# DUMARESQ SHIRE COUNCIL

## DUMARESQ SHIRE HERITAGE STUDY

## **FINAL REPORT**

PREPARED BY:



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### 1.0 BACKGROUND TO THE STUDY

#### 1.1 PREVIOUS HISTORIES, STUDIES

This Study was commenced in the knowledge that no local Dumaresq Shire Thematic History had been undertaken and that substantial reliance would be placed on the available "Thematic History of Armidale" written in 1990 by Terry Kass and on Council's providing necessary supporting histories. At the commencement of the Study, liaison with the University of New England confirmed that other than for the major landmark items, no individual item histories were available for the other items nominated by the Dumaresq community and provided to EJE as being the indicative inventory.

#### 1.2 SCOPE OF COMMISSION

The Brief issued by Dumaresq Shire Council required development of an inventory of heritage items, analysis of them including statements of significance, and recommendations as to "on-going action (if any), in respect of the identified items".

The Brief further required:

- \* site visits
- \* personal interviews
- archival research
- \* site plans, drawings, photographs
  - meetings with Council's Steering Committee
- \* production of an inventory and recommendation.

EJE visited in excess of 95% of the items nominated and added some 6 items of potential heritage significance identified at the time of the Fieldwork component of the Study (see Section 3.0).

With the agreement of Council, all local liaison/consultation was undertaken by Council, including discussions with the Heritage Study Steering Committee. Council also undertook the major role in necessary archival research. EJE graphically and photographically recorded all nominated items including detailed site plans (with indicative curtilage information) and AMG locational references.

EJE subsequently undertook comparative assessment of all items for which adequate historical information was available and have produced fully-detailed Inventory Forms including Statements of Significance for each (see Section 3.0). Our outline Conservation Management Recommendations contained in Section 4.0 take full account of the Heritage Office's codes of practice and the opportunities provided by the Dumaresq Local Environmental Plan (LEP) No.1 and the Dumaresq Council and local area heritage management resources.

### 2.0 THE STUDY PROCESS

### 2.1 REVIEW OF AREA AND ITEM HISTORIES

At the commencement of the Study, it was known that no Thematic History for the Dumaresq Shire had been undertaken. The agreed approach to establishing a historical context for the nominated heritage items was thus to access the Armidale City Thematic History, as this could be expected to provide a substantial amount of information which would have commonality with the built heritage of Dumaresq Shire. The Study was also undertaken by Council because of the comparatively few items currently identified in Schedule 2 of its LEP.

In <u>general terms</u> the Armidale History only really provided clues to the reasons for the pattern of development, rate of growth and some of the major players involved. It became clear that much more detailed individual histories were required than would have been the case if a Thematic History for Dumaresq Shire had been available.

EJE sought to obtain supplementary item history information and gained the assistance of Council's Heritage Study Coordinator towards this end. Significant additional historical documentation has been provided by the Department of History, University of New England, without which a number of comparative assessments would not have been possible. As a result, a substantial amount of useful information came to light, especially in relation to the significant settlement of Hillgrove, Metz and the Guy Fawkes area settlement. However, because of the current relative paucity of historical information on individual items throughout the Shire we have been forced to recommend that, at least for the moment, approximately the same number of items be left off the Final Inventory, as those recommended for inclusion and detailed in Section 3.0.

#### 2.2 DOCUMENTATION REVIEW

The Dumaresq LEP No.1 and The (then proposed) Draft Armidale Dumaresq LEP 1997 Heritage Conservation Provisions, were studied and then assessed, first against the provisions of the Armidale Local Environmental Plan 1988 and the former Guidelines and Heritage Planning Practice Notes of the former Heritage Branch, DUAP and then, more recently, against the new NSW Heritage Manual of the new Heritage Office. The existing Armidale LEP is highly-regarded as a benchmark LEP in relation to its heritage provisions and it was found to stand up well in the context of the new Heritage Office document.

The existing Dumaresq LEP No.1 was found to lack the comprehensiveness of definitions and coverage now considered necessary in Heritage Conservation clauses, especially in relation to Conservation Areas, Archaeologically Sensitive Areas and the scheduling of such areas, as well as to lack the comprehensiveness of inventory referred to above. The recommendations contained in Section 4.0 address these and other issues in detail.

#### 2.3 COMMUNITY CONSULTATION

In accordance with EJE's successful Study proposal, responsibility for advising the Dumaresq community of the Study and seeking their nominations was accepted by Dumarsq Shire Council which then used the community responses to supplement the small inventory currently contained in Schedule 2 to the Dumaresq LEP No.1. This process was undertaken by Council at the same time as EJE were reviewing all available statutory and historical information.

#### 2.4 FIELD WORK

#### The Field Work Plan

Prior to commencing our area familiarisation and site visits, EJE consulted Council's Study Co-ordinator to determine the most efficient means of inspecting the items nominated by Council via its community consultation programme, within a two to three day timeframe. Council took responsibility for combining all existing LEP items and those nominated by the community into a draft inventory of items to be visited, contacting property owners in advance of our site visits and for locating all items onto area road maps - Council's co-operation then extended to providing the services of its Study Co-ordinator as driver and guide for two of the three days.

This co-ordinated activity enabled the EJE Field Work Team to sketch-record and photograph each item very efficiently without the potential time wasting effort which would otherwise have been spent on consulting road maps.

#### Implementing the Plan

The Heritage Study Field Work was undertaken and 22nd, 23rd and 24th August, 1996 commencing with the Dumaresq, Hillgrove and Metz area items and concluding with the Kellys Plains and Armidale area items. Each item was photographed and sketched with the inspection date and time of visit also recorded. This information would later be transposed onto the Inventory Form for each item. The implementation phase included identifying additional potential items and maintaining cross-referencing in accordance with Council's item identification numbers.

In a very small number of instances, either because of inability to locate the item, access difficulties or time constraints, the recording of some items in the above fashion was not possible. In these instances, Council's Study Co-ordinator undertook to assist in further investigation and recording and to forward EJE all relevant information.

#### 2.5 MAKING THE INVENTORY

Following an exhaustive process of review of available historical information and liaison between Council's Heritage Study Coordinator, members of the local historical societies and other interested and knowledgeable individuals, a decision was reached as to whether further Study Team input towards gaining historical backgrounds would yield any further benefits. At this stage agreement was reached between Council and EJE that, since our recommendations would include regular (hopefully annual) review of the Heritage Inventory, all those items whose historical information remained insufficient to permit assessment, would not be included in the Inventory, but would be recommended for inclusion following further research. On this basis, such items can still be protected under the Schedules to the Local Environmental Plan.

Accordingly, while the Final Inventory excludes those items identified as likely to have heritage significance but requiring further investigation to substantiate this, such items form the proposed "Schedule 3" of the Dumaresq LEP No.1. The extent of this recommended Schedule is indicated in Section 3.0.

- 2.6 COMPARATIVE ASSESSMENTS & STATEMENTS OF SIGNIFICANCE
- Themes

As defined in the Heritage Office's NSW Heritage Manual, a historical theme is a way of describing a major force or process which has contributed to our history. For example, *migration* is a state historical theme which helps researchers to focus on the impact of the waves of settlers from other states and countries who have come to NSW during the last two hundred years.

Historical themes provide a context within which the heritage significance of an item can be understood, assessed and compared. Themes help to explain why an item exists, how it was changed and how it relates to other items linked by the theme. Historical themes are identified when a thematic history is prepared. This is the reason for the importance of Thematic Histories.

A theme could be specific to a local area or a region; or it could reflect a function. Themes that commonly occur in the history of NSW are listed in the "History and Heritage" volume within the NSW Heritage Manual. Not all of these themes are relevant throughout the State, but they are a useful checklist that can help in developing local histories and local themes. The identification of historical themes is an ongoing process. The historian begins with questions about what happened, then searches for historical evidence to answer them. Additional or unexpected evidence is usually uncovered in this process, which can, in turn, lead to new theories and questions.

Local and/or regional themes should be cross-referenced to state themes wherever possible, as this will assist both state-wide comparative analysis and the assessment of individual items. For example, an inner western Sydney railway station may be considered within the local study area theme 'Sydney Railway Company', which is itself related to the state theme of *transport*. Identifying both themes in an assessment can be of great benefit for future comparative studies. The same technique can be used in relating regional area themes to state themes.

Local themes will not necessarily fit nearly into the state thematic framework and themes may overlap. A useful way to deal with this is to include a crossreferenced schedule of state, (perhaps regional) and local themes in the historical context report.

Further, themes guide judgements about what types of heritage items might exist on a site or in an area, and what expert assistance might be required to assess their heritage significance. For example, if *goldmining* has played an important part in an area's history and is identified as a theme, field surveys ought to be done to find any physical evidence of that activity. Even if this is not done, such knowledge assists greatly in alerting field work researchers to the contextual clues for otherwise unusual buildings or structures accidentally discovered.

The historical significance of an item can be assessed by checking whether it physically demonstrates any of the historical themes which shaped the area in which the item is located. The themes can be used to consider how the item demonstrates or achieves other heritage values such as technical excellence or educational potential.

The themes may give clues as to why a community may hold an item in high esteem. Using historical themes in this way can be particularly important for large survey and assessment projects, where there may be insufficient resources to allow detailed research for each item. The Local Thematic History, which is the framework and backbone for the later assessment process and the overall Heritage Study itself, draws on the standard range of State Themes, as set down by the Heritage Office and gives them Local relevance.

As local themes are developed from analysis and research confined to a local area, they are usually more precise and specific in character than regional and state themes, which are necessarily broad in scope.

Thirty-five themes have been adopted for use with the NSW heritage management system and they are set out below. They provide the context needed to be able to assess the comparative level of significance of an item relative to known similar items throughout the state.

The themes summarise the historical framework for NSW, but they <u>do not</u> describe physical evidence or items in the study area. For example, the theme of *housing* refers to a process of land subdivision and building, not to the fact that an area contains houses. Residences that are part of a specific housing venture (such as the advent of public housing or housing estates) would fall within this theme, individual residences that are not part of such processes, would not.

The state themes are not intended to be prescriptive or to influence a Local Thematic History prepared for a more specific or local purpose. The structure of a Local Thematic History and the themes it produces should emerge from the research undertaken of the area in question.

In addition, many heritage items relate to more than one theme. This is not surprising, as it reflects the interactive way our society has developed. In many instances the more themes the item relates to, the more reasons for its significance. A grandstand, for example, may be considered under *education* because it belongs to a school, or *religion* because it is a church school.

It obviously has *sporting* significance, but it may be a war memorial *(defence)* or the site may be described in a memorable poem or film *(cultural site)*. It may also be the only remaining benefaction of an important *commercial* or *industrial* enterprise.

From the standard 35 State Themes, the following (see asterisks) are considered to provide the framework for the local historical themes of the Dumaresq Shire, which appear in the appropriately-marked section of the individual Inventory Forms contained in Section 3.0:

- 1 Aboriginal contact: May include sites of conflict, resistance, interaction
- 2 Conflict
- 3 Exploration
- \* 4 Pastoralism
- \* 5 Agriculture
- # 6 Land tenure Aboriginal and European: May include subdivisions, fences, survey marks etc
- \* 7 Mining: May include gold, coal tin, gemstones, sand, shale, quarries etc
  - 8 Fishing: Includes whaling
  - 9 Environment natural or modified and shaped: May include Aboriginal and European features, clearing, timber-getting, soil conservation, national parks, gardens, special plantings, preservation of open space
- \* 10 Townships: May include present, former or aborted settlements, streetscapes
  - 11 Migration
  - 12 Ethnic influences
- \* 13 Transport: Includes road, rail, water, air
- \* 14 Communication: Includes printing, postal to modern media
- \* 15 Utilities: eg water, sewerage, gas, electricity
- \* 16 Industry
  - 17 Labour: Includes work practices and organised labour
- \* 18 Commerce: Includes banking, retailing

* 19	Technology
20	Science
* 21	Government and Administration: Includes maladministration
* 22	Law and Order: Includes protest
* 23	Defence: May include Aboriginal battle sites, war memorials
* 24	Housing
* 25	Social institutions: eg CWA, masonic, progress halls, schools of art
* 26	Cultural sites: From low to high culture, significant for the creation or performance of art, music, literature, drama, film etc; local symbols
27	Leisure: Includes tourism, resorts
28	Sport: Includes sporting facilities, equipment, trophies
* 29	Health: Includes hospitals, maternity hospitals
30	Welfare: eg charitable and self-help institutions
* 31	Religion: eg churches, convents, manses, mosques
* 32	Education: Includes formal and informal, schools, mechanics institutes, secondary and tertiary educational institutions
* 33	Death: eg cemeteries, undertakers
* 34	Events: May include monuments, sites of special significance and social value
* 35	Persons May include individuals, families, dynasties, birthplace, place of residence, women's sites.

#### Evaluation Criteria

As has just been discussed, the relationship between an item and its historical context underlies the assessment process. Historical 'themes' provide a context within which the criteria for assessing how and why an item is significant are applied, especially when considering its historical value. (See *History and Heritage* in the NSW Heritage Manual).

Local or regional historical themes are usually prepared by a qualified historian with reference to an historical context report (prepared as part of a heritage study). State historical themes have been developed to connect local issues into the broader history of NSW.

The use of historical themes assists in determining comparative significance, as like items under like themes can be compared and their rarity or representativeness assessed. Applying the themes helps to prevent one value from taking precedence over another. For example, there is a tendency to think of buildings in purely aesthetic or research potential terms; however, themes such as events, industry, social institutions or welfare help flag that historical and social significance values may be more important.

There are four broad criteria used to assess the heritage significance of an item. They have evolved from definitions in the Heritage Act 1977 and are in common use by heritage agencies and consultants around Australia.

It is important for all items to be assessed against these criteria to ensure consistency across the State. But they should be interpreted in a manner that enables the heritage values of each item to be properly reflected in its assessment.

While all four criteria should be referred to during the assessment, only particularly complex items will qualify as significant under all criteria. In most cases, items will be significant under only one or two criteria.

The four criteria are:

*Criterion 1 - Historical Significance* (evolution and association). An item having this value is significant because of the importance of its association with, or position in the evolving pattern of our cultural history.

*Criterion 2 - Aesthetic Significance* (scenic/architectural qualities/creative accomplishment). An item having this value is significant because it demonstrates positive visual or sensory appeal, landmark qualities and/or creative or technical excellence.

#### Criterion 3 - Technical/Research Significance

(archaeological, industrial, education, research potential and scientific significance values). Items having this value are significant because of their contribution or potential contribution to an understanding of our cultural history or environment.

*Criterion 4 - Social Significance* (contemporary community esteem). Items having this value are significant through their social, spiritual or cultural association with a recognisable community.

In addition to the above, there are two criteria used to assess the *degree* of significance:

*Criterion A - Representativeness:* Items having this value are significant because they are fine representative examples of an important class of significant items or environments.

**Criterion B** - **Rarity:** An item having this value is significant because it represents a rare, endangered or unusual aspect of our history or cultural environment.

To assess an item, values for the criteria above can be determined by applying the guidelines for inclusion and exclusion, as contained in the NSW Heritage Manual.

Once again, these evaluation criteria are identified on each Final Inventory form in Section 3.0.

Levels of Significance

The terms *local, regional* and *state* significance relate to the comparative context of an item's significance; for example, an item of local significance will be of historical, aesthetic or technical/research significance in a local geographical context; an item of regional social heritage significance will be important to an identifiable, contemporary, regional community. An item considered to have state significance will generally have had association with the establishment of a certain industry or activity in the state, such as Central Railway Station or St Mary's Cathedral.

In general, items of <u>State Significance</u> are items or places which form an irreplaceable part of the environmental heritage of New South Wales. The significance of these items would warrant their nomination for permanent conservation under the New South Wales Heritage Act (1977) and in most cases, for inclusion on the National Estate Register of the Australian Heritage Commission.

In this case, although some items may already be statutorily recognised in this way, they should also be protected by inclusion under any new heritage provisions of the Dumaresq LEP No.1.

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> Items of <u>Regional Significance</u> are items or places which are considered to be significant for the New England Region. These items and places will be illustrative of themes important to the development history of the region as a whole and also warrant protection under the heritage provisions of the Dumaresq LEP.

> Items of <u>Local Significance</u> are items and places which contribute to Dumaresq's historic record, individually and to the character of the localities within the local government area. These items warrant protection under the heritage provisions of the Dumaresq LEP.

> These requirements have been strictly adhered to in the formulation of the Recommendations contained in Document Two of this Report.

Determining the <u>level</u> of significance of an item is of importance because it is what determines the level of management intervention (and by whom) which is required to ensure its conservation. This issue is discussed in detail in Section 4.1.

### 3.0 THE FINAL INVENTORY

#### 3.1 "SCHEDULE 2" ITEMS

The following Summary and Inventory Forms represent all those items, Conservation Areas and Archaeologically-Sensitive areas which we believe should <u>now</u> be given protection under the existing Dumaresq LEP No.1 Schedule 2. Schedule 2 Section A should contain individual items, Schedule 2 Section B should contain Conservation Areas and Schedule 2 Section C should itemise the recommended Archaeological Zoning Plans.

#### Summary of Levels of Significance:

Of the items assessed and included on the Final Inventory (see following table - Schedule 2 Section A):

- None are considered to have <u>State</u> Significance.
- Eighteen are considered to have <u>Regional</u> Significance.
- Ten are considered to have <u>Local</u> Significance.

In addition forty four items as well as the two bridges appearing on the original suggested inventory have been recommended for inclusion on the proposed Schedule 3 as items requiring investigation. (Note that we recommend that all bridges be investigated as one exercise.)

We have recommended the making of the Hillgrove Conservation Area (extending beyond the items currently signposted and have nominated four Archaeologically-Sensitive areas. There are no items which appeared on the original suggested inventory which have not been taken account of in the above schedules.

### SCHEDULE 2 - SECTION A

ITEM	SIGNIFICANCE	MAP REFERENCE (AMG)
Armidale		
Palmerston - Dangarsleigh Road	Regional	
Roseneath - Roseneath Lane	Regional	
Chevy Chase - Dangarsleigh Road	Regional	
War Memorial - Dangarsleigh Road	Regional	
Moore Park Inn - New England Hwy	Local	
Newholme Homestead - Newholme Rd	Regional	
Wood Park Cottage - Rowlands Road	Regional	
Saumarez Homestead - Saumarez Road	Regional	
Dumaresq		
Dumaresq Railway Station	Regional	
Station Master's Residence	Local	
Guy Fawkes		
Fmr Post Office, Milamba - Grafton Rd	Local	
Sheep Dip, Milamba - Grafton Rd	Local	
Milamba - Grafton Road	Local	
Cement Weir - Point Lookout Road	Local	
Kotupna - Grafton Road	Regional	
Hillgrove		
Hillgrove Conservation Area	Regional	
Eleanora Mine Chimney	Regional	
Bakers Creek Mine Chimney	Regional	
Bakers Creek Winding House	Regional	
Bakers Creek Mine Surface Buildings	Regional	
Garibaldi Mine Chimney	Regional	
Kellys Plains	· · · · · · · · · · · · · · · · · · ·	
St Johns Church - Kellys Plains Rd	Local	

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ITEM	SIGNIFICANCE	MAP REFERENCE (AMG)
Metz		
Cottage - Metz Road	Local	
Outbuildings, Tattersalls Hotel - Metz Rd	Local	
Thalgarrah		
Thalgarrah Homestead - Rockvale Road	Regional	
Tilbuster		
Lydbrook - New England Hwy	Regional	
Tilbuster Homestead - New England Hwy	Local	
Wollomombi		
St Helena Homestead - Grafton Road	Regional	

### SCHEDULE 2 - SECTION B CONSERVATION AREAS

	ITEM	LEVEL OF SIGNIFICANCE
1	Hillgrove Township The Conservation Area includes Hillgrove Cemetery. Its limits are: (Include all items dating from first settlement to 19 i.e. extend Black Line indicating the Conservation Area, to well west and east of Brackin Street).*	Regional

\* Council to include diagram of limits of Conservation Area.

### SCHEDULE 2 - SECTION C ARCHAEOLOGICAL ZONING PLANS

	LOCATION	EXTENT
1	Metz Township	Include smelter area and area of all items nominated on the "Sketch Map of Metz or West Hillgrove" based on Henry Hogarth's surveys of 1893.
2	Hillgrove Mines Area	To include Baker's Creek, Garibaldi and Eleanora sites.
3	Gara Gorge Historic Hydro-Electric Scheme Area, including Threlfall Walk	See map "Gara Gorge Hydro Electric Scheme", NPWS, September 1994.
4	Thalgarrah Homestead Site	To include the original area of land of Thalgarrah Station at the time of subdivision of the Tilbuster Run.

## **"PALMERSTON" - DANGARSLEIGH ROAD - ARMIDALE**

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PREVIOUS / OTHER NAMES	
	DATE INSPECTED 24 August 1996
LOCATION Dangersleigh Roed Armidale NSW 2350	SITE SKETCH PLAN
LOCAL GOVERNMENT AREA DUMARESQ SHIRE	00
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION Parish Armidale b SITE AREA 91.61 hoctares c EXISTING ZONING 1(c) - Rural Small Holdings	Providence Providence Providence 124-0 0 0 0 0 0 0 0 0 0 0 0 0 0
PRESENT OWNER TYPE Private	
NAME D. B. & W. E. Templeton	Oft Grandy Of The Loope
ADDRESS Dangarsleigh Road Armidale NSW 2350	Di LI Dinumaria mano
CATEGORY Building SUB CATEGORY Residence	MAP REFERENCE '56' 373580E, 6618760N AMG Armidale 9236-IV-N
DATE OF CONSTRUCTION c. 1909 BUILDER Unknown	+ 5694° C + 7-100
ARCHITECT / DESIGNER H. G. Castledon, Newcastle	

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ARCHITECTURAL STYLE Edwardian B CURRENT CONDITIONS / INTACT	lungəlow	chimney element,		
CURRENT CONDITIONS / INTACT		chimney element,		
			bell shaped t	urret, brick walls.
		C REPAIRS REQUIRED		
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	ATIONS	ADDITIONAL COMME	ENTS Low s	preading hipped roof, porte
	•	cochere on granite colum	ns.	
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1935, when the old homestead became the Mil ontinued in Dangar family ownership throughout where is the breeding of Hereford Cattle.				
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LEVEL OF SIGNIFICANCE

REGIONAL

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## "ROSENEATH" - ROSENEATH LANE - ARMIDALE

PRESENT NAME "Roseneath" Homes	tead	REFERENCE No ARMUR002
PREVIOUS / OTHER NAMES		DATE INSPECTED 24 August 1996
LOCATION 39 Roseneath Lane Armidale NSW 2350		SITE SKETCH PLAN
LOCAL GOVERNMENT AREA DUMA	RESQ SHIRE	
PROPERTY DETAILS         a       REAL PROPERTY DESCRIPTIO         Lot 1 DP 526699 Parish Armidale         b       SITE AREA 1.615 hectares         c       EXISTING ZONING 1(c) - Rural		Anni Street on the Street of Content of Street
PRESENT OWNER	TYPE Private	Note: Roof Parry Only.
NAME C. & B. Henderson ADDRESS "Roseneath" 39 Roseneath Lane Armidale NSW 2350		
CATEGORY Building SU	B CATEGORY Residence	MAP REFERENCE '56' 372300E, 5620060N AMG Armidele 9236-IV-N
DATE OF CONSTRUCTION c.1860	BUILDER Unknown	156 (p) 1577
ARCHITECT / DESIGNER H. G. Cast	eden, Newcastle	Sol Abert
PHOTOGRAPH		
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LEVEL OF SIGNIFICANCE

REGIONAL

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## "CHEVY CHASE" - DANGARSLEIGH ROAD - ARMIDALE

PRESENT NAME "Chevy Chase"	REFERENCE No ARMUR003
PREVIOUS / OTHER NAMES	
LOCATION 671 Dengersleigh Roed Armidale NSW 2350	SITE SKETCH PLAN
LOCAL GOVERNMENT AREA DUMARESQ SHIRE	
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION Lot 61 DP 4355 Lots 62/64 DP 4356 Parish Saumarez b SITE AREA 161.9 hectares c EXISTING ZONING 1(c) - Rural Small Holdings	Z K
PRESENT OWNER TYPE Private NAME Mitchell Investments Pty Ltd ADDRESS c4- "Chevy Chase" Dengersleigh Road Armidele NSW 2350	000 00 He Driveney With Avenue Montings 0/0 1/0 1/0 DANIGARSEIGH ROAD
CATEGORY Building SUB CATEGORY Residence	MAP REFERENCE '56' 373880E, 6615480N AMG Armidele 9236-IV-N
DATE OF CONSTRUCTION         1908 - 1910         BUILDER         Mr Mark Roberts           ARCHITECT / DESIGNER         Mark Roberts - Design checked by Hugh Scott, Architect         Architect         Architect	36 55

rool can gets         current conditions       INTACT       R         Image: International Conditions       Image: International Conditions       Image: Ima	Cast iron verandah co iage house and tanksta is and grand driveway. EPAIRS REQUIRED LTERED - SYMPATHE DDITIONAL COMMEN nal layout. New gates o rt was appointed Regist W and Queensland. A null "Chevy Chase" betw Mred's sons was killed is contains 500,000 brici built from brick. The pla	Numns and nd. Rende TTIC ITS Exten of inapprop rar of the L Med, the s ween 1908 n WWI so. ks made o leque at the	ered brick grand entrance nsive formal gardens to briate design. District Court at Armidale. second son, was born at 8 and 1910. Alfred had Alfred commissioned the in the property, cedar from a front door was laid by
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other         HYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS         ARCHITECTURAL STYLE       Victorien/Federation Filigree       MA         rool         cern       gets         CURRENT CONDITIONS       ✓ INTACT       R         ✓ ALTERED - UNSYMPATHETIC       A         □ MODIFICATIONS       ✓ ALTERED - UNSYMPATHETIC       A         □ MODIFICATIONS       ✓ A         ISTORICAL NOTES       Ø       Ø         obsert and Fanny Perrott settled in Armidale in 1860's at "Heroldsten" when Robe       Neno         he couple had four sons whom they helped establish on pastoral properties in NS       NS         istroktan" in 1863 and was living et "Emmore" south-east of Armidale, when he I       Dought 695 acres from A A Dangar (Gostwyck lends) et auction in 1905. One of / angersleigh memorial in his and some Chevy Chese workers' honour. The house e Styx River and glass from Ash & Co, Newcastle. Stables and dog kennels are errott's mother on the occasion of her 80th birthday in 1908 - conveniently corres         istORICAL THEMES       INFORMATIK         istORICAL THEMES       INFORMATIK         istoralism       Second-generation New England Pastoralists         oral       Oral	Cast iron verandah co iaga house and tanksta is and grand driveway. EPAIRS REQUIRED LTERED - SYMPATHE DDITIONAL COMMEN nal layout. New gates o rt was appointed Regist W and Queensiand. A wilt "Chevy Chase" betw Med's sons was killed is o contains 500,000 brici built from brick. The pla ponding with the time of	Numns and nd. Rende TTIC ITS Exten of inapprop rar of the L Med, the s ween 1908 n WWI so. ks made o leque at the	d detailing. Unusual ared brick grand entrance bristick grand entrance briate design. District Court at Armidale. second son, was born at and 1910. Alfred hed Alfred commissioned the in the property, cedar from a front door was laid by
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CURRENT CONDITIONS       ✓ INTACT       □ R         ✓ ALTERED - UNSYMPATHETIC       □ A         □ MODIFICATIONS       ✓ A         orig       Ø         ISTORICAL NOTES       ✓ A         obsert and Fanny Perrott settled in Armidale in 1860's at "Haroldstan" when Robe         re couple had four sons whom they helped establish on pastoral properties in NS         laroldstan" in 1863 and was living at "Enmore" south-east of Armidale, when he livingh 695 acres from A A Dangar (Gostwyck lands) at auction in 1905. One of A         engersleigh memorial in his and some Chevy Chase workers' honour. The hous         e Styx River and glass from Ash & Co, Newcastle. Stables and dog kennels are         wrott's mother on the occasion of her 80th birthday in 1908 - conveniently corres         STORICAL THEMES       INFORMATIK         rate THEMES       LOCAL THEMES         storalism       Second-generation New England Pastoralists         ORAL       ORAL	Cast iron verandah co iaga house and tanksta is and grand driveway. EPAIRS REQUIRED LTERED - SYMPATHE DDITIONAL COMMEN nal layout. New gates o rt was appointed Regist W and Queensiand. A wilt "Chevy Chase" betw Med's sons was killed is o contains 500,000 brici built from brick. The pla ponding with the time of	Numns and nd. Rende TTIC ITS Exten of inapprop rar of the L Med, the s ween 1908 n WWI so. ks made o leque at the	d detailing. Unusual ared brick grand entrance bristick grand entrance briate design. District Court at Armidale. second son, was born at and 1910. Alfred hed Alfred commissioned the in the property, cedar from a front door was laid by
ALTERED - UNSYMPATHETIC     A	LTERED - SYMPATHE DDITIONAL COMMEN nal layout. New gates of twes appointed Regist W and Queensland. A will "Chevy Chase" betw Wred's sons was killed is a contains 500,000 brict built from brick. The pla ponding with the time of	rar of the L fraction of the L fred, the s ween 1908 n WWI so. ks made o eque at the	District Court at Armidale. Second son, was born at and 1910. Alfred hed Alfred commissioned the on the property, ceder from a front door was laid by
ALTERED - UNSYMPATHETIC     A     A     ALTERED - UNSYMPATHETIC     A     MODIFICATIONS     A     A     orig      ISTORICAL NOTES     obert and Fanny Perrott settled in Armidale in 1860's at "Haroldstan" when Robe     he couple had four sons whom they helped establish on pastoral properties in NS     he couple had four sons whom they helped establish on pastoral properties in NS     heroddstan" in 1863 and was living at "Enmore" south-east of Armidale, when he l     bought 695 acres from A A Danger (Gostwyck lends) at auction in 1905. One of A     angersleigh memorial in his and some Chevy Chese workers' honour. The hous     e Styx River and glass from Ash & Co, Newcastle. Stables and dog kennels are errott's mother on the occasion of her 80th birthday in 1908 - conveniently corres     ISTORICAL THEMES     INFORMATK     WRITTEN     Istoralism Second-generation New England     Pastoralists     ORAL	LTERED - SYMPATHE DDITIONAL COMMEN nal layout. New gates of twes appointed Regist W and Queensland. A will "Chevy Chase" betw Wred's sons was killed is a contains 500,000 brict built from brick. The pla ponding with the time of	rar of the L fraction of the L fred, the s ween 1908 n WWI so. ks made o eque at the	District Court at Armidale. Second son, was born at and 1910. Alfred hed Alfred commissioned the on the property, ceder from a front door was laid by
MODIFICATIONS     A A orig     ISTORICAL NOTES     Isobert and Fanny Perrott settled in Armidale in 1860's at "Heroldstan" when Robe     he couple had four sons whom they helped establish on pastoral properties in NS     Haroldstan" in 1863 and was living at "Enmore" south-east of Armidale, when he l     iought 695 acres from A A Dangar (Gostwyck lends) at auction in 1905. One of A     engarsleigh memorial in his and some Chevy Chese workers' honour. The hous     the Styx River and glass from Ash & Co, Newcastle. Stables and dog kennels are     errott's mother on the occasion of her 80th birthday in 1908 - conveniently corres     ISTORICAL THEMES     INFORMATIK     TATE THEMES     Second-generation New England     Pastoralists     ORAL	DDITIONAL COMMEN nal layout. New gates of the second second second second Ward Queensland. A will "Chevy Chase" betw Wred's sons was killed in a contains 500,000 brick built from brick. The pla ponding with the time of	rar of the L fraction of the L fred, the s ween 1908 n WWI so. ks made o eque at the	District Court at Armidale. Second son, was born at and 1910. Alfred hed Alfred commissioned the on the property, ceder from a front door was laid by
Robert and Fanny Perrott settled in Armidale in 1860's at "Haroldstan" when Robe The couple had four sons whom they helped establish on pastoral properties in NS Haroldstan" in 1863 and was living at "Enmore" south-east of Armidale, when he is ought 695 acres from A A Dangar (Gostwyck lends) at auction in 1905. One of A engarsleigh memorial in his and some Chevy Chase workers' honour. The hous be Styx River and glass from Ash & Co, Newcastle. Stables and dog kennels are errott's mother on the occasion of her 80th birthday in 1908 - conveniently corres INFORMATIK INFORMATIK TATE THEMES LOCAL THEMES WRITTEN astoralism Second-generation New England Pastoralists ORAL	W and Queensland. A will "Chevy Chase" betw Med's sons was killed i e contains 500,000 brici built from brick. The pla ponding with the time of	Med, the s veen 1908 n WWI so ks made o que at the	second son, was born at 8 and 1910. Alfred had Alfred commissioned the on the property, cedar from 8 front door was laid by
he couple had four sons whom they helped establish on pastoral properties in NS faroldstan" in 1863 and was living at "Enmore" south-east of Armidale, when he is ought 695 acres from A A Dangar (Gostwyck lends) at auction in 1905. One of A angersleigh memorial in his and some Chevy Chase workers' honour. The hous the Styx River and glass from Ash & Co, Newcastle. Stables and dog kennels are errott's mother on the occasion of her 80th birthday in 1908 - conveniently corres ISTORICAL THEMES TATE THEMES LOCAL THEMES WRITTEN astoralism Second-generation New England Pastoralists ORAL	W and Queensland. A will "Chevy Chase" betw Med's sons was killed i e contains 500,000 brici built from brick. The pla ponding with the time of	Med, the s veen 1908 n WWI so ks made o que at the	second son, was born at 8 and 1910. Alfred had Alfred commissioned the on the property, cedar from 8 front door was laid by
estoralism Second-generation New England Pestoralists ORAL			
Pastoralists ORAL		t Historical	Society Journal No.22,
	March 1979, Dr J Ferry, Public A	ddress at	"Chevy Chase", 1996.
ubdivision The Robertson Lands Act in the GRAPHIC Armidale Area			
VALUATION CRITERIA (S) = STATE (R) = REGIONAL (L) = LOCAI			
ISTORIC RARE 🗸 (R) REPRESENT/			
ESTHETIC RARE / (L) REPRESENT/			
OCIAL RARE C REPRESENT			
TATEMENT OF SIGNIFICANCE			
Istorically the building and property were created as a direct response to A A Dang s such have regional significance to the pattern of development of the original pas esthetically the buildings are an essentially undistinguished amalgam of basically acause of the scale of the composition, which includes stables/carriage house ignificance. Socially the group and property continues to have regional sign midala/Dumaresq community. Scientifically the group has high-level local scient	oral properties in the Ar Victorian design feature ) and dog kennels, the ifficance for the descel	midale are s with som group ha ndants of	a at the turn of the century. The Edwardian elements, but is high-level local aesthetic Alfred Perrott and for the
istyle of one of the Armidale area's leading cilizens of the early 20th century.			
EVEL OF SIGNIFICANCE REGIONAL			alista a contractività a consecutiv

