
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 general terms 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 Co-ordinator 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 Dumaresq 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 on 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 neatly into the state thematic framework and themes may overlap. A useful way to deal with this is to include a cross-referenced 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 do not 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 State Significance 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.

Items of Regional Significance 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 Local Significance 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 level 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 now 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 State Significance.
- Eighteen are considered to have Regional Significance.
- Ten are considered to have Local 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.

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"PALMERSTON" - DANGARSLEIGH ROAD - ARMIDALE

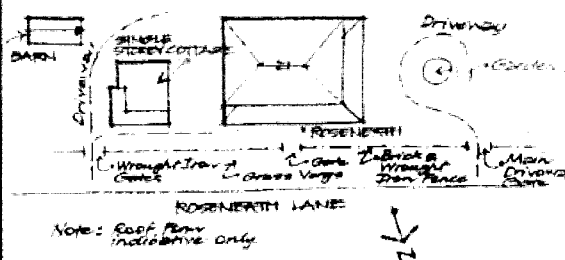
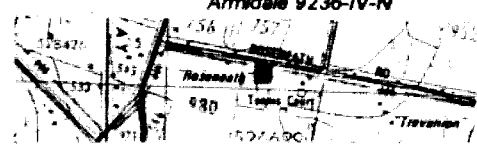
PRESENT NAME <i>"Palmerston" Homestead</i>		REFERENCE No ARM/R001	
PREVIOUS / OTHER NAMES		DATE INSPECTED 24 August 1996	
LOCATION Dangarsleigh Road Armidale NSW 2350 LOCAL GOVERNMENT AREA DUMARESQ SHIRE		SITE SKETCH PLAN 	
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION <i>Parish Armidale</i> b SITE AREA 91.61 hectares c EXISTING ZONING 1(c) - Rural Small Holdings			
PRESENT OWNER TYPE <i>Private</i> NAME <i>D. B. & W. E. Templeton</i> ADDRESS Dangarsleigh Road Armidale NSW 2350			
CATEGORY <i>Building</i> SUB CATEGORY <i>Residence</i>		MAP REFERENCE '56' 373580E, 6618760N AMG Armidale 9236-IV-N	
DATE OF CONSTRUCTION <i>c.1909</i>	BUILDER <i>Unknown</i>		
ARCHITECT / DESIGNER <i>H. G. Castleden, Newcastle</i>			
PHOTOGRAPH 			

ARM/R001	HERITAGE LISTING ☒ REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM ☒ REGISTER OF NATIONAL TRUST (NSW) ☐ REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAIA) ☐ DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER ☐ COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) ☐ HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING ☐ NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (S170 HERITAGE ACT) ☐ NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER ☐ INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER ☐ EXISTING HERITAGE STUDY (WRITE NAME BELOW) ☐ REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Built</th> <th style="text-align: center;">Used</th> </tr> </thead> <tbody> <tr> <td>PRE 1800</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1800 - 1826</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1826 - 1850</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1851 - 1876</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1876 - 1900</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1901 - 1926</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1926 - 1950</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1951 - 1976</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>POST 1976</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </tbody> </table>		Built	Used	PRE 1800	☐	☐	1800 - 1826	☐	☐	1826 - 1850	☐	☐	1851 - 1876	☐	☐	1876 - 1900	☐	☐	1901 - 1926	☒	☒	1926 - 1950	☐	☒	1951 - 1976	☐	☒	POST 1976	☐	☒
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PHYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top; padding: 5px;"> a ARCHITECTURAL STYLE <i>Edwardian Bungalow</i> </td> <td style="width: 50%; vertical-align: top; padding: 5px;"> b MATERIALS <i>Terra cotta tile shingles, vertical brick chimney element, bell shaped turret, brick walls.</i> </td> </tr> <tr> <td style="vertical-align: top; padding: 5px;"> c CURRENT CONDITIONS ☒ INTACT ☐ ALTERED - UNSYMPATHETIC ☐ MODIFICATIONS </td> <td style="vertical-align: top; padding: 5px;"> ☐ REPAIRS REQUIRED ☐ ALTERED - SYMPATHETIC ☒ ADDITIONAL COMMENTS <i>Low spreading hipped roof, porte cochere on granite columns.</i> </td> </tr> </table>			a ARCHITECTURAL STYLE <i>Edwardian Bungalow</i>	b MATERIALS <i>Terra cotta tile shingles, vertical brick chimney element, bell shaped turret, brick walls.</i>	c CURRENT CONDITIONS ☒ INTACT ☐ ALTERED - UNSYMPATHETIC ☐ MODIFICATIONS	☐ REPAIRS REQUIRED ☐ ALTERED - SYMPATHETIC ☒ ADDITIONAL COMMENTS <i>Low spreading hipped roof, porte cochere on granite columns.</i>																										
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HISTORICAL NOTES <i>Henry Dangar held a licence for a squatters run of approximately 50,000 acres in the New England district from c.1834. This area is thought to have included the present Palmerston Estate. Dangar sought to consolidate the freehold of his estate under the provisions of the 1847 Order in Council which gave squatters who held licences on the promise of lease, a pre-emptive right of purchase. In 1856, Dangar purchased 160 acres which now forms part of the Palmerston Estate and was subsequently purchased by A. H. Palmer in 1857 and later in the century repurchased by Grace Dangar in 1861. Palmer was Manager of Dangar's New England pastoral holdings in 1840 and continued in this role until 1863. During this period, Palmer accumulated much stock and capital of his own. Following Grace Dangar's death in 1869 the Palmerston Estate was operated by her children. No physical evidence of early structures or farming processes appear to survive on the site. Norman Napier Dangar in 1909 engaged the Newcastle Architect, F. G. Castleden to erect a house on the estate. A second house was built on the site in 1935, when the old homestead became the Manager's residence. The stable and garage wing were designed in 1910. Palmerston continued in Dangar family ownership throughout most of the 20th century until offered for sale in 1981. The main activity of the present owners is the breeding of Hereford Cattle.</i>																																
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STATEMENT OF SIGNIFICANCE <i>The building and property is of regional significance in evidencing the expansion of the Dangar pastoral interests into the New England area and the establishment of the family there in the mid 19th century. Aesthetically the design is of a type very rare in the region having been executed by an eminent Newcastle Architect. Socially the property has regional significance for its association with the early career of a Queensland Premier of the latter 19th century. The current home and property have regional social significance for their continuous association with the pioneering Dangar family over a period of almost ninety years. Scientifically the property and home are representative of the scale and type of changes in the lifestyle of an eminent New England family over the course of the 20th century.</i>																																
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DUMARESQ SHIRE COUNCIL

Heritage Inventory 1997

"ROSENEATH" - ROSENEATH LANE - ARMIDALE

PRESENT NAME <i>"Roseneath" Homestead</i>		REFERENCE No <i>ARM/R002</i>	
PREVIOUS / OTHER NAMES		DATE INSPECTED <i>24 August 1996</i>	
LOCATION <i>39 Roseneath Lane Armida NSW 2350</i>		SITE SKETCH PLAN 	
LOCAL GOVERNMENT AREA <i>DUMARESQ SHIRE</i>			
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION <i>Lot 1 DP 526699 Parish Armida</i> b SITE AREA <i>1.615 hectares</i> c EXISTING ZONING <i>1(c) - Rural Small Holdings</i>			
PRESENT OWNER NAME <i>C. & B. Henderson</i> ADDRESS <i>"Roseneath" 39 Roseneath Lane Armida NSW 2350</i>		TYPE <i>Private</i>	
CATEGORY <i>Building</i> SUB CATEGORY <i>Residence</i>		MAP REFERENCE <i>'56' 372300E, 6620060N AMG Armida 9236-IV-N</i> 	
DATE OF CONSTRUCTION <i>c.1860</i>	BUILDER <i>Unknown</i>		
ARCHITECT / DESIGNER <i>H. G. Castleden, Newcastle</i>			
PHOTOGRAPH 			

ARMVR002	HERITAGE LISTING ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM ☒ REGISTER OF NATIONAL TRUST (NSW) ☐ REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAIA) ☐ DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER ☐ COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) ☐ HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING ☐ NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (\$170 HERITAGE ACT) ☐ NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER ☐ INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER ☐ EXISTING HERITAGE STUDY (WRITE NAME BELOW) ☐ REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Built</th> <th style="text-align: center;">Used</th> </tr> </thead> <tbody> <tr><td>PRE 1800</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1800 - 1826</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1826 - 1850</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1851 - 1876</td><td style="text-align: center;">☒</td><td style="text-align: center;">☒</td></tr> <tr><td>1876 - 1900</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>1901 - 1926</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>1926 - 1950</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>1951 - 1976</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>POST 1976</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> </tbody> </table>		Built	Used	PRE 1800	☐	☐	1800 - 1826	☐	☐	1826 - 1850	☐	☐	1851 - 1876	☒	☒	1876 - 1900	☐	☒	1901 - 1926	☐	☒	1926 - 1950	☐	☒	1951 - 1976	☐	☒	POST 1976	☐	☒
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STATEMENT OF SIGNIFICANCE <i>Roseneath has regional historic significance for its association with early pastoralists in the New England area and for representing the initial subdivision of land beyond the city limits of Armidale in the 1850's. The site has a unique local combination of building styles and as such has local aesthetic significance. Roseneath is scientifically significant at a local level for its potential to provide information which could contribute to an understanding of the methods of construction of the houses of wealthy "squattocracy" in the latter part of the 19th century in Dumaresq Shire.</i>																																
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DUMARESQ SHIRE COUNCIL

Heritage Inventory 1997

"CHEVY CHASE" - DANGARSLEIGH ROAD - ARMIDALE

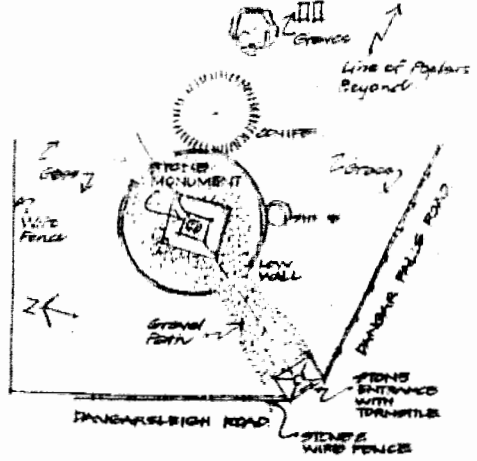
PRESENT NAME "Chevy Chase"		REFERENCE No ARM/R003	
PREVIOUS / OTHER NAMES		DATE INSPECTED 23 August 1996	
LOCATION 671 Dangarsleigh Road Armideale NSW 2350		SITE SKETCH PLAN 	
LOCAL GOVERNMENT AREA DUMARESQ SHIRE			
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION Lot 61 DP 4356 Lots 62/64 DP 4356 Parish Seumarez b SITE AREA 161.9 hectares c EXISTING ZONING 1(c) - Rural Small Holdings			
PRESENT OWNER		TYPE Private	
NAME Mitchell Investments Pty Ltd			
ADDRESS c/- "Chevy Chase" Dangarsleigh Road Armideale NSW 2350			
CATEGORY Building	SUB CATEGORY Residence	MAP REFERENCE '56' 373880E, 6615480N AMG Armideale 9236-IV-N	
DATE OF CONSTRUCTION 1908 -1910	BUILDER Mr Mark Roberts		
ARCHITECT / DESIGNER Mark Roberts - Design checked by Hugh Scott, Architect			
PHOTOGRAPH 			

ARM/R003	HERITAGE LISTING ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM ☐ REGISTER OF NATIONAL TRUST (NSW) ☐ REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAIA) ☐ DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER ☐ COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) ☐ HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING ☐ NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (\$170 HERITAGE ACT) ☐ NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER ☐ INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER ☐ EXISTING HERITAGE STUDY (WRITE NAME BELOW) ☐ REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Built</th> <th style="text-align: center;">Used</th> </tr> </thead> <tbody> <tr> <td>PRE 1800</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1800 - 1825</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1826 - 1850</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1851 - 1875</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1876 - 1900</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1901 - 1925</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1926 - 1950</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1951 - 1975</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>POST 1975</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </tbody> </table>		Built	Used	PRE 1800	☐	☐	1800 - 1825	☐	☐	1826 - 1850	☐	☐	1851 - 1875	☐	☐	1876 - 1900	☒	☒	1901 - 1925	☐	☒	1926 - 1950	☐	☒	1951 - 1975	☐	☒	POST 1975	☐	☒
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HISTORICAL NOTES <i>Robert and Fanny Perrott settled in Armidale in 1860's at "Haroldstan" when Robert was appointed Registrar of the District Court at Armidale. The couple had four sons whom they helped establish on pastoral properties in NSW and Queensland. Alfred, the second son, was born at "Haroldstan" in 1863 and was living at "Enmore" south-east of Armidale, when he built "Chevy Chase" between 1908 and 1910. Alfred had bought 695 acres from A A Dangar (Gostwyck lands) at auction in 1905. One of Alfred's sons was killed in WWI so Alfred commissioned the Dangersleigh memorial in his and some Chevy Chase workers' honour. The house contains 500,000 bricks made on the property, cedar from the Styx River and glass from Ash & Co, Newcastle. Stables and dog kennels are built from brick. The plaque at the front door was laid by Perrott's mother on the occasion of her 80th birthday in 1908 - conveniently corresponding with the time of the house's construction.</i>																																
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STATEMENT OF SIGNIFICANCE <i>Historically the building and property were created as a direct response to A A Dangar's subdivision of lands immediately south of Palmerston and as such have regional significance to the pattern of development of the original pastoral properties in the Armidale area at the turn of the century. Aesthetically the buildings are an essentially undistinguished amalgam of basically Victorian design features with some Edwardian elements, but because of the scale of the composition, which includes stables/carriage house and dog kennels, the group has high-level local aesthetic significance. Socially the group and property continues to have regional significance for the descendants of Alfred Perrott and for the Armidale/Dumaresq community. Scientifically the group has high-level local scientific significance for its potential to reveal information about the lifestyle of one of the Armidale area's leading citizens of the early 20th century.</i>																																
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DUMARESQ SHIRE COUNCIL

