

Appendix J

Conservation Management Plan prepared by Weir Phillips Heritage and Planning

CONSERVATION MANAGEMENT PLAN



Dunmore House & Ashwood House
Dunmore Street and Pendle Way, Pendle Hill

September 2019 | J3057

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Cover Image: Dunmore House, viewed from the northwest.
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EXECUTIVE SUMMARY

This Conservation Management Plan (CMP) has been prepared at the request of Fresh Hope Care (formerly the Churches of Christ) to provide an update of the 2014 CMP prepared by Integrated Design Associates (hereafter the 'IDA CMP'), to assist in assessing the development potential of the site.

This CMP focuses on the heritage items of Dunmore House and Ashwood House, however, it also considers the broader site in which they are located, as presently owned by Fresh Hope Care. While it is acknowledged that the owners are considering the purchase of three additional lots adjacent to their existing properties, these remain in private ownership, and are as such excluded from the present study (refer Section 1.4, Identifying the Subject Site).

The land held by the Churches of Christ Property Trust and managed by Fresh Hope Care comprises eight lots, two of which contain individually listed items of local heritage significance, being Dunmore House and Ashwood House. These two buildings, along with the open land between Dunmore House and Dunmore Street, the entrance drives, and mature trees, comprise the principal elements of heritage significance on the site.

Dunmore House is a large Victorian Italianate residence built in 1885 by Sir William McMillan, Treasurer to Henry Parkes and an important figure in the Federation of Australia. The house was also inhabited by Edward Pearce (former Mayor of Parramatta, 1900-1904) and George A. Bond (founder of Bonds clothing brand), prior to its use as an boys' home and orphanage (1934-1980), and from that time, as an aged care facility.

Ashwood House, built 1938, is a large interwar Georgian Free Classical building. Constructed as an aged care residence, which remains its current use. The building has a partly modified front elevation. A substantial building was constructed c.1990 alongside its rear extension.

Dunmore House was subject to an Interim Conservation Order (ICO) in 1986 and was listed in 1991; both properties remain listed today as individual items of local heritage significance under Schedule 5 of the *Holroyd Local Environmental Plan* (LEP) 2013.

The initial curtilage defined by the ICO applied only to Dunmore House and its relationship with Dunmore Street, and this was reduced in the 1991 listing. The IDA CMP proposed an additional area behind Dunmore House as part of its curtilage. The IDA CMP did not establish a curtilage for Ashwood House.

This CMP supports a curtilage that incorporates both Dunmore House and Ashwood House within a single, larger area, in order to better preserve the fundamental relationships between the items, their landscaped setting, and the public domain. The suggested curtilage also provides a buffer area to the sides and rear of both heritage items, while clarifying viable development areas.

The assessment procedure contained within the CMP complies with the NSW Heritage Manual update Assessing Heritage Significance (2001), as issued by the NSW Heritage Office, now Branch. The guiding principles are provided by the ICOMOS Australia in the Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance (2013 update). Interpretation of the Burra Charter has been made with reference to the original companion

document, The Illustrated Burra Charter: making good decisions about the care of important places (1992) and the more recent series of Practice Notes (2013).

This document seeks to explain both the heritage significance of the place and the principles that should be followed in order to retain and/or reveal its heritage values.

This has been achieved by:

- Undertaking site inspections to gauge the extent of change;
- Identifying the cultural heritage resources of the site, using the above-mentioned guidance tools;
- Assessing the significance of those resources, against the updated heritage manual;
- Reassessing the comparative analysis, taking into consideration the changes to the other late reservoirs;
- Determining opportunities and constraints that apply to their management;
- Developing policies for conservation, interpretation, management and use of the place; and
- Providing an understanding of the conservation planning process among the site's stakeholders.

After undertaking the aforementioned methodology, updating consideration of significance of individual elements and the assessment of the building's significance, a Statement of Significance was prepared (refer to Section 5.8 this report).

In summary, this report finds that:

- Dunmore House is able to demonstrate historic, associated, aesthetic, research, rare and representative heritage significance at a local level.
- Ashwood House is able to demonstrate historic, associated, aesthetic, research, rare and representative heritage significance at a local level.
- The site is also capable of future development subject to a planning proposal, guided by the policies in this CMP and a heritage impact statement to assess the impact of any specific development proposal.

Section 7 of this CMP contains the Conservation Policies for the site. These recommendations are essential to the ongoing preservation of the site's heritage significance, as an important heritage asset for Cumberland Council.

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1 INTRODUCTION

1.1 Preamble

This Conservation Management Plan (CMP) for has been prepared at the request of Fresh Hope Care to provide an update of the 2014 CMP prepared by Integrated Design Associates.

Section 1.0 of this CMP locates the site, outlines the objectives of this CMP and establishes the general philosophy behind the approach to analysis adopted.

1.2 Key Elements

1.2.1 Dunmore House

Dunmore House is the oldest remaining house in the Pendle Hill district, dating back to the initial subdivision of the Wentworth Estate to provide gentlemen's residences in 1880-1885.

A highly intact Victorian Italianate residence, the house and property have historical significance through their association with Sir William McMillan, Treasurer to Henry Parkes and an important figure in the Federation of Australia; to George Bond, founder of the Bonds clothing empire; and to Edward Pearce, Mayor of Parramatta, all of whom used the site as a residence (1885-1934); and as an boys' home and orphanage (1934-1980), under the Churches of Christ in NSW, who remain the current owner.

The site is listed as an individual item of local heritage significance in the Holroyd Local Environmental Plan (Holroyd LEP) 2013 (Schedule 5 Part 1, noted as 'Dunmore, Victorian Italianate residence and garden setting', Item No. 94).

The house is a rare local example of a highly intact 1880s Victorian Italianate country villa, designed and sited in response to its context. While its original architect was unknown, the house was designed to Sir William McMillan's instructions.

Set on a rise overlooking Parramatta, the open landscaping and mature trees around Dunmore House formed, and remain, a key part of its setting. Over time, however, this setting has been eroded by successive subdivisions and adjacent development, compromising an understanding of the extent of the original grounds and the importance of the house in relation to its surroundings. That said, historic features remain, notably the zig-zagged driveway, mature trees, open grounds, and an adjacent cottage.

Given the highly intact state of Dunmore House, its nature as a representative example of a Victorian Italianate house, its preserved setting and its social significance, the house and its grounds adequately meets criteria for listing as an item of local heritage significance.

1.2.2 Ashwood House

Ashwood House is a large interwar Georgian Free Classical building. Completed in 1938 on two acres subdivided from the land of Dunmore House, the home was constructed as a residence for aged women, a function which continues today with the inclusion of men.

Located in the middle of its lot, the residence was connected to Dunmore Street by a semi-circular driveway, which has been retained and is generally intact and includes open front lawns and low plantings.

The construction of a substantial building (c.1990) connecting to its rear elevation, an access road cutting across its rear boundary, and substantial developments to the south and west, have considerably changed the setting, views and appreciation of the site in its original context.

While its setting has been compromised, the residence evidences the development of the broader site as an important local centre for community welfare facilitated by a Christian charity, which continues to this day. It meets the threshold for listing as an item of local heritage significance.

1.3 Brief and Objectives

The brief requested the review of the existing 2014 CMP (Integrated Design Associates) to assess its ongoing applicability, and to ensure adequate consideration is given to Cole House as part of the overall site. This revised and updated CMP has been undertaken in accordance with the NSW Heritage Division guidelines, and best practice recommendations, including the need to review CMPs every 5 to 10 years.

Current best practice requires that a CMP be prepared prior to the making of management decisions about heritage places. This document explains both the heritage significance of the place and the principles that should be followed in order to retain and/or reveal its heritage values. This is achieved by:

- Identifying the cultural heritage resources of the site;
- Assessing the significance of those resources;
- Determining opportunities and constraints that apply to their management;
- Developing policies for conservation, interpretation, management and use of the place; and
- Providing an understanding of the conservation planning process among the site's stakeholders.

Sensitivity to heritage value(s) requires an understanding of what makes a place significant. An assessment of heritage significance clarifies heritage value(s) and forms the basis of decisions about the future of that place. Once heritage values are understood then future directions can be determined to ensure a place's continuing viability as a heritage asset.

1.4 Identifying the Subject Site

The site is located at the corner of Pendle Way and Dunmore Street, Pendle Hill, within the Cumberland Council Local Government Area. The site principally addresses Dunmore Street, and has two shorter frontages to Pendle Way. The principal planning control for the site is the *Holroyd Local Environmental Plan 2013* (Holroyd LEP 2013).

The Churches of Christ Property Trust holds the following eight land titles:

- Lot 2 DP 554208
- Lot 3 DP 554208
- Lot A DP 335578
- Lot 472 DP 1204429
- Lot 1 DP 24728
- Lot 10 DP 24728
- Lot 11 DP 24728
- Lot 12 DP 24728

Figure 1 shows the location of the site within the wider area. Figure 2 identifies the boundaries of the subject site.



Figure 1: Site context

The site, at centre left, is highlighted with a blue boundary. The broader area presents a low-density suburban context, this increases to some medium density around the station. The subject site is framed by the main western railway line to the north with Pendle Hill visible directly above the site, the Great Western highway to the south; and Pendle and Coopers Creeks to the west and east. Adjacent to the site, to the east, is the former Pacific Fabrics (previously Bonds) factory.

SIX Maps, annotations by Weir Phillips Heritage and Planning, 2019.



Figure 2: Site boundary and items

Ashwood House is highlighted to the north (with its later extension also outlined), and Dunmore House highlighted to the south. Fresh Hope Care is seeking to obtain ownership of the three lots along Pendle Way that remain in private ownership.

SIX Maps, annotations by Weir Phillips Heritage and Planning, 2019.

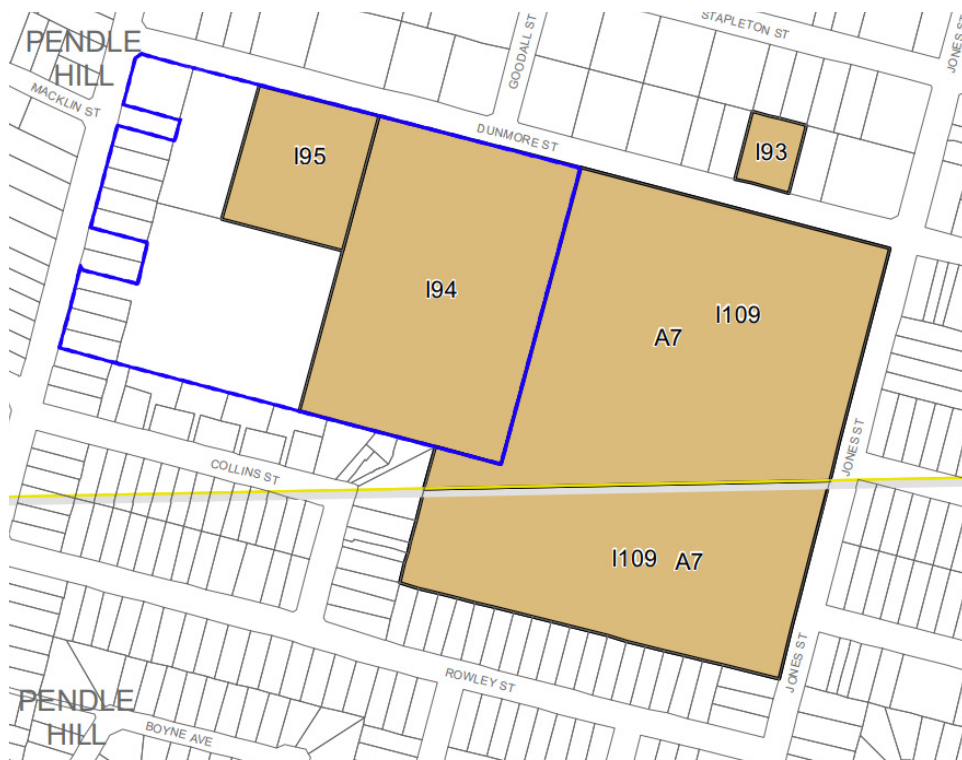


Figure 3: Heritage Maps 004 and 005, Holroyd LEP 2013, detail.

The site is outlined in blue. Heritage Items are coloured brown and numbered.

Holroyd LEP 2013, annotations by Weir Phillips Heritage and Planning, 2019.

1.5 Site Identification Summary

Address	Various, Dunmore Street and Pendle Way, Pendle Hill
Owner	Churches of Christ Property Trust (managed by Fresh Hope Care)
Local Government Area	Cumberland Council
Land Use Zoning	R2 Low Density Residential R3 Medium Density Residential R4 High Density Residential
Principal Planning Control	<i>Holroyd Local Environmental Plan 2013</i> (Holroyd LEP 2013)
Original Grants	1819: Two grants totalling 2,200 acres to D'Arcy Wentworth
Built Elements	Ashwood Residential Care Service, fronting Dunmore Street to the northwest of Dunmore House, provides outreach and home-based care, and a nursing home. Pendle Hill Retirement Village accessed from Dunmore Street, occupying the land behind Ashwood House. Pendle Hill Crisis Care Centre Hostel off Dunmore Street to the north of Dunmore House.
Heritage Status (Statutory)	The site comprises five lots, of which two have statutory listings applied under the Holroyd LEP 2013 (Schedule 5): <i>Listing no. 195:</i> "Ashwood House", Inter-war Georgian Revival residence 268–280 Dunmore Street, Lot A, DP 335578 <i>Listing no. 194:</i> "Dunmore House", Victorian Italianate residence and garden setting, 222–266 Dunmore Street, Lot 3, DP 554208
Adjacent Heritage Items	Holroyd LEP 2013 (Schedule 5): <i>Listing no. 1109:</i> Bonds administrative building, storage building, cutting room and cotton bale stores, 190–220 Dunmore Street, Lot 1, DP 735207 <i>Listing no. 193:</i> Former Bonds Bobbin Mill façade 211–215 Dunmore Street, Lot 65, DP 881163 <i>Listing no. 196:</i> Pendle Hill Railway Station, Pendle Way
Adjacent Archaeological Items	Holroyd LEP 2013 (Schedule 5): <i>Listing no. A7:</i> Bonds site 190–220 Dunmore Street, Lot 1, DP 735207

1.6 Methodology

1.6.1 What is Heritage and What Are Heritage Places?

Heritage has been defined as ‘the things we want to keep.’¹

Heritage places (landscapes, sites, buildings, structures, items etc) have particular values that distinguish them from other places and/or their surroundings. There are a wide variety of reasons for which places are listed on heritage registers. A place could be associated with a significant phase(s) of history, with people or events of great importance, or could be part of an important historical pattern. A place could be aesthetically pleasing or constructed with an unusual degree of technical skill; it could be of great social significance to an identifiable group of people. A place could be rare and/or endangered, or a representative example of a valuable group of places.² In short, heritage places may vary greatly in character, but have in common the ability to:

‘...show how Australians have responded physically, emotionally, socially and architecturally to the environment and how places have been variously occupied, used, ignored, refined, degraded or associated with Australian society over time.’³

Heritage places are generally places in which relationships between various elements have created a ‘sense of place’ that is considered to be worth preserving.

The identification of a place as a heritage item does not mean that all elements within it are of equal heritage value. The fact that some elements have little or no heritage value, however, does not diminish the value of the place as a whole.

The declaration of a place as a heritage item does not preclude change. What it *does* entail is the creation of guidelines to ensure that the place is managed with regard to heritage values, and that new elements are sensitively designed and located in a manner that add to the character of a place as a positive influence.

Changes to heritage places should be based on an understanding and an appreciation of the qualities and characteristics that make the area special. Managing change in a way that respects these qualities and characteristics protects, and can even enhance, a sense of place.

¹ Graeme Davison, ‘The meanings of ‘heritage’, in Graeme Davison and Chris McConville (eds.), *A Heritage Handbook*, NSW, Allen and Unwin, 1991, p.4.

² NSW Heritage Office and DUAP, ‘Altering Heritage Assets’, *The NSW Heritage Manual*, Sydney, NSW Heritage Office and DUAP, 1996, pp.1-2.

³ NSW Heritage Office and DUAP, *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas*, NSW, NSW Heritage Office and DUAP, p.3.

1.6.2 Conservation Guides

The assessment procedure contained within this CMP update complies with the *NSW Heritage Manual* update *Assessing Heritage Significance (2001)*, as issued by the NSW Heritage Office (now NSW Office of Environment & Heritage).

The guiding principles are provided by the ICOMOS Australia in *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance (2013 update)*. Interpretation of the Burra Charter has been made with reference to the original companion document, *The Illustrated Burra Charter: making good decisions about the care of important places (1992)* and the more recent series of Practice Notes (2013).

1.6.3 Assessment Philosophy

The significance of a place can be investigated using a variety of methods. The assessment of significance contained within this CMP considers the Pendle Hill site as part of the cultural landscape of Pendle Hill and the surrounding area. Examining the historical evolution of a place within its various contexts highlights the interrelated evolution of people and their environment. Cultural significance ultimately lies within this synthesis:

‘Cultural landscapes are an important part of our heritage. They can present a cumulative record of human activity and land use in the landscape, and as such can offer insights into the values, ideals and philosophies of the communities forming them, and of their relationship to a place. The study of cultural landscapes can suggest the feelings of the community towards its environment, and indicate the social networks developed by the community. Cultural landscapes have a strong role to play in providing the distinguishing character of a locale, a character that might have varying degrees of aesthetic quality, but, regardless, is considered to be important in establishing the communities’ sense of place.’⁴

Approaching a place as a cultural landscape recognises that it is not static, but is engaged in a process of constant evolution and change. Cultural landscapes have layers of history and meaning. Significance may be found in tangible and intangible elements, in physical remnants, as well as memories, traditions and events:

‘The reasons why places look and feel the way they do, why they become what they are, are many and complex. There is no one-to-one correspondence between any one variable and its physical expression. Yet by looking at some of the attitudes and forces, insights are gained which help clarify the processes, explain the scene, suggest areas of concern, reasons for problems- and even suggest how changes can best be effected....’⁵

⁴ Michael Pearson and Sharon Sullivan, *Looking After Heritage Places*, Melbourne, Melbourne University Press, 1995, p.32.

⁵ A. Rapoport, ‘The Emergence of the Present Environment’ (editorial note), in A. Rapoport (ed.), *Australia as a Human Setting*, Sydney, Angus and Robertson, 1972, p.75.

The above approach to assessing heritage significance helps to identify the often intricate relationship that exists between the character of a place and its heritage significance.

1.7 Physical Evidence

Site visits were conducted in 2018 and 2019. Unless otherwise stated, the photographs contained in this statement were taken on these occasions.

1.8 Authorship and Acknowledgements

This CMP has been prepared by:

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The historical information and assessments of significance contained in this CMP partly relies on existing studies (refer to Section 1.9 below). Acknowledgment of the authors of these studies is duly given.

1.9 Documentary Evidence

The following documents, plans and publications have been used for the preparation of this CMP:

- Apperly, Richard et al, *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, HarperCollins, 1994
- Attenbrow V., 2002, *Sydney's Aboriginal Past: investigating the archaeological and historical records*, NSW, University of New South Wales Press Ltd
- Australia ICOMOS, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, Australia ICOMOS Inc, 2000
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1.10 Terms and Abbreviations

The main terms and abbreviations used in this CMP are summarised in the table below.

Abbreviation	Definition
BCA	Building Code of Australia
CMP	Conservation Management Plan
CP	Conservation Plan
Council	Cumberland Council (unless otherwise stated)
DCP	Development Control Plan.
EP&A Act	Environmental Planning & Assessment Act 1979 (2019)
Fabric	The physical evidence of a 'place' (<i>Burra Charter</i> , 2013)
ICOMOS	International Council on Monuments and Sites
ICO	Interim Conservation Order
IDA CMP	CMP prepared by Integrated Design Associates (2014)
LEP	Local Environmental Plan
'May'	Implies a suggestion for optimal compliance
NSW LPI	New South Wales Land and Property Information
SHI	State Heritage Inventory
SHR	State Heritage Register
'Should'	Implies mandatory requirement for compliance
WPHP	Weir Phillips Heritage and Planning

1.11 Limitations

While the history and assessment contained in this CMP are comprehensive, it is possible that further information will come to light. Indeed, this CMP provides a policy for the encouragement of further research.

An assessment of indigenous (pre-settlement) archaeological potential and significance was not provided for as part of this project.

2 HERITAGE MANAGEMENT FRAMEWORK

This section outlines the statutory requirements applicable to the site as a result of its heritage listings.

2.1 Statutory Listings for the Site

The site comprises eight lots, as described in Section 1.4 below. Two of these lots have statutory listings applied under Schedule 5 of the Holroyd LEP 2013, being:

- Lot A, DP335578:
“Ashwood House”, Inter-war Georgian Revival residence 268–280 Dunmore Street (listing no. I95)
- Lot 3, DP 554208:
“Dunmore”, Victorian Italianate residence and garden setting, 222–266 Dunmore Street (listing no. I944)

No conservation areas apply to the site.

No part of the site is listed under the State Heritage Register nor any s170 register.

2.2 Relevant Heritage Legislation

In NSW, heritage listings give rise to statutory requirements to consider the heritage impact of any proposed works onto a heritage item.

2.2.1 NSW Heritage Act, 1977

The *NSW Heritage Act, 1977* establishes statutory obligations for the conservation of items of heritage significance in NSW. Places, buildings, works, relics, movable objects or precincts considered to be of significance for the whole of NSW are listed on the State Heritage Register (SHR). The SHR is administered by the Heritage Division of the Office of Environment and Heritage (OEH) and includes a diverse range of over 1500 items. Any alterations to these assets are governed by heritage guidelines and works cannot be carried out without approval from the Heritage Council of NSW.

Additionally, there is a requirement for any state agency to maintain a register of their heritage assets listed under Section 170 of the NSW Heritage Act, 1977. Requirements for the conservation and maintenance of these assets are provided in the State Agency Heritage Guide: Management of Heritage Assets by NSW Government Agencies, endorsed by the Heritage Council of NSW (2005). The guide prescribes that “heritage assets, and their importance, should always be considered by agencies as an integrated part of their asset management” and that “alterations should be planned and executed to minimise negative impacts on heritage significance and appropriate mitigating measures should be identified.”

2.2.2 Local Environmental Plans

In NSW, the *Environmental Planning and Assessment Act, 1979* (EP&A Act) sets out statutory obligations for local governments to take into consideration the impacts to the environment and the community of any proposed development or land-use change. Under the EP&A Act, local government must prepare and implement a Local Environmental Plan (LEP) to regulate

development within their respective Local Government Area (LGA). Clause 5.10 of the Holroyd LEP 2013 generally prescribes the statutory requirements related to heritage conservation.

The Holroyd LEP 2013 prescribes the following statutory requirement in relation to heritage conservation:

(5) Heritage assessment

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

- (a) on land on which a heritage item is located, or*
- (b) on land that is within a heritage conservation area, or*
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b)*

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

3 SITE HISTORY

A detailed and thorough analysis of the site was undertaken by Integrated Design Services as part of a CMP completed in 2014.

This history has been revised and forms the background of the history set out below. The brief did not include an assessment of the Aboriginal history of the site. The following provides a brief history drawn from secondary sources.

3.1 Original occupation

The date of the first human occupation of the greater Sydney region is not known. The devastating impact that the European colonists had on the Aboriginal people they dispossessed has resulted in the loss of any in-depth knowledge of these people. The amount and nature of archaeological materials that have survived depends on the condition of individual sites. Archaeological evidence suggests human occupation of the Sydney region at around 15,000 years ago. In other areas of Australia, however, there is evidence for human occupation 30,000 to 40,000 years ago. There is thus the possibility that some of the practices suggested by historic documents and objects found in the Sydney region may possess histories that extend back further than the available archaeological evidence would suggest.⁶

At the time of the arrival of the First Fleet in 1788, the wider Sydney region was comparatively sparsely settled. Recent research indicates that the total population around Sydney was between 2,000 and 3,000 people, and, in the greater Sydney region, including the Blue Mountains, between 5,000 and 8,000 people. Although such estimates can be made based on archaeological evidence, the true size of the population will never be known.

Members of Captain James Cook's 1770 journey of exploration provide the earliest known written descriptions of Sydney's original inhabitants. The first European colonists, however, recorded few details about the kinship structures of the Aboriginal people. The immediate and decided impact that the Europeans had on Sydney's original population, as outlined below, create difficulties in the use of the records that they did produce. Recent research suggests the existence of networks of bands, as opposed to the tribal structures implied by colonial records. These bands were themselves subgroups of much larger groups bound by complex rights of language, marriage and ceremony. What were once defined as 'tribal areas' are thus more accurately described as localities where different languages were spoken.⁷

Three major language groups were thought to have occupied the Sydney region at the end of the eighteenth century; Dharug was the most dominant language over much of the Cumberland Plain. Archaeological evidence suggests that patterns of life in the Sydney region changed little in the period before 1788. Bands moved within their territory at the

⁶ Attenbrow, V., *Sydney Aboriginal Past: investigating the archaeological and historical records*, NSW, University of New South Wales Press Ltd, 2002, pp.3-4.

⁷ Turbet, P., *The Aborigines of the Sydney District Before 1788*, NSW, Kangaroo Press, 2001, p.18.

prompting of seasons and with the availability of food. A coastal diet of fish and shellfish was supplemented by terrestrial food sources, such as edible tubers, figs and apple berries. A wide variety of materials were used in the production of tools and artefacts.

The Aboriginal people within reach of Port Jackson and Botany Bay absorbed the full impact of the European invasion. With no resistance to European diseases, the Eora were decimated by an outbreak of small pox in 1789-90. Traditional lifestyle was further disrupted by the loss of lands and exposure to new technologies. Conflict followed from the meeting of two fundamentally different cultures. Within two and a half years of the arrival of the First Fleet, the patterns of life, which had been followed for thousands of years, were no longer possible. Within forty years, the pre-colonial way of life had all but disappeared from the Sydney region.⁸

Nineteenth century references provide us with only fragmentary accounts of the Aboriginal people who continued to inhabit the Sydney region. The intensive development in the district has destroyed much of the evidence of Aboriginal occupation. Despite the destructive impact of first contact, as the town of Sydney developed into a city, the Gadigal were joined by other Aboriginal people from around NSW to live and work in Sydney.⁹

3.2 Early development and D'Arcy Wentworth's Grant ¹⁰

A settlement was established at Rose Hill by Governor Arthur Phillip, who explored the area in 1788. The land was chosen for its location at the head of the Parramatta River, and with rich alluvial soils it provided far more productive than the sandy substrate of Sydney Cove.

Governor Phillip set up the area as a farm settlement to feed the military and expanding Sydney colony. From the outset, Parramatta proved a successful farming area, and pastoralists such as James Ruse and John Macarthur established viable, if not profitable, farm enterprises; Macarthur indeed pioneered the Australian wool industry at Elizabeth farm in the late 18th century.

In 1810, Governor Macquarie significantly altered the layout of Parramatta, with new town planning and infrastructure developments for the town, much of which remains evident today.

The construction of Government House in 'The Domain' (now Parramatta Park) was the first public building to be constructed in Australia. The first central block of the house was constructed in 1799, and extended in 1815 to a Palladian-inspired design by Lieutenant John Watts under the command of Governor Macquarie. Government House served as the governor's country residence, and following its construction, Parramatta continued to grow

⁸ Turbet, P., *op. cit.*, 2001, p.24.

⁹ <http://www.cityofsydney.nsw.gov.au/learn/sydneys-history/aboriginal-history>

¹⁰ Section 3.2 has been drawn from Integrated Design Associates *Conservation Management Plan for Dunmore House*, 2014, p.10.

extensively as a secondary centre for the colony.

As the colony grew, increasing numbers of free settlers from England were attracted to New South Wales, and the settlement at Sydney Cove expanded, particularly encouraged by the granting of title to large areas of land to encourage industry.

3.3 D'Arcy Wentworth

D'Arcy Wentworth, born around 1762 in Ireland, was the first generation of a large, influential and well-connected Anglo-Irish family to come to Australia (1790). After a brief period in the navy, D'Arcy Wentworth trained as a medical practitioner with Dr. Alexander Potter. After being tried and acquitted of highway robbery when he had fallen on hard times, he took free passage to Australia in 1790.

Benefiting from influential connections and natural charisma, Wentworth rose rapidly; first as assistant surgeon, then superintendent of convicts at Norfolk Island, before taking charge of the newly reformed colonial police in 1810, and thence as chief police magistrate.

D'Arcy Wentworth was instrumental in setting up the Bank of New South Wales in 1816, and served as a founding director and the second largest (initial) shareholder. D'Arcy Wentworth's commercial transactions in the early colonial days are testament to his ability to amass and manage a considerable fortune, both in money and land holdings.

D'Arcy's first land grant was for 147 acres at Parramatta, from Governor Hunter in 1793; this was increased to 2,200 acres, with an additional 550-acre adjacent grant, made on 31 August 1819, an area that stretches from today's suburbs of Prospect to Wentworthville, and parts of Greystanes and Toongabbie – and which incorporates the subject site (see Figure 4 below).

By 1821 D'Arcy Wentworth had 17,000 acres of land within his ownership, which included plots at Parramatta, Homebush and the Illawarra Region. D'Arcy Wentworth had three sons: John, who died at sea in 1820, D'Arcy (Jnr.) who died in 1861, and William Charles (who first crossed the Blue Mountains with Blaxland and Lawson in 1813, and later built Vacluse House). Upon D'Arcy Wentworth's death in 1827, his holdings passed to William Charles, including the estates at Wentworthville. These eventually came under the ownership of Fitzwilliam Wentworth, the grandson of D'Arcy Wentworth, until its sale in 1885.

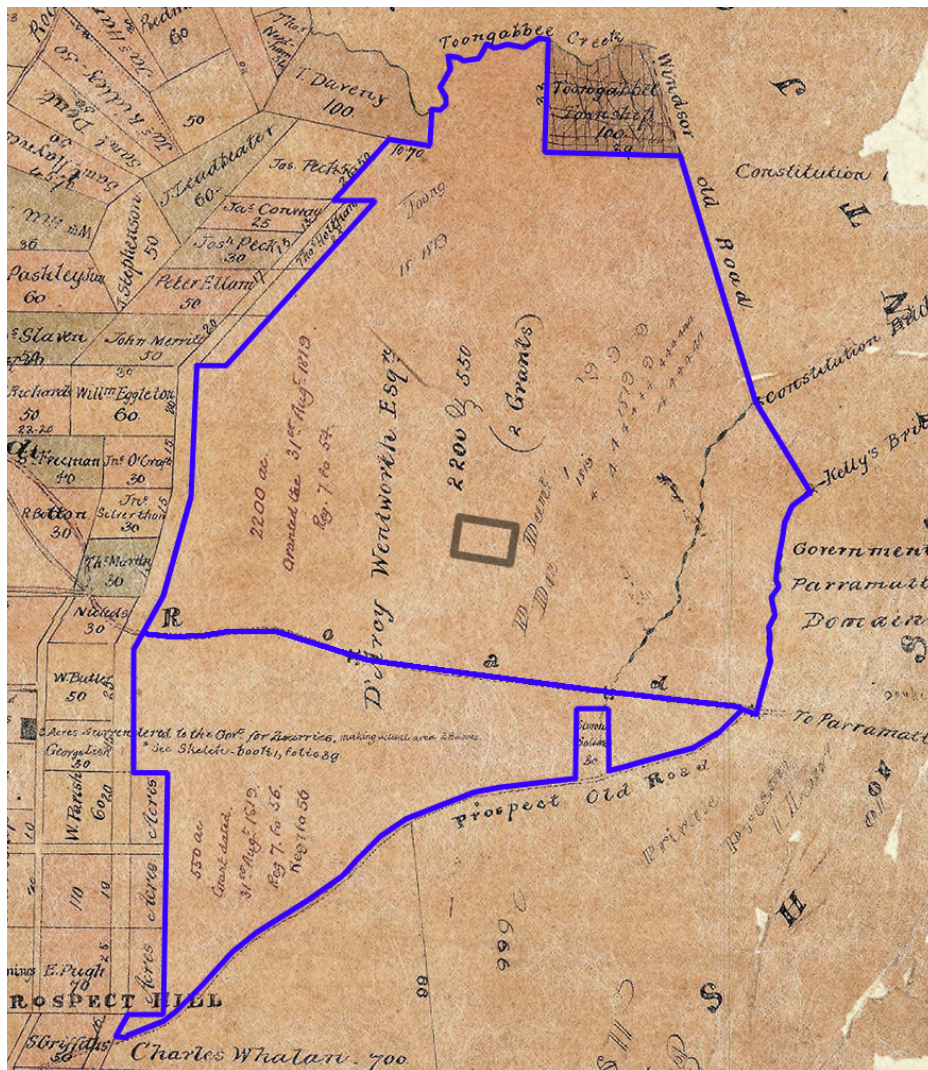


Figure 4: Parish map showing the two grants made to D'Arcy Wentworth, 1819

Being 550 acres to the south, and 2,200 acres to the north (blue outline). The approximate location of the subject site is shown in pale black outline towards the centre of the northern grant. NSW Land Registry Service (file ref 14072501.jp2); annotations by Weir Phillips Heritage.

