

7.0 CONSERVATION MANAGEMENT POLICY

The following is a conservation policy arising out of the Statement of Significance, the physical condition and other constraints (refer to Sections 5.0 and 6.0). An approach should be chosen for the subject site that allows as many as possible of these conservation policies to be implemented.

The implementation of this policy will allow the clear interpretation of the significance of the site and the most appropriate way of caring for the significant fabric.

The policies intend to:

- maintain and work with the cultural significance of the place;
- ensure the retention of, as much as possible, the significant notions and fabric, planning approach and landscape setting of the site;
- allow adaptation, alterations and new works which are consistent with the cultural significance of the place and which promote a viable appropriate use of the site;
- define guidelines for new development within and adjoining the curtilage of the site;
- indicate an approach to the future management and maintenance of the site, by qualified persons.

7.1 Definitions

Following are definitions of conservation terms as used in the Burra Charter.

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

(For the purposes of this report the *place* is to be known as the study area).

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Fabric means all the physical material of the *place* including components, fixtures, contents and objects,

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

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

Preservation means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

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

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

Use means the functions of a *place*, as well as the activities and practices that may occur at the *place*.

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

Setting means the area around a *place*, which may include the visual catchment.

Related place means a *place* that contributes to the *cultural significance* of another *place*.

7.2 Conservation procedures at the site

7.2.1 Burra Charter Conservation Methodology

Generally, treat the site as being of cultural heritage significance, and consequently guide works and activities at the site by the provisions of the Australia ICOMOS Burra Charter.

7.2.2 Management of the Site

Manage the site in a way which allows the maximum of this policy to be implemented and followed. The policies outlined in this document should be adopted as the guide to future planning and work at the site.

7.2.3 Conservation Team

Personnel skilled in disciplines of conservation practice, including professionals, skilled building and engineering trades, etc must be engaged as appropriate to advise or implement conservation works at the site. Personnel involved in the documentation and implementation of works at the site should be recorded for future reference.

7.2.4 Systematic Record

Carry out, catalogue and archive systematic surveys of the site, before, during and after any works in accordance with NSW Heritage Office and Department of Infrastructure, Planning and Natural Resources (DIPNR) Guidelines.

Any new information that comes to light during and after works at the site shall be recorded in a report, a copy of which shall be held at the archive of the site.

7.2.5 Archive of the Site

Assemble, catalogue and make readily available for public inspection, copies of all known historical drawings, pictorial documents and written records relating to the site in a permanent archive of the site.

7.2.6 Review this Conservation Management Plan

This Conservation Management Plan should be revised after major works have been carried out at the site and otherwise at regular intervals, firstly five (5) years from its adoption.

7.2.7 Documentation of Conservation Works

Any proposed works to heritage items shall be documented in a way that allows scrutiny by others before they are executed and can be retained for posterity. The documentary or physical evidence upon which conservation decisions are made for each part of the element should be cited. A copy of the documentation, including schedules and drawings, shall be held at the archive of the site.

7.2.8 Archaeological Finds

Assemble, catalogue and safely house any archaeological finds that have been or are in the future uncovered on the site. These finds should be displayed and/or stored on the site.

Any archaeological work shall be undertaken in accordance with DEC requirements and the Heritage Act.

7.2.9 Interpretation

The subject site and buildings should be easily interpreted as being a homestead and rural property. Any future uses should assist this interpretation. Existing memorabilia (if any) should be incorporated into one interpretation display.

7.2.10 Community Involvement

The local community should be given the opportunity to participate in and contribute to decisions which are made about the use and management of the site.

7.2.11 Funding

Avenues for funding and sponsorship should be explored.

It is noted that the owners of the estate and the Department of Planning (NSW Heritage Office) are preparing a Heritage Agreement for conservation work and development of the estate.

7.2.12 Collections

Should collections associated with the place be identified these should be assessed for their cultural significance.

7.3 **Subject Site**

7.3.1 The site's strong individual character should be conserved. The original setting which relates to the topography and open space in the vicinity of the homestead should be conserved; ref. 6.7.8.

7.3.2 Any development in the vicinity of the subject site should be carefully considered to ensure that it does not negatively impact on the significance of the subject site; ref. 6.7.8.

7.3.3 Any building added to the subject site should be sympathetic to the subject buildings and should not intrude on their significance. Ref. 6.7.8.

7.3.4 Original and early significant fabric should be conserved. This includes but is not limited to the following:

- Aboriginal archaeology
- Natural flora and fauna
- Orielson homestead complex
- Agricultural farm buildings:
 - Early silos
 - Large stables
 - Small stables
 - Early milking shed
 - Later milking shed/stables
 - Early out building
 - Remnant sales yards and stock yards
- Landscape components including:
 - Bunya Pines (*Araucaria bidwillii*)
 - Norfolk Island Pine (*Araucaria excelsa*)
 - She oak (*Casuarina*)
 - Privet (*Ligustrum*)
 - Peppercorn Trees (*Schinus ariera*)
 - Mulberry (*Morus*)
 - Jacaranda (*Jacaranda mimosifolia*)
 - Moreton Bay Fig (*Ficus macrophylla*)
 - Gardens
- Orchard and picking garden
- WWII defence department archaeology
- Access routes
- Early fence lines and 20th century paddocks associated with stud farming
- Chain of ponds, dams and reservoirs
- North Ridge
- Views and vistas
- Spatial arrangements – the spaces between components, elements and places.

- 7.3.5 The views and vistas over the south paddocks from the homestead to Camden Valley Way should be maintained and incorporated in State Legislation.
- 7.3.6 The views and vistas over the south paddock from the homestead and the northern ridges to Studley Park should be maintained;
- 7.3.7 The views and vistas from the homestead over the south paddock to The Northern road should be maintained;
- 7.3.8 The views and vistas to and from the north ridge to the homestead should be maintained;
- 7.3.9 The relationship between the homestead, gardens, farm complex and the eastern paddock to The Northern road should be maintained;
- 7.3.10 The relationship between the homestead, gardens, farm complex, eastern paddock and southern paddock to the creek should be maintained;
- 7.3.11 The relationship between, and the views and vistas to and from, the homestead gardens and the homestead should be maintained;
- 7.3.12 The relationship between, and the views and vistas to and from the homestead and farm complex should be maintained;
- 7.3.13 All sub-surface areas below and adjacent to the site should be considered to have archaeological potential. Generally, any new works on areas of the former and current holding of the Orielson Homestead should be carefully designed to avoid disturbance of any archaeological items located on the site and adjacent areas;
- 7.3.14 In the event of any disturbance having to take place, a suitable heritage consultant or archaeologist should be engaged to assess record and monitor the works. This shall be in accordance with the Department of Environment and Conservation (DEC) and the NSW Heritage Act approvals for excavation.
- 7.3.15 The subject site should continue to be associated with agriculture in keeping with the historical use and historical evolution of the site;
- 7.3.16 A suitable gateway to the Orielson Homestead should be established at the entrance to Orielson off the service/access road (off The Northern road) that reflects the significance and prominence of the homestead;
- a) Design of the gateway should reflect the significance of the homestead and treatments to this entrance should include construction of appropriate gate and gateposts and associated landmark plantings (eg. bunya pines), and signage to provide appropriate signalling of the homestead.
 - b) Landscape treatments along the driveway should be considerably undertaken to maintain its continued interpretation as: (1) the principle driveway into the homestead and; (2) an entry through an extensive homestead. Even though the holding has been reduced, the perception that it once extended beyond its current boundaries should not be lost;
 - c) The original entry point to Orielson from The Northern road should be clearly interpreted as the former principal entrance to the homestead in Lord and Dickson's tenure. The path of this entrance should be reconstructed to the meeting point with the current carriage loop. If this is not practicable, the path of this early driveway route should be interpreted by way of reinstating gateposts, fence lines and plantings and placing signage in this location. (Refer to figure 100 for access routes);

7.3.17 The area surrounding and including Orielson Homestead and the farm complex are of exceptional significance. Development in this area is limited and should be guided by fabric analysis.

- a) The character of this zone should be conserved and remain largely intact as present;
- b) Development in this area should be guided to conservation, maintenance and adaptation works. Development in this area should be aimed at conservation of the identified heritage structures and elements, and the continued enhancement of the heritage character of each homestead precinct. It would be possible to establish linked independent structures in the area to support the function of the house i.e.: garages, sheds, family and living.
- c) Early elements associated with the historically significant configuration of the homestead precinct should be reinstated, eg: gardens, east farm entry, reinstatement of productive garden to the west of the homestead, croquet/tennis court, former driveway routes, etc;
- d) The early structure associated with the productive garden west of the homestead should be appropriately interpreted;
- e) Early elements associated with the historically significant configuration of the farm precinct should be interpreted appropriately eg: the substantial two storey barn and cottage (Refer to figure 16);
- f) Any restoration or reconstruction works should be aimed at reinforcing the heritage significance of this precinct and its relationship to the homestead precinct;
- g) Existing elements that are intrusive to the identified heritage character of the buildings or gardens may be removed in the conservation works;
- h) The Victorian gardens of the homestead to the south should be re-established and the original gardens from the east interpreted appropriately;
- i) Intrusive elements should be removed

7.3.18 The east and south paddocks [north of creek (area 5 & 4, refer to figure 21)] provide the setting for the estate, especially the homestead and its gardens. They contribute to the significance of the Orielson Homestead and aid in its interpretation as a rural property. Development in this area should be strictly limited and controlled to maintain and continue to enhance the existing functions, landscape character and use.

- a) These paddocks should be maintained as existing, i.e. open paddocks for the grazing of farm animals or recreation. This will maintain the setting for the property especially as viewed from the homestead and gardens, and the public domain along The Northern road and Camden Valley Way.
- b) Existing fence lines should be maintained where possible. Existing fences may require upgrading and maintenance.
- c) There is limited opportunity for construction in these areas. This would likely be limited to structures that support the function of these paddocks. All structures should remain rural in character and support the character and significance of the homestead and significant buildings and landscape features. They should be located to ensure minimal impact on important views and vistas from the homestead and gardens.

7.3.19 The north, south (south of creek) and west paddocks (areas 1, 2, 3 – refer to figure 21) have the potential to be developed. Any development, works or alterations to these areas should continue to respect and enhance the significant precincts, buildings, landscape, views and vistas to the homestead. Built development within this area should be limited in number, scale and massing. Any structures introduced to this area should be carefully

located to maintain the pastoral character of the site and associated landscape and topography.

7.3.20 Any future development and/or use of the subject site should support and fund the conservation and on-going maintenance of the significant buildings and gardens, in particular the homestead, stables, and the gardens around the homestead, and should be aimed at keeping the remaining homestead intact – heritage agreement should be established.

7.3.21 Any future development or enterprise on the site may only be undertaken providing the character of the property homestead is not diminished or overwhelmed, and providing the heritage significance of the homestead, the significant buildings and landscape elements will continue to be maintained by the proposed schemes.

7.3.22 Possibilities for future development of the site include establishing a housing precinct on the property and developing the existing farm complex.

7.3.22.1 Housing Precinct

- a) The housing should be located in clustered groups and be set within appropriate buffered zones in areas to have minimal impact on the setting and heritage significance of the buildings, gardens and property of Orielson.
- b) The scale and character of the development should be specially designed housing modules reflecting their location within a rural setting.
- c) Landscape buffer zones should be incorporated between these housing areas and the adjacent access and view corridors to the area from the homestead, farm complex and The Northern road to minimise its visual impact on the heritage character of Orielson. A similar landscape buffer zone should be provided within and along the boundaries (along the adjoining properties) of the clusters to minimise the impact of the increased built density on the visual character of previously open paddocks.
- d) Strict controls and restrictions should be placed on setbacks, boundary treatments, housing scale and massing, garden design and plantings, etc of these housing areas to minimise their impact on the significance of the Orielson property.
- e) Strict controls should be placed on landscaping features, including garden design and plantings, to maintain the rural character of the homestead. This would include encouraging the use of natural and pasture grasses in open paddocks, minimising garden beds in the immediate vicinity of the houses, and controlling plant species to maintain the appropriate character of the area and the surrounding homestead.
- f) Fencing of these allotments should be kept to a minimum.
- g) The access to the housing clusters should follow existing or earlier fence lines and should be via a single route to each cluster, with the access road offset within the precinct to reduce visibility of the new housing precinct from the existing heritage roads on Orielson.