Heritage Inventory 1997

WAR MEMORIAL - DANGARSLEIGH ROAD - ARMIDALE

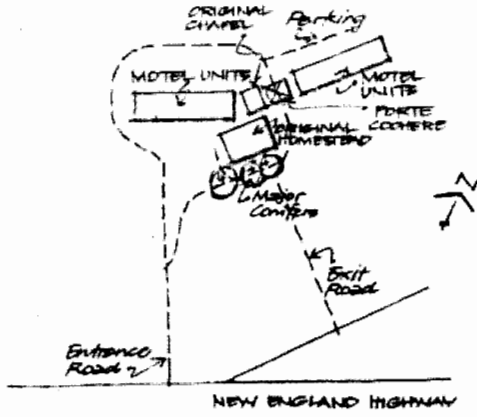
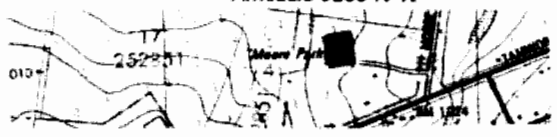
PRESENT NAME <i>Dangarsleigh War Memorial</i> PREVIOUS / OTHER NAMES <i>"Nivarna"</i>		REFERENCE No <i>ARM/R004</i>
LOCATION <i>755 Dangarsleigh Road (cnr Dangar Falls Road) Armidale NSW 2350</i> LOCAL GOVERNMENT AREA <i>DUMARESQ SHIRE</i>		DATE INSPECTED <i>23 August 1996</i>
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION <i>Lot 1 DP 809402 Parish Saumarez</i> b SITE AREA <i>3814 m²</i> c EXISTING ZONING <i>1(a) - General Rural</i>		SITE SKETCH PLAN 
PRESENT OWNER TYPE <i>Local Government</i> NAME <i>Dumaresq Shire Council</i> ADDRESS <i>PO Box 155 Armidale NSW 2350</i>		
CATEGORY <i>Other Works</i> SUB CATEGORY <i>War Memorial</i>		MAP REFERENCE <i>'56' 373800E, 6614600N AMG Armidale 9236-IV-N</i>
DATE OF CONSTRUCTION <i>1920</i>	BUILDER <i>Mr Mark Roberts</i>	
ARCHITECT / DESIGNER <i>The Perrott Family of "Chevy Chase"</i>		
PHOTOGRAPH 		

ARM/R004	HERITAGE LISTING ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM ☐ REGISTER OF NATIONAL TRUST (NSW) ☐ REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAIA) ☐ DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER ☐ COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) ☐ HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING ☐ NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (S170 HERITAGE ACT) ☐ NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER ☐ INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER ☐ EXISTING HERITAGE STUDY (WRITE NAME BELOW) ☐ REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Built</th> <th style="text-align: center;">Used</th> </tr> </thead> <tbody> <tr><td>PRE 1800</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1800 - 1826</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1826 - 1850</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1851 - 1875</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1876 - 1900</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1901 - 1925</td><td style="text-align: center;">☒</td><td style="text-align: center;">☒</td></tr> <tr><td>1926 - 1950</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>1951 - 1975</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>POST 1975</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> </tbody> </table>		Built	Used	PRE 1800	☐	☐	1800 - 1826	☐	☐	1826 - 1850	☐	☐	1851 - 1875	☐	☐	1876 - 1900	☐	☐	1901 - 1925	☒	☒	1926 - 1950	☐	☒	1951 - 1975	☐	☒	POST 1975	☐	☒
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HISTORICAL NOTES <i>The memorial is in memory not only of the Perrott's eldest son, Cpl Alfred Haroldston Perrott, 16th Batt. 6th FAB, killed in action at Passchendaele Ridge 1917, but for all the lives sacrificed in 1914-18. The idea originated from a promise by Mr Perrott to two English 'lads' he had working for him in late 1915. He promised them 'if I am spared to the end of the war, I would erect a monument that would be to their memory and to all boys of the Empire who went west during the war'. At the base of the monument are five pillars representing the five Dominions which go to make up 'the great British Empire' - Australia, New Zealand, South Africa, Canada, and India. The inscription on the memorial reads 'Designed and erected by Alfred Haroldston Perrott of 'Chevy Chase' in memory eternal of the soldiers of the British Empire who went west during the Great War. Circle and globe represent the world. Five pillar Australian; New Zealand; South African; Canada; India. Triangle England; Ireland; Scotland. Octagonal Spire The Eight Countries United'. In October 1920 work commenced and the memorial was opened in May 1921. Before the construction of the monument took place, Mr Perrott planted hundreds of trees. In March 1991, the Memorial was entrusted to the Dumaresq Shire Council.</i> <i>At the monument site are also the graves of Alfred Haroldston Perrott, aged 70, who died in 1936 and his wife Mabel Jane Perrott, aged 79 years, who died six years later in 1942.</i>																																
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STATEMENT OF SIGNIFICANCE <i>The War Memorial has regional historic significance for its association with the period in which the whole nation lost men and women in World War I and for its unique private recording of the passing of members of existing New England families. It has regional aesthetic significance for its rare scale, design and composition which honours a member of a regionally significant family by his family. Socially significant at a regional level for contributing to the history of the Perrott family for all of the descendants and for continuing to stand as a memorial to all of the soldiers of the British Empire who fought and lost their lives in World War I. It has regional scientific significance for its capacity to reveal information about the lives of those in the services during the War and also the members of the regional population.</i>																																
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DUMARESQ SHIRE COUNCIL

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MOORE PARK INN - MOORE PARK ROAD - ARMIDALE

PRESENT NAME <i>Moore Park Inn and Archie's on the Park</i>		REFERENCE No <i>ARM/R005</i>
PREVIOUS / OTHER NAMES		DATE INSPECTED <i>23 August 1996</i>
LOCATION <i>Moore Park Road Armidale NSW 2350</i>		SITE SKETCH PLAN 
LOCAL GOVERNMENT AREA <i>DUMARESQ SHIRE</i>		
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION <i>Lots 17 & 24 DP 227113</i> b SITE AREA <i>3.974 hectares</i> c EXISTING ZONING <i>1(b) - Rural - Arterial Road Frontage</i>		
PRESENT OWNER TYPE <i>Private</i> NAME <i>Camtrud Pty Ltd</i> ADDRESS <i>c/- Moore Park Inn Moore Park Road Armidale NSW 2350</i>		
CATEGORY <i>Building</i> SUB CATEGORY <i>Motel</i>		MAP REFERENCE <i>'56' 368560E, 6622300N AMG Armidale 9236-IV-N</i> 
DATE OF CONSTRUCTION <i>c.1860</i>	BUILDER <i>Mr. John Moore</i>	
ARCHITECT / DESIGNER <i>Unknown</i>		
PHOTOGRAPH 		

ARMS/R005	HERITAGE LISTING ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM ☐ REGISTER OF NATIONAL TRUST (NSW) ☐ REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAIA) ☐ DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER ☐ COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) ☐ HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING ☐ NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (S170 HERITAGE ACT) ☐ NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER ☐ INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER ☐ EXISTING HERITAGE STUDY (WRITE NAME BELOW) ☐ REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Built</th> <th style="text-align: center;">Used</th> </tr> </thead> <tbody> <tr> <td>PRE 1800</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1800 - 1825</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1826 - 1850</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1851 - 1875</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1876 - 1900</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1901 - 1925</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1926 - 1950</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1951 - 1975</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>POST 1975</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </tbody> </table>		Built	Used	PRE 1800	☐	☐	1800 - 1825	☐	☐	1826 - 1850	☐	☐	1851 - 1875	☒	☒	1876 - 1900	☐	☒	1901 - 1925	☐	☒	1926 - 1950	☐	☒	1951 - 1975	☐	☒	POST 1975	☐	☒
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HISTORICAL NOTES <i>Built in c.1860 by Mr. John Moore, once Mayor of Armidale, Moore Park Inn was the former Richardson's Emporium. At the rear of the of the building is a former chapel built as a community church. The chapel dates from the 1880's and is built of weatherboard with a gabled iron roof and excellent timber barge boards and finials and a gabled porch. The former chapel is now used as a restaurant. On the former drive leading east of the house is a grand avenue of elms and the house is surrounded by a mature late Victorian garden setting.</i>																																
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STATEMENT OF SIGNIFICANCE <i>Moore Park Inn has local historical significance for its association with a successful early businessman and for charting the southward spread of Armidale towards the end of the 19th century. It is aesthetically significant at a local level because of the rare surviving combination of mid-19th century homestead and chapel. It has local social significance for having provided church services for the nearby community throughout the latter 19th century. Scientifically significant locally, Moore Park Motor Inn has the potential to provide information which could contribute to an understanding of the relative importance of worship in the everyday life of well-to-do families in 19th century regional areas.</i>																																
LEVEL OF SIGNIFICANCE LOCAL																																

DUMARESQ SHIRE COUNCIL

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NEWHOLME - NEWHOLME ROAD - ARMIDALE

PRESENT NAME <i>Newholme Field Laboratory and Rural Research Station</i>		REFERENCE No ARM/R006
PREVIOUS / OTHER NAMES <i>Mistead; Newholme Homestead; Newholme Station</i>		DATE INSPECTED 23 August 1996
LOCATION <i>Newholme Road Armidale NSW 2350</i> LOCAL GOVERNMENT AREA DUMARESQ SHIRE		SITE SKETCH PLAN
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION <i>Part Various Parish Duval</i> b SITE AREA 2431 hectares c EXISTING ZONING 1(a) - General Rural		
PRESENT OWNER TYPE <i>Private</i> NAME <i>University of New England</i> ADDRESS <i>Armidale NSW 2350</i>		
CATEGORY <i>Building</i> SUB CATEGORY <i>Research Station</i>		
DATE OF CONSTRUCTION <i>c.1870</i>	BUILDER <i>Seabrook and Brown</i>	MAP REFERENCE '56' 368980E, 6633960N AMG Dumaresq 9237-3-S
ARCHITECT / DESIGNER <i>George Mills</i>		
PHOTOGRAPH 		

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HISTORICAL NOTES <i>The present property of "Newholme" was once a part of the extensive Tibbister run first taken up by William Dumaresq. The Robertson Land Acts of 1861 permitted the free selection of the land which comprised Newholme Station. George Mills selected the area of land on which the Millstead/Newholme complex was constructed in c.1870. Part of what was most likely the selector's original c.1863 hut, today forms the eastern wall of the building now used as a garage. Mills prospered rapidly and by 1866 could proudly announce the operation of a new steam sawmill of ten horse power. The following year Mills acquired a timber yard in Dumaresq Street, Armidale and was thus in an advantageous position to capitalise on Armidale's first substantial building boom of the mid 1860's. By 1869 Mills had expanded his selection to 241 acres and could now consider providing his growing family with more comfortable and stylish accommodation. In October of 1870 Mills advertised for a carpenter to build him a stud and weatherboard building. A contract was probably negotiated shortly thereafter and oral tradition has it that the successful tenderers were Seabrook and Brown who were later to build St Peter's Cathedral and Bookloominbah on the designs of J Horbury Hunt. Mill's house of the early 1870's still stands. It comprises the basic central four rooms of the present homestead complex at Newholme. The style of the house bears a distinct rural English character and its existence adjacent to earlier vernacular rough adzed buildings shows the successful progress of a free selector in the 1860's and 1870's. George Mills left Armidale in 1876 setting up as a sawyer at Tee Tree Creek near South Grafton. He returned to Newholme in June 1877 and effected the sale of the 241 acre selection to John Gordon, a farmer of Saumarez Ponds. Gordon held the Millstead farm only briefly until he sold it to Barnett Aaron Moses in July 1882 for £600. In December he sold Millstead to George Marshall which passed to Andrew Black after his death in 1886. It was shortly after this time that the name Newholme first appeared on an official document. Additions to Newholme occurred in 1893, the year that George Morse purchased the holding. To the north of the old house a structure known as the bungalow or bachelors' quarters was constructed. In 1904 the Morse's sold Newholme to Albert F Warner and his brother William Hunter Warner, graziers of Tibbister. The Warners were to be the longest resident family at Newholme and indeed were the last private owners of the property. In 1973 the property was sold to the University of New England, who has maintained it ever since as a research station.</i>																																
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STATEMENT OF SIGNIFICANCE <i>Historically the building has regional significance for its association with a succession of eminent early pastoralists of the New England Area. It has regional aesthetic significance because it demonstrates design features rare in the region and also exhibits a range of styles which clearly reflect the property's expansionary phases. Socially it has local significance for its identification with the University of New England. It is scientifically significant to the region for its potential to reveal information which could contribute to an understanding of the lifestyles of early successful pastoral families in New England and to the changes in sheep farming techniques for over a century.</i>																																
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DUMARESQ SHIRE COUNCIL

Heritage Inventory 1997

WOOD PARK COTTAGE - ROWLANDS ROAD - ARMIDALE

PRESENT NAME <i>Wood Park Cottage</i>		REFERENCE No <i>ARM/R007</i>	
PREVIOUS / OTHER NAMES		DATE INSPECTED <i>23 August 1996</i>	
LOCATION <i>Rowlands Road Armida NSW 2350</i>		SITE SKETCH PLAN 	
LOCAL GOVERNMENT AREA <i>DUMARESQ SHIRE</i>			
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION <i>Lots 1 & 2 DP 255500 Parish Armida</i> b SITE AREA <i>27.36 hectares</i> c EXISTING ZONING <i>1(c) - Rural Small Holdings</i>			
PRESENT OWNER		MAP REFERENCE <i>'56' 367580E, 6625700N AMG Dumaresq 9237-3-S</i> 	
TYPE <i>Private</i>			
NAME <i>Bealings Pastoral Company</i>			
ADDRESS <i>c/- Wood Park Cottage Rowlands Road Armida NSW 2350</i>			
CATEGORY <i>Building</i> SUB CATEGORY <i>Residence</i>			
DATE OF CONSTRUCTION <i>c.1842</i> BUILDER <i>Unknown</i>			
ARCHITECT / DESIGNER <i>Unknown</i>			
PHOTOGRAPH 			