3.4 Wentworth and the Wentworthville Estate, 1881-1889

The establishment of the western rail line to Penrith in 1864 connected Sydney to lands beyond the Blue Mountains, and was instrumental in the forthcoming development of townships at Parramatta, Prospect, Wentworthville and Westmead.

From 19 November 1881, until the date of sale on 17 December, advertisements appeared with increasing frequency to call attention to the sale of an area of some 500 acres, referred to as 'Wentworthville, the Estate par Excellence.' The area was to be sold in sections of 10-15 acres, with no allotment less than a quarter acre in size, providing up to 1,000 lots.¹¹

¹¹ The Sydney Morning Herald, 19 November, 1881

"NEVER SAY FAIL."

Keep pushing—"tis wiser
Than setting aside,
And dreaming and sighing
and waiting the tide.
In life's earnest battle
They only prevail
Who daily march onward
And never say fail.

Consequently **DON'T FAIL** to pay attention
to the sale of
WENTWORTHVILLE,
which will be held **ON THE GROUND,**
NEXT MONTH,
SATURDAY, DECEMBER 17.

WENTWORTHVILLE.
The ESTATE per EXCELLENCE,
of NEW SOUTH WALES,
is open to **THE PUBLIC** at last,
"WENTWORTHVILLE,"
the **ADMIRATION** and **ENVY** of **THOUSANDS.**
It is situated adjacent to
THE PARRAMATTA DOMAIN
and
PUBLIC PARK,
and is universally admired by the travelling public for its
"BEAUTIFUL SLOPES" and **"PASTURES GREEN."**

WENTWORTHVILLE,
is all that
GRAND and **PICTURESQUE BLOCK**
of land comprised in a portion of
FITZWILLIAM PLACE,

between **PARRAMATTA**
and
FULLAGAN'S OLD SALE YARDS.
Bounded on the north by
THE GREAT WESTERN RAILWAY,
and on the south by
THE GREAT WESTERN ROAD.

. History informs us that the first **HARVEST** in **AUSTRALIA**
was reaped by the settlers on
THIS MAGNIFICENT ESTATE
in the year 1792.

W. PRITCHARD is favoured with the privilege of
subdividing, and disposing of by
PUBLIC COMPETITION,
the above **MAGNIFICENT ESTATE,**
consisting of about **500 ACRES**
of the **CHOICEST LAND** for
VILLA SITES and **GENTLEMEN'S RESIDENCES**
ever offered to the public of
NEW SOUTH WALES.

In the subdivision of this
PRINCELY ESTATE
none of the streets will be less than
SIXTY-SIX FEET WIDE.

The **DRAINAGE** is **PERFECT,** and negotiations have already
been entered into for a
RAILWAY PLATFORM ON THE ESTATE,
which, immediately the property is sold, must inevitably become
one of the
MOST IMPORTANT STATIONS on the **LINE.**

This enchanting property will be subdivided into sections con-
taining about 10 to 15 acres each, and **NO ALLOTMENT** will be
less than a quarter of an acre in extent.

N.B.—The subdivision will be so laid out as to accommodate
INVESTORS and **CAPITALISTS**
as well as
THE MAN of SMALL MEANS.

Title will be under **Torrens' Act.**

The **SALE** will be held next **MONTH,**
SATURDAY, December 17, at an early hour,
ON THE GROUND.

Full particulars will be shortly advertised in the
DAILY PAPERS.

TERMS—25 deposits on each lot, and the balance may be
paid off by instalments of 2s 6d per week, payable monthly, bear-
ing interest at the rate of 5 per cent. per annum, payable
quarterly.

SPECIAL Trains will convey buyers to the ground.

Solicitors, Messrs. **Cannon and McLaughlin.**

Day of Sale, **SATURDAY, DECEMBER 17,** at an early hour, as
every lot submitted will be positively sold to the highest bidder,
without the slightest reserve.

Figure 5: Wentworthville Estate sale flyer, Sydney Morning Herald, 19.11.1881.

Advertising (1881, November 19). *The Sydney Morning Herald* (NSW : 1842 - 1954), p. 17.
<http://nla.gov.au/nla.news-article13499325>

Even by real estate standards of the day, the hyperbole surrounding the sale was impressive; not only was it noted that "the first harvest in Australia was reaped by settlers on this magnificent estate in the year 1792," but it was referred to as a 'princely estate ... the admiration and envy of thousands ... universally admired for its beautiful slopes and pastures green.' The advertisements also noted, hopefully, that a 'railway platform on the estate' would be built 'immediately the property is sold, must inevitably become one of the most important stations on the line.'¹²

The varying sizes and terms allowed it to be marketed to all, from gentlemen, investors and capitalists, 'as well as the man of small means.' By December, *The Sydney Morning Herald* was repeating the same advertisement in French and German, ostensibly to appeal to as wide an audience as possible.¹³ A special train was even provided, ferrying picnic parties and potential buyers to the site for 'the most important land sale of the season.'¹⁴

Yet it appears that, despite the fanfare, actual interest was drastically overestimated; a subsequent sales note suggests that very few lots sold, perhaps less than 10% of the total at

¹² *The Sydney Morning Herald*, 10 December, 1881

¹³ *The Sydney Morning Herald*, 10 December, 1881

¹⁴ *The Sydney Morning Herald*, 9, 10, 16 and 17 December, 1881

first sale.¹⁵ And yet development did continue; in 1883, Wentworthville Station was built by its namesake, and by 1885, some £19,500 of property from the Wentworthville Estate had been sold, prior to the wholesale purchase of the Estate, for the purposes of resale and development, by the Wentworthville Estate Land and Building Company.¹⁶

In 1885, the newly-formed Wentworthville Estate Land and Building Company purchased the entirety of the Wentworthville Estate for £48,300 from Fitzwilliam Wentworth, D'Arcy Wentworth's grandson. The purpose of the company was to:

*'lay out roads and subdivide the estate into allotments, and sell the same by auction or otherwise to erect dwellings and sell the same; to make bricks for the Shareholders or others building on the Estate [a kiln and brickworks also formed part of the sale] and to make any other facilities and improvements ... to purchase land and erect dwellings.'*¹⁷

£25,000 worth of shares in the company were advertised for sale, and by November 1885, these had been purchased and the company directors appointed – one of whom was Sir William McMillan, whose residence, named *Dunmore*, was completed that same year (see Section 3.5 below).¹⁸

Advertising continued to note 'easy terms, Torrens Titles, Large Allotments [and] No Mosquitoes,' and the Estate was subject to sales in March, April and November 1886 (Figure 6).¹⁹ Notices continued to appear in the *Herald*, inviting 'picnic parties, institutions and excursion parties' to make use of the grounds, on application to the auctioneer – presumably to capture any ongoing attention in the grounds.²⁰ Nevertheless, by 1889, generous terms and inducements offered at various sales were not sufficient to keep the company afloat; the Company went into liquidation in 1890, and faced litigation involving multiple claimants.²¹

¹⁵ Noting that lots were sold for £125 to £184, for a total of approximately £12,000. Assuming a median price of £150 suggests approximately 150 lots sold. *The Sydney Morning Herald*, 19 December, 1881

¹⁶ *The Sydney Morning Herald*, 30 September 1885

¹⁷ *ibid.*

¹⁸ *The Sydney Morning Herald*, 26 November, 1885

¹⁹ *The Sydney Morning Herald*, 29 March 1886.

²⁰ *The Sydney Morning Herald*, 22, 26 and 29 December (ff.) 1881

²¹ *The Sydney Morning Herald*, 21 November 1890

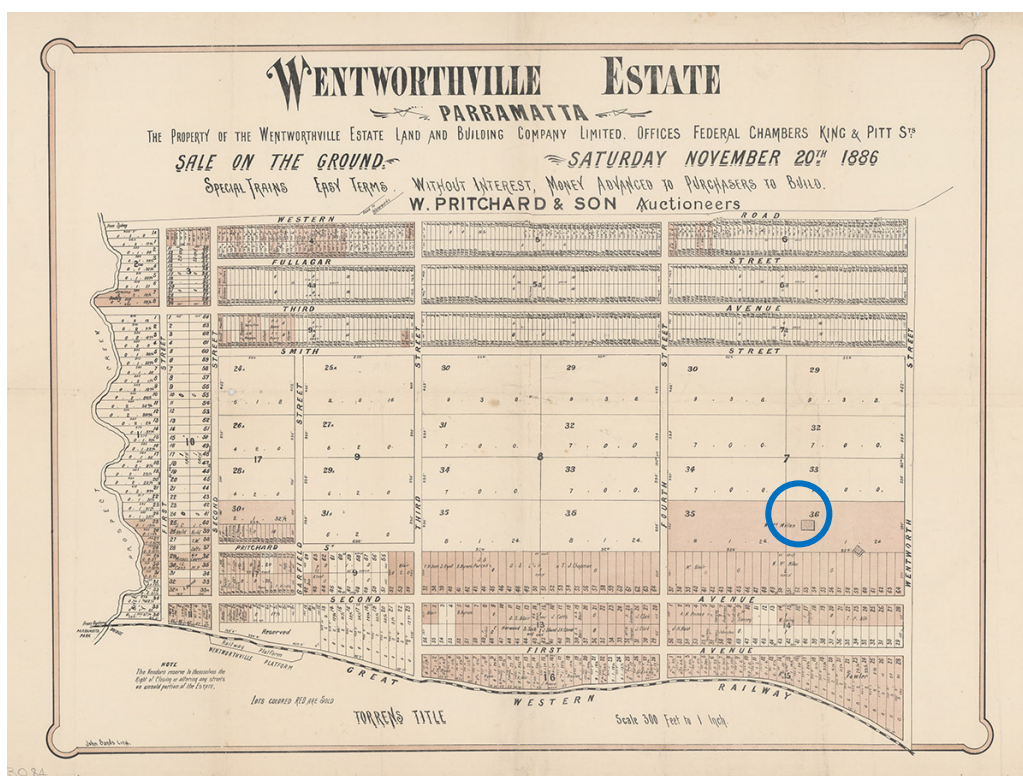


Figure 6: Sales flyer, Wentworthville Estate, for 20 November 1886.

Dunmore is shown circled, annotated 'W. McMillan'. The adjacent house has not been identified. (Note that north is towards the bottom of the page.)
SLNSW Z/SP/W8/47, annotations by Weir Phillips Heritage.

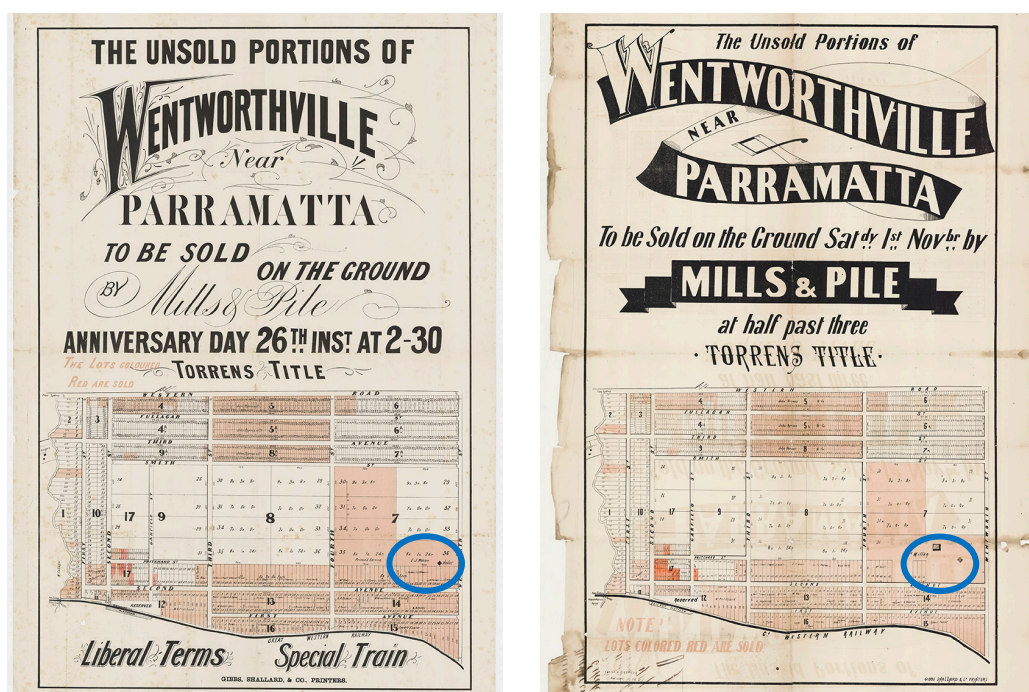


Figure 7: Sales flyers, Wentworthville Estate, (post-1886).

Dunmore is shown circled, annotated 'W. McMillan'. The adjacent house has not been identified. (Note that north is towards the bottom of the page.)
SLNSW Z/SP/W8/43 (left) and .../44 (right), annotations by WPH.

3.5 Sir William McMillan and the building of *Dunmore*, 1885

A 2016 Conservation Management Plan for the Bonds Factory Site noted that:

‘in 1883, Fitzwilliam Wentworth sold 8 acres of land to William McMillan, then a partner at A. McArthur and Co., importers and warehousemen. On 5 February 1884 William McMillan mortgaged his property at Wentworthville to secure a loan for the construction of “Dunmore” and on 18 August he purchased the adjacent major portion of the property, with the remaining 27 acres of the Dunmore property purchased in July the following year [1885].’²²

McMillan completed the purchase with the construction of a two storey residence in Victorian Italianate style in 1885. That the boundaries of the subject property remained close to 27 acres suggest the property was little modified until the mid-20th century.²³ Indeed, successive subdivision plans until at least 1915 used McMillan’s house as a landmark, with no other housing shown in the block (Figure 7). The house was built as a family home, in which McMillan lived with his wife, Ada, and children.

McMillan’s home reflected his standing as a prominent member of society. Born in Derry, Ireland and arriving in Sydney as a merchant in 1869, McMillan’s career was initially in business, wherein he held several senior positions, and was elected President of the Sydney Chamber of Commerce in 1886. His career in politics began the next year, as he held positions as member for East Sydney in the New South Wales Legislative Assembly for the Free Trade Party (1887–1894); Colonial Treasurer (1889–1891) in Sir Henry Parkes fifth Free Trade Government; delegate to the 1890 conference on the federation of Australia and the 1891 National Australasian Convention; member for Burwood (1894–1898); and chair of the finance committee of the 1897 Australasian Federal Convention.²⁴

While the architect of *Dunmore* remains unknown, the large study and entertainment rooms on the ground floor, and the decorated nurseries on the first floor (which featured hand-painted fireplace tiles, decorated with nursery rhymes), all attest to the house as a reflection of McMillan’s prominence, wealth and culture.

McMillan named the house *Dunmore* after clan Macmillan ancestral seat in Scotland, which, according to McMillan’s bibliography, passed to the MacNeils in 1785, and thence to the Campbells.²⁵ The family crest remains evident in the glazing over the front door.

In 1888, apparently as the result of an affair between William’s wife Ada, and an aide-de-camp of the Governor,²⁶ William and Ada separated, eventually divorcing in 1891. The entire contents of the house were also auctioned on 13 September 1888, with detailed lists of

²² Betteridge, C. et al., *Bonds Factory Site, Dunmore Road, Wentworthville: Conservation Management Plan*, prepared for JST (NSW) Pty Ltd, 24 August 2016, p. 17. No source given.

²³ Integrated Design Associates, ‘Dunmore House CMP and SOH1,’ for Fresh Hope Churches of Christ, 2014, p.13.

²⁴ Martin, A. W., ‘McMillan, Sir William (1850 - 1926)’ in *Australian Dictionary of Biography*, Canberra: Australian National University, 1986. Retrieved 22.04.2019 from <http://adb.anu.edu.au/biography/mcmillan-sir-william-1105>

²⁵ Gunnar, P. M., *Good Iron Mac: The Life of Australian Federation Father Sir William McMillan K.C.M.G.*, The Federation Press, 1995, p.11.

²⁶ As noted in Integrated Design Associates, *op.cit.*, p. 13, albeit without sources.

articles appearing in the Sydney Morning Herald.²⁷ From October, the house itself was also offered for sale, and the contemporary description offers a wealth of information about the state of the property and its grounds:

'... Occupying an elevated but sheltered position, is remarkably well built of brick, from the designs and under the superintendence of a leading architect ... contains every modern appliance ... no expense having been spared to render it complete in all its appointments ...

As approached from the road the House presents a fine bold appearance, evincing considerable architectural pretensions. It is entirely surrounded by its own luxuriant grounds, and entered by a pair of massive entrance gates, along a broad carriage sweep, studded with healthy young ornamental trees.

Contains the following accommodation: -

On the first Floor -Principal bedroom opening onto the verandah ... 3 other bedrooms, and dressing room. On the half landing: Fitted bathroom with hot and cold water laid on, lavatory and tiled floor; linen press, with shelves and drawers; servant's room with secondary stairs.

On the Ground Floor - Spacious tiled entrance hall and corridors; elegant drawing room opening onto wide tiled verandah, commanding very pretty views; Handsome dining room, library and children's nursery or day room, conservatory. Handsome wooden mantels and overboards are fitted throughout; so are electric bells, gas pipes and fittings. There is a geometer in the grounds.

The Domestic offices, shut off from the main building, comprise - pantry (fitted with shelves), glass cupboard, drawers, sink with water &c, storeroom, capital kitchen (with range), scullery (with copper, sink, hot and cold water, &c.), dairy (with shelves), enclosed verandah (glazed). There is abundance of water contained in 6 outside tanks and a well.

At a pleasant remove from the house is an attractive brick-built cottage suitable for bachelor's quarters and containing 4 good rooms and kitchen washhouse &c. Here also are the stables, comprising 2 stalls, coach-houses, harness-room, large yard, shed and fowl-yard, 6 tanks &c. There is a well-stocked kitchen garden and cow paddock.

The grounds, in all about 18.5 acres, in a ring fence ... are laid out in lawn tennis court, lawns studded with specimen trees, flowerbeds, winding walks, &c .

... Its creation has been the object of the owner's constant care and solicitude, ample wealth

²⁷ "Walter Bradley has been favoured with instructions from William McMillan Esq., M.L.A., consequent on the departure of his family to the Continent, to arrange and sell by public auction, on Thursday 13 September at 11am, the whole of his magnificent household furniture and effects, removed from his residence, Dunmore, near Parramatta. (advertising, September 4, 1888). *The Daily Telegraph* (Sydney, NSW: 1883 - 1930), p. 2. Retrieved May 3, 2019, from <http://nla.gov.au/nla.news-article235705184>. See also: 'Sale of furniture and contents,' (advertising, September 8, 1888). *The Sydney Morning Herald* (NSW : 1842 - 1954), p. 18. Retrieved May 3, 2019, from <http://nla.gov.au/nla.news-article13696192>.

*having been lavished with no unsparing hand on its every detail.'*²⁸

The property failed to sell, however, at this and subsequent attempts; and was instead advertised for lease in October 1889, and again in 1897 (presumably having been leased in the interim).²⁹ The property was maintained at sale at 18.5 acres.

3.6 Edward P. Pearce, Mayor of Parramatta

Mr and Mrs Edward Pascoe Pearce leased the property as their home from c.1897–1905. Initially an auctioneer, Pearce was also a councillor at Parramatta, serving as alderman in 1901 and again in 1903–4, and as mayor from 13 February 1902 to 12 February 1903.

Heavily involved in the local community, Pearce hosted a number of social events at the house, such as a fundraising event for the Parramatta District Hospital. The attendance of the mayor of Prospect and Sherwood at this event suggests the Pearces were held in high esteem.³⁰

His obituary, following his early death at 65 in 1925, noted that Pearce was:

*'... probably best known in Parramatta as an auctioneer and proprietor of saleyards, having for many years conducted bi-weekly sales at premises in Church-street and George-street. He was a public-spirited man, and during his time in this town was associated with nearly the whole of its public activities. For a number of years, he sat at the council table, ... Mr Pearce was a man of commanding appearance and of cultured attainments and was a conspicuous figure in any company.'*³¹

McMillan, still the owner of the property, returned the property to the market in 1906, although, confusingly, the listing at the time notes the property consisted of 32 acres.³² The property also remained difficult to sell, which may reflect the slow pace of development of the surrounding area (see Section 3.7 below).

In 1912, however, the property was finally sold to a Percival Edgar Thompson of Gosford, of whom little is known.³³ The property remained in his ownership until it was sold to George A. Bond, founder of the Bonds clothing brand (see Section 3.8 below).

3.7 The slow development of Wentworthville (1886–1936)

Investment in the surrounding area grew, albeit slowly, aided by the railway station at Wentworthville (1834), nearby tweed factories, and the ongoing production at the Estate's brick kiln (it is likely that bricks from this site, which were employed on a number of

²⁸ *The Sydney Morning Herald*, Saturday 20 October 1888, p.17

²⁹ *The Sydney Morning Herald*, Saturday 12 October 1889, p.14

³⁰ Integrated Design Associates, *op. cit.*, p.15

³¹ *The Cumberland Argus*, 15 May, 1925

³² *The Sydney Morning Herald*, Monday 18 June 1906, p. 4

³³ Holroyd City Council, 222- 266 Dunmore Street, Pendle Hill Dunmore Heritage Schedule, cited in Integrated Design Associates, *op. cit.*, p. 15.

government projects, were also used to build Dunmore House).³⁴

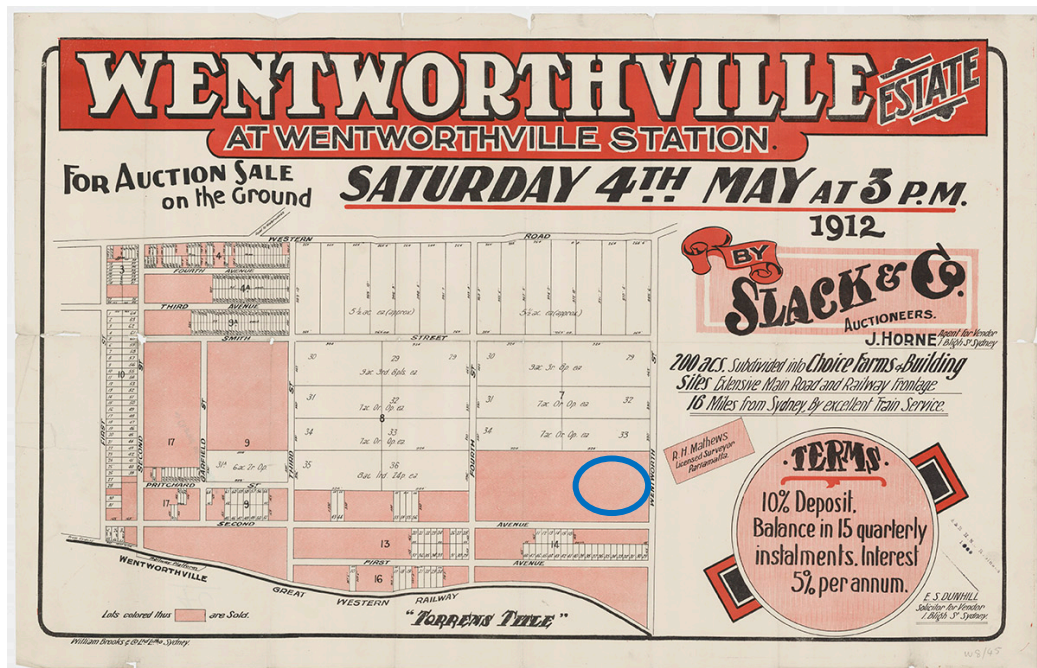


Figure 8: Sales flyer, Wentworthville Estate, for 4 May 1912.

The general location of *Dunmore* (not shown) is highlighted in blue. When compared with the Estate subdivision sales of 1886, the lack of improvements and the abandonment of small allotments to the south is remarkable. (Note that north is towards the bottom of the page.)
SLNSW Z/SP/W8/45, annotations by Weir Phillips Heritage.

As shown by a sales plan of 1912 (Figure 8: Sales flyer, Wentworthville Estate, for 4 May 1912.), and by the diagram in Figure 9, subdivision in and around the Estate appears to have moved very slowly until 1915, when populations gradually began to grow around Wentworthville and Toongabbie Stations, both north and south of the Western Railway. The area remained substantially rural; a leaflet for a sale around this time still appealed to those interested in small holdings, referencing land 'capable of cultivation,' which, with 'spare time labour', can 'pay for itself by the value of the produce derived from it.'³⁵

³⁴ *The Sydney Morning Herald*, 3 and 19 March, 1886

³⁵ Sales leaflet, Brightside Estate (n.d.). SLSNW Z/SP/P8/14a

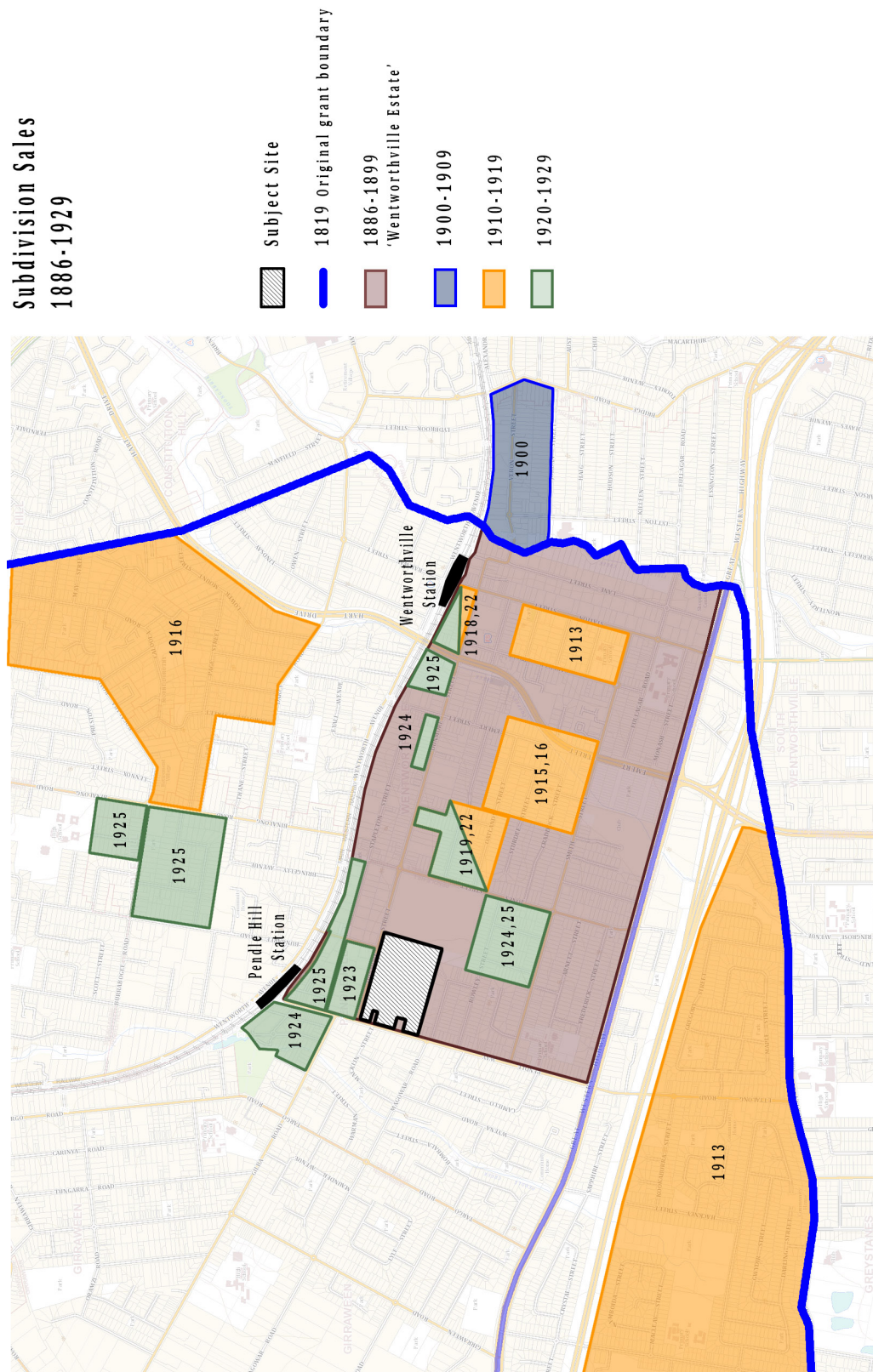


Figure 9: Subdivision sales in and around the Wentworth Estate, 1881-1929.
Weir Phillips Heritage and Planning, 2019

3.8 George A. Bond and manufacturing on the site

Further subdivision and sale of lots around and in the vicinity of the subject site gathered pace from 1919, and particularly following the establishment of the G.A. Bonds factory in 1923.

Emigrating to Australia from Kentucky, George A. Bond began business in Sydney as an importer of hosiery and underwear. Aided by the outbreak of the war and consequent shortages, he began manufacturing in Redfern, before converting the business to a public company, George A. Bond & Co. Ltd, in June 1920.

In 1923, Bond purchased land around and including *Dunmore* and established a mill – reputedly Australia’s first significant attempt at milling cotton – using cotton from his two farms in Queensland, while also manufacturing yarn. A subsidiary company, George A. Bond Cotton Mills Ltd., was formed in 1926.³⁶

Growth through the 1920s was extraordinarily rapid, and by 1927, around 2,600 people were employed, with assets valued at £1.58m. Aided by tariffs, by 1925 Bond was responsible for some 25% of the total Australian output of hosiery and knitted goods.

However, the rapid expansion came to an even more abrupt end; debts to the parent company had grown enormously and the Bank of NSW forced the firm into liquidation in December 1927. At the time, the loss (of some £700,000) was probably the largest suffered by a manufacturing company to date. Ironically, business operations carried on and ultimately flourished passing through successive owners in 1970 (by Coats Patons Pty Ltd) and 1987 (by Pacific Brands, its current owner). The factory no longer operates at Pendle Hill, but the site continues as an outlet store for the Bonds brand, with manufacturing operations taking place overseas.

Matters subsequently dragged through the courts, but Bond was declared bankrupt in 1931, and was discharged only in 1935. Unable to re-establish himself or his reputation, he worked in his wife’s small hosiery firm, Jeanette Manufacturing Co., and died in 1950, with an estate valued at only £642.³⁷

The mill and the substantial employment it created contributed to local sales and development, and the creation of a small high street.³⁸ The factory was also a direct influence on the creation and siting of Pendle Hill Railway Station on the Western Line; built in 1923/4 at a cost of £2,412.

Dunmore continued to be used as a residence during this time by Bond and his family, although schematic sales plans continued to reference it as ‘Sir Wm. McMillan’s Old House’ (1 March 1924), as ‘G.A. Bond’s residence’ (19 April 1924), and as ‘Dunmore, G.A. Bond, Esq.’

³⁶ Forster, C., ‘Bond, George Alan (1876–1950)’, *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/bond-george-alan-5285/text8913>, published first in hardcopy 1979, accessed online 3 May 2019.

³⁷ Forster, C., ‘Bond, George Alan (1876–1950)’, *op. cit.*

³⁸ Sales leaflet, Watsonia Railway Station Estate, 1 March 1924. SLNSW Z/SP/P8/24

(April 1924).³⁹ A leaflet of 1925, however, which refers to 'G.A. Bond's residence', also shows a photo of a bungalow dwelling, its caption noting it is to be 'used as a branch office of the [Cotton Mills] Estate.' The precise location of this dwelling is unknown; it may have been along the northern side of Dunmore Street, or within the site itself. No evidence remains of it today.

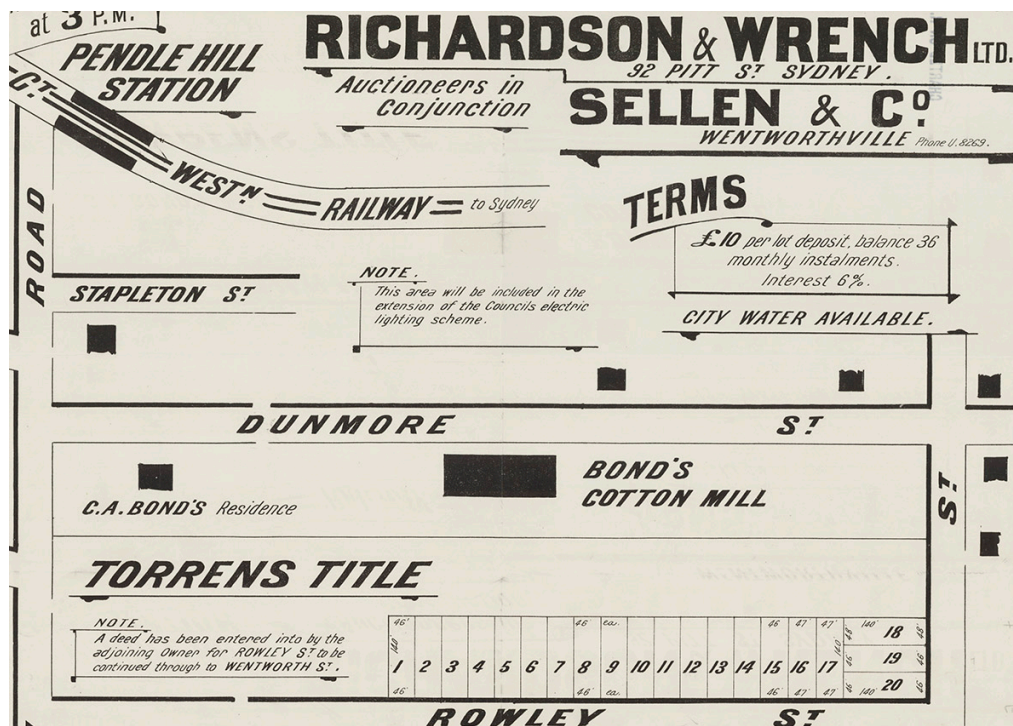


Figure 10: Sales flyer, Cotton Mills Estate for 19 April 1924 (detail).