7.3.22.2 Developing the Farm Complex

- a) The farm complex should be maintained as part of the setting to the property. This location is ideal to maintain a strong agricultural precinct in close proximity to the homestead that will serve as the nexus to the setting of Orielson.
- b) Development in this zone should generally be restricted to farm type activity and supporting structures. The farm buildings may be adapted.

- c) Development in this precinct should be limited to various purpose-built structures constructed to accommodate various uses associated with the farm provided at the property as required.
- d) The location and scale of new buildings should be limited by important vistas from the homestead complex and by close proximity to The Northern road.
- e) The scale and character of the new buildings should be appropriate to the heritage character and significance of adjacent heritage buildings in the precinct and to Orielson in general.
- f) The paddock south of the farm complex (area 4) should support the character of this homestead as a working farm, and continue current farm activity demonstration models.

7.4 Subject Landscape

- 7.4.1 A detailed Landscape Conservation Management Plan for the gardens surrounding the homestead should be undertaken to facilitate and guide the conservation and continued maintenance of these significant gardens;
- 7.4.2 The setting of Orielson Homestead as a large grazing property with a main homestead and farm complex should be maintained;
- 7.4.3 Appropriate controls should be developed to maintain the landscape character and to guide future development in areas of adjacent properties identified as falling within the broad heritage curtilage and current boundaries of Orielson (refer to figure 18);
- 7.4.4 The relationship between the homestead, north saddle, south and east paddocks should be maintained and not obscured;
- 7.4.5 The relationship between the homestead and the homestead gardens should be conserved and maintained;
- 7.4.6 Elements of the homestead gardens, especially the layout, edging, landscape character, views and vistas, should be conserved and maintained;
- 7.4.7 Original and early significant plantings should be conserved. These include but are not limited to the following:
 - Bunya Pines (*Araucaria bidwillii*)
 - Norfolk Island Pine (*Araucaria excelsa*)
 - She oak (*Casuarina*)
 - Privet (*Ligustrum*) (if used – must be managed to prevent seeding)
 - Mulberry (*Morus*)
 - Jacaranda (*Jacaranda mimosifolia*)
 - Moreton Bay Fig (*Ficus macrophylla*)
 - Peppercorn Trees (*Schinus ariera*)
- 7.4.8 Regular maintenance of the plantings on the site should be undertaken as required by suitable experienced arborists;
- 7.4.9 Any significant trees which appear to be declining should have a replacement planted before they are removed. This replacement should ideally be from the original stock (a plant propagated from the original tree);

- 7.4.10 The original and early access routes through the Orielton site should be interpreted eg. through landscape treatments, plantings, signage;
- 7.4.11 The carriage loop should be conserved, reconstructed and maintained, including drainage;
- 7.4.12 The original primary driveway (i.e. eastern approach to carriage loop) should be interpreted appropriately;
- 7.4.13 The early primary driveway (current) should be conserved and maintained;
- 7.4.14 The grass should be removed from the eastern arm of the original primary driveway and the surface should be gravelled;
- 7.4.15 The homestead gardens should be extended south to the former crossing of the creek to the east of the homestead and farm complex and the productive gardens reinstated.
- 7.4.16 Maintenance and weed removal works should be carried out on the vegetation throughout the paddocks of the property in accordance with accepted DEC guidelines.
- 7.4.17 Narellan Creek (through the southern paddocks)
- a) A protected riparian zone should be established along both sides of the creek through these paddocks.
 - b) There is limited opportunity for development around the creeks. Development should be restricted to the establishment of new creek crossings, stabilisation works to prevent erosion of creek banks etc.
 - c) Existing creek crossings and remnants of ford crossings should be conserved and maintained. Heritage technology items associated with pumping water may be located along the Creek.
 - d) Maintenance and weed removal works should be carried out on the vegetation along the creek in accordance with accepted DEC guidelines.
 - e) The re-establishment of the habitat along the creek should be encouraged.
- 7.4.18 There is limited opportunity for development around the dam (near the orchard). Development should be limited to stabilisation works to prevent erosion and the establishment of a new crossing between the creek and the dam. The dam may be removed.
- 7.4.19 North ridge
- a) Ridgelines should be maintained as topographical features;
 - b) The significant ridgelines must therefore be retained so that the visual setting associated with paddocks is not broken and a sense of harmony is maintained throughout the setting
 - c) There is limited opportunity for development along the north ridge. Built development should be restricted so that the ridgeline is not broken as shown in the areas of significance. Refer fig.

7.5 Subject Buildings

- 7.5.1 The character of the subject buildings, which is that of a gentleman's homestead and farming complex, should be conserved and maintained;
- 7.5.2 The relationship between the subject buildings located on the site should be conserved and maintained;
- 7.5.3 The relationship between the homestead and its immediate associated outbuildings, particularly the early barn and flat building, should be conserved and maintained;
- 7.5.4 The relationship between the homestead and the homestead gardens should be conserved and maintained;
- 7.5.5 The identified significant buildings should be maintained and conserved. Refer to Section 5.0
- 7.5.6 Any new use of the subject buildings should relate to the historical use of the buildings as a homestead and complex where possible;
- 7.5.7 Any new works to the subject buildings should be carefully designed so as to not interfere with the significance of the building and have limited impact on significant fabric;
- 7.5.8 Original and early significant fabric should be conserved including but not limited to Orielton homestead (B1), silos (B2), early stone cottage (B3), stables (B4), hay shed (B5), old barn (B6), milking shed (B7) and concrete cottage (B8). Refer to figure 5.4.2 for details.

7.5.9 Orielton Homestead (B1)

- a) Orielton Homestead should be restored, conserved and maintained. The building is in extremely poor condition and urgently requires major conservation works. Significant fabric should remain in-situ and be conserved and maintained as appropriate.
- b) A detailed plan for the conservation of the homestead complex and gardens should be prepared. Adaptation may be necessary for living requirements i.e.: kitchen, bathrooms, living, storage, family room and courtyards.

7.5.10 Farm Complex buildings

- a) Buildings within the farm complex should be restored, conserved and maintained. The buildings are in poor condition and urgently require major conservation works. Significant fabric should remain in-situ and be conserved and maintained as appropriate. The buildings may be adapted.
- b) A detailed plan for the conservation of the farm complex and buildings should be prepared.

7.6 Future Uses

- 7.6.1 In developing plans for the future use of the subject site, the significant external and internal fabric of the subject buildings and gardens, views and vistas should be conserved to maintain the significance of the site.
- 7.6.2 Historical uses of the homestead and curtilage should ideally continue. Should this not be possible then any future uses should be compatible with the retention of the character and heritage values of the homestead and curtilage.
- 7.6.3 Interpretive devices should be employed to interpret the historical uses of the site, eg: signage, interpretation displays and demonstrations in public areas.
- 7.6.4 The commercial development of the site should only be carried out to ensure the continued viability of the homestead and farm complex and conservation of its significant fabric and landscape.

This proposed option relates to the current use of the place by the local community and the equestrian activities on site.

7.6.4.1 *Optional Uses for Orielson for Discussion – prepared by Community Liaison Officer, Harrington Park*

The current usage as a Horse Agistment property could continue and/or expand. This would fit in with the "rural / residential" blend of the local Camden area and provide a unique rural recreational focus in an increasing urbanised setting. The development of other horse related activities including riding trails, riding instruction and horse care could be further developed. This could also compliment other local initiatives such as Camden Councils establishment of a working Dairy Farm on the edge of the nearby Camden township and the Bicentenary Park facilities. The provision of such activities to people living in nearby urban settings could be a key marketing advantage.

Other rural/agricultural pursuits could also be explored and added to the operational focus of the property to retain a setting / venue where such activities can continue to be undertaken. Pursuits could include:

- *community market gardens*
- *small agri-business initiatives including plant propagation, seed cultivation and basic animal husbandry*
- *local employment and training initiatives focusing on landcare and environmental management issues.*

Further sustainable uses could be incorporated through the establishment of a community focussed learning and educational institute on the property. The house/buildings could provide a centrally managed venue where a range of cultural, artistic and educational activities could be conducted. The institute could run as a professionally managed "social enterprise" which seeks grants and corporate assistance to establish, and becomes "self sustaining" through its activities such as:

- *art and craft classes*
- *artisan instruction and education*
- *historically focussed pursuits*
- *sales of products*
- *tourism*
- *hospitality*

The provision of a venue that is central to the community and professionally managed, encourages the development of community based pursuits that often don't emerge due to the lack of appropriate places, and the reliance on individuals to manage the operational and legal complexities of running a program. A coordinated approach also opens up access to government funding options not normally available to individuals.

The venue could also be utilised as a centralised "home office" for a number of community service providers in the Local Government Area. Many small service providers struggle to meet the rising costs of rent and administration from their funding. "Economies of scale" could be achieved as suitably partnered providers share resources in a common area. This would also enhance community access issues with numerous services located within a common area.

Future development may also include the following:

- *Education facilities (i.e.: universities, private colleges, etc)*
- *Private residence*
- *Boarding house*
- *Nursery*
- *Cottage craft/produce*
- *Outfitters*
- *Saddlery*
- *Horse agistment*
- *Restaurant*
- *Café*
- *Homestead tours*

7.6.5 Compatible uses for the homestead could include the following, providing the significant fabric is appropriately protected from wear and tear:

- Small function centre
- Small business centre (conference venue)
- Wedding parties (use of house included in package)
- Health Retreat (including gym, treatment rooms, accommodation, dining rooms, parlour)
- Restaurant (from music room to enclosed courtyard)
- Private residence/boarding house

7.6.6 Compatible activities around the homestead could include:

- Horse riding
- Bike riding
- Tennis courts
- Croquet lawn

7.7 New Services

7.7.1 Any proposed new services or service upgrades related to any new uses of the site shall be organised to provide minimal interference with the existing significant fabric of the site;

7.7.2 Any required new services shall be installed in areas and spaces of lower significance;

7.7.3 Any new services shall be inconspicuous. They should not intrude upon the heritage significance of the significant buildings and landscape.

7.8 Interpretation

7.8.1 The Interpretive displays should be continued throughout the site. Devices (including signage) should be considered within the curtilage of the site to assist further understanding of the history, development and the heritage significance of the entire site.

7.8.2 Any new interventions to the subject buildings should be reversible and clearly interpreted by means of introduced interpretive devices or by method of style of construction as new work.

- 7.8.3 As a private residence interpretive displays should be minimised to suit the adaptive reuse of the homestead as a private home.
- 7.8.4 Prepare an Interpretation Plan for the public areas of the estate/site. The NSW Department of Planning (Heritage Office) Interpretation Policies and Guidelines should be used.

8.0 IMPLEMENTATION STRATEGY

This implementation strategy is not prescriptive rather it is intended as a set of recommendations for the implementation of the conservation policy. Any other proposals for the site should comply with the conservation policies contained in Section 7.0 of this report.

8.1 Immediate Works

- 8.1.1 General conservation works should be undertaken immediately to prevent further deterioration of the significant fabric of the subject buildings;
- 8.1.2 All works should be done in accordance with the conservation policies contained in Section 7.0 of this report;
- 8.1.3 General maintenance should be undertaken on a regular basis, beginning immediately, including regular inspection and repair of buildings and structures and pruning of trees when necessary;
- 8.1.4 Check over all buildings and repair where necessary;
- 8.1.5 Check over farm buildings and repair where necessary (especially early dairy).

8.2 Future Works

- 8.2.1 All works should be done in accordance with the conservation policies contained in Section 7.0 of this report;
- 8.2.2 Any future plans or schedules prepared by a skilled heritage architect/landscaper for the Oriellon site that will aid its conservation should be adopted.

8.3 Landscaping

- 8.3.1 Landscaping of the site should be undertaken in accordance with the conservation policies contained in Section 7.0 of this report;
- 8.3.2 A detailed Landscape Conservation Management Plan for the productive, presentation and recreation gardens surrounding the homestead should be undertaken to facilitate and guide the conservation and continued maintenance of these significant areas.

8.4 Opportunities for Future Use

- 8.4.1 The feasibility of the opportunities listed in Section 6.7 of this report should be investigated with close reference to the constraints and requirements of this Conservation Management Plan and the conservation policies contained in Section 7.0 of this report;
- 8.4.2 The future use of the subject site and buildings should continue to allow for its interpretation as a significant Cowpasture homestead.