ARM/R007	HERITAGE LISTING ☐ REGISTER OF THE NATIONAL ESTATE (AMC) - REGISTERED ☐ REGISTER OF THE NATIONAL ESTATE (AMC) - INTERIM ☒ REGISTER OF NATIONAL TRUST (NSW) ☐ REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAIA) ☐ DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER ☐ COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) ☐ HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING ☐ NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (S170 HERITAGE ACT) ☐ NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER ☐ INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER ☐ EXISTING HERITAGE STUDY (WRITE NAME BELOW) ☐ REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Built</th> <th style="text-align: center;">Used</th> </tr> </thead> <tbody> <tr> <td>PRE 1800</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1800 - 1825</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1826 - 1850</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1851 - 1875</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1876 - 1900</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1901 - 1925</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1926 - 1950</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1951 - 1975</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>POST 1975</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </tbody> </table>		Built	Used	PRE 1800	☐	☐	1800 - 1825	☐	☐	1826 - 1850	☒	☒	1851 - 1875	☐	☒	1876 - 1900	☐	☒	1901 - 1925	☐	☒	1926 - 1950	☐	☒	1951 - 1975	☐	☒	POST 1975	☐	☒
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HISTORICAL NOTES <i>This appears to be the oldest surviving house in Armidale. Richard and Mary Pearson, born in County Donegal in 1793 and 1794, bought the land in 1854 and 1855, but the house had been built a decade before. Their son Henry, was an Elder in the Armidale Presbyterian Church, and held regular prayer meetings in his drawing room, which one old informant recalls attending as a child in the early 1890's. The traditional date of 1843 is supported by material and documentary evidence which though not conclusive in itself, adds up to a strong case for acceptance. The original structure has walls all built of dried mud bricks - extremely small - though the chimney bricks are about double that length. A rough rendering, perhaps a lime base, covers the whole, and is mostly in excellent repair. The eastern part of the verandah has been completely replaced to the foundations, though only the boards themselves are new at the western end. The kitchen originally was in a separate building of vertical slabs and shingled roof, joined by a walkway to the south of the house, but it has long been incorporated in the dwelling itself. This has two major rooms, each with simple cedar fireplace (one painted white). The interior walls are render over mud brick, and the ceilings are fibrous plaster (apparently) replacing the old lath and plaster. The tallow wood floors replaced, it is claimed, the original mud floors, resulting in the abbreviation of ceiling and door heights. Like the handmade nails and little mud bricks, the facade itself reveals the individuality of the house. It is quite asymmetrical, with doorways of different heights and a single twelve paned window to the left of the entrance door. The chimneys are also of a different heights. Running at right angles to the original building is a more recent bedroom section of c.1890 vintage, constructed of Armidale blue manufactured bricks laid in basically Flemish bond. This is connected by the verandah to the older builder.</i>																																
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STATEMENT OF SIGNIFICANCE <i>Historically this building group identifies one of the very earliest tracts of land settled in the area. As such, it has the highest level regional significance. Its form of construction is very rare locally, indicating the very limited means of the earliest, non-pastoral settlers. As such, it has high-level local aesthetic significance. Scientifically the group has the potential to reveal a great deal about the economic circumstances, way of life and improvisational and building skills of squatter settlers in the first years of development of the Armidale area.</i>																																
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DUMARESQ SHIRE COUNCIL

Heritage Inventory 1997

SAUMAREZ HOMESTEAD - SAUMAREZ ROAD - ARMIDALE

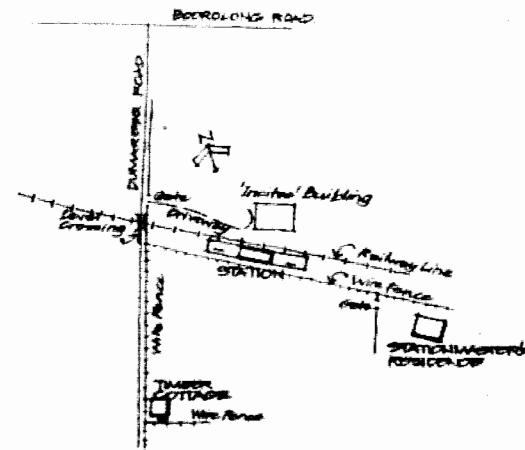
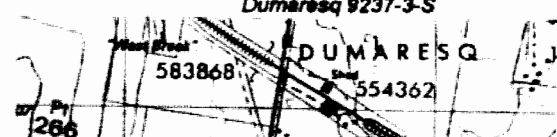
PRESENT NAME <i>Saumarez Homestead</i>		REFERENCE No <i>ARM/R008</i>
PREVIOUS / OTHER NAMES		DATE INSPECTED <i>February 1997</i>
LOCATION <i>Saumarez Road Armidele NSW 2350</i> LOCAL GOVERNMENT AREA <i>DUMARESQ SHIRE</i>		SITE SKETCH PLAN
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION <i>Por 121 Parish of Butler</i> b SITE AREA <i>42.4 hectares</i> c EXISTING ZONING <i>1(a) - General Rural</i>		
PRESENT OWNER TYPE <i>Private</i> NAME <i>Saumarez Pty Ltd</i> ADDRESS <i>c/- F J White Saumarez Road Armidele NSW 2350</i>		
CATEGORY <i>Building</i>	SUB CATEGORY <i>Residence</i>	MAP REFERENCE <i>'56' 364500E, 8620220N AMG Armidele 9283-IV-N</i>
DATE OF CONSTRUCTION <i>1880, 1906</i>	BUILDER <i>Unknown</i>	
ARCHITECT / DESIGNER <i>J W Pender</i>		
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HISTORICAL NOTES <i>From 1835, Saumarez was a squatting run of Henry Dumaresq, who named it. H A Thomas bought the pastoral licence in 1856 and then sold large sections of the land to finance his purchase of the core of the property before selling to Francis White in 1874. Francis J White, his son, inherited Saumarez in 1874 and had paid off the mortgage on the property by 1881. In the same year, he married Margaret Fletcher and as he prospered he built or renewed the farm buildings. In 1888 he built a new single-storey house designed by J W Pender of Maitland above the farm area and added the upper level in 1906. The property has always concentrated on fine wool production and was run in conjunction with cattle properties near Guyra and in Queensland. After F J and Margaret White died in the 1930's, their unmarried daughters, Mary and Elsie, lived on in the house until, after Elsie's death in 1981, the house and the old farm buildings were donated to the National Trust in 1984. There were seven family bedrooms and a guest room upstairs. Mary White had verandah enclosed. Female servants had bedrooms at the rear on the upper level. Also at the rear of the house is a service courtyard with a pump to raise water from the underground tank and a building housing the meat room, a dairy and a room for the gardener. The house still contains the original furniture, curtains, ornaments, paintings, engravings and other decorations much as they were in 1906. There is stained and etched glass and a fine staircase. It is a remarkably intact collection, giving a glimpse of the family life of the Whites. The Trust's farm buildings are clustered around the original site of the Saumarez Station. The first managers of Saumarez lived in a slab cottage above the creek; their shepherds had huts along the creek. H A Thomas and his wife extended the slab cottage and in the 1860's built a three-room brick addition, the Thomas House. The surviving farm buildings were built or rebuilt by F J White in the period from the 1880's to about 1906.</i>																																
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STATEMENT OF SIGNIFICANCE <i>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. Aesthetically 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 descendants. 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 earliest days of settlement in New England and of the change in wool production techniques of major pastoralists over the last 100 years.</i>																																
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DUMARESQ SHIRE COUNCIL

Heritage Inventory 1997

DUMARESQ RAILWAY STATION - DUMARESQ

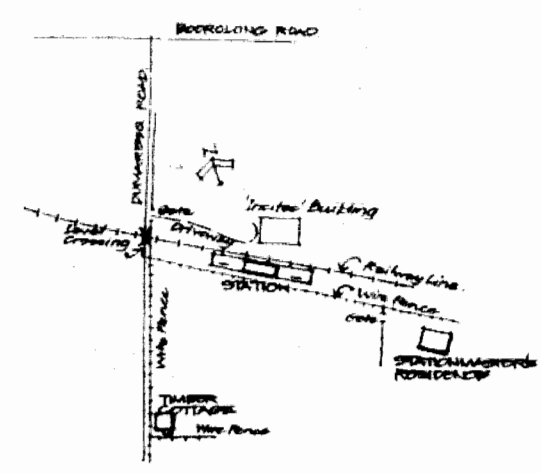
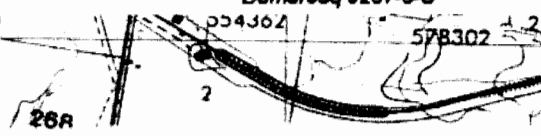
PRESENT NAME <i>Dumaresq Railway Station</i>		REFERENCE No <i>DUMA/R001</i>	
PREVIOUS / OTHER NAMES		DATE INSPECTED <i>22 August 1996</i>	
LOCATION <i>Dumaresq Road</i> <i>Dumaresq NSW 2350</i>		SITE SKETCH PLAN 	
LOCAL GOVERNMENT AREA <i>DUMARESQ SHIRE</i>			
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION <i>Not Available</i> b SITE AREA <i>Not Available</i> c EXISTING ZONING <i>5(b) - Special Uses 'B' - Railways</i>			
PRESENT OWNER		MAP REFERENCE <i>'56' 363660E, 6629020N AMG</i> <i>Dumaresq 9237-3-S</i> 	
NAME <i>State Rail Authority</i>			
ADDRESS <i>c/- Dumaresq Shire Council</i> <i>PO Box 949</i> <i>ARMIDALE NSW 2350</i>			
CATEGORY <i>Building</i>		SUB CATEGORY <i>Station</i>	
DATE OF CONSTRUCTION <i>1884</i>	BUILDER <i>Unknown</i>		
ARCHITECT / DESIGNER <i>Unknown</i>			
PHOTOGRAPH 			

DUMAR001	HERITAGE LISTING ☐ REGISTER OF THE NATIONAL ESTATE (AMC) - REGISTERED ☐ REGISTER OF THE NATIONAL ESTATE (AMC) - INTERIM ☐ REGISTER OF NATIONAL TRUST (NSW) ☐ REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAMA) ☐ DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER ☐ COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) ☐ HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING ☐ NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (S170 HERITAGE ACT) ☐ NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER ☐ INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER ☐ EXISTING HERITAGE STUDY (WRITE NAME BELOW) ☐ REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Built</th> <th style="text-align: center;">Used</th> </tr> </thead> <tbody> <tr> <td>PRE 1800</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1800 - 1826</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1826 - 1850</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1851 - 1876</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1876 - 1900</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1901 - 1926</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1926 - 1950</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1951 - 1976</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>POST 1976</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </tbody> </table>		Built	Used	PRE 1800	☐	☐	1800 - 1826	☐	☐	1826 - 1850	☐	☐	1851 - 1876	☐	☐	1876 - 1900	☒	☒	1901 - 1926	☐	☒	1926 - 1950	☐	☒	1951 - 1976	☐	☒	POST 1976	☐	☒
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HISTORICAL NOTES <i>The Dumaresq Railway Station was constructed in 1884 when the main northern line opened. The Station serviced a busy rural area of about 300 people when built and today remains virtually unaltered. The arrival of the train encouraged communities of small farmers to settle in the Saumarez Ponds and Dumaresq town areas, joining those settlers who had taken up land in the 1850's when farm lots of 10 to 40 acres were released from the Armidale Reserve. The railway enabled the nuclei of small farmers in Dumaresq and Saumarez Ponds to transport their wheat in a shorter time frame. However the production of wheat was not viable for many farmers, as cheaper and better quality wheat from South Australia was freighted to the New England area in sufficient quantities to supply the area's requirements. Minor repairs were undertaken recently and the building was completely repainted in an appropriate colour scheme.</i>																																
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STATEMENT OF SIGNIFICANCE <i>Historically Dumaresq Railway Station is an increasingly rare survivor of those stations which mark 19th century centres of settlement which have, over the past century, ceased to exist. It is also significant for marking the growth of important small farming communities in the New England area. For these reasons it has regional historic significance. It has local aesthetic, social and scientific significance, aesthetically for its local rarity and representativeness of design at the regional level. Socially it has played a major part in the lives of many past generations of upper-middle class and middle class farming families. Scientifically it has the potential to reveal information which could contribute information about the form of rail travel and patterns of settlement and development in New England in the late 19th century and the changes in travelling and the regional economy over the subsequent century.</i>																																
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DUMARESQ SHIRE COUNCIL