## WAR MEMORIAL - DANGARSLEIGH ROAD - ARMIDALE



ARMUR004 HERITAGE LISTING	HISTORICAL PERIOD	
	Built Used	-
REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED		
REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM     REGISTER OF NATIONAL TRUST (NSW)	PRE 1800 🗆 🗆	
D REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAM		
DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGI	ISTER 1826 - 1860 🗆 🗖	
COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE)	1951 - 1975 🗆 🗖	
<ul> <li>HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLAN</li> <li>NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (\$170 HERITAGE</li> </ul>	18/9-1300 L L	
D NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER	1901 - 1925 🗸 🗸	-
INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER	1926 - 1960 🛛 🗸	
EXISTING HERITAGE STUDY (WRITE NAME BELOW)     REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE	1961 - 1976 🗖 🖌	
REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE     LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE	POST 1975 🗆 🖌	-
CI OTHER		
PHYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS		
a ARCHITECTURAL STYLE Inter-War Eastern Influence	b MATERIALS Cement with marble slabs and stone b	locks.
C CURRENT CONDITIONS ✔ INTACT		
C ALTERED - UNSYMPATHE	TIC ALTERED - SYMPATHETIC	-
C MODIFICATIONS	✓ ADDITIONAL COMMENTS Established garden s	urrounds,
	gravel path, well maintained.	
HISTORICAL NOTES		
Passchendaele Ridge 1917, but for all the lives sacrificed in 1914-11 had working for him in late 1915. He promised them "if I am spared memory and to all boys of the Empire who went west during the wai Dominions which go to make up 'the great British Empire' - Australia memorial reads "Designed and erected by Alfred Harolston Perrot of went west during the Great War. Circle and glove represent the wo Triangle England; Ireland; Scotland. Octagonal Spire The Eight Co opened in May 1921. Before the construction of the monument tool was entrusted to the Dumeresq Shire Council. At the monument site are also the graves of Alfred Haroldston Perrot years, who died six years later in 1942.	to the end of the war, I would erect a monument that would be to r". At the base of the monument are five pillars representing the n, New Zealand, South Africa, Canade, and India. The inscription of 'Chevy Chase' in memory eternal of the soldiers of the British wid. Five pillar Australian; New Zealand; South African; Canada; untries United". In October 1920 work commenced and the mer k place, Mr Perrott planted hundreds of trees. In March 1991, th	o their five n on the Empire who India. norial was norial was Mernorial
HISTORICAL THEMES	INFORMATION SOURCES	-
STATE THEMES LOCAL THEMES	WRITTEN Armidale and District Historical Society Journa March 1979.	/ No.22,
Death Memorials to War Dead in Dumaresq Area	"The Armidale Chronicle", May 1921.	-
Persons Prominent Landowners in the Dumaresq/	"The Armidale Express", June 1935.	
Armidale Area	ORAL GRAPHIC	
EVALUATION CRITERIA (\$) = STATE (R) = REGIONAL	. (L) = LOCAL	
		_
	REPRESENTATIVE C	
STATEMENT OF SIGNIFICANCE		
The War Memorial has regional historic significance for its association I and for its unique private recording of the passing of members of exis scale, design and composition which honours a member of a region contributing to the history of the Perrott family for all of the descendants Empire who fought and lost their lives in World War I. It has regional those in the services during the War and also the members of the re	isting New England families. It has regional aesthetic significanc nally significant family by his family. Socially significant at a regio s and for continuing to stand as a memorial to all of the soldiers of I scientific significance for its capacity to reveal information about	e for its rare mal level for of the British
LEVEL OF SIGNIFICANCE REGIONAL		

## MOORE PARK INN - MOORE PARK ROAD - ARMIDALE



	HERIT	AGE LISTING		HISTORICAL PERIO	D		
					Built	Used	
	REGISTER OF THE NATIONAL REGISTER OF THE NATIONAL	ESTATE (AHC) - REGISTERED			_	_	1
l o	REGISTER OF NATIONAL TRU			PRE 1800			
ō		WENTIETH CENTURY ARCHITECTURE (R	ا (مىم	1800 - 1825		0	-
0	DEPARTMENT OF PUBLIC WO	RKS HERITAGE AND CONSERVATION RE	EGASTER	1826 - 1860			
0	COMMONWEALTH HISTORIC	SHIPWRECKS ACT (DECLARED SITE)		1861 - 1875	1	1	
•		EPARTMENT OF URBAN AFFAIRS AND PL		1876 - 1900		1	
		MENT HERITAGE REGISTER (\$170 HERIT	AGE ACT)	1901 - 1925			
		IFE SERVICE (NSW) REGISTER		1926 - 1950		•	
0	EXISTING HERITAGE STUDY (						
	REGIONAL ENVIRONMENTAL			1951 - 1975			
0	LOCAL ENVIRONMENTAL PLA			POST 1975			-
o	OTHER						
РН	SICAL CHARACTERISTI	CS / DESIGN SPECIFICATIONS					- 1
•	ARCHITECTURAL STY	LE Victorian Filigree (Homesteed Victorian Gothic (Chapel)	d)	and buillnos	ed verandah	oard with a hipped iron roof to three sides, meture of elms, timber quoins.	1
c	CURRENT CONDITIONS			REPAIRS REQUIRED			
	SUBJECT CONDITIONS	ALTERED - UNSYMPATH			•		
				ALTERED - SYMPAT		- <b>O</b> h-math. #	
				DUSE.	ENIS Forme	er Chapel to the rear of the	-
		ore, once Mayor of Armidale, Moon	n Dadi ka wa				
and	excellent timber barge boa	as a community church. The chap rds and finials and a gabled porch. enue of elms and the house is surr	The former c	hapel is now used as a	restaurant. C		-
HIS	FORICAL THEMES		INFORMAT	non sources			
STA	TE THEMES	LOCAL THEMES	WRITTEN ORAL GRAPHIC	National Trust Cla	issification Sh	eet.	-
Pers	ons Emin	ent Early Pioneers and Politicians					
EVA	LUATION CRITERIA	(S) = STATE (R) = REGION	AL (L) = LOC	AL			-
HIST		RE ✔ (L)	REPRESEN				
		αε ✔ (L)	REPRESEN				
SOC							
		RE ✓ (L)	REPRESEN				
308	ENTIFIC RAI	æ ✓ (L)	REPRESEN			a part of the state of the stat	
	TEMENT OF SIGNIFICAN	ICE ical significance for its association v	with a success	the early businessmen :	enri for chertir	n the enuthward screed of	-
Armi centr 19th	idale towards the end of th wy homesteed and chapel. I century. Scientifically s	a 19th century. It is aesthetically si t has local social significance for he ignificant locally, Moore Park Moti portance of worship in the everyda	ignificant at a l aving provided or inn has the	local level because of th i church services for the e potential to provide in	e rare survivi nearby com normation wh	ng combination of mid-19th munity throughout the latter lich could contribute to an	
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## NEWHOLME - NEWHOLME ROAD - ARMIDALE

PRESENT NAME Newholme Field Lab	oratory and Rural Research Station	REFERENCE No ARMI/R006		
PREVIOUS / OTHER NAMES Mistead Station	; Newholme Homestead; Newholme	DATE INSPECTED 23 August 1996		
LOCATION Newholme Road Armidele NSW 2350		SITE SKETCH PLAN		
LOCAL GOVERNMENT AREA DUMA	RESQ SHIRE			
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION Pore Various Perish Duval b SITE AREA 2431 hectares	N .	And		
c EXISTING ZONING 1(a) - Gener	al Rural	A manufan and T		
PRESENT OWNER	TYPE Private	and the second se		
NAME University of New Englan	d	A CONTRACT OF		
ADDRESS Armidale NSW 2350				
CATEGORY Building SUI	SCATEGORY Research Station	MAP REFERENCE '56' 368980E, 6633960N AMG Dumeresg 9237-3-S		
DATE OF CONSTRUCTION c.1870	BUILDER Seabrook and Brown	Mundar Start		
ARCHITECT / DESIGNER George Mil	5	2 NEWHOLME NEED LARDENTON 1 40		
PHOTOGRAPH				

L			ISTORICAL PERIC		
				Buitt	Used
	ESTATE (AHC) - REGISTERED				
REGISTER OF THE NATIONAL REGISTER OF NATIONAL TRU			PRE 1800		
	WENTIETH CENTURY ARCHITECTURE (RA		1200 - 1825	o	0
DEPARTMENT OF PUBLIC WO	RKS HERITAGE AND CONSERVATION RE	GISTER	1826 - 1850		0
	SHIPWRECKS ACT (DECLARED SITE)		1851 - 1875	1	1
	EPARTMENT OF URBAN AFFAIRS AND PU	1	1876 - 1900	a	1
	WENT HERITAGE REGISTER (5170 HERITA JFE SERVICE (NSW) REGISTER	AGE ACT)	1901 - 1925		1
INSTITUTION OF ENGINEERS	• • •		1926 - 1960		
EXISTING HERITAGE STUDY (			1961 - 1975		-
REGIONAL ENVIRONMENTAL	PLAN HERITAGE SCHEDULE		POST 1975		-
LOCAL ENVIRONMENTAL PLA OTHER	N HERITAGE SCHEDULE				•
HYSICAL CHARACTERISTI	CS / DESIGN SPECIFICATIONS				······································
ARCHITECTURAL STY	LE Victorian Georgian and Victorian Filigree	Ъ	MATERIALS W		vith brick chimneys and ling.
CURRENT CONDITIONS	S ✓ INTACT	√R	EPAIRS REQUIRE	D To outbuildi	ngs.
CURRENT CONDITIONS	ALTERED - UNSYMPATH		LTERED - SYMPA		-
		· · · ·			ost and rail timber fencing.
	New roofing.	- •			· · · · · · · · · · · · · · · · · · ·
ould now consider providing h arpenter to build him a stud ar uccessful tenderers were Sea lunt. Mill's house of the early he style of the house bears a uccessful progress of a free s	le's first substantial building boom of is growing family with more comfort nd weatherboard building. A contra- brook and Brown who were later to 1870's still stands. It comprises the distinct rural English character and elector in the 1860's and 1870's. G	If the mid 1860's. table and styllish ct was probably build St Peter's basic central fo its existence adj George Millis left A	By 1969 Mills had accommodation. In negotiated shortly th Cathedral and Bool ur rooms of the pres acent to earlier vern Ivmidale in 1876 set	expanded his October of 18 iereafter and c cominbah on t ient homestea iacular rough 1 ting up as a sa	70 Mills advertised for a val tradition has it that the he designs of J Horbury d complex at Newholme. Indzed buildings shows the wyer at Tea Trae Creek
ould now consider providing h arpenter to build him a stud ar uccessful tenderers were Sea unt. Mill's house of the eerly he style of the house bears a uccessful progress of a free s ear South Grafton. He returns aumarez Ponds. Gordon hel old Milstead to George Marsh st appeared on an officiel doc orth of the old house a structu libert F Werner and his brothe nd indeed were the last privat	is growing family with more comford nd weatherboard building. A contra- bbrook and Brown who were later to 1870's still stands. It comprises the distinct rural English character and elector in the 1860's and 1870's. G od to Newholme in June 1877 and e d the Millstead farm only briefly until vall which passed to Andrew Black is ument. Additions to Newholme occ urre known as the bungalow or bach r William Hunter Warner, graziers o a owners of the property. In 1973 to	If the mid 1860's. table and stylish ct was probably b build St Peter's basic central for its existence ad George Mills left A offected the sale if he sold it to Bar after his death in curred in 1893, the elors' quarters w of Tilbuster. The	By 1969 Mills had accommodation. In negotiated shortly th Cathedral and Bool ur rooms of the pres acent to earlier vern vimidale in 1876 set of the 241 acre sele nett Aaron Moses in 1886. It was shortly e year that George as constructed. In Warners were to be	expanded his October of 18 rereafter and c cominibah on ti sent homestea acular rough 1 ding up as a sa ccion to John July 1882 for after this time Morse purcha 1904 the Mors the longest re	us in an advantageous selection to 241 acres and 70 Mills advertised for a val tradition has it that the he designs of J Horbury d complex at Newholme. adzed buildings shows the wyer at Tee Tree Creek Bordon, a farmer of £600. In December he that the name Newholme ised the holding. To the e's sold Newholme to usident family at Newholme
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ould now consider providing h arpenter to build him a stud ar uccessful tenderers were Sea funt. Mill's house of the eerly The style of the house bears a uccessful progress of a free s ear South Grafton. He returns isumerez Ponds. Gordon hel old Millstead to George Marsh rst appeared on an officiel doc orth of the old house a structu libert F Warner and his brothe nd indeed were the last privat ver since as a research statio	is growing family with more comford nd weatherboard building. A contra- bbrook and Brown who were later to 1870's still stands. It comprises the distinct rural English character and elector in the 1860's and 1870's. G do to Newholme in June 1877 and e do the Millstead farm only briefly until hall which passed to Andrew Black sument. Additions to Newholme occurs in known as the bungalow or bach r William Hunter Warner, graziers o e owners of the property. In 1973 to n.	If the mid 1860's, table and stylish ct was probably build St Peter's basic central fo its existence adj George Mills left A frected the sale if he sold it to Bar after his death in curred in 1893, ti elors' quarters w of Tilbuster. The he property was	By 1969 Mills had accommodation. In negotiated shortly th Cathedral and Bool ur rooms of the pres acent to earlier verm himidale in 1876 set of the 241 acre sele nett Aaron Moses in 1886. It was shortly be year that George as constructed. In Warners were to be sold to the Universit M SOURCES	expanded his October of 18 rereafter and c cominbah on t isent homestee recular rough 1 ding up as a count to John ( o July 1882 for after this time Morse purcha 1904 the Mors the longest re by of New Engl	us in an advantageous selection to 241 acres and 70 Mills advertised for a val tradition has it that the he designs of J Horbury d complex at Newholme. ndzed buildings shows the wyer at Tee Tree Creek Gordon, a farmer of 5600. In December he that the name Newholme ised the holding. To the e's sold Newholme to sident family at Newholme land, who has maintained i
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## WOOD PARK COTTAGE - ROWLANDS ROAD - ARMIDALE

PRESENT NAME Wood Park Cottage		REFERENCE No ARMUR007
PREVIOUS / OTHER NAMES		DATE INSPECTED 23 August 1996
LOCATION Rowlands Road Armidale NSW 2350		SITE SKETCH PLAN
LOCAL GOVERNMENT AREA DUM	ARESQ SHIRE	
PROPERTY DETAILS a REAL PROPERTY DESCRIPTIO Lots 1 & 2 DP 255500 Parish Am		The meture from the series
b SITE AREA 27.36 hectares		
c EXISTING ZONING 1(c) - Rural	Small Holdings	0000
PRESENT OWNER	TYPE Private	Ĵ Î
NAME Bealings Pastural Comp	any	( port Nete N.T
ADDRESS c/- Wood Park Cottage Rowlends Road Armidale NSW 2350		ROLANDS ROAD.
CATEGORY Building SU	B CATEGORY Residence	MAP REFERENCE '56' 367580E, 6625700N AM
DATE OF CONSTRUCTION c.1842	BUILDER Unknown	11/2/ tom
ARCHITECT / DESIGNER Unknown		54cb3d Trundschart
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ARCHITECTURAL STYLE Victorian Georgian     b MATERIALS Dried mud brick roughly re     Corrugated gavanised iron roof, brick chi     CURRENT CONDITIONS / INTACT	and 1794, bought the esbyterian Church, and The traditional date of for acceptance. The et length. A rough is been completely in a separate building e dwelling itself. This and the ceilings are mud floors, resulting in individuality of the trance door. The in of c. 1890 vintage, he older builder.
Netostre of the MATCHAL ESTATE (MC): MTERIM         PEE 1800         □           Netostre of watchweith (MC): MTERIM         PEE 1800         □           Netostre of watchweith (MC): MTERIM CONSENTIONE (MAN)         1800 - 1825         □           DEMATTRENT OF MULL WATCHTEN CONSENTION TO RESULTER         1826 - 1850         ✓           COMMONNELT INSTOLIC SUMPRISECS ACT (DECLARED SITE)         1826 - 1850         ✓           Ment OCUCKL: SUM DEPARTMENT OF UNDERSTER         1826 - 1850         ✓           EQUINC ALL ON ALL AND MULLINE SERVICE (MIN MATARS AND FLAINING)         1826 - 1850         ✓           Ment OCUCKL: SUM DEPARTMENT OF UNDERSTER         1826 - 1850         ✓           EQUINC AND MULLINE SERVICE WATT AND REGISTER         1926 - 1850         ✓           EQUINC AND MULLINE SERVICE WATT AND REGISTER         1926 - 1850         ✓           IDCAL, BYWINGMENTAL PLAN HERITAGE SCHEDULE         POST 1975         ✓           OTHER         IDCAL BYWINGMENTAL PLAN HERITAGE SCHEDULE         POST 1975         ✓           MYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS         ALTERED - SWINDTHETIC         IALTERED - MUSYMPATHETIC         IDCAL BYWINGMENTAL PLAN HERITAGE SCHEDULE           CURRENT CONDITIONS         / INTACT         IALTERED - MUSYMPATHETIC         IALTERED - SWINDTHETIC           IDALTERED - UNSYMPATHETIC         ALTERED - SWIND	and 1794, bought the esbyterian Church, and rick chimney. The tracitional date of for acceptance. The at length. A rough is been completely in a separate building a dwelling itself. This , and the callings are nucl floors, resulting in nchriduality of the trance door. The n of c. 1890 vintage, he older builder.
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Important provides provident and providence integration of providence integration integration of providence integrate or proverident integration of providence integratio	and 1794, bought the esbyterian Church, and . The traditional date of o for acceptance. The et length. A rough the basen completely in a separate building e dwelling itself. This , and the ceilings are nucl fibors, resulting in nchilduality of the trance door. The n of c.1890 vintage, he older builder.
Description       1961 - 1976	and 1794, bought the esbyterian Church, and . The traditional date of o for acceptance. The et length. A rough the basen completely in a separate building e dwelling itself. This , and the ceilings are nucl fibors, resulting in nchilduality of the trance door. The n of c.1890 vintage, he older builder.
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S         LOCAL BENNROWMENTAL FLAN HERITAGE SCHEDULE           OTHER           HYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS           A ARCHITECTURAL STYLE         Victorian Georgian           B         MATERIALS Dried mud brick roughly re Gorrugaled galvanised iron roof, brick chi           CURRENT CONDITIONS         / INTACT           ALTERED - UNSYMPATHETIC         REPAIRS REQUIRED           ALTERED - UNSYMPATHETIC         ALTERED - SYMPATHETIC           MODIFICATIONS         / INTACT           MODIFICATIONS         ALTERED - UNSYMPATHETIC           MODIFICATIONS         / ALTERED - SYMPATHETIC           MODIFICATIONS         / ALTERED - SYMPATHETIC           MODIFICATIONS         / ALTERED - UNSYMPATHETIC           MODIFICATIONS         / ALTERED - SYMPATHETIC           MODIFICATIONS         / INTACT           MATERIAL NOTES         MODIFICATIONS           This appears to be the oklest surviving house in Armidale. Richard and Mary Pearson, born in County Donegal in 1793 and 17           Idea is supported by matering in dia drawing room, which one old informatri recals attending as a bidd in the ashy 1890T. The issee that a diaster may in the armides Prescription and the strange as the base, covers the whole owich is material with the bords there and plaster. The talow wood floor select on the orden and plaster frequency with and plaster. The talow wood floor select washas to end/or the dinthand plaster. The talow wood floor	and 1794, bought the esbyterian Church, and or the tracitional date of for acceptance. The et length. A rough is been completely in a separate building edwelling itself. This , and the callings are nucl floors, resulting in ndividuality of the trance door. The n of c.1890 vintage, he older builder.
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Currugeled galvanised iron roof, brick chi CURRENT CONDITIONS / INTACT ALTERED - UNSYMPATHETIC ALTERED - UNSYMPATHETIC ALTERED - UNSYMPATHETIC ANODIFICATIONS ANDERS  INSTORICAL NOTES  This appears to be the oldest surviving house in Armidale. Richard and Mary Pearson, born in County Donegal in 1793 and 17 this appears to be the oldest surviving house in Armidale. Richard and Mary Pearson, born in County Donegal in 1793 and 17 this appears to be the oldest surviving house in Armidale. Richard and Mary Pearson, born in County Donegal in 1793 and 17 this appears to be the oldest surviving house in Armidale. Richard and Mary Pearson, born in County Donegal in 1793 and 17 this appears to be the oldest surviving house in Armidale. Richard and Mary Pearson, born in County Donegal in 1793 and 17 this appears to be the oldest surviving house in Armidale. Richard and Mary Pearson, born in County Donegal in 1793 and 17 this appears to be the oldest surviving house in Armidale. Richard and Mary Pearson, born in County Donegal in 1793 and 17 this appears to be the oldest surviving house in Armidale Pressbyte and in 8354 and 1835, but the house had been built a decade before. Their son Henry, was an Edder in the Armidale Pressbyte and in 8364 and 1835, cut the house house and the armidale as the oldest and the oldent of the dried mud bricks - extremely smal - though the chimney bricks are about double thet lengt endering, perhapa a lime base, covers the whole, and is mostly in exceedent repar. The eastern part of the verandeh has been set wo major rooma, each with simple coder frephace (noe painted withe). The litchon original built of the oldent heights. The talow wood floors repleced, it is claimed, the original mud floo the abbreviation of calling and door heights. Like the handmade nals and little whole paned window to the lift of the entrance himmeys are also of a different heights. Running at right angles to the original building is e more recent beforom section c1 ononetruced of Armidale bicks laid in basically Fiemi	and 1794, bought the esbyterian Church, and or the tracitional date of for acceptance. The et length. A rough is been completely in a separate building edwelling itself. This , and the callings are nucl floors, resulting in ndividuality of the trance door. The n of c.1890 vintage, he older builder.
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Housing     Simple Ploneering Ferm Residences of the Armidale Area       EVALUATION CRITERIA     (S) = STATE (R) = REGIONAL (L) = LOCAL       INSTORIC     RARE \$\sqrt{R}\$       NESTHETIC     RARE \$\sqrt{L}\$       REPRESENTATIVE \$\sqrt{R}\$       SOCIAL     RARE \$\sqrt{L}\$	
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TATEMENT OF SIGNIFICANCE Historically this building group identifies one of the very earliest tracts of land sattled in the area. As such, it has the high gnilicance. Its form of construction is very rare locally, indicating the very limited means of the earliest, non-pastoral settlers. As is vei local aesthetic significance. Scientifically the group has the potential to reveal a great deal about the economic circumstance inprovisational and building skills of squatter settlers in the first years of development of the Armidale area.	s. As such, it has high-

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## SAUMAREZ HOMESTEAD - SAUMAREZ ROAD - ARMIDALE

	AME Saumarez Homestead		REFERENCE No ARM/R008
PREVIOUS /	OTHER NAMES		DATE INSPECTED February 1997
LOCATION	Saumarez Road Armidale NSW 2350		
LOCAL GOV	ERNMENT AREA DUMARES	2 SHIRE	HOUSE
Por 121	DETAILS ROPERTY DESCRIPTION Parish of Butler REA 42.4 hectares		
	NG ZONING 1(e) - General Rui	nal	
PRESENT ON	WNER	TYPE Private	
NAME	Saumarez Pty Ltd		
ADDRESS	c∕- F J White Seumerez Roed Armidale NSW 2350		
CATEGORY	Building SUB CA1	EGORY Residence	MAP REFERENCE '56' 364500E, 6620220N AMG Armidale 9263-IV-N
DATE OF CO	NSTRUCTION 1880, 1906	BUILDER Unknown	
ARCHITECT	/ DESIGNER J W Pender		Ja Ja Ja