9.0 ASSET MANAGEMENT GUIDELINES

9.1 Management

- 9.1.1 Treat the site as being of high cultural significance, and consequently guide any activities at the site by the provisions of the Australia ICOMOS Burra Charter;
- 9.1.2 Manage the subject site in a way that allows the maximum amount of this Conservation Management Policy to be implemented;
- 9.1.3 A clear structure setting out the responsibility for the day-to-day maintenance and care of the fabric of the site should be developed and made available to all persons involved in the care of the site. This should include the interior, exterior and landscape of the site. Prepare a maintenance manual for the estate, homestead, landscape, farm buildings and features.
- 9.1.4 Personnel skilled in disciplines of conservation practice shall be engaged as appropriate to advise on both minor and major works and implement conservation aspects at the site;
- 9.1.5 In the event that any disturbances have to take place within the site a suitable qualified conservator shall be engaged to supervise, monitor and record the material being removed;
- 9.1.6 Carry out, catalogue and archive systematic photographic surveys of the site, before, during and after any major works in accordance with NSW Heritage Office and NSW Department of Planning Guidelines;
- 9.1.7 This Conservation Management Plan shall be consulted and specific proposals for the site assessed in the light of what is recommended in previous sections of these policies;
- 9.1.8 Future day-to-day management of the site should be undertaken in close consultation with the local community. This will empower the community and enable appropriate authorities to determine the best use of the subject site;

9.2 Statutory approvals

- 9.2.1 The relevant consent authorities (i.e. Camden Council and/or the NSW Heritage Office) should be contacted and approval obtained prior to any works;
- 9.2.2 To carry out works to an item listed on the State Heritage Register, a Section 60 application will need to be prepared and submitted to the NSW Heritage Office for approval. A Heritage Impact Statement and Conservation Management Plan will generally need to be prepared to accompany the application;
- 9.2.3 Should any disturbance to an archaeological site be required during any development works, an excavation permit (Section 140 application) will be required from the NSW Heritage Office. For Aboriginal archaeology issues DEC and the Local Aboriginal Land Council's representatives are to be consulted for approval to proceed.

9.3 Maintenance

- 9.3.1 A Schedule of Conservation Works should be prepared and instigated as soon as possible so that conservation works may begin to prevent further deterioration to the subject buildings and significant fabric;
- 9.3.2 The Schedule of Conservation Works should be checked over and updated as required;
- 9.3.3 Items should be checked over regularly, say every six months, by a person experienced

in heritage conservation. Any repairs required should be undertaken immediately to prevent deterioration to significant fabric;

9.3.4 Maintenance should be the responsibility of the owner.

9.4 Exemptions

9.4.1 If works to be undertaken at the site are minor (such as maintenance and repair) they can be carried out in accordance with section 57(2) of the Heritage Act without requiring the approval of the Heritage Council. Refer to the NSW Heritage Office for standard exemptions information series.

9.5 Plans, Documents and Guidelines

Following the Conservation Management Plan the following plans should be prepared and made available to persons involved in the care and conservation of the site.

- 9.5.1 Fabric survey and analysis (including on going documentary evidence)
- 9.5.2 Conservation strategy – action plans/detail works
- 9.5.3 Interpretation strategy
- 9.5.4 Landscape plan
- 9.5.5 Maintenance management plan
- 9.5.6 Archaeology – research design
- 9.5.7 Archival records
- 9.5.8 Collections (if applicable)

10.0 MONITORING AND REVIEW

10.1 General – Monitoring and Review of Documentation

- 10.1.1 Review and revise this Conservation Management Plan at regular intervals (i.e. 5-7 years), firstly say, five years from its adoption;
- 10.1.2 This Conservation Management Plan should be submitted for endorsement by the NSW Heritage Office;
- 10.1.3 Copies of this Conservation Management Plan should be held at the archive for the site, placed in a public archive such as a library and should be made publicly available;
- 10.1.4 Monitor and review the Schedule of Conservation Works at regular intervals, say annually, to ensure its effectiveness and adapt where necessary.

10.2 Monitoring and Review of Subject Site

- 10.2.1 The subject site should be checked over on a regular basis for repair and maintenance (refer section 8.0, 9.0).

Appendix A

Grant Maps

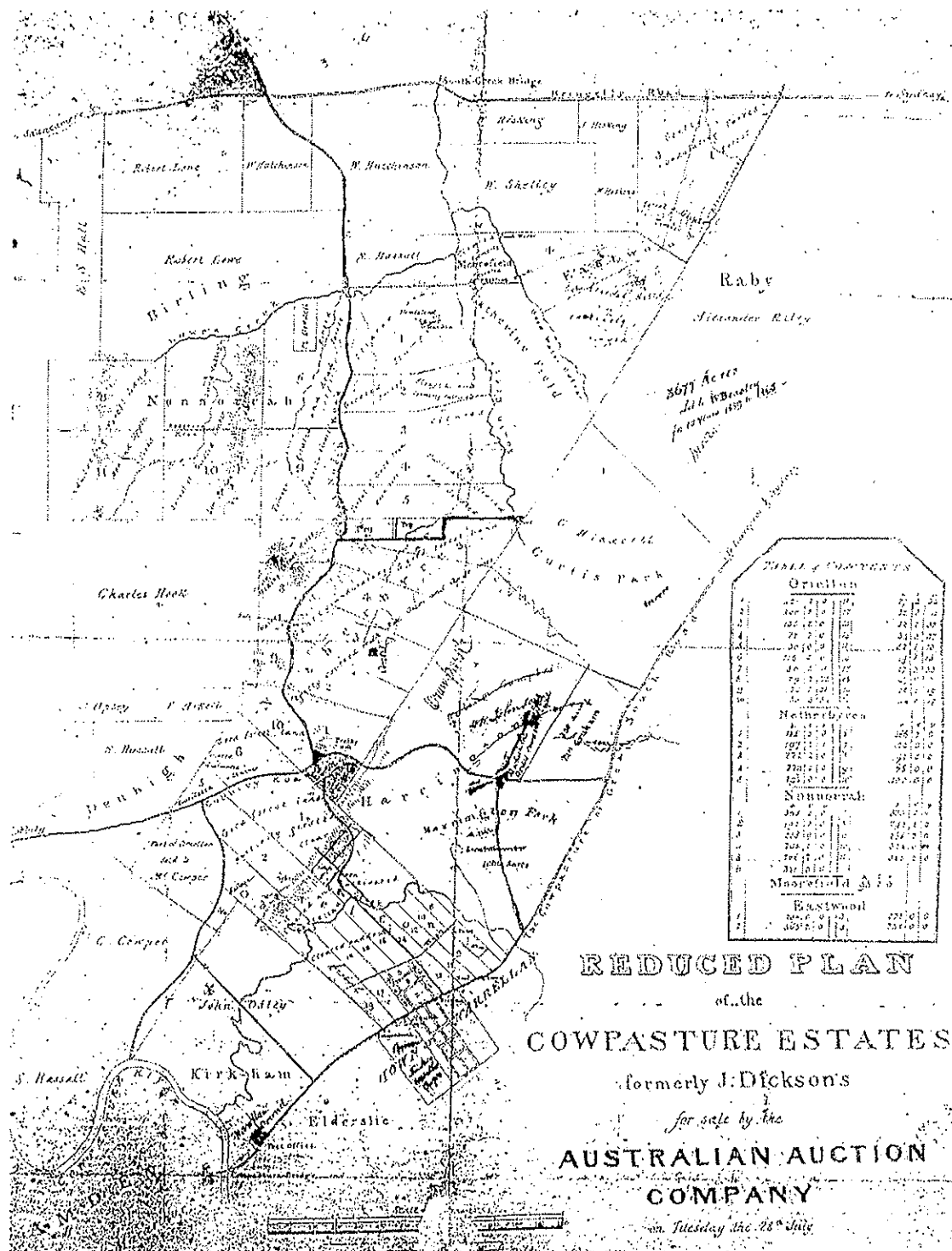


Figure No.1: Land Grant - 1840

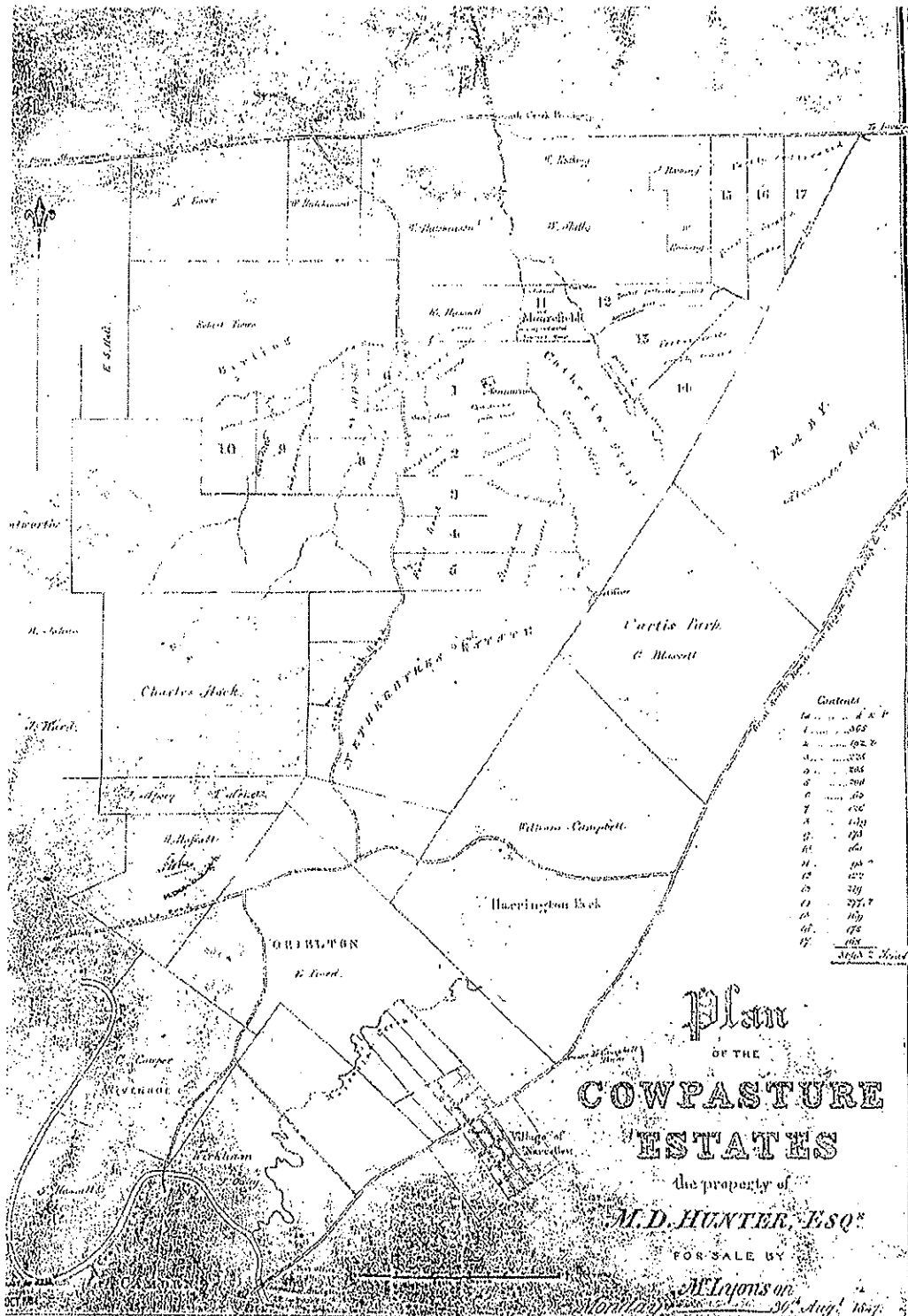
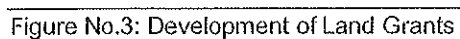