Dunmore is shown as 'G.A. Bond's residence'.

SLNSW Z/SP/P8/17.

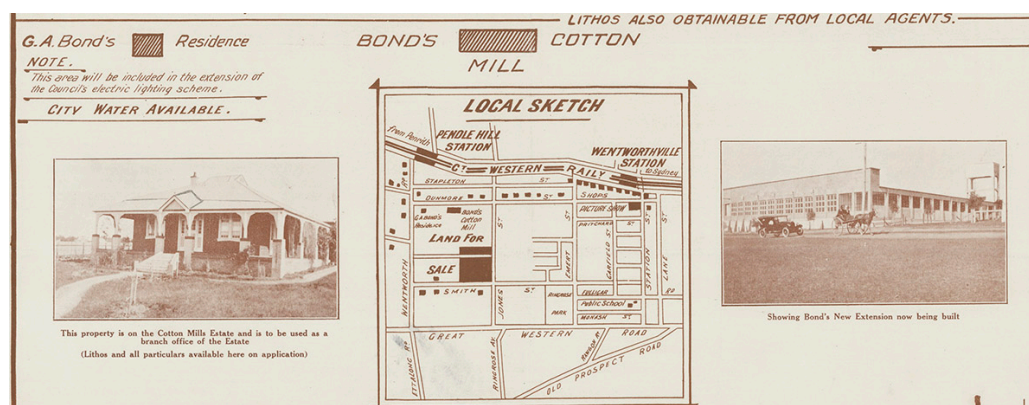


Figure 11: Sales flyer, Cotton Mills Estate for 14 February 1925 (detail).

The same schematic along the top line, now accompanied by photographs. The single-storey Federation dwelling photographed has been since demolished.

LNSW Z/SP/P8/18.

³⁹ Sales leaflets for Watsonia Railway Station Estate, *op. cit.*, Cotton Mills Estate, 19 April 1924. SLNSW Z/SP/P8/17, and Goodalls Estate, SLNSW Z/S/P8/19.

Aerial photography from 1928 clearly shows Dunmore House, the Bonds factory, two shed-like structures to the southwest and another structure to the west (Figure 13). The latter structure's roof profile and size are similar to the dwelling photographed in the 1925 sales flyer. Still extant in 1947 (Figure 14), the property was later demolished, likely to make way for the construction of aged care units that now cover this section of the site.

The ongoing economic depression and the associated establishment of a number of welfare institutions throughout the country were likely contributors to the sale, on Saturday 2 June, 1934, of Dunmore House and its land to the Churches of Christ to establish a home for boys.⁴⁰

Some two years later, on Saturday 4 April, 1936, Mr Thomas E. Rote, conference president of the Churches of Christ, opened the new boys' home at Dunmore House, Pendle Hill.⁴¹

3.9 Churches of Christ

In the late 18th and early 19th century, in both America and the British Isles, in reaction to an increasingly 'denominational', creed-based approach to Christian worship, various efforts at reform gathered pace. While initially wholly independent of each other, these efforts shared a common desire to return to a primitive New Testament Christianity, with the Bible seen as the sole source for doctrine and practice.

Drive by charismatic individuals – including James O'Kelly, in Virginia and North Carolina; Abner Jones and Eliot Smith of New England, and Barton W. Stone of Kentucky – the movement had its parallel in Scotland and England, there driven by Alexander Campbell and his son Thomas. It was the latter who penned one of the movement's seminal texts, the Declaration and Address, which stated that "The church of Jesus Christ on earth is essentially, intentionally, and constitutionally one."⁴² Founded thus as a convergence of Christian worship across denominational lines, and it remains today an autonomous, congregational church organisation without denominational oversight.

Soon known as the Restoration Movement, and the Stone-Campbell Movement, in 1832 several bodies of reformers in England and America merged to identify as the Disciples of Christ, or Christian Churches.

Several groups took shape from the reformers' efforts; the Churches of Christ, the Christian Church (Disciples of Christ), the independent Christian churches and churches of Christ, and several international churches, including the Churches of Christ in Australia.

⁴⁰ *The Sydney Morning Herald*, Saturday 2 June 1934, p.10.

⁴¹ *The Sydney Morning Herald*, Saturday 4 April 1936.

⁴² Foster, D. A. and A. L. Dunnivant, 'Slogans', in *The Encyclopedia of the Stone-Campbell Movement: Christian Church (Disciples of Christ)*, Wm. B. Eerdmans Publishing, 2004, p.688.

3.10 Churches of Christ in Australia comes to Pendle Hill

The Churches of Christ were gradually established in Australia over the second half of the 19th century; early proponents included the Englishman John Hodgson, a student of Campbell's sermons who travelled from England c.1850-60 and Charles Thomas Forscutt, originally of Melbourne, and educated in Kentucky, Lexington, from 1878-1886.⁴³ Members initially met to worship in houses around the Sydney area, eventually uniting to form a church in Newtown.

As noted in the IDG CMP:

The establishment of one of the churches in Sydney originated in a grocery store on the corner of Goulburn and Pitt Streets. Albert Griffin, who converted to the 'Restoration Movement' when his brother posted publications by Thomas and Alexander Campbell from England converted many of his friends and they met to break bread each Sunday in a room at the back of Griffin's store.

The first Australian Conference of the Churches of Christ occurred in 1886, with ongoing yearly conferences being held. It was in 1891 that the conference expressed interest in overseas mission work and in 1892 the conference established the 'Labour Bureau' for unemployed church members and gave emergence to the Churches Of Christ ministerial interest in social service work within the state. ⁴⁴

As part of their evangelical commitment, members of the Church were actively involved in community assistance and welfare activities at nearly every level of society; from hospitals and baby care centres; orphanages, school and training centres; hostels and shelters, including for domestic violence; and aged care centres. Members were also involved in army chaplaincy, particularly in the first world war, and relief efforts around the world, even prior to the Depression. The Church also maintained a marked embrace of non-white Australians into its churches throughout the 20th century, embracing Korean and Chinese migrants, among others, and also indigenous Australians.

By 1903, there were 1,936 members of the Church in NSW across 20 churches, including 14 members at a small church in Prospect, near the subject site.

The Churches of Christ Home Cooperative Society Ltd, formed in 1930 by the Churches of Christ to take care of orphaned boys, purchased *Dunmore* and its surrounding lands in 1934. The house – at the time still referred to as the former home of Sir William McMillan – was re-opened as the Churches of Christ Boys' Home, Pendle Hill, on 4 April 1936.⁴⁵

While it has not been possible to establish a strict chronology of subsequent subdivisions of

⁴³ Hayward, H. E., 'C. T. Forscutt – the story of an educational entrepreneur,' Churches of Christ in New South Wales: Occasional Papers in History and Theology No. 3, pp.3-4. Retrieved 3 May 2019 from <https://freshhope.org.au/wp-content/uploads/2017/10/C-T-FORSCUTT-EDUCATIONAL-ENTREPRENEUR.pdf>.

⁴⁴ Integrated Design Group, *op. cit.*, pp.21-24.

⁴⁵ Stephenson, A.W. *Victories of a Century*, Melbourne, Vital Publications, 1985, p. 15 (online version). Retrieved 15 May 2019, from <https://freshhope.org.au/wp-content/uploads/2017/10/100th-Anniversary-Victories-of-a-Century-1.pdf>.

McMillan's original holdings from this date, the purchase in 1934 marked the end of the history of the site as a family residence, and its beginning as a hub of community care.

At some point, likely 1945-1950, land was also set aside for the construction of the Pendle Hill Church of Christ at the corner of Wentworth and Dunmore Street, 'to provide a spiritual home for the boys and the staff.'⁴⁶ Following the Churches of Christ Conference in 1950, it was announced that:

We thank God for the consecrated vision of those members who, fifteen years ago [i.e. 1934-5] formed the 'Co-operative Society' and secured the property of 20 acres for \$35,000 so as to establish a Christian Home for under-privileged lads, and also, later, two and a half acres were given to the Committee of the Aged Women's Home, on which the beautiful Ashwood Home was erected.

3.11 Dunmore as a home for boys (1936-1977)

The house was said to contain '12 large rooms and offices,' and accommodate 28 boys, aged from 3 to 14 years. Boys were accepted irrespective of denominations and were generally poor and orphaned children, and/or 'those appearing before the Children's Court where the magistrate might consider a Christian training necessary.' Education focused on agricultural training.⁴⁷ An article published in 1944 spoke of the home as follows:

*'This Church has established a Boys' Home at "Dunmore House," Pendle Hill. [...] Mr P. E. Thomas, BA, this year's Conference President, says: "Every father worthy of the name wants to see his boy make good. He will make real sacrifices that the lad may get his chance. Happy then, is the boy who has a good father. There are some, however, who are not so blessed. Circumstance has robbed them of a father or a father's aid in their formative years, and mostly these lads are at a serious disadvantage. To help such cases the Boys' Home at Pendle Hill was brought into being." The Home is beautifully situated and has gone ahead in leaps and bounds.*⁴⁸

In 1963 a hostel was established in Marrickville to cope with the growing number of boys at Dunmore House. The owners and residents of the hostel at the time, Mr and Mrs Nutt, of the Marrickville Church of Christ, were relocated to a new three-bedroom brick residence constructed c.1965 on the grounds of Dunmore House (known as the Manager's House).⁴⁹ Dunmore House continued to function as a home for disadvantaged boys, often with the community providing financial support.⁵⁰

⁴⁶ Stephenson, A. W., *op. cit.*, p.20.

⁴⁷ 'The Churches,' (1936, April 6). *The Sydney Morning Herald* (NSW : 1842 - 1954), p. 17. Retrieved May 3, 2019, from <http://nla.gov.au/nla.news-article17328972>.

⁴⁸ 'Churches of Christ,' (1944, March 18). *The Northern Champion* (Taree, NSW : 1913 - 1954), p. 2. Retrieved May 3, 2019, from <http://nla.gov.au/nla.news-article160444856>.

⁴⁹ Integrated Design Associates, *CMP* (2014), *op. cit.*, p. 23.

⁵⁰ 'Mother helps poor children,' (1973, July 31). *The Broadcaster* (Fairfield, NSW : 1935 - 1978), p. 21. Retrieved May 3, 2019, from <http://nla.gov.au/nla.news-article224502204>.

3.12 Development on the remainder of the site

Development elsewhere on the site was continuing. A community centre had been constructed by 1960, and 1963, two double and three single units were added, to accommodate 36 people. For the first time in its history, the centre was financially self-sustaining.

In the mid-1960s a local soccer club was formed, known as the Wenty-Meths. Part of the NSW Protestant Churches Soccer Association, it joined the Methodist Churches at Old Toongabbie, Toongabbie East, Pendle Hill, Seven Hills and Wentworthville with the boys at Dunmore House. The team, still operating today, notes that:

*'its first Home ground across the slope in front of the Boys Home in Dunmore Street at Pendle Hill, with a concrete cricket pitch in the centre. As the club grew over the first few years, efforts were made to reduce the cross-field slope largely through a corporate field day for earth moving equipment arranged by one of the Team Managers.'*⁵¹

Given its proportions and location, it is likely that the area presently occupied by small residence units was the location of the temporary soccer field (Figure 12).

By 1967, four additional acres were reportedly made available for additional units and Ashwood House, although the exact location of the land is not clear.⁵²

In 1973, plans were drawn up for a 40-bed hospital and for 18 self-contained units, at a total cost of \$450,000. It is possible that these were the units constructed on the former soccer field, after it was resumed in 1977.⁵³

By 1975, the Churches of Christ Nursing Home was formally established, consisting of Cole House and Ashwood House.⁵⁴

In 1977, the Churches of Christ resumed use of the field to construct additional accommodation for the elderly, while Dunmore House was briefly converted to a home for young men. Given its location (see Figure 13, Figure 14 Figure 15), it is likely that the dwelling in this location (known as the 'manager's residence') was demolished at this time.

By the mid-1980s, the Churches of Christ aged care facilities at Pendle Hill provided 61 beds in the Nursing Home and catered for 450 people in self-care and hostel accommodation, making it a substantial element of community and aged care infrastructure.⁵⁵

⁵¹ Wentworthville Uniting Church Soccer Club, team history. Retrieved May 10, 2019, from <http://wentyfootball.org/about/>

⁵² Stephenson, A. W., *op. cit.*, pp.30-31.

⁵³ Stephenson, A. W., *op. cit.*, p.31.

⁵⁴ Stephenson, A. W., *op. cit.*, p.43.

⁵⁵ Stephenson, A. W., *op. cit.*, p.69.



Figure 12: Presumed location of former soccer field, west of Dunmore House.
Integrated Design Associates, Conservation Management Plan, 2014, p23.

3.13 Dunmore House (1977–present)

In 1977, the children resident at Dunmore House were moved into family homes staffed by married couples. The vacant building was then converted to a hostel for young men in need (aged over 17) who were ‘from the country and working in the city, furthering their studies at technical college or attending a sheltered workshop.’⁵⁶

Dormitories were reduced in size, with four now sharing a room; a contemporary article also noted the existence of a gymnasium. Extensive repairs and repainting were also reportedly

carried out at this time.⁵⁷

The Church was also, it appears, expanding its operations, with a program of crisis / emergency care starting at the same time, along with plans for a day care centre.

In 1978 the name of the home and hostel were changed to 'Dunmore House Youth and Child Care Centre.' Further cottages were to be built on the site to accommodate the growing number of boys, numbering 72, including 4 girls.

By 1980, financial demands had grown, exceeding the fundraising capabilities of the local and Church community. It was consequently resolved at the annual conference of the Churches of Christ to transfer Dunmore House to the Social Service Homes Department, for use as a residence for the aged. It is not known to where the existing occupants were transferred.⁵⁸

In 1987, the building was leased to Toongabbie Baptist Christian community school whilst they waited for the construction of the new secondary school premises to be built. In the following year the Christian Community School Ltd. set up their national office in the building. The building has been leased to several other community service bodies and is presently without a tenant.

The IDA CMP notes that from 1938, a number of works were carried out to Dunmore House, including:

- enclosure of the first floor verandah
- modifications to the ground floor verandah
- construction of the gym / function area (room 7) with associated toilets
- alterations to the kitchen wing
- new ceilings installed in certain areas in the first floor, below the original lath and plaster ceilings
- closing off fireplaces in rooms 1 (ground floor), 8 and 11 (first floor).

In 1986 an interim Conservation order was placed on the house, and in 1987, restoration works were carried out, including:

- removal of enclosure to the first floor verandah
- renovation of existing bathrooms
- installation of a new bathroom between bedrooms (rooms 8 and 9) on first floor.

⁵⁷ 'Children's home has new function,' (1977, October 4). *The Broadcaster* (Fairfield, NSW : 1935 - 1978), p. 3. Retrieved May 3, 2019, from <http://nla.gov.au/nla.news-article224512949>.

⁵⁸ Stephenson, A. W., *op. cit.*, p.43.

3.14 Ashwood House (1938–present)

Shortly after *Dunmore* was purchased and began functioning as a boys' home, a second building was constructed to further address the Churches' charitable aims. On 18 April, 1938 (Easter Monday), Ashwood House opened as an aged women's home, initially accommodating some 17 'aged women members of the Churches of Christ.' It also appears to be one of the earliest aged care facilities made by the Churches of Christ in Australia.

The establishment of the home was initially the goal of the Women's Conference, but initial efforts failed to raise sufficient funds. Miss F.M. Ashwood, a member of the church, then offered to finance the construction, as a memorial to her mother. The offer was accepted and the building erected at a cost of £7,000.⁵⁹ In *Victories of a Century*, the Churches of Christ historian A. W. Stephenson wrote of Miss Ashwood's skill in raising funds for the church's benevolent missions, and in particular for Ashwood House:

Miss F.M. Ashwood was one of three daughters of Mr and Mrs J.F. Ashwood, who were members of the City Temple Church of Christ. Mr Ashwood was a successful businessman. Some of his skills in business passed to his daughter, May. When the family moved to the Chatswood area, Mr and Mrs Ashwood took up membership with the newly formed church in that district. Mrs Ashwood became an effective leader of the women's work. Not only did she work for the Chatswood women, but for all the women in

the State. J. Whelan, the minister of the church, testified at the time of her death to her Christian grace and her leadership qualities. When the Women's Conference had set out to raise funds to establish a Home for aged women and began collecting funds to that end, the response was not as good as expected, and Miss Ashwood was moved to make an offer: she would provide the funds for such a Home as a memorial to her mother. This offer was accepted gladly. The Home was built at Pendle Hill. It became one of the earliest of such Homes provided by Churches of Christ in Australia. Miss Ashwood not only gave the money needed, but also served on the committee to run the Home. This service she maintained for many years.

*Her interests were also wide than this Home. Her great concern was for the mission work in India. Then she took an interest in the Bible College at Woolwich. Miss Ashwood provided funds to enable students to attend Australian Universities. Many gifts were provided by her of which few were made aware. She did not let her left hand know what her right hand did. At the advanced age of 93 years she passed to her Lord. The Ashwood family played an important role in the work of Churches of Christ in N.S.W. and also in the Australian Brotherhood.*⁶⁰

⁵⁹ 'Churches of Christ Conference,' (1938, April 14). *The Sydney Morning Herald* (NSW : 1842 - 1954), p. 7. Retrieved May 3, 2019, from <http://nla.gov.au/nla.news-article17457096> and 'Home for Aged Women,' (1938, April 21). *The Cumberland Argus and Fruitgrowers Advocate* (Parramatta, NSW : 1888 - 1950), p. 3. Retrieved May 3, 2019, from <http://nla.gov.au/nla.news-article104978884>.

⁶⁰ Stephenson, A.W. *op. cit.*, p.15.

Located northwest of Dunmore House on two acres donated by the Board of Management at the base of a semi-circular drive connecting with Dunmore Street, the house was built as a single storey brick building on an elevated brick base, with a hipped and tiled roof.

Contemporary sources record that the structure was welcoming, well-built and furnished:

'Many eloquent speeches were made, expressing appreciation and gratitude to all who had assisted in the building, equipment, and furnishing of this beautiful home. It was impossible to mention by name all who had worked or contributed, but special thanks were tendered to the Board of Management of the Church of Christ Boys' Home, who had given the two acres of land on which the home is built, and to Miss Ashwood, who had built it at a cost of £7000.

Miss Ashwood, in a moving speech, said she had built the Home as a memorial to her mother, who had expressed a wish that her daughter should assist in such a project. Earlier speakers had stressed the fact that Miss Ashwood had not only found the money, but had taken a loving interest in every detail of the building with the object of providing every comfort for those fortunate enough to occupy it. That this had been fully attained was amply proved, when, after the official ceremony was over, those present were invited to inspect the building. Anything less like an institution could not be imagined. The dining room, carpeted, spacious and tastefully furnished, set the standard for the whole building. Individual tastes have been catered for in the furnishing of the bedrooms, with a choice of vieux rose, blue, green or primrose. The kitchen in a model of what a modern kitchen should be, and all domestic offices are of the most up-to-date character.

*As a speaker well said at the opening, the whole place is designed for the comfort of the inmates and, the ease of the staff. 'Matron Chapple is in charge, and her aim will be to make it a real "Home."'*⁶¹

By 1940, local press noted that 'the beautiful Church of Christ Home for aged women has at present 16 residents who are enjoying the evening of their life in an atmosphere of comfort and refinement.'⁶²

As with Dunmore House, the cost of operations at Ashwood House were supported by regular donations from and appeals to church members.⁶³ Ashwood House continues to function as an aged care facility managed by Fresh Hope Care.

⁶¹ 'Home for Aged Women,' (1938, April 21). *The Cumberland Argus and Fruitgrowers Advocate* (Parramatta, NSW : 1888 - 1950), p. 3. Retrieved May 3, 2019, from <http://nla.gov.au/nla.news-article104978884>

⁶² 'Girraween,' (1940, April 24). *The Cumberland Argus and Fruitgrowers Advocate* (Parramatta, NSW : 1888 - 1950), p. 2. Retrieved May 3, 2019, from <http://nla.gov.au/nla.news-article106205646>.

⁶³ 'Churches of Christ,' (1941, April 10). *The Sydney Morning Herald* (NSW : 1842 - 1954), p. 8. Retrieved May 3, 2019, from <http://nla.gov.au/nla.news-article17720367>.



Figure 13: Aerial photograph, 1928.

Dunmore is clearly visible at centre left (blue arrow), with a smaller structure, likely a secondary residence, visible at left (orange arrow). The blue line shows the current site boundary, the black the Bonds / Pacific Brands site boundary. Pendle Hill Station is visible at top left.

NSW Department of Finances, Services and Innovation.



Figure 14: Aerial photograph, 1947.

Dunmore House (blue arrow), *Ashwood House* (yellow arrow) and secondary residence (orange arrow) remain visible alongside an expanding Bonds factory. Note the increasing amount of housing, finally taking off in the postwar era, and aided by employment at Bonds.

NSW Department of Finances, Services and Innovation.

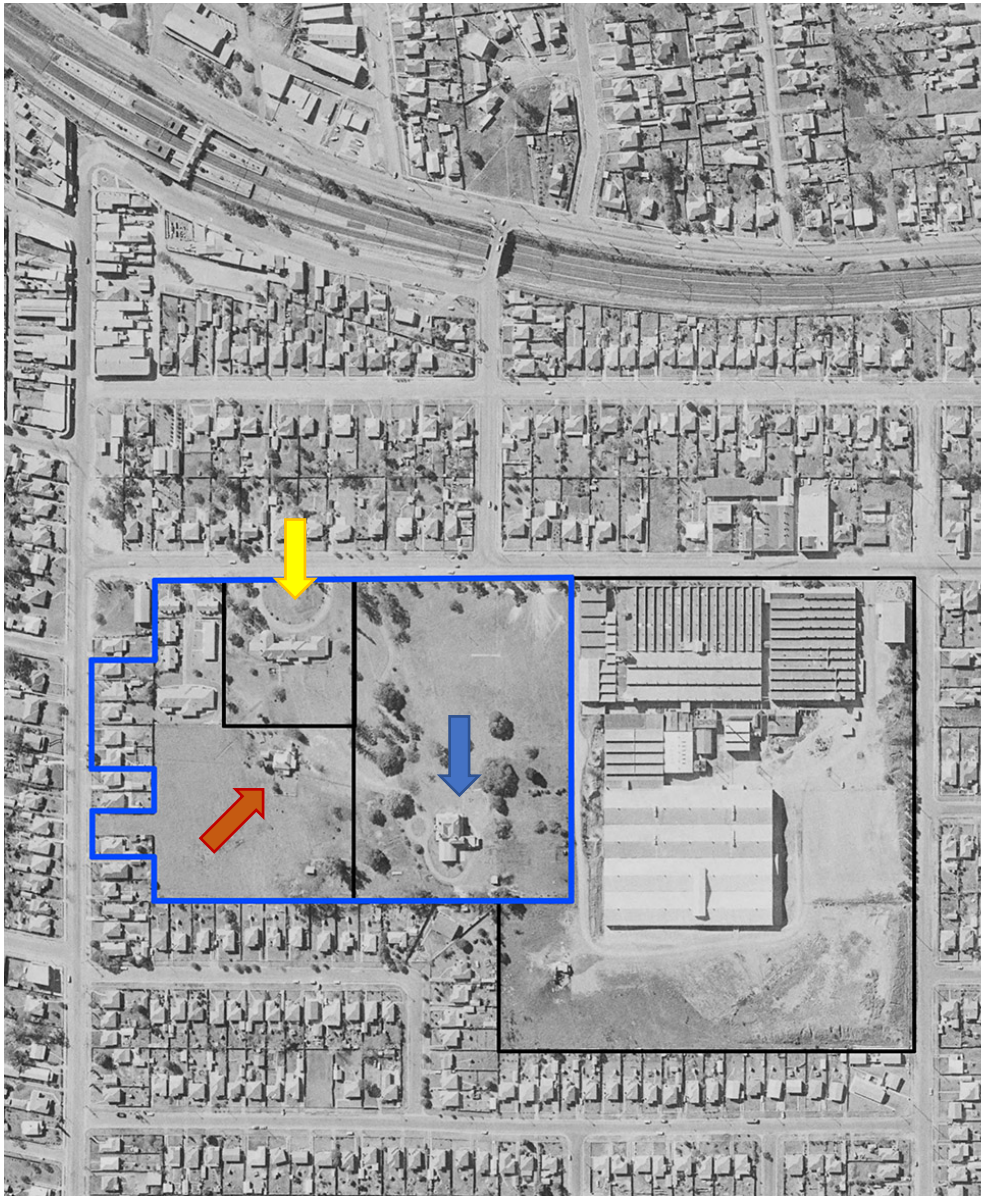


Figure 15: Aerial photograph, 1965.

Dunmore House (blue arrow), *Ashwood House* (yellow arrow) and the residence (orange arrow) remain; the latter was later demolished, likely c.1977. Note the near complete occupation of surrounding lots, and the extent of the Bonds facility, which has remained largely unchanged.

NSW Department of Finances, Services and Innovation.

4 SITE DESCRIPTION

4.1 Site and Context

4.1.1 Urban Context and Streetscape

The site is within the Cumberland Local Government Area. As shown in Figure 16 below, the site has two street frontages; the principal address to Dunmore Street to the north, and partial frontages to Pendle Way to the west.

Dunmore Street is a level, two way road of four lanes, with no on-street parking along the site boundary. It has concrete kerbs and a grass strip and concrete footpath to each side, with buildings typically set back some three to five metres from these boundaries. It also presents substantial and relatively tall plantings, mostly native eucalypts, to each side and within front gardens. Lots to the north of the site are occupied by medium-density apartment buildings of three and four storeys, of brick construction with pitched and tiled roofs.

The site boundary along Dunmore Street can be divided into two parts; the eastern side, which bounds the principal area of open land around Dunmore House, and the western side, which bounds the aged care housing units that continue south down Pendle Way. At the corner of Dunmore Street and Pendle Way is the Pathways Community Church, a two-storey structure with its principal address to Dunmore Street with an annexe to the west. A car park occupies the remainder of this site.

The eastern side presents banked planting beds with a number of large, mature eucalypts further inside the site. The main (vehicular) entrance to Dunmore House is located along this boundary, flanked by low, brick-walled planting beds (c1970s) and a secondary concrete kerb. The house itself remains visible and appreciable as a predominant element of the site. Further east, the boundary of the Pacific Brands site is marked by large shrubs and trees which obscure any views across the site.

The western side of the boundary presents flat lawns to the footpath, with a small number of shrubs and trees inside the site. A stand of taller trees marks the corner of Pendle Way and Dunmore Street.

As noted previously, three individual dwellings on separate lots (91, 93 and 105 Pendle Way; respectively lots 9/24728, 8/24728 and 2/24728) are presently being sought by Fresh Hope Care to provide a consolidated, rectangular site.

4.1.2 Site

The site is located within a roughly rectangular boundary, bounded by Dunmore Street to the north, Pendle Way to the west, individual housing lots along Collins Street to the south, and the former Pacific Brands factory site to the east.

Figure 16 shows there are a number of buildings on the site. The two principal heritage items, Dunmore House and Ashwood House, are located towards the southern and northern boundaries respectively.



Figure 16: The site, boundary and heritage items.

Dumore House is to the southeast, Ashwood House (and extension) to the northwest. SixMaps, with annotations by Weir Phillips Heritage and Planning, 2019.

4.1.3 Geology and Topography

The site is located atop a rise which gives the area, Pendle Hill, its name, with its highest point located at the southeast corner of the site boundary. From a height of approximately 50m above sea level, the topography drops approximately 10m towards Jones Street, Dunmore Street, Rowley Street and Pendle Way, and falling thence to the west towards Pendle Creek, and to the east towards Coopers Creek. The area sits at the junction of two types of Middle Mesozoic alluvial sedimentary deposits, being Ashfield Shale (dark claystone-siltstone and fine sandstone-siltstone laminite) with Minchinbury Sandstone (quartz-lithic sandstone).⁶⁴

⁶⁴ NSW Department of Planning & Environment, Penrith 1:100,000 Geological Map, cat. no. 123, Sheet 9030, 1991.

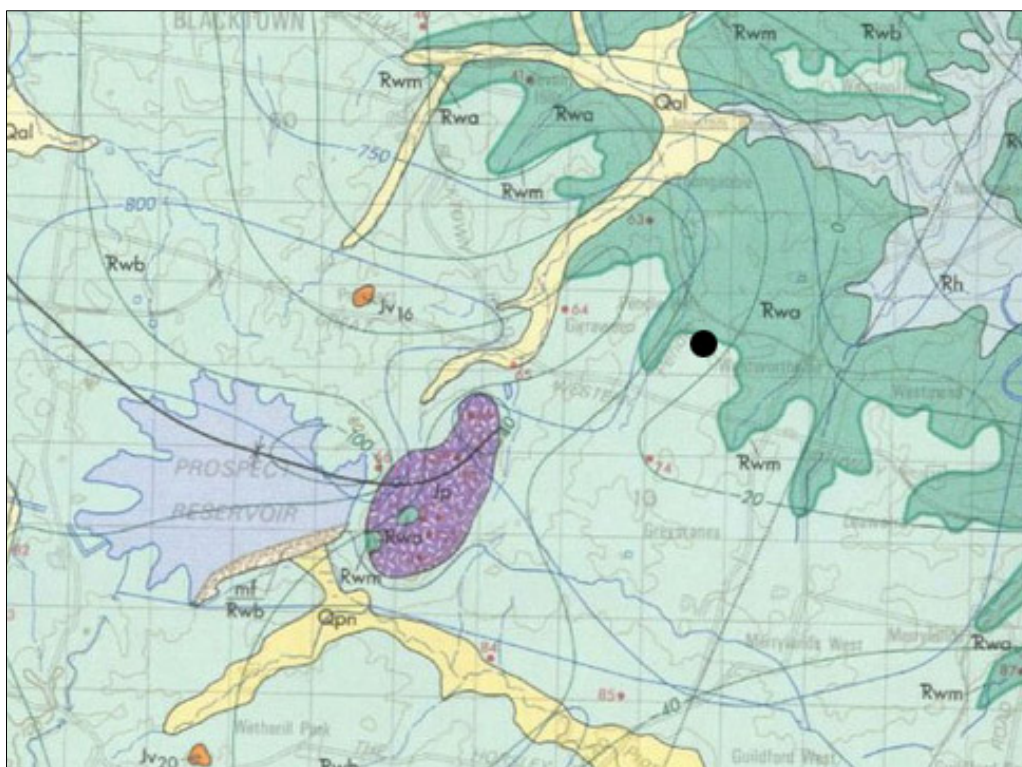


Figure 17: Geology at the site location, shown by the black circle.

NSW Department of Planning & Environment (Geosciences)

4.1.4 Vegetation

The site contains a mix of native and exotic species, in a variety of arrangements. The most notable plantings are the mature hoop pines, figs and eucalypt trees that are evident around Ashwood House and Dunmore House, and in the grassed areas between.

As shown in historic photographs, the site features extant eucalypt trees, particularly at the entrance to Dunmore House from Dunmore Street, to the rear of Dunmore House along its southern boundary, and individual trees in the open area between Dunmore House and the northern boundary. Mostly level, open spaces between these established trees are covered with lawns.

Aerial photographs from 1928 show two lines of trees running to the house from Dunmore Street. One is more densely planted, running along a wider path in a zig-zag to the western side of the house, and terminating in a full turning circle. All of these features – the zig-zag drive, the turning circle, landscaped grounds and established trees – remain in evidence today.

The other path, which appears for pedestrians only, was bordered by a few small trees in 1928 and ran directly to Dunmore Street. Most of these trees were progressively removed in the following decades, and evidence of the path was lost with the construction of Shaw House and its accompanying access road that branches from the main site access.

Finally, no evidence remains of the organised plantings visible in the 1928 and 1947 aerial photographs (Figure 13 and Figure 14), which appear to be kitchen gardens associated with Dunmore House).