Heritage Inventory 1997

DUMARESQ RAILWAY STATIONMASTER'S RESIDENCE - DUMARESQ

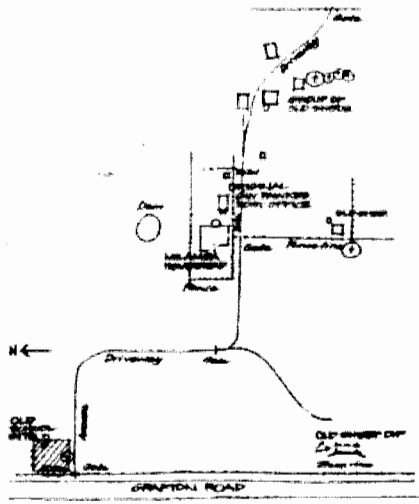
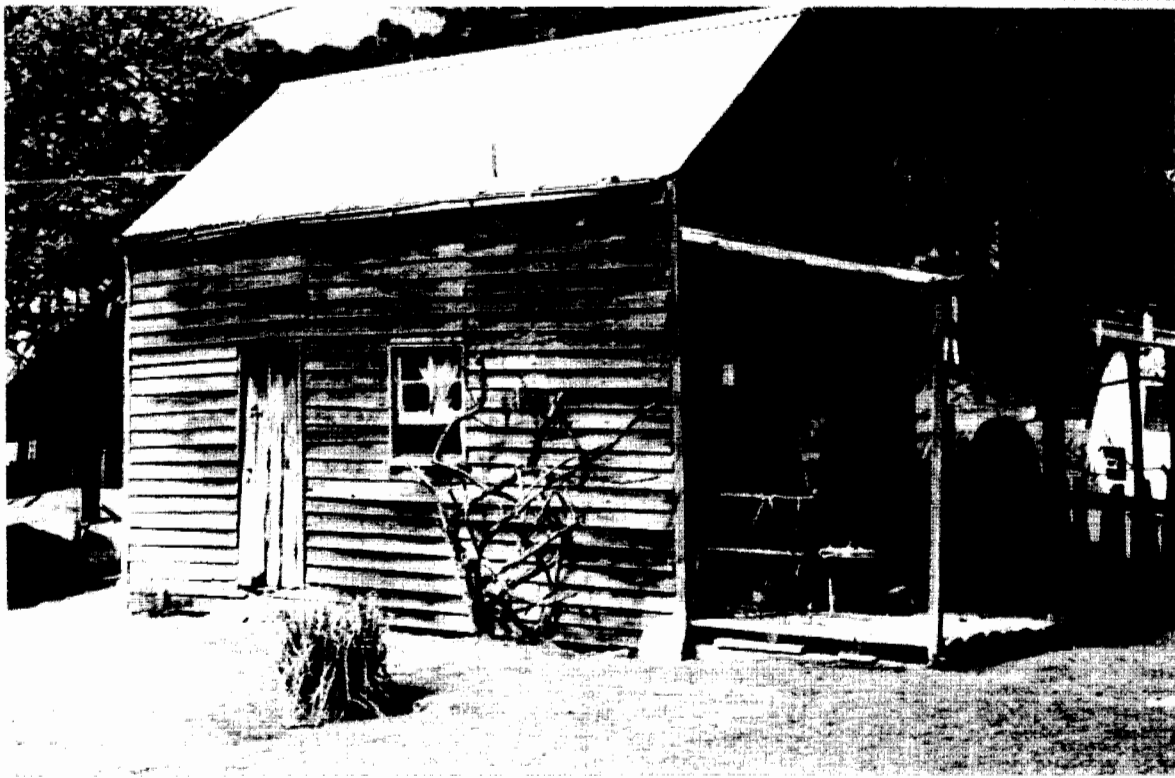
PRESENT NAME <i>Dumaresq Railway Stationmaster's Residence</i>		REFERENCE No <i>DUMA/R002</i>	
PREVIOUS / OTHER NAMES		DATE INSPECTED <i>22 August 1996</i>	
LOCATION <i>530 Dumaresq Road Dumaresq NSW 2350</i>		SITE SKETCH PLAN 	
LOCAL GOVERNMENT AREA <i>DUMARESQ SHIRE</i>			
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION <i>Lot 1 DP 792093 Parish Butter</i> b SITE AREA <i>9843m²</i> c EXISTING ZONING <i>5(b) - Special Uses 'B' - Railways</i>			
PRESENT OWNER		TYPE <i>Private</i>	
NAME <i>P. Chambers</i>		MAP REFERENCE <i>'56' 363720E, 6628960N AMG Dumaresq 9237-3-S</i> 	
ADDRESS <i>530 Dumaresq Road Dumaresq NSW 2350</i>			
CATEGORY <i>Building</i> SUB CATEGORY <i>Residence</i>			
DATE OF CONSTRUCTION <i>c.1884</i> BUILDER <i>Unknown</i>		ARCHITECT / DESIGNER <i>Unknown</i>	
ARCHITECT / DESIGNER <i>Unknown</i>			
PHOTOGRAPH 			

DUMAR002 HERITAGE LISTING ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM ☐ REGISTER OF NATIONAL TRUST (NSW) ☐ REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAA) ☐ DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER ☐ COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) ☐ HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING ☐ NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (S170 HERITAGE ACT) ☐ NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER ☐ INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER ☐ EXISTING HERITAGE STUDY (WRITE NAME BELOW) ☐ REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">Built</th> <th style="width: 20%; text-align: center;">Used</th> </tr> </thead> <tbody> <tr> <td>PRE 1800</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1800 - 1825</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1826 - 1850</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1851 - 1875</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1876 - 1900</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1901 - 1925</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1926 - 1950</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1951 - 1975</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>POST 1975</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </tbody> </table>		Built	Used	PRE 1800	☐	☐	1800 - 1825	☐	☐	1826 - 1850	☐	☐	1851 - 1875	☐	☐	1876 - 1900	☒	☒	1901 - 1925	☐	☒	1926 - 1950	☐	☒	1951 - 1975	☐	☒	POST 1975	☐	☒
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HISTORICAL NOTES <i>The Dumaresq Railway Station was constructed in 1884 when the main northern line opened. The Station serviced a busy rural area of about 300 people when built and today remains virtually unaltered. The arrival of the train encouraged communities of small farmers to settle in the Saumarez Ponds and Dumaresq town areas, joining those settlers who had taken up land in the 1850's when farm lots of 10 to 40 acres were released from the Armidale Reserve. The railway enabled the nuclei of small farmers in Dumaresq and Saumarez Ponds to transport their wheat in a shorter time frame. However the production of wheat was not viable for many farmers, as cheaper and better quality wheat from South Australia was freighted to the New England area in sufficient quantities to supply the area's requirements.</i>																															
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STATEMENT OF SIGNIFICANCE <i>Historically significant locally for its role in evidencing the importance of railway transportation for over a century and for its contribution in the growth of small farming communities in New England. It has local scientific significance for its potential to reveal information which could contribute to an understanding of form and facilities associated with rail travel and of the lives of railway employees in New England in the last 19th century.</i>																															
LEVEL OF SIGNIFICANCE LOCAL																															

DUMARESQ SHIRE COUNCIL

Heritage Inventory 1997

ORIGINAL GUY FAWKES POST OFFICE - "MILAMBA" - GUY FAWKES

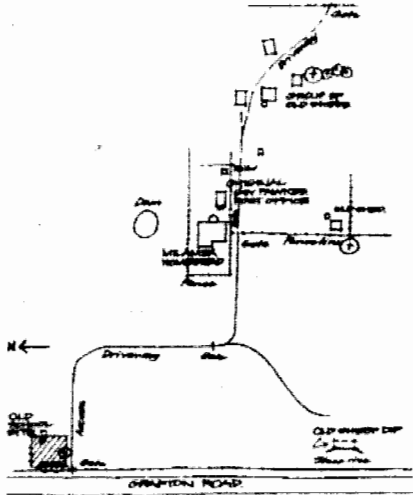
PRESENT NAME <i>Part of Milamba Homestead and Property</i>		REFERENCE No <i>GUYF/R001</i>	
PREVIOUS / OTHER NAMES <i>Former Guy Fawkes Post Office, Guy Fawkes Township</i>		DATE INSPECTED <i>22 August 1996</i>	
LOCATION <i>Grafton Road Guy Fawkes NSW 2350</i> LOCAL GOVERNMENT AREA <i>DUMARESQ SHIRE</i>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

GUYF/R001	HERITAGE LISTING ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM ☐ REGISTER OF NATIONAL TRUST (NSW) ☐ REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAIA) ☐ DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER ☐ COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) ☐ HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING ☐ NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (S170 HERITAGE ACT) ☐ NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER ☐ INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER ☐ EXISTING HERITAGE STUDY (WRITE NAME BELOW) ☐ REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Built</th> <th style="text-align: center;">Used</th> </tr> </thead> <tbody> <tr> <td>PRE 1800</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1800 - 1825</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1826 - 1850</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1851 - 1875</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1876 - 1900</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1901 - 1925</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1926 - 1950</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1951 - 1975</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>POST 1975</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </tbody> </table>		Built	Used	PRE 1800	☐	☐	1800 - 1825	☐	☐	1826 - 1850	☐	☐	1851 - 1875	☐	☐	1876 - 1900	☒	☒	1901 - 1925	☐	☒	1926 - 1950	☐	☒	1951 - 1975	☐	☒	POST 1975	☐	☒
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STATEMENT OF SIGNIFICANCE <i>Historically the building is a surviving record of the private town of Guy Fawkes, now non-existent. As such it has local historic significance, which pertains also to its having been salvaged for relocation and re-use by one of the town's founders. Socially the building is of local significance for its close identification with the existence of the town of Guy Fawkes. Scientifically it is of local significance for its potential to contribute to an understanding of the scale and type of operation of a Post Office in a remote New England settlement in the late 19th and early 20th century, and to an understanding of relocation technology in such a location early this century.</i>																																
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DUMARESQ SHIRE COUNCIL

Heritage Inventory 1997

SHEEP DIP - "MILAMBA" - GUY FAWKES

PRESENT NAME <i>Former Sheep Dip - "Milamba"</i>		REFERENCE No <i>GUYF/R002</i>	
PREVIOUS / OTHER NAMES		DATE INSPECTED <i>22 August 1996</i>	
LOCATION <i>"Milamba"</i> <i>Grafton Road</i> <i>Guy Fawkes NSW 2350</i> LOCAL GOVERNMENT AREA <i>DUMARESQ SHIRE</i>		SITE SKETCH PLAN 	
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION <i>Lots 27 28 49 DP 751462 Pt Lots 30 31 DP 751462 Lot 1 DP 829336</i> <i>Parish Lookout</i> b SITE AREA <i>313.2 hectares</i> c EXISTING ZONING <i>1(a) - General Rural</i>			
PRESENT OWNER TYPE <i>Private</i> NAME <i>A. J. & S. J. McIntyre</i> ADDRESS <i>"Milamba"</i> <i>Grafton Road</i> <i>Guy Fawkes NSW 2350</i>			
CATEGORY <i>Other Works</i> SUB CATEGORY <i>Sheep Dip</i>		MAP REFERENCE <i>'56' 434100E, 6630740N AMG</i> <i>Ebor 9337-2-S</i>	
DATE OF CONSTRUCTION <i>c.1888</i> BUILDER <i>McIntyre Family</i>			
ARCHITECT / DESIGNER <i>McIntyre Family</i>			
PHOTOGRAPH 			

GUYF/R002	HERITAGE LISTING ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM ☐ REGISTER OF NATIONAL TRUST (NSW) ☐ REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAIA) ☐ DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER ☐ COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) ☐ HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING ☐ NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (S170 HERITAGE ACT) ☐ NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER ☐ INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER ☐ EXISTING HERITAGE STUDY (WRITE NAME BELOW) ☐ REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Built</th> <th style="text-align: center;">Used</th> </tr> </thead> <tbody> <tr><td>PRE 1800</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1800 - 1825</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1826 - 1850</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1851 - 1875</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1876 - 1900</td><td style="text-align: center;">☒</td><td style="text-align: center;">☒</td></tr> <tr><td>1901 - 1925</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>1926 - 1950</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>1951 - 1975</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>POST 1975</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> </tbody> </table>		Built	Used	PRE 1800	☐	☐	1800 - 1825	☐	☐	1826 - 1850	☐	☐	1851 - 1875	☐	☐	1876 - 1900	☒	☒	1901 - 1925	☐	☒	1926 - 1950	☐	☒	1951 - 1975	☐	☐	POST 1975	☐	☐
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STATEMENT OF SIGNIFICANCE <i>Historically the sheep dip has similar local significance to the "Milemba" homestead group. Aesthetically it has local if not regional significance for its ingenuity - the incorporation of a naturally-occurring feature, a rock, into the design. Scientifically the sheep dip has regional rarity and significance for revealing information about the extent to which less well-to-do farmers in remote communities of New England in the latter 19th century, were forced to "make-do".</i>																																
LEVEL OF SIGNIFICANCE LOCAL																																

DUMARESQ SHIRE COUNCIL

Heritage Inventory 1997

"MILAMBA" AND SITE - GRAFTON ROAD - GUY FAWKES

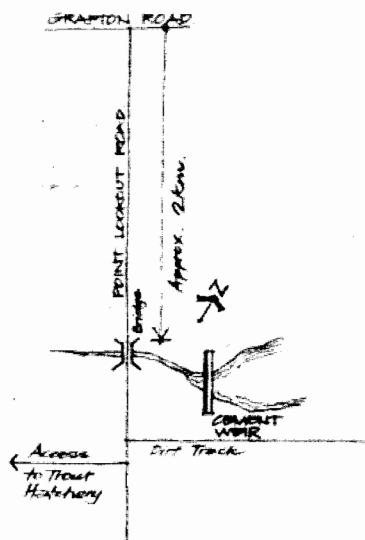
PRESENT NAME "Milamba"		REFERENCE No GUYF/R003
PREVIOUS / OTHER NAMES		DATE INSPECTED 22 August 1996
LOCATION Grafton Road Guy Fawkes NSW 2350 LOCAL GOVERNMENT AREA DUMARESQ SHIRE		SITE SKETCH PLAN
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION Lots 27 28 49 DP 751462 Pt Lots 30 31 DP 751462 Lot 1 DP 829336 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 "Milamba" Grafton Road Guy Fawkes NSW 2350		
CATEGORY Building	SUB CATEGORY Residence	MAP REFERENCE '56' 434400E, 6630800N AMG Ebor 9337-2-S
DATE OF CONSTRUCTION 1888	BUILDER A. McIntyre	
ARCHITECT / DESIGNER A. McIntyre		
PHOTOGRAPH 		

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STATEMENT OF SIGNIFICANCE <i>Historically the "Milemba" property is of local significance for providing substantial evidence of the earliest settlement in the area in the latter 19th century - the settlement of Guy Fawkes, a private town. Aesthetically nearly all the buildings in the group are of a similar period, style and condition. As a group of their period they are rare locally and have great local significance. Socially the group has local significance for still being in the family of the initial owner and settler. The group has great local significance for being able to contribute to a greater understanding of the mode of development of the land for simple farming and of the lifestyle of poorer farming people in remote rural towns of New England in the latter 19th century.</i>																																
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DUMARESQ SHIRE COUNCIL

