming community including the large 19th century homestead, all virtually untouched for 100 years. (National Trust 1997) The complex of farm buildings is prominently sited within a park-like rural landscape created by the cultural plantings and remaining indigenous trees. (Howard Tanner 1987:41)

SHR Criteria d)

[Social Significance]

It is representative of its original agrarians who were typical of the 19th century middle income earners. To ensure cash flow, the agricultural activities were adapted to suit changing markets. (Howard Tanner 1987:42)

SHR Criteria e)

[Research Potential]

The late nineteenth century rude timber slab construction and masonry homestead enable comprehensive interpretation of bygone farming life and work. (Howard Tanner 1987:42)

SHR Criteria f)

[Rarity]

The split timber slab farm buildings are rare surviving examples of rude timber construction in the Sydney Region.

Assessment Criteria

Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory

protection.

Procedures /Exemptions

Section of Act	Description	Title	Comments	Action Date
57(2)	Exemption to allow work	Heritage Act	Order Under Section 57(2) to exempt the following activities from Section 57(1): (a) Conservation works carried out in accordance with a conservation plan approved by the Heritage Council of New South Wales; (b) new development, demolition, alteration or use, which conforms with the guidelines included in a masterplan approved by the Heritage Council; (c) conservation works as described in Schedule of Conservation Works prepared by Howard Tanner and Associates for the Department of Urban Affairs and Planning dated September 1992, (d) maintenance of any building or item on the site, where maintenance means the continuous protective care of existing fabric, contents and setting of a place. Maintenance does not include: (i) restoration, renovation and painting of previously unpainted surfaces unless included in the approved conservation plan; (ii) elevation or disturbance of archaeological relics; (e) Garden maintenance including cultivation, pruning, weed control, the repair and maintenance of existing fences, gates and garden walls, tree surgery but not extensive lopping; (f) The minor repair of buildings where minor repair means the repair of materials by patching, piercing-in, splicing and consolidating existing materials and includes replacement of minor components such as individual bricks, stone blocks, timber sections, tiles and slates where these have been damaged beyond reasonable repair or are missing. Replacements should be of the same material, colour, texture, form and design as the original it replaces and the number of components it replaced should be substantially less than those remaining.	Jul 25 1997
21(1) (b)	Conservation Plan submitted for endorsement	Endorsement of a CMP	CMP endorsed by Heritage Council 15 December 1999 for a period of five years, expires 15 December 2004.	Dec 15 1999
57(2)	Exemption to allow work	Standard Exemptions	SCHEDULE OF STANDARD EXEMPTIONS HERITAGE ACT 1977 Notice of Order Under Section 57 (2) of the Heritage Act 1977 I, the Minister for Planning, 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: 1. revoke the Schedule of Exemptions to subsection 57(1) of the Heritage Act made under subsection 57(2) and published in the Government Gazette on 22 February 2008; and 2. grant standard exemptions from subsection 57(1) of the Heritage Act 1977, described in the Schedule attached. FRANK SARTOR Minister for Planning	Sep 5 2008

			Sydney, 11 July 2008	
			To view the schedule click on the Standard Exemptions for Works Requiring Heritage Council Approval link below.	



Standard Exemptions for Works Requiring Heritage Council Approval

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
<i>Heritage Act - State Heritage Register</i>		00754	02 Apr 99	27	1546
<i>Heritage Act - Permanent Conservation Order - former</i>		00754	25 Jul 97	83	5804
<i>Regional Environmental Plan</i>			30 Jun 89		
<i>Local Environmental Plan</i>			12 Jun 92		
<i>Local Environmental Plan</i>			01 Mar 91		
<i>Local Environmental Plan</i>			01 Sep 89		
<i>National Trust of Australia register</i>	Bella Vista, Outbuildings, Araucaria Avenue & Visu		14 Apr 80		
<i>Register of the National Estate</i>		2971	28 Sep 82	037	1806