The trees around the semicircular drive in front of Ashwood House were also removed at some point between 1947 and 1965, as were the trees at the corner of Dunmore Street and Pendle Way.

As noted above, along the boundary to Dunmore Street are more recently planted shrubs and small trees. These assist in demarcating the boundary of the site without overly screening significant views to and from Dunmore House. No such screening exists in front of Ashmore House, the lawns of which run unimpeded to the public footpath.

The reader is referred to the Ecological Constraints Assessment and to the Preliminary Tree Assessment reports prepared by Eco Logical Australia (May 2019) for further information.

4.2 Dunmore House

4.2.1 Exterior

Dunmore House is constructed from rendered brick with sandstone foundations below the stringcourse. The brick is likely to have been sourced from the brick-making site on the Wentworthville Estate, with the sandstone being quarried nearby.

Dunmore House represents a high Victorian Italianate style of design, typical of the wealth of the owner. The house typifies the high Victorian style with its original symmetrical frontage, decorative wrought iron detailing to verandahs, large chimney stacks with corbel detailing, wrap around bull nose verandah, large double height bay window on the north side of the house and a large formal entrance portico placed directly off carriage turning circle.

Dunmore House consists of a double symmetrical frontage, which lends it to be viewed from the west and north. The detailing and design of the symmetrical frontage on the north and west sides along with interior details such as the recessed wall arches and decorative fireplaces indicate that the house has been architecturally designed.

4.2.2 Interior

The original plan of Dunmore House consists of four large rooms on both the ground and first floors, accessed by a central entrance on the ground floor, leading to a large formal entrance hall adjoining a foyer with a central staircase. A double height semi-detached servants' wing is attached to the south side of the house, consisting of a kitchen, enclosed former verandah, hallway and a modest separate staircase to living quarters on the upper level. A single storey room adjoins the kitchen to the east, which appears to be a later addition or adaptation, c.1910 - 1920.

4.2.3 Adjacent Cottage

To the southeast of Dunmore House along the south boundary is an original 2-roomed workers cottage, which was mentioned in the 1888 house sale article, and is therefore part of the original McMillan house design. The cottage is a small brick building with a hipped roof form, now clad in modern corrugated colorbond. The cottage is oriented lengthways in a

north-south direction, with the entry on the west side. The cottage retains a number of original elements, such as the fireplace, chimney mantelpiece, double hung window frames (though altered), and original brick walls.

4.3 Ashwood House

4.3.1 Exterior

The principal (north) elevation of the original volume of Ashwood House presents as a single storey brick building on an elevated brick base, with a hipped and tiled roof. As the land falls to the west, the building becomes two storeys, with the lower storey evident on the northern elevation.

The main body of the building is long and rectangular in plan, presenting three projecting volumes to Dunmore Street. To the centre, a substantial breakfront, with its own hipped roof, presents two windows either side of the central entrance, which is framed by a gabled pediment, and accessed by a staircase. To the east, a similar extension of two windows projects under a simple hipped roof, while to the west, the extension presents a semicircular volume glazed with floor to ceiling windows. Windows appear to be single-hung sash windows with white-painted timber shutters held open to each side.

A significant later extension was built to the rear (south) and side (east) of the original volume, which is not considered to have heritage significance.

4.3.2 Interior

While Ashwood House was not available for inspection at the time of writing, assumptions on the quality and extent of surviving original fabric and finishes remaining have been made from contemporary online promotional material for site's accommodation and facilities.

As these photographs do not provide a comprehensive account of the building's internal areas, detailed commentary on its condition is not possible at this time.

5 HERITAGE SIGNIFICANCE

5.1 Preamble

The purpose this section is to use the information provided by the above sections to assess the heritage significance of the site and provide a statement of significance. This section comprises the following sub-sections:

Section 5.2: Integrity.

Section 5.3: Streetscape contribution and identifying view corridors.

Section 5.4: Comparative analysis.

Section 5.5: Established significance.

Section 5 6: Adjacent heritage items.

Section 5.7: Assessment under NSW Heritage Division criteria.

Section 5.8: Statement of significance.

Section 5.9: Grading of significance.

5.2 Integrity

5.2.1 Preamble

Integrity, in terms of heritage significance, can exist on a number of levels. A heritage item or place may be an intact example of a particular architectural style or period and thus have a high degree of significance for its ability to illustrate this style or period. Equally, heritage significance may arise from a *lack* of architectural integrity, where significance lies in an ability to provide information of a significant evolution or change in use.

5.2.2 Understanding 'site' in the context of Dunmore House and Ashwood House

Dunmore House was built on an original holding of some 27 acres. From this, a portion of land was subdivided to create Ashwood House. Following further subdivision of the original holdings, today, Dunmore House and Ashwood House each stand on individual property titles (respectively Lot 3, DP554208 and Lot A, DP335578).

The Churches of Christ Property Trust has, over time, accumulated a further six adjacent lots. These eight lots comprise the 'subject site'. (While three additional lots are being sought to 'square' the site, as these are not presently held by the trust, they are not considered part of the site).

The subject site roughly corresponds to the 27 acres of land on which Dunmore House was originally built.

5.2.3 Site Integrity

—Dunmore House

The site of Dunmore House demonstrates a moderate degree of integrity, with the construction of sizeable buildings in its proximity impacting on an understanding of its original setting.

Dunmore House itself demonstrates a relatively high degree of integrity. While there has been a number of changes made to the building, these are illustrative of key phases in its history. Importantly, the extent and integrity of original fabric is such that the design and purpose of the dwelling remains clear.

—Ashwood House

The site of Ashwood House, occupying part of the original site of Dunmore House, demonstrates a relatively high degree of integrity. The relationship between the house and Dunmore Street, defined by the semicircular drive, and the expanse of lawn and its minimal plantings, has been retained largely intact.

However, the relationship of the building to the site has been changed by the substantial extension of the property to the rear. This has been reinforced by the increasing density of constructions to the west and south, albeit on adjacent lots.

Ashwood House itself also demonstrates a moderate / high degree of external integrity, with few changes evident to front and side elevations. The connection of a later, larger building to the rear of the residence does detract from its integrity, however the original extent of the building remains easily appreciable.

Internally, however, the building appears to have undergone a much higher degree of change, with most of the original finishes and fittings updated over time to provide improved standards of care, and to comply with changing regulations for the care of its elderly clients.⁶⁵

5.2.4 Condition and Integrity

In heritage terms, the condition of an object is considered straightforward; it is the quality of its material state. Integrity, however, incorporates both an element's material condition as well as an understanding of the extent of any modifications, and how much the original design intent, volume and appearance remain appreciable. It is closely allied to, and is a key criterion of, considerations of significance.

—Dunmore House

No record of works has been found during the period of McMillan's or Bond's ownership (or by their tenants, although this is less likely).

However, historical records note that works were undertaken during the House's subsequent incarnations as a boys' home (1936), young men's home (1976), and later administrative offices, as noted in the history above.

These include, in particular, Sawdy & Black's 1987 restoration and internal refurbishment works, and more recently, Integrated Design Associate's application on behalf of the Churches of Christ to undertake alterations and additions to the House to provide a training and conference room, and a pergola.⁶⁶

Integrated Design Associates 2014 CMP contains an assessment of the condition of the internal and external elements of Dunmore House. This assessment is still relevant today as limited repair work or conservation has taken place on site 2014. Following an inspection of the site in March 2019, the IDA CMP notes have been reviewed and, where necessary, updated in the table overleaf.

⁶⁵ The building was not available for inspection at the time of writing. Assumptions on the extent of original fabric and finishes remaining have been made from contemporary online promotional material for site's accommodation and facilities.

⁶⁶ Holroyd Council, DA-3/2015 Pendle Hill. Works are described as 'Alterations and additions to existing Dunmore House to create training and conference room and a pergola,' at an estimated cost of \$500,000.

Note: Room naming as designated in the IDA CMP has been retained to facilitate understanding and continuity between reports.

Original Item (c. 1855)	Later / Modified Items	Degree of Change [Condition commentary]	Integrity
EXTERNAL			
Verandah			
Edging and sandstone footing (outer edge). Wrought iron posts and lace.	Concrete surface to verandah. Other elements are original and generally intact (1885).	Moderate. [Materials compromised by use of cement on verandah surfaced. Remaining elements and volume generally intact.]	High

Original Item (c. 1855)	Later / Modified Items	Degree of Change [Condition commentary]	Integrity
INTERNAL – GROUND FLOOR			
Entrance Hall			
Black and white tiled entrance with blue and white edging Skirting Walls, formal archways and decorative frieze Entrance door, surrounding top and side glazing (incl. frosted panel with William McMillan motif), transom and surrounding timber frame Ceiling rose Decorative recessed arch panels	[none]	Moderate [Most original elements are intact and in relatively good condition.]	High
Stair (main)			

Original Item (c. 1855)	Later / Modified Items	Degree of Change [Condition commentary]	Integrity
<p>Ornate carved timber balustrade and posts to stair</p> <p>Timber joinery to stair (panels)</p> <p>Timber panel joinery to underside of stair over and stair soffit</p> <p>Black and white tile floor surface with blue and white edging as in entrance hall.</p> <p>Original lath and plaster ceilings throughout hall Room 1 (Original lounge): Original:</p> <p>Lath and plaster ceiling cornice and ceiling rose</p> <p>Bay window and timber frames</p> <p>French window</p>	<p>Carpet to stairs is recent and serves a protective purpose only.</p>	<p>Low</p> <p>[Original elements are intact and appear in relatively good condition.]</p>	<p>High</p>
Room 2 (former main dining room)			
<p>Recessed arch panel with decorative plaster details to corners</p> <p>Fireplace, mantle, surround, headboard and hearth picture tiles</p> <p>Timber framed double-hung windows to front</p> <p>Timber framed French window to north</p> <p>Lath and plaster ceiling</p>	<p>Contemporary carpet.</p>	<p>Low</p> <p>[Original elements are intact and appear in relatively good condition.]</p>	<p>High</p>

Original Item (c. 1855)	Later / Modified Items	Degree of Change [Condition commentary]	Integrity
Room 4			
Fireplace, mantle and surround Lath and plaster ceiling	Carpet flooring Later door in original timber-framed French window opening.	Moderate. [Relatively intact, original volume remains appreciable.]	Moderate
Room 5			
Original walls - brick with ashlar render and stone string course to base (to east wall) Original fireplace	Kitchen fireplace possibly a later conversion Fireplace mantle (early 20th C.) Pressed metal ceiling (early 20th C.) Windows (c.1940s) Colorbond wall capping Roofing	High. [Volume remains intact but high degree of physical change]	Low
Room 6 (c.1950s)			
[none]	Room extension with concrete slab base, fiber-cement cladding and corrugated steel / roofing.	Moderate. [Elements in reasonable physical condition.]	Low
Room 7 (gym, converted c.1940s)			
Section of east wall is possibly former external service wing Vent to east wall and stone corbels Painted brick with suspended timber	Original French window to north wall infilled	Moderate-Low. [Some evidence of modifications. Elements in reasonable physical condition.]	Moderate

Original Item (c. 1855)	Later / Modified Items	Degree of Change [Condition commentary]	Integrity
flooring and suspended ceiling			
Rooms 7A + 7B			
[none]	c.1970s partitions within former gym	High. [Elements are modifications. Elements in reasonable physical condition.]	Low
Kitchen			
[none]	Verandah enclosed to provide kitchen amenity area (likely 1940's). Modem ceiling Fireplace may have been reversed to face Room 6 (c.1906 – 20), or Room 6 served as a kitchen and this room was a servery.	High. [Substantial modifications c.1906-1940s have substantially changed and obscured the original plan.]	Low
Kitchenette			
[none]	c.1940s.	Moderate.	Low.
Hall / Stairs (servants')			
Original arch entrance to stairs Original timber frame window to servant's staircase	Stairs rebuilt. Later floor coverings. Steel hand rail fixed to original walls	Moderate-High. [Principal element rebuilt]	Low-Moderate.
Cellar			
Stair access under servant's stair	Modern roof timbers, roofing and concrete floor with linoleum finish.	Moderate. [Some evidence of modifications.]	Moderate-High.

Original Item (c. 1855)	Later / Modified Items	Degree of Change [Condition commentary]	Integrity
<p>Original brick foundation walls with sandstone top course</p> <p>Original timber frame doorway to secondary cellar room</p> <p>Delivery hatch within enclosed verandah</p> <p>Original north wall with stone foundation course, air vent timber frame windows and stone sills</p>	<p>Modern brick walls (single skin)</p>	<p>Elements in relatively good condition.]</p>	
Toilet Block			
<p>Remaining wing wall or former service rooms.</p>	<p>Modern addition - single skin brick walls, roof, fixtures and fittings</p> <p>Likely in the location of an external service wing.</p>	<p>High. [Few original elements remain, high degree of modification.]</p>	<p>Low-Moderate</p>
Store 1 (Pantry)			
<p>Original walls, skirting and timber frame window with stone sill.</p> <p>Contains original gas / electrical fitting related to original servant's quarters (adjacent to window frame)</p> <p>Original shelving</p>	<p>Modern linoleum flooring</p>	<p>Low.</p>	<p>Moderate.</p>
Store 2			
<p>Original walls, skirting and timber frame window with stone sill.</p>	<p>Modern electrical conduit and switch.</p>	<p>Moderate. [Some evidence of modifications.</p>	<p>Moderate.</p>

Original Item (c. 1855)	Later / Modified Items	Degree of Change [Condition commentary]	Integrity
	Modern linoleum flooring.	Elements in relatively good condition.]	

Original Item (c. 1855)	Later / Modified Items	Degree of Change [Condition commentary]	Integrity
INTERNAL – FIRST FLOOR			
Hall / Stairs (servants)			
Walls and reconstructed staircase Original timber double hung window frame at end of hall Original timber frame doorways	Later carpet covering floor Later ceiling to hall (original lath and plaster ceiling may be above) Later / reconstructed cedar doors.	Low. [Minor of modifications. Elements in relatively good condition.]	High.
Hall / Stairs (formal)			
Original 1885 ornate carved timber balustrade and posts Original timber door frames and doors to bedrooms Original double hung timber window frame to mid-landing Original timber wide timber skirting Stained glass window Half landing connection to servant's quarters	Later carpet covering floor Later ceiling (original lath and plaster ceiling may be above).	Low. [Minor of modifications. Elements in relatively good condition.]	High.
Verandah			
Timber floorboards Original external walls with stone sills to windows and stone corbel Original roof timbers	Quoins reconstructed Wrought iron columns and lace (reconstructed in 1980s renovation works) sympathetic to building at height to suit BCA at the time (965mm) New corrugated roofing Modern fixtures (i.e. air conditioner, PVC downpipe) attached to wall.	Moderate. [Evidence of modifications but original form and design retained. Elements in relatively good condition.]	Moderate.

Original Item (c. 1855)	Later / Modified Items	Degree of Change [Condition commentary]	Integrity
Room 8			
Original lath and plaster ceiling and decorative cornice with vents Original timber frame French windows Original bay window and timber double hung windows within bay Original wide timber skirtings	Reconstructed door and frame Later carpet covering floor Former fireplace bricked over	Moderate. [Evidence of modifications, which partly obscure original elements. Original elements in relatively good condition.]	Moderate-low
Room 9 (children's room)			
Original lath and plaster ceiling with original decorative cornice and cornice vents Original wide timber skirtings Original fireplace, mantle and ornate carved timber overboard with original decorative tile infill panels	Non original carpet floor covering	Low. [Minor of modifications. Elements in relatively good condition.]	High.
Room 10 (servant's room)			
Original timber skirting Original timber frame double hung windows	Modern ceiling and cornice (lath and plaster over)	Moderate. [Evidence of modifications but original form and design retained. Elements in relatively good condition.]	Moderate.
Room 11 (children's room)			
Original lath and plaster ceiling with original decorative cornice and cornice vents Original wide timber skirtings	Later carpet covering floor Former fireplace bricked over	Moderate. [Evidence of modifications, which partly obscure original elements. Original elements in relatively good condition.]	Moderate-low

Original Item (c. 1855)	Later / Modified Items	Degree of Change [Condition commentary]	Integrity
Room 12 (children's room)			
Original timber fireplace, mantle and surround with ornate carved overboard Original decorative tile panels to fireplace and overboard Original timber skirting Original timber frame double hung windows	Non original ceiling and fittings (height of new ceiling corresponds with base of original cornice – lath and plaster ceiling likely above)	Moderate. [Evidence of modifications, which partly obscure original elements. Original elements in relatively good condition.]	Moderate-low
Bathroom (former nursery / dressing room)			
Original lath and plaster ceiling and cornice to former dressing room	Original double hung timber window with modern obscure glazing (mismatched) to 2 lower sash panels c1980s tiling and fixtures throughout Original door to room 8 enclosed - door removed but frame remains intact Reconstructed replica doors to former dressing room from hall and room 9 Roof access panel in former dressing room	High [Evidence of extensive modifications which obscure, or have damaged or removed original elements.]	Low
Box Room			
<ul style="list-style-type: none"> All elements and features original. 		Low	High

—Ashwood House

While Ashwood House was not available for inspection at the time of writing, assumptions on the quality and extent of surviving original fabric and finishes remaining have been made from contemporary online promotional material for site's accommodation and facilities.

As these photographs do not provide a comprehensive account of the building's internal areas, detailed commentary on its condition is not possible at this time.

5.3 Streetscape Contribution and Identifying View Corridors

5.3.1 Preamble

Views towards buildings can generally be described as primary or secondary views.

A primary view is the point from which the building can best be seen and appreciated for its context by the general public. These primary view angles demonstrate key features of the building and its setting, and how they relate to each other. From this view point the general public can gain an understanding of the heritage significance of the place through the aesthetic characteristics and setting of the building.

A secondary view generally relates to views of the building within the public realm which may be restricted and therefore limit the public's capacity to view the aesthetic characteristics and setting of the building, in turn providing a limited opportunity to fully appreciate the heritage significance of the place.

5.3.2 View Corridor Analysis

The IDA CMP identified a number of view corridors to and from Dunmore House considered significant to the site. The view corridor analysis was undertaken in 2014, since the completion of this report, tree growth and infill development have obscured some of the views to the site. The map and table below, identifies the view corridors identified in 2014 and current photographs of these view corridors.

In summary, only View Corridor 1 (Figure 19) is identified as a significant view towards the site, as it retains the site's landmark qualities, and provide an appreciation of in its original design and siting. Outlook 1 (Figure 24) from the site, towards Dunmore Road, is also significant, as it similarly reflects the original views and the choice of site.

The view corridors and outlooks previously identified in the IDA CMP have also been noted in the diagram below. These views have been discounted as significant as intervening foliage growth and incidental views have reduced their significance and have therefore been discounted from this CMP.

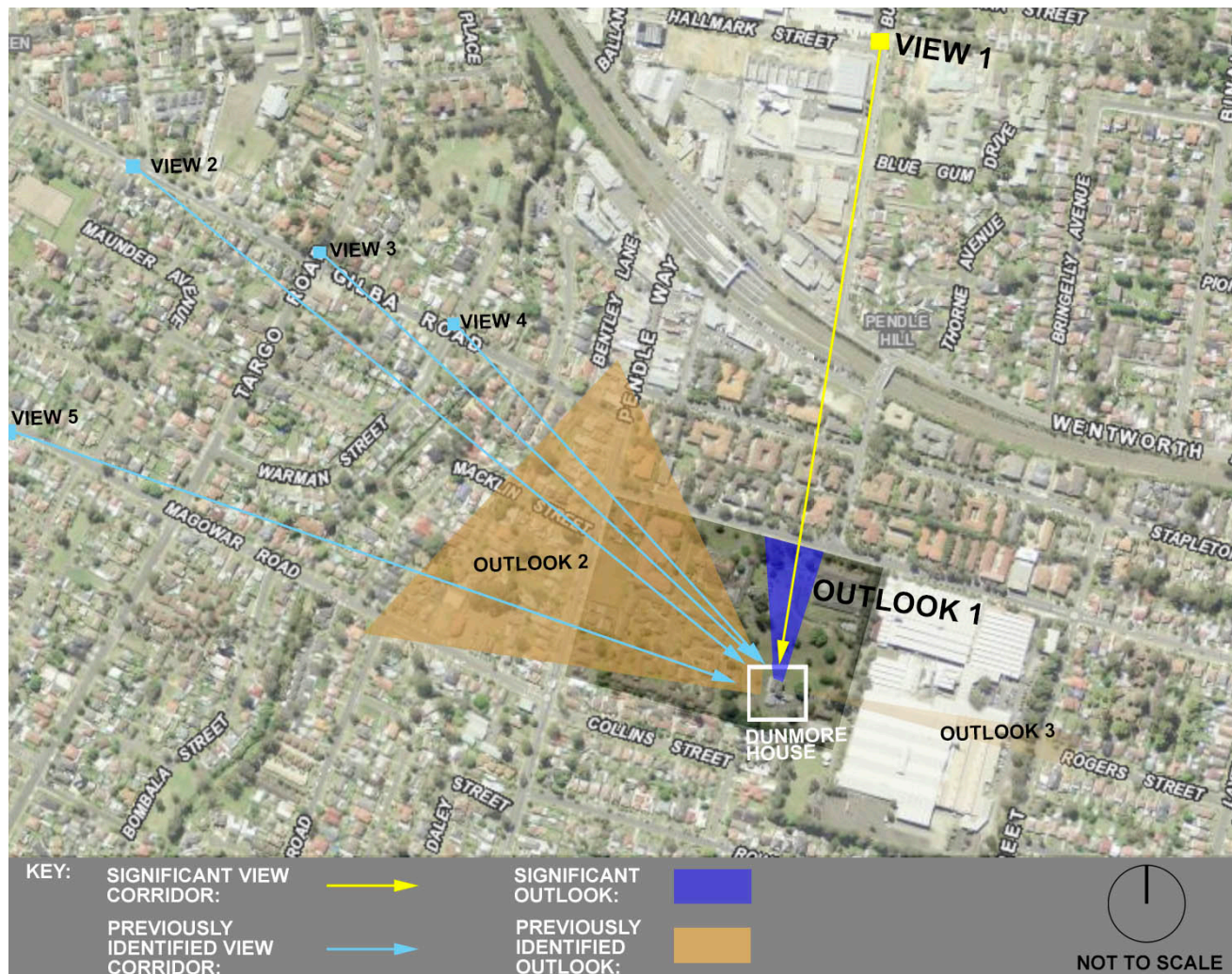


Figure 18: View corridors identified in 2019

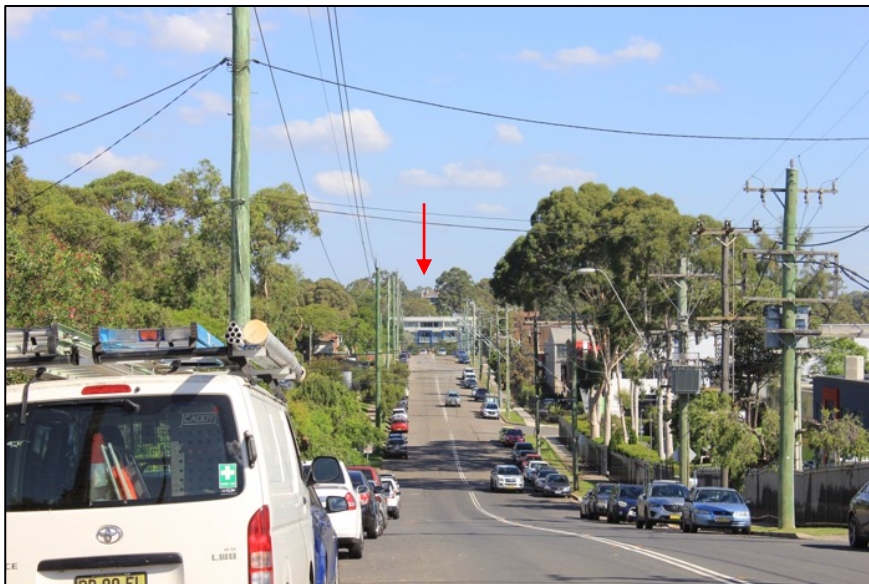
5.3.3 Views to the Site / Dunmore House

Figure 19: View Corridor 1

Of the five view corridors towards Dunmore House, this view corridor is the most significant. The northern elevation of Dunmore House is highly visible when travelling south.



2014 – View south along Bungaree Road with Dunmore House visible at the centre of the image. Note an optical photographic zoom has been used to take this photo.



2019 – This view corridor is still extant along Bungaree Road and contributes to the setting and prominence of Dunmore House.

Figure 20: View Corridor 2

In 2014 Dunmore House was visible from the hillcrest, is now only partially visible from this location due to tree growth. This view is less significant than View Corridor 1 and no longer contributes to the prominence of Dunmore House due to the increased tree growth.



2014 – Dunmore House is only partially visible from this view corridor due to tree growth.



2019 – Dunmore House has been further obscured by tree growth, there is limited visibility towards the site. This view corridor is now no longer extant.

Figure 21: View Corridor 3

View 3 is noted as contributing to Dunmore House as a skyline element within Pendle Hill. Although visible, this is not considered to contribute to the overall significance of the site.



2014 – Dunmore House is visible from this location as a skyline element.



2019 – The view is still extant but does to contribute to the overall setting or prominence of Dunmore House as it is only partially visible.

Figure 22: View Corridor 4

Of moderate significance, View Corridor 4 offers glimpses of the roofline and chimney of Dunmore House. Although visible, this is not considered to contribute to the overall significance of the site.



2014 – Partially visible from this viewing angle and largely obscured by foliage growth.



2019 – Almost entirely obscured by tree growth, this view corridor is now no longer extant.

Figure 23: View Corridor 5

View 5 is a distant view of Dunmore House, which noted as a visible skyline element. Although visible, this is not considered to contribute to the overall significance of the site, nor its appreciation.



2014 – Visible as a silhouette on the skyline and is partially obscured by foliage growth. Note a photographic optical zoom has been used to identify this view corridor.



2019 – This view corridor is no longer extant due to the intervening foliage growth.

5.3.4 Views from the Site / Dunmore House:

Figure 24: Outlook from site, 1

Looking down from Dunmore House through the landscaped area towards Dunmore Street is most significant on site. This view corridor should be retained as it allows for a full view of the grandeur of entire northern elevation of the building when viewed from the street.



2014 – The view from the Dunmore House along the landscaped areas is significant, contributing the grandeur of the site.



2019 – This view is still extant and continues to contribute to the grandeur of the northern elevation.

Figure 25: Outlook from site, 2

The outlook over the Manager's Residence is only achieved by looking out over two windows in Room 11. A more significant corridor is the outlook towards the Blue Mountains to the north of the Manager's Residence.



2014- This outlook towards the mountains is visible from this angle.



2019 - The long range outlook towards the blue mountains are still visible. The view from the western side of the verandah is a district view with incidental views towards the Blue Mountains.

Figure 26: View from site, 3

This view corridor no longer exists due to growth of trees.



2014 – The view is only partially visible from this angle. Note a photographic optical zoom has been used to identify this view corridor.



2019 – View no longer extant due to the intervening foliage growth.

5.4 Comparative Analysis

5.4.1 Linnwood, 1891

Located at 11-35 Byron Road, Guildford, Linnwood Hall is a single storey Victorian Italian villa at the centre of a large lot. The State Heritage Inventory describes the property as:

*'[featuring] separately roofed verandahs to the front (east) and side (north and south) elevations. The central main entry on the front elevation is marked by a small hipped portico breaking the line of the skillion roof verandah in the centre of the elevation. The portico is accessed via a small flight of rendered masonry steps. The portico is flanked by French windows and segmented projecting bays. The building is constructed of rendered masonry and features flanking bays at the ends of the verandahs and french doors. The main roof is hipped and of slate, some parts are clad with corrugated iron. A feature to be noted are the stained glass windows and doors in the main house. The interior features much intact original fabric and detailing, including stained glass windows imported from England, set plaster walls and ceilings and timber floors.'*⁶⁷

Linnwood Hall is a simple elegant building with a finely detailed exterior. Its interior, like Dunmore House, has been adaptively reused over years by the Department of Community Services, but not irreversibly as, like Dunmore House, the property was used as an educational facility.

Similarly located in an open but larger (5.1 ha), landscaped site, also on higher ground, the property has, however, been modified with later extensions and adjacent buildings. The immediate parkland setting is better preserved than that of Dunmore House.



Figure 27: Linnwood Hall.
State Heritage Inventory

⁶⁷ Linnwood Hall, State Heritage Inventory entry sheet. See <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5052822>, access 05 May 2019.

5.4.2 Hiawatha, 1883

Hiawatha, built in Parramatta in 1883 for J.W. Withers, former Mayor, and demolished in the 1960s, presents a volume of classical, symmetrical proportions: two stories, with a tripartite façade and hipped roof with a central gable breakfront.⁶⁸ Typical Italianate features abound: deep verandahs on three elevations, corbelled chimneys, and decorative cast ironwork.

Dunmore House, in contrast, is far simpler, with an asymmetrical verandah of more limited extent, and its basic decorative scheme of quoined edges, expressed rails and modest corbels under the roof line.



Figure 28: Hiawatha, Parramatta

Built 1883, demolished 1960s.

Demolished Houses of Sydney

5.4.3 Locksley Hall, c.1870s

Locksley Hall (Figure 29) was built as Sutherland House in the late 1870s for A. S. Lowe, and renamed following its sale in the 1890s to Mrs William Harkness.⁶⁹ Demolished in 1937, the central portion of the house in particular shows a deep verandah with lacework balustrades under a painted corrugated roof; standard Italianate details. The inset hips and decorative roof ironwork further reinforce its Victorian character.

Its strict symmetry, paired cast iron columns and twin gable-fronted wings, however, present an altogether more imposing volume than Dunmore House.

⁶⁸ Hughes, J. *Demolished Houses of Sydney*, Historic Places Trust of New South Wales, 1999. p.105.

⁶⁹ Hughes, J. *Demolished Houses of Sydney*, Historic Places Trust of New South Wales, 1999. p.103.

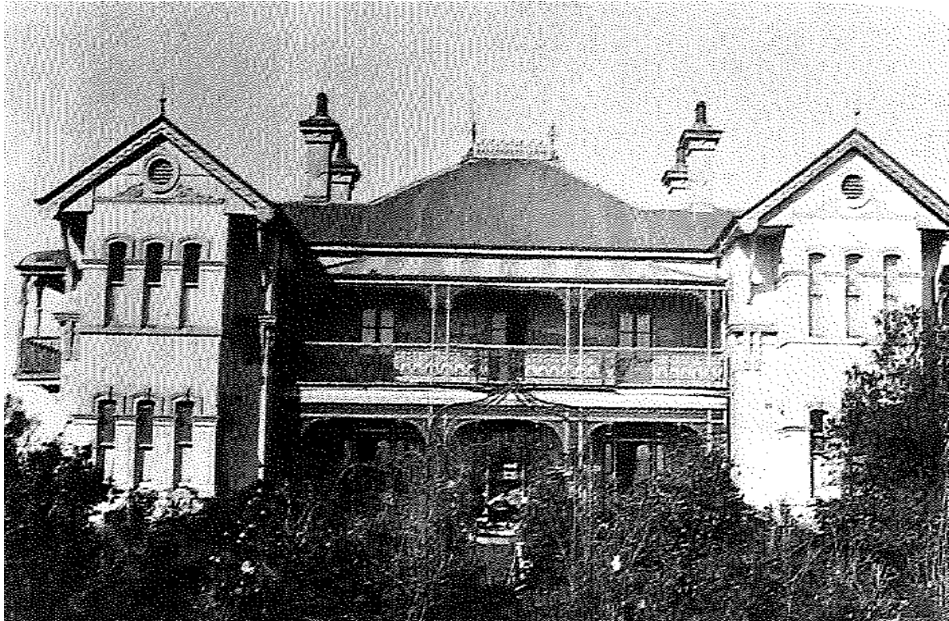


Figure 29: Locksley House, Merrylands

Built 1870s, demolished 1937.

Demolished Houses of Sydney

5.4.4 Summary

Even at their height of popularity in the late 19th century Victorian Italianate villas west of Parramatta were uncommon. More popular were small houses and cottages, often Victorian in their decorative schemes, but with Georgian or Federation styles in plan and envelope.

The dual pressures of growing industrial estates and suburban subdivision, which defined the post war landscape, led to the subdivision of most of the larger estates. There are, consequently, few surviving examples of Victorian Italianate villas with some remaining gardens and landscape. Dunmore House is one such, while smaller and of less ostentatious design than the examples above.

The closest extant property is Linnwood Hall. At one storey, with a renovated interior, Dunmore House is shown thus to be both a rare and representative example, at a local level, of a gentleman's villa in Victorian Italianate style.

5.5 Established Significance

5.5.1 Existing Citations and Listings: Statutory

—Commonwealth

No part of the site is identified on the National Heritage List under the auspices of the Environment Protection and Biodiversity Conservation Act 1999.

—State Heritage Register

Dunmore House nor Ashwood House are not listed on the State Heritage Register (SHR) under the *NSW Heritage Act, 1977*.