Heritage Inventory 1997

CEMENT WEIR - POINT LOOKOUT ROAD - GUY FAWKES

PRESENT NAME <i>Cement Weir</i>		REFERENCE No <i>GUYF/R004</i>	
PREVIOUS / OTHER NAMES		DATE INSPECTED <i>22 August 1996</i>	
LOCATION <i>Point Lookout Road Guy Fawkes NSW 2350</i> LOCAL GOVERNMENT AREA <i>DUMARESQ SHIRE</i>		SITE SKETCH PLAN 	
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION <i>Not Available</i> b SITE AREA <i>Not Available</i> c EXISTING ZONING <i>1(a) - General Rural</i>			
PRESENT OWNER TYPE <i>Private</i> NAME <i>Not Available</i> ADDRESS <i>c/- Dumaresq Shire Council PO Box 949 ARMIDALE NSW 2350</i>			
CATEGORY <i>Other Works</i> SUB CATEGORY <i>Weir</i>		MAP REFERENCE <i>'56' 434820E, 6628220N AMG Ebor 9337-2-S</i>	
DATE OF CONSTRUCTION <i>1935</i>	BUILDER <i>Unknown</i>		
ARCHITECT / DESIGNER <i>Unknown</i>			
PHOTOGRAPH 			

GUYF/R004	HERITAGE LISTING ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM ☐ REGISTER OF NATIONAL TRUST (NSW) ☐ REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAIA) ☐ DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER ☐ COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) ☐ HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING ☐ NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (S170 HERITAGE ACT) ☐ NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER ☐ INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER ☐ EXISTING HERITAGE STUDY (WRITE NAME BELOW) ☐ REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">Built</th> <th style="width: 20%; text-align: center;">Used</th> </tr> </thead> <tbody> <tr> <td>PRE 1800</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1800 - 1825</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1826 - 1850</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1851 - 1875</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1876 - 1900</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1901 - 1925</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1926 - 1950</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1951 - 1975</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>POST 1976</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </tbody> </table>		Built	Used	PRE 1800	☐	☐	1800 - 1825	☐	☐	1826 - 1850	☐	☐	1851 - 1875	☐	☐	1876 - 1900	☐	☐	1901 - 1925	☐	☐	1926 - 1950	☒	☒	1951 - 1975	☐	☒	POST 1976	☐	☒
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STATEMENT OF SIGNIFICANCE <i>Historically the weir represents the only local example of an attempt to modify creek waterflows to ensure all-weather access along a major local link 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 information which could contribute to an understanding of natural watercourse management skills and techniques in rural New England in the early 20th century.</i>																																
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DUMARESQ SHIRE COUNCIL

Heritage Inventory 1997

"KOTUPNA" - GRAFTON ROAD - GUY FAWKES

PRESENT NAME <i>"Kotupna" Homestead</i>		REFERENCE No <i>GUYF/R005</i>
PREVIOUS / OTHER NAMES		DATE INSPECTED <i>22 August 1996</i>
LOCATION <i>7376 Grafton Road Guy Fawkes NSW 2350</i>		SITE SKETCH PLAN
LOCAL GOVERNMENT AREA <i>DUMARESQ SHIRE</i>		
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION <i>Lot 2 DP 830823 Parish Lookout</i> b SITE AREA <i>553.2 hectares</i> c EXISTING ZONING <i>1(a) - General Rural</i>		
PRESENT OWNER		MAP REFERENCE <i>'56' 435540E, 6633060N AMG Ebor 9337-2-S</i>
NAME <i>AMMRAV Pty Ltd</i>		
ADDRESS <i>c/- "Kotupna" Grafton Road Guy Fawkes NSW 2350</i>		
TYPE <i>Private</i>		
CATEGORY <i>Building</i>	SUB CATEGORY <i>Residence</i>	
DATE OF CONSTRUCTION <i>c.1885</i>	BUILDER <i>Unknown</i>	
ARCHITECT / DESIGNER <i>Unknown</i>		
PHOTOGRAPH 		

GUYF/R005	HERITAGE LISTING ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM ☐ REGISTER OF NATIONAL TRUST (NSW) ☐ REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAIA) ☐ DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER ☐ COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) ☐ HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING ☐ NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (\$170 HERITAGE ACT) ☐ NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER ☐ INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER ☐ EXISTING HERITAGE STUDY (WRITE NAME BELOW) ☐ REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Built</th> <th style="text-align: center;">Used</th> </tr> </thead> <tbody> <tr> <td>PRE 1800</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1800 - 1825</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1826 - 1850</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1851 - 1875</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1876 - 1900</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1901 - 1925</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1926 - 1950</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1951 - 1975</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>POST 1975</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </tbody> </table>		Built	Used	PRE 1800	☐	☐	1800 - 1825	☐	☐	1826 - 1850	☐	☐	1851 - 1875	☐	☐	1876 - 1900	☒	☒	1901 - 1925	☐	☒	1926 - 1950	☐	☒	1951 - 1975	☐	☒	POST 1975	☐	☒
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STATEMENT OF SIGNIFICANCE <i>Historically Kotupna is one of the major pioneering Guy Fawkes area properties and thus has high-level local significance. It is representative of type locally although its regional aesthetic significance is attributable more to the intact grouping of late 19th century buildings than to the homestead itself. The group contains a regionally-rare grand, intact Victorian weatherboard barn. Socially the property has great significance to the Turnbull family who have owned the property since its establishment. It is because of this single family association and development of the property and to the continued significance of the Guy Fawkes area that the property has regional social significance. Scientifically the grouping has high-level local significance for the potential of the group to reveal much about the operation of a large pastoral property in the outer reaches of Dumaresq settlement in the late 19th century and about the pace of change over the last century.</i>																																
LEVEL OF SIGNIFICANCE REGIONAL																																

Heritage Inventory 1997

HILLGROVE TOWNSHIP CONSERVATION AREA - HILLGROVE

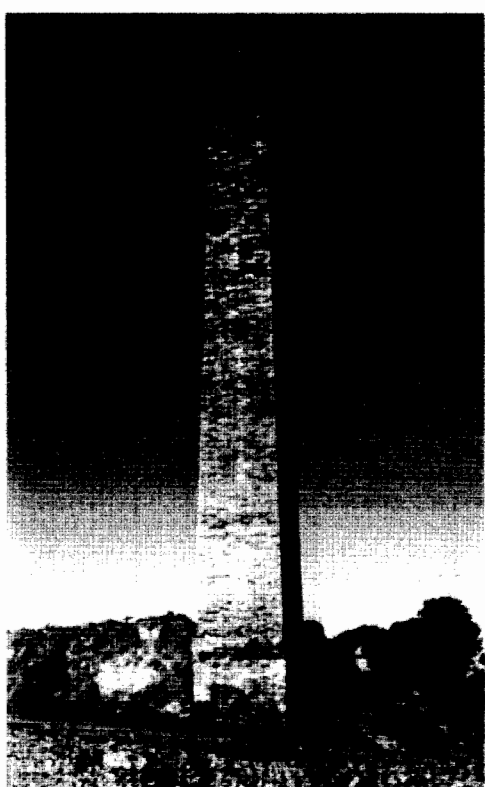
PRESENT NAME <i>Hillgrove Township Conservation Area</i>		REFERENCE No <i>HILL/R001</i>
PREVIOUS / OTHER NAMES		DATE INSPECTED <i>23 August 1996</i>
LOCATION <i>Conservation Area Hillgrove NSW 2350</i>		SITE SKETCH PLAN
LOCAL GOVERNMENT AREA <i>DUMARESQ SHIRE</i>		
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION <i>N/A</i> b SITE AREA <i>N/A</i> c EXISTING ZONING <i>1(a) - General Rural</i>		
PRESENT OWNER		TYPE
NAME <i>N/A</i>		
ADDRESS		
CATEGORY <i>Area</i>	SUB CATEGORY <i>Conservation Area</i>	
DATE OF CONSTRUCTION <i>From c.1880</i>	BUILDER <i>Various</i>	
ARCHITECT / DESIGNER <i>Various</i>		
MAP REFERENCE <i>'56' 395000E, 6617500N AMG Hillgrove 9236-1-N</i>		
PHOTOGRAPH 		

HILL/R001	HERITAGE LISTING ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM ☐ REGISTER OF NATIONAL TRUST (NSW) ☐ REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAIA) ☐ DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER ☐ COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) ☐ HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING ☐ NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (S170 HERITAGE ACT) ☐ NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER ☐ INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER ☐ EXISTING HERITAGE STUDY (WRITE NAME BELOW) ☐ REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">Built</th> <th style="width: 20%; text-align: center;">Used</th> </tr> </thead> <tbody> <tr> <td>PRE 1800</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1800 - 1825</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1826 - 1850</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1851 - 1875</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1876 - 1900</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1901 - 1925</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1926 - 1950</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1951 - 1975</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>POST 1975</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </tbody> </table>		Built	Used	PRE 1800	☐	☐	1800 - 1825	☐	☐	1826 - 1850	☐	☐	1851 - 1875	☐	☐	1876 - 1900	☒	☒	1901 - 1925	☐	☒	1926 - 1950	☐	☒	1951 - 1975	☐	☒	POST 1975	☐	☒
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HISTORICAL NOTES <i>George Smith's discovery of the Big Reef at the foot of the Baker's Creek Gorge in March 1887 brought about the development of Hillgrove as a major mining town. Hillgrove was originally known as Eleanora, reputedly named in honour of the Manager's wife of the nearby Eleanora antimony mine. In the town's heyday, the population was in excess of 3000 people and all the amenities of a thriving mining town were to be found. The town of Hillgrove developed very rapidly in 1889 and was proclaimed a borough in September 1899. Water was pumped to the town in December 1891 and in 1893 the town was the first in the state to be offered the benefits of hydroelectricity. The first edition of the "Hillgrove Guardian" newspaper was published in 1889 however the paper ceased business in 1909. The town of Hillgrove was visited by Lord Jersey, the Governor of New South Wales, and Lady Jersey in 1893. Other 'celebrity visits' included the English cricket team in 1901 and Sir Ronald Munro-Ferguson, Governor of NSW, in 1916. The decline in the fortunes of the Hillgrove mines early this century was reflected in the town. The peak population dwindled to 530 when the Baker's Creek mine closed in 1921. Today there are only a few dozen residents in Hillgrove.</i>																																
HISTORICAL THEMES <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> STATE THEMES <i>Mining</i> </td> <td style="width: 50%; vertical-align: top;"> LOCAL THEMES <i>Antimony and Gold in the New England Region</i> </td> </tr> </table>		STATE THEMES <i>Mining</i>	LOCAL THEMES <i>Antimony and Gold in the New England Region</i>	INFORMATION SOURCES WRITTEN <i>"A Historical Walking Tour of Hillgrove", P Chambers. "A Short History of Hillgrove", Dr G Wilson. "Tramways Down the Gorge: The Story of Hillgrove, 1887-1921", Ross Mainwaring, October 1986.</i> ORAL GRAPHIC																												
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STATEMENT OF SIGNIFICANCE <i>The Hillgrove township has substantial regional historic significance as one of two examples of boom and bust towns of the late 19th/early 20th century 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 harness hydroelectric power. Aesthetically the evidence suggests that it was typical of a late 19th century rural town. Socially the town is extensively documented and recorded and has great regional significance for the establishment of families surviving in the region today. It and its documentary evidence provide unique regionally significant scientific information which has the potential to provide a wider understanding of life in a goldfields town in the late 19th century and of the rate of social and economic change which occurred in these towns in a very short time.</i>																																
LEVEL OF SIGNIFICANCE <i>REGIONAL</i>																																

DUMARESQ SHIRE COUNCIL

Heritage Inventory 1997

ELEANORA MINE CHIMNEY - FORMER ELEANORA MINE - HILLGROVE

PRESENT NAME <i>Eleanora Mine Chimney - Former Eleanora Mine</i>		REFERENCE No <i>HILL/R002</i>
PREVIOUS / OTHER NAMES		DATE INSPECTED <i>November 1996</i>
LOCATION <i>Eleanora Mine Hillgrove NSW 2350</i> LOCAL GOVERNMENT AREA <i>DUMARESQ SHIRE</i>		SITE SKETCH PLAN
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION <i>Parish Metz Lot 2 Por 52</i> b SITE AREA <i>15.9 hectares</i> c EXISTING ZONING <i>1(a) - General Rural</i>		
PRESENT OWNER TYPE <i>Private</i> NAME <i>New England Antimony Mines</i> ADDRESS <i>c/- Dumaresq Shire Council PO Box 949 Armidale NSW 2350</i>		
CATEGORY <i>Other Works</i> SUB CATEGORY <i>Mine Chimney</i>		MAP REFERENCE <i>'56' 394500E, 6616860N AMG Hillgrove 9236-LN</i> 
DATE OF CONSTRUCTION <i>c.1888</i>	BUILDER <i>Eleanora Mine Company</i>	
ARCHITECT / DESIGNER <i>Eleanora Mine Company</i>		
PHOTOGRAPH		
		