Study Details

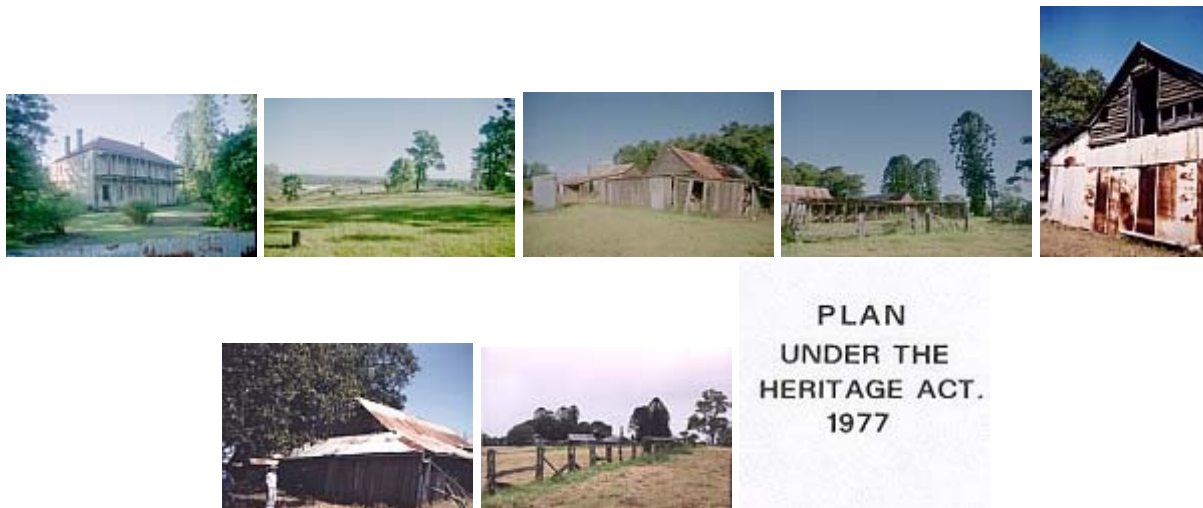
Title	Year	Number	Author	Inspected by	Guidelines Used
Colonial Landscapes of the Cumberland Plain and Camden, NSW	2000	Her.Br.library item Q 712 CUM V.1 & 2	Morris, C., & Britton, G./NSW National Trust (for the Heritage Council of NSW)		Yes

References, Internet links & Images

Type	Author	Year	Title	Internet Links
Written	AMAC	2003	Bella Vista Farm Park (SHR 754) 'Sheep Dip' adjoining Building N 'Packing Shed" (N-11-12). 2 Elizabeth Macarthur Drive Bella Vista NSW : Archaeological assessment, heritage impact statement, research design & excavation methodology	
Written	AMAC Archaeological Management Group	2006	Archaeological excavation programme 2002-2005 : initial conservation tasks Bella Vista Farm Park	
Written	Archaeological & Heritage Management Solutions P/L (AHMS)	2006	Aboriginal Heritage Assessment: Bella Vista Farm Park (sic)	
Written	Archaeological Management Group (AMAC)(Martin Carney, Fenella Atkinson, Shaun Mackey)	2005	Archaeological Assessment & Survey: Bella Vista Farm Park (SHR 754)	
Written	Baulkham Hills Shire Council	2008	Statement of Environmental Effects and Heritage Impact Statement for the establishment of Recreation Facilities in accordance with Landscape Masterplan	

Written	Heritage Design Services, Dept. of Public Works & Services and Otto Cserhalmi + Partners Pty Ltd.	2000	Bella Vista Farm conservation management plan	
Written	International Conservation Services	2009	Further Paint Investigation - kitchen block & external surfaces of the homestead - Bella Vista Homestead, Baulkham Hills	
Written	International Conservation Services	2009	Investigation of interior painted and papered finishes - Bella Vista Farm Homestead	
Written	The Hills Shire Council	2009	Bella Vista Farm Park 2009 Archive Homestead Restoration (CD ROM)	
Written	The Hills Shire Council	2009	Bella Vista Farm Park (Hills Voices Online; CD ROM recording, 12/2009)	Click here
Written	The Hills Shire Council (David Walker)	2009	Heritage Impact Statement for the Paint & Paper Finishes to Homestead, Kitchen Wing & Shop	
Written	University of Sydney. Centre for Historical Archaeology	1986	Bella Vista, Old Windsor Road, Kellyville: archaeological report. Final report to the Department of Environment and Planning	

Note: Internet links may be to web pages, documents or images.



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