—Holroyd Local Environmental Plan 2013

The subject site contains two heritage items identified by Schedule 5 of the Holroyd LEP 2013, each on separate lots. These are:

Listing no. 195:

“Ashwood House”, Inter-war Georgian Revival residence at no. 268–280 Dunmore Street (Lot A, DP 335578)

Listing no. 194:

“Dunmore House”, Victorian Italianate residence and garden setting at no. 222–266 Dunmore Street (Lot 3, DP 554208)

The site is **not** located within a conservation area.

— Other

The site is not listed on any s.170 Register.

5.5.2 Existing Citations and Listings: Non-Statutory

No part of the site is listed in the National Trust of Australia (NSW) register.

No other non-statutory listing has been found applying to any other part of the site.

5.6 Adjacent Heritage Items

What is considered to be ‘in the vicinity’ will be determined in each circumstance with reference to physical proximity, existing and potential view corridors and the nature of any proposed works.

The State Heritage Register (under the *Heritage Act 1977* (NSW)) shows no adjacent items.

Schedule 5 of the Holroyd LEP 2013 lists three adjacent heritage items, one of which is also listed as an item of archaeological potential, notably:

—**Listing no. I109:**

Bonds administrative building, storage building, cutting room and cotton bale stores, 190–220 Dunmore Street, Lot 1, DP 735207

—**Listing no. I93:**

*Former Bonds Bobbin Mill façade
211–215 Dunmore Street, Lot 65, DP 881163*

—**Listing no. I96:**

Pendle Hill Railway Station, Pendle Way

Adjacent Archaeological Items

—**Listing no. A7:**

*Bonds site
190–220 Dunmore Street, Lot 1, DP 735207*

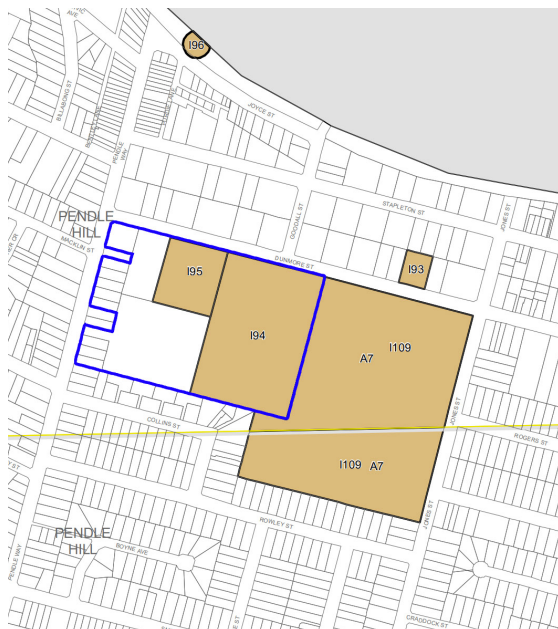


Figure 30: Vicinity items.

Extracts of Heritage Maps 004 and 005 from the Holroyd LEP 2013, showing the three items in the vicinity (I96, I93 and I109/A7). Dunmore House (I94) and Ashwood House (I95) are at centre left, within the site boundary shown in blue.

Holroyd LEP 2013, with annotations by Weir Phillips Heritage and Planning, 2019.

5.7 Assessment under NSW Heritage Division criteria

The subject site was assessed against criteria developed by the New South Wales Heritage Office. The Guidelines for Inclusion/Exclusion are as provided by *Assessing Heritage Significance, NSW Heritage Manual Update*.

5.7.1 Assessment by Individual Criteria – Dunmore House

Criterion (a) – historical significance

An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none">• shows evidence of a significant human activity• is associated with a significant activity or historical phase• maintains or shows continuity of a historical process or activity	<ul style="list-style-type: none">• has incidental or unsubstantiated connections with historically important activities or processes• provides evidence of activities or processes that are of dubious historical importance• has been altered so that it can no longer provide evidence of a particular association

—Dunmore House

The 1881 subdivision that created the parcel on which Dunmore House was built evidences early attempts to open formerly rural lands west of Parramatta to the development of housing, for both the working and upper classes. While these subdivision attempts were largely unsuccessful, the purchase of land to establish Dunmore, later Dunmore House, was the first – and arguably most important – subdivision of the local area.

Dunmore House is also intimately associated with the activity of the Churches of Christ in New South Wales, as it represents the first step in the establishment of the group's activities in the area, and one of the Churches' most important centres of activity in the state. In so doing, it is also associated with the development of Reform Movement Christianity in the State.

The property has significance at a local level under this criterion.

Criterion (b) – associative significance

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
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<ul style="list-style-type: none"> • shows evidence of a significant human occupation • is associated with a significant event, person, or group of persons • maintains or shows continuity of a historical process or activity 	<ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events • provides evidence of people or events that are of dubious historical importance • has been altered so that it can no longer provide evidence of a particular association
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—*Dunmore House*

Dunmore House bears a strong association with Sir William McMillan, as he purchased the site and commissioned the building of Dunmore House. McMillan, who rose to hold the position of Treasurer under Prime Minister Henry Parkes, and eventually played an important role in the Federation of Australia, was an important figure in the parliamentary history of New South Wales and Australia. The strength of that association, however, is tempered through circumstance, as he was resident in the house only for three short years.

The house is also associated with George A. Bond, who resided in the house for a some ten years. Founder of Australia's first cotton mill adjacent to the site, and of one of the country's most famous clothing brands, Bond's activities ultimately shaped not only the adjacent site, but drove the formation of the suburb of Pendle Hill and the building of its train station, along with the manufacture of clothing – hosiery in particular – throughout the country.

An association with Edward Pearce, Mayor and councillor of Parramatta, is also present, however this is of negligible significance alongside the above.

With the purchase of the property in 1934, however, Dunmore House has its most prominent association with the Churches of Christ. This group, which established itself in Australia in the late 19th century, grew in the 20th to become one of the largest Christian affiliations in the country. Their devotion to community welfare as a practical expression of faith saw them establish numerous facilities to care for the sick, unemployed, aged and the young, in rural, country and urban locations. The Pendle Hill site, incorporating both Dunmore and Ashwood Houses, is representative of this expansion and community engagement.

The property has significance at a local level under this criterion.

Criterion (c) – aesthetic significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales (or the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none">• shows or is associated with, creative or technical innovation or achievement• is the inspiration for creative or technical innovation or achievement• is aesthetically distinctive or has landmark qualities• exemplifies a particular taste, style or technology	<ul style="list-style-type: none">• is not a major work by an important designer or artist• has lost its design or technical integrity• its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded• has only a loose association with a creative or technical achievement

—Dunmore House

Dunmore House is a reasonably well-preserved example of a late Victorian Italianate residence constructed by a prominent political and commercial figure. The house was built to a high standard and featured quality finishings and landscaped grounds. Retaining a generally high level of integrity, the house has considerable architectural significance in the local area. It is also a rare example of such a villa in the local region.

The property has significance at a local level under this criterion.

Criterion (d) – social significance

An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none">• is important for its association with an identifiable group• is important to a community's sense of place	<ul style="list-style-type: none">• is only important to the community for amenity reasons• is retained only in preference to a proposed alternative

—Dunmore House

Dunmore House is valued by the Churches of Christ for its long use by the group, first as a home for orphaned boys, then for young men, then as an aged care home. It represents the

group's first step in establishing a presence in Pendle Hill, in what has become a cornerstone of the local community for close to 80 years, and which remains active and important today.

Dunmore House is socially significant to the many people who lived in it, and for the contribution it made to their lives. It is also significant to the broader community for the site's aesthetic and landmark qualities.

The property has significance at a local level under this criterion.

Criterion (e) – research potential

An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none">• has the potential to yield new or further substantial scientific and/or archaeological information• is an important benchmark or reference site or type• provides evidence of past human cultures that is unavailable elsewhere	<ul style="list-style-type: none">• has little archaeological or research potential• only contains information that is readily available from other resources of archaeological sites• the knowledge gained would be irrelevant to research on science, human history of culture

Dunmore House provides evidence of the use and shaping of a landscape to create a sophisticated country retreat, and thus evidences the patterns of land use of the local area at the time of its construction (c.1885). Dunmore House provides evidence of the conversion of a late Victorian residence for specific welfare uses, to care for orphans, young men and later aged residents, from its use by a Christian welfare organisation over the course of nearly 85 years. The site is likely to have some archaeological potential, given limited site disturbance in the immediate vicinity of the house. Former paths, drains and particularly evidence of the kitchen gardens may also remain.⁷⁰

Dunmore House has significance at a local level under this criterion.

⁷⁰ See Artefact (report, draft, May 2019). *230-290 Dunmore St, Pendle Hill Rezoning, Liverpool. Non-Aboriginal (Historic) Archaeological Assessment*. Prepared for 9Springs and Fresh Hope Care.

Criterion (f) – rarity

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (of the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none">• provides evidence of a defunct custom, way of life or process• demonstrate a process, custom or other human activity that is in danger of being lost• shown unusually accurate evidence of a significant human activity• is the only example of its type• demonstrate designs or techniques of exceptional interest• shown rare evidence of a significant human activity important to a community	<ul style="list-style-type: none">• is not rare• is numerous but under threat

—*Dunmore House*

As a Victorian Italianate villa, Dunmore House does not display novel or rare architectural features, styles, construction techniques or materials that cannot be found elsewhere. However, it is rare, if not unique, as an example of such a villa in its local region.

The property has significance at a local level under this criterion.

Criterion (g) – representativeness

An item is important in demonstrating the principal characteristics of a class of New South Wales (or a class of the local areas):

- cultural or natural places; or
- cultural or natural environments

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none">• is a fine example of its type• has the potential characteristics of an important class or group of items• has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique of activity	<ul style="list-style-type: none">• is a poor example of its type• does not include or has lost the range of characteristics of a type• does not represent well the characteristics that make up a significant variation of type

<ul style="list-style-type: none"> • is a significant variation to a class of items • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held 	
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—*Dunmore House*

As a Victorian Italianate villa with a relatively high degree of overall integrity, Dunmore House is a fine and representative example of a late 19th century gentleman's residence. Moreover, its urbane and compact style – rather than that of a larger country villa – speaks to a vision of what the surrounding area was to become.

The preservation of much of its original lot and setting, including the mature trees, open lawns, curved drive and turning circle, are unique within the adjacent suburbs. The retention of a number of key views that demonstrate its prominence as a local landmark are similarly rare, and it is notable that all of these elements – its prominence, grounds and views – are all readily appreciable from the public domain. The property is, consequently of outstanding importance within the region.

The property has significance at a local level under this criterion.

5.7.2 Summary of Criteria

Criterion	Property Dunmore House
(a) historical	local
(b) associative	local
(c) aesthetic	local
(d) social	local
(e) research	local
(f) rarity	local
(g) representativeness	local
Overall	Local

5.8 Statement of Significance

5.8.1 Dunmore House

In 1991, Holroyd City Council prepared the following statement of significance, which informed the current listing of the Dunmore House as an item of local heritage significance.

Dunmore House has both local and regional historic and aesthetic significance. Historically, the site is of significance through its origins as part of D'Arcy Wentworth's 1819 land grant as well as through its associations with Colonial Treasurer Sir William MacMillan who built the house in 1887 and George Bond who established the country's first cotton spinning mill in the paddocks near the house. The house is also one of the few remaining examples in Holroyd of the large "boom style" residences erected in the prosperous years of the late 19th century and retains much important original fabric and detailing. It is also something of a notable local landmark in local views, this role considerably enhanced by the spacious grounds and mature early trees, which still remain as a setting for the house.

In their 2014 CMP, Independent Design Associates prepared the following revised statement of significance:

Dunmore House is of State Significance as the oldest remaining home in the Pendle Hill District, as a remaining home from the initial 1880 - 1885 Subdivision of the Wentworth Estate for Gentlemen [sic] residences.

The house and property have historical significance through their association with Sir William McMillan Treasurer to Henry Parkes at Federation, George Bond Founder of the Bonds fashion empire, Edward Pearce, Mayor of Parramatta, and the Churches of Christ Children's Home.

The house has State level Aesthetic significance as a highly intact and high quality example of a late Victorian residence of a prominent Sydney Businessman, and holds a prominent position in the street scape of Pendle Hill. ⁷¹

The text below, by Weir Phillips Heritage and Planning, revises the above assessment of Dunmore House:

Originally on Dharug land, then granted under Governor Lachlan Macquarie to D'Arcy Wentworth in 1819, the site of Dunmore House developed from speculative subdivision efforts in the late 19th century. Built in 1885, the house has significance through its association with prominent businessman and politician Sir William MacMillan (Colonial Treasurer from 1889 to 1891, and Deputy Leader of the Free Trade Party, 1901–03), who built Dunmore House as his family home.

⁷¹ Integrated Design Associates, CMP 2014, op. cit., p.76.

Associative significance is also derived from a later owner and resident, George A. Bond, who established the clothing manufacturing company, Bonds, in the adjacent lot, which became a national icon. Moreover, it is reputed that Bond also established the country's first cotton spinning mill on the fields around Dunmore House. It is notable, however, that the tenure of each of tenant was relatively brief.

The house bears significant association with the Churches of Christ of Australia, an important Christian group that established its presence in the country in the late 19th century, and for which the provision of community welfare services is a key demonstration of faith. The purchase of Dunmore House for use as an orphaned boys' home in 1934 was first of several property purchases that established the group in the local area, to eventually form a significant aged care facility.

The house is one of few remaining examples in the Cumberland region of the large "boom style" residences erected in the prosperous years of the late 19th century, and its subdivision is evidence of a period of speculation and haphazard urban development. It retains much of its original fabric and detailing, and remains a notable local landmark in local views, this role considerably enhanced by the spacious grounds and mature early trees, which remain as a setting for the house.

Dunmore House has regional significance in historic, aesthetic, social and associative terms. It is therefore appropriately listed as a local item.

5.8.2 Assessment by Individual Criteria – Ashwood House

Criterion (a) – historical significance

An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> • shows evidence of a significant human activity • is associated with a significant activity or historical phase • maintains or shows continuity of a historical process or activity 	<ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been altered so that it can no longer provide evidence of a particular association

—Ashwood House

As the earliest aged care home in the local area founded by the Churches of Christ in Australia, Ashwood House is associated with the development and provision of community welfare services in NSW by religious organisations.

The House, as part of the broader Pendle Hill site, also evidences the development of the Churches of Christ in Australia itself, which came to be one of the most important Christian affiliations throughout the 20th century. As the organisation developed an increasing focus on aged care in the postwar period, so too did its activities at Pendle Hill, which came to form a substantial ensemble of aged care services.

The property has significance at a local level under this criterion.

Criterion (b) – associative significance

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> • shows evidence of a significant human occupation • is associated with a significant event, person, or group of persons • maintains or shows continuity of a historical process or activity 	<ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events • provides evidence of people or events that are of dubious historical importance • has been altered so that it can no longer provide evidence of a particular association

—Ashwood House

As the earliest aged care home in the local area, Ashwood House is associated with the development and provision of community welfare services by the Churches of Christ in New South Wales, which developed a particular focus on aged care in the postwar period. The commentary noted above for Dunmore House also applies to Ashwood House.

The property has significance at a local level under this criterion.

Criterion (c) – aesthetic significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales (or the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> • shows or is associated with, creative or technical innovation or achievement • is the inspiration for creative or technical innovation or achievement 	<ul style="list-style-type: none"> • is not a major work by an important designer or artist • has lost its design or technical integrity

<ul style="list-style-type: none"> • is aesthetically distinctive or has landmark qualities • exemplifies a particular taste, style or technology 	<ul style="list-style-type: none"> • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded • has only a loose association with a creative or technical achievement
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—*Ashwood House*

Ashwood House is a fine and representative example of an Interwar Free Classical Georgian building. Its unusual curved and glazed west wing makes the property notable for its asymmetry.

Functionally, Ashwood House is significant as a rare extant example of purpose-built Interwar care home. Designed to be both long and level, the home is functionally appropriate for mobility-impaired users, and presents a welcoming domestic appearance, eschewing an institutional look.

Despite extensive new building to the side and rear, Ashwood House retains its principal public elevation and landscaped grounds to the north, facing Dunmore Street.

The property has significance at a local level under this criterion.

Criterion (d) – social significance

An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> • is important for its association with an identifiable group • is important to a community's sense of place 	<ul style="list-style-type: none"> • is only important to the community for amenity reasons • is retained only in preference to a proposed alternative

—*Ashwood House*

Ashwood House is highly valued by the Churches of Christ, in light of its construction by donation from one of its members, and as a commemorative act; and as one of the earliest – if not *the* earliest – aged care residences in the local area. Ashwood House maintains an active and continuing association with sections of the local community and is socially significant to the many people who lived in it, and for the contribution it made to their lives. It is also significant to the broader community for the site's aesthetic qualities.

Together, Dunmore and Ashwood Houses represent the historic core of the Churches of Christ's association with, and service to, the local community, and embody its mission to devotedly serve those in need.

The property has significance at a local level under this criterion.

Criterion (e) – research potential

An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> • has the potential to yield new or further substantial scientific and/or archaeological information • is an important benchmark or reference site or type • provides evidence of past human cultures that is unavailable elsewhere 	<ul style="list-style-type: none"> • has little archaeological or research potential • only contains information that is readily available from other resources of archaeological sites • the knowledge gained would be irrelevant to research on science, human history of culture

—Ashwood House

Ashwood House provides evidence of the design and use of a property for the care of aged residents (initially women).

Ashwood House significance at a local level under this criterion.

Criterion (f) – rarity

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (of the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> • provides evidence of a defunct custom, way of life or process • demonstrate a process, custom or other human activity that is in danger of being lost • shown unusually accurate evidence of a significant human activity • is the only example of its type • demonstrate designs or techniques of exceptional interest 	<ul style="list-style-type: none"> • is not rare • is numerous but under threat

<ul style="list-style-type: none"> • shown rare evidence of a significant human activity important to a community 	
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—*Ashwood House*

As an Interwar Free Classical Georgian style building, Ashwood House is a fine and representative example of its style. Its importance is reinforced by the inclusion of the unusual curved and glazed wing to the western side, making the building notable for its asymmetry. It does not otherwise present novel construction techniques or materials that cannot be found elsewhere.

The property has significance at a local level under this criterion.

Criterion (g) – representativeness

An item is important in demonstrating the principal characteristics of a class of New South Wales (or a class of the local areas):

- cultural or natural places; or
- cultural or natural environments

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> • is a fine example of its type • has the potential characteristics of an important class or group of items • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique of activity • is a significant variation to a class of items • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held 	<ul style="list-style-type: none"> • is a poor example of its type • does not include or has lost the range of characteristics of a type • does not represent well the characteristics that make up a significant variation of type

—*Ashwood House*

Ashwood House may be generally described as an Interwar Free Classical Georgian style building, and as a fine example of the same. However, the unusual curved and glazed wing to the western side makes the building notable for its asymmetry. While consequently not a

typical / representative example of the style, it is made rarer, and arguably more important, by virtue of this difference.

Ashwood House is also held in particularly high esteem by the members of the Churches of Christ, and the local community, as the earliest expression of the group's dedication to the service of the local community.

The property has significance at a local level under this criterion.

5.8.3 Summary of Criteria

Criterion	Property Ashwood House
(a) historical	local
(b) associative	local
(c) aesthetic	local
(d) social	local
(e) research	local
(f) rarity	local
(g) representativeness	local
Overall	local

5.9 Statement of Significance - Ashwood House

Originally on Dharug land, then granted under Governor Lachlan Macquarie to D'Arcy Wentworth in 1819, the site of Ashwood House was initially part of lands subdivided to create a gentleman's residence, Dunmore, located adjacent. The Dunmore House estate has significance for its association to Sir William McMillan, prominent politician and businessman; to Edward P. Pearce, Mayor Parramatta; and to George A. Bond, founder of the Bonds clothing label.

Following the purchase of Dunmore House and grounds by the Churches of Christ in Australia in 1934, two acres of its land were used to build Ashwood House, which has operated an aged care residence since 1938 to the present day.

Ashwood House is significant as a welfare site that has remained in operation for over 80 years; as the first purpose-built aged care residence in the local area; and as an early example of such a building in the wider region.

The size, detail and quality of construction attest to the esteem in which the Churches of Christ held the act of caring for the aged and are in turn representative of the group's goals as a Christian welfare organisation to care for those less fortunate in the community. The

site has strong associative significance to the members of the Churches of Christ in Australia, to the families of those for whom it cared, and to the wider community.

Ashwood House thus bears a significant association with the Churches of Christ of Australia, an important Christian group that established its presence in the country in the late 19th century, and for which the provision of community welfare services is a key demonstration of faith. The purchase of Dunmore House for use as an orphaned boys' home in 1934, reinforced by the construction of Ashwood House in 1938, were the first steps in establishing the group in the local area, and eventually forming a significant aged care facility.

The house is a strong, albeit unusual example of an Interwar Free Classical / Georgian-style building that eschews institutional regularity and scale to create a welcoming, even domestic scale to its appearance.

The front elevation and gardens provide a notable contribution to the public domain. While its setting of spacious lawns and semi-circular drive contributes to this, an appreciation of the original scale and setting of the house in the round has been lost with the construction of a much larger building close to its side and rear.

Ashwood House has regional significance in historic, aesthetic, social and associative terms. It is therefore appropriately listed as a local item.

5.10 Grading of Significance

The significance of the main elements of the site have been assessed and ranked for the purpose of developing conservation policies and determining priorities.

As explained below this CMP uses the rankings of **Exceptional**, **High**, **Moderate**, **Neutral** and **Intrusive**. This system of rankings was introduced to NSW in 2001 by the NSW Heritage Office (now Office of Environment and Heritage – Heritage Branch) in their publication *Assessing Heritage Significance*.

The different rankings used are as follows:

- A. **Exceptional:** elements identified as being of exceptional significance include those which are rare or outstanding in their own right and/or are fundamental to demonstrating the significance of the site. These elements will usually display a high degree of integrity.
- B. **High:** elements identified as being of high significance represent those elements which provide evidence of a key phase in the history of the site's development or that of the surrounding area. These elements may not be as distinctive as those classified as being of exceptional significance, yet still strongly embody the heritage values of the place. These elements may display **some** loss of original fabric, provided that these alterations do not detract substantially from significance.
- C. **Moderate:** elements identified as being of moderate significance consist of those elements which are not individually significant, but which when considered within the context of the site as a whole nevertheless have some significance. Such elements generally provide coherence, context and/or links between other significant elements and contribute to the understanding of the evolution of the site. Moderately significant elements may have been altered or modified; they may contribute to the interpretation of the site.

- D. **Neutral:** neutral elements neither contribute nor detract from the significance of a site.
- E. **Intrusive:** elements identified as intrusive are those elements which, while they may potentially contribute to a comprehensive understanding of the evolution of the site and how it has been used, have no historical value and/or are located in a manner which is unsympathetic to or detract from the significance of other significant elements.

5.10.1 Dunmore House – Site

Element	Significance	Remarks
Entrance and Drive	B.	Being the zig-zag drive and turning circle
Landscape + plantings	A.	Being the mature plantings and open lawn to Dunmore Street. Note that a direct pedestrian path to Dunmore Street was lost prior to 1967.
Remnant structures and evidence of former styles of occupation	B.	Being the earlier vegetable / kitchen gardens, lost prior to 1967.

5.10.2 Dunmore House – Building

Element	Significance	Remarks
Overall Structure	A	
Elevations	North + West – A South + East – C	Compromised by later extensions
Verandah	A / B	Some alterations and new / replacement material.
Roof	A	
Hallways + circulation	A	
Ground Floor Rooms	A	
First Floor Rooms	A / B	Some alterations.
Basement Rooms	C	Poor condition.

5.10.3 Ashwood House – Site

Element	Significance	Remarks
Entrance and Drive	A	Driveway has been slightly modified but remains clear and recognisable.
Landscape + plantings	A	Being the open lawn to Dunmore Street, unobscured by trees or tall plantings.

5.10.4 Ashwood House – Building

Element	Significance	Remarks
Overall Structure	A	
Elevations	Front – A	Including the curved front wing

Element	Significance	Remarks
	Rear – C	Compromised by later building
Roof	A	Hipped roof form and tiled cladding
Hallways + circulation	n/a	Not inspected.
Ground Floor Rooms	n/a	Not inspected.
First Floor Rooms	n/a	Not inspected.

6 DEVELOPING CONSERVATION POLICIES

6.1 Preamble

Once heritage significance has been determined, management policies can be developed to ensure that the heritage significance of a place is retained whilst a new use is facilitated. In considering the drafting of conservation policies, a number of issues must first be taken into consideration.

6.2 Issues Arising from the Requirements of the Owners

This CMP has been prepared to enable Fresh Hope Care and the Churches of Christ Property Trust to better understand the heritage requirements of Ashwood House and Dunmore House, and to guide future redevelopment across the combined site.

The site has a high public profile arising from its history, its associations, the services that are provided on the site (and the longevity of those services), and the presence of architecturally and historically significant structures. Protecting the unique qualities of the place and promoting understanding of its significance can have considerable long-term benefits for both owners and occupiers.

Parts of the site, particularly the low-rise accommodation units to the southwest, present an opportunity for redevelopment and an intensification of use. However, the proximity of these areas to the existing heritage items of Ashwood House and Dunmore House is such that future development should be carefully managed to retain an appreciation of the values and views associated with these items. This raises the need to confirm an appropriate heritage curtilage around these sites. At the same time, the sites themselves require careful maintenance and management to preserve their existing fabric and significance. Guiding the ongoing use and any future adaptation of these sites should reinforce and celebrate their considerable heritage significance.

6.3 Issues Arising from Heritage Significance

6.3.1 Opportunities Arising from Significance

The heritage significance of both items gives rise to the following opportunities:

- To recognise and acknowledge the significance of the site.
- To encourage an appropriate level of heritage listing.
- To conserve significant fabric and relationships, including the villa, stable block and significant planting.
- To conserve, manage and interpret evidence according to relative significance.

- To conserve evidence of past uses, hierarchies and relationships on the site.
- To provide interpretation for the site in appropriate forms.
- To secure the site and meet requirements of statutory authorities without damaging significant fabric, spaces etc.
- To determine and manage the curtilage of the site and any future development that might take place within this curtilage or impact upon this curtilage.
- To conserve and manage the setting of the site wherever feasible.

Protecting the unique qualities of the place and promoting understanding of its significance can have considerable long-term benefits for the site.

Like many sites that have evolved over a long time, the integrity of parts of both items has been compromised by later alterations and additions; however, each period of works has significance for what it reveals about the evolution of the building.

Areas of lower integrity, which do not represent significant periods, or which do not provide information of a significant evolution, provide opportunities for:

- reinstating and/or repairing elements to improve an understanding significant aesthetic and spatial qualities
- developing new works in a sensitive manner to retain an understanding of the original while providing an improved or new use.

6.3.2 Constraints Arising from Significance

Changes to the site must be carefully managed so that those elements of the site that are significant to its history and architectural form are retained, while making allowance for those changes needed to give an acceptable amenity and compliance with regulation for continued use.

The ICOMOS (Australia) *Burra Charter* provides guidelines for the conservation and management of places of cultural significance. The Charter sets a standard of practice for those who provide advice, make decisions about or undertake works to places of cultural significance. A copy of the Charter is included in Appendix 2 of this CMP. In particular, the Charter advocates:

- a cautious approach to change: do as much as is necessary to care for a place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.
- a respect for all layers of fabric. This requires the in-situ retention of all fabric identified as being of primary significance.
- the reversibility of changes where circumstances permit.
- the sufficiency of evidence to guide change.

To retain the significance of the site, the following should occur:

- The requirements for the retention of significance listed above should be implemented.

- Statutory provisions should be met without destroying significant fabric. Alternative solutions that are deemed to satisfy the conditions of legislation should be sought where strict compliance would compromise significant fabric/spaces.
- The significance of the site should be interpreted.
- All proposed work should be carried out in conjunction with a qualified heritage consultant and be subject to a Heritage Impact Statement.
- The site should remain listed as a heritage item under the *Holroyd LEP 2013* or succeeding documents.

6.3.3 Archaeological Considerations

An assessment of potential historical archaeological deposits has been carried out by Artefact Heritage Services in May 2019.⁷² The reader is referred to this report for reference.

The report assesses the archaeological potential of the site as follows:

- the area around Dunmore House, its associated structures and landscaping has **moderate to high** archaeological potential;
- the area around Ashwood House, and the group of former outbuildings to the site's southern boundary, have **low to moderate** archaeological potential;
- the area around the (now demolished) second residence to the centre west of the site has **low to moderate** archaeological potential;
- the remainder of the site has **low to nil** archaeological potential.

An assessment of potential impacts to the archaeological resource is recommended should any future proposal involve ground disturbance.

An assessment of Aboriginal archaeology was not provided for.

6.4 Issues Arising from Statutory Requirements

There is a hierarchy for planning controls in New South Wales. At the pinnacle of the system are Commonwealth and State government acts and regulations, followed by State Environmental Planning Policies (SEPPs). At local government level are Local Environmental Plans (LEPs). All the above are legally binding, or statutory documents. Below the LEP, Councils have a range of non-statutory documents, including Development Control Plans, guidelines and codes.

These pieces of legislation are discussed, in general order of hierarchy below, in terms of their impact on the management of heritage values on the site.

6.4.1 *Disability and Discrimination Act 1995 and 2005 (C'wealth)*

⁷² Artefact (report, draft, May 2019). *230-290 Dunmore St, Pendle Hill Rezoning, Liverpool. Non-Aboriginal (Historic) Archaeological Assessment*. Prepared for 9Springs and Fresh Hope Care.

The Commonwealth *Disability Discrimination Act 1995 and 2005* (DDA) makes it unlawful to discriminate against people on the grounds of their disability. Section 23 of the DDA requires non-discriminatory access to premises which the public or a section of the public is entitled or allowed to use. The DDA does not require equitable access to be provided to single dwellings, although occupants may wish to provide it for their own use. Where the DDA does apply, heritage places are not exempt from it, although the Australian Human Rights Commission has advised that heritage significance may be taken into account when considering whether providing equitable access would result in unjustifiable hardship. Works proposed to be undertaken to comply with the DDA are not exempt from the need for approval under the Heritage Act. If such an application is contemplated, it should be sought at development application stage and include advice from an appropriately qualified professional with experience with heritage buildings.

6.4.2 *Work, Health and Safety Act 2011 (C'wealth)*

The *Work, Health and Safety Act 2011* provides a framework to protect the health, safety and welfare of all workers at work by eliminating or minimising risks arising from work or workplaces. The Act covers all people who carry out work in any capacity for a person conducting a business or undertaking including employees, contractors, subcontractors, self-employed persons, outworkers, apprentices and trainees, work experience students and volunteers who carry out work. It also includes other people at a workplace like visitors and customers.

6.4.3 *Environmental Planning and Assessment Act 1979 and Regulations 2000 (NSW)*

In NSW, the *Environmental Planning and Assessment Act 1979* (the EP&A Act) and the *Environmental Planning and Assessment Regulations 2000* provide a system of environmental planning for NSW. The Act and Regulations, among many matters, notably:

- require the application of the *National Construction Code of Australia* (NCC).
- require the formation and application of environmental planning instruments, notably State Environmental Planning Policies, Local Environmental Plans and Development Control Plans by all Councils, in this case the *Holroyd LEP 2013* and the *Holroyd DCP 2013*, under Cumberland Council; and
- establish an process of environmental assessment that requires the Consent Authority to take into consideration the relevant provisions of any LEP and DCP, and any environmental impact assessment (if required) in determining applications for development in the relevant Local Government Area.

6.4.4 *The National Construction Code of Australia*

The National Construction Code (NCC), incorporating the Building Code of Australia (BCA) is a national set of building regulations with some state-specific variations. The performance requirements of the BCA are mandatory, although the introductory sections of the NCC make clear that not all requirements will apply to a given case. The NCC includes 'deemed-to-satisfy' requirements which are accepted as meeting the performance requirements. However, the NCC also makes provision for alternative solutions to meet the performance requirements, subject to satisfactory verification.

Under the *Environmental Planning and Assessment Regulation 2000 (EP&A Regulation)*, all new building work must be carried out in accordance with the BCA. In the case of an existing building, there is generally no requirement to comply with the BCA unless works are being carried out. However, where works (in particular alterations or additions) are proposed, the building in question will need to comply on completion with the relevant performance requirements of the BCA (*EP&A Regulation* Clause 145). In addition, where an existing building has a change of use, the structural capacity and fire safety of the building must be acceptable for the new use. Alterations to a building where the use remains unchanged must not reduce its structural capacity and fire safety (*EP&A Regulation*, Clause 143).

In certain circumstances, exemption can be obtained from the requirements of the BCA under Clause 187 of the *EP&A Regulation*. Because in most cases there will be an acceptable alternative solution to satisfy the performance requirements of the BCA, applications for exemption are sought comparatively rarely. If such an application is contemplated, it should be sought at development application stage and include advice from an appropriately qualified professional with experience with heritage buildings.