	WRODE		10010	RICAL PERIOD		
		**** (4140) - BECHETTREN			Built	Used
	REGISTER OF THE NATIONAL ES	• •		RE 1800		0
	REGISTER OF NATIONAL TRUST			00 - 1225		
		NTIETH CENTURY ARCHITECTURE (RAI		26 - 1250		
		S HERITAGE AND CONSERVATION REG PWRECKS ACT (DECLARED SITE)				
		RTMENT OF URBAN AFFAIRS AND PLA		61 - 1875		
		IT HERITAGE REGISTER (\$170 HERITAG	GE ACT)	76 - 1900	1	
	ATIONAL PARKS AND WILDLIFE		1	01 - 1925	1	
	NSTITUTION OF ENGINEERS (NS EXISTING HERITAGE STUDY (WR	•	1	26 - 1950	0	
	REGIONAL ENVIRONMENTAL PL	•		61 - 1976	0	
	OGAL ENVIRONMENTAL PLAN H	ERITAGE SCHEDULE		DST 1976	D	
HYS	ICAL CHARACTERISTICS	/ DESIGN SPECIFICATIONS		ที่ 6 หลักว่าย 1 สามารถ 25 5 5 3 พัทษศาสตร	and the second secon	
1 J	ARCHITECTURAL STYLE			LS Brick, cast ir galvanised iron n		ihs, elaborate roof
	CURRENT CONDITIONS	✓ INTACT		RS REQUIRED		
		ALTERED - UNSYMPATHE     MODIFICATIONS	ADDIT	gerdens, farm bu	TS Schoo	il room, tennis court, servents quarters located
rom inge s nherite ivospe inm a	ections of the land to finance ad Saumarez in 1874 and h ared he built or renewed the rea and added the upper leve	atting run of Henry Dumaresq, wi re his purchase of the core of the ed paid off the mortage on the pu farm buildings. In 1898 he built a farm buildings. The property has alw n Queensland. After F J and Mai	property before sellin operty by 1881. In th a new single-storey h veys concentrated on	ig to Francis Whit a same year, he i buse designed by fine wool product	e in 1874, i narried Ma J W Pendi ion and we	Francis J White, his son, rgaret Fletcher and as he er of Maitland above the le run in conjunction with
From : ange s nheriti prospe arm a cattle ; Ned o vere s he up pousin ingrav collect Station his with	1835, Saumarez was a squ actions of the land to finance ad Saumarez in 1874 and h and he built or renewed the rea and added the upper let properties near Guyra and li n in the house until, after Et even family bedrooms and per level. Also at the rear o g the mest room, a dairy and rings and other decorations lon, giving a gimpse of the 1 b. The first managers of Sa e extended the slab cottage	e his purchase of the core of the ad paid off the mortage on the pri farm buildings. In 1888 he built a	property before selli operty by 1881. In the new single-storey he veys concentrated on geret White clied in ti d the old farm building its had verandah enci i with a pump to raise house still contains th ore is stained and etci st's farm buildings are ove the creek; their om brick addition, the	ig to Francis While a same year, he is buse designed by fine wool products a 1930's, their un ps were donated to losed. Female se water from the us e original furniture sed glass and a fit clustered around shepherds had he	e in 1874, i narried Ma J W Pendi ion and wa merried de o the Natio vvants had oderground , curtains, i e staircas the origina its along th	Francis J White, his son, rgarat Flatcher and as he ar of Mailland above the sour in conjunction with ughters, Mary and Elsie, nal Trust in 1984. There I bedrooms at the rear on I tank and a building ornaments, paintings, e. It is a remarkably intect a site of the Saumerez a creek. H A Thomas and
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rom : hype s heritu heritu antie / here s se up ousin hype s tation is with uilt or ISTO	1835, Saumarez was a squ lections of the land to finance of Saumarez in 1874 and h red he built or renewed the rea and added the upper lev properties near Guyra and it n in the house until, after Est even family bedreams and ber level. Also at the rear o g the mest room, a dairy an rings and other decorations ion, giving a gimpse of the i 1. The first managers of Sa e extended the slab cottage rebuilt by F J White in the p	The his purchase of the core of the ad paid off the mortage on the pro- farm buildings. In 1888 he built a vel in 1906. The property has alw in Queensland. After F J and Mai sie's death in 1981, the house an a guest room upstairs. Mary Wh if the house is a service courtyard of a room for the gardener. The I much as they were in 1906. The much as they were in 1906. The armity life of the Whites. The Trus umarez lived in a slab cottage abo and in the 1860's built a three-ro	property before selli operty by 1881. In the new single-storey he regeret White died in the d the old farm building it had verandah end twith a pump to raise house still contains the re is stained and etcl st's farm buildings are ove the creek; their om brick addition, the P06.	Ig to Francis While a same year, he is buse designed by fine wool product the 1930's, their un ge were donated it losed. Fernale se water from the us original furniture ted glass and a fit clustered around shepherds had hu Thomas House.	e in 1874, i narried Ma J W Pendu ion and wa merried de b the Natio the Natio the Natio voants had nderground , curtains, i ne staircas the origina the survi	Francis J White, his son, rgaret Fletcher and as he er of Maitland above the srun in conjunction with sughters, Mary and Eisie, nal Trust in 1984. There I bedrooms at the rear on I tank and a building ornaments, paintings, a. It is a remarkably intact I site of the Saumarez e creek. H A Thomas and ving farm buildings were
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From : arge s inherith prospid brm a cattle () lived a vollecti is with solid or vollecti is with solid or solid is with solid is solid is with solid is solid is	1835, Saumarez was a squi lections of the land to finance and Saumarez in 1874 and h and he built or renewed the rea and added the upper le- broperties near Guyra and it in in the house until, after Ek- even family bedroms and per level. Also at the rear o g the meat room, a dairy an ings and other decorations ion, giving a glimpse of the f b. The first managers of Sa- e extended the slab cottage rebuilt by F J White in the p robuilt by F J White in the p	The his purchase of the core of the ed paid off the mortage on the pri- farm buildings. In 1888 he built a rel in 1906. The property has aim in Queensland. After F J and Mai sie's death in 1981, the house and a guest room upstairs. Mary Whi I the house is a service courtyard of a room for the gardener. The I much as they were in 1906. The amily life of the Whites. The Trus umarez lived in a slab cottage abo and in the 1860's built a three-ro- beriod from the 1880's to about 19 LOCAL THEMES blishment of the Wool Industry in the New England Area Up of the New England Region of Area Early Pastoral Families (S) = STATE (R) = REGIONAL ✓ (R)	property before selli operty by 1881. In the new single-storey he regeret White died in til d the old farm building ite had verandah end twith a pump to raise house still contains the tre is stained and etcl st's farm buildings are ove the creek; their om brick addition, the ROS. INFORMATION SC WRITTEN Na ORAL GRAPHIC	g to Francis Whit a same year, he is buse designed by fine wool product the 1930's, their un- ge were donated to losed. Female se water from the un- too glass and a fit clustered around shepherds had he Thomas House. URCES tional Trust Inform	e in 1874, i narried Ma J W Pendu ion and wa merried de b the Natio the Natio the Natio voants had nderground , curtains, i ne staircas the origina the survi	Francis J White, his son, rgaret Fletcher and as he er of Maitland above the srun in conjunction with sughters, Mary and Eisie, nal Trust in 1984. There I bedrooms at the rear on I tank and a building ornaments, paintings, a. It is a remarkably intact I site of the Saumarez e creek. H A Thomas and ving farm buildings were
From : Trype 3 sherith trospid inter of trospid inter of trospi	1835, Saumarez was a squi lections of the land to finance and Saumarez in 1874 and h and he built or renewed the rea and added the upper le- broperties near Guyra and it in in the house until, after Ek- even family bedrooms and per level. Also at the rear o g the meat room, a dairy an ings and other decorations ion, giving a glimpse of the f b. The first managers of Sa- e extended the slab cottage rebuilt by F J White in the p rebuilt by F J White in the p	The his purchase of the core of the ed paid off the mortage on the pro- ferm buildings. In 1888 he built a rel in 1906. The property has aim in Queensland. After F J and Mai sie's death in 1981, the house and a guest room upstairs. Mary Whi If the house is a service courtyard of a room for the gardener. The I much as they were in 1906. The amily life of the Whites. The Trus umarez lived in a slab cottage abs and in the 1860's built a three-ro- beriod from the 1880's to about 19 LOCAL THEMES blishment of the Wool Industry in the New England Area Up of the New England Region of Area Early Pastoral Families (S) = STATE (R) = REGIONAL ✓ (R) ✓ (R)	property before selli operty by 1881. In the new single-storey he regeret White died in til d the old farm building it had verandah end t with a pump to raise house still contains the tre is stained and etcl st's farm buildings are ove the creek; their om brick addition, the KOS. INFORMATION SC WRITTEN Ma ORAL GRAPHIC L (L) = LOCAL REPRESENTATIVE	g to Francis White same year, he is buse designed by fine wool product the 1930's, their un- ge were donated to losed. Female au water from the un- too glass and a fin clustered around shepherds had he Thomas House.	e in 1874, i narried Ma J W Pendu ion and wa merried de b the Natio the Natio the Natio voants had nderground , curtains, i ne staircas the origina the survi	Francis J White, his son, rgaret Fletcher and as he er of Maitland above the srun in conjunction with sughters, Mary and Eisie, nal Trust in 1984. There I bedrooms at the rear on I tank and a building ornaments, paintings, a. It is a remarkably intact I site of the Saumarez e creek. H A Thomas and ving farm buildings were

#### STATEMENT OF SIGNIFICANCE

Historically Saumarez is one of the most significant properties in the New England region, having been associated with an original squatting run of Henry Dumaresq and for then having been owned and developed by the eminent White family for over a century. Assthetically the grand scale of the composition and the unusual ground floor and first floor design on the gable ends is rare regionally and typifies the design skills of eminent Hunter Architect, Pender. Socially the homestead is of regional significance to the extensive White family descendents. Scientifically significant to the region for its potential to reveal information which could contribute to an understanding of the lifestyles of eminent, successful pastoralists from the region for its potential to reveal information which could contribute to an understanding of the lifestyles of eminent, successful pastoralists from the region for its potential to reveal information which could contribute in work in technical to the test of the start for the last region for the first potential to the start for the test of the start form the start for the start form the start f the earliest days of settlement in New England and of the change in wool production techniques of major pastoralists over the last 100 years.

LEVEL OF SIGNIFICANCE

REGIONAL

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## **DUMARESQ RAILWAY STATION - DUMARESQ**



	HERITAG	ELISTING		HISTORICAL PERIOD		
					Built	Used
0	REGISTER OF THE NATIONAL EST	. ,				
0	REGISTER OF THE NATIONAL EST REGISTER OF NATIONAL TRUST (			PRE 1800	a	
0		ITIETH CENTURY ARCHITECTURE (R	A1A)	1800 - 1825	0	0
0		HERITAGE AND CONSERVATION RE	EGISTER	1826 - 1850		
0	COMMONWEALTH HISTORIC SHIP HERITAGE COUNCIL - NSW DEPAI	WRECKS ACT (DECLARED SITE) RTMENT OF URBAN AFFAIRS AND PL	ANNING	1861 - 1876 1876 - 1900	□ ✓	
0	NSW GOVERNMENT DEPARTMEN	T HERITAGE REGISTER (\$170 HERIT	AGE ACT)	1901 - 1925	<b>₽</b>	
	INSTITUTION OF ENGINEERS (NSV			1926 - 1950		
ō	EUSTING HERITAGE STUDY (WRIT			1961 - 1975	ā	
	REGIONAL ENVIRONMENTAL PLA			POST 1975	0	
0	LOCAL ENVIRONMENTAL PLAN HI OTHER	ERITAGE SCHEDULE			-	•
PH		/ DESIGN SPECIFICATIONS				
	ARCHITECTURAL STYLE	Victorian Filigree	ь	MATERIALS Brick walls,	rendered b	rick courses, corrugated
		-	ŝ	galvanised iron roofs, cast	iron columr	95.
c	CURRENT CONDITIONS		c			
			IETIC (	ALTERED - SYMPATH	ETIC	
			•	ADDITIONAL COMME	NTS New p	paint to external walls.
HIS	TORICAL NOTES					
300 Sau relea whe Sout	people when built and today re marez Ponds and Dumaresq to asad from the Armidale Reserv at in a shorter time frame. How th Australia was freighted to the	is constructed in 1884 when the emains virtually unaltered. The own areas, joining those settler re. The railway enabled the nur- wever the production of wheat v e New England area in sufficier ng was completely repainted in	arrival of the 's who had ta cleii of small f was not viable nt quantities to	train encouraged communi ken up land in the 1850's v armers in Dumaresq and 3 a for many farmers, as che o supply the area's require	ities of sma when farm i Saumerez F Japer and b	If farmers to settle in the ots of 10 to 40 acres were Ponds to transport their etter quality wheat from
				TION SOURCES		
51A	TE THEMES	LOCAL THEMES	WHATTEN	i "Herkage NSW", H	entage Cou	ncil of NSW, March 1996.
		of the Railway in New England of Small Farming Communities in Durneresq Shire	ORAL GRAPHIC	:		
EVA	LUATION CRITERIA	(S) = STATE (R) = REGION	AL (L) = LO	CAL	·	
HIS	TORIC RARE	✓ (R)	REPRESE			
	THETIC RARE			NTATIVE V (R)		
SOC		1, 2				
SCI	ENTIFIC RARE	✔ (L)	REPRESE			
Histo over For t represent and i and j	the past century, ceased to exis these reasons it has regional h isontativeness of design at the middle class farming families. So	n is an increasingly rare survivo t. It is also significant for markin istoric significance. It has local regional level. Socially it has p ientifically it has the potential to re iopment in New England in the l	g the growth l aesthetic, so played a majo weal informat	of important small ferming ocial and scientific significa or part in the lives of many ion which could contribute	communitie nce, aesthe past genera information	is in the New England area, dically for its local rarity and dions of upper-middle class about the form of rail travel
LEV	EL OF SIGNIFICANCE	REGIONAL				

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## **DUMARESQ RAILWAY STATIONMASTER'S RESIDENCE - DUMARESQ**


	HERITAG	E LISTING			<b>b</b>	
					Built	Used
	REGISTER OF THE NATIONAL EST					
0	REGISTER OF THE NATIONAL EST REGISTER OF NATIONAL TRUST (			PRE 1800	0	
0	REGISTER OF SIGNIFICANT TWEN	THETH CENTURY ARCHITECTURE (RA		1800 - 1825	0	
0	DEPARTMENT OF PUBLIC WORKS COMMONWEALTH HISTORIC SHIP	HERITAGE AND CONSERVATION RE	GISTER	1826 - 1850 1851 - 1875		
0		RTMENT OF URBAN AFFAIRS AND PL	ANNING	1876 - 1900	∠ ∠	u ∡
		T HERITAGE REGISTER (\$170 HERIT	AGE ACT)	1901 - 1925	-	
	NATIONAL PARKS AND WILDLIFE INSTITUTION OF ENGINEERS (NSV			1926 - 1950	0	2
	EXISTING HERITAGE STUDY (WRI	-		1961 - 1975		2
	REGIONAL ENVIRONMENTAL PLA			POST 1975	0	
	LOCAL ENVIRONMENTAL PLAN HI OTHER	ERITAGE SCHEDULE				
PH	SICAL CHARACTERISTICS	/ DESIGN SPECIFICATIONS		1		
	ARCHITECTURAL STYLE	Victorian Filigree	b	MATERIALS Brick with	galvanised co	prugated iron roof. Cast
_				iron verandah columns.		•
c	CURRENT CONDITIONS			C REPAIRS REQUIRED		
		CALTERED - UNSYMPATH		ALTERED - SYMPATI		
					INTS	
HIS	TORICAL NOTES	a na manananya na mangana na kata na ka -		s na spanna an		
300 Sau relea whe	people when built and today re marez Ponds and Dumaresq t ased from the Armidale Reserv at in a shorter time frame. How	is constructed in 1884 when the emains virtually unaltered. The own areas, joining those settler, ve. The railway enabled the nuc wever the production of wheat v e New England area in sufficien	arrival of the s who had ta cleil of small i was not viabl	train encouraged commu- iken up land in the 1850's farmers in Dumaresq and le for many farmers, as ch	nities of sma when farm ic Saumarez P neaper and b	I farmers to settle in the ots of 10 to 40 acres were onds to transport their
Lue.	TORICAL THEMES			ATION SOURCES		
THE			INFORM	ATION SOURCES		
	TE THEMES	LOCAL THEMES	WRITTE		Heritage Cou	ncil of NSW, March 1996.
STA Trai	TE THEMES	LOCAL THEMES of the Railway in New England Small Farming Communities in Dumaresq Shire	WRITTE	N "Heritage NSW", H	Heritage Coul	ncil of NSW, March 1996.
STA Tran Tow	TE THEMES	of the Railway in New England Small Farming Communities in	WRITTE) ORAL GRAPHK	N "Hentage NSW", H	<del>leritage</del> Cou	ncil of NSW, March 1996.
STA Trer Tow	ATE THEMES Insport The Arrival Inships The Growth of	of the Railway in New England Small Farming Communities in Dumaresq Shire (\$) = STATE (R) = REGION	WRITTE) ORAL GRAPHIK AL (L) = LO	N "Hentage NSW", H	leritage Cou	ncil of NSW, March 1996.
STA Trai Tow EVA	ATE THEMES Isport The Arrival Inships The Growth of LUATION CRITERIA	of the Railway in New England Small Farming Communities in Dumaresq Shire (\$) = STATE (R) = REGION ✓ (L)	WRITTE) ORAL GRAPHK AL (L) = LO REPRESE	N "Henitage NSW", H	<del>leritage</del> Cou	ncil of NSW, March 1996.
STA Trar Tow EVA HIS	ATE THEMES Insport The Arrival of Inships The Growth of ALUATION CRITERIA TORIC RARE	of the Railway in New England Small Farming Communities in Dumaresq Shire (\$) = STATE (R) = REGION ✓ (L)	WRITTE) ORAL GRAPHK AL (L) = LO REPRESE	N "Hentage NSW", H	Heritage Cou	ncil of NSW, March 1996.
STA Tran Tow EVA HIS AES SOX	ATE THEMES Insport The Arrival Inships The Growth of ALUATION CRITERIA TORIC RARE INTHETIC RARE	of the Railway in New England Small Farming Communities in Dumaresq Shire (\$) = STATE (R) = REGION ✓ (L) □	WRITTE) ORAL GRAPHK AL (L) = LO REPRESE REPRESE REPRESE	N "Heritage NSW", H CAL INTATIVE □ INTATIVE ↓ (R)	<del>leritage</del> Cou	ncil of NSW, March 1996.
STA Trer Tow EVA HIS SOC SCI	ATE THEMES Isport The Arrival of Inships The Growth of ALUATION CRITERIA TORIC RARE ITHETIC RARE CIAL RARE	of the Railway in New England Small Farming Communities in Durnaresq Shire (S) = STATE (R) = REGION ✓ (L) □ ✓ (L)	WRITTE) ORAL GRAPHK AL (L) = LO REPRESE REPRESE REPRESE	N "Heritage NSW", H CAL INTATIVE □ INTATIVE ✓ (R) INTATIVE □	leritage Cou	ncil of NSW, March 1996.
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STA Trar Tow EVA HIS' SOC SCH STA HISK Of STA	ATE THEMES Isport The Arrival Isport The Growth of a mships The Growth of a ULUATION CRITERIA TORIC RARE TORIC RARE CIAL RARE ENTIFIC RARE ENTIFIC RARE ITEMENT OF SIGNIFICANCE pricely significant locally for its role mail farming communities in New	of the Railway in New England Small Farming Communities in Dumaresq Shire (S) = STATE (R) = REGION ✓ (L) □ ✓ (L) □ ✓ (L) : • in evidencing the importance of w England. It has local scientific	WRITTE) ORAL GRAPHK AL (L) = LO REPRESE REPRESE REPRESE REPRESE REPRESE	N "Heritage NSW", H CAL INTATIVE □ INTATIVE ✓ (R) INTATIVE □ INTATIVE □ INTATIVE □	tury and for i	s contribution in the growth
STA Tray Tow EVA HIS' AES SOC SCII STA HISK of st	ATE THEMES Isport The Arrival Isport The Growth of a mships The Growth of a ULUATION CRITERIA TORIC RARE TORIC RARE CIAL RARE ENTIFIC RARE ENTIFIC RARE ITEMENT OF SIGNIFICANCE pricely significant locally for its role mail farming communities in New	of the Railway in New England Small Farming Communities in Dumaresq Shire (S) = STATE (R) = REGION ✓ (L) □ ✓ (L) □ ✓ (L) : • in evidencing the importance of w England. It has local scientific	WRITTE) ORAL GRAPHK AL (L) = LO REPRESE REPRESE REPRESE REPRESE REPRESE	N "Heritage NSW", H CAL INTATIVE □ INTATIVE ✓ (R) INTATIVE □ INTATIVE □ INTATIVE □	tury and for i	s contribution in the growth
STA Tray Tow EVA HIS' AES SOC SCII STA HISK of st	ATE THEMES Isport The Arrival Isport The Growth of a mships The Growth of a ULUATION CRITERIA TORIC RARE TORIC RARE CIAL RARE ENTIFIC RARE ENTIFIC RARE ITEMENT OF SIGNIFICANCE pricely significant locally for its role mail farming communities in New	of the Railway in New England Small Farming Communities in Dumaresq Shire (S) = STATE (R) = REGION ✓ (L) □ ✓ (L) □ ✓ (L) : • in evidencing the importance of w England. It has local scientific	WRITTE) ORAL GRAPHK AL (L) = LO REPRESE REPRESE REPRESE REPRESE REPRESE	N "Heritage NSW", H CAL INTATIVE □ INTATIVE ✓ (R) INTATIVE □ INTATIVE □ INTATIVE □	tury and for i	s contribution in the growth
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### ORIGINAL GUY FAWKES POST OFFICE - "MILAMBA" - GUY FAWKES

PRESENT NAME. Part of Milamba Homestead and Property	REFERENCE No GUYF/R001
PREVIOUS / OTHER NAMES Former Guy Fawkes Post Office, Guy Fawkes Township	DATE INSPECTED 22 August 1996
LOCATION Grafton Road Guy Fawkes NSW 2350	SITE SKETCH PLAN
LOCAL GOVERNMENT AREA DUMARESQ SHIRE	I FORD
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION Lots 27 28 49 DP 751462 Pt Lots 30 31 DP 751462 Lot 1 DP 829336 Parish Lookout b SITE AREA 313.2 hectares	
c EXISTING ZONING 1(a) - General Rural	
PRESENT OWNER TYPE Private NAME A.J. & S. J. McIntyre	
ADDRESS "Milembe" Grafton Roed Guy Fawkes NSW 2350	CARACTOR READ
CATEGORY Building SUB CATEGORY Post Office	MAP REFERENCE '56' 434400E, 5630800N AMG Ebor 9337-2-S
DATE OF CONSTRUCTION 1891 BUILDER Unknown	2
ARCHITECT / DESIGNER Unknown	D / Harris

GUYF/R001	IERITAGE	LISTING		HISTORICAL PERIOD	)		_
	IONAL ESTAT	E (AHC) - REGISTERED			Built	Used	
REGISTER OF THE NAT				PRE 1800		0	
REGISTER OF NATIONA     REGISTER OF SIGNIFIC		W) ETH CENTURY ARCHITECTURE (I		1800 - 1825	a		
		ERITAGE AND CONSERVATION R		1826 - 1850			
		RECKS ACT (DECLARED SITE)		1851 - 1876		0	
		NENT OF URBAN AFFAIRS AND P IERITAGE REGISTER (\$170 HERIT		1876 - 1900	· /	/	_
		RVICE (NSW) REGISTER	AUE AUI)	1901 - 1925		1	
D INSTITUTION OF ENGINE				1926 - 1960		1	
D EXISTING HERITAGE ST				1951 - 1976		1	
REGIONAL ENVIRONME     LOCAL ENVIRONMENTA				POST 1976		/	_
C OTHER							
PHYSICAL CHARACTER	RISTICS / [	ESIGN SPECIFICATIONS	<b>Vini - 310 v / vi - 200 v / vi - 200 v / vi</b>		ine 6) 400.00 2000.000 a	nanada Bala karaka na ana ang karaka na pang karaka na	_
a ARCHITECTURAL	STYLE	/ictorian Georgian	b	MATERIALS Timber, col	migated galv	anised iron roof.	
c CURRENT CONDIT	TIONS .	INTACT		✓ REPAIRS REQUIRED			
		ALTERED - UNSYMPAT	HETIC	ALTERED - SYMPATI	HETIC		
	0	MODIFICATIONS		✓ ADDITIONAL COMME	NTS Buildin	g relocated to current site	
				from Guy Fawkes town.			
HISTORICAL NOTES	<u></u>					2 4 4 4 5 4 6 6 6 7 6 7 6 7 6 7 6 7 6 7 6 7 7 7 7	_
public facilities to the area. Grosvenor Hotel a short of 1890. It became the beni	), in 1884 A distance aw k in 1908, 1	awkes River was named by Ifred Clements opened a W ay, which remained there ur The post office opened in 18 now owned by Robert McIni	ine Shanty o ntil it burnt do 91 and a tele	n the bank of Kangaroo Cr wn in 1910. A store was a ophone added in 1892. The	wek. In the fi cided by pub post office v	blowing year he built the lican Henry Purkiss in vas relocated to the	_
HISTORICAL THEMES			INFORM	IATION SOURCES			
STATE THEMES		LOCAL THEMES	WRITTE	N "Guy Fawkes on t November 1994.	he Snowy Re	nge", Bruce Cady,	
Communications	Postal	Services in Dumeresq Shire Private Towns		c			~
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EVALUATION CRITERIA	RARE /						
	•		REPRES				
HISTORIC		(L)	REPRES				
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### SHEEP DIP - "MILAMBA" - GUY FAWKES



GUYF/R002 HERITAG	E LISTING	H	ISTORICAL PERIOD		
				Built	Used
REGISTER OF THE NATIONAL EST	• •				
REGISTER OF THE NATIONAL EST			PRE 1800		0
REGISTER OF NATIONAL TRUST (	NSW) TIETH CENTURY ARCHITECTURE (RA		1800 - 1825	o	٥
	HERITAGE AND CONSERVATION REC		1828 - 1850	0	D
COMMONWEALTH HISTORIC SHIP			1861 - 1876	0	
HERITAGE COUNCIL - NSW DEPAR	TMENT OF URBAN AFFAIRS AND PLA	ANNING	1876 - 1900	1	1
NSW GOVERNMENT DEPARTMENT	T HERITAGE REGISTER (\$170 HERITA	GE ACT)	1901 - 1925	ū	
NATIONAL PARKS AND WILDLIFE			1926 - 1950	0	
EXISTING HERITAGE STUDY (WRIT	-			0	
EXISTING HERITAGE STUDY (WRIT REGIONAL ENVIRONMENTAL PLAI	-		1951 - 1976		
LOCAL ENVIRONMENTAL PLAN HE			POST 1975	L	
		L			
ARCHITECTURAL STYLE		ь	MATERIALS N/A		
		-			
CURRENT CONDITIONS			EPAIRS REQUIRED		
	ALTERED - UNSYMPATH		LTERED - SYMPATH		
			DDITIONAL COMMEN	118	
entury).		INFORMATIC	N SOURCES		
entury). IISTORICAL THEMES	LOCAL THEMES	INFORMATIK WRITTEN	"Guy Fawkes on th	e Snowy R	enge", Bruce Cady,
INTORICAL THEMES	ment of Sheep Farming in the			e Snowy R	anga", Bruce Cady,
entury). IISTORICAL THEMES ITATE THEMES Pastoralism The Develops		WRITTEN ORAL	"Guy Fawkes on th	e Snowy R	enge", Bruce Cady,
entury). ISTORICAL THEMES TATE THEMES Iastoralism The Develop Ixpension & Settlement	ment of Sheep Farming in the New England Area The Growth & Decline of the	WRITTEN ORAL GRAPHIC	"Guy Fawkes on th November 1984.	e Snowy R	ange", Bruce Cady,
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#### **"MILAMBA" AND SITE - GRAFTON ROAD - GUY FAWKES**



GUYF/R003	ELISTING		HISTORICAL PERIO	Ð	
				Built	Used
D REGISTER OF THE NATIONAL EST					1
REGISTER OF THE NATIONAL EST/     REGISTER OF NATIONAL TRUST (N			PRE 1800		0
	TIETH CENTURY ARCHITECTURE (RA	<b>(A)</b>	1809 - 1825	a	0
D DEPARTMENT OF PUBLIC WORKS	HERITAGE AND CONSERVATION REC	DISTER	1826 - 1850		•
COMMONWEALTH HISTORIC SHIP			1851 - 1875	•	
	TMENT OF URBAN AFFAIRS AND PLA HERITAGE REGISTER (S170 HERITA		1876 - 1900	1	1
CI NATIONAL PARKS AND WILDLIFE S	· · · · · · · · · · · · · · · · · · ·	OIE AGI)	1901 - 1926	a	1
I INSTITUTION OF ENGINEERS (NSW			1926 - 1950		1
CI EXISTING HERITAGE STUDY (WRIT	E NAME BELOW)		1951 - 1975	C	1
D REGIONAL ENVIRONMENTAL PLAN			POST 1975		2
D LOCAL ENVIRONMENTAL PLAN HE D OTHER	RITAGE SCHEDULE				-
PHYSICAL CHARACTERISTICS	DESIGN SPECIFICATIONS	1 al - 1975 a Aritzan			
ARCHITECTURAL STYLE	Victorian Georgian	ь	MATERIALS Timber/ga	Ivanised iron,	timber & wire fencing.
c CURRENT CONDITIONS			✓ REPAIRS REQUIRED	n	•
c CURRENT CONDITIONS	ALTERED - UNSYMPATH		ALTERED - SYMPAT		
	✓ MODIFICATIONS		ADDITIONAL COMM Post Office relocated to		nal sheds, Guy Fawkes
			Post Office relocated to fencing/gateposts.	group eany th	is century, <del>new</del>
HISTORICAL NOTES					
Grosvenor Hotel a short distance a Mcintyre, his grandson. "Milamba" Fawkes Post Office building, later n	was part of the original private (				
HISTORICAL THEMES		INFORM/			
					1
STATE THEMES	LOCAL THEMES	WRITTEN	Guy Fewkes on November 1984.		ange", Bruce Cedy,
	Growth & Decline of the Guy	ORAL	November 1984.		ange", Bruce Cedy,
Expansion & Settlement The Land Tenure The Openin			November 1984.		ange", Bruce Cedy,
Expansion & Settlement The Land Tenure The Openin New	Growth & Decline of the Guy Fawkes Township Ing Up & Development of Inner	ORAL GRAPHIC	November 1984.		ange", Bruce Cedy,
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Expansion & Settlement The Land Tenure The Openin New EVALUATION CRITERIA HISTORIC RARE AESTHETIC RARE SOCIAL RARE	Growth & Decline of the Guy Fawkes Township Ing Up & Development of Inner England Area Private Towns (S) = STATE (R) = REGIONA ✓ (L) ✓ (L) ✓ (L) ✓ (L)	ORAL GRAPHIC L (L) = LO REPRESE REPRESE REPRESE	November 1984. CAL NTATIVE □ NTATIVE √ (R)		inge", Bruce Cedy,
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### **CEMENT WEIR - POINT LOOKOUT ROAD - GUY FAWKES**