HILL/R002	HERITAGE LISTING ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM ☐ REGISTER OF NATIONAL TRUST (NSW) ☐ REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAIA) ☐ DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER ☐ COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) ☐ HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING ☐ NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (\$170 HERITAGE ACT) ☐ NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER ☐ INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER ☐ EXISTING HERITAGE STUDY (WRITE NAME BELOW) ☐ REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Built</th> <th style="text-align: center;">Used</th> </tr> </thead> <tbody> <tr> <td>PRE 1800</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1800 - 1826</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1826 - 1850</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1851 - 1876</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1876 - 1900</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1901 - 1926</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1926 - 1950</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1951 - 1976</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>POST 1976</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </tbody> </table>		Built	Used	PRE 1800	☐	☐	1800 - 1826	☐	☐	1826 - 1850	☐	☐	1851 - 1876	☐	☐	1876 - 1900	☒	☒	1901 - 1926	☐	☒	1926 - 1950	☐	☒	1951 - 1976	☐	☒	POST 1976	☐	☒
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HISTORICAL NOTES Hillgrove mines were located in gorge country on land originally devoted to pastoral activities, however in 1877, Havershed Bros and Thomas discovered an antimony lode on the western side of the Baker's Creek Gorge. The rugged terrain, with gorges more than 500m deep, caused costly mining and transport problems throughout the duration of the Hillgrove mines. The Hillgrove Proprietary Mines was formed in 1898. Peak production of the Hillgrove goldfields was in 1896 with 28,501 ounces won. The Hillgrove mines were the first in NSW to be offered the benefits of hydroelectricity with Baker's Creek Mine first in 1895. In 1878 the discovery of an antimony vein, known as the Isabelle lode, was made by Messrs Brackin, Daly and Elliot to the east of Baker's Creek Gorge. A government reward of £500 was claimed in consideration for the discovery of a new payable mineral deposit. Mr. Duncan, an Armidale resident, sent some stone for testing to Victoria in 1881. Results were promising and by the beginning of 1883 the Eleanora was formed into a company of 12,000 shares. The company sank three shafts into the lode and furnaces were erected in 1888 to extract the antimony from the ore. The Eleanora plant was valued at £15,000 and up to 80 men were employed. In 1889 the company built a tramline to the base of the gorge with a steam winding engine used to transport both miners and ore. By 1902 however, the company was in liquidation and until 1914 when the mine was closed, the mine was managed by a succession of owners.																																
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STATEMENT OF SIGNIFICANCE Historically significant at a regional level for its role in the development and expansion of gold mining activities in the New England region in the 19th century and for its association with the generation of hydroelectricity for remote New England mining towns. It is of regional scientific significance for its potential as one of only two of its type remaining, to reveal information which could contribute to an understanding of the difficulties and changes in mining techniques in the late 19th and early 20th centuries.																																
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Heritage Inventory 1997

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

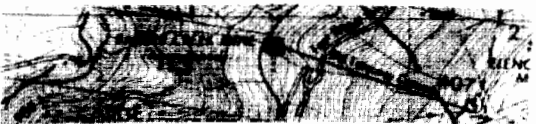
PRESENT NAME <i>Baker's Creek Mine Chimney - Former Baker's Creek Mine</i>		REFERENCE No <i>HILL/R003</i>
PREVIOUS / OTHER NAMES		DATE INSPECTED <i>November 1996</i>
LOCATION <i>Baker's Creek Mine Hillgrove NSW 2350</i>		SITE SKETCH PLAN
LOCAL GOVERNMENT AREA <i>DUMARESQ SHIRE</i>		
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION <i>Crown Land</i> b SITE AREA <i>Not Available</i> c EXISTING ZONING <i>1(a) - General Rural</i>		
PRESENT OWNER		TYPE <i>Private</i>
NAME <i>New England Antimony Mines</i>		
ADDRESS <i>c/- Dumaresq Shire Council PO Box 949 Armidale NSW 2350</i>		
CATEGORY <i>Other Works</i>	SUB CATEGORY <i>Mine Chimney</i>	MAP REFERENCE <i>'56' 393580E, 6616900N AMG Hillgrove 9236-I-N</i>
DATE OF CONSTRUCTION <i>c.1888</i>	BUILDER <i>Baker's Creek Gold Mine Company</i>	
ARCHITECT / DESIGNER <i>Baker's Creek Gold Mine Company</i>		
PHOTOGRAPH 		

HILL/R003	HERITAGE LISTING ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM ☐ REGISTER OF NATIONAL TRUST (NSW) ☐ REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAIA) ☐ DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER ☐ COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) ☐ HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING ☐ NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (S170 HERITAGE ACT) ☐ NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER ☐ INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER ☐ EXISTING HERITAGE STUDY (WRITE NAME BELOW) ☐ REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Built</th> <th style="text-align: center;">Used</th> </tr> </thead> <tbody> <tr><td>PRE 1800</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1800 - 1825</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1826 - 1850</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1851 - 1875</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1876 - 1900</td><td style="text-align: center;">☒</td><td style="text-align: center;">☒</td></tr> <tr><td>1901 - 1925</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>1926 - 1950</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>1951 - 1975</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>POST 1975</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> </tbody> </table>		Built	Used	PRE 1800	☐	☐	1800 - 1825	☐	☐	1826 - 1850	☐	☐	1851 - 1875	☐	☐	1876 - 1900	☒	☒	1901 - 1925	☐	☒	1926 - 1950	☐	☒	1951 - 1975	☐	☒	POST 1975	☐	☒
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STATEMENT OF SIGNIFICANCE Historically significant at a regional level for its importance in the expansion of gold mining operations and for its relative success in comparison to other gold mines in the state. It is of scientific significance regionally for its potential as one of only two of its type remaining, to reveal information which could contribute to an understanding of the difficulties and changes in mining techniques in the late 19th and early 20th centuries.																																
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DUMARESQ SHIRE COUNCIL

Heritage Inventory 1997

BAKER'S CREEK WINDING ENGINE HOUSE - HILLGROVE

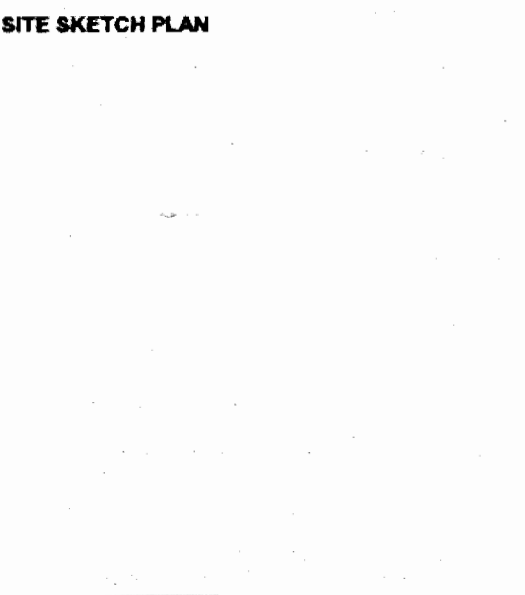
PRESENT NAME <i>Baker's Creek Winding Engine House - Former Baker's Creek Mine</i>		REFERENCE No <i>HILL/R004</i>	
PREVIOUS / OTHER NAMES		DATE INSPECTED <i>November 1996</i>	
LOCATION <i>Baker's Creek Mine Hillgrove NSW 2350</i> LOCAL GOVERNMENT AREA <i>DUMARESQ SHIRE</i>		SITE SKETCH PLAN 	
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION <i>Crown Land</i> b SITE AREA <i>Not Available</i> c EXISTING ZONING <i>1(a) - General Rural</i>			
PRESENT OWNER TYPE <i>Private</i> NAME <i>New England Antimony Mines</i> ADDRESS <i>c/- Dumaresq Shire Council PO Box 949 Armidale NSW 2350</i>			
CATEGORY <i>Building</i> SUB CATEGORY <i>Winding Engine House</i>		MAP REFERENCE <i>'56' 393560E, 6616900N AMG Hillgrove 9238-LN</i>	
DATE OF CONSTRUCTION <i>c.1888</i> BUILDER <i>Baker's Creek Gold Mine Company</i>			
ARCHITECT / DESIGNER <i>Baker's Creek Gold Mine Company</i>			
PHOTOGRAPH			

HILL/R004	HERITAGE LISTING ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM ☐ REGISTER OF NATIONAL TRUST (NSW) ☐ REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAIA) ☐ DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER ☐ COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) ☐ HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING ☐ NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (\$170 HERITAGE ACT) ☐ NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER ☐ INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER ☐ EXISTING HERITAGE STUDY (WRITE NAME BELOW) ☐ REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Built</th> <th style="text-align: center;">Used</th> </tr> </thead> <tbody> <tr><td>PRE 1800</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1800 - 1828</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1828 - 1860</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1861 - 1876</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1876 - 1900</td><td style="text-align: center;">☒</td><td style="text-align: center;">☒</td></tr> <tr><td>1901 - 1926</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>1926 - 1960</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>1961 - 1976</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>POST 1976</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> </tbody> </table>		Built	Used	PRE 1800	☐	☐	1800 - 1828	☐	☐	1828 - 1860	☐	☐	1861 - 1876	☐	☐	1876 - 1900	☒	☒	1901 - 1926	☐	☒	1926 - 1960	☐	☒	1961 - 1976	☐	☒	POST 1976	☐	☒
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DUMARESQ SHIRE COUNCIL

Heritage Inventory 1997

BAKER'S CREEK MINE SURFACE BUILDINGS - HILLGROVE

PRESENT NAME <i>Baker's Creek Mine Surface Buildings - Former Baker's Creek Mine</i>		REFERENCE No <i>HILL/R005</i>	
PREVIOUS / OTHER NAMES		DATE INSPECTED <i>November 1996</i>	
LOCATION <i>Baker's Creek Mine Hillgrove NSW 2350</i> LOCAL GOVERNMENT AREA <i>DUMARESQ SHIRE</i>		SITE SKETCH PLAN 	
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION <i>Crown Land</i> b SITE AREA <i>Not Available</i> c EXISTING ZONING <i>1(a) - General Rural</i>			
PRESENT OWNER TYPE <i>Private</i> NAME <i>New England Antimony Mines</i> ADDRESS <i>c/- Dumaresq Shire Council PO Box 949 Armidale NSW 2350</i>			
CATEGORY <i>Building</i> SUB CATEGORY <i>Mining Buildings</i>		MAP REFERENCE <i>'56' 393560E, 6616900N AMG Hillgrove 9236-LN</i>	
DATE OF CONSTRUCTION <i>c.1888</i> BUILDER <i>Baker's Creek Gold Mine Company</i>			
ARCHITECT / DESIGNER <i>Baker's Creek Gold Mine Company</i>			
PHOTOGRAPH 			

HILL/R005 HERITAGE LISTING ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM ☐ REGISTER OF NATIONAL TRUST (NSW) ☐ REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAIA) ☐ DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER ☐ COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) ☐ HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING ☐ NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (S170 HERITAGE ACT) ☐ NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER ☐ INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER ☐ EXISTING HERITAGE STUDY (WRITE NAME BELOW) ☐ REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 20%; text-align: center;">Built</th> <th style="width: 20%; text-align: center;">Used</th> </tr> </thead> <tbody> <tr><td>PRE 1800</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1800 - 1825</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1826 - 1850</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1851 - 1875</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1876 - 1900</td><td style="text-align: center;">☒</td><td style="text-align: center;">☒</td></tr> <tr><td>1901 - 1925</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>1926 - 1950</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>1951 - 1975</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>POST 1975</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> </tbody> </table>		Built	Used	PRE 1800	☐	☐	1800 - 1825	☐	☐	1826 - 1850	☐	☐	1851 - 1875	☐	☐	1876 - 1900	☒	☒	1901 - 1925	☐	☒	1926 - 1950	☐	☒	1951 - 1975	☐	☒	POST 1975	☐	☒
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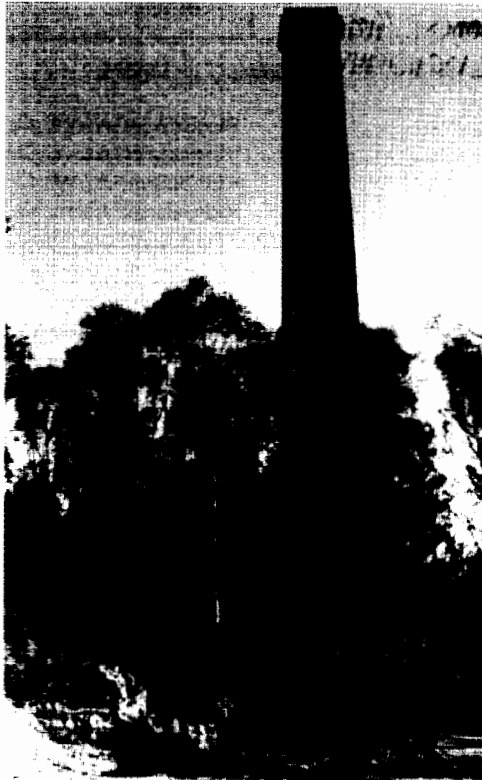
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LEVEL OF SIGNIFICANCE <i>REGIONAL</i>
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DUMARESQ SHIRE COUNCIL

Heritage Inventory 1997

GARIBALDI MINE CHIMNEY - HILLGROVE

PRESENT NAME <i>Garibaldi Mine Chimney</i>		REFERENCE No <i>HILL/R006</i>
PREVIOUS / OTHER NAMES		DATE INSPECTED <i>November 1996</i>
LOCATION <i>Garibaldi Mine Hillgrove NSW 2350</i> LOCAL GOVERNMENT AREA <i>DUMARESQ SHIRE</i>		SITE SKETCH PLAN
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION <i>Crown Land</i> b SITE AREA <i>Not Available</i> c EXISTING ZONING <i>1(a) - General Rural</i>		
PRESENT OWNER TYPE <i>Private</i> NAME <i>New England Antimony Mines</i> ADDRESS <i>c/- Dumaresq Shire Council PO Box 949 Armidale NSW 2350</i>		
CATEGORY <i>Building</i>	SUB CATEGORY <i>Mine Buildings</i>	MAP REFERENCE <i>Not available Hillgrove 9236-I-N</i>
DATE OF CONSTRUCTION <i>c.1885</i>	BUILDER <i>Baker's Creek Gold Mine Company</i>	
ARCHITECT / DESIGNER <i>Baker's Creek Gold Mine Company</i>		
PHOTOGRAPH 		