6.4.5 *Heritage Act 1977 (NSW)*

The *Heritage Act 1977 (NSW)* aims to conserve the environmental heritage of New South Wales. Environmental heritage is broadly defined under Section 4 of the Act as consisting of ‘those places, buildings, works, relics, moveable objects, and precincts, of State or local heritage significance.’

6.4.6 *Management of Archaeology under the Heritage Act 1977*

There is always a possibility that archaeological remains have survived on the site and may be uncovered in the future. The *Heritage Act* includes provisions to protect historical archaeological relics. The *Act* defines a ‘relic’ as any deposit, artefact, object or material evidence that:

- a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- b) is of State or local heritage significance.

6.4.7 *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

The SEPP (Exempt and Complying Development Codes) 2008, which provides for development minimal impact without consent, does not apply at the site except where an exemption has already been granted under s57(2) of the *Heritage Act 1977 (NSW)* and the development meets the requirements and standards specified by this policy.

6.4.8 *Holroyd Local Environmental Plan 2013*

The *Holroyd Local Environmental Plan 2013* provides the overall guidelines for development within the Council area. The aims of the Holroyd LEP 2013 include objectives related to heritage, as well as the maintenance and enhancement of amenity, vitality and viability.

The Holroyd LEP 2013 provides opportunities and constraints with regard to heritage listing.

The following table and sections address the four principal planning controls of the Holroyd LEP 2013 that apply to the site: zoning, maximum height, minimum lot size, and heritage listings (clearly, other sections of the Holroyd LEP 2013 are also relevant).

Lot	Building	Zoning	Max. Height (m)	Min. lot size (m2)	Heritage status
3/554208	Dunmore	R2	9	450	Y (local)
A/335578	Ashwood	R3	9	900	Y (local)
2/554208	Village	R3	9	900	—
472/1204429	Crawford	R2, R3	9, 11	900	—
1/24728	Church	R4	11	900	—
10/24728	House	R4	11	900	—
11/24728	House	R4	11	900	—
12/24728	House	R4	11	900	—

—Zoning (Holroyd LEP 2013, Part 2.1 and 2.2)

The site comprises three zoning types, which permit the following uses with consent:

- R2 Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Health consulting rooms; Home businesses; Home industries; Hostels; Places of public worship; Recreation areas; Respite day care centres; Roads; Semi-detached dwellings

- R3 Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Exhibition villages; Group homes; Home businesses; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing

- R4 Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Child care centres; Community facilities; Environmental protection works; Exhibition homes; Home businesses; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Seniors housing; Shop top housing

See Figure 31.

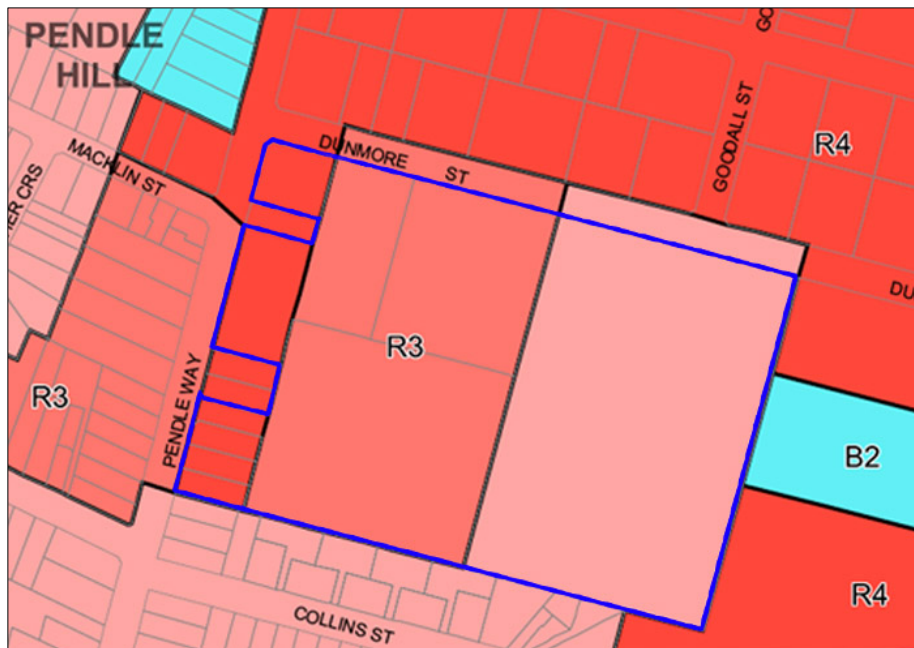


Figure 31: Holroyd LEP 2013 Zoning Map (detail).

The site boundary is outlined in heavy blue line.

Holroyd LEP 2013 Zoning Map, sheet 4. Annotations by Weir Phillips Heritage.

—Maximum Height

The maximum permitted heights (J (9m), and L (11m)) suggest buildings of 3 and 4 storeys maximum. Currently no building exceeds 2 storeys. See Figure 32.

—Subdivision (Holroyd LEP 2013, Part 2.6)

Subdivision requires development consent.

Should subdivision be pursued, the Holroyd LEP 2013 provides minimum lot sizes of 450m² (G) and 900m² (T). See Figure 33.

As per Conservation Policies H and L, further subdivision of the lots would likely negatively impact the setting and ability to appreciate the heritage items on the site, and would likely not be acceptable in heritage planning terms.

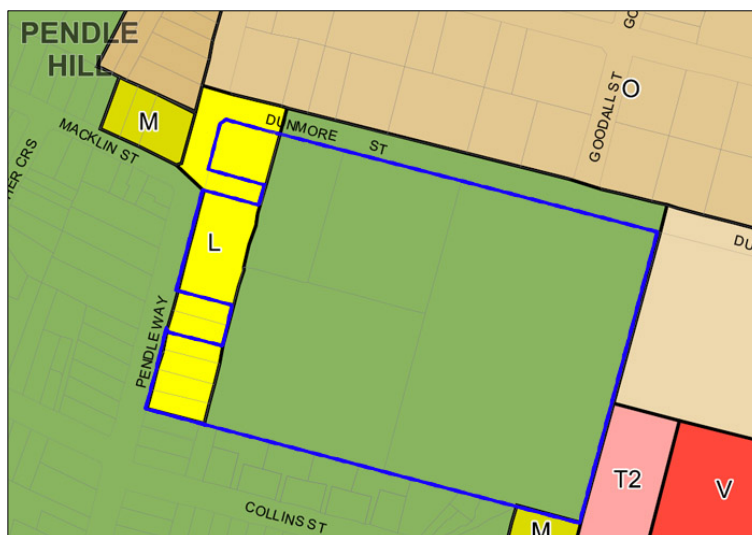


Figure 32: Holroyd LEP 2013 Maximum Height of Buildings Map (detail).

The site boundary is outlined in heavy blue line. L (yellow) allows 11m, J (green) allows 9m. Holroyd LEP 2013 Height of Building Map, sheet 4. Annotations by Weir Phillips Heritage.

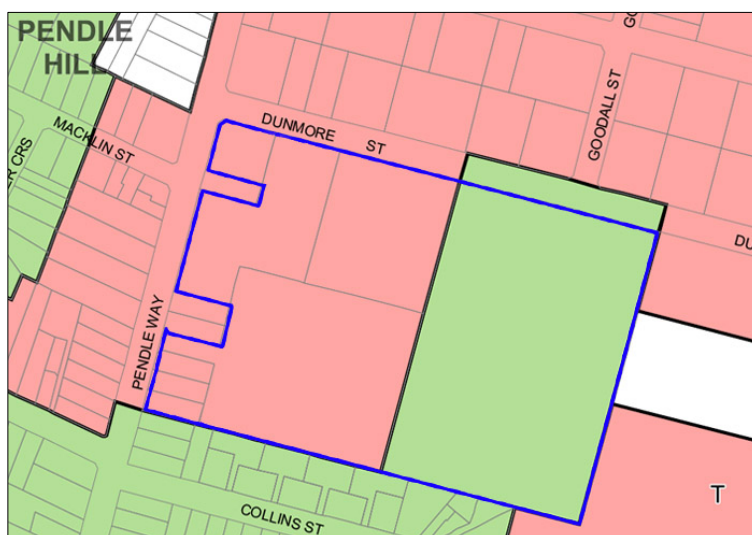


Figure 33: Holroyd LEP 2013 Minimum Lot Size Map (detail).

The site boundary is outlined in heavy blue line. Areas marked G (green) permit minimum lot sizes of 450m², while those marked T (red) permit minimum 900m².

Holroyd LEP 2013 Lot Size Map, sheet 4. Annotations by Weir Phillips Heritage.

—Demolition

Demolition of any building, regardless of heritage listing status applying to a lot, requires consent. Those lots with heritage listings have additional criteria set out in the *Holroyd DCP 2013*.

—Heritage Conservation (Part 5.10)

Part 5.10 of the Holroyd LEP 2013 sets out a number of objectives and requirements for listed heritage items. These are set out in left hand column of the table below, with accompanying recommendations provided in the right hand column.

NOTE: the commentary applies principally to the two lots containing Dunmore House and Ashwood House. Recommendations are applicable to the adjoining sites only insofar as they regulate the impact on the two listed items.

Holroyd LEP 2013, Part 5.10 – Heritage Conservation

Policy	Recommendations
<p>1. Objectives. The objectives of this clause are as follows:</p> <p>(a) to conserve the environmental heritage of the Cumberland Council,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(c) to conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p> <p>2. Requirement for consent</p> <p>Development consent is required for any of the following:</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</p> <p>(i) a heritage item,</p> <p>(ii) an Aboriginal object,</p> <p>(iii) a building, work, relic or tree within a heritage conservation area,</p> <p>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</p> <p>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</p> <p>(d) disturbing or excavating an Aboriginal place of heritage significance,</p> <p>(e) erecting a building on land:</p>	<ul style="list-style-type: none"> • The principal structural form should be retained. • New uses and new works on the site must respect the significance of the site and its fabric. • Knowledge of the site's history and significance should be interpreted and, at the very least, not obscured. • All new works and new uses must also respect the site's proximity to other heritage items. • Depending on the scale of the development, the approval authority for the site is Cumberland Council. • Most works will require development approval. Professional advice should be sought in all instances, including for minor work, to identify and assess any potential impacts. • The site adjoins heritage items listed by the LEP 2013 and lies in the vicinity of others. The impact of proposals on these items should also be assessed as part of any Development Application. • Major excavation works may require an archaeological assessment. If relics are uncovered on the site, work must cease immediately and advice should be sought from the appointed architect, archaeologist and/or heritage consultant.

Policy	Recommendations
<p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</p> <p>(f) subdividing land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</p>	
<p>3. When consent not required</p> <p>However, development consent under this clause is not required if:</p> <p>(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:</p> <p>(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and</p> <p>(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or</p> <p>(b) the development is in a cemetery or burial ground and the proposed development:</p> <p>(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and</p> <p>(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or</p>	<ul style="list-style-type: none"> • Maintenance works, and like-for-like replacement works, are typically acceptable. However, as noted above, advice should be sought from a heritage consultant and from the consent authority to determine the extent of change and impact of works, prior to undertaking those works.

Policy	Recommendations
<p>(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or</p> <p>(d) the development is exempt development.</p>	
<p>4. Effect of proposed development on heritage significance</p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned.</p> <p>This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<ul style="list-style-type: none"> • A heritage consultant is the appropriate professional to prepare the relevant assessment of potential impacts on a heritage item. • The type of supporting document that should be submitted as part of an application will depend on the nature of the proposed works. • A Conservation Management Plan (CMP) is appropriate for large and/or complex sites, and sites with potential or recognised State heritage significance. • Ideally, a CMP should be prepared prior to, or at least independently of, any Development Application, in order for any proposed works to take into account the CMP's recommendations. • Minor works should be accompanied by a Heritage Impact Statement (HIS), written with regard to the CMP.
<p>5. Heritage assessment</p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<ul style="list-style-type: none"> • This Conservation Management Plan, is intended to fulfil this requirement (i.e. as a heritage management document).
<p>6. Heritage conservation management plans</p> <p>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change</p>	<ul style="list-style-type: none"> • This Conservation Management Plan, is intended to fulfil this requirement. A Heritage Impact Statement should, however, also be submitted to assess

Policy	Recommendations
proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.	the potential impacts of any specific proposal.
<p>7. Archaeological sites</p> <p>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):</p> <p>(a) notify the Heritage Council of its intention to grant consent, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p>	<ul style="list-style-type: none"> • An assessment of archaeological potential has been carried out (Artefact Heritage Services, May 2019). This report should be considered by the consent authority as part of any Development Application process.
<p>8. Aboriginal places of heritage significance</p> <p>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:</p> <p>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</p> <p>(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p>	<ul style="list-style-type: none"> • An assessment of archaeological potential has been carried out (Artefact Heritage Services, May 2019). This report should be considered by the consent authority as part of any Development Application process.
<p>9. Demolition of nominated State heritage items</p> <p>[not applicable]</p>	[not applicable]
<p>10. Conservation incentives</p> <p>The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would</p>	<ul style="list-style-type: none"> • The current zoning around Dunmore House and Ashwood House (R2 and R3 zones; low and medium density residential) does not permit higher density residential development or commercial development. • Should higher density be permitted, this clause allows a high degree of flexibility in use. Heritage advice should be sought at the outset.

Policy	Recommendations
<p>otherwise not be allowed by this Plan, if the consent authority is satisfied that:</p> <p>(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and</p> <p>(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and</p> <p>(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and</p> <p>(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and</p> <p>(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.</p>	<ul style="list-style-type: none"> Clause 5.10.10 may be a flexible option to allow for more intense uses, or other types of uses, on the sites, if such development substantially conserves the listed items, grounds (including plantings and landscaping) and significant views.

6.4.9 Development Control Plans

Development Control Plans (DCPs) help interpret the intent of local environmental plans by providing detailed objectives and controls. The principal DCP for the site is the *Holroyd DCP 2013*. Of particular relevance is Part H (Heritage and Conservation Controls), which contains the primary heritage controls.

There are no specific provisions for aged care facilities.

Other sections of relevance include, but are not limited Part A (General Controls), Part E (Public Participation), and Part F (Advertising and Signage Controls).

There are no site-specific development controls plans (DCP) for this site, although consideration should be given to the aims and controls for the site-specific controls applying to the former Bonds Mill site adjacent (see Part J, p.p 448U ff.).

6.5 Issues Arising from Non-Statutory Regulations

6.5.1 The Burra Charter

The principles of the *Australian ICOMOS Burra Charter* should be applied to the site (see above). The Charter provides guidance for the conservation and management of places of cultural significance. The Charter was adopted considering the protocols established by the

International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964) and the *Resolutions of the Fifth General Assembly of the International Council on Monuments and Sites* (ICOMOS) (Moscow 1978). The Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August, 1979 at Burra, South Australia. The Charter has since been revised, most recently in 2013. A series of practice notes by ICOMOS Australia help to interpret the Charter and its practical application.

6.5.2 The National Trust of Australia (NSW)

The site is not included on the Register of the National Trust of Australia (NSW).

The National Trust (NSW) lists those buildings, sites, items and areas which ‘are components of the natural or cultural environment of Australia, that have aesthetic, historical, architectural, archaeological, scientific or social significance, or other special value for future generations, as well as for the present community.’

While inclusion on the Register has no statutory power, it is widely recognised as an authoritative statement on the significance of a place.

6.6 Issues Arising from the Physical Condition of the Site

6.6.1 Opportunities Arising from Physical Condition

The combined site is occupied by approximately 56 buildings, including:

- Dunmore House, heritage item
- Associated sheds (3no.)
- Dwelling (Manager’s Residence)
- Ashwood House, heritage item
- Shaw House (aged care residence)
- Associated structure / shed (1no.)
- May House
- Cole House
- Crawford Lodge and adjoining building facing Pendle Way
- Church (Churches of Christ Pendle Hill),
- Assisted living units (43no), and
- Dwellings (three detached post-war residences, facing Pendle Way)

Within the property boundary and heritage curtilage of Dunmore House, there are four detached buildings, including the manager’s residence. As these are of lower significance, and located to the side and rear of Dunmore House, there is opportunity for these buildings to be modified and/or consolidated.

Within the site boundaries of Ashmore House, the bulk of Cole and May Houses occupy much of the open area to the sides and rear of the heritage item, such that there is little flexibility for new development.

6.6.2 Constraints Arising from Physical Condition

Observations from the site visit undertaken in March 2019 highlighted a number of constraints associated with the physical condition of Dunmore House, notably cracking masonry to the rear extension.

With regard to Ashwood House, it was noted that the timber shutters require maintenance and re-hanging.

Elements/areas identified as Rank A or B in Section 5.10 are relatively intact and of high significance. This means that particularly careful consideration must be given to the impact of proposed new works on these elements/areas. The insertion of new services, such as air conditioning and cabling, into both buildings should take into consideration the relative integrity of spaces and fabric. Any changes to the internal loading should be made subject to the advice of a structural engineer with experience in heritage buildings.

6.7 Issues Arising from Curtilage

6.7.1 Curtilage Defined

When a heritage item or place is being considered for management purposes, a decision must be made about the extent of land around it that could be considered to *contain* its heritage significance. This boundary is often referred to as the curtilage of a site.

Curtilage is a difficult concept that is subject to many interpretations. Curtilage takes into consideration tangible and intangible historic relationships and aesthetic relationships defined by vistas and visual corridors. In other words, curtilage moderates between a site and its setting. Curtilage may be comprised of more or less than the legal or physical boundary of a site:

‘At times there is a clear distinction between the place and its setting – only rarely is a culturally significant place self-contained within definite boundaries, without some visible link to the world around it. If the cultural significance of a place relates to its visual attributes – such as form, scale, colour, texture and materials – its setting is of special importance.’⁷³

For the purposes of this CMP, the following definition, provided by the NSW Heritage Division, has been adopted.

Curtilage is:

⁷³ Commentary for Article 8 of the Burra Charter in Marquis-Kyle, Peter and Walker, Meredith, *The Illustrated Burra Charter*, QLD, Australia ICOMOS Inc., 1992, p.38.

'... the area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. This can apply to either:

- Land which is integral to the heritage significance of the items or the built heritage; or
- A Precinct which includes buildings, works, relics, trees or places and their setting.'⁷⁴

6.7.2 Different Types of Curtilages

The NSW Heritage Division has identified a number of types of curtilage:

- *Lot boundary curtilage*: the most common type of curtilage, comprising the boundary of the property containing the heritage item.
- *Reduced lot boundary curtilage*: less than the lot boundary of a site.
- *Expanded heritage curtilage*: greater than the lot boundary of a site.⁷⁵

6.7.3 Existing Curtilage Definitions for the Site

The listing in the Holroyd LEP 2013 for Dunmore House provides for a reduced lot curtilage. The existing heritage curtilage area is less than the existing lot area, for both Ashwood and Dunmore House.

6.7.4 Recommendation

In determining curtilage, the following has been taken into consideration:

- Previous heritage curtilages as set out in the 1986 ICO, the Holroyd LEP 2013, and the IDA CMP, and their rationale.
- The history of both Dunmore House and Ashwood House, within the context of the wider site history.
- The relative significance of the different phases of the combined site's history.
- The topography of the combined site and the character of the surrounding area.
- View corridors to and from the items.
- The orientation of the items.
- The use and outlook of the items.
- Significant plantings (and other mature plantings) and landscape elements, notably the mature trees and open grassed areas, within the boundary of the items.

⁷⁴ New South Wales Heritage Office and Department of Urban Affairs and Planning, *Heritage Curtilages*, NSW, NSW Heritage Office and Department of Urban Affairs and Planning, 1996, p.3.

⁷⁵ New South Wales Heritage Office and Department of Urban Affairs and Planning, *Heritage Curtilages*, *op.cit.*, 1996, pp.5-7.

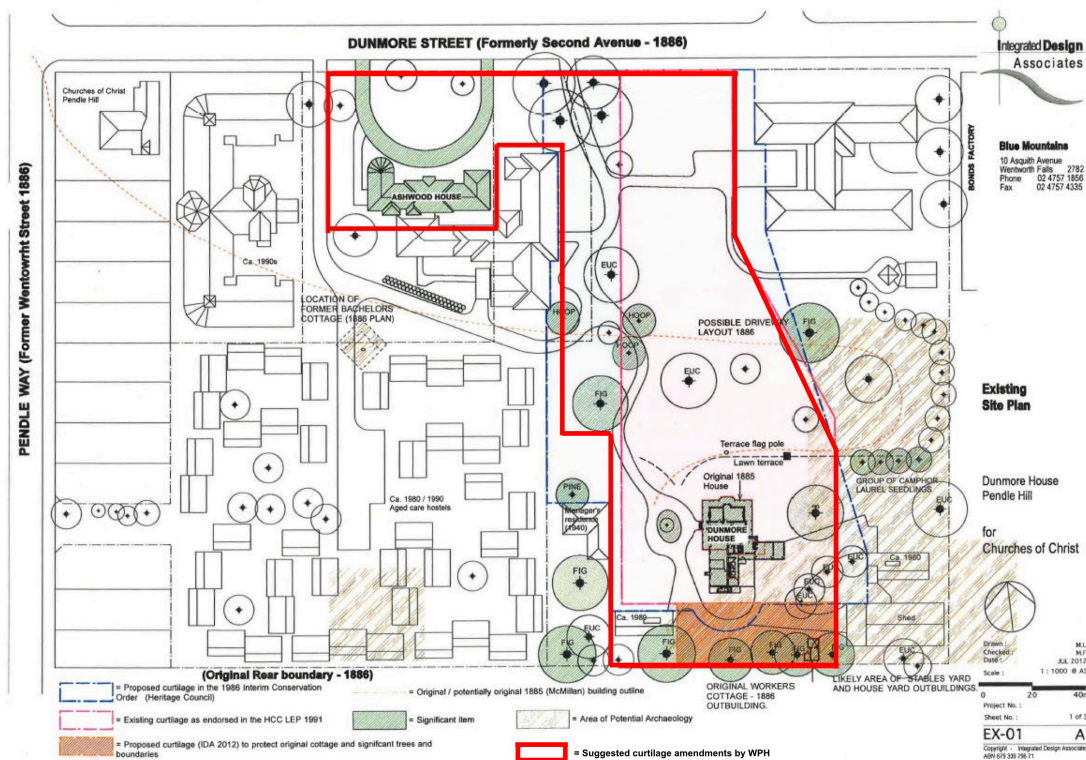


Figure 34: Revised heritage curtilage.

Integrated Design Associates base plan, with annotations by Weir Phillips Heritage.

- The adjacent buildings and heights under the same ownership as the items.

Based on the above, it is recommended that a combined and expanded heritage curtilage is established to include Ashwood House, Dunmore House, and the minimum plantings and landscaped areas which together retain, permit and express an understanding of their history, significance and interrelationships. As set out below, this does not imply that new works cannot take place within this curtilage, only that particular care is taken for works within this boundary. See Figure 34 and Conservation Policies G, H, L-P and R.

7 CONSERVATION POLICIES

7.1 Preamble

The purpose of this section is to provide a guide for actions relating to the conservation and management of the site on a day-to-day basis and in the long term, so that heritage significance is retained and enhanced and not diminished. The following conservation policies make reference to the assessment and statement of significance contained in this CMP.

Good decision-making relies on a clear understanding of the values embodied in a place and associated meanings.

Good outcomes follow from the application of best practice heritage management principles and procedures.

To be successful, heritage management should be an integrated activity. A number of the actions outlined below are thus applicable under more than one policy and may thus be repeated.

The conservation policies of this CMP identify an ideal heritage outcome. In implementing these policies it should be recognised that other constraints, for example, essential safety requirements, may take precedence and therefore constrain full policy implementation.

Definitions:

- *Should* in the context of this CMP implies mandatory requirement for compliance.
- *May* in the context of this CMP implies a suggestion of optimal compliance.

7.2 Policy Outline

The following outlines the conservation principles and policies for the site. Each is expanded upon in greater detail in Section 7.3 below.

7.2.1 Protocols With Regard to This Conservation Management Plan

	Principles	Policy	Key Requirements
A	Recognise and retain heritage values.	Retain identified heritage values and avoid adverse heritage impacts.	<ul style="list-style-type: none"> • This CMP should be formally adopted as an essential tool for the management of the site. • The guidelines of this CMP should be followed in day-to-day management and in planning for the future.
B	Maintain statutory listing.	The site should continue to be listed as a heritage item within Schedule 5 of the <i>Holroyd LEP 2013</i> and succeeding documents.	<ul style="list-style-type: none"> • Be aware of current statutory listings and the implications that arise out of it.
C	Provide responsible site management.	Ensure there is an effective system of management for heritage matters. Acknowledged points of responsibility for the care of the site should be devised.	<ul style="list-style-type: none"> • Obtain a common commitment to this CMP from all key agencies responsible for the site. • Provide effective management. • Identify responsibility and communicate between agencies.
D	Make use of professional advice.	Advice should be sought from experienced professionals for all works aside from routine maintenance.	<ul style="list-style-type: none"> • Seek the appropriate level of professional advice.
E	Review this CMP on a timely basis.	Review this CMP at five year intervals or at such times as deemed necessary by events, such as major changes in use, ownership or circumstances.	<ul style="list-style-type: none"> • Maintain the relevance of this CMP through timely review.

7.2.2 Ongoing Actions to Physically Protect the Site

	Principles	Policy	Key Requirements
F	Provide for an appropriate and viable use for the site, building and interior spaces.	An ongoing, viable, use for the site should be facilitated.	<ul style="list-style-type: none"> Other uses can be supported so long as the use does not require changes to the overall fabric that would obscure the heritage significance of the place.
G	Retain and enhance significant buildings and spaces.	Retain and enhance the heritage values of identified significant building.	<ul style="list-style-type: none"> Understand the significance of the building and protect/enhance that significance.
H	Retain and enhance significant vistas.	Ensure identified significant vistas are protected.	<ul style="list-style-type: none"> Carefully determine the location and envelope of any new building works.
I	Maintain safety measures, fire protection and compliance with building regulations.	The site should satisfy all current fire safety and building regulation requirements. Alternative Solutions or concessions providing alternative means of achieving the desired safety requirements should be sought, particularly where those concessions can minimize impact on significant fabric and elements.	<ul style="list-style-type: none"> Fire safety should be part of an ongoing programme to protect the occupants and the building and to meet building regulation requirements. Seek guidance when upgrades are required.
J	Continue to carry out maintenance and repair.	<p>All significant elements should be actively maintained and conserved as part of site management.</p> <p>Maintenance should be carried out in a timely manner. Where possible, repair existing fabric rather than replace.</p> <p>Repairs should be based on appropriate knowledge. Conjecture, guesswork or prejudicial estimation is not acceptable.</p>	<ul style="list-style-type: none"> Use maintenance as a form of asset management. Carry out cyclical maintenance. Follow best practice principles. Document all works as part of ongoing records.

	Principles	Policy	Key Requirements
K	Provide security.	<p>Continue to provide security for the site.</p> <p>Identify any new threats to security as they may arise.</p> <p>Security should take into account impact on heritage significance and fabric of significance, and should include the exclusion of vermin and birds.</p>	<ul style="list-style-type: none"> • Monitor security levels and methods. • Utilise good site maintenance as a form of security.
L	Maintain the setting	The significant aspects of the setting of the site should be maintained.	<ul style="list-style-type: none"> • Where change is planned carefully determine the impact of such changes on the significant aspects of the setting. • Be aware of proposed change in the surrounding area. • Prepare a submission should the change be seen as having an impact on the significance of the site.

7.2.3 Procedures When Dealing With Changes to the Site

	Principles	Policy	Key Requirements
M	<p>The level of significance of the buildings and their individual components, should be used to guide the level of change that can occur.</p> <p>Proposed changes should be accompanied by detailed assessments of component parts.</p>	<p>The level of significance should guide the degree of change.</p> <p>Changes may be made, provided their impact is assessed as acceptable and that all changes are carefully recorded.</p> <p>Proposed adaptations and new uses that would introduce irreversible modifications to significant elements and have an adverse impact on significance are to be avoided where possible.</p>	<ul style="list-style-type: none"> • Be guided by relative significance. • Carry out detailed assessments of significance prior to new works. • Seek the advice of a heritage consultant before removing significant built fabric. • Consider the impact of new works. • Undertake reconstruction where appropriate.
N	The retention and conservation of	New work to significant elements should respect	<ul style="list-style-type: none"> • Seek professional advice and carry out

	Principles	Policy	Key Requirements
	<p>significance should be at the forefront of planning for new work to site.</p> <p>Procedures associate with new work should facilitate the retention and conservation of significance.</p>	the heritage values of these places.	<p>detailed assessments.</p> <ul style="list-style-type: none"> • Commission an HIS to accompany new works. • Obtain the appropriate approvals.
O	New works on the site should avoid having an adverse impact on significance.	<p>New works should be designed to complement the existing significant buildings.</p> <p>New works should enhance or, at the very least, not diminish or mask significance.</p>	<ul style="list-style-type: none"> • New work should be based on a plan that considers the whole site area.
P	Resist the introduction of intrusive elements and remove existing intrusive elements.	<p>Elements considered obtrusive should first be assessed to determine heritage significance and, if found to have no heritage value, removed or modified so as to eliminate or reduce their detrimental impact on significance.</p> <p>Fabric/elements that are part of the history of the site, but which no longer perform their intended function, should not automatically be regarded as intrusive elements.</p>	<ul style="list-style-type: none"> • Assess and list intrusive, non-significant, items. • Determine ways to remove them or mitigate their impact.
Q	Introduce services in a sensitive manner.	<p>New services should be introduced in a sensitive manner.</p> <p>Evidence of redundant significant services should be retained where they contribute to the narrative of the place.</p>	<ul style="list-style-type: none"> • Where new services are introduced adjacent to significant fabric, seek the advice of a heritage consultant. • Remove redundant services that do not contribute to heritage significance at the time of decommissioning.
R	Consider potential archaeological significance.	Archaeological impact should be considered in future proposals.	<ul style="list-style-type: none"> • Seek advice from an archaeologist where significant works are proposed. • If remains are unexpectedly

	Principles	Policy	Key Requirements
			discovered during works, all work should stop immediately and archaeological advice sought.
S	It is important that heritage significance be considered, should a change in ownership, occupation or use be proposed.	<p>New owner(s) or occupier(s) should be made aware of the significance of the site at the outset.</p> <p>New uses should only be considered if they are compatible with the retention and/or recovery of the identified character and significance of the site, significant buildings and spaces. At the very least, they should not be detrimental to significance.</p>	<ul style="list-style-type: none"> See policy for this item (at left).
T	Prepare and implement interpretation strategies	<p>All means should be taken to ensure that knowledge about the site and its heritage significance remains within the general knowledge of the site users.</p> <p>Interpretation should represent significant aspects of the site's history and include both tangible and intangible elements.</p> <p>Interpretation should be reflected in the physical presentation of the site (and in new works) as well as through the installation of specific interpretative devices.</p>	<ul style="list-style-type: none"> An interpretation strategy should be devised and implemented.
U	Encourage research.	Research directed at increasing the knowledge and understanding of the site and its environment should be encouraged and supported.	<ul style="list-style-type: none"> Encourage further research into the history of the site.
V	Record and archive any works to the site.	New work should be recorded in a manner that reflects the extent of work and the significance of the element/area involved.	<ul style="list-style-type: none"> Prior to any major changes the buildings should be archivally recorded to Heritage

	Principles	Policy	Key Requirements
		A comprehensive copy of all relevant archival material and all records of new work should be assembled for reference use and stored on site.	Division standards <ul style="list-style-type: none"> • Keep proper records.
W	Protect moveable heritage.	Identify and retain moveable heritage.	<ul style="list-style-type: none"> • Maintain use of moveable heritage where possible and where damage will not occur. • Where there is potential for the moveable item to be damaged appropriate storage should be considered.

7.2.4 Protocols With Regard to Sustainability

	Principles	Policy	Key Requirements
X	Protect moveable heritage.	Identify and retain moveable heritage.	<ul style="list-style-type: none"> • Maintain use of moveable heritage where possible and where damage will not occur. • Where there is potential for the moveable item to be damaged appropriate storage should be considered.

7.3 Policy Implementation

7.3.1 Preamble

The effectiveness of a CMP depends on how it is implemented. The following provides a series of simple actions to achieve each of the conservation principles outlined above and identifies who is primarily responsible for carrying out that action.

Conservation activities should be pursued as part of day-to-day activities. This section thus deals with the immediate issues affecting the site. It also addresses the long-term implications of the conservation, maintenance and management of heritage significance.

7.3.2 Terms and Definitions

Under *Responsibility*, terms for those with involvement in maintaining the heritage significance of the site are defined as follows.

Term	Definition
Owner(s)	Legal owner(s) of the site.
Users of the site	Those living, working in or visiting the site.
Architect	The person responsible for designing a programme of works, e.g., an architect for alterations to the dwelling or landscape.
Heritage Consultant	A person qualified to deal with the technical aspects of heritage significance and conservation issues pertaining to the site and its buildings.
Maintenance and tradespeople	Persons charged with the repair and maintenance of the fabric of the site.
Stakeholders	Owners, users of the site and those in the wider community with an interest in the significance of the site.