PHOTOGRAPH



Ink road in the early decades of the 20th century. It has local historic significance and local scientific significance, the latter for its potential to reveal	GUTTRODU       Built       Used         Built       Built       Built       Used         Built       Built       Built       Built       Built         Built       Built       Built       Built       Built       Built         Built       Built       Built       Built       Built       Built       Built         Built <th></th> <th></th> <th></th> <th>NATO / / ////////////////////////////////</th> <th></th> <th></th> <th></th>				NATO / / ////////////////////////////////			
Built       Used         0       Register of the National, ESTATE (JAN) - REGISTRED       Built       Used         0       Register of the National, ESTATE (JAN) - INTERNE       Built       Used         0       Register of the National, ESTATE (JAN) - INTERNE       Built       Used         0       Register of the National, ESTATE (JAN) - INTERNE       Built       Used         0       Department, International Services and Control (Secondary International Secondary International Inte	Built Used     B	GUYEROOM HERIT	AGE LISTING		HISTORICAL PERIOD	_		
0       REGISTER OF THE MINOLUL BEXTARE (MAC): MITERIAN       PRE: 1800       0         0       REGISTER OF ANTOWL, TRUE INSMITH, MACHITECTURE (MAL)       1800 - 1825       0         0       REGISTER OF ANDAUL, CRIMENT AN ACHITECTURE (MAL)       1800 - 1825       0         0       DEPARTMENT OF ANDAUL CRIMENT AN ACHITECTURE (MAL)       1800 - 1825       0         0       DEPARTMENT OF ANDAUL CRIMENT AN ACHITECTURE (MAL)       1811 - 1875       0         0       DEPARTMENT OF ANDAUL CRIMENT AND ACTIVE AND SATURATION AND ACTIVE THE AND ACTIVE	0       REDITED OF THE MINORAL ESTATE (MC)_HTEREN       PRE_1800       0         0       REDITED OF HOLM, MONAL ESTATE (MC)_HTEREN       1900 - 1825       0         0       REDITED OF POLICY MARKENT TWENTERT (ENTRINE MARKENTER       1860 - 1825       0         0       DEPARTMENT OF POLICY MARKENT TWENTERT (ENTRINE MARKENTER       1861 - 1875       0         0       DEPARTMENT OF POLICY MARKENT AND RESISTER       1861 - 1875       0         0       DEPARTMENT OF POLICY MARKENT AND RESISTER       1861 - 1875       0         0       DEPARTMENT OF POLICY MARKENT (ENTRINE MARKENT OF POLICY AND RESISTER       1862 - 1825       0         0       DEPARTMENT OF POLICY MARKENT AND RESISTER       1861 - 1875       0         0       DEPARTMENT OF POLICY MARKENT OF POLICY AND RESISTER       1862 - 1876       0         0       DEPARTMENT OF POLICY MARKENT OF POLICY AND RESISTER       1862 - 1876       0         0       DEPARTMENT OF POLICY POLICY AND RESISTER       1861 - 1875       0         0       DEPARTMENT OF POLICY POLICY AND RESISTER       1861 - 1875       0         0       DEPARTMENT OF POLICY POLICY AND RESISTER       1861 - 1875       0         0       DEPARTMENT OF POLICY POLICY AND RESISTER       1861 - 1875       0         0       DEPARTMENT OF	So million				Built	Used	
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<ul> <li>Resource or source/curr rule returns and content time (RAL)</li> <li>Department or Paulic content setting or current or current and rule returns or current or curent or curent or current or</li></ul>	Beatres of sourceCourt restricts carry an Accitecture (AAL)     Beatres of sourceCourt restricts carry and accitecture (AAL)     Beatres of PAUL CONACT. Inservations and an Array and PLANING     Beatres of PAUL CONACT. Inservations of Acting and Array and PLANING     Beatres of PAUL CONACT. Inservations of Acting and Array and PLANING     Beatres of PAUL CONACT. Inservations of Acting and Array and PLANING     Beatres of PAUL CONACT. Inservations of Acting and Array and PLANING     Beatres of PAUL CONACT. Inservations of Acting and Array and PLANING     Beatres of PAUL CONACT. Inservations of Acting and Array and PLANING     Beatres of PAUL CONACT. Inservations of Acting and Array and PLANING     Beatres of PAUL CONACT. Inservations of Acting and Array and PLANING     Beatres of PLANING ARRAY AND ARR	CI REGISTER OF THE NATIONAL	ESTATE (AHC) - INTERIM		PRE 1800			
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Operation       1981 - 1976       1981 - 1976       1981 - 1976       1         Operating of Concell, two prevariancy or unservatives or unservative or u	0       Observation Survive: Set of DECLARED BUTCH       1951 - 1975       0         0       HERTING COUNCL. Have DEPARTNERT OF UNBAUNT ARE REQUISTED       1976 - 1900       0         0       HIGHTAGE COUNCL. THE UNDERATION TO HERTINGE SCHEDE       1976 - 1900       0         0       HIGHTAGE COUNCL. THE UNDERATION THE MEETINGE SCHEDE       1976 - 1900       0         0       HIGHTAGE TO CHARGE SUPPORTING THE MEETINGE SCHEDULE       1976 - 1900       0         0       HIGHTAGE TO CHARGE SUPPORTING MEEDING THE MEETINGE SCHEDULE       1975 - 1975       7         0       DOLE SUPPORTING MEETING MEEDING SCHEDULE       POST 1975       7         0       DOLE SUPPORTING MEETING MEETING SCHEDULE       POST 1976       7         0       OTHER       CURRENT CONDITIONS       / HTACT       REPARS REQUIRED         0       ALCERED - UNISY MPATHETIC       ALTERED - SYMPATHETIC       ADDITIONAL COMMENTS Staged Wer         HISTORICAL NOTES       Just over forly years after the GUY Fewkes River was named there out 8000 on 1910. A store was added by publication or output with a public foldies to the area: In 1884 After Glearents openal a Wire Shanty on the bank of Kangeroo Creek. In the foldwing year he built the Gravement there public foldies opened in 1891 and a telephone added in 1892. The cement were was constructed in 1935 over the Sarpentine Creek, apperently to control the water flow at the bringe over Point Lookout Read.					-	—	
Image: Source Linew DepArtment: or URBAN APPARS AND PLANINGS       1974 - 1900       Image: Source Linew DepArtment: or URBAN APPARS AND PLANINGS         Image: Source Linew DepArtment: DepArtment: DepArtment: Source Linew Linew DepArtment: De	Image: Source:       Image			EGISTER			-	
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Improve the state and we can be served in the server and the serv	Implementation statis and walk presented issue recent in the second of the second issue recent in the second of the second issue recent in the second of the second issue recent			1	1276 - 1900	Ċ.	0	
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Bitsminu Heartings STUDY (WHTE NAME RECOM)       1981 - 1978       /         Bitsminu Heartings STUDY (WHTE NAME RECOM)       1981 - 1978       /         Bitsminu Heartings Study (WHTE NAME RECOM)       1981 - 1978       /         Bitsminu Heartings Study (WHTE NAME RECOM)       1981 - 1978       /         Bitsminu Heartings Study (WHTE NAME RECOM)       1981 - 1978       /         Bitsminu Heartings Study (WHTE NAME RECOM)       1981 - 1978       /         PHYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS        MATERIALS Concrete         C CURRENT CONDITIONS       / INTACT       D REPARS REQUIRED         DALTERED - UNSYMPATHETIC       D ALTERED - STUPATHETIC       ALTERED - Study (WHTE Study)         Just over forty years after the Guy Fawkes River was named by the districts first settler, Major Edward Parke, closer settlement brought with a public ficilies in the following year he built the Growner down was deted by the district first settler. Major Edward Parke, closer settlement brought with a public ficilies in 1984 Affred Cloments opened in 1891 and a telephone added in 1992. The cement wear was constructed in 1935 over the Serpentine Creek, apperently to control the water flow at the bridge over Point Lookout Road.         HISTORICAL THEMES       LOCAL THEMES       WHTTEN         State TheMES       LOCAL THEMES       WHTTEN         Valuation Criteria       (S) = STATE (R) = REGIONAL (L) = LOCAL         NISTORICAL THEMES <t< th=""><th>Bitsministration seturation seturation in the seturation of the seturat</th><th></th><th></th><th></th><th></th><th>-</th><th>-</th><th></th></t<>	Bitsministration seturation seturation in the seturation of the seturat					-	-	
REGOUL ENVICINE TALE SCIEDULE     ICOL ENVICONMENTAL PLAN HERITADE SCIEDULE     ICOL ENVICONMENTAL PLAN HERITADE SCIEDULE     OTHER  PYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS     A ARCHITECTURAL STYLE N/A     b MATERIALS Concrete     CURRENT CONDITIONS / NTACT	REGOUL ENVIOUNDENTAL FLAN HERTAGE SCHEDULE     ICOL ENVIONMENTAL PLAN HERTAGE SCHEDULE     ICOL ENVIONMENTAL PLAN HERTAGE SCHEDULE     OTHER  PYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS     A ARCHITECTURAL STYLE N/A     b MATERIALS Concrete     CURRENT CONDITIONS / NTACT		· ·		1926 - 1950	1	1	
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PHYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS         a       ARCHITECTURAL STYLE         a       ARCHITECTURAL STYLE         C       CURRENT CONDITIONS         JINTACT	PHYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS         a       ARCHITECTURAL STYLE         a       ARCHITECTURAL STYLE         c       CURRENT CONDITIONS         c       LITERED - UNSYMPATHETIC         c       ALTERED - UNSYMPATHETIC         c       MODIFICATIONS         JUST OVEr forty years after the Guy Fawkes River was named by the district's first settler, Major Edward Parke, closer settlement brought with it public ficklists to the area. In 1884 After Clements opened a Wins Shandry on the bank of Kangaros Creek. In the following year he built the Grosvenor Hobi e short distance away, which remained there unit it burnt down in 1910. A store was added by publican Henry Purkiss in 1890. The cost office opened in 1951 and a tilephone added in 1982. The cost office opened in 1951 and a tilephone added in 1982. The cost office opened in 1951 and a tilephone added in 1982. The cost office opened in 1951 and a tilephone added in 1982. The cost office opened in 1951 and a tilephone added in 1982. The cost office opened in 1951 and a tilephone added in 1982. The cost office opened in 1993 over the Serpentine Creek, apparently to control the water flow at the bridge over Point Lookoul Road.         HISTORICAL THEMES       LOCAL THEMES         STATE THEMES       LOCAL THEMES         Utilities       Modification of Durnaresg Shire Creeks         QRAHL       CRAL         GRAPHIC       REPRESENTATIVE []         SOCIAL       RARE []         REPRESENTATIVE []       REPRESENTATIVE []         S		N HERITAGE SCHEDULE			_	•	
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#### **"KOTUPNA" - GRAFTON ROAD - GUY FAWKES**



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LEVEL OF SIGNIFICANCE

REGIONAL

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### **HILLGROVE TOWNSHIP CONSERVATION AREA - HILLGROVE**

PRESENT NAME Hillgrove Township Conservation Area	REFERENCE No HILL/ROO1
PREVIOUS / OTHER NAMES	DATE INSPECTED 23 August 1996
LOCATION Conservation Area Hiligrove NSW 2350	SITE SKETCH PLAN
LOCAL GOVERNMENT AREA DUMARESQ SHIRE	DENNER STREET, WERTSER SIDE MINN BREETERS . SEALETCH STREETE
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION N/A	
SITE AREA N/A C EXISTING ZONING 1(a) - General Rural	
PRESENT OWNER TYPE	
NAME N/A	BRACIN STREET, BATTERN GER LEMME BRAUTERN , GWAARALES STREETS
ADDRESS	
ATEGORY Area SUB CATEGORY Conservation Area	MAP REFERENCE '56' 395000E, 6617500N AMG Hillgrove 9236-1-N
ATE OF CONSTRUCTION From c. 1880 BUILDER Various	A HILLOROVE
ARCHITECT / DESIGNER Various	
PHOTOGRAPH	

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Ining       Antimony and Gold in the New England Region       "A Short History of Hillgrove", Dr G Wilson. "Tramways Down the Gorge: The Story of Hillgrove, 1887-1921", Ross Mainwaring, October 1986.         VALUATION CRITERIA       (S) = STATE (R) = REGIONAL (L) = LOCAL         ISTORIC       RARE \$\not (R)         REPRESENTATIVE	Ining       Antimony and Gold in the New England Region       "A Short History of Hillgrove", Dr G Wison. Tramways Down the Gorge: The Story of Hillgrove, 1887-1921", Ross Mainwaring, October 1986.         VALUATION CRITERIA       (S) = STATE (R) = REGIONAL (L) = LOCAL         STORIC       RARE J (R)         REPRESENTATIVE I       Image: Comparison of the Story of Hillgrove, 1887-1921", Ross Mainwaring, October 1986.         STORIC       RARE J (R)         REPRESENTATIVE I       Image: Comparison of the Story of Hillgrove, 1887-1921", Ross Mainwaring, October 1986.         STORIC       RARE J (R)         REPRESENTATIVE I       Image: Comparison of the Story of Hillgrove, 1887-1921", Ross Mainwaring, October 1986.         STORIC       RARE J (R)         REPRESENTATIVE I       Image: Comparison of the Story of Hillgrove, 1887-1921", Ross Mainwaring, October 1986.         STORIC       RARE J (R)       REPRESENTATIVE I         DCIAL       RARE J (R)       REPRESENTATIVE I         CHALTER       RARE J (R)       REPRESENTATIVE I         TATEMENT OF SIGNIFICANCE       Image: Comparison of the set o	ISTORICAL THEMES	INFORMATION SOURCES
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1887-1921*, Ross Mainwaring, October 1986.         ORAL GRAPHIC         VALUATION CRITERIA       (S) = STATE (R) = REGIONAL (L) = LOCAL         ISTORIC       RARE \$\nothing\$ (R)         REPRESENTATIVE []         ESTMETIC       RARE \$\nothing\$ (R)         REPRESENTATIVE []         COLL       REPRESENTATIVE []         COLL       REPRESENTATIVE []         COLL       REPRESENTATIVE []         CIENTIFIC       RARE \$\nothing\$ (R)         REPRESENTATIVE []         TATEMENT OF SIGNIFICANCE         TATEMENT OF SIGNIFICANCE         REPRESENT ATIVE []         CIENTIFIC         REPRESENTATIVE []         CIENTIFIC         REPRESENTATIVE []         TA	1887-1921", Ross Mainwaring, October 1986.         ORAL GRAPHIC         VALUATION CRITERIA (S) = STATE (R) = REGIONAL (L) = LOCAL         STORIC RARE / (R) REPRESENTATIVE II         ESTINETIC RARE III REPRESENTATIVE IIII REPRESENTATIVE IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII		
ORAL GRAPHIC         VALUATION CRITERIA       (S) = STATE (R) = REGIONAL (L) = LOCAL         ISTORIC       RARE \$\nothermal{regional}(R)         REPRESENTATIVE       I         ESTHETIC       RARE I         REPRESENTATIVE \$\sigma(R)         DOCIAL       RARE \$\sigma(R)         REPRESENTATIVE \$\sigma(R)         DOCIAL       RARE \$\sigma(R)         REPRESENTATIVE \$\sigma(R)         DOCIAL       RARE \$\sigma(R)         REPRESENTATIVE \$\sigma(R)         CHENTIFIC       RARE \$\sigma(R)         REPRESENTATIVE \$\sigma(R)         TATEMENT OF SIGNIFICANCE       Image: \$\sigma(R)\$ and \$\sigma(R)\$ a	ORAL GRAPHIC         VALUATION CRITERIA       (S) = STATE (R) = REGIONAL (L) = LOCAL         STORIC       RARE / (R)       REPRESENTATIVE □         ESTHETIC       RARE / (R)       REPRESENTATIVE / (R)         OCIAL       RARE / (R)       REPRESENTATIVE / (R)         OCIAL       RARE / (R)       REPRESENTATIVE / (R)         DCIAL       RARE / (R)       REPRESENTATIVE □         SIENTIFIC       RARE / (R)       REPRESENTATIVE □         TATEMENT OF SKONIFICANCE       Important for its association with antimony and gold mining in the region and bust fowms of the late 19th/early 20th naury in the regional historic significance as one of two exemples of boom and bust fowm in the state to harness drosolectric power. Assthetically the evidence suggests that it was typical of a late 19th century rural town. Socially the town is extensively idence provide undue regional significance for the establishment of families surviving in the region today. It and its documentary idence provide unique regionally significance for the establishment of termilies univiving of the index documentary idence provide unique regionally significance for the stablishment of termilies towns in a very short itme.	lining Antimony and Gold in the New England Region	
GRAPHIC         VALUATION CRITERIA       (S) = STATE (R) = REGIONAL (L) = LOCAL         ISTORIC       RARE I (R)         REPRESENTATIVE I         ESTHETIC       RARE I (R)         REPRESENTATIVE I         CIAL       RARE I (R)         REPRESENTATIVE I         CIENTIFIC       RARE I (R)         REPRESENTATIVE I         CIENTIFIC       RARE I (R)         REPRESENTATIVE I         TATEMENT OF SIGNIFICANCE         The Hillgrove township has substantial regional historic significance as one of two examples of boom and bust towns of the late 19th/early 20th nutry in the region. It is important for its association with antimony and gold mining in the region and for being the first town in the state to hermess droeectric power. Aesthetically the evidence suggests that it was typical of a late 19th century rural town. Socially the town is extensively cumentary rural town. Socially the town is extensively cumentary rural town. Socially the town is accumentary idence provide and has great regional significants can fit the establishment of families surviving in the region today. It and its documentary idence provide unique regionally significant scientific information which has the potential to provide a wider understanding of life in a goldfields town	GRAPHIC         VALUATION CRITERIA       (S) = STATE (R) = REGIONAL (L) = LOCAL         ISTORIC       RARE \$\nothermal{starse} (R)       REPRESENTATIVE \$\Box\$         ESTHETIC       RARE \$\Dot\$       (R)         REPRESENTATIVE \$\Dot\$       REPRESENTATIVE \$\Dot\$         CIGAL       RARE \$\dot\$ (R)       REPRESENTATIVE \$\Dot\$         TATEMENT OF SIGNIFICANCE       Representation \$\dot\$       Representation \$\dot\$         Tratement of the region. It is important for its association with antimony and gold mining in the region and for being the first tow		
VALUATION CRITERIA       (S) = STATE (R) = REGIONAL (L) = LOCAL         ISTORIC       RARE \$\nother (R)       REPRESENTATIVE \$\Box\$         ISTORIC       RARE \$\nother (R)       REPRESENTATIVE \$\Box\$         ESTHETIC       RARE \$\Dot\$       REPRESENTATIVE \$\Dot\$         DOLAL       RARE \$\dot\$ (R)       REPRESENTATIVE \$\Dot\$         DOLAL       RARE \$\dot\$ (R)       REPRESENTATIVE \$\Dot\$         CIENTIFIC       RARE \$\dot\$ (R)       REPRESENTATIVE \$\Dot\$         TATEMENT OF SIGNIFICANCE       TATEMENT OF SIGNIFICANCE       The Hillgrove township has substantial regional historic significance as one of two examples of boom and bust towns of the late 19th/early 20th intury in the region. It is important for its association with antimony and gold mining in the region and bust towns of the late 19th/early 20th intury in the region. It is important for its association with antimony and gold mining in the region and for being the first town in the state to herness vidroelectric power. Aesthetically the evidence suggests that it was typical of a late 19th century rural town. Socially the town is extensively cumented and recorded and has great regional significance for the establishment of families surviving in the region today. It and its documentary idence provide unique regionally significant scientific information which has the potential to provide a wider understanding of life in a goldfields town	VALUATION CRITERIA       (S) = STATE (R) = REGIONAL (L) = LOCAL         STORIC       RARE ✓ (R)       REPRESENTATIVE □         ESTHETIC       RARE □       REPRESENTATIVE □         CIGAL       RARE ✓ (R)       REPRESENTATIVE □         CIENTIFIC       RARE ✓ (R)       REPRESENTATIVE □         CIENTIFIC       RARE ✓ (R)       REPRESENTATIVE □         TATEMENT OF SKGNIFICANCE       REPRESENTATIVE □         TATEMENT OF SKGNIFICANCE       REPRESENTATIVE □         TATEMENT of substantial regional historic significance as one of two examples of boom and bust towns of the late 19th/early 20th navy in the region and hor being the first town in the state to herness droelectric power. Aesthetically the evidence suggests that it was typical of a late 19th century nural town. Socially the town is extensively idence provide unique regionally significant scientific information which has the potential to provide a wider understanding of life in a goldfields town the late 19th century and of the rate of social and economic change which occurred in these towns in a very short time.		
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OCIAL       RARE ✓ (R)       REPRESENTATIVE □         CIENTIFIC       RARE ✓ (R)       REPRESENTATIVE □         TATEMENT OF SIGNIFICANCE       Image: Comparison of the intermediation of the intermediatis of the intermediatis town of the intermediation of the intermed	DCIAL       RARE ✓ (R)       REPRESENTATIVE         CIENTIFIC       RARE ✓ (R)       REPRESENTATIVE         CIENTIFIC       RARE ✓ (R)       REPRESENTATIVE    TATEMENT OF SIGNIFICANCE TATEMENT OF SIGNIFICANCE To the region. It is important for its association with antimony and gold mining in the region and for being the first town in the state to herness droeelectric power. Assthetically the evidence suggests that it was typical of a late 19th century number today. It and its documentary idence provide unique regional significance for the establishment of families surviving in the region today. It and its documentary idence provide unique regionally significant scientific information which has the potential to provide a wider understanding of life in a goldfields town the late 19th century and of the rate of social and economic change which occurred in these towns in a very short time.		
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	VEL OF SIGNIFICANCE REGIONAL		
EVEL OF SIGNIFICANCE REGIONAL		the late 19th century and of the rate of social and economic char	

### ELEANORA MINE CHIMNEY - FORMER ELEANORA MINE - HILLGROVE

PREVIOUS / OTHER NAMES	ney - Former Eleanora Mine	REFERENCE No HILL/R002
PREVIOUS / UTHER NAMES		DATE INSPECTED November 1996
LOCATION Eleanors Mine Hillgrove NSW 2350		SITE SKETCH PLAN
LOCAL GOVERNMENT AREA DUMA	RESQ SHIRE	
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION Parish Matz Lot 2 Por 52	N	- AL -
b SITE AREA 15.9 hectares		
c EXISTING ZONING 1(a) - Genera	el Rurel	
PRESENT OWNER	TYPE Private	
NAME New England Antimony I	Vines	
ADDRESS c4 Dumeresq Shire Coul PO Box 949 Armidale NSW 2350	ncil	
CATEGORY Other Works SUE	CATEGORY Mine Chimney	MAP REFERENCE '56' 394500E, 6616860N AMG Hillgrove 9236-I-N
DATE OF CONSTRUCTION c.1888	BUILDER Eleanora Mine Company	
ARCHITECT / DESIGNER Eleanore M	ine Company	
PHOTOGRAPH		

HILL/R002 H	ERITAGE LISTING		HISTORICAL PERIOD		
				Built	Used
	ONAL ESTATE (AHC) - REGISTERED				
C REGISTER OF THE NATI	ONAL ESTATE (AHC) - INTERIM		PRE 1800		
	ANT TWENTIETH CENTURY ARCHITECTURE (R		1800 - 1825		
C DEPARTMENT OF PUBL	IC WORKS HERITAGE AND CONSERVATION RE	EGISTER	1826 - 1850		
	ORIC SHIPWRECKS ACT (DECLARED SITE)		1861 - 1875		
	SW DEPARTMENT OF URBAN AFFAIRS AND PL PARTMENT HERITADE REGISTER (\$170 HERIT		1876 - 1900	1	1
	WILDLIFE SERVICE (NSW) REGISTER	AGE ACT)	1901 - 1926	a	1
	EERS (NSW) HERITAGE REGISTER		1926 - 1950		/
D EXISTING HERITAGE ST	UDY (WRITE NAME BELOW)		1961 - 1975		/
	NTAL PLAN HERITAGE SCHEDULE		POST 1975		1
D LOCAL ENVIRONMENTA	L PLAN HERITAGE SCHEDULE				
PHYSICAL CHARACTER	USTICS / DESIGN SPECIFICATIONS				
A ARCHITECTURAL	STYLE N/A	ь	ATERIALS Brick		
c CURRENT CONDIT	IONS 🖌 INTACT	c	REPAIRS REQUIRED		
	ALTERED - UNSYMPATH	HETIC C	ALTERED - SYMPATH	ETIC	
		[	ADDITIONAL COMME	TS	
HISTORICAL NOTES					
discovered an antimony lo costly mining and transpol Peak production of the Hill benefits of hydroelectricity in 1878 the discovery of a Creek Gorge. A governm Armidale resident, sent so formed into a company of antimony from the ore. Th the base of the gorge with	ted in gorge country on land originally de de on the western side of the Baker's ( it problems throughout the duration of the grove goldfields was in 1896 with 28,50 with Baker's Creek Mine first it in 1895 in antimony vein, known as the Isabella ent reward of £500 was claimed in com- me stone for testing to Victoria in 1881. 12,000 shares. The company sank thr the Eleanora plant was valued at £15,00 a steam winding engine used to transp ine was closed, the mine was managed	Creek Gorge. he Hillgrove m 01 ounces woi 5. lode, was ma sideration for i Results wen e shefts into 10 and up to 80 loort both minei	The rugged terrain, with g ines. The Hillgrove Prop n. The Hillgrove mines we de by Messrs Brackin, Da the discovery of a new pa a promising and by the be the lode and fumaces we o men were employed. In 's and ore. By 1902 howe	porges more letary Mines are the first is ly and Elliot yable minen ginning of 1 re erected is 1889 the co	than 500m deep, caused was formed in 1898, n NSW to be offered the to the east of Baker's al deposit. Mr. Duncan, an 883 the Eleanora was n 1888 to extract the ompany built a tramine to
HISTORICAL THEMES		INFORMA	TION SOURCES		
STATE THEMES	LOCAL THEMES	WRITTEN	"Tramways Down t 1887-1921", Ross	-	The Story of Hillgrove, October 1986
Mining	Gold Mining Activities in New England				Education and the Arts"
Utilities	Generation of Hydroelectricity for		Tony Barker, 1980.		,
	Dumaresq Shire Mining Towns	ORAL	-		
		GRAPHIC			
EVALUATION CRITERIA	(S) = STATE (R) = REGION	IAL (L) = LOG	CAL		
HISTORIC	RARE 🗸 (R)	REPRESE			
AESTHETIC					
SOCIAL SCIENTIFIC	RARE $\checkmark$ (R)				
century and for its associat for its potential as one of	ICANCE gional level for its role in the developmen ion with the generation of hydroelectrici I only two of its type remaining, to reve ues in the late 19th and early 20th cent	ty for remote l al information	Vew England mining town	s. It is of re	gional scientific significance
LEVEL OF SIGNIFICANC	E REGIONAL				

### BAKER'S CREEK MINE CHIMNEY - BAKER'S CREEK MINE - HILLGROVE

PRESENT NAME Baker's Creek Mine	Chimney - Former Baker's Creek Mine	REFERENCE No HILL/R003
PREVIOUS / OTHER NAMES		DATE INSPECTED November 1996
LOCATION Baker's Creek Mine Hillgrove NSW 2350		SITE SKETCH PLAN
LOCAL GOVERNMENT AREA DUM	ARESQ SHIRE	
PROPERTY DETAILS a REAL PROPERTY DESCRIPTIO Crown Land	N	
b SITE AREA Not Available		
c EXISTING ZONING 1(a) - Gene	ral Rural	
PRESENT OWNER	TYPE Private	
NAME New England Antimony	Mines	
ADDRESS c/- Dumeresq Shire Cou PO Box 949 Armidale NSW 2350	ncil	
CATEGORY Other Works SU	B CATEGORY Mine Chimney	MAP REFERENCE '56' 393560E, 6616900N AMG Hillgrove 9236-I-N
DATE OF CONSTRUCTION c. 1888	BUILDER Baker's Creek Gold Mine Company	
ARCHITECT / DESIGNER Baker's Cr	sek Gold Mine Company	The second the second
РЮТОGRАРН		

HERITAGE LISTING		HISTORICAL PERIOD		
			Built	Used
D REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED				
REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM     REGISTER OF NATIONAL TRUST (NSW)		PRE 1800		
C REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE	(RAIA)	1800 - 1825	٥	
D DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION	• •	1826 - 1850		
CONMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE)		1861 - 1876	0	0
HERITAGE COUNCIL - NEW DEPARTMENT OF URBAN AFFAIRS AND		1876 - 1900	1	/
D NEW GOVERNMENT DEPARTMENT HERITAGE REGISTER (\$170 HER	ITAGE ACT)	1991 - 1925		
NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER		1926 - 1960	0	
INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER     EXISTING HERITAGE STUDY (WRITE NAME BELOW)			_	
REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE		1951 - 1976		
D LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE		POST 1975		
CI OTHER				
		1		
PHYSICAL CHARACTERISTICS / DESIGN SPECIFICATION	\$			
a ARCHITECTURAL STYLE N/A	Ь	MATERIALS Brick		
C CURRENT CONDITIONS ✓ INTACT			-	
	INE IIG	C ALTERED - SYMPATHE		
		ADDITIONAL COMMENT adjacent.	S 1930'S	corrugated iron shed
		acjacent.		
HISTORICAL NOTES				
Hillgrove mines were located in gorge country on land originally discovered an antimony lode on the western side of the Baker's costly mining and transport problems throughout the duration of Peak production of the Hillgrove goldfields was in 1896 with 28, benefits of hydroelectricity with Baker's Creek Mine first it in 18	Creek Gorge the Hillgrove 501 ounces w	. The rugged terrain, with gor mines. The Hillgrove Propriet	ges more ery Mines	than 500m deep, caused was formed in 1898.
Mr. George Smith discovered the outcrop of the Big Reef in the mines in the state. This mine was served by a tramway (opene gorge. A winch house operated trolleys which conveyed ore to passengers each 24 hour period). Mr. Pleitner was the first Min 1913 was 20.32 tonnes, with more then \$1.6 million worth of go	d 1889) which the top and m te Manager, l	descended 810m to the mine iners to and from the mine (th	entrance tram ca	at the bottom of the mind as many as 1,000
HISTORICAL THEMES	INFORM	ATION SOURCES		
HISTORICAL THEMES STATE THEMES LOCAL THEMES		N Tramways Down the	-	he Story of Hillgrove,
STATE THEMES LOCAL THEMES	S WRITTE	N "Tramways Down the 1887-1921", Ross Mi	inwaring,	October 1986.
STATE THEMES LOCAL THEME: Mining Gold Mining Activities in New Englan	S WRITTE	N "Tramways Down the 1887-1921", Ross Mi "Armidale - A Cathedi	inwaring,	
STATE THEMES LOCAL THEMES Mining Gold Mining Activities in New Englan Utilities Generation of Hydroelectricity for	S WRITTE	N "Tramways Down the 1887-1921", Ross Mi	inwaring,	October 1986.
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STATE THEMES       LOCAL THEMES         Mining       Gold Mining Activities in New Englan         Utilities       Generation of Hydroelectricity for Dumeresq Shire Mining Town         EVALUATION CRITERIA       (S) = STATE (R) = REGIO	S WRITTE d r IS ORAL GRAPHI NAL (L) = LO REPRES	N "Tramways Down the 1887-1921", Ross Mu "Armidale - A Cathed Tony Barker, 1980. C	inwaring,	October 1986.
STATE THEMES     LOCAL THEMES       Mining     Gold Mining Activities in New Englan       Utilities     Generation of Hydroelectricity for Dumeresq Shire Mining Town       EVALUATION CRITERIA     (S) = STATE (R) = REGIO       HISTORIC     RARE ✔ (R)	S WRITTE d r s ORAL GRAPHI NAL (L) = L( REPRES REPRES	N "Tramways Down the 1887-1921", Ross Mu "Armidale - A Cathed Tony Barker, 1980. C DCAL	inwaring,	October 1986.
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STATE THEMES       LOCAL THEMES         Mining       Gold Mining Activities in New Englan         Utilities       Generation of Hydroelectricity for Dumeresq Shire Mining Town         EVALUATION CRITERIA       (S) = STATE (R) = REGIO         HISTORIC       RARE \$\sigma' (R)         AESTHETIC       RARE \$\sigma' (R)         SOCIAL       RARE \$\sigma' (R)         SCIENTIFIC       RARE \$\sigma' (R)         STATEMENT OF SIGNIFICANCE       Historically significant at a regional level for its importance in the other gold mines in the state, it is of scientific significance region	S WRITTE d r s ORAL GRAPHI NAL (L) = L( REPRESI REPRESI REPRESI REPRESI REPRESI	N "Tramways Down the 1887-1921", Ross Ma "Armidale - A Cathed Tony Barker, 1980. C DCAL ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE	inwaring, rai City of 	October 1986. Education and the Arts", Success in comparison to ining, to reveal information
STATE THEMES       LOCAL THEMES         Mining       Gold Mining Activities in New Englan         Utilities       Generation of Hydroelectricity for Dumeresq Shire Mining Town         EVALUATION CRITERIA       (S) = STATE (R) = REGIO         HISTORIC       RARE \$\sigma' (R)         AESTHETIC       RARE \$\sigma' (R)         SOCIAL       RARE \$\sigma' (R)         SCIENTIFIC       RARE \$\sigma' (R)         STATEMENT OF SIGNIFICANCE       Historically significant at a regional level for its importance in the other gold mines in the state, it is of scientific significance region	S WRITTE d r s ORAL GRAPHI NAL (L) = L( REPRESI REPRESI REPRESI REPRESI REPRESI	N "Tramways Down the 1887-1921", Ross Ma "Armidale - A Cathed Tony Barker, 1980. C DCAL ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE	inwaring, rai City of 	October 1986. Education and the Arts", Success in comparison to ining, to reveal information
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STATE THEMES       LOCAL THEMES         Mining       Gold Mining Activities in New Englan         Utilities       Generation of Hydroelectricity for Dumeresq Shire Mining Town         EVALUATION CRITERIA       (S) = STATE (R) = REGIO         HISTORIC       RARE \$\sigma' (R)         AESTHETIC       RARE \$\sigma' (R)         SOCIAL       RARE \$\sigma' (R)         SCIENTIFIC       RARE \$\sigma' (R)         STATEMENT OF SIGNIFICANCE       Historically significant at a regional level for its importance in the other gold mines in the state, it is of scientific significance region	S WRITTE d r s ORAL GRAPHI NAL (L) = L( REPRESI REPRESI REPRESI REPRESI REPRESI	N "Tramways Down the 1887-1921", Ross Ma "Armidale - A Cathed Tony Barker, 1980. C DCAL ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE	inwaring, rai City of 	October 1986. Education and the Arts", Success in comparison to ining, to reveal information
STATE THEMES       LOCAL THEMES         Mining       Gold Mining Activities in New Englan         Utilities       Generation of Hydroelectricity for Dumeresq Shire Mining Town         EVALUATION CRITERIA       (S) = STATE (R) = REGIO         HISTORIC       RARE \$\sigma' (R)         AESTHETIC       RARE \$\sigma' (R)         SOCIAL       RARE \$\sigma' (R)         SCIENTIFIC       RARE \$\sigma' (R)         STATEMENT OF SIGNIFICANCE       Historically significant at a regional level for its importance in the other gold mines in the state, it is of scientific significance region	S WRITTE d r s ORAL GRAPHI NAL (L) = L( REPRESI REPRESI REPRESI REPRESI REPRESI	N "Tramways Down the 1887-1921", Ross Ma "Armidale - A Cathed Tony Barker, 1980. C DCAL ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE	inwaring, rai City of 	October 1986. Education and the Arts", Success in comparison to ining, to reveal information
STATE THEMES       LOCAL THEMES         Mining       Gold Mining Activities in New Englan         Utilities       Generation of Hydroelectricity for Dumeresq Shire Mining Town         EVALUATION CRITERIA       (S) = STATE (R) = REGIO         HISTORIC       RARE \$\sigma' (R)         AESTHETIC       RARE \$\sigma' (R)         SOCIAL       RARE \$\sigma' (R)         SCIENTIFIC       RARE \$\sigma' (R)         STATEMENT OF SIGNIFICANCE       Historically significant at a regional level for its importance in the other gold mines in the state, it is of scientific significance region	S WRITTE d r s ORAL GRAPHI NAL (L) = L( REPRESI REPRESI REPRESI REPRESI REPRESI	N "Tramways Down the 1887-1921", Ross Ma "Armidale - A Cathed Tony Barker, 1980. C DCAL ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE    ENTATIVE	inwaring, rai City of 	October 1986. Education and the Arts", Success in comparison to ining, to reveal information

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### BAKER'S CREEK WINDING ENGINE HOUSE - HILLGROVE

PRESENT NAME Baker's Creek Wind Creek Mine	ing Engine House - Former Baker's	REFERENCE No HILL/R004
PREVIOUS / OTHER NAMES		DATE INSPECTED November 1996
LOCATION Baker's Creek Mine Hilgrove NSW 2350		SITE SKETCH PLAN
LOCAL GOVERNMENT AREA DUM	RESQ SHIRE	
PROPERTY DETAILS a REAL PROPERTY DESCRIPTIC Crown Land	N	
b SITE AREA Not Available		
C EXISTING ZONING 1(a) - Gene	al Rural	
PRESENT OWNER	TYPE Privete	
NAME New England Antimony	Mines	
ADDRESS c4- Dumeresq Shire Cou PO Box 949 Armidale NSW 2350	ncil	
CATEGORY Building SU	8 CATEGORY Winding Engine House	MAP REFERENCE '56' 393560E, 6616900N AMG Hillgrove 9236-I-N
DATE OF CONSTRUCTION c.1888	BUILDER Baker's Creek Gold Mine Company	
ARCHITECT / DESIGNER Baker's Cr	eek Gold Mine Company	
рнотодяарн		
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HELPROD       Instruction       Built       Used         Instruction       Result of the window, Estate (ANC) - Result TRED       Built       Used         Instruction       Result of the window, Estate (ANC) - Result TRED       Built       Used         Instruction       Result of the window, Estate (ANC) - Result TRED       Built       Used         Instruction       Result of the window, Estate (ANC) - Result TRED       Built       Used         Instruction       Result of the window, Estate (ANC) - Result TRED       Built       Used         Instruction       Result of the window, Estate (ANC) - Result TRED       Built       Used         Instruction       Result of the window, Estate (ANC) - Result TRED       Built       Used         Instruction       Result (Counce)       Result (Counce)       Built       Used         Instruction       Result (Counce)       Result (Counce)       Automation       Built       Its (Figure 1990)         Instruction       Result (Counce)       Result (Counce)       Its (Figure 1990)       Its (Figure 1990)       Its (Figure 1990)         Instruction       Instruction       Instruction       Its (Figure 1990)       Its (Figure 1990)       Its (Figure 1990)         Instruction       Instruction       Its (Figure 1990)       Its (Figure 1990)<	HILL/R004	IERITAGE LISTING		HISTORICAL PERIOD		
PROSULTER OF THE NATCOLAL ESTATE (LANC). REQUISTERED     REQUERTER OF THE NATCOLAL ESTATE (LANC). INTERM     REQUERTER OF HENDRAL, THUST (HEM)     REQUERTER OF HENDRAL, THUST (HEM)     REQUERTER OF MANDRAL, THUST (HEM)     REQUERTER OF MANDRAL REPORTER OF UNDERLINER AND PLANNING     THE AND VALUES SERVICE (HEM)     RESTORUGAL THEORY (HEM)     RESTORUGAL THEORY (HEM)     RESTORUGAL THEORY (HEM)     RESTORUGAL THEORY (HEM)     RESTORUGAL CHARACTERISTICS / DESIGN REGISTER     THO I - 1825     RESTORUGAL PLAN HERITAGE SCHEDULE     TOTHER  HYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS     ARCHITECTURAL STYLE ///A     MATERIALS TIMber with corrugated galvanised iron roof     CURRENT CONDITIONS / INTACT     ALTERED - UNSY MPATHETIC     ALTERED - SYMPATHETIC     ADDITIONAL COMMENTS  NETORICAL NOTES  INFORMATION SUPPORT, SUPPORT, SUPPORT, SUPPORT, SUPPORT, SUPPORT, MINES WAS FORMED IN 1877, Havershed Bros and Thomes     Siscovered an antimony lode on the western side of the Baker's Creek (Gorge. The rugged terrain, with gorges more than 500m deep, causes     assy maing and tensport problems throughout the duration of the Hilgrove mines were the first in NSW to be offered the     enerlis of hydroelectricity with Baker's Creek Mine first & in 1895.      ARCHITES LOCAL THEMES     LOCAL THEMES     LOCAL THEMES     LOCAL THEMES     STORECAL THEMES     COCAL THEMES     STORECAL THEMES     LOCAL THEMES     STORECAL THEMES     COCAL THEMES     STORECAL THEMES     COCAL THEMES     STORECAL THEMES     COCAL THEMES     STORECAL THEMES     COCAL THEM					Built	Used
a Result of Withows The Structure (RAM)         1000         1125         1200           a Result of or Withows Restrate And Conservation Resister         1126         1225         1           a Commonwer Struct Works Restrate And Conservation Resister         1125         125         125         125           a Commonwer Struct Works Restrate And Conservation Resister         1126         125         1         1           b Restrate Counce, New Department of Wash AFARS AND PLANING         1576         1         1         1           b High Operating The Mark Restrate And Conservation Resister         1501         1225         1         /           b High Operating The Mark Resister         1561         1	REGISTER OF THE NAT	IONAL ESTATE (AHC) - REGISTERED				
a resource or sourcewer tructure (RAA)         1800 - 1823				PRE 1800	0	
			CTURE (RAIA)	1800 - 1825		a
Herrindo Counct.       Herrindo Counct. <td< th=""><td></td><td></td><td></td><td>1826 - 1860</td><td></td><td></td></td<>				1826 - 1860		
Hard - Table Computer Server Bearn Action HERITAGE ACT;       Hard - Table Computer Server Bearn Action HERITAGE ACT;         HITCHAL PARKS AND MULTER SERVER BEARN BEARTER       1926 - 1926         Existino HERITAGE STUDY (MITTE HAME BELOW)       1921 - 1928         RESIGNAL STUDY (MITTE HAME BELOW)       1921 - 1928         RESIGNAL STUDY (MITTE HAME BELOW)       1921 - 1926         RESIGNAL FUND MERITAGE REGISTICS / DESIGN SPECIFICATIONS         ARCHITECTURAL STYLE       //         HYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS         ARCHITECTURAL STYLE       //         HYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS         ARCHITECTURAL STYLE       //         HYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS         ARCHITECTURAL STYLE       //         MODIFICATIONS       /         Bigrove mines were located in gorge country on land originally devoted to pastoral activities, however in 1877, Havershed Bros and Thomas scoward an antimony lode on the western side of the Baker's Creek Gorge.         Storuction of the Higrove poldientis duration of the Higrove mines were the first in NSW to be offered the werks of hydrobectricity with Baker's Creek Mine first it in 1895.         r, Goorge Strith discovernd the outcrop of the Big Reef in the Baker's Creek in 1887 which was later to become one of the most successful inter sit on the sit is in 1895.         r, Gorge Strith discovernd the outcrop of the Big Reef in the baker's Creek in 1887 which was later to be		ORIC SHIPWRECKS ACT (DECLARED	SITE)	1851 - 1875		0
MATCOULT PARKS AND WILDLIFE SERVICE (ISMI) REQUISTER       1901 - 1925       /         MATTERIADE STUDY (WRITE NAME BELOW)       1926 - 1860       /         DEXISTING HERITADE STUDY (WRITE NAME BELOW)       1926 - 1860       /         REGIONAL EVANCEMENTAL PLAN HERITAGE SCHEDULE       POST 1975       /         LOCAL EVINCEMENTAL PLAN HERITAGE SCHEDULE       POST 1975       /         OTHER       MATERIALS Timber with corrugated gelvenised iron roof.         CURRENT CONDITIONS       / INTACT       REPARS REQUIRED         DALTERED - UNSYMPATHETIC       ALTERED - STMPATHETIC       ADDITIONAL COMMENTS         ISTORICAL NOTES       MODIFICATIONS       ADDITIONAL COMMENTS         ISTORICAL NOTES       Bigrove mines were located in gorge country on land originally devoted to pastoral activities, however in 1877, Havershed Bros and Thomas scovered an antimony lode on the western side of the Baker's Creek Gorge. The rugged terrain, with gorges more than 500m deep, causec stady mining and transport problems throughout the duration of the Hilgrove mines. The Hilgrove mines were the first in NSW to be offended the ministory fydroelectricity with Baker's Creek Mine first it in 1995.         r. George Smith discovered the outcrop of the Big Reef in the Baker's Creek in 1887 which was later to become one of the most successful ines is the state. This mine was served by a trainway (opanet 1880) which descended 310m the mine entance at the bottom of the suge. Awarch house operated baloey with the conveyed on to the top and mines to and from the mine was thered as many as 1,000				1876 - 1900	1	1
Instruction or biowneeps prawny webricate Recoinster       1926 - 1950       /         Disstmice Herrinade Study (WRITE HAME BELOW)       1961 - 1975       /         Description destruct (WRITE HAME BELOW)       POST 1975       /         Description destruct (WRITE HAME BELOW)       POST 1975       /         DOTHER       POST 1975       /         HYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS         ARCHITECTURAL STYLE       N/A       b       MATERIALS Timber with corrugated gelvanised iron roof.         CURRENT CONDITIONS       / INTACT       REPAIRS REQUIRED       /         Image: A structure of the structure of th		•	•	1901 - 1925		
Existing Herringe Struct (Mittig LAWE BELOM)       1961 - 1976       /         HERDINAL EVRONMENTAL PLAN HERTINGE SCHEDULE       POST 1976       /         LOCAL ENVIRONMENTAL PLAN HERTINGE SCHEDULE       POST 1976       /         OTHER       HYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS         ARCHITECTURAL STYLE       N/A       b       MATERIALS Timber with corrugated gavenised iron roof         CURRENT CONDITIONS       / INTACT       REPAIRS REQUIRED          I ALTERED - UNSYMPATHETIC       ALTERED - SYMPATHETIC       ADDITIONAL COMMENTS         Issourced an animony lode on the western side of the Baker's Creek Gorge. The rugged terrain, with gorges more than 500m deep, causes castly mining and transport problems throughout the duration of the Hilgrove mines. The Hilgrove mines were to be first in NSW to be offered the seak production of the Hilgrove publicket with 26.501 ounces won. The Hilgrove mines were the first in NSW to be offered the mines on those operated trades witch conveyed one to the top and mines in the state. This mine was served by a transwy (opened 1889) which descended 810m form the mine entrance at the bottom of the mine entrance at the bottom of the mine and the worked to regular intervals between the rails. One power subject on work and the state of the winding angine are not known, athough it was rated at 8 hp. The file of the winding roops was lateivaly short even though rolers when speced to be stored or to the top and mines its and the totage of the winding roops was table with owner speceed in 1897, then enother in 1902. Market is a state of the winding angine are not known, athough it was rated at 8 hp. The file of the winding roop		• • •	•	1926 - 1950	0	1
LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE     OTHER     POST 1976		• •		1961 - 1975	Ċ	•
OTHER      HYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS      ARCHITECTURAL STYLE N/A     b MATERIALS Timber with corrugated gelvenised iron roof.      CURRENT CONDITIONS / INTACT				POST 1975		1
ARCHITECTURAL STYLE       N/A       b       MATERIALS Timber with corrugated galvanised iron roof.         CURRENT CONDITIONS       / INTACT       REPAIRS REQUIRED       ALTERED - SYMPATHETIC         MODIFICATIONS       // INTERED - UNSYMPATHETIC       ALTERED - SYMPATHETIC       ADDITIONAL COMMENTS         Istronical notification of the presence of the baker's Creek Gorge       ADDITIONAL COMMENTS       ADDITIONAL COMMENTS         Istronical notification of the Hillgrove goldfields was in 1896 with 28,501 ounces won. The Hillgrove Proprietary Mines was formed in 1898.       Stores difference of the Baker's Creek Gorge. The Hillgrove mines were the first in NSW to be offered the anelist of hydroelectricity with Baker's Creek in 1887.         In George Smith discovered the outcrop of the Big Reef in the Baker's Creek in 1887 which was later to become one of the most successful ines in the state. This mine was served by a trainway (opened 1889) which descended 810m to the mine entrance at the bottom of the orge. A winch house operated troleys which conveyed ore to the top and miners to and from the mine (the train carried as many as 1,000 sasengers each 24 hour period). Details of the winding engine are not known, although to the state areany as replaced in 1897, then enother in 1902.         Istornical treemers       LOCAL THEMES       INFORMATION SOURCES         WRITTEN       Trainways Down the Gorge: The Story of Hillgrove, 1887-1821°, Ross Mainwaring. October 1986. "Armidale - A Cathedral City of Education and the Arts", Tony Barker, 1980.		NL PLAN HERITAGE SCHEDULE				
CURRENT CONDITIONS       ✓ INTACT       □ REPAIRS REQUIRED         □ ALTERED - UNSYMPATHETIC       □ ALTERED - SYMPATHETIC       □ ALTERED - SYMPATHETIC         □ MODIFICATIONS       □ ALTERED - SYMPATHETIC       □ ADDITIONAL COMMENTS         INFORMATION       □ ADDITIONAL COMMENTS       □ ADDITIONAL COMMENTS         INFORMATION       □ ADDITIONAL COMMENTS       □ ADDITIONAL COMMENTS         INFORMATION       □ ADDITIONAL COMMENTS       □ ADDITIONAL COMMENTS         INFORMATION VICES       □ ADITIONAL COMMENTS       □ ADITIONAL COMMENTS         INFORMATION SOURCES	HYSICAL CHARACTE	RISTICS / DESIGN SPECIFICA	ATIONS			· · ·
ALTERED - UNSYMPATHETIC     MODIFICATIONS     ALTERED - SYMPATHETIC     MODIFICATIONS     ADDITIONAL COMMENTS  ISTORICAL NOTES  Igrove mines were located in gorge country on land originally devoted to pastoral activities, however in 1877, Havershed Bros and Thomas scovered an antimony lode on the western side of the Baker's Creek Gorge. The rugged terrain, with gorges more than 500m deep, caused sady mining and transport problems throughout the duration of the Hillgrove mines. The Hillgrove Proprietary Mines was formed in 1898. eak production of the Hillgrove goldfields was in 1896 with 28,501 ounces won. The Hillgrove mines were the first in NSW to be offerred the mells of hydroelectricity with Baker's Creek Mine first it in 1895.  r. George Smith discovered the outcrop of the Big Reef In the Baker's Creek in 1887 which was later to become one of the most successful ines in the state. This mine was served by a tramway (opened 1889) which descended 810m to the mine entrance at the bottom of the scopers ach 24 hour period). Details of the winding engine are not known, although t was rated at 8 hp. The ille of the winding rope was taively short even though rolers were spaced are regulare intervals between the rails. One rope was repleced in 1897, the another in 1902. May 1921, mining finally ceased and the total gold yield up to 1913 was 20.32 tonnes, with more than \$1.6 million worth of gold extracted.  INFORMATION SOURCES TATE THEMES LOCAL THEMES TATE THEMES LOCAL THEMES Stime Mining Activities in New England lifes Generation of Hydroelectricity for Dummersq Shire Mining Towns Oral.	ARCHITECTURAL	STYLE N/A	b	MATERIALS Timber with	corrugated	gelvanised iron roof.
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### BAKER'S CREEK MINE SURFACE BUILDINGS - HILLGROVE

PRESENT NAME. Baker's Creek Mine Creek Mine	Surface Buildings - Former Baker's	REFERENCE No HILL/R005	
PREVIOUS / OTHER NAMES		DATE INSPECTED November 1990	8
LOCATION Beker's Creek Mine Hilgrove NSW 2350		SITE SKETCH PLAN	
LOCAL GOVERNMENT AREA DUMA	RESQ SHIRE		•
PROPERTY DETAILS			• • • • •
Crown Land		a da a cara a	
b SITE AREA Not Available			
c EXISTING ZONING 1(a) - Gener	al Rural		
PRESENT OWNER	TYPE Private		
NAME New England Antimony	Mines		
ADDRESS c/- Dumeresq Shire Cou	ncil		
PO Box 949 Armidale NSW 2350			
CATEGORY Building SU	B CATEGORY Mining Buildings	MAP REFERENCE '56' 3935600 Hillgrove 92	E, 6616900N AMG 36-I-N
DATE OF CONSTRUCTION c.1888	BUILDER Baker's Creek Gold Mine Company		
ARCHITECT / DESIGNER Beker's Cr	eek Gold Mine Company	Call Control V	
PHOTOGRAPH			

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			ATERIALS Brick chimi rge circular water tanks;		; corrugated iron sheds and 3.
		_	REPAIRS REQUIRED		
	ALTERED - UNSYMPA	•	ALTERED - SYMPATI		
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### **GARIBALDI MINE CHIMNEY - HILLGROVE**

PRESENT NAME Garibaid Mine Chim	ney	REFERENCE No HILL/R006
PREVIOUS / OTHER NAMES		DATE INSPECTED November 1996
LOCATION Garibaldi Mine Hillgrove NSW 2350	ник	SITE SKETCH PLAN
LOCAL GOVERNMENT AREA DUMA	RESQ SHIRE	
PROPERTY DETAILS a REAL PROPERTY DESCRIPTIO Crown Land	N	*
b SITE AREA Not Available		
c EXISTING ZONING 1(a) - Gener	al Rural	
PRESENT OWNER	TYPE Private	
NAME New England Antimony	Mines	
ADDRESS c4 Durneresq Shire Cou PO Box 949 Armidale NSW 2350	ncil	
CATEGORY Building SU	B CATEGORY Mine Buildings	MAP REFERENCE Not available Hillgrove 9236-I-N
DATE OF CONSTRUCTION c. 1885	BUILDER Baker's Creek Gold Mine Company	
ARCHITECT / DESIGNER Baker's Cre	ek Gold Mine Company	
PHOTOGRAPH		
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		HISTORICAL PERIOD		
			Built	Used
REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED     REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM		PRE 1800	~	_
D REGISTER OF NATIONAL TRUST (NSW)				
D REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RA	ALA)	1800 - 1825		
DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION RE	GISTER	1826 - 1850		
D COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE)		1851 - 1875		
HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PU NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (\$170 HERITA		1876 - 1900	1	1
D NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER		1901 - 1925		/
INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER		1926 - 1950		/
CI EXISTING HERITAGE STUDY (WRITE NAME BELOW)		1961 - 1976		1
CI REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE		POST 1976		1
LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE     OTHER				
PHYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS				
ARCHITECTURAL STYLE N/A	ь	ATERIALS Brick - alterna	te head/fo	ofer courses.
c CURRENT CONDITIONS ✓ INTACT	c	REPAIRS REQUIRED		
ALTERED - UNSYMPATH	IETIC C	ALTERED - SYMPATHE	пс	
I MODIFICATIONS		ADDITIONAL COMMENT		thy in very good condition.
HISTORICAL NOTES				
Hillgrove mines were located in gorge country on land originally de	voted to pas	toral activities, however in 11	877. Have	rshed Bros and Thomas
discovered an antimony lode on the western side of the Baker's C				
costly mining and transport problems throughout the duration of th	e Hillgrove m	ines. The Hillgrove Propriet	ary Mines	was formed in 1898.
Peak production of the Hillgrove goldfields was in 1896 with 28,50		n. The Hillgrove mines were	the first in	NSW to be offered the
benefits of hydroelectricity with Baker's Creek Mine first lit in 1895.	-			
The first gold was credited with having been discovered on the Ga	nibaldi leases	in 1887. The Baker's Cree	k Mine Co	moany was the premier
company of the field, which helped to establish Hillgrove as the thi	rd richest ool	dield in the state. By 1916	he share	holders had sold their
interests in the Garibaidi mines to Cameron and Sutherland in 191				
until August 1917, when the mine was finally closed for good.				
	r	1-21		
HISTORICAL THEMES	INFORMA	TION SOURCES		
STATE THEMES LOCAL THEMES	WRITTEN	"Tramways Down the 1887-1921", Ross Mi		he Story of Hillgrove, October 1986
General Gold Mining Activities in New England				Education and the Arts*
Utilities Generation of Hydroelectricity for Dumaresq		Tony Barker, 1980.		
Shire Mining Towns	ORAL			
	GRAPHIC			
		^ A1		
EVALUATION CRITERIA (S) = STATE (R) = REGION/				
HISTORIC RARE ✓ (R)	REPRESE			
AESTHETIC RARE	REPRESE			
SOCIAL RARE	REPRESE			
SCIENTIFIC RARE 🖌 (R)	REPRESE			
STATEMENT OF SIGNIFICANCE				1
	naneina of co	ld mining operations and fa-	ite minting	eucrase in comparison to
Historically significant at a regional level for its importance in the exp other gold mines in the state. It is of scientific significance regionally fo	or its potentia	to reveal information which	its relative could con	success in comparison to tribute to an understanding
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Historically significant at a regional level for its importance in the exp other gold mines in the state. It is of scientific significance regionally fo of the difficulties and changes in mining techniques in the late 19th	or its potentia	to reveal information which	its relative could con	e success in comparison to tribute to an understanding
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### ST JOHNS CHURCH OF ENGLAND - KELLYS PLAINS



1 I K	ELL/R001 HERITAG	E LISTING		HISTORICAL PERIOD			
					Buik	Used	
0	REGISTER OF THE NATIONAL EST						
2	REGISTER OF THE NATIONAL EST REGISTER OF NATIONAL TRUST (			PRE 1800	D	0	
	-	ITIETH CENTURY ARCHITEGTURE (RJ	A1A)	1800 - 1825	a		
		HERITAGE AND CONSERVATION RE	GISTER	1826 - 1850			
0	COMMONWEALTH HISTORIC SHIP	WRECKS ACT (DECLARED SITE) RTMENT OF URBAN AFFAIRS AND PL	A \$1541547	1851 - 1875	a	0	
0		T HERITAGE REGISTER (\$170 HERIT)		1876 - 1900			_
•	NATIONAL PARKS AND WILDLIFE	SERVICE (NSW) REGISTER		1901 - 1925	1		
	INSTITUTION OF ENGINEERS (NE			1926 - 1950			
0	EXISTING HERITAGE STUDY (WRI REGIONAL ENVIRONMENTAL PLA			1961 - 1975			
0	LOCAL ENVIRONMENTAL PLAN H			POST 1975			
O	OTHER						
PH	SICAL CHARACTERISTICS	/ DESIGN SPECIFICATIONS					-
•	ARCHITECTURAL STYLE	Inter-War Gothic		MATERIALS Small liver bric with chancel, porch and towe			
c	CURRENT CONDITIONS	✓ INTACT		REPAIRS REQUIRED			_
-		ALTERED - UNSYMPATH	ETIC	ALTERED - SYMPATHET	10		
		D MODIFICATIONS		ADDITIONAL COMMENT	S Windo	w arches and buttress	
				caps are marked in contrasti	ng cream	brick.	
	te de la companya de			· · · · · · · · · · · · · · · · · · ·			
HIS	TORICAL NOTES						
pres the	ent church replaced a timber o original church. The window in	t family in 1923 in memory of th church with shingled roof built in the eastern wall is by William N ell sited amid towering pine tree	1879 on the Aorris from V	adjoining Haroldston propert /estminster, London. The ch	y. The st urch is us	one font was taken from and monthly and for Perrott	1
					ungani daga kirad		
HIS	TORICAL THEMES		I INCODM				_
				TION SOURCES			_
STA	TE THEMES	LOCAL THEMES	WRITTEN	National Trust Classif	cation Sh	•••(.	-
Rei	gion	LOCAL THEMES Anglican Faith in Kellys Plains Eminent New England Families	WRITTEN	National Trust Classif	cation Sh	eet.	-
Rei Pen	gion	Anglican Faith in Kellys Plains	WRITTEN ORAL GRAPHK	Netional Trust Classif	cation Sh	•••t.	_
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Reli Pers EVA	gion Ions E	Anglican Faith in Kellys Plains Eminent New England Families (S) = STATE (R) = REGION/ ✓ (L)	WRITTEN ORAL GRAPHIC AL (L) = LO REPRESE	Netional Trust Classif ; CAL	cation Sh	•••t.	-
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Reli Pen EVA HIS SOCI STA The full town Sign Scie	gion ions E LUATION CRITERIA TORIC RARE STHETIC RARE CIAL RARE ENTIFIC RARE INTEMENT OF SIGNIFICANCE Church has local historic significa in rural New England. Aesthetic building, and as such has loc w, featuring a hipped roof when ficance to descendents of the Pe	Anglican Faith in Kellys Plains Eminent New England Families (\$) = STATE (R) = REGIONI ✓ (L) ✓ (L) ✓ (L) ✓ (L) ✓ (L) Ince for its association with the en- ally the attractive use of stone in al significance. The building's lo e normal practice was to cap of mott Family for its ability to provise ecuse of its potential to reveal	WRITTEN ORAL GRAPHIC AL (L) = LO REPRESE REPRE	I Netional Trust Classif CAL NTATIVE □ NTATIVE ✓ (R) NTATIVE □ NTATIVE □ Significance is also attributation or with a flat roof behind a part (Perrott family members who	its role in f re-useal be to the repet. So have set	the growth of the Anglican ble stone from the previous unusual finishing of the bel ocially the building has local tied in the Dumaresq aree.	
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### COTTAGE - METZ ROAD - METZ

PRESENT NAME Cottage	REFERENCE No METZ/R001
PREVIOUS / OTHER NAMES Possible "Catherine Flynn" or "Elizabeth Howell" cottage on Hogarth's Survey, 1893	DATE INSPECTED 22 August 1996
LOCATION Metz Road Metz NSW 2350	SITE SKETCH PLAN
LOCAL GOVERNMENT AREA DUMARESQ SHIRE	
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION	AVOR
b SITE AREA	
c EXISTING ZONING 1(a) - General Rural	METZ ROAD
PRESENT OWNER TYPE Private	compare 1
NAME	
	1
CATEGORY Building SUB CATEGORY Residence	MAP REFERENCE '56' 391880E, 66 16900N AMG Hillgrove 9236-1-N
DATE OF CONSTRUCTION c.1890 BUILDER Unknown	
ARCHITECT / DESIGNER Unknown	METZ
PHOTOGRAPH	

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AL ENVIRONMENTAL PLA ENVIRONMENTAL PLAN HI CHARACTERISTICS ITECTURAL STYLE ENT CONDITIONS LENT CONDITIONS	N HERITAGE SCHEDULE ERITAGE SCHEDULE / DESIGN SPECIFICATION Victorian Georgian / INTACT / ALTERED - UNSYMPA MODIFICATIONS	b	POST 1976 POST 1976 MATERIALS Weatherbo fibro infil. / REPAIRS REQUIRED ALTERED - SYMPATH / ADDITIONAL COMME	ard/corruget	d gelvanised iron roof,
ENVIRONMENTAL PLAN H CHARACTERISTICS ITECTURAL STYLE ENT CONDITIONS L NOTES ped as Hillgrove's twin	FRITAGE SCHEDULE / DESIGN SPECIFICATION Victorian Georgian ✓ INTACT ✓ ALTERED - UNSYMPA □ MODIFICATIONS	b	MATERIALS Weatherbo fibro infil. ✓ REPAIRS REQUIRED □ ALTERED - SYMPATH ✓ ADDITIONAL COMME	ard/corrugati	ed gelvanised iron roof,
CHARACTERISTICS ITECTURAL STYLE ENT CONDITIONS L NOTES ped as Hillgrove's twin	/ DESIGN SPECIFICATION Victorian Georgian ✓ INTACT ✓ ALTERED - UNSYMPA □ MODIFICATIONS	b	fibro infil. ✓ REPAIRS REQUIRED □ ALTERED - SYMPATH ✓ ADDITIONAL COMME	IETIC	
ITECTURAL STYLE IENT CONDITIONS IL NOTES ped as Hillgrove's twin	Victorian Georgian ✓ INTACT ✓ ALTERED - UNSYMPA □ MODIFICATIONS	b	fibro infil. ✓ REPAIRS REQUIRED □ ALTERED - SYMPATH ✓ ADDITIONAL COMME	IETIC	
ENT CONDITIONS	✓ INTACT ✓ ALTERED - UNSYMPA □ MODIFICATIONS	-	fibro infil. ✓ REPAIRS REQUIRED □ ALTERED - SYMPATH ✓ ADDITIONAL COMME	IETIC	
L NOTES ped as Hillgrove's twin	✓ ALTERED - UNSYMPA □ MODIFICATIONS	ATHETIC	ADDITIONAL COMME		
ped as Hillgrove's twin		ATHETIC	ADDITIONAL COMME		
ped as Hillgrove's twin			ADDITIONAL COMME		
ped as Hillgrove's twin					dan anciosures part
ped as Hillgrove's twin					and a state of the
ped as Hillgrove's twin					
ntil the closure of the po s described as 'a deca e Metz township site.	ost office, school and Croug dent gold mining centre' with It is situated diagonally oppo	h's Hotel in th h 'no prospeci osite Hillgrove	ts of further settlement'. Tod Street on what appears to h	had a popula ay this cotta ave once be	Nion of 16 residents and ge is the last original en a very developed
L THEMES		INFOR	MATION SOURCES		
MES	LOCAL THEME		EN West Hillgrove or	Metz", Grehi	um Wilson, April 1992.
Smel	Residences of New Engler	e GRAP	HC		
N CRITERIA	(S) = STATE (R) = REGK	ONAL (L) = L	LOCAL		
RARF	<b>1</b> (1)	REPRES			
	• •				
			• •		
	- \_/				
T OF SIGNIFICANCE					
	tell the closure of the picks described as 'a deca e Metz township site. Id to the Main Street. / L THEMES EMES Small ON CRITERIA RARE RARE RARE	tel the closure of the post office, school and Croug s described as 'a decadent gold mining centre' wit e Metz township site. It is situated diegonally opp of to the Main Street. Altogether 20 dwellings wen L THEMES EMES LOCAL THEME Gold Towns of Armidale Ar Small Residences of New Engle Mining Tow DN CRITERIA (S) = STATE (R) = REGI RARE ✓ (L) ; RARE □ RARE □	Net if the closure of the post office, school and Crough's Hotel in the secribed as 'a decadent gold mining centre' with 'no prospecte Metz township site. It is situated diagonally opposite Hillgrover of to the Main Street. Altogether 20 dwellings were erected to the Main Street. Altogether 20 dwellings	Methods       Altogether 20 dwellings       Foreign in the late 1920's. In 1933 Metz is described as 'a decadent gold mining centre' with 'no prospects of further settlement'. Tode e Metz township site. It is situated diagonally opposite Hillgrove Street on what appears to h id to the Main Street. Altogether 20 dwellings were erected to the eastern end of Armidale Street         L THEMES       INFORMATION SOURCES         Gold Towns of Armidale Area       WRITTEN         Gold Towns of Armidale Area       WRITTEN         Mining Towns       WRITTEN         ON CRITERIA       (S) = STATE (R) = REGIONAL (L) = LOCAL         RARE ✓ (L)       REPRESENTATIVE □         RARE □       REPRESENTATIVE □	Interview

#### BRICK OUTBUILDINGS - TATTERSALLS HOTEL - METZ



HEI	RITAGE LISTING		Ö	
METZ/R002			Built	Used
	AL ESTATE (AHC) - REGISTERED			
REGISTER OF THE NATION     REGISTER OF NATIONAL 1	NAL ESTATE (AHC) - INTERIM	PRE 1800	•	
	T TWENTIETH CENTURY ARCHITECTURE (RJ	1800 - 1825		
	WORKS HERITAGE AND CONSERVATION RE			
	IC SHIPWRECKS ACT (DECLARED SITE)	1861 - 1875	a	
	V DEPARTMENT OF URBAN AFFAIRS AND PL RTMENT HERITAGE REGISTER (3170 HERITA		1	
	LDLIFE SERVICE (NSW) REGISTER	1901 - 1925	0	1
	RS (NSW) HERITAGE REGISTER	1926 - 1950	0	
EXISTING HERITAGE STUD     REGIONAL ENVIRONMENT		1961 - 1975		
	AL PLAN HERITAGE SCHEDULE PLAN HERITAGE SCHEDULE	POST 1976		
D OTHER				
PHYSICAL CHARACTERIS	TICS / DESIGN SPECIFICATIONS			
A ARCHITECTURAL ST	TYLE N/A b	MATERIALS Outbuilding - brick w	ith corrugated	iron roof.
	ALTERED - UNSYMPATH		-	
		✓ ADDITIONAL COMM		t totally lost
completion. This was two ye one site to another within the accommodation at ground a	Hilgrove, was granted a conditional lic sers after the opening of the School at a town and when the town's population nd first floor levels. Metz declined fro 8 and the Hotel closed. By 1933 Met	nd four years after the Wesleyans we was approximately 500. The Hotal in the turn of the century and Tattersi	ere aiready rei was a two-sto	ocating their Church, from
HISTORICAL THEMES		INFORMATION SOURCES		
STATE THEMES	LOCAL THEMES	ORAL	r Metz", Graei	me Wilson, April 1992.
Commerce/Leisure	The Hotels of Metz	GRAPHIC		
EVALUATION CRITERIA	(S) = STATE (R) = REGION/	AL (L) = LOCAL		
HISTORIC R	ARE V (L)			
SOCIAL R	ARE D			
SCIENTIFIC R	LARE 🖌 (L)	REPRESENTATIVE		
mining boom of the 19th ce	ANCE ucture. Its local historic significance re ntury. The building remnants have so ing of the form and quality of develops	cientific significance locally for their p	otential to reve	al information which could

LEVEL OF SIGNIFICANCE LOCAL

Prepared by EJE Town Planning

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#### **"THALGARRAH" - ROCKVALE ROAD - THALGARRAH**



	L/R001 HI	ERITAGE LIS	TING		HISTORICAL PERIOD	•	
						Built	Used
	REGISTER OF THE NATH REGISTER OF THE NATH	•	•			-	-
	REGISTER OF NATIONAL				PRE 1800		
			CENTURY ARCHITECTURE (	RAIA)	1800 - 1825		
			AGE AND CONSERVATION R	REGISTER	1826 - 1850		
			KS ACT (DECLARED SITE)		1851 - 1875		
			T OF URBAN AFFAIRS AND F TAGE REGISTER (S170 HERI		1876 - 1900	✓	1
	NATIONAL PARKS AND		-		1901 - 1925	0	1
ו נ	INSTITUTION OF ENGINE	ERS (NSW) HER	TAGE REGISTER		1926 - 1950		✓
	EXISTING HERITAGE STI				1951 - 1975		✓
	Regional Environmen Local Environmental				POST 1975		
-	OTHER						
HYS		ISTICS / DES	IGN SPECIFICATIONS	;			
	ARCHITECTURAL	STYLE Victo	Drían	b	MATERIALS Brick with s roof, brick chimneys. Out gelvanised iron.		weatherboard, colorbond weatherboard and
с (	CURRENT CONDIT	ions 🗸 in	TACT				
			LTERED - UNSYMPAT	HETIC		IETIC	
		DM	ODIFICATIONS		✓ ADDITIONAL COMME tenkstand.	NTS Veran	dah infilied. Substantial
JICT/	ORICAL NOTES	· · · · · · · · · · · · · · · · ·					
		K	·····		as a small property of little (		
twellin		d", with schoo			and open cow shed, both fers Seabrook and Brown		
HSTO	DRICAL THEMES				IATION SOURCES		
STAT	E THEMES		LOCAL THEMES	WRITTE	N Dr J Ferry, "Colon.	ial Armidale",	, Ph.D. Thesis 1994.
Land	Tenure	Subdivis	ion of Early Land Grants		C		
Pastoi			in New England Expansion of Sheep and Is in the Dumaresq Area				
EVAL	UATION CRITERIA	(S) =	• STATE (R) = REGIO	NAL (L) = L(	DCAL		
HISTO	NRIC:	RARE V (R	2)	REDDEC			
	HETIC	RARE V (L	*		ENTATIVE V (R)		
NES I SOCI/		RARE V (L)					
	NL NTIFIC	RARE V (P					
SCIE	EMENT OF SIGNIFI	CANCE	aking up of Dumaresg's				st change in ownership and cance. The high-level local
STAT Historia pestor aesthe social	rel prectices since ta lic significance relate significance for its lo	he first settlen is to the exper ing association	nent of the area. What tise of its execution reth n with pioneer Henry Big	er than its de 19 and has k	sign; it was built by Seabro cal scientific significance (i property in the latter decad	ook & Brown. Ittle is left of	The prope the original

#### "LYDBROOK" - NEW ENGLAND HIGHWAY - PINCH FLAT

		REFERENCE No TILB/R001
PREVIOUS / OTHER NAMES		DATE INSPECTED 23 August 1996
LOCATION New England Highway Pinch Fiel, North of Tilbu LOCAL GOVERNMENT AREA DUMA		SITE SKETCH PLAN
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION Lot 105 DP 755844 Lot 51 DP 706 b SITE AREA 379.1 hectares c EXISTING ZONING 1(a) - General	N 1720 Parish Tilbuster	HALLE DE LA LANDER
PRESENT OWNER NAME B. J. & P. M. Chaimers ADDRESS "Lydbrook" New England Highway Pinch Flat NSW 2350	TYPE Private	
CATEGORY Building	SUB CATEGORY Residence	MAP REFERENCE '56' 371400E, 6641120N AMG Black Mountain 9237-3-N
DATE OF CONSTRUCTION c. 1870	BUILDER Thomas Williamson	

Built         Used           D         REGISTER OF THE NATIONAL SETATE (MC) - REGISTERED         Built         Used           D         REGISTER OF THE NATIONAL SETATE (MC) - REGISTERED         Built         December 2011	Built Used     B	TILB/R001 HERITAGE LISTING	н	STORICAL PERIO	0	
Resultant of The Municipal Estate judge: IntEreal     Resultant of The Municipal Estate judge: IntEreal     Resultant of Antonau, Testate judge: IntEreal     Resultant of Antonau, Testate judge: IntEreal     Consciences.antity Testate Intervent Ancienter (INA)     Resultant of Antonau, Testate Intervent Ancienter (INA)     Resultant of Provide State Antonau Art (RECLARES STR)     Resolution of Provide State Antonau Art (RECLARES STR)     Resolution of Bookershow Methods Resolution     Resolution of Bookershow Methods Resolution     Resolution of Bookershow Methods Resolution     Resolution     Resolution of Bookershow Methods Resolution	A REGETTE OF THE NATIONAL ESTATE (unit) WHY     REGETTE OF ANDONAL THE INHON     REGISTER OF ANDONAL THE INHON     REGISTER OF ANDONAL THE INHON     REGISTER OF ANDONAL THE INHONE (UNIT)     REGISTER OF ANDONAL THE INTERNA OF ACCOUNTED ANDON     REGISTER OF ANDONAL THE INTERNA OF ACCOUNTED AND INTERNA OF ACTIONAL SAME THE INTO RESTRUCTOR ACTIONAL THE INTON OF ACTIONAL SAME THE INTON OF ACTIONAL CONCENT INTON INTON ACTIONAL SAME AND MULLURE SERVICE (UNIT)     REGISTING OF ANDIAL THE INTON ACTIONAL THE INTON OF ACTIONAL				Built	Used
Resister or National, That ready     Resister or National, Weight Application Resister     Resister or National, Weight Application Resister     Resister or National, Weight Application     Resister or National, Nation	Presister of windows treat (read)     Pressenter of windows treat (read)     Pressenter of windows treat works elements were conserved on Reaster (read)     Development (read)					
President of source control true first of cartery accenter true (RAM)     Presenter of realize works and realized on the service (RAM)     Presenter of realize works and realized on the service (RAM)     Presenter of realized works and realized on the service (RAM)     Presenter of realized works and realized	Bestime or source running of control of the rest of the runner of			PRE 1800		0
Department or Public Works Heimag with Conservation Repairs     Conservation or Public Works Heimag with Conservation Repairs     Conservation Heimag Conservation Heimag Conservation Heimag Conservation     Heimag Conservation Heimag Conservation Heimag Conservation     Heimag Conservation Heimag Conservation     Heimag Conservation Heimag Conservation     He	Department of Public Wolks Herring and Conservation Registre     Conservation of Public Wolks Herring and Conservation Registre     The Conservation Herring Registrer (1) File (	•••••		1800 - 1825	D	
	Herritzele CouleCL - Wein Denartmetric or United Arrans and prumeric (1) The Herrice Coule Coule of Coule Co			1826 - 1860		
beneficial consense to provide a set of the set of the definition of the set of the	b Hard Construction of the service (sam) reserved (res) reserved (res) reserved	COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE)		1861 - 1875	1	1
New Governmeetr Generatings of Weint Add Reduiter (1) Weint Add Reduiter (1) Weint Add Windows Add Windows Add Windows Bearter (1) 1991 - 1926       1         Wattown, Add Windows Add Windows Bearter (1) Weint Add Reduiter (1) Weint Add Windows Add Win	Name doversements for the extract gave measures (sin or beam extra construction) in the extract gave measures (sin or beam extract gave measures) (sin or gave extra gave extre gave extra gave extra gave extra gave extre ga			1876 - 1900		1
Without, Yook Audi Multure Sectors (interfinetion of the sector)       1924 - 1986       -         Distriction of the Sectors (interfinetion) of the sectors (interfinetion)       1924 - 1986       -         Distriction of the Sectors (interfinetion) of the sectors (interfinetion)       1924 - 1986       -         POST 1975       -       /         UCOL, ENVIRONMENTAL PLAN HERITAGE SCHEDULE       1951 - 1975       -         OCHER       NATTERIALS Weetherboard with corrugated gelvanised ion rooling.         CURRENT CONDITIONS       /       NATCE         Interfector       -       ALTERED - UNSYMPATHETIC       -         Interfector       -       ALTERED - SWAPATHETIC       -         Interfector       -       MATERIALS Weetherboard with corrugated gelvanised ion rooling.         StorekCAL NOTES       -       Interfector       -         1783 Milliam Dumerseq, brother-in-lew of Governor Defing, astabilished the "TBuster Run", which comprised 65,000 scres. Tydbroch"       -         1783 Milliam Dumerseq, brother-in-lew of Governor Defing, astabilished the "TBuster Run", which comprised 55,000 scres. Tydbroch"       -         1780 Standa do Sores at the tool of The Finet atory shows three selector in the screet of the tool of the Finet atory shows the selector in 1851. Integree tool of the finet atory shows the selector in 1863. Williamson was tool of the research of a stabiblind of the Baser at the stabiling at selector in 1855.	Notional, Journal and Multiple setting (mem makes) in the particular of the setting of the sett		AGE ACT)		—	-
EVENTROLE STORICAL MOTES ITABLE STORICAL THEMES ITABLE STORICAL THEMES INFORMATION CONTENTS AND BEDDUE INFORMATION SOURCES INFORMATION CONTENTS INFORMATION SOURCES I	EXISTING HERITAGE STUDY (WITTE NAME BULLOW) REGORANG AND MEMORAGE SCHEDULE LOCAL EMPARCOMMENTAL PLAN HERITAGE SCHEDULE OTHER  I DOST 1976 I POST 1976 I / P				—	•
BEDOUL ENVIONMENTAL PLAN HERITAGE SCHEDULE     LOOL ENVIONMENTAL PLAN HERITAGE SCHEDULE     OTHER     POST 1975     POST 19	BEDONL ENVIOLMENTAL PLAN HERTAGE SCHEDULE     COAL ENVIOLMENTAL PLAN HERTAGE SCHEDULE     COAL ENVIOLMENTAL PLAN HERTAGE SCHEDULE     OTHER     POST 1976     POST 1977     POST 1976     POST 1977     POST 1976     POST 1977     POST 1976     POST 19					•
LOCAL ENVEROMMENTAL PLAN HERITAGE SCHEDULE       POST 1976       POST 1976         OTHER       OTHER       POST 1976       POST 1976         HYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS       ARCHITECTURAL STYLE Victorien Georgian       b       MATERIALS Weetherboard with corrugated gevenised iron roofing.         CURRENT CONDITIONS       / INTACT       PALTERED - UNSYMPATHETIC       / ALTERED - SYMPATHETIC       / ALTERED - SYMPATHETIC         1000FICATIONS       / INTACT       PALTERED - UNSYMPATHETIC       / ALTERED - SYMPATHETIC       / ALTERED - SYMPATHETIC         11703       BATERIAL SWeetherboard with corrugated gevenised iron roofing:       INTERPARS REQUIRED       / ALTERED - SYMPATHETIC         11703       BATERIAL COMMENTS       Original shingle roofing replaces in 19th century.         Intermedication       Internet for Complex of Design is statistication in 19th century.         Intermedication       Intermedication       ALTERED - SYMPATHETIC         11703       Intermedication       ALTERED - SYMPATHETIC         11703       Intermedication       Intermedication         11703       Intermedication       Intermedication         11703       Intermedication       Intermedication         11703       Intermedication       Intermedication         11703       Intermedication       Intermedicatio	Local Brokenimetrial PLAN HERITAGE SCHEDULE       PUST 1976       U         OTHER       VISIT 1976       U         HYSICAL CHARACTERISTICS / DESKON SPECIFICATIONS         ARCHITECTURAL STYLE       Victorian Georgian       b       MATERIALS Weetherboard with corrugated gelvanised iron roofing.         CURRENT CONDITIONS       ✓ INTACT       □ REPARS REQUIRED       ✓ ALTERED - SYMPATHETIC       ✓ ALTERED - SYMPATHETIC         □ ALTERED - UNSYMPATHETIC       □ ALTERED - UNSYMPATHETIC       ✓ ALTERED - SYMPATHETIC       ✓ ALTERED - SYMPATHETIC         □ STORICAL NOTES       1930 SMBarn Dumarses (and grant of 55,000 acres.       Tuydbrock*         1870. BLACK MOTES       1930 SMBarn Dumarses (and grant of 05,000 acres.       Tuydbrock*         1870. Stands on the original VMBarn Dumarses (and grant of 05,000 acres.       Tuydbrock*         1870. Stands on the original VMBarn Dumarses (and grant of 05,000 acres.       Tuydbrock*         1870. Stands on the original VMBarn Dumarses (and grant of 05,000 acres.       Tuydbrock*         1870. Stands on the original VMBarn Dumarses (and ther of of TBouster Run*, Thormas Underson as bonourd by Locif Jersey as the time of his destands of the Tabuster Run*. Thormas Underson as bonourd by Locif Jersey as the onthy surviving hunding mamber of the mesons in Armidelae. John Heagrey bought most of the famme of the different weether on the original visiting.         1970. Standstenberboard house of 3 noms satio to hanony Higgrove. This was sencide abord by Lo					-
ARCHITECTURAL STYLE       Victorian Georgian       b       MATERIALS Weatherboard with corrugated gavanised ion roding.         CURRENT CONDITIONS       / INTACT       DALTERED - UNISYMPATHETIC       / ALTERED - SYMPATHETIC       / ALTERED - SYMPATHETIC         1 MODIFICATIONS       / INTACT       DALTERED - UNISYMPATHETIC       / ALTERED - SYMPATHETIC       / ALTERED - SYMPATHETIC         1835 William Dumaresq, brother-in-lew of Governor Darling, established the "Tibuster Run", which comprised 65,000 acres, twicin was sold in 1868 to pay for the generous bequests of unraready swill. The Pinch Field story shows the selector activity in another corner of old "Tibuster Run". Thomas Willemson established meal on sour 485, tablemoti the original pin fairs asteriated in 1869.         1780, stands of the original shingle roofing replaces in 1890, sources, the foor of The Pinch on ethics side of the Tibuster Ponch in sourt 485, tablemoti the original pin fairs asteriated in the original pin fairs asteriated in the source of old "Tibuster Run". Thomas Willemson established mean on the original of the source of boord fine foor of the Pinch on ethics and by the time source of old "Tibuster Run". Thomas Willemson established mean by sunking humating members in Armidea. John Heagrey bought most of the farm at the time and by the time so hoad which are connected. The most whenly of the time appears to be the oldest with evidence of original giass in the nne-paned windows.         STORICAL THEMES         INFORMATION SOURCES         INFORMATION CRITERIA         (A) REPRESENTATIVE (A) REPRESENTATIVE (A) REPRESENTATIVE (A) REPRESENTATIVE (A) REPRESE	ARCHITECTURAL STYLE       Victorian Georgian       b       MATERIALS Westherboard with corrugated galvanised iron roofing.         CURRENT CONDITIONS       / INTACT       BEPAIRS REQUIRED       / ALTERED - SYMPATHETIC       / ALTERED - SYMPATHETIC         BODDEFICATIONS       / MODEFICATIONS       / ALTERED - SYMPATHETIC       / ADDITIONAL COMMENTS       / ADDITIONAL COMMENTS         1835 Willem Dumarseq, brother-in-law of Governor Darling, established the "TBuster Run", which comprised 65,000 acres. Tuydbrock"       1970 acres at the Tbool of The Pinch" on ether side of the "TBuster Run", which comprised 65,000 acres. Tuydbrock"         1870 Manneau Million Dumarseq land grant of 65,000 acres, which was sold in 1885 to pay for the ganerous bequests of unarseq's will, the bool of the Pinch" on ether side of the "Buster Ponds in Boout 1855, taking up his Brit selection in 1890, "Integer the most of the mass of the mass will manneau was henound by Lord Jersey as the d's survive Dought most of the farm was henound by Lord Jersey as the d's survive Dought most of the farm solve the oth and by the simulation acrost of the mass of the adjocate the the adjocate on the adjocate the the adjocate on the adjocate the the adjocate of the mass of the adjocate the the adjocate on the adjocate on the adjocate on the adjocate the the adjocate of the mass of the adjocate on the adjocate on the adjocate on the adjocate the adjocate the adjocate of the farm building, the the adjocate on the adjocate the adjocate that, the other adjocate the adjocate	LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE		POST 1975		
CURRENT CONDITIONS       / INTACT          ALTERED - UNISYMPATHETIC           REPARTS REQUIRED          CURRENT CONDITIONS       / INTACT         ALTERED - UNISYMPATHETIC          ALTERED - SUMPATHETIC         / ADDITIONAL COMMENTS Original shingle rooling replaces             in 19th century.         ISTORICAL NOTES            1835 Williem Dumanesq, brother-in-law of Governor Darling, established the "Tibuster Run", which comprised 65,000 acres. "Lydbrook"             in 1980, entury.         ISTORICAL NOTES            1835 Williem Dumanesq, brother-in-law of Governor Darling, established the "Tibuster Run", which comprised 65,000 acres. "Lydbrook"             in 1980, email williams and stabutished williams and stabutished             in 1983, Williamson was honourded by Lord Jarsey as the             in 916 century.         INFORMATION SOURCES              in another come of oid "Tibuster Funding up his first soleciton in 1893,             Williamson was honourded by Lord Jarsey as the             in 939 a weetherboard house of 3 rooms said to have been transported from Hilgrove. This was erected above the old from buildings,             are the main highneys. The main residencito in the oldgost with evidence of original glass in the nine-paned windows.         INFORMATION SOURCES              WRITTEN              Dumerseq Shire Council Notes, 1996.	CURRENT CONDITIONS       / INTACT          ALTERED - UNSYMPATHETIC              ALTERED - SYMPATHETIC          Import of the control of the co	HYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS		i i i server and a s	<del>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</del>	
ALTERED - UNSYMPATHETIC     ADDIFICATIONS	ALTERED - UNSYMPATHETIC     ADDIFICATIONS     ALTERED - SYMPATHETIC     ADDIFICAL COMMENTS Original shingle rooting replaced     in 1800     HODIFICATIONS     ADDITIONAL COMMENTS Original shingle rooting replaced     in 1800     in 1800     setablished the "Tibuster Run", which comprised 65,000 acres. "Lydbrock"     if 70, stands on the original William Dumaresq land grant of 65,000 acres. "Lydbrock"     if 70, stands on the original William Dumaresq land grant of 65,000 acres. Which was sold in 1868 to pay for the generous bequests of     umaresq? will The Princh File story shows the selector activity in another comer of old "Tibuster Run", which comprised 65,000 acres. "Lydbrock"     if 70, he had evected a substantial complex of buildings. At the time of his death in 1889, Willemson was honoured by Lord Jarsey as the     if 91 of its a basenal complex of buildings. At the time of his death in 1893, Willemson was honoured by Lord Jarsey as the     if y surviving founding member of the mesons in Armidele. John Heagney bought most of the time and by the time John's wile     leid in 1939 are weatherboard house of 3 rooms said to have been framsported from Higgrove. This was encled above the old from buildings,     seer the main highway. The main residence in the old group consists of 3 distinctive detached huts, hwo of which are connected. The most     orthenly of the three appears to be the oldest with evidence of original glass in the nime-paned windows.     INFORMATION SOURCES     INFORMATION SOURCES     INFORMATION SOURCES     VALUATION CRITERIA (\$) = STATE (\$) = REGIONAL (L) = LOCAL     INFORMATION CRITERIA     (\$) = STATE (\$) = REGIONAL (L) = LOCAL     INFORMATION CRITERIA     (\$) = STATE (\$) = REGIONAL (L) = LOCAL     INFORMATION CRITERIA     (\$) = STATE (\$) = REGIONAL (L) = LOCAL     INFORMETOR CRITERIA     (\$) = STATE (\$) = REGIONAL (L) = LOCAL     INFORMATION CRITERIA     (\$) = STATE (\$) = REGIONAL (L) = LOCAL     INFORMETOR (\$) = REPRESENTATIVE [     CIENTIFIC RARE \$\sigma (L) = REPRESENTATIVE [	ARCHITECTURAL STYLE Victorian Georgian			oard with corr	ugated galvanised iron
□ MODIFICATIONS       ✓ ADDITIONAL COMMENTS Original shingle roofing replaces in 19th century.         INSTORICAL NOTES         • 1835 William Dumaresq, brother-in-law of Governor Darling, established the "Tilbuster Run", which comprised 65,000 acres. "Lydbrock".         • 1870, stands on the original William Dumaresq land grant of 65,000 acres, which was soid in 1868 to pay for the generous bequests of urmaresq? will. The Pinch field story shows the selector activity in another corner of old "Tilbuster Run", "Thomas Williamson established infession and other of the masses in Armidale. John Heaprey bough most of the farms of the three shows in Armidale. John Heaprey bough most of the farms the time and by the time John's wile infe of his death in 1899. Williamson was honoured by Lord Jersey as the substantial complex of buildings. At the time of his death in 1899. Williamson was honoured by Lord Jersey as the substantial complex of buildings. At the time of his death in 1899. Williamson was honoured by Lord Jersey as the head window.         Istoraccal. The Meters       LOCAL The Meters         Istoraccal. THEMES       LOCAL THEMES         TATE THEMES       LOCAL THEMES         VALUATION CRITERA       (b) = STATE (R) = REGIONAL (L) = LOCAL         Istoraccal. THEMES       Informate Z (R)         VALUATION CRITERA       (c) = STATE (R) = REGIONAL (L) = LOCAL         Istoraccal. RARE Z (R)       REPRESENTATIVE [         CRAL       REPRESENTATIVE [         CRAL       REPRESENTATIVE [         CRAL       REPRESENTATIVE [         C	Image: Structure in the intervent of the second of the	CURRENT CONDITIONS INTACT		PAIRS REQUIRED	)	
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#### **"TILBUSTER" HOMESTEAD - NEW ENGLAND HIGHWAY - TILBUSTER**

PRESENT NAME "Tilbuster" Homestead		REFERENCE No TILB/R002	
PREVIOUS / OTHER NAMES		DATE INSPECTED 23 August 1996	
LOCATION New England Highway Tilbuster NSW 2350		SITE SKETCH PLAN	
LOCAL GOVERNMENT AREA DUMAR	ESQ SHIRE		
PROPERTY DETAILS	an a		
<ul> <li>REAL PROPERTY DESCRIPTION</li> <li>SITE AREA</li> </ul>			5
c EXISTING ZONING 1(a) - General	Rural		
PRESENT OWNER	TYPE Private		
NAME		E	
ADDRESS			
CATEGORY Building	SUB CATEGORY Residence	MAP REFERENCE '56' 373540E, 6630440N Dumaresg 9237-3-S	AMG
DATE OF CONSTRUCTION c.1915-20	BUILDER Unknown		7348
ARCHITECT / DESIGNER Unknown			Ĵ
PHOTOGRAPH	ринички и каладарани		

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ARCHITECTURAL STYLE       Federation Bungalow       b       MATERIALS Brick with metal deck roofing: established gerden, wire funcing.         CURRENT CONDITIONS       / INTACT       □ REPARS REQUIRED         □ ALTERED - UNISYMPATHETIC       □ ALTERED - SYMPATHETIC       □ ALTERED - SYMPATHETIC         □ MODIFICATIONS       □ MODIFICATIONS       □ ALTERED - SYMPATHETIC         □ MODIFICATIONS       □ MODIFICATIONS       □ ALTERED - SYMPATHETIC         □ ALTERED - UNISYMPATHETIC       □ ALTERED - SYMPATHETIC       □ ALTERED - SYMPATHETIC         □ MODIFICATIONS       □ ADDITIONAL COMMENTS         ISSTORICAL NOTES       ISSTORICAL NOTES         ISSTORICAL INDES       Seminary Station of Governor Darling, established the "Tibuster" (at first known as "Reelwe") property which comprised groups in 1834, but ded in 1838 and news actually resided at "Tibuster". This also applied to his brother, John, who controlled to Dumares group finder properties und his death in 1863. John's son William look over but ded in 1880 and es a result, all of the unarraw groperties hed been sold by 1882.         INFORMATION SOURCES       WRITTEN       Dumaresq Shire Council Notes, 1990.         TATE THEMES       LOCAL THEMES       WRITTEN       Dumaresq Shire Council Notes, 1990.         Isstoration       Pioneer New Englend Wool Growers       REPRESENTATIVE □       REPRESENTATIVE □         VALUATION CRITERIA       (S) = STATE (R) = REGIONAL (L) = LOCAL       REPRESENTATIV	ARCHITECTURAL STYLE       Federation Bungalow       b       MATERIALS Brick with metal deck roofing: established gerden, wire funcing.         CURRENT CONDITIONS       / INTACT          □ REPARS REQUERED         □ ALTERED - UNISYMPATHETIC         □ ALTERED - SYMPATHETIC         □ ADDITIONAL COMMENTS          ISTORICAL NOTES <ul> <li>ARCHITECTURAL STYLE</li> <li>Federation Governor Darling, established the "Tibuster" (at first known as "Reelwe") property which comprised for 1835 William Dumaresq, brother in-lew of Governor Darling, established the "Tibuster" (at first known as "Reelwe") property which comprised for 00000000000000000000000000000000000</li></ul>							OTHER
wire fencing.         CURRENT CONDITIONS       / INTACT         ALTERED - UNSYMPATHETIC       ALTERED - SYMPATHETIC         MODIFICATIONS       ALTERED - ADDITIONAL COMMENTS         INSTORICAL NOTES       ADDITIONAL COMMENTS         INSTORICAL NOTES       ADDITIONAL COMMENTS         INSTORICAL NOTES       ADDITIONAL COMMENTS         In 1835 Willem Dumenesq, brother in-law of Governor Darling, established the "Tibuster" (at first known as "Reewe") property which comprised (store and the same time. Dumenesq hed become commissioner for the Australen (store for the Australen (store and the same time. Dumenesq hed become commissioner for the Australen (store and the same time. Dumenesq family's New England properties und his deech in 1883. John's son Williem took over but died in 1880 and as a result, at of the tumenesq properties hed been soid by 1882.         INFORMATION SOURCES       WRITTEN         UNALUATION CRITERIA       (S) = STATE (R) = REGIONAL (L) = LOCAL         INSTORC       RARE \$\sqrt{L}\$         VALUATION CRITERIA       (S) = STATE (R) = REGIONAL (L) = LOCAL         INSTORC       RARE \$\sqrt{L}\$         REPRESENTATIVE \$\sqrt{R}\$       REPRESENTATIVE \$\sqrt{R}\$         COCAL       REPRESENTATIVE \$\sqrt{R}\$         COCAL       REPRESENTATIVE \$\sqrt{R}\$         COCAL       RARE \$\sqrt{L}\$         RETRES       REPRESENTATIVE \$\sqrt{R}\$         COCAL       RARE \$\sq	wire fencing.         CURRENT CONDITIONS       / INTACT         ALTERED - UNSYMPATHETIC       ALTERED - SYMPATHETIC         ALTERED - UNSYMPATHETIC       ALTERED - SYMPATHETIC         MODIFICATIONS       ADDITIONAL COMMENTS         NSTORICAL NOTES       ADDITIONAL COMMENTS         In 1835 Willern Dumensag, brother in-law of Governor Darling, established the "Tibuster" (at first known as "Reewe") property which comprised (store and the same time. Dumensag hed become commissioner for the Australen tyricultural Company in 1834, but died in 1838 and never actually rasided at "Tibuster". This also applied to his brother, John, who controlled the Dumensag family's New England properties und his deach in 1863. John's son William took over but died in 1880 and as a result, all of the Dumensag family's New England properties und his deach in 1863. John's son William took over but died in 1880 and as a result, all of the Dumensag family's New England Wool Growers         INFORMATION SOURCES       WRITTEN         UNALUATION CRITERIA       (S) = STATE (R) = REGIONAL (L) = LOCAL         INSTORC       RARE 2 (L)       REPRESENTATIVE D         ESTINETIC       RARE 2 (L)       REPRESENTATIVE D         COCAL       RARE 2 (L)       REPRESENTATIVE D         COCAL       RARE 2 (L)       REPRESENTATIVE D         COCAL       RARE 2       REPRESENTATIVE D         COCAL       RARE 2       REPRESENTATIVE D         COCAL       RARE 2 <t< td=""><td></td><td></td><td></td><td></td><td>DESIGN SPECIFICATIONS</td><td>ACTERISTICS</td><td>SICAL CHARAC</td></t<>					DESIGN SPECIFICATIONS	ACTERISTICS	SICAL CHARAC
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MODIFICATIONS     ADDITIONAL COMMENTS  ISTORICAL NOTES  ISTORICAL NOTES  ISTORICAL NOTES  ISTORICAL NOTES  ISTORICAL THEMES ISTORICAL THE	ADDIFICATIONS     ADDITIONAL COMMENTS  ASTORICAL NOTES  ASSTORICAL NOTES  ASSTORICAL NOTES  ASSTORICAL NOTES  ASSTORICAL NOTES  ASSTORICAL NOTES  ASSTORICAL OPPOPRIATION OF SUBJECT ASSTORY  ASSTORICAL THEMES  ASSTORIC		D			✓ INTACT	CONDITIONS	CURRENT CO
INSTORICAL NOTES         INSTORICAL NOTES         INSTORICAL NOTES         INSTORICAL NOTES         Stablished the Soumarez Station of the same time. Dumaresq hed become commissioner for the Australian glicultural Company in 1834, but died in 1838 and never actually resided at "Tibuster" (at first known as "Reelwe") property which comprised is glicultural Company in 1834, but died in 1838 and never actually resided at "Tibuster". This also explore to his brother, John, who controlled the Dumaresq family's New England properties until his death in 1863. John's son Willem took over but died in 1880 and as a result, all of the humaresq properties hed been sold by 1882.         INFORMATION SOURCES       INFORMATION SOURCES         ITATE THEMES       LOCAL THEMES         Isotoraism       Pioneer New England Wool Growers         VALUATION CRITERIA       (s) = STATE (R) = REGIONAL (L) = LOCAL         INSTORICC       RARE \$\sqrt{L}\$         ESTINCT       RARE \$\sqrt{L}\$         OCIAL       REPRESENTATIVE \$\sqrt{R}\$         CAL       REPRESENTATIVE \$\sqrt{R}\$         INSTORICC       RARE \$\sqrt{L}\$         NALUATION CRITERIA       (s) = STATE (R) = REGIONAL (L) = LOCAL         INSTORICC       RARE \$\sqrt{L}\$         INSTORICC       RARE \$\sqrt{L}\$         INSTORICC       RARE \$\sqrt{L}\$         INSTORICA       REPRESENTATIVE \$\sqrt{R}\$         INSTORICA       RARE \$L	NBTORICAL NOTES         IN 1835 William Dumaresq, brother in-law of Governor Darling, established the "Tilbuster" (at first known as "Reelwe") property which comprised is 5,000 acres. He also established the Saumarez Station at the same time. Dumaresq hed bacome commissioner for the Australian Gripulatural Company in 1834, but died in 1838 and never actually resided at "Tilbuster". This also established the Saumarez Station at the same time. Dumaresq hed bacome commissioner for the Australian Gripulatural Company in 1834, but died in 1838 and never actually resided at "Tilbuster". This also espleid to his brother, John, who controlled the Dumaresq family's New England properties until his death in 1863. John's son Willem took over but died in 1880 and as a result, all of the Dumaresq properties hed been sold by 1882.         INFORMATION SOURCES         INFORMATION SOURCES         INFORMATION CRUTERIA         VALUATION CRITERIA       (s) = STATE (R) = REGIONAL (L) = LOCAL         INSTORICC       RARE \$\sqrt{L}\$         INSTORICC       RARE \$\sqrt{L}\$         VALUATION CRITERIA       (s) = STATE (R) = REGIONAL (L) = LOCAL         INSTORICC       RARE \$\sqrt{L}\$         INSTORICC       RARE \$\sqrt{L}\$         INSTORICC       RARE \$\sqrt{L}\$         INSTORICC       RARE \$\sqrt{L}\$         INSTORICAL THEMES       REPRESENTATIVE \$\sqrt{R}\$         INSTORICAL THEMES       INFORMATION SOURCES         INSTORICAL CRITERIA       (s) = STATE (R) = REGIONAL (L) = LOCAL         INSTORICC </td <td>c l</td> <td>THETIC</td> <td>ALTERED - SYMPATH</td> <td>ETIC</td> <td>ALTERED - UNSYMPATH</td> <td></td> <td></td>	c l	THETIC	ALTERED - SYMPATH	ETIC	ALTERED - UNSYMPATH		
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TATE THEMES       LOCAL THEMES       WRITTEN       Dumeresq Shire Council Notes, 1996.         Pestoralism       Pioneer New Englend Wool Growers       GRAPHIC         VALUATION CRITERIA       (S) = STATE (R) = REGIONAL (L) = LOCAL         INSTORIC       RARE \$\sqrt{L}\$       REPRESENTATIVE \$\Box\$         ESTINETIC       RARE \$\sqrt{L}\$       REPRESENTATIVE \$\sqrt{R}\$         OCIAL       RARE \$\sqrt{L}\$       REPRESENTATIVE \$\sqrt{R}\$         TATEMENT OF SIGNIFICANCE       Represent the area initially selected by Henry Dumeresq.         In current buildings beer no relationship with the original Tilbuster property other than marking the area initially selected by Henry Dumeresq.         In current buildings beer no relationship with the original Tilbuster property other than marking the area initially selected by Henry Dumeresq.         In current buildings beer no relationship with the original Tilbuster property other than marking the area initially selected by Henry Dumaresq.         In current buildings beer no relationship with the original Tilbuster property other than marking the area initially selected by Henry Dumaresq.	STATE THEMES       LOCAL THEMES       WRITTEN       Dumeresq Shire Council Notes, 1996.         Pestoralism       Pioneer New Englend Wool Growers       GRAPHIC         VALUATION CRITERIA       (S) = STATE (R) = REGIONAL (L) = LOCAL         INSTORIC       RARE \$\sqrt{L}\$       REPRESENTATIVE □         LESTHETIC       RARE \$\sqrt{L}\$       REPRESENTATIVE \$\sqrt{R}\$         OCIAL       RARE \$\sqrt{L}\$       REPRESENTATIVE \$\sqrt{R}\$         OCIAL       RARE \$\sqrt{L}\$       REPRESENTATIVE \$\sqrt{R}\$         INSTORIC       RARE \$\sqrt{L}\$       REPRESENTATIVE \$\sqrt{R}\$         INSTATEMENT OF SIGNIFICANCE       REP					d by 1882.		
Pastoralism       Pioneer New England Wool Growers       ORAL GRAPHIC         VALUATION CRITERIA       (\$) = \$TATE (R) = REGIONAL (L) = LOCAL         INSTORIC       RARE \$\sqrt{L}\$         INSTORIC       RARE \$\sqrt{L}\$         RESTRETIC       RARE \$\sqrt{L}\$         REPRESENTATIVE \$\sqrt{R}\$         OCIAL       RARE \$\sqrt{L}\$         CIENTIFIC       RARE \$\sqrt{L}\$         REPRESENTATIVE \$\sqrt{R}\$         CIENTIFIC       RARE \$\sqrt{L}\$         REPRESENTATIVE \$\sqrt{R}\$         TATEMENT OF SIGNIFICANCE         The current buildings bear no relationship with the original Tibuster property other than marking the area initially selected by Henry Dumaresq.         Newver, for this alone they must have at least high-level local historic significance. The property remains that most closely identified with original	Pastoralism       Pioneer New England Wool Growers       ORAL GRAPHIC         EVALUATION CRITERIA       (S) = STATE (R) = REGIONAL (L) = LOCAL         INSTORIC       RARE \$\sqrt{L}\$         INSTORIC       RARE \$\sqrt{L}\$         RESTRIETIC       RARE \$\sqrt{L}\$         REPRESENTATIVE \$\sqrt{R}\$         INSTORIC       RARE \$\sqrt{L}\$         INSTORIC       RARE \$\sqrt{L}\$         INSTORIC       RARE \$\sqrt{L}\$         INSTORIC       RARE \$\sqrt{L}\$         INSTORIC       REPRESENTATIVE \$\sqrt{R}\$         INSTORIC       RARE \$\sqrt{L}\$         INSTORIC       REPRESENTATIVE \$\sqrt{R}\$         INSTORIC       RARE \$\sqrt{L}\$         INSTORIC       RARE \$\sqrt{L}\$         INSTORIC       RARE \$\sqrt{L}\$         INSTORIC       RARE \$\sqrt{L}\$         <			ATION SOURCES	INFORM/		EMES	FORICAL THEM
Prestoralism       Pioneer New England Wool Growers       GRAPHIC         IVALUATION CRITERIA       (S) = STATE (R) = REGIONAL (L) = LOCAL         INSTORIC       RARE ✓ (L)       REPRESENTATIVE □         IESTHETIC       RARE □       REPRESENTATIVE ✓ (R)         OCIAL       RARE ✓ (L)       REPRESENTATIVE □         CIENTIFIC       RARE ✓ (L)       REPRESENTATIVE □         CIENTIFIC       RARE □       REPRESENTATIVE □         TATEMENT OF SIGNIFICANCE       Representative property other than marking the area initially selected by Henry Dumaresq. lowever, for this alone they must have at least high-level local historic significance. The property remains that most closely identified with original	Pioneer New England Wool Growers       GRAPHIC         EVALUATION CRITERIA       (S) = STATE (R) = REGIONAL (L) = LOCAL         INSTORIC       RARE ✓ (L)         REPRESENTATIVE □         LESTHETIC       RARE □         RARE ✓ (L)       REPRESENTATIVE □         LOCIAL       RARE ✓ (L)         REPRESENTATIVE □         ICIENTIFIC       RARE ✓ (L)         REPRESENTATIVE □         ICIENTIFIC       RARE □         □         ICIENTIFIC       REPRESENTATI	cil Notes, 1996.	Council Notes,	i Dumeresq Shire C		LOCAL THEMES		TE THEMES
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OCIAL       RARE ✓ (L)       REPRESENTATIVE         CIENTIFIC       RARE □       REPRESENTATIVE         TATEMENT OF SIGNIFICANCE         The current buildings bear no relationship with the original Tilbuster property other than marking the area initially selected by Henry Dumaresq.         Identifies alone they must have at least high-level local historic significance. The property remains that most closely identified with original	RARE       CL)       REPRESENTATIVE         ICLENTIFIC       RARE       ICLENTIFIC         REPRESENTATIVE       ICLENTIFIC         TATEMENT OF SIGNIFICANCE         The current buildings bear no relationship with the original Tilbuster property other than marking the area initially selected by Henry Dumaresq, lowever, for this alone they must have at least high-level local historic significance. The property remains that most closely identified with original					••		
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				ce. The property remains	ric significan	ve at least high-level local histo	one they must he	ever, for this alone

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### **<u>"ST HELENA" HOMESTEAD - GRAFTON ROAD - WOLLOMOMBI</u>**

PRESENT NAME "St Helena" Homestead		REFERENCE No WOLL/R001
PREVIOUS / OTHER NAMES Original Hillgrove	Hospital	DATE INSPECTED 23 August 1996
LOCATION 3138 Grafton Road Wollomombi NSW 2350	ну туриталист на се осо с лин в и сели и мили на сели и мили на сели и торита и сели и сели и сели и сели в тор	SITE SKETCH PLAN
LOCAL GOVERNMENT AREA DUMARESQ S	HIRE	
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION Pors 9/10 12/18 26 32 42 53 57/58 73 75 7 b SITE AREA 1177 hecteres c EXISTING ZONING 1(a) - General Rural	6 96 Parish Hargrave	Acornes Acornes
PRESENT OWNER NAME BEFERE Pty Ltd	TYPE Privata	and more reade
ADDRESS c/- "St Helene" 3138 Graiton Road Wollomombi NSW 2350		* *
CATEGORY Building SUB CATE	30RY Residence	MAP REFERENCE '56' 401120E, 6622480N AMG Hillgrove 9236-I-N
DATE OF CONSTRUCTION c. 1890's - 1920	BUILDER Unknown	NON WOIT ANNE
5-12 OF CORPTEND FROM 0.108V a - 182V		Z
ARCHITECT / DESIGNER Unknown		Carlos Ca
WOLLROOT HERITAGE LISTING	HISTORICAL PERIOD	
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HOLDAU I	Built Used	
REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED		
REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM     REGISTER OF NATIONAL TRUST (NSW)	PRE 1800 🗆 🗆	
C REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAIA)		
DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGIS	STER 1826 - 1860 🗆 🗆	
COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE)	1861 - 1876 🗆 🗇	
<ul> <li>HERITAGE COUNCIL - NOW DEPARTMENT OF URBAN AFFAIRS AND PLAN</li> <li>NEW GOVERNMENT DEPARTMENT HERITAGE REGISTER (\$170 HERITAGE</li> </ul>		
NATIONAL PARKE AND WILDLIFE SERVICE (NSW) REGISTER	1901 - 1926 🗆 🖌	
INSTITUTION OF ENGINEERS (HSW) HERITAGE REGISTER	1926 - 1950 🛛 🗸	
D EXISTING HERITAGE STUDY (WRITE NAME BELOW)	1961 - 1975 🛛 🖌	
REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE     LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE	POST 1975 🗆 🖌	
D OTHER		
PHYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS		
a ARCHITECTURAL STYLE Victorian Filligree and late Feder Homesteed	ation b MATERIALS Weatherboard with corrugated galvanised iron roofing, timber verandah posts and rendered brick entrance column bases and stair sidings. Brick chimneys, timber barns and shearing shed.	
C CURRENT CONDITIONS / INTACT	C REPAIRS REQUIRED	
C ALTERED - UNSYMPATHET		
	C ADDITIONAL COMMENTS	
a major mining town. Hillgrove was originally known as Eleanora, rep antimony mine. In the town's heyday, the population was in excess o found. The town of Hillgrove developed very rapidly in 1889 and was		
	INFORMATION SOURCES WRITTEN "A Historical Walking Tour of Hillgrove", P Chembers. "A Short History of Hillgrove", Dr G Wilson. "Tramways Down the Gorge: The Story of Hillgrove, 1887-1921", Ross Mainwering, October 1986.	
	ORAL GRAPHIC	
EVALUATION CRITERIA (S) = STATE (R) = REGIONAL	(L) = LOCAL	
HISTORIC RARE 🖌 (R)		
AESTHETIC RARE / (L) R		
SCIENTIFIC RARE ✓ (R) R		
STATEMENT OF SIGNIFICANCE		
services in the Dumanasq area in the late 19th century. Assthetic: combining late Victorian and late Federation form and detailing. Th	links with the rise and fail of Hillgrove and with the establishment of hospital ally the building (and its out-buildings) have local rarity and significance for he homestead has regional scientific significance for its potential to reveal if demand for medical services in the area's major 19th century mining town	
LEVEL OF SIGNIFICANCE REGIONAL		

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### 3.2 "SCHEDULE 3" ITEMS

The recommended Schedule 3 list is as follows (asterisks indicate newly-identified potentially-significant items):

### Armidale:

- 1 Brick Cottage "Mullanna" Old Inverell Road
- 2 "Cherrywood" (Post & Rail Fence) Old Inverell Road
- 3 "Violet Hill" Old Inverell Road
- 4 Coventry Kelly's Plains Road

#### Black Mountain:

- 5 Church of England
- 6 Cemetery

## Blue Hole:

7 Flumes & Weir

#### Boorolong:

- \* 8 Boorolong Homestead Old Armidale Road to include early brick cottage at creek - (needs urgent attention)
- # 9 Old Cottage (opposite Winsford Hill) Boorolong Road

#### Cooney:

10 Cooney Homestead - Grafton Road

#### Dumaresq:

- 11 "Eversleigh" Warrane Road
- 12 "Warrane" Homestead
- 13 Green's Mud Brick House Dumaresq Road
- 14 School cnr Dumaresq Dam and Boorolong Roads
- 15 Mileposts
- # 16 Timber Vertical Slab Cottage (opposite school site) Dumaresq Dam Road
  - 17 Cottage Dumaresq Road Dumaresq Railway Station
  - 18 Sschaeffer's Cottage Dumaresq Road

#### Ebor:

19 Ebor Bank

#### Enmore:

20 Enmore Church - Blue Nobby Road

#### Hillgrove:

- 21 Hillgrove Township
- 22 Hillgrove Shearing Shed
- 23 Hillgrove Cemetery

#### Kellys Plains:

24 School - Kellys Plains School F	Road
------------------------------------	------

- 25 "Haroldstan" Heathersleigh Road
- 26 Trees German Settlement Kelly's Plains Road

## Kilcoy:

- 27 Church Chandler Road
- 28 Cemetery Chandler Road

#### Metz:

- 29 Metz Cemetery
- 30 Smelter
- 31 Metz Township

### Mitchell's Flat:

- 32 "Winsford Hill" Boorolong Road
- 33 "Rose Hill" Edmonds Cottage Boorolong Road

#### Puddledock:

34 Church - Ray's Road

## Rockvale:

- 35 "Rockvale" Rockvale Road
- \* 36 Outer Rockvale pink building between "Rockvale" and Church

#### Thalgarrah:

- 37 Thalgarrah Church Rockvale Road
- \* 38 Church Manse behind Church

#### Tilbuster:

39 Tilbuster North (Council to undertake site sketch)

#### Wollomombi:

- 40 Single Grave Grafton Road opposite Chandler School
- 41 Wollomombi Pub
- 42 St John's Presbyterian Church
- 43 Rifle Range "St Helena" Grafton Road
- # 44 Small timber residence to NW of St John's Church

#### TOTAL = 44 items

#### Shire-Wide:

44 Bridges including Boorolong Creek & Saumarez Ponds

## 4.0 OUTLINE CONSERVATION MANAGEMENT RECOMMENDATIONS

## 4.1 STATUTORY

#### Generally

While we recognise the past joint initiatives of Dumaresq and Armidale Councils in developing a comprehensive range of "Draft .... Heritage Conservation Provisions", we consider that any summary Conservation Management Recommendations should begin with a reiteration of the current overall framework within which Conservation Management must be undertaken.

Once heritage resources have been identified, assessed and accorded a level of significance, they need to be protected and managed appropriately. There are a variety of statutory and non-statutory management mechanisms available to Councils. How these are used will depend largely on the level of significance of the item and the level of local resources available. Consultation with other Councils, (in this instance, specifically with Armidale City Council), heritage advisors and practitioners and state government will help in establishing and validating the chosen management option.

There are a number of Acts under which protection and management of the State's heritage resources are secured. They include the E P & A Act 1979, the Heritage Act 1977, the National Parks and Wildlife Act 1974, the Historic Shipwrecks Act 1976 and others.

An appropriate mechanism for managing the state's heritage resources through the Local Environmental Planning Process was established in 1985 when the then Minister issued a direction under Section 117(2) of the E P & A Act, which enabled responsibility to be shared by the state (through both the Heritage Act and Regional Environmental Plans and local government, using Local Environmental Plans and Development Control Plans).

Section 90 of the E P & A Act also provides scope for local Councils or other relevant consent authorities to consider heritage issues in the assessment of development applications.

Under the *Local Government Act 1993* (LG Act) Councils are responsible for a system of approvals and orders, including:

- approval to erect, change the use of, or demolish a building or structure
- an order to repair, upgrade the safety of, or demolish a building or structure

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> \* an order to an owner not to demolish, or to cease demolishing or carry out a work, on a building or structure.

The LG Act gives Councils the power to prepare local approval plans and local orders policies (LAPs and LOPs, respectively) to guide approval and order procedures, including heritage considerations. Such policies cannot be more stringent than the LG Act itself, nor undercut the principles it establishes.

The National Parks and Wildlife Act 1974 (N P & W Act) protects Aboriginal places and historic sites, natural areas and endangered flora and fauna.

The Australian Heritage Commission Act 1975 (Commonwealth) established the Australian Heritage Commission, which maintains the Register of the National Estate and administers the National Estate Grants Program.

REP's and LEP's - E P & A Act

Most heritage protection in NSW is undertaken by local councils, through the preparation of LEPs based on heritage studies. Identified items and areas are listed in schedules and shown on maps to which standard heritage clauses apply (see Heritage Planning Practice Note No's 1 and 2 in the NSW Heritage Manual).

There are also several REPs in NSW which list and protect items of local, regional and state heritage significance.

An LEP or REP, if it incorporates the standard heritage provisions, provides comprehensive management tools for listed heritage items and areas, including:

- aims and objectives expressly related to heritage conservation
- the types of activities involving heritage items, areas and relics which require consent
- \* how to notify the community
- \* how and when to consult with the Heritage Council and the National Parks and Wildlife Service
- \* what type of supporting information is required
- consideration of development proposals and adjoining land
- \* flexible use, car parking and floor space ratio incentives
- conservation of building interiors (optional).

#### Local Government Act

What is little understood is that the LG Act provides another mechanism for protecting buildings and structures of heritage significance. By developing policies to cover the approvals required, Council can create 'checking procedures' to ensure any unlisted potential heritage resources are not demolished or inappropriately altered. Councils might still need to request emergency protection under sections 130 and 136 of the Heritage Act for other types of heritage resources under threat (for example, gardens, cultural landscapes, relics and moveable itoms) if these are not listed in a heritage LEP.

The provisions of the LG Act enable a Council to prepare heritage management policies to be applied when building applications (BAs) are considered, as well as any orders which may need to be issued. The Department of Local Government and Co-operatives can provide further information on creating such policies and what they can include.

Under the LG Act, DAs and BAs can be submitted simultaneously. This practice is to be encouraged, to simplify and streamline the heritage management system for all relevant parties.

#### Development Control Plans

A Development Control Plan (DCP) can be prepared to specify more detailed management policies in relation to heritage items or areas identified in LEPs. Many of these matters can also be included in an LAP under the LG Act, DCPs can be included as a component of an LAP, adding to the streamlining of heritage decision-making.

A DCP can apply to a wide range of issues affecting heritage management, including:

- \* subdivision, density and site amalgamation
- \* height and setback controls
- landscaping, curtilages and visual buffers
- \* carparking
- \* the form, style, size and proportion of building elements
- \* colour schemes and finishes
- village settings and relationship conservation areas
- street patterns and allotment layouts.

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As DCPs must be considered by Councils in determining DAs under section 90 of the E P & A Act, the Land and Environment Court will take them into account in assessing appeals. Community support for the DCP will add to the Court's view of the plan's credibility.

In some cases, a Council may wish to impose conditions on a DA or BA approval involving the conservation of a heritage item or area (for example, redevelopment being conditional on the restoration of a heritage item on the site). Negotiations with owners can result in mutually beneficial outcomes involving heritage matters.

#### Approval Exemptions

Increased efficiency in the heritage approvals system can be promoted by encouraging exemptions for proposals which are not likely to have any adverse impact on heritage significance. The Heritage Council has developed standard exemptions foritems covered by PCOs and ICOs under the Heritage Act. These can be used as a guide to the kinds of works which may not require approval. Owners affected by PCOs and ICOs should be encouraged to apply for such exemptions. (This is consistent with the objectives of the government's White Paper expected to be enacted in April 1997.)

This is the objective of clause 2(2) of the standard heritage LEP provisions. In this circumstance, the owner is not required to seek development consent. By using this procedure, the Council will be able to apply greater resources to more important issues. It will also not need to refer minor matters to the Heritage Council for comment.

A similar approach can be applied to BA requirements under the LG Act. This can be achieved by specifying the circumstances under which approval is or is not required in an LAP.

Guidelines for applicants should specify the kinds of works that are exempt from approval requirements.

#### Protection of Interiors

Most heritage controls only apply to exterior or structural aspects. However, there may be instances where an interior of a building has heritage significance and warrants protection. There is an optional clause in the standard heritage provisions which allows council to list and protect significant interiors through a LEP.

# Development in the Vicinity of Heritage Items & Conservation Areas

It is essential to consider the impact of development proposals on land adjoining heritage items and Conservations Areas. Inappropriately located and unsympathetic development can often adversely impact on heritage significance, as well as detract from the community's ability to enjoy the heritage item or area.

Clause 6 of the standard heritage provisions in *Heritage Planning Practice No.*2 requires Council to ensure the impact of adjoining development on heritage significance is taken into account through the DA process. This applies to heritage items, heritage conservation areas, archaeological sites and potential archaeological sites. Council approvals policy under the LG Act can provide the same level of consideration for the BA process.

#### Relics

It is essential that approval is obtained for any proposal to excavate, disturb, move or discover a relic. This applies to Aboriginal, non-Aboriginal and maritime relics.

In the case of non-Aboriginal relic, whether on land or under water (including rivers, harbours, lakes and enclosed bays), the council cannot grant consent to a proposal unless it is satisfied that any necessary excavation permit required under the Heritage Act has been granted. If a relic is found, the council will need to notify the Heritage Council of its intention to grant consent and take into account any comments from the Heritage Council. The Council may decide to issue or refuse a permit.

These requirements, which cover both known and potential archaeological sites and relics, are part of the standard heritage provisions for LEPs covered by *Heritage Planning Practice Note No.2.* In either case, an appropriate assessment of significance and likely impact should be undertaken. The Heritage Office's historical and maritime archaeologists can advise on these requirements and processes.

Sections 84, 85, 86, 876 (1) and 90 of the E P & A Act (which provides for the giving of notice, and for the making and consideration of submissions, about proposed development) apply to the demolishing, defacing or damaging of a heritage item or a building, work, relic, tree or place within a heritage Conservation Area (and to the use of a building or land referred to in clause 7 for a purpose which, but for that clause, would be prohibited) in the same way as those provisions apply to designated development.

Under the LG Act, Councils may prepare LAPs which set out specific matters for consideration in relation to applications for demolition, building or works. One of these matters could be procedures for dealing with applications involving archaeological sites or relics.

Archaeological Zoning Plans

Archaeological Zoning Plans can be used to identify sites which are likely to have archaeological significance. The preparation of these plans requires extensive research, which is likely to be expensive. Archaeological Zoning Plans, however, are particularly beneficial in areas subject to high development pressures, as they provide greater certainty for all sectors of the community, and can reduce delays when an archaeological site is uncovered during redevelopment.

Managing Items With Different Levels of Significance

For all Councils, the most pressing Heritage Conservation Management issue is that of determining whether to permit demolition of a heritage item. In general, the following rules apply:

Once Council has an appropriate LEP including comprehensive Heritage Guidelines, it must deal with all heritage items listed as being of "Local" significance, including additions, alterations etc. It can also deal with minor changes to items of "Regional" significance. However for major changes to items of "Regional" significance and "State" significance, it must refer (in the former case) and obtain the consent and concurrence of (in the latter case) the Heritage Council. The local Council cannot issue <u>any</u> consent to demolition of a heritage item without reference to the Heritage Office.

Proposals involving items which are already covered by Conservation Orders under the Heritage Act (Permanent or Interim Conservation Orders) will require applications for approval either to the Heritage Council, Urban Affairs and Planning, or Dumaresq Shire Council.

When proposing to make changes to a heritage item, it is important to appreciate that:

- Where an item is a building, minor changes are likely to be acceptable if they are consistent in form, scale, materials, finishes and detail with those of the original.
- Substantial extensions may be acceptable where they do not affect the integrity or character of the original building. Extensions which are separated from the original building, which respect the shape, scale, materials, finishes and detail of the original are designed in a simple unobtrusive style can meet these criteria.

The architectural style and details of new work should complement, not compete with, the original building.

 Changes to the facade are generally not encouraged, particularly for heritage items and items in Conservation Areas.

> Minimise changes to materials and the roof form. For large complex roofs there may be more options. Changes may be less noticeable (Burra Charter, Article 3).

> In making changes, always try to be true to the original building. Simple cottages, for example, should retain their simplicity. Decorative detail which has been removed may be put back, but do not add decoration which was never there.

> High walls or fences, and front garages, can obstruct peoples views of older buildings. Garages and high fences, however, are structures which can create a less attractive, built-up character. Similarly unsympathetic garden treatment (eg excessive use of concrete or paving, dense informal plantings or inappropriate plantings) can detract from the historic street character.

 Where an item is of heritage significance, total demolition/removal will only be considered under exceptional circumstances. This applies to items of all levels of significance.

#### Specific

Armidale City Council's LEP 1988 is known to contain "benchmark" provisions for the protection of the area's environmental heritage.

We are aware of the co-operative efforts of Dumaresq and Armidale Councils to develop Heritage Conservation Provisions to apply to both local government areas. We are also aware that each Council is now proceeding separately along this route but that each is now able to expand on the Draft provisions which stand as evidence of that co-operation.

#### 1 Draft Armidale Dumaresq LEP Provisions

In beginning to frame our Conservation Management recommendations therefore, we will first address the coverage of the "Draft Armidale Dumaresq LEP 1997 Heritage Conservation provisions" and thereafter will (if necessary), comment on any potential amendments to the Dumaresq LEP No.1 which may not otherwise be addressed in the new "Draft" provisions. All comments and recommendations will be made in the context of: the range and type of heritage items being recommended for inclusion on the Final Inventory; and their levels of significance.

Further, all comments and recommendations will be made in the context of the new (December 1996) Heritage Office's "NSW Heritage Manual" guidelines.

- Re: "Optional Clause" Aims in Relation to Heritage.
   We would support the inclusion of this Clause at the beginning of the LEP.
- Re: "Protection of Heritage Items ..." etc.

We take the point in relation to the omission of the words "tree" and "relic" and agree, where "relic" is concerned. However, as yet unidentified trees of heritage significance could be overlooked without such a prompt. The new Heritage Manual standard clause includes reference to both "relic" and "tree" and we believe that it would not hurt to retain both. In addition, we recommend the extended Clauses 2(1)(c) and (e) as contained in Heritage Planning Practice Note No.2 viz (c) "... except changes resulting from any maintenance necessary ..." etc and (e) "... or which is within a heritage conservation area".

Because of our above comment in relation to the inclusion of coverage of relics, we recommend that the standard sub-clause 2(i)(d) be included. We agree with the omission of subclause (f) "...erecting or displaying an advertisement ... " etc.

In relation to "Take into account potential for heritage consideration in LG approvals", we endorse the suggested provisions which relate to standard clause 2(2). We concur with the contents of the sub-clause proposed under 17(3) of the "Draft ... Provision".

In relation to the second string clause proposed under 17(3), we endorse the proposed scope of the clause as it succinctly combines the standard clause 2(3) and the "Optional Additional Provisions" clauses 4 and 5.

In relation to the "Development in the Vicinity of Heritage Items" we would suggest using the more expanded wording contained in the standard clause 6 of the new Heritage Planning Practice Note 2.

We support the clearer set-out of the proposed "Notice of Certain Applications ..." clause, over the standard clause. However, we would suggest the inclusion of the words "or a building work, relic tree or place within a conservation area", as contained in standard clause 3. We support the inclusion of the 5.94 sub-clause under point 20(2)(c), but again suggest the inclusion of the more expansive introductory wording as contained in standard clause 8(2). We would also suggest that 20(2)(e) does not adequately address the issue of possible loss of the item and that wording such as (e) "is the only means of securing the conservation of the item" should be included.

Re: Archaeological Conservation

We agree that by including a definition of "Aboriginal Heritage Significance" within the definition of "Archaeologically-sensitive Areas" it may be possible to shorten this clause (compared with standard clause 5). However we would recommend the inclusion of the standard clause 5(2) wording to replace that proposed under 21(2)(a) and 9b) in the "Draft ... Provisions".

- Re: "Development which may be exempt from the need for consent ..."
   We suggest that prior to the incorporation of the proposed ten points, Council should consult the Standard exemptions for items covered by PCOs and ICOs under the Heritage Act.
  - 2 Local Approvals Policy

If Council can budget for appropriate resources to be allocated to it, Council should consider preparing a Local Approvals Policy. This would have the effect of providing an umbrella policy which could bring together all the heritage approval procedures, mechanisms and clauses currently operating under the separate Acts.

#### 3 Local Environmental Plan

Whether or not the above Policy is created we make the following comment and recommendations in relation to the Dumaresq Local Environmental Plan No.1 (as amended):

 We believe that the Definitions contained in Section 6 of Part 1 should include "Conservation Area" and "Archaeologically -Sensitive Areas". Such definitions should read:

#### "Conservation Area"

means an area of heritage significance, being land shown edged with a broken black line and marked "Conservation Area" on the map(s) contained in Section B of Schedule 2 of this Local Environmental Plan.

#### "Archaeologically-Sensitive Areas"

means those areas hatched in black on the map(s) contained in Section C of Schedule 2 of this Local Environmental Plan.

- ii) We have no recommended change to Part II.
- iii) In relation to Part III, Division 3 of the LEP, we recommend:
  - the inclusion of a subclause similar to subclause 11(1)9a)(ii) of the Armidale LEP 1988, as subclause 25(b) of the Dumaresq Shire LEP
  - the inclusion of the word "tree" in Clause 22(1)
  - \* the addition of a Clause 21(3) which should read "The Council may require that a conservation plan accompany such a development application to enable the Council to fully consider the heritage significance of the item and the impact of the proposed development on the significance of the item and its setting".
  - the expansion of the heading "Development in the Vicinity of an Item of Environmental Heritage" to Clause 26 to read "Development in the Vicinity of Heritage Items, Heritage Conservation Areas, Archaeological Sites or Potential Archaeological Sites".

In addition, we recommend that the wording of the Clause itself be altered after the word "item" in the second last line, to delete all subsequent wording and replace it with "heritage conservation area, archaeological site, or potential archaeological site and on its setting".

 iv) adopting the clause relating to Conservation Areas, as it occurs within the Armidale LEP 88. The recommended wording is taken from Clause 20(4) (5) and (6) of that document and reads:

A person shall not, in respect of a conservation area:

- (a) demolish a building or work within the area;
- (b) alter a building or work within the area in a manner which would significantly alter its external appearance;
- (c) damage or move a relic within the area;

- (d) excavate within the area for the purpose of exposing or removing a relic;
- (e) damage or despoil a place within the area; or,
- (f) erect a building on or subdivide land within the area,

except with the consent of the Council.

Council has the option here of adopting the additional clause outlined in the Heritage Office's new *Heritage Planning Practice Note No.2* which reads:

The Council shall not grant consent to an application to carry out development referred to in subclause (4) unless it has taken into consideration the extent to which the carrying out of the proposed development would affect the heritage significance of the conservation area.

The Council shall not grant consent to an application to carry out development referred to in this clause, being an application to erect a new building or to alter an existing building, unless the Council has made an assessment of:

- (a) the pitch and form of the roof;
- (b) the style, size, proportion and position of the openings for windows and doors; and,
- (c) whether the colour, textures, style, size and type of finish of the materials to be used on the exterior of the building are compatible with the materials used in the existing building (if any) to be altered or in the conservation area.
- We recommend that this wording be included as Clause 27 in the Dumaresq LEP No.1.
  - (f) making structural changes to the interior of a building or work listed in Schedule 2 Section A.
- vi) It is also recommended that Council here include a clause which provides for avoiding unnecessary DA's where the proposal is likely to have minimal impact. It is a suggested standard clause prepared by the Heritage Office and reads:

v)

Development Consent is not required by this clause if the consent authority is of the opinion that the proposed development would not adversely affect the heritage significance of the heritage item or heritage conservation area.

vii) Including a clause similar to Armidale's Clause 20B(1) "Development of Places of Potential Archaeological Significance and Archaeologically-Sensitive Areas", which reads:

- (1) Where the Council receives an application to carry out development on land which is identified as a heritage item of potential archaeological significance or Archaeologically-Sensitive Area in Schedule 2, Section C, the Council shall not grant consent until it has received from the applicant and considered:
  - (a) a conservation plan which includes an assessment of how the proposed development would affect the conservation of the item; and,
  - (b) written evidence that the applicant has complied with the provisions of Division 9 of Part 6 of the Heritage Act, 1977, in relation to any proposed excavation arrangements on the site.
- (2) The Council shall not grant consent to an application to carry out development on land within an archaeologicallysensitive area unless:
  - (a) in the case of land within Category 1, the Council has considered the recommendations arising from an archaeological survey or study to be carried out by the applicant in consultation with the Council and the National Parks and Wildlife Service; and,

(b) in the case of land within Category 2, the Council has consulted with and considered the recommendations of the National Parks and Wildlife Service concerning the need for archaeological investigations to be carried out prior to the carrying out of the development.

#### 4 LEP Schedules

Following on from our above recommendations and on the basis of the information contained in Sections 2.5 and 3.0 of this Report, we recommend that:

The Schedules to the LEP be expanded to include:

A new section "B" to the current Schedule 2 to include Conservation Areas, and a new Schedule 2 Section C to include Archaeologically Sensitive Areas; and a new Schedule 3 to include Items Requiring Further Investigation.

As is indicated in the preceding Sections of this Report, there is a range of locations and/or townships in which there is a body of physical evidence of settlement of a <u>particular type</u>, at a particular time which creates the justification for recommendations which have the objective of enjoining all that evidence within one protective mechanism.

Our recommendation to create a new Schedule 3 to the LEP is a consequence of there being a large number of <u>apparently significant</u> buildings which, because of the current lack of particular historical information, cannot be objectively, comparatively assessed. The new Schedule is a means of identifying items which with more research may warrant inclusion on the full inventory.

## 4 Development Control Plan

In addition to the above LEP recommendations, we would strongly recommend the implementation of a Dumaresq Heritage DCP (or Local Approvals Policy being amended to include such provisions), which should contain the following provisions:

Part A - Preliminary

1 Introduction

2

- Citation and Application
  - 2.1 What is the Plan Called
  - 2.2 to What Does the Plan Apply

- 2.3 How Does this Plan Affect Other Plans
- 2.4 Application and Variance
- 3 General Aims and Objectives

#### Part B

- 4 General Guidelines and Principles
  - 4.1 Individual heritage items and heritage curtilages
  - 4.2 Conservation Areas and development adjacent to Conservation Areas
  - 4.3 Archaeologically-Sensitive Areas

#### Part C

- 5 Specific Design and Development Controls
  - 5.1 Use of Materials and Colours Generally
  - 5.2 Individual Items
  - 5.3 Conservation Areas and Development Adjacent to Conservation Areas
  - 5.4 Archaeologically-Sensitive Areas

#### Part D

6 Demolition Control.

These provisions will help to ensure that the concept of consistency in decision making by Council in all heritage management issues is recognised by the community as having high priority.

EJE have prepared Heritage DCPs and can offer Council guidance in this initiative at the appropriate time.

## 4.2 NON-STATUTORY OPPORTUNITIES/ RECOMMENDATIONS

In relation to the conservation of Dumaresq Shire's built heritage there are many non-statutory opportunities deserving of Council's attention. These include:

- 1 appointing a Heritage Advisor and Heritage Committee
- 2 producing an area Thematic History and other Studies
- 3 producing a heritage database compatible with the Heritage Office's NSW Heritage Database
- 4 establishing heritage performance standards or criteria for the assessment of alterations and extensions to existing heritage buildings and of buildings proposed adjacent to heritage items or within Conservation Areas. Include these in a free "Guidelines" document (see Section 4.4)

- 5 encouraging pre-Development and pre-Building Application consultations
- 6 training Councillors and Staff
- 7 establishing heritage conservation competitions
- 8 providing Conservation incentives.
- 1 Appointing a Heritage Advisor & Heritage Committee:

Any older, major regional centre such as that represented by Armidale and Dumaresq Councils, will obviously have a significant stock of built heritage items. In these instances, especially where there are evident development pressures which may cause threat to some important items, Councils are urged to appoint a Heritage Advisor. We recommend that such appointment be made to Armidale and Dumaresq Councils.

For similar reasons, but also to allow for the more effective implementation of the heritage Conservation Management recommendations contained herein, we also recommend the formal appointment of a Dumaresq Heritage Advisory Committee, sponsored (say in terms of meeting venue etc) by Council. This committee would have the task of representing the wider community in making recommendations to the Heritage Advisor or to Council on current heritage management issues and would also, in conjunction with the Heritage Advisor, have responsibility for the consistent review of the heritage inventory. It is further recommended that the committee members be sponsored to attend a Heritage Short Course.

2 Producing an Area Thematic History and Other Studies:

While the Kass "Thematic History of Armidale" was a valuable source document for the Dumaresq Heritage Study, its applicability was limited because of the limited scope of its themes and its geographic focus; in short, it provided clues to the development of the Dumaresq local government area and provided information about important pioneers and pioneer industries, but did not provide a sufficient breadth of the themes required to provide context for Dumaresq's inventory of items.

Hence, we believe that an important short-term initiative should be the production of a Thematic History specific to the Dumaresq Shire and based on the 35 standard Themes developed by the NSW Heritage Office. Only then will it be possible to develop credible item histories for all the items on our recommended Schedule 3 - "Items Requiring Further Investigation".

There is also a need to more adequately investigate the two groupings Mileposts and Bridges and for comprehensive studies to be completed on each. In addition we would recommend that a full Archaeological Study be done of Metz township and that full histories of each Schedule 3 item be commissioned in the very short term as suggested in Section 4.3.

## 3 Producing a Heritage Database Compatible with the Heritage Office's NSW Heritage Database:

The Inventory forms which appear in Section 3.0 were designed prior to the development of the layout of the standard Heritage Office Inventory Form. However, this format contains the same scope of data and thus will allow for easy cross-matching (and transference) of information which may be sought by the Heritage Office when it has completed its State Heritage Inventory Database set-up - but more importantly, it will allow for ease of comparative assessment of future Inventory items, from a PC within Dumaresq Council.

### 4 Establishing Heritage Performance Standards or Criteria for Heritage Item Alterations or Extensions:

In practice, it is not possible for a heritage study to provide, for each item, the amount of information needed to make a decision about a complex development proposal.

Additional research and more detailed information might be required from applicants, or compiled by the Council's Heritage Advisor, before an application to alter, add to, or demolish a heritage item is determined.

If a place is listed as a heritage item, *all its parts* are intrinsic to its significance. Though parts of a heritage site may have different levels of significance (for example, outhouses and a rural landscape on a country estate may be more, or less, significant than the main homestead) without them all, the significance of the whole place could be compromised. The significance of an historic industrial site would be diminished if all the industrial relics are removed. Nineteenth century commercial buildings lose significance if only the street elevations are retained.

Many heritage items can be altered or extended without unduly compromising their importance. Indeed, this is often necessary to ensure their survival.

In general, the success or failure of alterations and additions in heritage terms is directly related to the degree to which the design acknowledges and retains elements contributing to the significance of the place.

Unnecessary delays can be reduced by establishing heritage performance standards or criteria for the assessment of alterations, extensions and new buildings. This will encourage applicants to comply with Council policies by giving them confidence that their application will be processed quickly.

Before planning alterations or other changes to heritage items, it is necessary to first understand the reasons for its heritage status. Why is it significant? What is its historical context and history of its development? Is it a fine example of an important class of items? Does the community value the place? Does it inform us about our cultural identity?

A statement of heritage significance is central to developing a conservation and development strategy, known as a Conservation Management Plan. Each aspect of significance leads to obligations or constraints that need to be considered when planning any changes. Generally a statement of significance will have been prepared as part of the heritage listing process.

In such case, when an application for change is submitted, Council should require that application (or a Building Application) to be accompanied by a Statement of Heritage Impact - in the same way that "ordinary" DA's require Statements of Environmental Effects.

This will provide both the applicant and the assessor with objective information about the appropriateness of what is proposed, because it will reveal whether or not significant fabric is being substantially altered and the significance of the whole, being compromised.

When a development application (DA) is submitted, all relevant statutory provisions, Council codes and policies, which include the requirements of LEPs, REPs and DCPs, will need to be considered. Council officers should establish a checklist to ensure all relevant information is supplied and procedures followed, and to ensure that they fully understand their own responsibilities. Heritage advisors and heritage advisory committees should also be consulted.

Another important performance standard or criterion is whether there is justifiable reason for the scope of intervention proposed, Council is urged not to consider demolition of <u>any</u> heritage item, even those which may be on the proposed Schedule 3, unless an alternate use has been determined as being the only possible economic option. Council should research all adaptive reuse options with such groups as the Tourism and Real Estate industries prior to accepting any claim that no alternate use of a building is possible.

The issue of the effect on curtilages must also be considered and the new Heritage Office publication can provide assessors with valuable performance criteria.

#### 5 Encouraging pre-Development and pre-Building Application Consultations:

As recommended above, Councils can encourage applicants to take responsibility for heritage items by requiring a statement of heritage impact prior to the assessment of a development proposal which may impact on its heritage. It also helps if Councils require a conservation plan or conservation management plan for major works to heritage items. Many Councils also encourage owners and developers to consult them at an early stage of concept development. The in-house skills of Council officers can be used to achieve creative results that take into account environmental issues, heritage conservation and economic concerns, especially if the consultation involves a Heritage Advisor and anyone else who may have valuable advice to offer in relation to the item.

#### 6 Training Councillors and Staff:

This issue is addressed in detail in Section 4.4. However it is important for Council to be aware that the Heritage Office will delegate heritage management responsibility to local government only in proportion to its evident heritage management skills. Councillor and staff knowledge of the heritage management processes, as well as the appointment of a Heritage Advisor are central to the establishment of local government heritage management bona fides. Establishing Heritage Conservation Competitions

A very effective means of securing the community's support in conserving Dumaresq's environmental heritage would be to implement competitions similar to those developed by Armidale City Council.

The Heritage Office through its Heritage Assistance Fund programme may be able to lend support to such initiative provided that it is well-designed and has unique characteristics. For example, Dumaresq's competition may extend to (1) adaptive re-use of heritage buildings (which Armidale's does not specifically address) and to (2) publications which contribute to the appreciation of the history of particular items. It may even extend to offering a prize for a new Local Thematic History.

## 4.3 INVENTORY REVIEW

The proposed heritage inventory cannot be considered to have included every possible heritage item within the Shire.

As with any Local Government heritage inventory, the proposed Dumaresq Shire inventory should not be considered as finite and unalterable. As society's values change, as more historical or thematic information becomes available, so items should be reassessed.

The items proposed for the new Schedule 3 "Items Requiring Further Investigation" should be the subject of further study and decision-making as soon as possible. However, the principal purpose of this Schedule is to act as an interim repository for items identified by the community as possible heritage items. It should be reviewed consistently every year and by the consensus of representatives of the key "stakeholder" groups in the area, be amended accordingly. Decisions should also be made as to which items remain on the major inventory, such decisions being based on similar processes of evaluation as have been undertaken to determine the scope of the inventory in the first place. Council should note that if a Local Approvals Policy is in place, it can be developed to deal with additions to or deletions from the inventory.

## 4.4 CONSERVATION AND THE COMMUNITY

As indicated in 5.3 local area heritage conservation should, (even must) involve the whole community. Only if it does, is the community likely to understand the process and to value a resource which has both social and economic value. The community is the most reliable source for identifying the social significance of items. Community groups, especially historical and heritage societies, can assist Councils and heritage study teams to liaise with the wider community, generating their support for heritage conservation. The community's role must be identified early, and continually promoted.

In order to make a positive contribution in any aspect of life, an individual must have a basic level of understanding of objectives and processes. In relation to heritage conservation, local Councils can play a significant role in education, especially if they avail themselves of the expertise and publications of the Heritage Office and if they appoint Heritage Advisors.

The Council's role is not limited to the formal study period. When the study is completed, Council needs to translate its recommendations into sound, practical environmental planning measures and continue a programme of community liaison and heritage management.

All councillors and Council staff (including clerical staff) should be given guidance and support material on how to explain the heritage study process and its outcomes in a positive manner to the community.

The new Heritage Office publication "The NSW Heritage Manual", provides Councils with the resources required to do this. In addition, the Heritage Office is running a series of Heritage Short Courses for Local Government which are structured to provide valuable information which can help all elected officers and staff at the Local Government level, to manage its own heritage resources as efficiently as possible. To this end, the former Heritage Branch, DUAP produced an excellent educational document titled "Looking After Your Community's Heritage - An Introductory Guide for Local Government Councillors". It is recommended reading for all Councillors and Planning and Building staff at Dumaresq Shire Council.

We would further recommend that Council produce two documents which should be promoted as being obtainable from Council's Information counter: one a general leaflet which outlines the scope of the various responsibilities for heritage conservation and what role the individual can play in the whole process; and the second, a "Guidelines" document intended for use by anyone proposing to make changes to an item of environmental heritage. DUMARESO SHIRE COUNCIL HERITAGE STUDY

Sample documents are included below for Council's consideration. They are consistent with the objectives of the "Heritage Nominations" document within the NSW Heritage Manual.

#### CONSERVATION AND DEVELOPMENT GUIDELINES

### INTRODUCTION

Background to The Guidelines - Preserving Dumaresq's Heritage

Dumaresq has many buildings dating from as far back as the early 19th century. Many of these buildings provide first hand information about how Dumaresq developed, who played their part in its development, how they lived their lives and how they built their living environment. These are the items which provide Dumaresq with its built heritage and are therefore worthy of passing on to future generations.

Because of Council's interest in ensuring the conservation of representative examples of its past, an Inventory of important heritage items has now been established. It forms the basis of the new Schedules to the Dumaresq Shire Local Environmental Plan No.1. Each item in the Schedules is listed according to its level of significance.

#### Principles of Heritage Conservation

Heritage Conservation principles provide for:

- conserving items / groupings of items from the past which have played a part in creating the area's identity and which provide insights into early periods of the region's development;
- providing opportunities, where appropriate for the continuing use of items of the environmental heritage;
- providing opportunities for the integration of heritage conservation practices into the local government statutory planning framework;
- encouraging public familiarity with and understanding of heritage conservation practices and providing for public involvement in matters of the conservation of the area's environmental heritage;
- ensuring a fair and objective approach to conservation of privately and publicly owned heritage items for both the public good and private benefit;
- ensuring that all new development affecting items of the area's environmental heritage is undertaken in a manner consistent with accepted conservation principle (the Burra Charter) and which does not cause harm to, or cause a loss of, the significance of the item.

The objective of Dumaresq Council's conservation management initiative leading to the preparation of these guidelines is to retain qualities of each heritage item which give the item its significance.

#### Purpose of the Guidelines

These Guidelines have been prepared to help owners of items of the environmental heritage and applicants for development or alteration of sites or buildings within Conservation Areas, or development of sites or buildings adjacent to listed heritage items, to understand what they and what Council are required to do.

All owners seeking approval to alter or otherwise change such items are advised to become familiar with these Guidelines and to refer to the Dumaresq Shire Local Environmental Plan and Heritage DCP. Read in conjunction, these documents will provide all owners planning changes to their heritage item, an understanding of Dumaresq Council's approach to conserving the area's environmental heritage.

#### What Do The Guidelines Apply to

These Guidelines relate to impact on all buildings, and items within Conservation Areas which are subject of a Development Application, as well as buildings / lands adjacent to items of the environmental heritage where the "adjacent" item is the subject of a development application.

#### How Do They Operate

The Dumaresq Shire LEP provides the legal framework for all development in the local government area and embodies the principles of the ICOMOS (Australia) Burra Charter and The Heritage Office's SH.1 Guidelines as embodied in the NSW Heritage Manual.

The principles as embodied in the clauses referred to above guide Council's consideration of all applications for change relating to listed items of the environmental heritage.

The basic principle of the Burra Charter is that changes to any heritage item are to be judged against the effect they will have on the significance of the heritage item and its setting. In practice this requires an examination of the item's history and its growth, its form and its individual components, and an assessment of its significance in the context of the heritage of the area.

The Burra Charter principles are embodied in the NSW Heritage Manual which all Councils will be using in the future as reference material for managing all items of environmental heritage, because they provide a very solid basis for making Conservation Management decisions.

## WHO IS RESPONSIBLE FOR WHAT

# Responsibilities of the Owner / Applicant for Development of a Heritage Item

When proposing to make changes to a heritage item owners should study the Guidelines, the LEP and the DCP before deciding on the type and extent of change to be undertaken. Owners should also find out the level of significance of the property / item (ie whether it has been classified as having "Local" or "Regional" or "State" heritage significance) - because this will determine whether or not Council has to refer to the State government for advice. This in turn will impact on how long it might take for a decision to be reached. The last thing to note before making any application to change the item, is that the change must be adequately described on the drawings accompanying the development application.

#### **Council's Responsibilities**

Once Council has an appropriate LEP and DCP in place and comprehensive Heritage Guidelines, it must deal with all heritage items listed as being of "Local" significance, including additions, alterations etc. It can also deal with minor changes to items of "Regional" significance. However for major changes to items of "Regional" significance and "State" significance, it must refer (in the former case) and obtain the consent and concurrence of (in the latter case) the Heritage Office. Council can not issue <u>any</u> consent to demolition of a heritage

item without reference to the Department or the Heritage Council.

Proposals involving items which are already covered by Conservation Orders under the Heritage Act (Permanent or Interim Conservation Orders) will require applications for approval either to the Heritage Council, or the Heritage Office through Dumaresq Council.

## WHAT CHANGES ARE ACCEPTABLE AND WHAT NOT

In general, the best way to conserve a built heritage asset, is to maintain a viable use for it with a proper Conservation (Management) Plan to guide its use and maintenance. In this respect Council can approve an otherwise "non-conforming" use, car parking or floor space concessions where the conservation of an item could not be secured other than for that permission.

## Buildings

When proposing to make changes to a heritage item, it is important to appreciate that:

 Where an item is a building, minor changes are likely to be acceptable if they are consistent in form, scale, materials, finishes and detail with those of the original. Substantial extensions may be acceptable where they do not affect the integrity or character of the original building. Extensions which are separated from the original building, which respect the shape, scale, materials, finishes and detail of the original are designed in a simple unobtrusive style can meet these criteria. The architectural style and details of new work should complement, not compete with, the original building.

Changes to the facade are generally not encouraged, particularly for heritage items and items in conservation areas.

Minimise changes to materials and the roof form. For large complex roofs there may be more options. Changes may be less noticeable (Burra Charter, Article 3).

In making changes always try to be true to the original building. Simple cottages, for example, should retain their simplicity. Decorative detail which has been removed may be put back, but do not add decoration which was never there.

High walls or fences, and front garages, can obstruct peoples views of older buildings. Garages and high fences, however, are structures which can create a less attractive, built-up character. Similarly unsympathetic garden treatment (eg excessive use of concrete or paving, dense informal plantings or inappropriate plantings) can detract from the historic street character.

Where an item is of heritage significance, total demolition / removal will only be considered under exceptional circumstances. This applies to items of all levels of significance.

Council can only give its consent to the demolition of an item of "Local" significance if it has first referred the matter to the Heritage Council for its views. That is, it can give consent to demolition of such an item, but only after consultation. If an item is of "Regional" or "State" significance Council must seek the advice of the Heritage Council for any major change.

What Gives a Building its Significance

There are many aspects of a building which must be taken into account before any confident statement can be made about its level of significance. These include:

 its role in the history of the area - for example, if it was one of the earliest houses in the area and is a rare survivor

- whether its form, design or details are innovative, unusual or unique for its period - this could include roof shape, window, door, verandah detailing, fencing, gardens, materials used and the quality of the execution of the building
- whether somebody important lived there for a period or some important event took place there, and
- whether what survives can provide important insights into past ways of life / commercial activity/ recreational activity etc.

All these issues should be considered before any proposals to alter a heritage item are drawn up.

#### **Conservation Areas**

"Conservation Areas" can include buildings, works, relics, trees and places which contribute to the heritage significance of the area.

Both Heritage and non-Heritage items can be separately located within the land covered by the conservation area, but the Conservation Area has significance for reasons similar to those above.

The purpose of "Conservation Areas" is to preserve the physical relationship of a number of items of the same period or historical theme, which are of significance individually but collectively provide a very clear indication of the lifestyle of that period. They are generally characterised by consistency of design features, materials, scale and proportions of the individual items.

Council can decide not to require development consent for proposals involving the demolition of heritage items or works within conservation areas. However that discretion cannot be exercised if the effect of the demolition would be to reduce the significance of the Conservation Area.

#### Development of Items Adjacent to Heritage Items

In relation to these areas, Council places considerable responsibility on the applicant to be familiar with the impact of any proposed change on the area or landscape. In this regard, development consent is required and Council may require the applicant to have prepared a Conservation Management Plan for the subject item. (Council has the discretion to seek such a Plan in every case).

#### Items Within "Archaeological Zones"

It is necessary that a sufficient level of research and investigation into the location and potential survival of important archaeological sites is undertaken within these zones before development can take place. This is to ensure that development may be planned and regulated without the inadvertent loss or destruction of the archaeological resource. While it is not always the case that archaeological material need be recovered, it is essential to the framework which assists in assessing the likely value of the potentially surviving material. In many cases it is possible to recover the archaeological evidence prior to site development. Sympathetic developments may even be able to incorporate archaeological features within the new structure.

## HERITAGE INCENTIVES

For anyone proposing to make changes to a heritage item early contact and consultation with Council's Heritage Advisor is encouraged (if there is no Heritage Advisor, the responsible Planner at Council should be contacted).

As well as explaining Council's and the applicant's responsibilities, the Advisor will explain the sorts of incentives available to owners of heritage items to help ensure the conservation of the local environmental heritage. (Such incentives may include exemptions for minor works or exclusion of the floor space of the building from the calculation of the overall developed floor space of a development proposal).

Council recognises that in some cases the public benefit of sympathetic maintenance and development of heritage properties can impose an unreasonable cost burden on private landowners. For this reason, a number of "incentives" are available from Council to assist property owners.

#### SEEKING PROFESSIONAL ADVICE

The Role of Council's Heritage Advisor

These Guidelines are the most important reference guide in assisting prospective developers of heritage items, or buildings adjacent to heritage items or items within Conservation Areas.

However Council's Heritage Advisor can offer preliminary advice to property owners wishing to undertake work, or suggest where more detailed expert advice may be obtained if required.

The importance of obtaining appropriate professional (e.g. architectural) assistance for significant work on sites of heritage importance cannot be over-emphasised.

The Roles of the State Department of Urban Affairs and Planning and the Heritage Council

The Dumaresq Local Environmental Plan, the DCP and these Guidelines are administered by Dumaresq Shire Council, which can deal with all minor matters affecting items of Local, Regional and State significance but must refer any proposed demolition of a heritage item for views or advice to the Heritage Office or Heritage Council, depending on the circumstance. When Council refers a matter to the Heritage Council, the Heritage Council has 28 days to provide its comment.

THE COMMUNITY'S RIGHTS IN RELATION TO ITS HERITAGE

One of the objectives of NSW Planning legislation and of Council's Local Environmental Plan is to provide for public participation in the planning process.

Any application involving the total or partial demolition of a heritage item or of building or work in a Conservation Area will normally be publicly advertised and exhibited for a minimum period of 14 days. (This is a minimum and in these circumstances Council usually allows for a 28 day exhibition period.) Council will then consider any public representations during this period received when determining the development application.

Council may waive this requirement where the proposed demolition is of minor nature and will in the opinion of the Heritage Council not adversely affect the heritage significance of the building, work or place.

## BEFORE MAKING ANY APPLICATION TO CHANGE A HERITAGE ITEM

Early consultations with Council staff and/or the Heritage Advisor can be arranged if the applicant has at least a set of sketches of the proposal drawn to scale to a reasonable level of accuracy. These sketches need not be elaborate but should at least consist of a Site Plan showing adjoining properties, boundaries and buildings - especially heritage items - and include elevations and sections where likely to assist discussions.

## 8 Conservation Incentives

As indicated in the proposed "Guidelines" document, another way to promote heritage conservation is by offering incentives for those proposing to alter heritage items. There are a range of options available, including statutory ones through standard heritage provisions in *Heritage Planning Practice Note No.2* in "The NSW Heritage Manual". Others include:

- Allowing special planning and considerations for heritage items such as change of use and parking considerations when the conservation of the item is dependent on this.
- Introducing a local heritage fund through the Heritage Assistance Program to assist owners undertake maintenance and repair work. Many Councils already offer this service.
- Providing rate relief to owners of LEP-listed heritage properties. (This is a contentious issue as some people view this as iniquitous, not appreciating the economic advantages already accruing to such heritage conservation-minded communities as Haberfield, Ashfield, Hunters Hill and Strathfield in Sydney and Berrima, Armidale, Bathurst and Kiama throughout the state.)
- Undertaking a Main Street project [see Main Street NSW (Anglin and Associates 1989), a handbook available through the Department of State and Regional Development].
- Promoting cultural heritage tourism (see above).
- Designing distinctive plaques for heritage buildings and sites.
- Providing an interpretation of significant heritage items and sites.
- Establish Council's heritage competitions and award schemes, such as has been done by Armidale and Hunters Hill Councils.

In conclusion, heritage conservation management plans work best when community promotions encourage co-operation and conflict resolution. Time and resources spent in this area will pay dividends. The range of promotional initiatives include those suggested above plus:

 conducting heritage seminars and workshops on topics of interest to the community, for example, how to conserve your house DUMARESO SHIRE COUNCIL HERITAGE STUDY

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- producing a newsletter on heritage initiatives and incentives
- producing brochures on interesting walks through local heritage areas
- creating design guidelines and a DCP to illustrate heritage principles and strategies
- publishing information on the local government area's history and heritage resources
- sponsoring an active community Heritage Advisory Committee.