HILL/006	HERITAGE LISTING ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM ☐ REGISTER OF NATIONAL TRUST (NSW) ☐ REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAIA) ☐ DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER ☐ COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) ☐ HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING ☐ NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (S170 HERITAGE ACT) ☐ NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER ☐ INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER ☐ EXISTING HERITAGE STUDY (WRITE NAME BELOW) ☐ REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Built</th> <th style="text-align: center;">Used</th> </tr> </thead> <tbody> <tr><td>PRE 1800</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1800 - 1825</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1826 - 1850</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1851 - 1875</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1876 - 1900</td><td style="text-align: center;">☒</td><td style="text-align: center;">☒</td></tr> <tr><td>1901 - 1925</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>1926 - 1950</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>1951 - 1975</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>POST 1976</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> </tbody> </table>		Built	Used	PRE 1800	☐	☐	1800 - 1825	☐	☐	1826 - 1850	☐	☐	1851 - 1875	☐	☐	1876 - 1900	☒	☒	1901 - 1925	☐	☒	1926 - 1950	☐	☒	1951 - 1975	☐	☒	POST 1976	☐	☒
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HISTORICAL NOTES Hillgrove mines were located in gorge country on land originally devoted to pastoral activities, however in 1877, Havershed Bros and Thomas discovered an antimony lode on the western side of the Baker's Creek Gorge. The rugged terrain, with gorges more than 500m deep, caused costly mining and transport problems throughout the duration of the Hillgrove mines. The Hillgrove Proprietary Mines was formed in 1898. Peak production of the Hillgrove goldfields was in 1896 with 28,501 ounces won. 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 Garibaldi leases in 1887. The Baker's Creek Mine Company was the premier company of the field, which helped to establish Hillgrove as the third richest goldfield in the state. By 1916 the share holders had sold their interests in the Garibaldi mines to Cameron and Sutherland in 1916. This Melbourne firm overhauled the plant and carried on experimentally until August 1917, when the mine was finally closed for good.																																
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STATEMENT OF SIGNIFICANCE Historically significant at a regional level for its importance in the expansion of gold mining operations and for its relative success in comparison to other gold mines in the state. It is of scientific significance regionally for its potential to reveal information which could contribute to an understanding of the difficulties and changes in mining techniques in the late 19th and early 20th centuries.																																
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DUMARESQ SHIRE COUNCIL

Heritage Inventory 1997

ST JOHNS CHURCH OF ENGLAND - KELLYS PLAINS

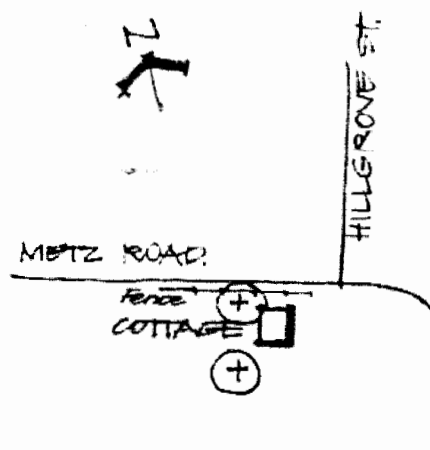
PRESENT NAME <i>St Johns Church of England</i>		REFERENCE No <i>KELL/R001</i>
PREVIOUS / OTHER NAMES		DATE INSPECTED <i>22 August 1996</i>
LOCATION <i>72 Kellys Plains Road Kellys Plains NSW 2350</i> LOCAL GOVERNMENT AREA <i>DUMARESQ SHIRE</i>		SITE SKETCH PLAN
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION <i>Ports 679/681 Parish Armidale</i> b SITE AREA <i>7.122 hectares</i> c EXISTING ZONING <i>5(a) - Special Uses - Church</i>		
PRESENT OWNER <i>Trustees of Diocese of Armidale</i> TYPE <i>Church Property</i> NAME <i>Trustees of Diocese of Armidale</i> ADDRESS <i>c/- St Johns Church of England Kellys Plains NSW 2350</i>		
CATEGORY <i>Building</i> SUB CATEGORY <i>Church</i>		MAP REFERENCE <i>'56' 368520E, 6617380N AMG Armidale 9236-IV-N</i>
DATE OF CONSTRUCTION <i>1923</i>	BUILDER <i>Perrott Family</i>	
ARCHITECT / DESIGNER <i>Unknown</i>		
PHOTOGRAPH 		

KELL/R001	HERITAGE LISTING ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM ☒ REGISTER OF NATIONAL TRUST (NSW) ☐ REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAIA) ☐ DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER ☐ COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) ☐ HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING ☐ NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (S170 HERITAGE ACT) ☐ NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER ☐ INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER ☐ EXISTING HERITAGE STUDY (WRITE NAME BELOW) ☐ REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Built</th> <th style="text-align: center;">Used</th> </tr> </thead> <tbody> <tr> <td>PRE 1800</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1800 - 1825</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1826 - 1850</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1851 - 1875</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1876 - 1900</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1901 - 1925</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1926 - 1950</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1951 - 1975</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>POST 1975</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </tbody> </table>		Built	Used	PRE 1800	☐	☐	1800 - 1825	☐	☐	1826 - 1850	☐	☐	1851 - 1875	☐	☐	1876 - 1900	☐	☐	1901 - 1925	☒	☒	1926 - 1950	☐	☒	1951 - 1975	☐	☒	POST 1975	☐	☒
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HISTORICAL NOTES <i>The church was built by the Perrott family in 1923 in memory of their parents Robert Issell and Fanny Marianne Perrott of Haroldston. The present church replaced a timber church with shingled roof built in 1879 on the adjoining Haroldston property. The stone font was taken from the original church. The window in the eastern wall is by William Morris from Westminster, London. The church is used monthly and for Perrott family occasions. The church is well sited amid towering pine trees and behind it are the unmarked graves of various Perrott family members.</i>																																
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STATEMENT OF SIGNIFICANCE <i>The Church has local historic significance for its association with the eminent Perrott family of Haroldston, and for its role in the growth of the Anglican faith in rural New England. Aesthetically the attractive use of stone in the font is attributable to the availability of re-useable stone from the previous 1879 building, and as such has local significance. The building's local aesthetic significance is also attributable to the unusual finishing of the bell tower, featuring a hipped roof where normal practice was to cap off the bell tower with a flat roof behind a parapet. Socially the building has local significance to descendants of the Perrott Family for its ability to provide records of Perrott family members who have settled in the Dumaresq area. Scientifically it has local significance because of its potential to reveal information about the importance of Anglican worship in the Kellys Plains area from the early part of the 20th century.</i>																																
LEVEL OF SIGNIFICANCE LOCAL																																

DUMARESQ SHIRE COUNCIL

Heritage Inventory 1997

COTTAGE - METZ ROAD - METZ

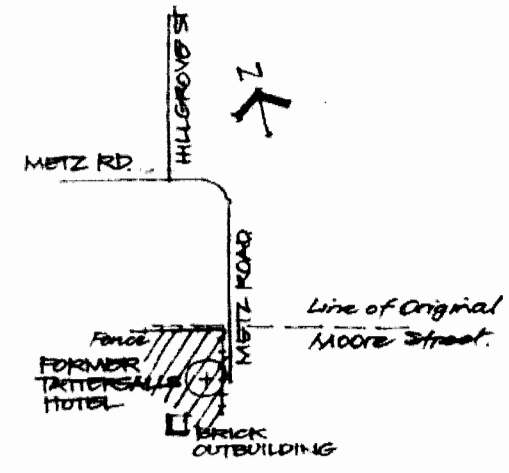
PRESENT NAME <i>Cottage</i>		REFERENCE No <i>METZ/R001</i>
PREVIOUS / OTHER NAMES <i>Possible "Catherine Flynn" or "Elizabeth Howell" cottage on Hogarth's Survey, 1893</i>		DATE INSPECTED <i>22 August 1996</i>
LOCATION <i>Metz Road</i> <i>Metz NSW 2350</i>		SITE SKETCH PLAN 
LOCAL GOVERNMENT AREA <i>DUMARESQ SHIRE</i>		
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION b SITE AREA c EXISTING ZONING <i>1(a) - General Rural</i>		
PRESENT OWNER NAME ADDRESS		TYPE <i>Private</i>
CATEGORY <i>Building</i>	SUB CATEGORY <i>Residence</i>	MAP REFERENCE <i>'56' 391880E, 6616900N AMG</i> <i>Hillgrove 9236-1-N</i>
DATE OF CONSTRUCTION <i>c.1890</i>	BUILDER <i>Unknown</i>	
ARCHITECT / DESIGNER <i>Unknown</i>		
PHOTOGRAPH 		

METZ/R001	HERITAGE LISTING ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM ☐ REGISTER OF NATIONAL TRUST (NSW) ☐ REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAIA) ☐ DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER ☐ COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) ☐ HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING ☐ NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (S170 HERITAGE ACT) ☐ NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER ☐ INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER ☐ EXISTING HERITAGE STUDY (WRITE NAME BELOW) ☐ REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Built</th> <th style="text-align: center;">Used</th> </tr> </thead> <tbody> <tr><td>PRE 1800</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1800 - 1825</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1825 - 1850</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1851 - 1875</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1876 - 1900</td><td style="text-align: center;">☒</td><td style="text-align: center;">☒</td></tr> <tr><td>1901 - 1925</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>1926 - 1950</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>1951 - 1975</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>POST 1975</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> </tbody> </table>		Built	Used	PRE 1800	☐	☐	1800 - 1825	☐	☐	1825 - 1850	☐	☐	1851 - 1875	☐	☐	1876 - 1900	☒	☒	1901 - 1925	☐	☒	1926 - 1950	☐	☒	1951 - 1975	☐	☐	POST 1975	☐	☐
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HISTORICAL NOTES Metz developed as Hillgrove's twin mining town on the western side of Bakers Creek Gorge and experienced similar substantial development during the 1890's. The town grew to reach a population of about 750 in 1898 and services included two hotels, two schools, three churches, several shops and a School of Arts. The years of prosperity were brief in Metz. The reduction of activity at the local Sunlight and West Sunlight mines (where the majority of Metz residents were employed) was reflected by the falling population as early as 1904. The decline continued until the closure of the post office, school and Crough's Hotel in the late 1920's. In 1933 Metz had a population of 16 residents and the town was described as 'a decadent gold mining centre' with 'no prospects of further settlement'. Today this cottage is the last original building in the Metz township site. It is situated diagonally opposite Hillgrove Street on what appears to have once been a very developed street second to the Main Street. Altogether 20 dwellings were erected to the eastern end of Armidale Street (now Metz Road).																																
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STATEMENT OF SIGNIFICANCE This cottage is a rare survivor of the earliest phase of the development of the gold mining town of Metz, most of which has since been lost. As such it has local historic significance. Scientifically the building is also of local significance for its potential to reveal information which could contribute to a greater understanding of the way life was lived in a small gold mining town in New England around the turn of the century and changes in that lifestyle over the succeeding century.																																
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DUMARESQ SHIRE COUNCIL

Heritage Inventory 1997

BRICK OUTBUILDINGS - TATTERSALLS HOTEL - METZ

PRESENT NAME <i>Brick Outbuildings - Tattersalls Hotel</i> PREVIOUS / OTHER NAMES <i>Crough's Tattersalls Hotel</i>		REFERENCE No <i>METZ/R002</i>
LOCATION <i>Metz Road</i> <i>Metz NSW 2350</i> LOCAL GOVERNMENT AREA <i>DUMARESQ SHIRE</i>		DATE INSPECTED <i>22 August 1996</i>
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION b SITE AREA c EXISTING ZONING <i>1(a) - General Rural</i>		SITE SKETCH PLAN 
PRESENT OWNER TYPE <i>Private</i> NAME ADDRESS		
CATEGORY <i>Building</i> SUB CATEGORY <i>Hotel Buildings</i>		
DATE OF CONSTRUCTION <i>1892</i>	BUILDER <i>Harper Bros, Armidale</i>	
ARCHITECT / DESIGNER <i>Unknown</i>		MAP REFERENCE <i>'56' 391920E, 6616740N AMG</i> <i>Hillgrove 9236-1-N</i> 

PHOTOGRAPH

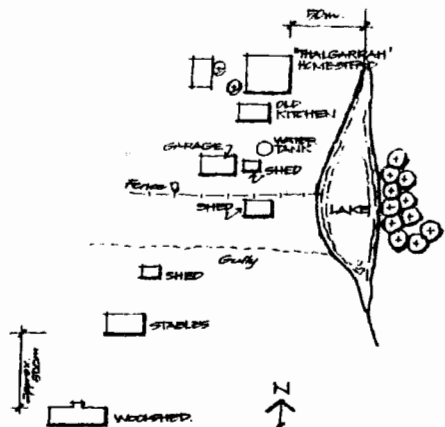
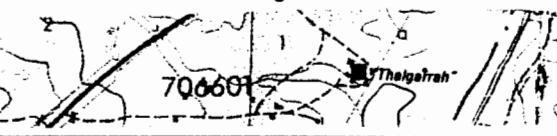


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HISTORICAL NOTES <i>John Crough, landholder at Hillgrove, was granted a conditional licence for the Tattersalls Hotel at Metz in 1892 as the building was nearing completion. This was two years after the opening of the School and four years after the Wesleyans were already relocating their Church, from one site to another within the town and when the town's population was approximately 500. The Hotel was a two-storey building with accommodation at ground and first floor levels. Metz declined from the turn of the century and Tattersall's lost its licence. It was re-licensed in 1917 but Crough died in 1928 and the Hotel closed. By 1933 Metz had only 16 residents.</i>																																
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STATEMENT OF SIGNIFICANCE <i>Little is left of the original structure. Its local historic significance relates to its helping to define a township which rose and declined with the local mining boom of the 19th century. The building remnants have scientific significance locally for their potential to reveal information which could contribute to an understanding of the form and quality of development of a small New England gold mining town of the late 19th and early 20th century.</i>																																
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DUMARESQ SHIRE COUNCIL

Heritage Inventory 1997

"THALGARRAH" - ROCKVALE ROAD - THALGARRAH

PRESENT NAME <i>"Thalgarrah" Homestead</i>		REFERENCE No <i>THAL/R001</i>	
PREVIOUS / OTHER NAMES		DATE INSPECTED <i>January 1997</i>	
LOCATION <i>1602 Rockvale Road Thalgarrah NSW 2350</i>		SITE SKETCH PLAN 	
LOCAL GOVERNMENT AREA <i>DUMARESQ SHIRE</i>			
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION <i>Pt Lot 1 DP 706601 Parish of Donald</i> b SITE AREA <i>78.47 hectares</i> c EXISTING ZONING <i>1(a) - General Rural</i>			
PRESENT OWNER		MAP REFERENCE <i>'56' 386360E, 6630360N AMG Thalgarrah 9237-2-S</i> 	
NAME <i>Suez Holdings</i>			
ADDRESS <i>1602 Rockvale Road Thalgarrah NSW 2350</i>			
TYPE <i>Private</i>			
CATEGORY <i>Building</i>		SUB CATEGORY <i>Residence</i>	
DATE OF CONSTRUCTION <i>c.1879</i>		BUILDER <i>Seabrook and Brown</i>	
ARCHITECT / DESIGNER <i>Unknown</i>			
PHOTOGRAPH 			

THAL/R001	HERITAGE LISTING ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM ☒ REGISTER OF NATIONAL TRUST (NSW) ☐ REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAIA) ☐ DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER ☐ COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) ☐ HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING ☐ NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (S170 HERITAGE ACT) ☐ NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER ☐ INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER ☐ EXISTING HERITAGE STUDY (WRITE NAME BELOW) ☐ REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Built</th> <th style="text-align: center;">Used</th> </tr> </thead> <tbody> <tr><td>PRE 1800</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1800 - 1825</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1826 - 1850</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1851 - 1875</td><td style="text-align: center;">☐</td><td style="text-align: center;">☐</td></tr> <tr><td>1876 - 1900</td><td style="text-align: center;">☒</td><td style="text-align: center;">☒</td></tr> <tr><td>1901 - 1925</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>1926 - 1950</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>1951 - 1975</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> <tr><td>POST 1975</td><td style="text-align: center;">☐</td><td style="text-align: center;">☒</td></tr> </tbody> </table>		Built	Used	PRE 1800	☐	☐	1800 - 1825	☐	☐	1826 - 1850	☐	☐	1851 - 1875	☐	☐	1876 - 1900	☒	☒	1901 - 1925	☐	☒	1926 - 1950	☐	☒	1951 - 1975	☐	☒	POST 1975	☐	☒
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HISTORICAL NOTES When William Dumaresq died in 1868 Tibbister was sold off and by 1885 it was a small property of little over 4,000 acres of freehold and conditionally-purchased lands. At about the same time (1863) Gyra and Gara runs to the east underwent boundary changes and the Gyra run was then subdivided into two new runs called Thalgarrah and North Gyra, in the 1870's, (the latter became known as "Herbert Park" in the mid 1880's). By 1885 the principal improvements on the 7,000 acre Thalgarrah were fencing and some ringbarking. At the time of the death of Henry Bigg, owner, in 1902 the improvements were noted as nine room brick dwelling and timber "spare room" with shingled roof, storm room/coach house/harness room (timber with shingle roof) as well as: timber slab/galvanised iron wash house; similar Meet House; stable and fodder room of timber slab and galvanised iron and shingle roof; 2 machinery sheds; timber slab "Man's Hut"; 3 old slab huts; wool shed, wool room and weather shed, all of slab and iron roof; pine shearers hut, open cart shed and open cow shed, both with iron roofs; and an eight room dwelling called "Swallowfield", with school room as well as 2 men's huts. Builders Seabrook and Brown first built the Anglican Cathedral and then Boolominbah, in Armidale.																																
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STATEMENT OF SIGNIFICANCE Historically the property dates from the breaking up of Dumaresq's pioneering Tibbister property and represents the first change in ownership and pastoral practices since the first settlement of the area. What remains of the property has regional historic significance. The high-level local aesthetic significance relates to the expertise of its execution rather than its design; it was built by Seabrook & Brown. The property has regional social significance for its long association with pioneer Henry Bigg and has local scientific significance (little is left of the original property) for its potential to reveal information about the scale of activity and investment on the property in the latter decades of the 19th century in this outer area of New England settlement.																																
LEVEL OF SIGNIFICANCE REGIONAL																																

Heritage Inventory 1997

"LYDBROOK" - NEW ENGLAND HIGHWAY - PINCH FLAT

PRESENT NAME "Lydbrook"		REFERENCE No TILB/R001
PREVIOUS / OTHER NAMES		DATE INSPECTED 23 August 1996
LOCATION New England Highway Pinch Flat, North of Tilduster NSW 2350 LOCAL GOVERNMENT AREA DUMARESQ SHIRE		SITE SKETCH PLAN
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION Lot 105 DP 755844 Lot 51 DP 706720 Parish Tilduster b SITE AREA 379.1 hectares c EXISTING ZONING 1(a) - General Rural		
PRESENT OWNER TYPE Private NAME B. J. & P. M. Chalmers ADDRESS "Lydbrook" New England Highway Pinch Flat NSW 2350		
CATEGORY Building	SUB CATEGORY Residence	MAP REFERENCE '56' 371400E, 6641120N AMG Black Mountain 9237-3-N
DATE OF CONSTRUCTION c.1870	BUILDER Thomas Williamson	
ARCHITECT / DESIGNER Unknown		
PHOTOGRAPH 		

TLB/R001	HERITAGE LISTING ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED ☐ REGISTER OF THE NATIONAL ESTATE (AHC) - INTERIM ☐ REGISTER OF NATIONAL TRUST (NSW) ☐ REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAIA) ☐ DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER ☐ COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) ☐ HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING ☐ NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (S170 HERITAGE ACT) ☐ NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER ☐ INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER ☐ EXISTING HERITAGE STUDY (WRITE NAME BELOW) ☐ REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Built</th> <th style="text-align: center;">Used</th> </tr> </thead> <tbody> <tr> <td>PRE 1800</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1800 - 1825</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1826 - 1850</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1851 - 1875</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1876 - 1900</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1901 - 1925</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1926 - 1950</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1951 - 1975</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>POST 1975</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </tbody> </table>		Built	Used	PRE 1800	☐	☐	1800 - 1825	☐	☐	1826 - 1850	☐	☐	1851 - 1875	☒	☒	1876 - 1900	☐	☒	1901 - 1925	☐	☒	1926 - 1950	☐	☒	1951 - 1975	☐	☒	POST 1975	☐	☒
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HISTORICAL NOTES In 1835 William Dumaresq, brother-in-law of Governor Darling, established the "Tilbuster Run", which comprised 65,000 acres. "Lydbrook" c.1870, stands on the original William Dumaresq land grant of 65,000 acres, which was sold in 1868 to pay for the generous bequests of Dumaresq's will. The Pinch Flat story shows free selector activity in another corner of old "Tilbuster Run". Thomas Williamson established himself on about 400 acres at the "foot of The Pinch" on either side of the Tilbuster Ponds in about 1855, taking up his first selection in 1869. By 1876, he had erected a substantial complex of buildings. At the time of his death in 1893, Williamson was honoured by Lord Jersey as the only surviving founding member of the mesons in Armidale. John Heagney bought most of the farm at that time and by the time John's wife died in 1939 a weatherboard house of 3 rooms said to have been transported from Hillgrove. This was erected above the old farm buildings, near the main highway. The main residence in the old group consists of 3 distinctive detached huts, two of which are connected. The most northerly of the three appears to be the oldest with evidence of original glass in the nine-paned windows.																																
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STATEMENT OF SIGNIFICANCE Historically significant at a regional level for its association with a major early land grant in New England and for the growth of sheep farming in the area. It has local scientific significance for its potential to reveal information about the growth of sheep farming properties in the New England region.																																
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DUMARESQ SHIRE COUNCIL

Heritage Inventory 1997

"TILBUSTER" HOMESTEAD - NEW ENGLAND HIGHWAY - TILBUSTER

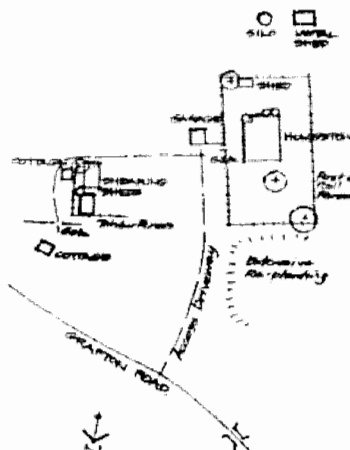
PRESENT NAME <i>"Tilbuster" Homestead</i>		REFERENCE No <i>TILB/R002</i>
PREVIOUS / OTHER NAMES		DATE INSPECTED <i>23 August 1996</i>
LOCATION <i>New England Highway Tilbuster NSW 2350</i>		SITE SKETCH PLAN
LOCAL GOVERNMENT AREA <i>DUMARESQ SHIRE</i>		
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION b SITE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

TILB/R002	HERITAGE LISTING ☐ REGISTER OF THE NATIONAL ESTATE (AMC) - REGISTERED ☐ REGISTER OF THE NATIONAL ESTATE (AMC) - INTERIM ☐ REGISTER OF NATIONAL TRUST (NSW) ☐ REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE (RAIA) ☐ DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONSERVATION REGISTER ☐ COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) ☐ HERITAGE COUNCIL - NSW DEPARTMENT OF URBAN AFFAIRS AND PLANNING ☐ NSW GOVERNMENT DEPARTMENT HERITAGE REGISTER (S170 HERITAGE ACT) ☐ NATIONAL PARKS AND WILDLIFE SERVICE (NSW) REGISTER ☐ INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER ☐ EXISTING HERITAGE STUDY (WRITE NAME BELOW) ☐ REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE ☐ OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Built</th> <th style="text-align: center;">Used</th> </tr> </thead> <tbody> <tr> <td>PRE 1800</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1800 - 1825</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1826 - 1850</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1851 - 1875</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1876 - 1900</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> <tr> <td>1901 - 1925</td> <td style="text-align: center;">☒</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1926 - 1950</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>1951 - 1975</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> <tr> <td>POST 1975</td> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </tbody> </table>		Built	Used	PRE 1800	☐	☐	1800 - 1825	☐	☐	1826 - 1850	☐	☐	1851 - 1875	☐	☐	1876 - 1900	☐	☐	1901 - 1925	☒	☒	1926 - 1950	☐	☒	1951 - 1975	☐	☒	POST 1975	☐	☒
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HISTORICAL NOTES <i>In 1835 William Dumaresq, brother-in-law of Governor Darling, established the "Tilbuster" (at first known as "Reelwa") property which comprised 65,000 acres. He also established the Saumarez Station at the same time. Dumaresq had become commissioner for the Australian Agricultural Company in 1834, but died in 1838 and never actually resided at "Tilbuster". This also applied to his brother, John, who controlled the Dumaresq family's New England properties until his death in 1863. John's son William took over but died in 1880 and as a result, all of the Dumaresq properties had been sold by 1882.</i>																																
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STATEMENT OF SIGNIFICANCE <i>The current buildings bear no relationship with the original Tilbuster property other than marking the area initially selected by Henry Dumaresq. However, for this alone they must have at least high-level local historic significance. The property remains that most closely identified with original settlement of the area by the pioneering Dumaresq family and as such has local social significance.</i>																																
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DUMARESQ SHIRE COUNCIL

Heritage Inventory 1997

"ST HELENA" HOMESTEAD - GRAFTON ROAD - WOLLOMOMBI

PRESENT NAME <i>"St Helena" Homestead</i>		REFERENCE No <i>WOLL/R001</i>	
PREVIOUS / OTHER NAMES <i>Original Hillgrove Hospital</i>		DATE INSPECTED <i>23 August 1996</i>	
LOCATION <i>3138 Grafton Road Wollomombi NSW 2350</i> LOCAL GOVERNMENT AREA <i>DUMARESQ SHIRE</i>		SITE SKETCH PLAN 	
PROPERTY DETAILS a REAL PROPERTY DESCRIPTION <i>Parts 9/10 12/18 26 32 42 53 57/58 73 75 76 96 Parish Hargrave</i> b SITE AREA <i>1177 hectares</i> c EXISTING ZONING <i>1(a) - General Rural</i>			
PRESENT OWNER TYPE <i>Private</i> NAME <i>BEFERE Pty Ltd</i> ADDRESS <i>c/- "St Helena" 3138 Grafton Road Wollomombi NSW 2350</i>			
CATEGORY <i>Building</i> SUB CATEGORY <i>Residence</i>		MAP REFERENCE <i>'56' 401120E, 6622480N AMG Hillgrove 9236-I-N</i> 	
DATE OF CONSTRUCTION <i>c.1890's - 1920</i>	BUILDER <i>Unknown</i>		
ARCHITECT / DESIGNER <i>Unknown</i>			
PHOTOGRAPH 			

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HISTORICAL NOTES <i>George Smith's discovery of the Big Reef at the foot of the Baker's Creek Gorge in March 1887 brought about the development of Hillgrove as a major mining town. Hillgrove was originally known as Eleanora, reputedly named in honour of the Manager's wife of the nearby Eleanora antimony mine. In the town's heyday, the population was in excess of 3000 people and all the amenities of a thriving mining town were to be found. The town of Hillgrove developed very rapidly in 1889 and was proclaimed a borough in September 1899. The decline in the fortunes of the Hillgrove mines early this century was reflected in the town. The peak population dwindled to 530 when the Baker's Creek mine closed in 1921. Today there are only a few dozen residents in Hillgrove. This residence was the former Hillgrove Hospital and was relocated to its present site in Wollomombi in c.1920, when it appears to have been extended to provide the formal entrance.</i>																																
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STATEMENT OF SIGNIFICANCE <i>Historically the building has high-level regional significance for its direct links with the rise and fall of Hillgrove and with the establishment of hospital services in the Dumaresq area in the late 19th century. Aesthetically the building (and its out-buildings) have local rarity and significance for combining late Victorian and late Federation form and detailing. The homestead has regional scientific significance for its potential to reveal information which could contribute to an understanding of the scale of demand for medical services in the area's major 19th century mining town and the form of major rural hospitals for that period.</i>																																
LEVEL OF SIGNIFICANCE REGIONAL																																

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 Sschaefter'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 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

- * 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 items) 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.

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 for items 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 any 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):

- I) 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.*

- v) 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:

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 archaeologically-sensitive 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 particular type, 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 apparently significant 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 any 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.

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 any 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

- 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.