7.3.3 Conservation Principles and Policies

— *General Conservation Management Protocols*

A: Recognise and retain heritage values

	PRINCIPLE	
	Recognise and retain heritage values.	
	POLICY	
	Retain identified heritage values and avoid adverse heritage impacts. The assessment of significance contained in this CMP provides the basis for the future management of the site and its setting. It recognises the history of a site where significance lies partially in built elements, and their relationships with each other, but also in use, association and meaning.	

	ACTIONS	RESPONSIBILITY
A1	The owner(s) of the site should formally adopt this CMP as an essential element in the future management of the site and commit to the principles and policies contained within it.	Owner(s) and users.
A2	Conservation should respond to the site's significance.	All.
A3	Conservation should be holistic. Dunmore House and Ashwood House should be conserved, managed and operated under a holistic approach that takes into account the wider site in which they are located, and benefits from the improved conservation opportunities afforded by the ownership of the wider site by the same owner.	Owners and managers.
A4	Conservation should be inclusive. Significant changes should be made in consultation with all stakeholders.	Owners and users.
A5	Conservation should recognise the relative contribution of all phases of the site's history and have regard to relative significance as determined in Section 5.10 of this CMP.	All.
A6	Conservation should operate within best practice principles. The <i>Australian ICOMOS Charter for Places of Cultural Significance (Burra Charter)</i> sets out practice principles for the management of heritage sites (see Appendix 2). The NSW Heritage Branch (previously the NSW Heritage Office) has interpreted the <i>Burra Charter</i> and provided a multi-faceted guide for the management of heritage sites. This guide, the <i>NSW Heritage Manual</i> , and a wide range of other publications to assist with heritage sites, is available through the NSW Heritage Branch website (www.heritage.nsw.gov.au).	All.
A7	Ask questions. When in doubt as to the impact of an action, contact a heritage consultant.	Owner(s), users, architect and maintenance / trades.
A8	For all works, excluding basic maintenance, engage a heritage consultant at the outset. This is outlined further under Principle D: Make Use of Conservation Advice.	Owner(s), users and architect.
A9	Use all the available documentation and physical evidence as a guide prior to planning or undertaking any work.	Owner(s), users, architect, heritage consultant, maintenance/trades
A10	Undertake all work on the basis of known evidence. Conjecture, guesswork and prejudicial estimation are not acceptable.	Owner(s), users, architect, heritage consultant, maintenance/trades

A11	Create records. Record your actions to create a clear record of what has taken place on the site. This is further outlined under Principle W.	Owner(s), users, architect, heritage consultant, maintenance/trades
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B: Maintain statutory listings

	PRINCIPLE	
	<p>Maintain statutory listings</p> <p>The protection afforded by statutory listing is important for the long-term conservation of the site. Statutory listing:</p> <ul style="list-style-type: none"> • Ensures appropriate statutory control over maintenance, conservation and new works. • Publicly recognises the significance of the site. <p>The current listing of the site within Schedule 5 of the <i>Holroyd LEP 2013</i> recognises the site's significance to the local area.</p>	
	POLICY	
	The site should continue to be listed as a heritage item under the <i>Holroyd LEP 2013</i> and succeeding documents.	
	ACTIONS	RESPONSIBILITY
B1	Continue to support listing of the site on the local LEP. Provide historical information to Council is requested. Statutory listing conserves significance by affecting the management of change to a site.	Owner(s) and heritage consultant.
B2	Be aware of current statutory listings and any proposed changes.	Owner(s) and heritage consultant.
B3	Be aware if planning is underway for updates to the LEP. Determine if there are any proposed listing changes and seek advice from a heritage consultant if necessary. Council should inform the owners of any such developments.	Owner(s) and heritage consultant.
B4	Understand the implications of statutory listing It is important that the implications of heritage listings are understood and that the proper consents are obtain should work be undertaken.	Owner(s)
B5	The appropriate approval for new works should be obtained. Check with the consent authority to determine	Owner(s), users, architect and heritage consultant.

	<p>if your proposed actions do or do not require assessment by means of a Development Application.</p> <p>(The local consent authority is the Cumberland Council; the type of works proposed determines the type of application required).</p>	
B6	For new works, refer to relevant Council planning provisions and policies for heritage items and to this CMP.	Owner(s), architect and heritage consultant.

C: Provide responsible site management

	PRINCIPLE	
	<p>Provide responsible site management</p> <p>Co-ordinated and effective communication, combined with the appropriate allocation of resources, is essential to effective management</p>	
	POLICY	
	<p>Ensure there is an effective system of management for heritage matters. Acknowledged points of responsibility for the care of the site should be devised.</p>	

	ACTIONS	RESPONSIBILITY
C1	<p>Obtain a common commitment to this CMP from all key agencies involved in the site. These include:</p> <ul style="list-style-type: none"> • The Owner(s). • Occupiers of the site (where not owners) • Cumberland Council or its successor. <p>This CMP will be most effective if there is a common commitment by key personnel to its implementation.</p>	Owner(s)
C2	Recommend to Cumberland Council that the relevant Heritage Inventory Sheets be updated to acknowledge and incorporate relevant information in this CMP.	Owner(s), Council
C3	<p>Management must be effective, inclusive and multi-faceted.</p> <p>Ensure that the management of the site is capable of the following:</p> <ul style="list-style-type: none"> • Achieving recognition of the aims of this CMP. • Enhancing and developing the cultural significance of the site. • Promoting the efficient execution of policies set out in this CMP. • Providing and managing levels of authority to protect the Item. • Devising, implementing and supervising conservation activity. • Being flexible enough to provide for day-to-day contingencies while providing a high standard of conservation management. • Representing the major stakeholders. 	Owner(s) and users.
C4	Provide the site/facilities manager with a copy of this CMP and ensure that they understand it.	Owner(s).
C5	<p>Identify and communicate responsibilities arising from CMP.</p> <p>Management should evolve a clear identification of those responsible for conservation works on the site. Communication is vital.</p>	Owner(s).
C6	Make decisions in the context of the use of the site and its significance. Major decisions should take place in consultation with heritage advice and stakeholders (where appropriate). It is advisable to inform significant community interest groups (e.g. the National Trust and the local historical society) of proposed major changes. Even though the National Trust and local historical society have no statutory authority over the site, their	Owner(s) and users.

	opinions are often sought and considered as part of the decision making process.	
C7	Communicate with the occupants of the site. Provide a general understanding of the significance of the site and its fabric and the general conservation procedures that apply.	Owner(s).
C8	Provide a copy of this CMP to: <ul style="list-style-type: none"> • Site management. Including any future owners on sale of site. • Cumberland Council. • This CMP should be made readily available online. 	Owner(s).
C9	Ensure that appropriate works, procedures and policies are prepared having regard to the policies of this CMP.	Owner(s).

D: Use professional advice

	PRINCIPLE	
	<p>Use professional advice.</p> <p>This CMP is a guide for the future care, maintenance and adaptation of the site. The assistance of a qualified heritage consultant should be sought in order to assist in the management, interpretation and implementation of this CMP.</p>	
	POLICY	
	Advice should be sought from experienced professionals for all works aside from routine maintenance.	
	ACTIONS	RESPONSIBILITY
D1	<i>Major works</i> or a <i>change in use</i> should be made in consultation with a qualified heritage consultant. The most effective advice is obtained if the heritage consultant is engaged at the beginning of the planning process.	Owner(s) and architect.
D2	<i>Minor works</i> should be undertaken with advice from a heritage consultant to avoid incremental damage to fabric and significance. Incremental damage occurs when a series of small changes have a much more pronounced cumulative effect.	Owner(s), architect and maintenance and tradespeople.
D3	Part of the role of the heritage consultant will be the preparation of a Heritage Impact Statement outlining the potential impacts, if any, of proposed works on the significance of the heritage item.	Heritage consultant.

D4	Ascertain whether an application to the relevant consent authority is or is not required for proposed works.	Owner(s), architect and heritage consultant.
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E: Review and update this CMP on a regular basis

	PRINCIPLE	
	<p>Review and update this CMP on a regular basis.</p> <p>This CMP should be regarded as an evolving document. Changes in use, major proposed new works, funding and/or ownership (etc.) necessitate a re-evaluation of conservation requirements. Further research may also bring to light important information that necessitates a review of policies. Reviews at regular intervals will ensure that this CMP retains its relevancy.</p>	
	POLICY	
	<p>Review and update the CMP to maintain its relevance.</p> <p>The CMP will be most effective if it remains a relevant document.</p> <p>Review this CMP at five yearly intervals or at such times as deemed necessary by events, such as major changes in use, ownership or circumstances.</p>	
	ACTIONS	RESPONSIBILITY
E1	Engage a heritage consultant to review this CMP every five years.	Owner(s).
E2	Record any changes or works (see Policy V) during the period between reviews so that they can be easily incorporated during the review process.	Owner(s) and heritage consultant.

— *Ongoing Actions to Physically Protect the Site*

F: Provide an appropriate and viable use for the site

	PRINCIPLE	
	<p>Provide an appropriate and viable use for the site.</p> <p>An appropriate use is one that is compatible with the heritage values of the place and that generates funding for its continued maintenance, repair and operation.</p> <p>A viable use for a place is important as it provides for the ongoing protection of the place.</p>	

	POLICY	
	<p>An ongoing, viable, use for the site should be facilitated.</p> <p>Aged care, religious and/or community use, affordable housing, seniors living and assisted living are all considered appropriate uses for the site.</p>	

G: Retain and enhance significant elements and spaces

	PRINCIPLE	
	Retain and enhance significant elements and spaces.	
	POLICY	
	Retain and enhance the heritage values of significant elements and spaces.	
	ACTIONS	RESPONSIBILITY
G1	<p>Retain significance.</p> <p>Significant elements/spaces should be conserved according to their level of significance:</p> <ul style="list-style-type: none"> • Elements and spaces of exceptional and high significance are to be retained. • Elements and spaces of moderate significance are to be substantially retained. • Elements and spaces that are neutral may be removed or altered. • Elements and spaces that are intrusive are encouraged to be altered. 	Owner(s), architect and heritage consultant.

H: Retain and enhance significant views

	PRINCIPLE	
	<p>Retain and enhance identified significant views.</p> <p>The way in which the site visually interacts with the surrounding area helps define it within the wider cultural landscape. Additionally, significant buildings or elements within the site may have visual relationships with each other that help explain their significance. Significant vistas into and out of the site, and within the site, are identified in Section 6 of this CMP.</p>	

	POLICY	
	Ensure identified significant vistas are protected.	
	ACTIONS	RESPONSIBILITY
H1	Protect and enhance significant vistas. Ensure the vistas into the site identified in Section 5.3 of this CMP are retained. This does not exclude the possibility of change, but means that changes must be carefully assessed and managed.	Owner(s), architect and heritage consultant.
H2	Carefully determine the location of new buildings/structures, their envelope and massing and scale, to protect and enhance vistas.	Owner(s), architect and heritage consultant.

I: Maintain safety measures and compliance

	PRINCIPLE	
	Maintain safety measures, fire protection and compliance with building regulations. It is important to ensure that the site can be accessed and used whilst maintaining the safety of its occupants and visitors to the site.	
	POLICY	
	The site should satisfy all current fire safety and building regulation requirements. New solutions or concessions providing alternative means of achieving the desired effect of the standard or regulation may be required should mandated requirements negatively impact on significance.	
	ACTIONS	RESPONSIBILITY
	—For immediate implementation	
I1	Ascertain if current fire installations require certification inspection by suitably qualified professionals and carry out if required.	Owner(s) and architect.
I2	All fire detection and security systems should be monitored and tested on a regular basis	Owner(s) and user.
I3	Reduce fire hazards. Avoid the storage of any unnecessary combustible materials within or immediately adjacent to buildings.	Owner(s), user, tradesmen and maintenance people.

I4	<p>— <i>For future fire upgrades:</i></p> <p>Where fire services require upgrading, engage the services of a competent fire engineer, in conjunction with a heritage consultant with experience in fire services, to provide a fire engineered or alternative solution.</p> <p>This approach recognises that a heritage building can never strictly comply with the BCA. Alternative solutions provide a holistic set of measures that can be taken to give the building the required level of safety.</p> <p>The Fire Access and Services Advisory Panel (FSAP) of the NSW Heritage Council can also provide expert advice.</p>	Owner(s), user, architect and heritage consultant.
I5	<p>Ensure that all <u>new</u> works meet the performance requirements and provisions of the <i>BCA</i>. Special consideration should be given to those parts of the building that cannot comply and their interaction with new parts of the building.</p>	Owner, user, architect and heritage consultant.

J: Ensure regular maintenance and repair

	PRINCIPLE	
	<p>Carry out maintenance and repair on a regular basis</p> <p>Maintenance of significant fabric is important if the site is to retain its level of significance and integrity.</p> <p>A heritage site should be cared for using a planned maintenance and repair programme based on knowledge of the buildings and their fabric, regular inspections and prompt and preventative actions.</p> <p>As defined by the <i>Burra Charter</i>, maintenance means ‘the continuous protective care of the fabric, contents and setting of a place, and is to be distinguished from repair...’⁷⁶</p> <p>Maintenance is the most effective way to maintain the value of an asset. Regular expenditure on timely maintenance is more effective and beneficial than large injections of funds at irregular intervals.</p> <p>Landscapes (gardens and grounds) may require maintenance much more frequently than buildings. They also contain trees and other plants that are continually changing.</p>	

⁷⁶ The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter), Article 1.5.

	POLICY	
	<p>Use maintenance as a form of asset management</p> <p>All significant elements should be actively maintained and conserved as part of general site management.</p> <p>Maintenance should be carried out in a timely manner. Repair original fabric where possible, rather than replace.</p> <p>Repairs should be based on appropriate knowledge. Conjecture, guesswork or prejudicial estimation is not acceptable.</p>	
	ACTIONS	RESPONSIBILITY
J1	Section 5.10 (Grading of Significance) should be used a guide for all works.	Owner(s), user, architect and heritage consultant.
J2	Conserve significant site elements by the regular monitoring of condition. A program of regular inspections and cyclical maintenance should be established.	Owner(s) and user.
J3	Establish a maintenance allowance in recurring budgets to adequately cover a scheduled works program that will maintain the building in a state of good and constant repair.	Owner(s) and user.
J4	A program of works should not commence until there are sufficient people, materials and funds to complete it, otherwise fabric may be left exposed and vulnerable to degradation. Works may need to be carried out in carefully planned stages.	Owner(s) and user.
J5	Significant fabric should not be damaged by maintenance and repair activity. Trade demarcation disputes should not be permitted to inhibit the conservation requirements of 'making good' the surrounding materials and finishes.	All.
J6	Encourage tradespeople to ask questions if in doubt, rather than carry on regardless.	All.
J7	Obtain the appropriate approval for works. Approval for all works, excluding general maintenance, should be obtained from Cumberland Council. A Heritage Consultant can provide advice.	Owner(s), user and architect.
J8	Ensure that consultants, staff and tradespersons have appropriate qualifications for the tasks, including sound conservation expertise. Major repairs to significant elements should be specified and supervised by a heritage consultant. Major repairs are those that materially affect and/or change significant fabric, fixtures or fittings.	Owner(s), user, architect and heritage consultant.

	ACTIONS	RESPONSIBILITY
J9	All work is to be undertaken on the basis of known evidence. Conjecture, guesswork or prejudicial estimation is not acceptable.	All.
J10	Avoid incremental change to significant buildings, spaces and fabric. Careful management is required to ensure that significance is not damaged by alterations carried out in an ad-hoc manner.	All.
J11	<p>Whilst being sympathetic and respectful, detail of new work should generally be distinguishable from the old; on closer inspection it should be clear what is old and what is new. Techniques for achieving subtle differences include:</p> <ul style="list-style-type: none"> • Slight recession of new material. • Slight differences in material texture. • Differing surface treatment. • Outlining the treated area. • Dating new material by means of a die stamp or affixing labels to the inside face of the material. 	All.
J12	All work should be carefully and fully documented. This is outlined further under Principle V.	Owner(s), user, architect and heritage consultant.

J13	Basic Maintenance Guidelines: DUNMORE HOUSE	
	ACTIONS	RESPONSIBILITY
	<p>Masonry</p> <p>Existing masonry walls (including rendered and painted finish) should be maintained as is.</p> <p>Masonry should be regularly inspected for broken or missing mortar joints, moisture and flaking render / paint, and any other defects.</p> <p>Only where existing mortar is found to be unsound or where missing mortar is allowing water penetration.</p> <p>As mortar should be (generally) weaker than the materials it binds, lime mortar is recommended. Under <u>no</u> circumstances should cement be used as part of the mortar mixture.</p>	Owner(s), architect, heritage consultant, trades.
	<p>Timberwork</p> <p>The condition of original timberwork should be carefully monitored and a programme of regular maintenance (including painting) prepared and implemented.</p> <p>Wherever possible any original timberwork should be repaired, rather than replaced.</p>	Owner(s), architect and heritage consultant.
	<p>Windows/Openings</p> <p>Inspect for defective sills, frames, sashes and mullions.</p> <p>Ensure future glazing is waterproof.</p> <p>Confirm joints between window frames and cladding are adequately flashed.</p> <p>Check operation of moving parts.</p>	Owner(s), architect and heritage consultant.
	<p>Paint Schemes</p> <p>The exterior colours of <i>Dunmore House</i> should be painted in a the same or a sympathetic colour scheme that does not result visually detract from the setting of the building or an understanding of its original scheme. distraction to the building. A Heritage Consultant can provide advice.</p> <p>Any new colour scheme should preserve and reflect the original hierarchy of architectural elements.</p>	Owner(s), architect and heritage consultant.

J14	Basic Maintenance Guidelines: ASHWOOD HOUSE	
	ACTIONS	RESPONSIBILITY
	<p>Masonry</p> <p>Existing masonry should be maintained as is. Under <u>no</u> circumstances is the masonry to be rendered and/or painted.</p> <p>Masonry should be regularly inspected for broken or missing mortar joints, moisture and flaking render / paint, and any other defects.</p> <p>Only where existing mortar is found to be unsound or where missing mortar is allowing water penetration.</p> <p>As mortar should be (generally) weaker than the materials it binds, lime mortar is recommended. Under <u>no</u> circumstances should cement be used as part of the mortar mixture.</p>	Owner(s), architect, heritage consultant, trades.
	<p>Timberwork</p> <p>The condition of original timberwork should be carefully monitored and a programme of regular maintenance (including painting) prepared and implemented.</p> <p>Wherever possible any original timberwork should be repaired, rather than replaced.</p>	Owner(s), architect and heritage consultant.
	<p>Windows/Openings</p> <p>Inspect for defective sills, frames, sashes and mullions.</p> <p>Ensure future glazing is waterproof.</p> <p>Confirm joints between window frames and cladding are adequately flashed.</p> <p>Check operation of moving parts.</p>	Owner(s), architect and heritage consultant.
	<p>Paint Schemes</p> <p>Any new colour scheme should preserve and reflect the original hierarchy of architectural elements.</p>	Owner(s), architect and heritage consultant.
J15	Prepare a cyclic maintenance plan and adhere to it. Refer to Section 7.4 below.	Owner(s), architect, heritage consultant and trades.

K: Provide security and protect the site

	PRINCIPLE	
	<p>Provide security and protect the site.</p> <p>Unauthorised access by those intent on damaging or compromising the site, as well as by occupants and visitors, should be prevented. This is not limited to humans; but to wildlife and vermin, such as possums, birds and rats, all capable of damaging significant fabric.</p>	
	POLICY	
	<p>Continue to provide security for the site.</p> <p>Security should take into account impact on heritage significance and fabric of significance, and should include the exclusion of vermin and birds.</p> <p>Good site maintenance contributes to site security.</p>	
	ACTIONS	RESPONSIBILITY
K1	Ensure a high level of site maintenance. Good maintenance projects an image of occupation and care.	Owner(s).
K2	Accumulated unwanted items, in particular flammable items, should be disposed of regularly.	Owner(s).
K3	Do not attach security devices to significant fabric or, if unavoidable, attach them in such a way that they are not visually prominent and can be removed without damaging original fabric.	Owner(s), architect and tradespeople.
K4	The site should be equipped with appropriate levels of lighting to cover the issue of lighting for use and safety.	Owner(s).
K5	Monitor the activity of pests (such as termites, birds, and rats) and address issues as necessary in order to protect fabric.	Owner(s), tradespeople.

L: Maintain the setting

	PRINCIPLE	
	Maintain the setting as identified in Section 4.1.2 above.	
	<p>Two aspects of setting need to be considered when managing a heritage site:</p> <ul style="list-style-type: none"> • The setting in which the site is located. • The setting within the site (i.e. within the site's heritage curtilage). 	

	POLICY	
	An appropriate setting for the site should be maintained.	
	ACTIONS	RESPONSIBILITY
L1	Be aware of applications for new works or rezoning to nearby properties so that their impact on the site can be assessed and comments made to Cumberland Council. Council should notify the owners of any works in the immediate area as part of the DA process.	Owner(s).
L2	Ensure Council has the correct contact information for Owner(s) so that all notices are received promptly and responses can be made in a timely manner.	Owner(s).

M: Significance should guide the degree of change

	PRINCIPLE	
	<p>The identified level of significance (of Dunmore House and Ashwood House, their associated structures, and their grounds and plantings), should be used to guide the level of change that can occur. Proposed changes should be accompanied by detailed assessments of component parts.</p> <p>When making changes to the site, the 'Requirements for the Retention of Significance' as provided in Section 6.3.2 should be taken into account.</p> <p>The concept of change on a site identified as having heritage significance is complex. In some instances, change has played a role in the development of heritage significance.</p> <p>The following actions aim to support and control the ongoing use of the site by providing for changes that are viable and compatible with the retention of significance.</p> <p>It is important to remember that a series of minor changes that may individually appear to have a low level of impact on heritage significance can have a much more pronounced cumulative impact.</p> <p>Consideration should also be given to the possibility that future stakeholders may have different opinions as to the impact of proposed changes. Consultation and communication are an important part of the planning process.</p>	

	POLICY	
	<p>Change is permissible but the level of significance should guide the degree of change.</p> <p>Changes may be made, provided that:</p> <ul style="list-style-type: none"> • their impact is assessed as acceptable, • the change fully resolves the issue requiring the change, and • all changes are carefully recorded. <p>Proposed adaptations and new uses that would introduce irreversible modifications to significant elements and have an adverse impact on significance require closest consideration, as such an intervention must only be allowed where there is no alternative and little chance of the heritage item reverting to an earlier configuration.</p> <p>General grades of significance for the site were provided in Section 5. The actions below provide a general guide for these different levels of significance. Should a departure from these general provisions be proposed, full justification, including alternative solutions considered, should be provided as part of the Heritage Impact Statement.</p>	
	ACTIONS	RESPONSIBILITY
M1	<p>Exceptional (A)</p> <ul style="list-style-type: none"> • Conserve in accordance with these guidelines. • Encourage reconstruction of significant elements wherever possible or appropriate. • Allow adaptation/alteration (including removal of fabric) only if carried out in line with points M7. and M.11 below. • Encourage interpretation. 	Owner(s), architect and heritage consultant.
M2	<p>High (B)</p> <ul style="list-style-type: none"> • Conserve fabric and spaces in accordance with these conservation guidelines wherever possible. • Encourage reconstruction of significant elements where possible and or appropriate. • Allow adaptation (including removal of fabric) where primary significance is conserved or the best conservation outcome achieved. <p>Allow sympathetic alteration in accordance with conservation guidelines.</p>	Owner(s), architect and heritage consultant.

	ACTIONS	RESPONSIBILITY
M3	<p>Moderate (C)</p> <ul style="list-style-type: none"> • Conserve fabric and spaces in accordance with these conservation guidelines wherever possible. • Encourage reconstruction of significant elements where possible and appropriate. <p>Allow sympathetic alteration in accordance with the general intent of these policies.</p>	Owner(s), architect and heritage consultant.
M4	<p>Neutral (D)</p> <ul style="list-style-type: none"> • May be removed or replaced. • Reconstruction may be undertaken where appropriate evidence of a prior form exists. Distinguish between old and new work. <p>May be otherwise altered in line with the general intent of these policies.</p>	Owner(s), architect and heritage consultant.
M5	<p>Intrusive (X)</p> <ul style="list-style-type: none"> • Encourage removal or modification to a less intrusive form. • Reconstruction may be undertaken where appropriate evidence of a prior form exists. Distinguish between old and new work. <p>May be otherwise altered in line with the general intent of these policies.</p>	Owner(s), architect and heritage consultant.
M6	When work is proposed to a building or space a detailed assessment of the significance of the space and fabric should be undertaken prior to planning for change. The history and assessment in this CMP will serve as a guide.	Owner(s) and heritage consultant
M7	New work should be undertaken in accordance with the policies and guidelines of this CMP.	Owner(s), architect, landscape architect, and heritage consultant
M8	Consider the impact of proposed changes. Involve a heritage consultant at the outset. This is a preferable approach to seeking comments on a completed proposal. By these means, the heritage significance of the site can be used to inform the development or proposed change.	Owner(s) and architect.
M9	All parts of a heritage site may be intrinsic to its significance. The removal of fabric from a heritage site has the potential to impact on its significance. Significant fabric should not be removed from the site without a comprehensive study of the impact on heritage significance and exploration of all other options.	Owner(s), architect and heritage consultant.

	ACTIONS	RESPONSIBILITY
M9 (<i>ct'd</i>)	<p>Removal of significant fabric may, in specific circumstances, be appropriate as part of the overall conservation of the site.</p> <p>Work may sometimes be required that has an adverse heritage impact. This may be work required for safety reasons, to meet statutory requirements or for the ongoing conservation of the building as a whole.</p> <p>When considering changes to elements identified as being of Exceptional or High Significance (i.e. Ranked A or B):</p> <ul style="list-style-type: none"> • Consider all available options in order to determine the best course of action. • Avoid work that would have an adverse heritage impact. • Consider the reinstatement of historic use, spaces, etc., where appropriate. • Facilitate the interpretation of the history of the site, its context, its use, etc. • Carefully consider the cumulative impact of a series of minor changes. • Ensure that an appropriate setting is retained, including significant views. • Commission a Heritage Impact Statement prepared by a qualified heritage consultant. 	
M10	Changes to other elements that will have an impact on elements Ranked A and B should be subject to a similar process.	Owner(s), architect and heritage consultant.
M11	Uses that would introduce irreversible modifications to significant elements and have an adverse impact on significance are generally not acceptable. In situations where this is unavoidable, see below.	Owner(s), architect and heritage consultant.
M12	Record the changes made. This is outlined further under Principle V.	Owner(s), architect, heritage consultant and maintenance and tradespeople.
M13	<p>Whilst being sympathetic and respectful, detail of new work should generally be distinguishable from the old; on closer inspection it should be clear what is old and what is new. Techniques to differentiate include:</p> <ul style="list-style-type: none"> • Slight recession of new material. • Slight differences in material texture. • Surface treatment. • Outlining. • Dating new material (e.g. by stamping elements). 	Owner(s), architect, heritage consultant and maintenance and tradespeople.

	ACTIONS	RESPONSIBILITY
M14	<p>Carry out Detailed Assessments of Significance Prior to New Works</p> <p>Levels of significance are assigned to the fabric of the building in Section 5.10 These gradings are general only. A detailed assessment of individual rooms or spaces may need to be undertaken when specific new works are proposed. This assessment should be part of a heritage impact statement for new work. The policies and guidelines of this CMP then apply to any new work.</p>	Owner(s), architect, and heritage consultant
M15	<p>If significant fabric is to be removed it should only:</p> <ul style="list-style-type: none"> • Occur after heritage advice is sought. There may be alternative solutions. The removal of buildings, spaces and fabric nominated by this CMP as significant should only be considered where there is no appropriate alternative. • Be done to allow the conservation of fabric of greater significance or if essential to the conservation of the place as a whole. • Occur only where the integrity of the fabric has been compromised. For example, elements that are not original or which are causing harm to significant fabric. • Occur where the safety of the occupants cannot be achieved through other reasonable and well explored means. • Occur where investigation is required to better understand the building. Removal should ideally be kept to a minimum and be reversible. • Be carried out in a reversible manner where possible. • Occur only after the preparation of documentation that demonstrates that all alternatives have been considered. This is likely to take the form of an HIS. • Occur only after appropriate approvals are obtained from the relevant statutory authorities. 	Owner(s), architect, heritage consultant and maintenance and tradespeople.
M16	<p>When approval is obtained for the removal of fabric:</p> <ul style="list-style-type: none"> • Record the original form and detail (Principle E). • Label and securely store any removed significant elements for future reinstatement or for repair of like material where reinstatement will not be possible. • If removed fabric cannot be reinstated, used for repair or stored on site for possible reinstatement, it should be offered for resale to a reputable salvage yard. 	Owner(s), architect, heritage consultant and maintenance and tradespeople.

	ACTIONS	RESPONSIBILITY
M17	<p>Reconstruction is generally not necessary for the conservation of heritage significance.</p> <p>Reconstructing elements to a known earlier state is acceptable in the following circumstances:</p> <ul style="list-style-type: none"> • If required for conservation. • If it enhances the significance of the site and does not distort existing evidence. • If undertaken using documentary and or physical evidence of the original. 	Owner(s), architect, heritage consultant and maintenance and tradespeople

N: All new work should retain and conserve existing significance

	PRINCIPLE	
	<p>All new work should retain and conserve existing significance.</p> <p>Procedures associated with new work should facilitate the retention and conservation of significance.</p> <p>The aim of heritage conservation is to ensure that the cultural significance of a heritage place is maintained over time. While changes may be necessary to adapt heritage buildings to new uses, it is important to ensure that these changes do not compromise heritage significance. For the following, also refer back to the actions under Principle L.</p>	
	POLICY	
	<p>New work to significant buildings, fabric and external spaces should respect the heritage values of these places.</p>	
	ACTIONS	RESPONSIBILITY
N1	Seek professional heritage advice and carry out detailed assessments at the outset.	Owner(s) and architect.
N2	Detailed assessments of the condition of the buildings/structures on the site has been carried and is held as part of the overall assessment of the site. Should structural problems emerge that have the potential to impact on the significance of the site, an engineering solution will have to be developed that also provides an appropriate conservation response. Engineering advice should be sought from engineers with experience in dealing with historic structures.	Owner(s), architect and heritage consultant.

	ACTIONS	RESPONSIBILITY
N3	Obtain the appropriate approvals for works. Approval for all works, excluding general maintenance, should be obtained from Cumberland Council. A heritage consultant can provide advice.	Owner(s) and architect.
N4	<p>Any work that involves or will impact upon a significant element should be subject to a Heritage Impact Statement (HIS) prepared by a qualified heritage consultant.</p> <p>This includes work that will impact upon significant internal spaces and external view corridors and vistas. An HIS will be required by the relevant consent authority for any work carried out on a heritage site. An HIS should also convey what the impact(s) of a proposal for new works would be. An informed decision can then be made whether to allow the development to proceed.</p> <p>A Heritage Impact Statement should:</p> <ul style="list-style-type: none"> • Be prepared by a qualified heritage consultant. • Verify the assessment of significance for relevant fabric/area contained in this CMP through detailed investigation and evaluation. • Have regard to this CMP. • Document why a particular course of action has been chosen. • Provide evidence that all possible alternatives have been considered to determine the best course of action. • Make reference to the policies in this CMP. 	Owner(s) and heritage consultant.
N5	The Heritage Branch publication <i>Statements of Heritage Impact</i> (www.heritage.nsw.gov.au) provides further information on what a Heritage Impact Statement should include.	
N6	<p>New work can occur where:</p> <ul style="list-style-type: none"> • the proposed design has respect for the original design intent and fabric. • interpretation is provided for (major works). • archival recording has taken place (major works). • it is otherwise in accordance with the guidelines provided by this CMP. 	Owner(s), architect.
N7	<p>New work should:</p> <ul style="list-style-type: none"> • Consider all available options in order to determine the best course of action. • Carefully consider the cumulative impact of a series of minor changes. 	

	ACTIONS	RESPONSIBILITY
N7 (ctd)	<ul style="list-style-type: none"> Contribute to the conservation of the building or space. For example: If appropriate, use the opportunity presented by new works to allocate resources for conservation works; consider the reinstatement of historic uses, spaces where appropriate; or facilitate the interpretation of the history of the site, buildings etc. Should respect the massing, scale, fabric, fenestration patterns, detailing, of the existing building or space. Minimise intervention with significant fabric. Be identifiable as such. New work should generally be of a character that represents a new layer of the site's history. New work should complement, but not compete with, existing characteristics. Have regard to the surrounding context and important view corridors to and from the site. Ensure that an appropriate setting is retained. 	
N8	<p>New work should not:</p> <ul style="list-style-type: none"> be considered if the resultant design would detrimentally affect the significance of the place. be considered if any structural alterations are required which would have an adverse impact on significance. 	Owner(s), architect and heritage consultant.
N9	Commission a Heritage Impact Statement. (see below for further information.).	Owner(s).
N10	Obtain proper consents.	Owner(s), architect and heritage consultant.
N11	Record your actions. See Principle W.	Owner(s), architect and heritage consultant.