Figure No.2: Land Grant - 1847



Appendix B
Early Photographs

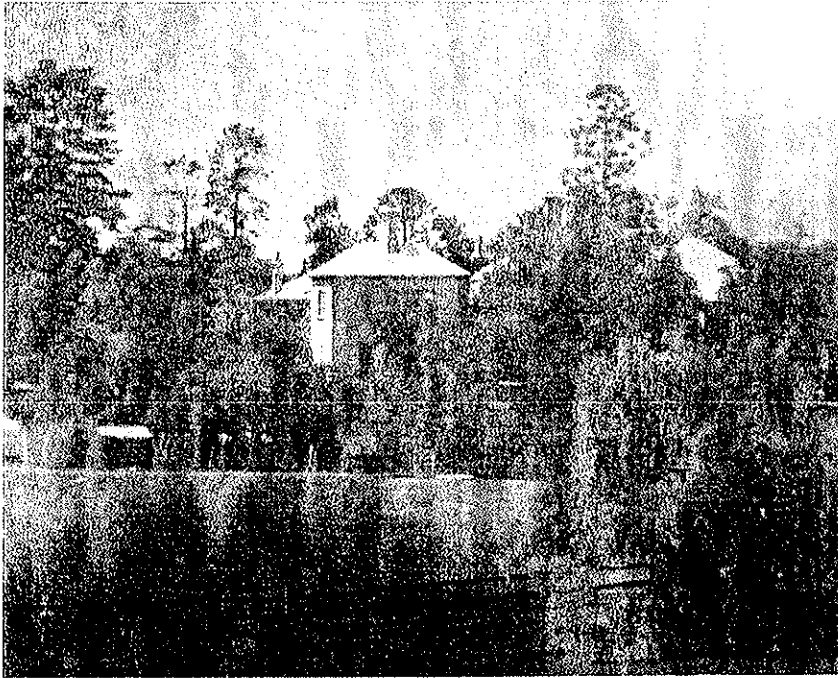


Figure No.1: Subject site (flat buildings) c. 1930, provided by Ileen Cumming
Figure No.2: View of dam and picking garden c.1930, provided by Ileen Cumming

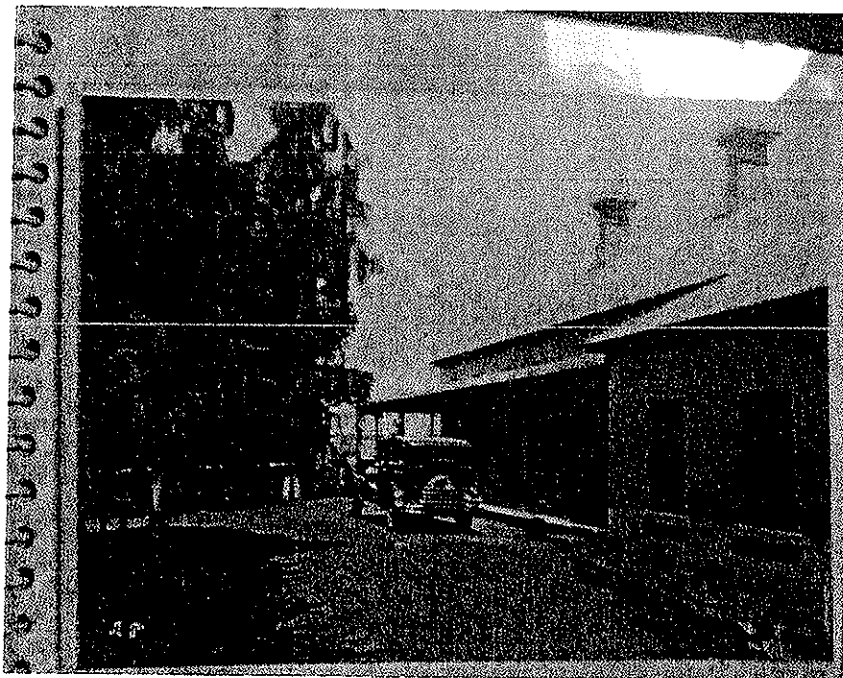
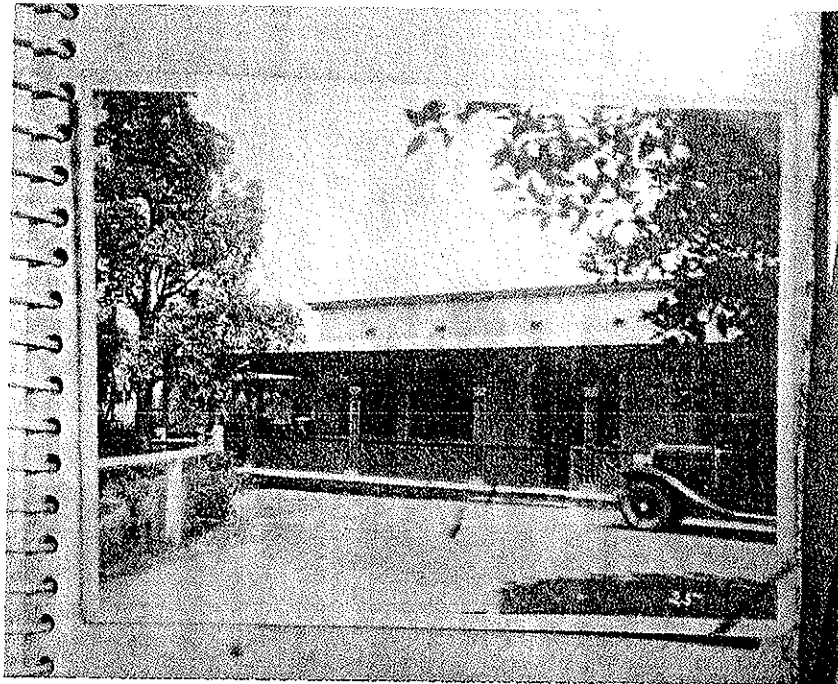


Figure No.3: View of homestead entry from carriage loop c. 1930, provided by Ileen Cumming
Figure No.4: Front elevation of homestead looking south c. 1930, provided by Ileen Cumming

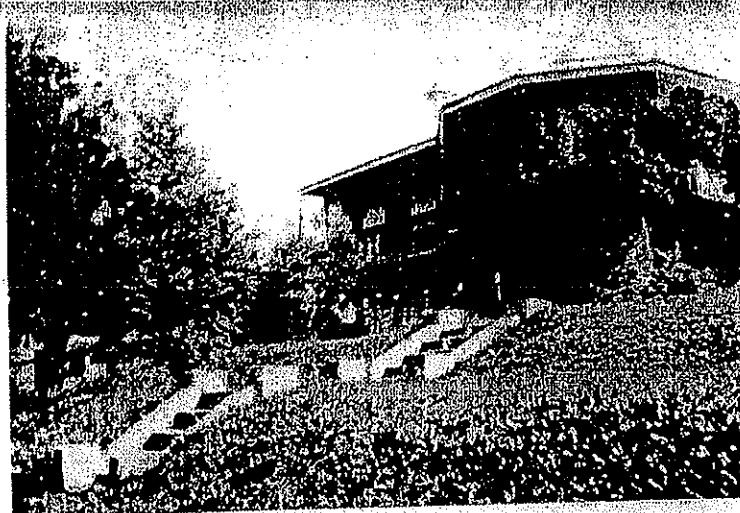
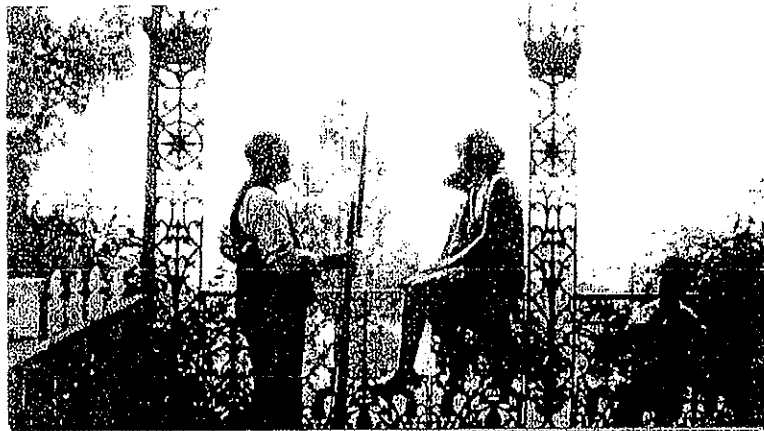


Figure No.5: South view of verandah (date unknown), provided by Jim Baxter

Figure No.6: View of south gardens leading up to homestead (date unknown), provided by Jim Baxter

Figure No.7: View of front entry (date unknown), provided by Jim Baxter

Appendix C
WWII Camp Site Maps

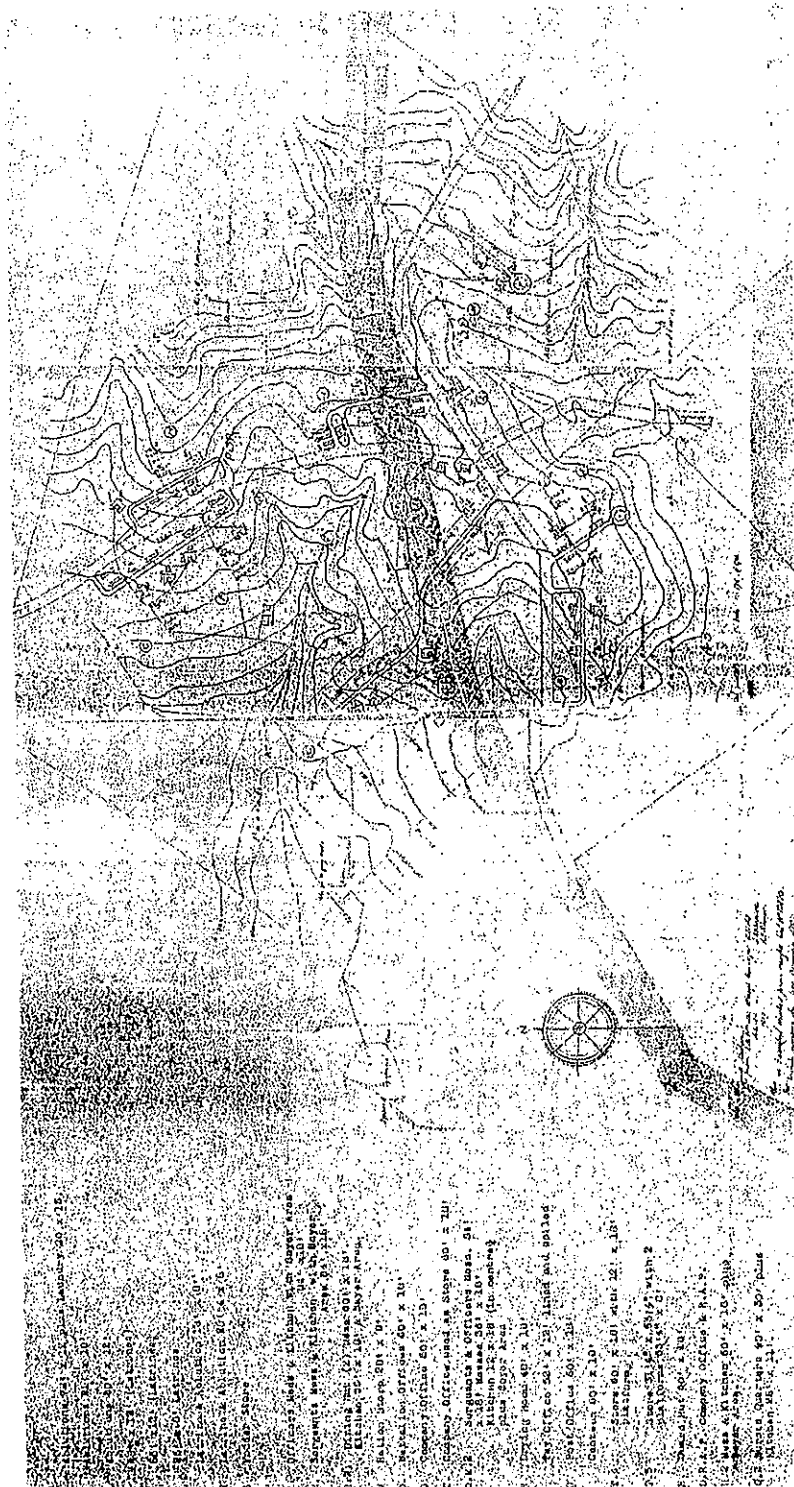


Figure No.1: Narellan Camp Layout 1942 (Source: SP 857/53 Item PCC 41/231, National Australian Archives)

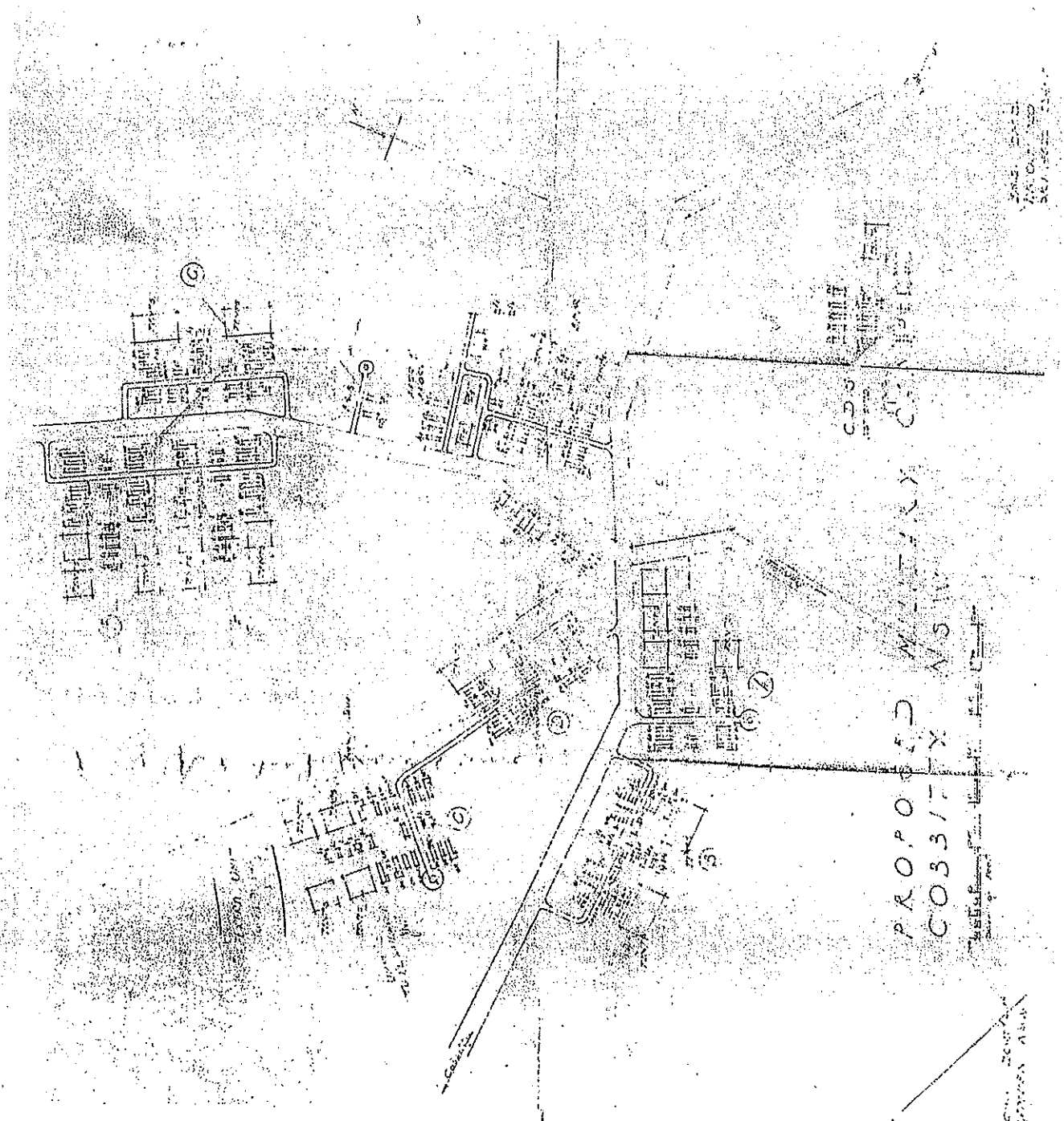
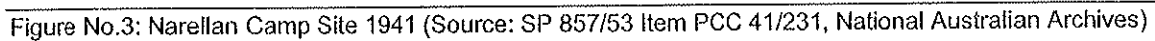


Figure No.2: Proposed Narellan Camp Layout (date unknown) (Source: SP 1857/53 Item PC 40/155, National Australian Archives)



Appendix D

Newspaper Article

Narellan Camp in WW II

DR 14.2.03

visitors to the Camden Museum sometimes ask the question "Where was the Narellan Army Camp located?" It is only people of a certain age who can answer this question. Although many thousands of soldiers passed through this camp during World War II, there are now very few signs to be seen of its existence.

To start with, it was not located in Narellan!

The Narellan Camp was a major establishment, which was created during the war to provide facilities for army units to form up before being dispatched to the various areas of conflict of the war. Many of the people who passed through the camp probably had only a vague awareness of where they were, having come from all over Australia. The camp was located approximately three kilometres north of the town of Narellan on the Northern Road, at the intersection of Cobbitty Road and Olan Park Road. These days that intersection is a dog-leg but at that time Cobbitty and Olan Park Roads formed a crossroad with Northern Road. The camp was on all four corners of the intersection. On the corner which is now part of the Macarthur Anglican School and the "Denbigh" property were located the recreation and mess halls, the toilets and showers and the many hundreds of tents which made up the accommodation. There were about 150 to 200 tents, mainly six-man tents, which extended almost to the entrance to "Denbigh". On the corner which is now part of the "Olan Park" raceway were the camp administration and the horse lines. This area was also used for training and exercise activities, through to the "Harrington" property. On the "Harrington Park" side were

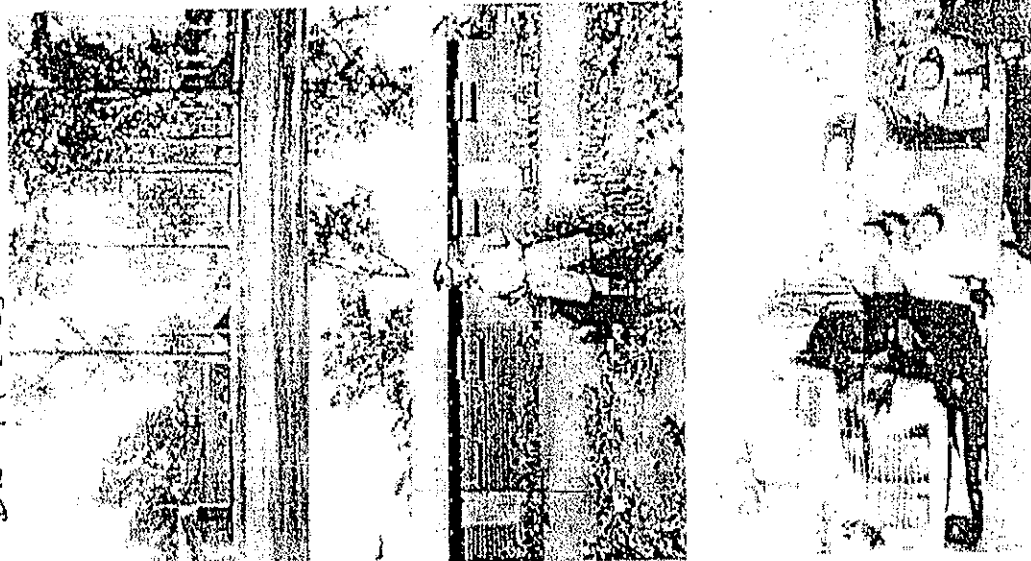
by John Wrigley

the guard room and the hospital. On the south western or "Orielton" side were the canteen, mess hall, recreation room, and further into the bush, armoured vehicles were hidden. Also near the camp were a rifle range, a quarry and water tanks.

We are fortunate that two of our current members of the Camden Historical Society, Dick Nixon and Len Kerbin, stayed briefly as soldiers at the camp.

So they have been able to recall the details of the layout and some of the personnel involved. Len was part of the supply unit which had to bring stores from the railway station at Narellan to the camp. It is hard to believe that this was done with a horse-drawn wagon and that a trip to Narellan and back took several hours. The Army also used an area near the present McDonald's Restaurant and Mine 10 store for transfer purposes. The horse-drawn wagon was used to transport stores to the "Simcocks Grange", now Magdalen Catholic High School, which was also under the Army's control and use at that time (19 Australian Field Regiment).

The Narellan Army Camp was known locally as "Green's Corner" but the reason for this is not known. A camp commander was a Major Russell who lived with his wife and baby in Chellaston Street in Camden. Their child was Camden's "Baby of the Year" about 1942. Other officers in charge were Major Weale, Vidal and Captain Mortlock. Former soldiers have recalled that it was a long walk to Camden and back for their brief times of recreation. Apparently such use of Camden was discouraged. Camden was regarded as more of an Air Force town serving the RAAF and



Photos: Top - Narellan Army Camp.
Middle - Alan Bailey, Clerk/Driver HQ.
Bottom - Alan Bailey with a 1941-42 Chevrolet Maple Leaf truck and a 1940 Chevrolet car.

Figure No.1: Wrigley, J, Narellan Camp in WWII, District Reporter, 14.02.03, p unknown.

Back then

The Camden Historical Society
meets for lively discussions and guest speakers on
the second Wednesday of each month at 7.30pm at
the Camden Museum on John Street Camden.
Interested persons and new members are most wel-
come. For further information call John on 4655 8210.

More on Narellan Army Camp in World War II

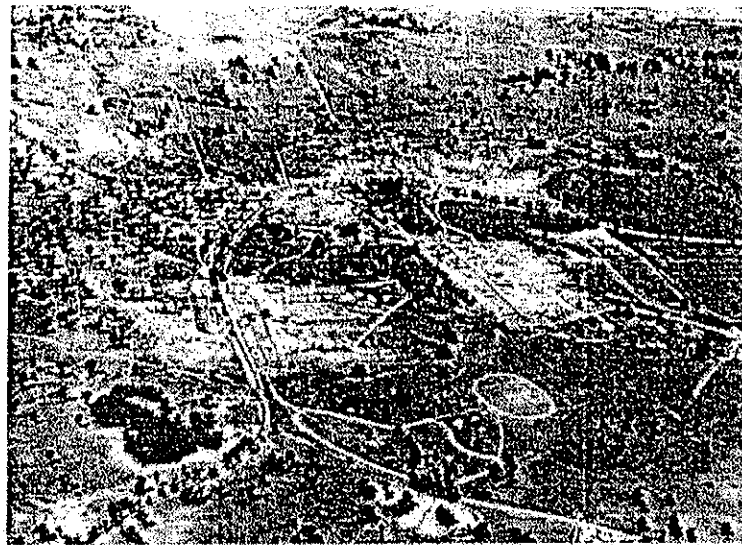
Regular readers of this page may recall that I wrote an article on the existence of a large World War II army camp on Northern Road, Cobham in the District Reporter of February 7 2003. The article prompted responses from a number of local people who had personal memories of the camp and of the large number of soldiers that passed through the camp and who took their recreation in the district.

To briefly summarise the earlier article, the Narellan Camp was a major establishment, which was created during the war to provide facilities for army units to form up and train before being dispatched to the various areas of conflict of the war. Thousands of soldiers would have passed through the camp. Many of the soldiers probably had only a vague awareness of where they were, having come from all over Australia. The camp was located, approximately three kilometres north of Narellan on the Northern Road, at the intersection of Cobham Road and Oxley Park Road. The location has been known for many years as "Giggs' Corner" but the reason

by John Wrigley

for that is not known. Recently, the Camden Museum has been given a copy of the interesting but previously unknown photo shown here. It is difficult to make sense of the photo because the area now looks almost totally different some 60 years later. The photo looks in a westerly direction from an aircraft above the property "Denbigh". The Northern Road coming from Penrith appears on the bottom left-hand side and winds its way towards Narellan, leaving the photo at the top centre. Narellan is just out of the scene at the top of the photo, the future suburb of Harrington Park is at the top left. Oxley Park Raceway is now at the far centre left, and the Macarthur Anglican School is behind it. In the right of frame, each of the many tiny rectangles in lines is a human tent as it can be seen that many personnel would be accommodated in the camp at any one time.

Most of the accommodation tents, with their associated recreation and mess huts, toilets and showers, are located in the centre and centre-right of the photo, running from the Northern Road across



Narellan Army Camp, Northern Road, Cobham during World War II "Giggs' Corner".

to and including the Macarthur Anglican School site. At the conclusion of the war the entire Narellan Camp was removed and only some areas of concrete and

bricks remain to indicate that there was once a very large army camp on this site. The main recreation hut was taken to Camden and erected at the R.S.L. Hall on the corner of

Oxley and Mitchell Streets where it remained until 1981 when it was demolished to build the present Camden Civic Centre. Several other huts from the camp were taken to

Canberra to be erected for immigrant workers who were being brought out from England. The Camden Historical Society was delighted to receive this

photo which was not previously in any local archive collection and which is a very welcome addition to our record of life in Camden "Back Then".

Computer
Sales
& Services

Printer
Sales
Ink

Cartridges



Computer Accessories
Network Support

Camden
Computers

4655 6606



David Dakymple
Technician

Personalised floristry for any occasion

Home,
Office,
Hospital,
Corporate,
Functions,
Weddings,
Funeral Tributes

Garden
Court
Florist



"We guarantee the freshness
and quality of our flowers"

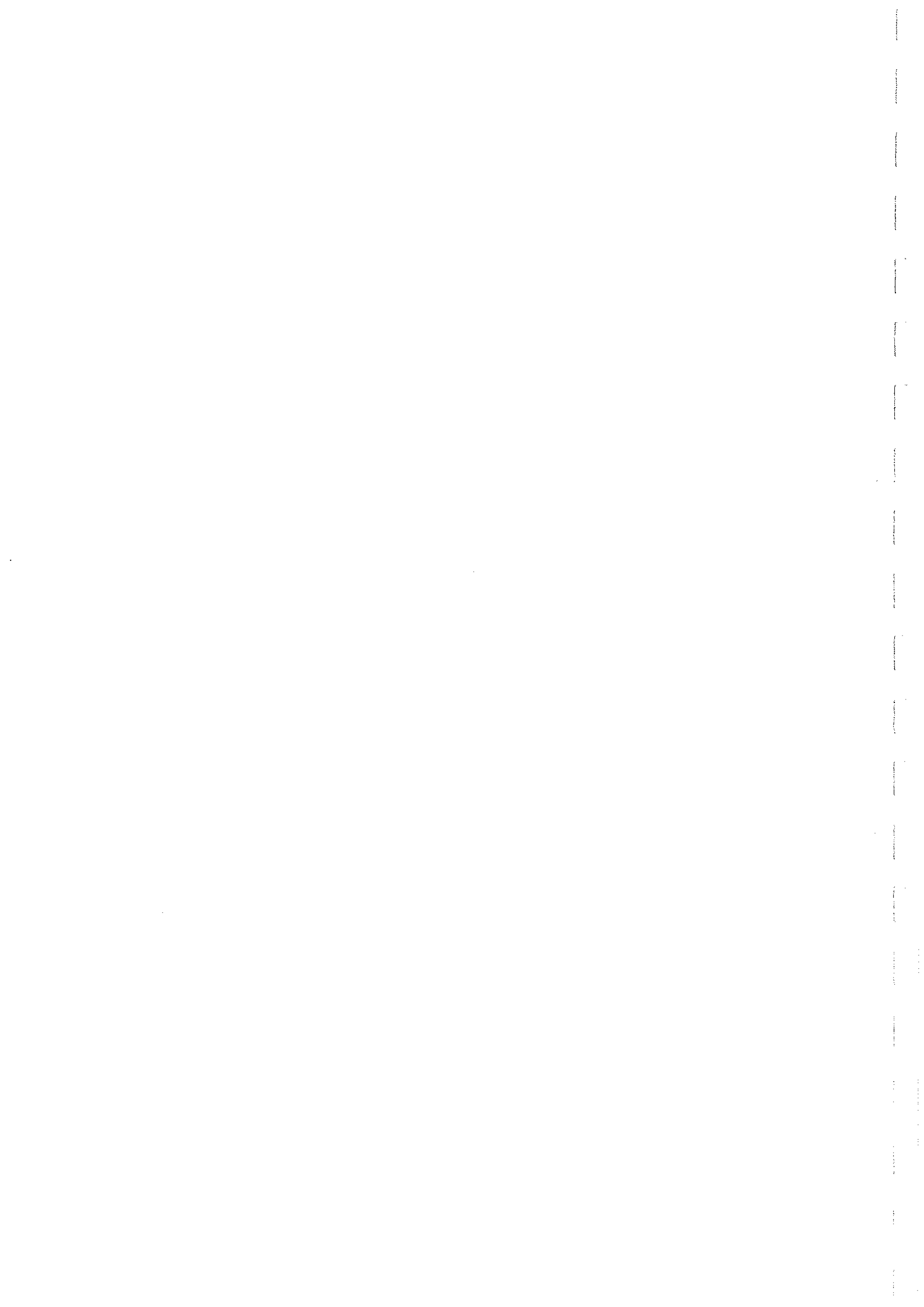
Shop 6
Camden Village Court
180-186 Argyle Street, Camden

4655 3999

www.gardencourtflorist.com.au

Appendix E

Studley Park CMP – Army Occupation



2.6 Occupation by the Army

The outbreak of World War II resulted in a large increase in recruitment for the Australian Army and this in turn created a need for the establishment of training facilities for the new recruits. Studley Park was one of the sites earmarked by the Department of Defence and the property was first leased by the Department on 2 October 1939.²⁷

The occupation of the site by the Army was cause for complaint by A A Gregory who in January 1940 wrote to Major Bunday of the Eastern Command Training School complaining about various aspects of the Army's use of Studley Park. The text of this letter is reproduced here as follows:

Dear Sir,

Ever since the Defence Dept. has been here, we have had ever [sic] ending concern and damage done by cattle and horses entering the property owing to the neglect of your trades people, the drivers of your lorries and cars not closing the gates used by them on entering and leaving the property.

For the last three weeks stray cattle and horses have been on the golf green no less than twelve occasions doing damage each time. The limit was reached on Tuesday night when horses entered the property doing considerable damage to a number of greens. You will, I am sure, agree with me that this damage cannot continue, and I feel that I must ask you to assist me in stopping any further damage.

Your lorry and trades people use the front gate just whenever it pleases them and never close the gates after them. Will you please instruct them not to use this gate. The outstanding person for not closing the front gates is the Medical Officer, he has never closed the gates either on entering or leaving. Therefore I am definitely not going to stand any further damage by the neglect of these people. I will place a notice on the front gate advising your people to use the Oxley Street gate. I would appreciate it if you will advise the M.O. to use the usual care in closing the gates in the future. Should he again offend I shall lock the front gate. He will then come under your jurisdiction as he will have to use the Oxley Street entrance.

I hate to have to bother you but this continual damage is a bit over the odds.²⁸

Note that in his letter Gregory mentions damage done to the golf green by cattle and horses which would suggest that Studley Park was used to house some animals as well as the facilities for playing golf during the time of Gregory's ownership.

Mr Gregory's solicitors made representations that the Government had published a report in the press in April that the Army had decided to purchase the property and as a result of that publication of the report Gregory's business had virtually stopped and had resulted in considerable loss.²⁹ Thus it would appear that the facilities established by Gregory at Studley Park described in the article in *The Motor in Australia and Flying* (partially reproduced above) were run as a commercial venture.

In April 1940 approval was given for the purchase of the entire property by the Department of Defence at a cash price of £16,000, including all buildings, property, floor coverings and some furniture (see Appendix C for a full list of Studley Park House contents). The list of furniture on the property included:

- Golf House* – 8 tables, chairs, mirrors, golf lockers, stove, counters, show case, boiler;
- Studley Park* – carpet, lino, wardrobes, tables, stove, bookcases, lounge suite, bedroom suite, tables, toilet stand, dresser, refrigerator, boiler;
- Theatre* – Theatre talking equipment with amplifiers and sound equipment.³⁰

In December 1940 Hoyden Bros were successful with their tender to construct the camp at Studley Park, to be completed by June 1941. In order to accommodate the Army personnel a number of alterations were made to the main house and the stables building. The morning room and boudoir of the main house became sleeping accommodation while the dining room served as a lecture hall.³¹ The 1987 Conservation Plan records the following alterations to the main house:

The upstairs dressing room at one stage was apparently used as a kitchenette. A partition in the washroom made an additional storeroom. Two doors were cut into the rear wing – one in the kitchen, the second in the storeroom/laundry. A timber framed stair was erected to give access from the upper rear balcony and the enclosure below increased in width. A small kitchen comprising a gas stove, sink and cupboard was provided upstairs in the rear wing. Part of the front verandah was enclosed to serve as a Bar.

The weatherboard building to the rear of the main residence was used at one stage as an officers' mess then as a lecture room.³²

Ray Herbert has provided information which lists the number of rooms used by the Army in the main house and the stables building and gives an idea of what use they were put to as at 17 June 1941:

Main House
17 Jun 1941

<i>Accommodation Officers</i>	<i>7 Rooms</i>
<i>Ante Room and Bar</i>	<i>2 Rooms</i>
<i>Living Quarters for Staff</i>	<i>6 Rooms</i>
<i>MT Wing Office</i>	<i>1 Room</i>

Stables

<i>Living Quarters</i>	<i>17 Warrant Officers</i>
<i>Warrant Officers Mess</i>	
<i>Warrant Officers Ante Room</i>	
<i>Non Commissioned Officers Canteen³³</i>	

In addition, a series of asbestos cement roofed weatherboard buildings were progressively erected east of the house between 1940 and 1945. The largest of these was built in a flattened V shape directly east of the main house. This building, known as the 'Chevron' building was designed by the Works and Services Branch of the Commonwealth Department of the Interior. A meat and ration store was constructed in the area east of the main house with a timber cool room installed in the southern end.³⁴ As well a small rifle range was constructed to the north of the main house in an area once used as a quarry. This area was used for bayonet practice. An obstacle course was also constructed within the range area.³⁵ In 1942 and 1943 all buildings underwent repairs and alterations, however, details of these are unavailable.

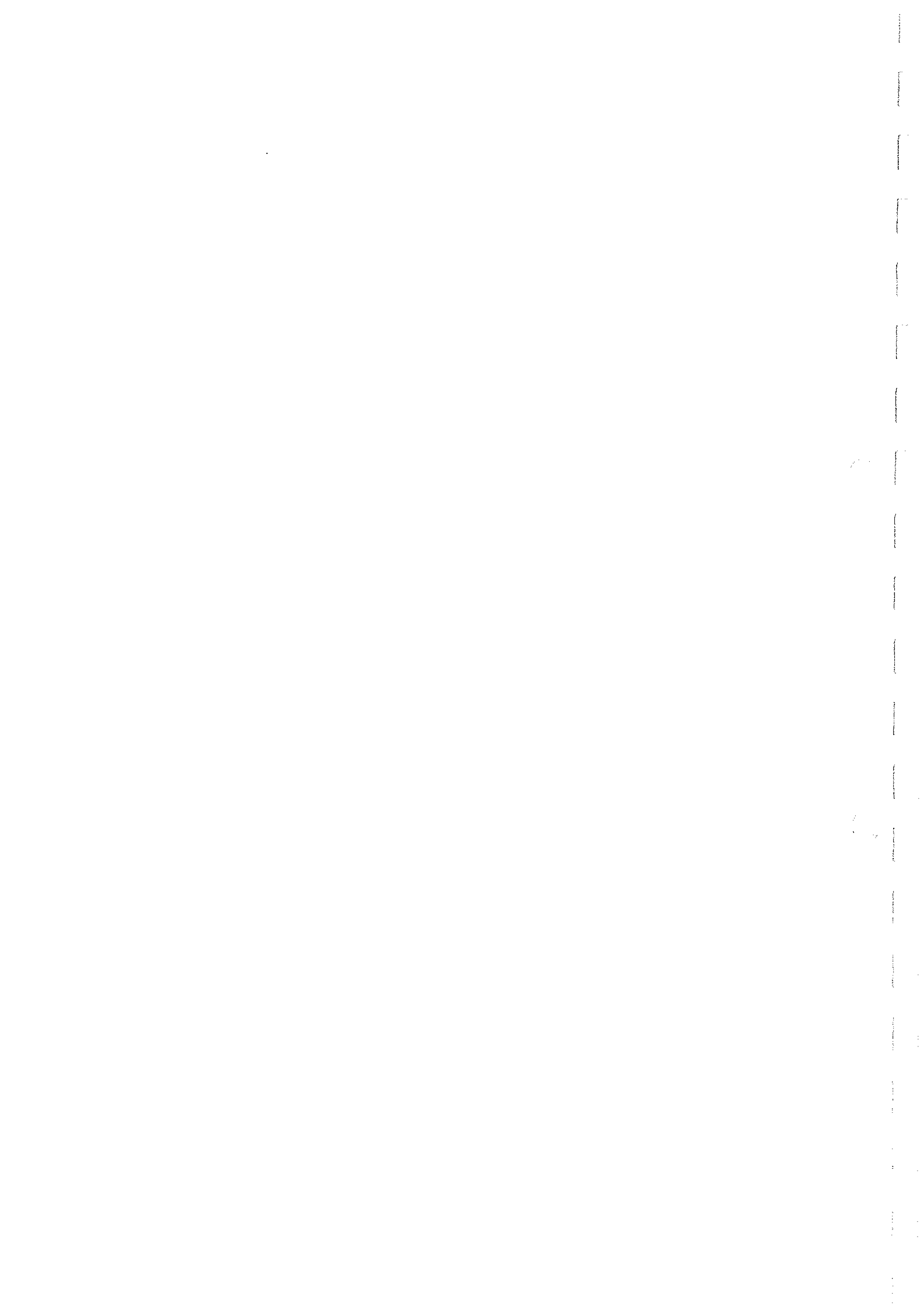
Most instruction at the school, including artillery, was conducted by the Australian Instructional Corps. The instructors were warrant officers and the chief instructor was Captain Peters, a Duntroon graduate. Other instructors included W/O Jim Turpie, W/O Johnston, W/O Chad (WWI veteran).³⁶

Exercises were carried out on the Nepean River with river crossings, there were day and night exercises around Menangle and Camden Park, bayonet training, anti-gas warfare, range practice on rifle, Bren Gun, mortars, pistols, sub-machine, carbines and hand grenades. There were infantry tactics, leadership, supporting arms applicable to the infantry. In 1941 there was also instruction in Vickers Machine Gun, Aircraft Identification and protection from air attacks.³⁷

The end of the war signalled a decline in the use of Studley Park, until 1948 when the Citizen Military Forces were raised to fulfil the role of the pre-war militia.³⁸ From 1946 the main building was used for Officer Married Quarters for three couples. Figure 2.8 is a reproduction of an enlargement of an aerial photo of Studley Park taken in 1947 showing the buildings added by the Army since 1940 as well as the earlier buildings.

The major use of Studley Park by the Army since 1948 has been for the Citizen Military Forces (which later became the Army Reserves). However, the site has been used by other sections of the Army since that time. In 1951 Studley Park was to house the then newly formed Women's Royal Australian Army Corps (WRAAC). During World War II women enlisted in the Australian Women's Army Service (formed on 13 August 1941) performed many important roles until the group was disbanded in June 1947.³⁹ In 1950 the Government was lobbied by people who believed that women should be included in the permanent forces of the Australian Army. With the aim of developing a nucleus of trained women in peacetime for expansion in time of national emergency, approval was given by Cabinet later that year for the introduction into the Regular Army of a women's service. As a result the Corps were formed and general recruiting commenced in April 1951 with a small group of wartime officers and non-commissioned officers being appointed within the newly formed Corps.⁴⁰

Among the first officers appointed were Major Lucy Crane, Major Peggy Williamson, Major Catherine Cruickshank, Colonel Dawn Jackson, Major Mary Johns, Major Pat Pitt, Captain Heather Reynolds and Warrant Officers, Pat Rawlings and Elizabeth Padley.



Appendix F

Pest Inspection and Treatment Report

2 Wetherill Street Sth
PO Box 6660
Silverwater NSW 2128
Ph: 13 62 33 (02-9748 0066)
Fax: (02) 9647 2608
Web Site: www.eagleservices.com.au
E-mail: info@eagleservices.com.au



EAGLE ENVIRONMENTAL SYSTEMS PIL

ABN 34 085 214 348

3rd March

Harrington Park
PO Box 42
Narellan, NSW 2567

Att Mr Doug Ferris

RE: General Pest Inspection and Treatment
Orielson Homestead 179 Northern Rd Narellan

Thank you for the opportunity to submit a quote for a general pest treatment to the above mentioned property.

Observations:

Ants: No evidence of nuisance Ant activity to interior.

Cockroaches: No evidence of cockroaches to interior, accessible roof void and subfloor areas

Spiders: Some small webbing spiders to exterior and shed areas.

Rodents: Evidence of rodent activity to roof void areas, under front porch area and under room behind dog enclosures.

Wasps: Mud Dauber wasp mudding throughout homestead, mudding is unsightly and not a problem.

Birds: No evidence of current bird activity in roof areas. However there are many bird nests in roof areas and many swallow nests around homestead.

Termites: Termites are the subject of a separate report. The homestead has widespread previous damage and current activity to two known areas, under room known as the Library and in roof of rear shed.

Recommendations:

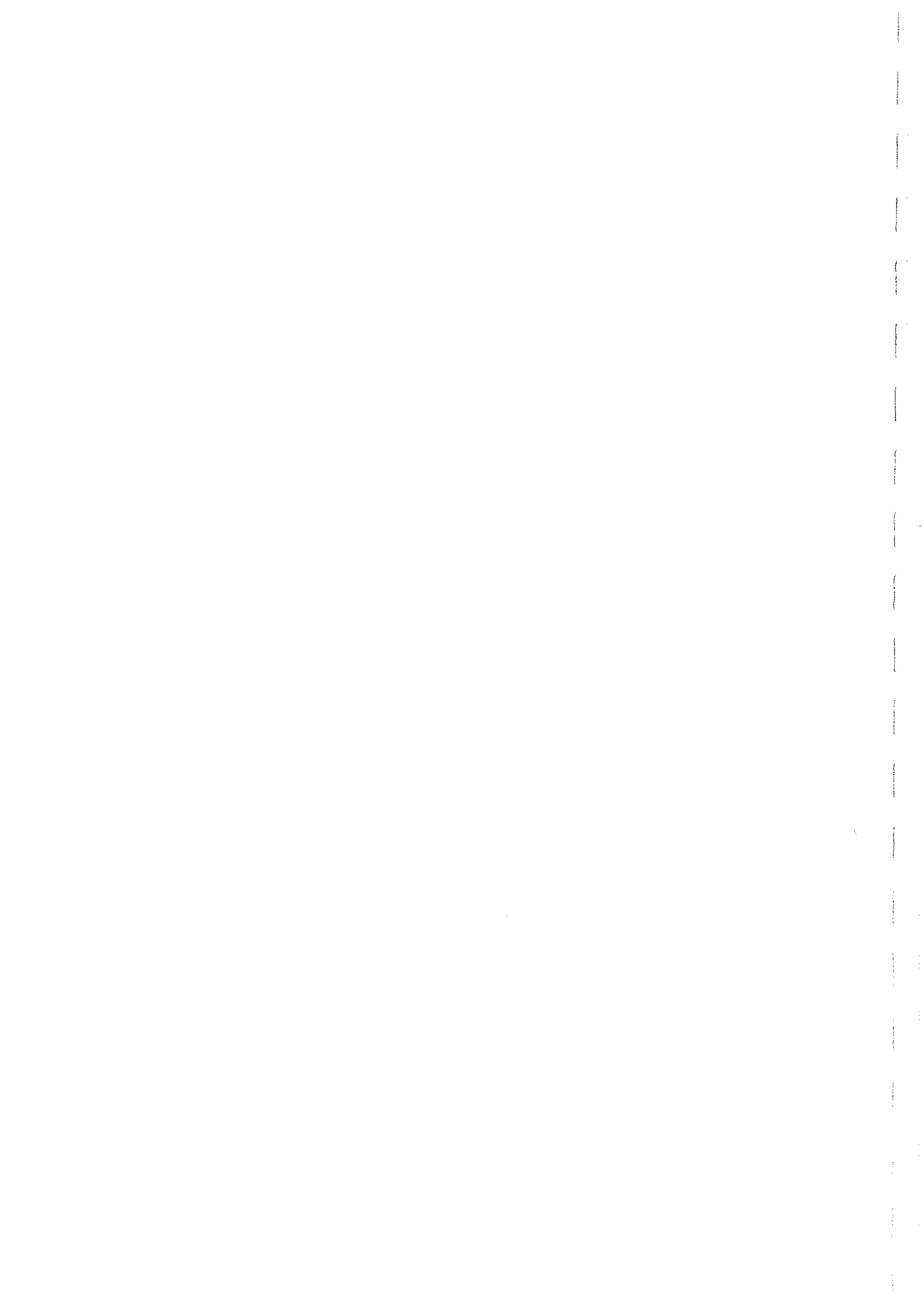
- 1: Remove all bird nests from roof areas, this will deny rodents nesting material.
- 2: Rodent bait stations to concealed roof voids and subfloor areas and lockable tamper proof stations to rear shed area.
- 3: A general pest spray to interior living areas, shed and exterior areas (effectiveness limited due to current state of building).
- 4: Installation of Sentricon Colony Elimination System as per separate quote.

The cost to carry out this treatment will be \$500 + GST

If you have any further queries please do not hesitate to contact the office on 13 62 33

Kind Regards

Stephen Harkness
Termite Manager
sh.oriellonnarellan



Report No: 169925
Page 1 of 2

STANDARD TERMITE DETECTION REPORT

Form STDR 1.4.2-2004

This Standard Termite Detection Report (hereinafter called "the Report") is issued subject to the Scope, Limitations, Exclusions and Definitions of Inspection and Report set out on Pages 2 & 4 of this document.

NAME OF CLIENT: MR D FERRIS

ADDRESS OF CLIENT:

ADDRESS OF PROPERTY INSPECTED: ORIELTON HOMESTEAD 179 NORTHERD RD
NARELLAN

PLEASE READ THE TERMS AND CONDITIONS ON PAGES 2 & 4 OF THIS DOCUMENT

SERVICE REQUESTED As agreed with Client (see also Scope & Limitation No 5 on Page 2).

- ☒ Option 1 A STANDARD INSPECTION REPORT - Tests were carried out.
☐ Option 2 A SPECIAL-PURPOSE INSPECTION REPORT - Client requirements to be specified.
☒ Option 3 A SUBTERRANEAN TERMITE MANAGEMENT PROPOSAL - In addition to Option 1.

The above inspection reports should not be used for pre-purchase inspections (see Limitation No 1 on Page 2).

RESULTS OF INSPECTION

1. GENERAL

1.1 Brief Description of Building (e.g. single storey house; split-level townhouse; multistorey apartment.)

TWO STOREY HOMESTEAD

1.2 Primary Method of Construction (e.g. timber stumps and timber framed; steel framed; concrete; brick.)

Floor Structure: TIMBER TIMBER FRAMED

Wall Structure: DOUBLE BRICK

Roof Structure: TIMBER FRAMED

1.3 Occupancy Status Was the building occupied, vacant, furnished, partly furnished or unfurnished?

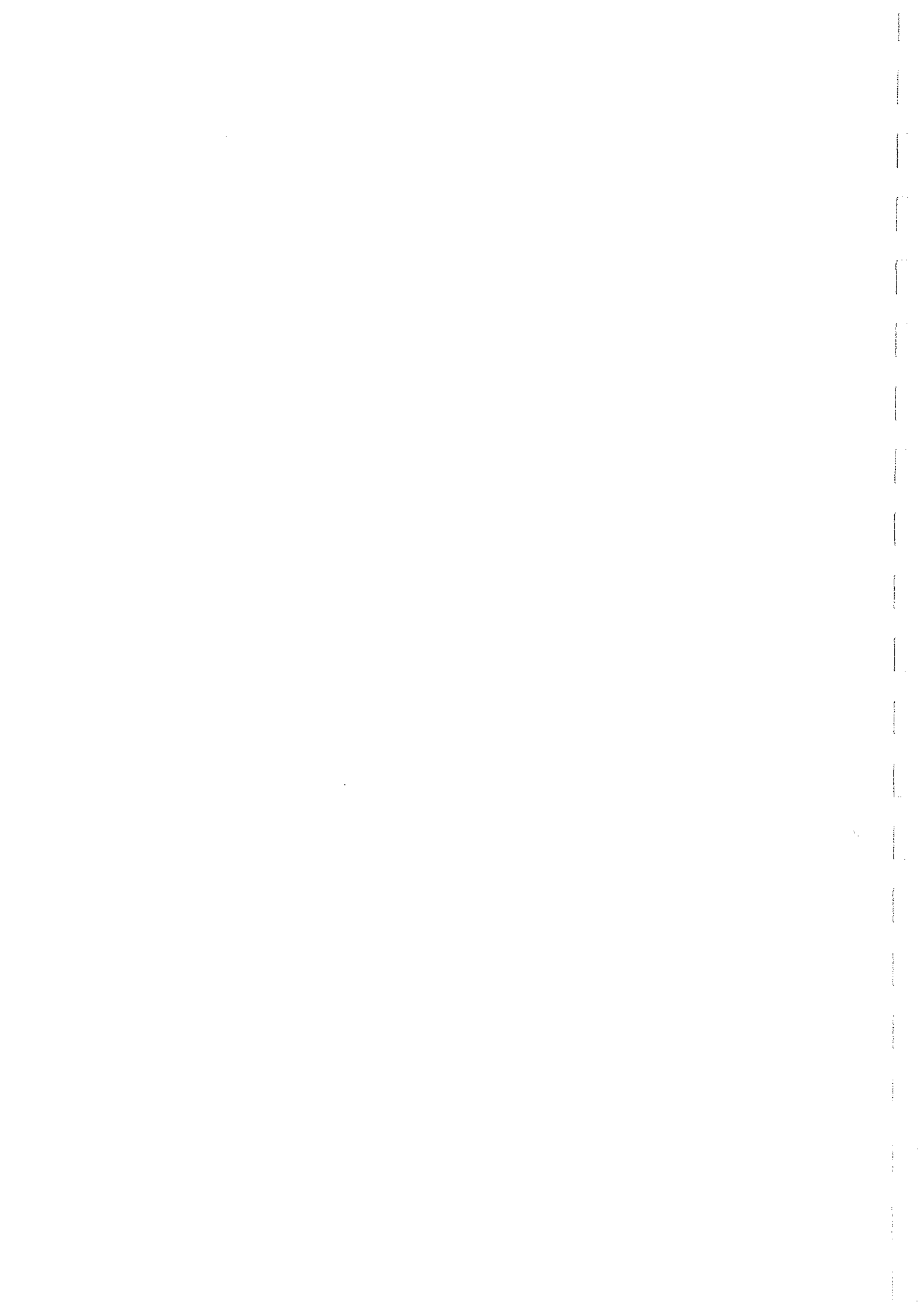
AREAS OCCUPIED AND FURNISHED AND UNOCCUPIED AND UNFURNISHED

2. ACCESSIBILITY See also Clause A.2 on Page 4.

2.1 Readily Accessible Areas Inspected The inspection covered the Readily Accessible Areas including:

- ☒ Building Interior ☒ Building Exterior ☐ Roof Exterior
☒ Roof Space ☒ Subfloor Space N/A Outbuildings
☒ The site including any timber structures such as bridges, landscaping, retaining walls, fences, tree stumps, trees and timber embedded in the soil within the property boundaries up to a distance of 50 metres of the building.
☐ Other:

Continued on Page 3.



2.2 Areas Not Inspected

The inspection did not include areas which were not readily accessible, inaccessible or obstructed.

Were there any obstructions which may conceal possible termite attack? (See also Limitation No 4 on Page 2).

- ☒ Building Interior (e.g. floor coverings): STORED ARTICLES FLOOR COVERINGS,
WALL LININGS
☐ Building Exterior (e.g. stored articles):
☐ Roof Exterior (e.g. vegetation):
☒ Roof Space (e.g. thermal insulation): CONCEALED FLAT ROOF AREAS
☒ Subfloor Space (e.g. pipe/duct work): AREAS OF LOW CLEARANCE, BELOW 40cm
☐ Other:

Were there any areas which did not permit entry? (e.g. the laundry was locked; there was no visible means of access to the subfloor space; the small size of the existing entry aperture did not allow for bodily access to the roof space.)

YES ACCESS WAS NOT PROVIDED TO INSPECT SUBFLOOR
OF FLAT ONE, FLAT TWO INTERNALLY, ROOF VOID OF FLAT TWO
OR UNDER TEACHERS ROOM

2.3 Termite Risk Assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected termite attack and conditions conducive to termite attack was considered:

☐ Low ☐ Moderate ☐ Moderate - High ☒ High

RECOMMENDATION: Where the risk is considered "Moderate" or "Moderate - High" or "High", a further inspection is strongly recommended of areas that were not readily accessible, and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items, foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. For further advice consult your Termite Detection Consultant.

3. TERMITES

See also Clause A.3 on Page 6 and Clause A.5 on Page 8.

The genus or species of drywood or subterranean termites listed below have the potential to cause significant structural damage (see also Limitations No 2 & No 3 on Page 2).

3.1 Active Termites

Were active (live) termites present at the time of inspection? YES (If "Yes" continue. If "No" go to Item 3.3).

Was a termite nest found? NO (If "Yes" give details and location below).

Have any specimens been collected for the purpose of positive identification? YES

The genus or species has been positively identified as:

- ☒ *Coptotermes* species (where possible, identify species and give details below) ☐ *Schedorhinotermes*
☐ *Nasutitermes exitiosus* ☐ *Heterotermes ferox* ☐ *Mastotermes darwiniensis*
☐ *Cryptotermes* species ☐ Other (explain) ☐ Undetermined (explain)

Details & location (include any recommendation for further expert advice, e.g. from a licensed pest control operator):

ACTIVE TERMITES TO FLOORING FRAMEWORK UNDER ROOM
KNOWN AS LIBRARY (ADJACENT TO REAR VACANT KITCHEN), TO
CEILING JOIST OF REAR GARAGE/SHED AND TO LARGE GUM
TREE EAST SIDE OF ROAD APPROXIMATELY 40 metres FROM FRONT
SOUTH EAST CORNER OF HOUSE.

3.2 Subterranean Termite Treatment Proposal

(See also Scope - Option 3 on Page 2).

Is the Consultant engaged to provide a proposal to treat infestation? YES

If "No", where applicable, indicate whether a treatment proposal is considered essential or strongly recommended.

If "Yes", in addition to this inspection report, a full written Subterranean Termite Management Proposal in accordance with Australian Standard AS 3660.2 must be delivered to the Client (see also Exclusion No 1 on Page 2).

3.3 Termite Workings and/or Damage

Was evidence of termite workings or damage found? YES (If "Yes" continue. If "No" go to Item 4 on Page 5).

Continued on Page 5.

The extent of any visible damage appears: ☐ Localised ☒ Widespread ☐ Undetermined

Indicate the location of all accessible timbers and other materials showing signs of attack, and a description of any termite workings found:

DAMAGE TO FLOORING, FLOORING FRAMEWORK UNDER SCHOOL ROOM, REAR LAUNDRY AREA, FORMWORK UNDER FRONT OF HOUSE, DOG KENNELS, REAR VACANT ROOMS, DOOR FRAMES AT REAR VACANT ROOMS, CEILING JOISTS IN REAR GARAGE AND TO FENCE POSTS.

RECOMMENDATION Where evidence of damage to building timbers exists, competent advice (e.g. from a licensed or registered building contractor) should be obtained to determine the extent of any structural damage and as to the need or otherwise for rectification or repair work. See also Item 6 on Page 7 'Frequency of Future Inspections' recommendation.

4. CONDITIONS CONDUCTIVE TO TERMITE ATTACK See also Clause A.4 on Page 6.

The Termite Detection Consultant sought evidence of noticeable building deficiencies or environmental factors that may contribute to the presence of termites. Competent advice (e.g. from a licensed or registered building contractor or plumbing contractor) should be obtained in regard to removing any condition conducive to termite attack and as to the need or otherwise for rectification or repair work.

4.1 Lack of Adequate Subfloor Ventilation

Was evidence of a lack of adequate subfloor ventilation found? (If "Yes" provide details & location): Yes
INADEQUATE UNDER ALL SUBFLOOR AREAS

4.2 The Presence of Excessive Moisture

Prevailing weather conditions at the time of inspection: ☐ Wet ☒ Dry

Was evidence of the presence of excessive moisture found? (If "Yes" provide details & location): No

4.3 Bridging or Breaching of a Termite Barrier System, and/or 'Insufficient Slab Edge Exposure'

Was the finished ground or paving level above the adjacent internal floor level or damp-proof-course or obstructing any weephole or vent face on external walls? No (If "Yes" explain below).

Was evidence of bridging or breaching of a termite barrier or insufficient slab edge exposure found? Yes

If "Yes" explain below - include any visible evidence of barriers 'bridged' or 'breached' or slab edges obstructed by:

<input type="checkbox"/> Carports	<input type="checkbox"/> Verandahs	<input type="checkbox"/> Steps/Ramps	<input type="checkbox"/> Trellis/Fences
<input type="checkbox"/> Cladding	<input type="checkbox"/> Pipework	<input type="checkbox"/> Paths/Paving	<input type="checkbox"/> Driveways
<input checked="" type="checkbox"/> Earth	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Additional Slabs	<input type="checkbox"/> Other (explain)

Details & location: GARAGE CONCRETE SLAB EDGES ARE NOT EXPOSED

4.4 Earth-Wood or Damp Masonry-Wood Contact

Was evidence of earth-wood or damp masonry-wood contact found? (If "Yes" provide details & location): Yes

POST AT REAR OF CELLAR IS EMBEDDED IN CONCRETE.
FORMWORK UNDER FRONT OF HOMESTEAD/PORCH SHOULD BE REMOVED.
RUBBLE UNDER REAR KITCHEN AREA HAS CONTACT WITH FLOORING FRAMEWORK AND SHOULD BE REMOVED TO PREVENT CONCEALED TERMITE ENTRY AT THOSE POINTS.

- 4.5 Other Conditions Conducive to Termite Attack** For example: evidence of non-existent or defective termite shields installed to isolated piers; storage of timber and stored goods under/adjacent to the building; tree stumps and vegetation in subfloor spaces; cracks in concrete slabs or foundations; and defective flashings, downpipes and guttering.

Was evidence of any other condition conducive to termite attack found? (If "Yes" provide details & location): YES

CONCEALED AREAS - FULL ACCESS TO ALL CONCEALED AREAS IS REQUIRED TO DETERMINE EVIDENCE OF TERMITE ACTIVITY DAMAGE
NON EXISTENT TERMITE SHIELDING UNDER HOUSE. DEFECTIVE GUTTERING
DOWNPIPES EMPTY AGAINST BUILDING. REPLACE TIMBER FENC
WITH NON-SUSCEPTABLE TO TERMITE MATERIALS

5. TERMITE RISK MANAGEMENT See also Clause A.5 on Page 8.

5.1 Previous Termite Management Program

Was evidence of a possible previous termite management program noted? (If "Yes" provide details and location of the termite management system installed or method of treatment. Include the location of any 'Termite Treatment Notice' affixed at the entrance to a crawl space or some other place where it was protected from damage, e.g. in the case of slab-on-ground construction, in an external electrical meter box).

NO EVIDENCE OF A PREVIOUS TERMITE MANAGEMENT
PROGRAM FOUND. AREAS OF TERMITE WORKINGS/DAMAGE
HAVE BEEN INVESTIGATED BY PREVIOUS INSPECTORS

5.2 Subterranean Termite Management Proposal (See also Scope - Option 3 on Page 2).

Is the Consultant engaged to provide a proposal outlining management options for reducing risk of concealed subterranean termite access to existing buildings and structures? YES

If "No", where applicable, indicate whether a management proposal is considered essential or strongly recommended.

If "Yes", in addition to this inspection report, a full written Subterranean Termite Management Proposal in accordance with Australian Standard AS 3660.2 must be delivered to the Client (see also Exclusion No 1 on Page 2).

6. FREQUENCY OF FUTURE INSPECTIONS See also Clause A.6 on Page 8.

The next inspection to help detect termite infestation and monitor or maintain any termite management program is recommended in: three months. The next inspection is due on (insert date): MAY 2004 to house

7. ADDITIONAL COMMENTS (If insufficient space, use a separate page and attach).
or as per a treatment proposal accepted by client.

8. LIST ANY ANNEXURES TO THIS REPORT (If insufficient space, use a separate page and attach).

CERTIFICATION - This document certifies that the property described in this Report has been inspected by the Termite Detection Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out on Pages 2 & 4 of this Report, and in strict accordance with the current edition of the Report Systems Australia (RSA) Handbook *Termite Detection Reports* 'Uniform Inspection Guidelines for Termite Detection Consultants'.

PREPARED BY: EAGLE PEST CONTROL, PO BOX 6660, NSW 2128

Ph: 13 62 33

Fax: 9647 2608

NAME OF CONSULTANT: CARL KEARSS

AUTHORISED SIGNATORY: [Signature] DATE OF ISSUE: 20 FEBRUARY