O: New buildings should not adversely impact significance

	PRINCIPLE	
	New buildings should not adversely impact significance.	

	POLICY	
	<p>New buildings should be designed to complement existing significant buildings, external spaces and landscapes.</p> <p>New buildings should enhance or, at the very least, not diminish or mask significance.</p> <p>New buildings should not adversely impact on the heritage values of existing significant buildings and external spaces. Their scale, massing, form and materials should complement the existing buildings and help maintain an appropriate setting for these buildings. New buildings should not copy the style of historical buildings, but should have a contemporary expression.</p> <p>New buildings should have a high design quality in order to complement the heritage buildings. This will help ensure that the site retains its significant aesthetic values and that an appropriate setting is maintained for heritage significant buildings on the site.</p> <p>The scale, form and material of new buildings should complement the significant buildings on the site so that harmonious groups of buildings and external spaces are created.</p> <p>The actions below encompass basic principles for new buildings on the sites.</p>	
	ACTIONS	RESPONSIBILITIES
01	New work should be based on a Comprehensive Plan covering the whole site.	Owner(s).
02	New buildings should exhibit a high degree of design excellence.	Owner(s) and architect.
03	New buildings should not copy historical architectural styles.	Owner(s) and architect.
04	The scale, form and materials of new buildings should be compatible with the existing significant buildings.	Owner(s), architect and heritage consultant.
05	New buildings should not adversely impact on the setting of significant buildings and spaces.	Owner(s), architect and heritage consultant.
06	New buildings should not be built in significant visual corridors or vegetation zones.	Owner(s), architect and heritage consultant.

P: Resist introducing new intrusive elements, remove existing

	PRINCIPLE	
	<p>Resist introducing new intrusive elements, and remove existing intrusive elements.</p> <p>Intrusive elements may fall under several categories:</p> <ul style="list-style-type: none"> • Alterations and additions which may be aesthetically unpleasing but which contribute to the heritage significance of the site by, for example, providing evidence of adaptation for a significant new use. Such changes may aid in the interpretation of a place and may be regarded as significant. • Alterations and additions (including services) which do not contribute to an understanding of the heritage significance of a site or which detract from this heritage significance. • Alterations and additions which are or are not of significance and which make the interpretation of a place more difficult by masking original intentions or by presenting confusing layers of fabric. 	
	POLICY	
	<p>Fabric/elements that are part of the history of the site, but which no longer perform their intended function, should not automatically be regarded as intrusive elements.</p> <p>Elements considered obtrusive should first be assessed to determine heritage significance and, if found to have no heritage value, removed or modified so as to eliminate or reduce their detrimental impact on significance.</p> <p>The actions below encompass basic guidelines in relation to intrusive elements.</p>	
	ACTIONS	RESPONSIBILITIES
P1	Create a list of intrusive elements that should, where possible, be removed.	Owner(s), architect and heritage consultant.
P2	Fully assess your actions to ensure that the fabric to be removed is not of significance. Engage a heritage consultant and liaise with the relevant statutory authority. Prepare an HIS, if required.	Owner(s), architect and heritage consultant.
P3	The making good of fabric following the removal of intrusive elements should be completed without further damage to the fabric and in a manner consistent with the <i>Burra Charter</i> principles of restoration and reconstruction.	Owner(s), architect, heritage consultant and maintenance and tradespeople.

P4	New plant equipment should not be placed on the principal elevations or in any location noticeable from significant vantage points.	Owner(s) and architect.
P5	Record your actions. See Policy V.	Owner(s), heritage consultant and maintenance and tradespeople.
P6	Create a list of intrusive elements that should, where possible, be removed.	Owner(s), architect and heritage consultant.

Q: Introduce services in a sensitive manner.

	PRINCIPLE	
	<p>Introduce services in a sensitive manner.</p> <p>The objective is to design the least disruptive routes for the provision and reticulation of electrical, mechanical, hydraulic, communication services etc., and to provide for the retention of original services where these contribute to the significance of the place.</p>	
	POLICY	
	<p>New services should be introduced in a sensitive manner.</p> <p>Evidence of significant services should be retained.</p> <p>It is essential that there is a coordinated approach to the future installation of services.</p>	
	ACTIONS	RESPONSIBILITIES
Q1	Seek professional advice. Engage appropriate consultants and tradespeople to devise new protocols for the introduction of services as the need arises.	Owner(s), architect, and heritage consultant.
Q2	New services should, where possible, make appropriate use of existing service routes and ducts, if these are unobtrusive. The introduction of new services should avoid damage to significant fabric and should avoid being fixed to such fabric. Where interference with significant fabric is unavoidable, fixing and installation of services should be reversible.	Owner(s), consultants and tradespeople.
Q3	Routes for new reticulated services should be located and designed in a way that will have minimal adverse impact on fabric and on significance.	Owner(s), tradespeople and consultants.
Q4	Service locations should have regard to the relative significance of individual elements. Services should not disrupt major architectural or decorative elements.	Owner(s), tradespeople and consultants.

Q5	Where possible services should not be surface mounted on the exterior of the building.	Owner(s), consultants and tradespeople.
Q6	Remove redundant services that do not contribute to heritage significance at the time of decommissioning.	Owner(s), tradespeople and consultants.
Q7	The making good of fabric associated with the removal of intrusive elements should be completed without further damage to the fabric and in a manner consistent with the <i>Burra Charter</i> principles of repair, restoration and reconstruction.	Owner(s), tradespeople and consultants.
Q8	<p>Protocols for new services should examine ways in which intrusive services can be removed in a systematic manner and appropriate finishes reinstated. Intrusive elements identified include, but are not limited to:</p> <ul style="list-style-type: none"> • Wiring conduit. • Air conditioning pipework. • Additional downpipes. • Plumbing services. 	Owner(s), tradespeople and consultants.
Q9	Record your actions. See Policy V..	Owner(s), tradespeople and consultants.
Q10	Locate fixed furniture, etc., in places where they do not adversely affect significant fabric or spaces.	Owner(s).
Q11	Do not attach the above to significant fabric. Where unavoidable, attach in a reversible manner or in a way that results in the least possible damage to fabric. Demonstrate that all options have been explored in the event of the latter.	Owner(s) and tradespeople.

R: Consider potential archaeological significance

	PRINCIPLE	
	Consider potential archaeological significance	
	POLICY	
	<p>Archaeological impacts should be considered in future proposals. The recommendations of any report should be abided by.</p> <p>The current philosophy regarding the conservation of archaeological relics is that they are best conserved by remaining undisturbed.</p>	

	ACTIONS	RESPONSIBILITIES
R1	If major works are being considered, an archaeological assessment will be required.	Owner(s), architect, and heritage consultant.
R2	If remains are unexpectedly discovered, work must cease immediately and the matter reported to Council and to the relevant consultants (archaeological / heritage).	Owner(s), architect, heritage consultant and trades people.

S: Conserve heritage significance regardless of ownership, occupation or use

	PRINCIPLE	
	<p>Conserve heritage significance regardless of ownership, occupation or use of the site and / or building.</p> <p>Future change in the use and or ownership of a heritage site can have a fundamental impact on its heritage significance.</p>	
	POLICY	
	<p>New owner(s) and/or occupier(s) should be made aware of the significance of the site at the outset.</p> <p>New uses should only be considered if they are compatible with the retention and/or recovery of the identified character and significance of the site, significant buildings and spaces.</p> <p>At the very least, new uses should not be detrimental to significance.</p> <p>The actions below provide guidelines for when a change of use is proposed.</p>	
	ACTIONS	RESPONSIBILITY
S1	If a future change in use is proposed, ensure that sufficient and timely consultation occurs. This will enable consideration of the broadest range of options to produce the best possible outcome.	Owner(s). Also selling agent.
S2	Ensure that future owner(s)/occupants understand and provide a commitment to the heritage significance of the site.	Owner(s). Also selling agent.
S3	Review and update this CMP when a change in use of the site, or change in ownership occurs.	New Owner(s).
S4	All proposals for new uses should be subject to a HIS.	New Owner(s) and heritage consultant.

T: Prepare and implement interpretation strategies

	PRINCIPLE	
	<p>Prepare and implement interpretation strategies.</p> <p>Communicating an understanding of what a heritage item is and why it is important is a key tenet of the heritage conservation process.</p> <p>Communication can be undertaken in numerous ways. The site conveys a message simply by being identified within a heritage context. Determining what that message is, and how best to convey and reinforce it, is the purpose of interpretation.</p> <p>This CMP is an important step in promoting a greater understanding of the cultural significance of the site to all stakeholders and the wider community.</p>	
	POLICY	
	<p>All means should be taken to ensure that knowledge about the site and its heritage significance remains within the general knowledge of the site users.</p> <p>Interpretation should represent all aspects of the site's history and include both tangible and intangible elements.</p> <p>Interpretation should be reflected in the physical presentation of the site (and in new works) as well as through the installation of specific interpretative devices.</p> <p>The actions below should be used as guidelines in developing appropriate interpretation.</p>	
	ACTIONS	RESPONSIBILITY
T1	Consider how new works may also aid interpretation and understanding of the significance of the site.	Owner(s), architect and heritage consultant.
T2	Provide inclusive interpretation. Interpretation should be inclusive of recognised community groups to encourage as wide as possible knowledge and understanding of the significance of the site.	Owner(s).
T3	Maintain the fabric of place in accordance with the policies in this CMP. Allow the buildings and site elements to 'speak for themselves.'	Owners and architects.
T4	<p>Specifically (though not exclusively):</p> <ul style="list-style-type: none"> Celebrate landmark anniversaries in the history of the site. Conserve and interpret links with early owners and 	Owner(s) and occupiers.

	<p>occupiers.</p> <ul style="list-style-type: none"> • Conserve evidence of significant interior floor plans and fabric. 	
T5	Encourage the return of related fabric and items (if any).	Owners.

— *Undertakings to Better Understand the Site*

U: Encourage and facilitate research

	PRINCIPLE	
	<p>Encourage and facilitate research.</p> <p>A heritage site is a constantly evolving process. Further information about the site may come to light at a future date.</p>	
	POLICY	
	Research that increases the knowledge and understanding of the site and its environment should be encouraged and supported.	
	ACTIONS	RESPONSIBILITY
U1	Encourage further research and where possible give access to researchers. Areas of further research include collections of oral histories, and photograph and film collections from those involved with the site (i.e. which may feature the site in the background).	Owner(s).
U2	Publication in journals of material that provides a greater understanding of the site should be encouraged.	Owner(s).
U3	Engage a heritage consultant to review and revise this CMP should research bring to light additional information that impacts upon the significance of the site.	Owner(s).

V: Record and archive any works to the site

	PRINCIPLE	
	<p>Record and archive any works to the site.</p> <p>Keep a secure copy of all known and relevant information about the site. Collections and records form an important part of the site's history and significance.</p> <p>It is equally important that all management decisions, in particular maintenance and new works, are recorded. Such records ensure that the historical record of the site</p>	

	remains clear. They also form part of the history of a still-evolving site and provide a level of accountability.	
	POLICY	
	<p>New work should be recorded in a manner that reflects the extent of work and the significance of the element/area involved.</p> <p>A comprehensive copy of all relevant archival material and all records of new work should be assembled for reference use and stored in the library/archives of the Council and on site.</p>	
	ACTIONS	RESPONSIBILITY
V1	The level of recording should be appropriate to the particular situation. It may be as simple as a page of handwritten notes or as extensive as several volumes of text, drawings and photographs.	Owner(s) and heritage consultant.
V2	<p>Major work, including alterations, if approved by Council, should involve archival recording to Heritage Branch standards. An explanation as to what is involved in the preparation of an archival recording (<i>How to Prepare Archival Records of Heritage Items</i>) can be viewed on the Heritage Branch website www.heritage.nsw.gov.au.</p> <p>The Heritage Branch can also provide the contact details of people who can carry out archival recordings.</p>	Owner(s) and heritage consultant.
V3	For major works , fill out Schedule 1 in Appendix 8.2 of this CMP. This schedule records the creation and location of any related report for the site so that the information can be incorporated into the CMP when reviewed in 5 years' time.	Owner(s) and heritage consultant.
V4	<p>Minor works that do not require full archival recording to Heritage Branch Standards should be recorded in Schedule 2 in Appendix 8.2 of this CMP.</p> <p>This information can then be incorporated into the CMP when reviewed in 5 years.</p>	Owner(s) and heritage consultant.
V5	Any evidence of earlier configurations of the building or of decoration or paint schemes uncovered during the course of new works or maintenance works should be recorded.	Owner(s), heritage consultant, maintenance and tradespeople.
V6	<p>An appropriate repository for archival materials is the local studies library (Merrylands) of Cumberland Council. This should include:</p> <ul style="list-style-type: none"> • A copy of this and subsequent CMPs. • Copies of all available photographs. • Copies of all drawings and plans. • A copy of relevant records relating to building 	Owner(s).

	maintenance, contractors and works undertaken.	
V7	Keep copies of all relevant records on the site. These should include records relating to ongoing heritage management decisions and actions, as well as other relevant archival materials.	Owner(s).

W: Protect moveable heritage

	PRINCIPLE	
	Protect moveable heritage. Movable heritage often derives significance from its relationship to a site. Removing items from their context can diminish the significance of the item and the place.	
	POLICY	
	Identify and retain significant moveable heritage.	
	ACTIONS	RESPONSIBILITY
W1	Assess the significance of moveable heritage items prior to removal for storage, interpretation or disposal.	Heritage Consultant.
W2	Use remaining moveable heritage items for interpretation purposes where possible.	Owner(s).
W3	Store all other moveable heritage items securely.	Owner(s).

— **Protocols With Regard to Sustainability**

X: Encourage sustainability

	PRINCIPLE	
	Encourage sustainability. The conservation of heritage values contributes to the environmental sustainability of the site through the retention of significant buildings. Many traditional buildings and materials are durable and perform well in terms of latent energy and energy efficiency. The energy and resources needed to replace existing buildings and materials may be considerable.	

	POLICY	
	<p>Significant buildings should be retained.</p> <p>Traditional building materials, where they cannot be retained in their present location, should be used on site, where possible, stored for future reinstatement or, offered for salvage.</p>	
	ACTIONS	RESPONSIBILITY
X1	Removed components of significant buildings or structures should be, where practical, carefully removed and stored on site for future reinstatement. Where this is unlikely, the material can be used for repair of like material on the site. Where the latter is not possible, it should be offered to a reputable salvage yard for sale.	Owner(s), architect and heritage consultant.

7.4 Cyclical Maintenance

As referred to in Policy J above, a Cyclic Management Plan based on this CMP (with input from a suitably qualified heritage practitioner) should be drawn up, adopted and carried out in the recommended priority order.

Regular maintenance and inspection will identify maintenance issues at an early stage before significant damage can occur to fabric. This applies particularly to water penetration. The presence of water in any form can cause significant damage or accelerate the process of decay of building fabric.

The table overleaf provides a basic programme of cyclical maintenance as a guide. This programme addresses the short-term, medium-term and long-term conservation of significant elements. Should problems be identified during cyclic inspections then the advice of a heritage consultant should be sought to determine the appropriate action. A concise report on the findings of inspections should be prepared so that an understanding of the changing condition of the fabric over time can be obtained and used to update the cyclic maintenance plan.

ELEMENT	MAINTENANCE INTERVAL			
	<6 Months	Yearly	5 yearly	Other
Whole Building		Engage specialist to check for pests and termites, including roof and sub floor areas annually or as often as recommended.		
Whole Building		Ensure safety of occupants. Remove flammable items from around flashpoints. Do not store unnecessary items within the building.		
External				
Roof		If the roof starts to deteriorate, engage a specialist to check on an annual basis. Otherwise, see under five year column.	Engage specialist to access roof and do a detailed inspection.	Access to the roof is to be achieved only with the appropriate access and safety equipment.
Gutters and downpipes	Inspect and remove debris. Repair as required. If replacement is required, use an appropriate profile and carefully consider the placement.			
Internal				
Walls			Check for drummy or loose masonry.	Prepare and paint as required.
Floors/ subfloor areas		Check that ventilation openings are clear and allowing free passage of air. Engage specialist to check for moisture penetration/dry rot etc.		
Fittings and hardware.		Check all present and in working order. Adjust as required.		Retain original hardware.

<i>Service areas and inter-floor zones</i>				
All spaces		Check as part of annual pest inspection. Check also for signs of water penetration. Ensure that roof and subfloor spaces are sealed from wildlife and vermin whilst necessary ventilation is maintained.		
Stormwater	Check and clear debris.			
Electrical	Check for operation; service and repair as required.			
Hydraulic				
Mechanical				

8 APPENDICES

8.1 APPENDIX 1: THE BURRA CHARTER

THE BURRA CHARTER

The Australia ICOMOS Charter for
Places of Cultural Significance

2013



Australia ICOMOS Incorporated
International Council on Monuments and Sites

ICOMOS

ICOMOS (International Council on Monuments and Sites) is a non-governmental professional organisation formed in 1965, with headquarters in Paris. ICOMOS is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation. It is closely linked to UNESCO, particularly in its role under the World Heritage Convention 1972 as UNESCO's principal adviser on cultural matters related to World Heritage. The 11,000 members of ICOMOS include architects, town planners, demographers, archaeologists, geographers, historians, conservators, anthropologists, scientists, engineers and heritage administrators. Members in the 103 countries belonging to ICOMOS are formed into National Committees and participate in a range of conservation projects, research work, intercultural exchanges and cooperative activities. ICOMOS also has 27 International Scientific Committees that focus on particular aspects of the conservation field. ICOMOS members meet triennially in a General Assembly.

Australia ICOMOS

The Australian National Committee of ICOMOS (Australia ICOMOS) was formed in 1976. It elects an Executive Committee of 15 members, which is responsible for carrying out national programs and participating in decisions of ICOMOS as an international organisation. It provides expert advice as required by ICOMOS, especially in its relationship with the World Heritage Committee. Australia ICOMOS acts as a national and international link between public authorities, institutions and individuals involved in the study and conservation of all places of cultural significance. Australia ICOMOS members participate in a range of conservation activities including site visits, training, conferences and meetings.

Revision of the Burra Charter

The Burra Charter was first adopted in 1979 at the historic South Australian mining town of Burra. Minor revisions were made in 1981 and 1988, with more substantial changes in 1999.

Following a review this version was adopted by Australia ICOMOS in October 2013.

The review process included replacement of the 1988 Guidelines to the Burra Charter with Practice Notes which are available at: australia.icomos.org

Australia ICOMOS documents are periodically reviewed and we welcome any comments.

Citing the Burra Charter

The full reference is *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*. Initial textual references should be in the form of the *Australia ICOMOS Burra Charter, 2013* and later references in the short form (*Burra Charter*).

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The Burra Charter consists of the Preamble, Articles, Explanatory Notes and the flow chart.

This publication may be reproduced, but only in its entirety including the front cover and this page. Formatting must remain unaltered. Parts of the Burra Charter may be quoted with appropriate citing and acknowledgement.

Cover photograph by Ian Stapleton.

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The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance, 2013)

Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988, 26 November 1999 and 31 October 2013.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Using the Charter

The Charter should be read as a whole. Many articles are interdependent.

The Charter consists of:

- Definitions Article 1
- Conservation Principles Articles 2–13
- Conservation Processes Articles 14–25
- Conservation Practices Articles 26–34
- The Burra Charter Process flow chart.

The key concepts are included in the Conservation Principles section and these are further developed in the Conservation Processes and Conservation Practice sections. The flow chart explains the Burra Charter Process (Article 6) and is an integral part of

the Charter. Explanatory Notes also form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained, in a series of Australia ICOMOS Practice Notes, in *The Illustrated Burra Charter*, and in other guiding documents available from the Australia ICOMOS web site: australia.icomos.org.

What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, Indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the *Australian Natural Heritage Charter*, *Ask First: a guide to respecting Indigenous heritage places and values* and *Significance 2.0: a guide to assessing the significance of collections*.

National and international charters and other doctrine may be relevant. See australia.icomos.org.

Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations in accordance with the principle of inter-generational equity.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

Articles

Article 1. Definitions

For the purposes of this Charter:

- 1.1 *Place* means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
- 1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, *records*, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.
- 1.3 *Fabric* means all the physical material of the *place* including elements, fixtures, contents and objects.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.
- 1.5 *Maintenance* means the continuous protective care of a *place*, and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.
- 1.6 *Preservation* means maintaining a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.
- 1.9 *Adaptation* means changing a *place* to suit the existing *use* or a proposed use.
- 1.10 *Use* means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Explanatory Notes

Place has a broad scope and includes natural and cultural features. Place can be large or small: for example, a memorial, a tree, an individual building or group of buildings, the location of an historical event, an urban area or town, a cultural landscape, a garden, an industrial plant, a shipwreck, a site with in situ remains, a stone arrangement, a road or travel route, a community meeting place, a site with spiritual or religious connections.

The term cultural significance is synonymous with cultural heritage significance and cultural heritage value.

Cultural significance may change over time and with use.

Understanding of cultural significance may change as a result of new information.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Natural elements of a place may also constitute fabric. For example the rocks that signify a Dreaming place.

Fabric may define spaces and views and these may be part of the significance of the place.

See also Article 14.

Examples of protective care include:

- maintenance — regular inspection and cleaning of a place, e.g. mowing and pruning in a garden;
- repair involving restoration — returning dislodged or relocated fabric to its original location e.g. loose roof gutters on a building or displaced rocks in a stone bora ring;
- repair involving reconstruction — replacing decayed fabric with new fabric

It is recognised that all places and their elements change over time at varying rates.

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

Use includes for example cultural practices commonly associated with Indigenous peoples such as ceremonies, hunting and fishing, and fulfillment of traditional obligations. Exercising a right of access may be a use.

Articles

- 1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 *Setting* means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.
- 1.13 *Related place* means a *place* that contributes to the *cultural significance* of another place.
- 1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.
- 1.15 *Associations* mean the connections that exist between people and a *place*.
- 1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses to people.
- 1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

Conservation Principles

Article 2. Conservation and management

- 2.1 *Places* of *cultural significance* should be conserved.
- 2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3 *Conservation* is an integral part of good management of *places* of *cultural significance*.
- 2.4 *Places* of *cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

- 3.1 *Conservation* is based on a respect for the existing *fabric*, *use*, *associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.
- 3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

- 4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.

Explanatory Notes

Setting may include: structures, spaces, land, water and sky; the visual setting including views to and from the place, and along a cultural route; and other sensory aspects of the setting such as smells and sounds. Setting may also include historical and contemporary relationships, such as use and activities, social and spiritual practices, and relationships with other places, both tangible and intangible.

Objects at a place are encompassed by the definition of place, and may or may not contribute to its cultural significance.

Associations may include social or spiritual values and cultural responsibilities for a place.

Meanings generally relate to intangible dimensions such as symbolic qualities and memories.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

Articles

- 4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

Article 5. Values

- 5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.
- 5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

Article 6. Burra Charter Process

- 6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy. This is the Burra Charter Process.
- 6.2 Policy for managing a *place* must be based on an understanding of its *cultural significance*.
- 6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.
- 6.4 In developing an effective policy, different ways to retain *cultural significance* and address other factors may need to be explored.
- 6.5 Changes in circumstances, or new information or perspectives, may require reiteration of part or all of the Burra Charter Process.

Article 7. Use

- 7.1 Where the *use* of a *place* is of *cultural significance* it should be retained.
- 7.2 A *place* should have a *compatible use*.

Explanatory Notes

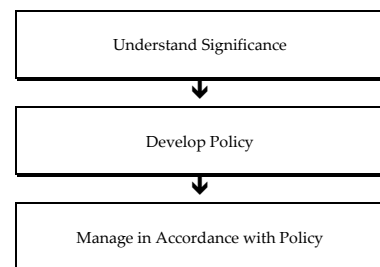
The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biodiversity and geodiversity for their existence value or for present or future generations, in terms of their scientific, social, aesthetic and life-support value.

In some cultures, natural and cultural values are indivisible.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

The Burra Charter Process, or sequence of investigations, decisions and actions, is illustrated below and in more detail in the accompanying flow chart which forms part of the Charter.



Options considered may include a range of uses and changes (e.g. adaptation) to a place.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of activities and practices which contribute to the cultural significance of the place.

Articles

Article 8. Setting

Conservation requires the retention of an appropriate *setting*. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Article 9. Location

- 9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other element of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
- 9.2 Some buildings, works or other elements of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other elements do not have significant links with their present location, removal may be appropriate.
- 9.3 If any building, work or other element is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

Article 12. Participation

Conservation, *interpretation* and management of a *place* should provide for the participation of people for whom the place has significant *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

Article 13. Co-existence of cultural values

Co-existence of cultural values should always be recognised, respected and encouraged. This is especially important in cases where they conflict.

Explanatory Notes

Setting is explained in Article 1.12.

For example, the repatriation (returning) of an object or element to a place may be important to Indigenous cultures, and may be essential to the retention of its cultural significance.

Article 28 covers the circumstances where significant fabric might be disturbed, for example, during archaeological excavation.

Article 33 deals with significant fabric that has been removed from a place.

For some places, conflicting cultural values may affect policy development and management decisions. In Article 13, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

Conservation Processes

Article 14. Conservation processes

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

Article 15. Change

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

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

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

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

Article 16. Maintenance

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

Article 17. Preservation

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

Conservation normally seeks to slow deterioration unless the significance of the place dictates otherwise. There may be circumstances where no action is required to achieve conservation.

When change is being considered, including for a temporary use, a range of options should be explored to seek the option which minimises any reduction to its cultural significance.

It may be appropriate to change a place where this reflects a change in cultural meanings or practices at the place, but the significance of the place should always be respected.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

Maintaining a place may be important to the fulfilment of traditional laws and customs in some Indigenous communities and other cultural groups.

Preservation protects fabric without obscuring evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered; or
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

Articles

Article 18. Restoration and reconstruction

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

Article 19. Restoration

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

Article 20. Reconstruction

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

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

Article 21. Adaptation

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

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

Article 22. New work

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

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

Article 23. Retaining or reintroducing use

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

Article 24. Retaining associations and meanings

24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.

24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Explanatory Notes

Places with social or spiritual value may warrant reconstruction, even though very little may remain (e.g. only building footings or tree stumps following fire, flood or storm). The requirement for sufficient evidence to reproduce an earlier state still applies.

Adaptation may involve additions to the place, the introduction of new services, or a new use, or changes to safeguard the place. Adaptation of a place for a new use is often referred to as 'adaptive re-use' and should be consistent with Article 7.2.

New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided.

New work should be consistent with Articles 3, 5, 8, 15, 21 and 22.1.

These may require changes to significant fabric but they should be minimised. In some cases, continuing a significant use, activity or practice may involve substantial new work.

For many places associations will be linked to aspects of use, including activities and practices.

Some associations and meanings may not be apparent and will require research.

Articles

Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and engagement, and be culturally appropriate.

Conservation Practice

Article 26. Applying the Burra Charter Process

26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

26.3 Groups and individuals with *associations* with the *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in identifying and understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

26.4 Statements of *cultural significance* and policy for the *place* should be periodically reviewed, and actions and their consequences monitored to ensure continuing appropriateness and effectiveness.

Article 27. Managing change

27.1 The impact of proposed changes, including incremental changes, on the *cultural significance* of a *place* should be assessed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes to better retain cultural significance.

27.2 Existing *fabric*, *use*, *associations* and *meanings* should be adequately recorded before and after any changes are made to the *place*.

Article 28. Disturbance of fabric

28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

Explanatory Notes

In some circumstances any form of interpretation may be culturally inappropriate.

The results of studies should be kept up to date, regularly reviewed and revised as necessary.

Policy should address all relevant issues, e.g. use, interpretation, management and change.

A management plan is a useful document for recording the Burra Charter Process, i.e. the steps in planning for and managing a place of cultural significance (Article 6.1 and flow chart). Such plans are often called conservation management plans and sometimes have other names.

The management plan may deal with other matters related to the management of the place.

Monitor actions taken in case there are also unintended consequences.

Articles

28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29. Responsibility

The organisations and individuals responsible for management and decisions should be named and specific responsibility taken for each decision.

Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Keeping a log

New evidence may come to light while implementing policy or a plan for a *place*. Other factors may arise and require new decisions. A log of new evidence and additional decisions should be kept.

Article 32. Records

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34. Resources

Adequate resources should be provided for *conservation*.

Words in italics are defined in Article 1.

Explanatory Notes

New decisions should respect and have minimal impact on the cultural significance of the place.

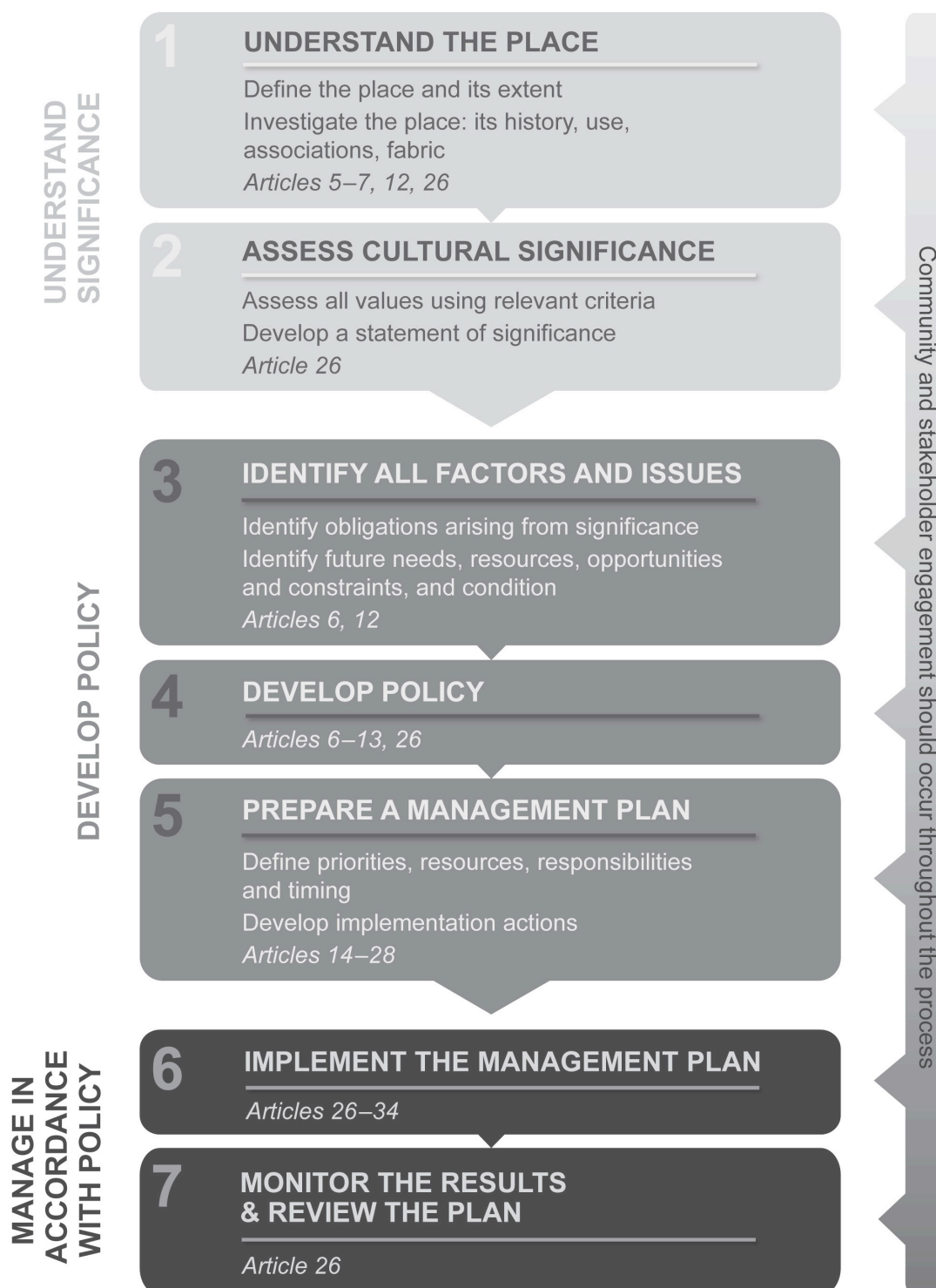
The best conservation often involves the least work and can be inexpensive.

The Burra Charter Process

Steps in planning for and managing a place of cultural significance

The Burra Charter should be read as a whole.

Key articles relevant to each step are shown in the boxes. Article 6 summarises the Burra Charter Process.



8.2 APPENDIX 2: WORK SCHEDULES

Record of Major Works

No.	Report Name	Author	Date	Location

Record of Minor Works

No.	Nature of Work Carried Out:	Work Carried Out By:	Record Entered By:	Date: