

Springwood, Blaxland and Hazelbrook

Core Village Areas

Heritage Assessment: Final Report



Report prepared for Blue Mountains City Council

**Ian Jack Heritage Consulting Pty Ltd in association with
Pamela Hubert, Colleen Morris and Siobhan Lavelle**

January 2005

Heritage Assessment: Springwood, Hazelbrook and Blaxland, 2002

Ian Jack Heritage Consulting Pty Ltd

CONTENTS

Executive summary	1
1 Acknowledgments	2
2 The Study team	3
3 Methodology employed	4
4 Historical context report	5
4.1 Springwood	5
4.2 Blaxland	7
4.3 Hazelbrook	8
5 List of items described and assessed on State Heritage Inventory forms, with discussion of items proposed for deletion from the present list	9
5.1 Springwood	9
5.2 Blaxland	10
5.3 Hazelbrook	11
6 Proposed Heritage Conservation Area in Springwood	12
7 Bibliography	13
7.1 Springwood	13
7.2 Blaxland	14
7.3 Hazelbrook	15
Appendix A The Brief	16
Appendix B Maps of the study areas	32

Executive Summary

The core village areas of Springwood, Blaxland and Hazelbrook were defined by the City Council in the maps included as Appendix B. After historical research and fieldwork, in which all relevant streets were surveyed on foot by the four members of the survey team, State Heritage Inventory forms were compiled for 29 items in Springwood (13 of them newly identified), 5 items in Blaxland (2 new) and 17 items in Hazelbrook (10 new). Of these 51 heritage items it is proposed to delete 8 from the existing list (4 in Springwood, 1 in Blaxland and 3 in Hazelbrook), for reasons which are argued on the SHI forms. Among the remaining 43 heritage items 3 in Springwood have been identified as meeting the criteria for having State significance: one the archaeological site of both the second military stockade and the earliest inn; one the well-known railway station; and the third the newly proposed Heritage Conservation Area at the east end of Macquarie Road.

This Heritage Conservation Area in Springwood is the only such area proposed within the three core villages. This gateway to Springwood from Sydney preserves tangible evidence of its origin as part of two significant country retreats, associated closely with Presbyterianism, with unusual continuity of open space on the north side and on the south with the four Lawson family homes and their environment retaining exceptional integrity.

In Blaxland the study revealed the unsuspected importance of Anglican clergymen, especially the Revd Joshua Hargrave, in creating the southern residential area of Blaxland in the first half of the twentieth century.

In Hazelbrook the concentration of houses and shops in two adjacent sections of Railway Parade has now been documented with greater precision and 6 commercial premises have been added to the heritage list, along with one additional residence. The hinterland of Railway Parade, in Addington Road, Terrace Falls Road and Landseer Road, was also reassessed and 5 new houses were nominated for heritage listing.

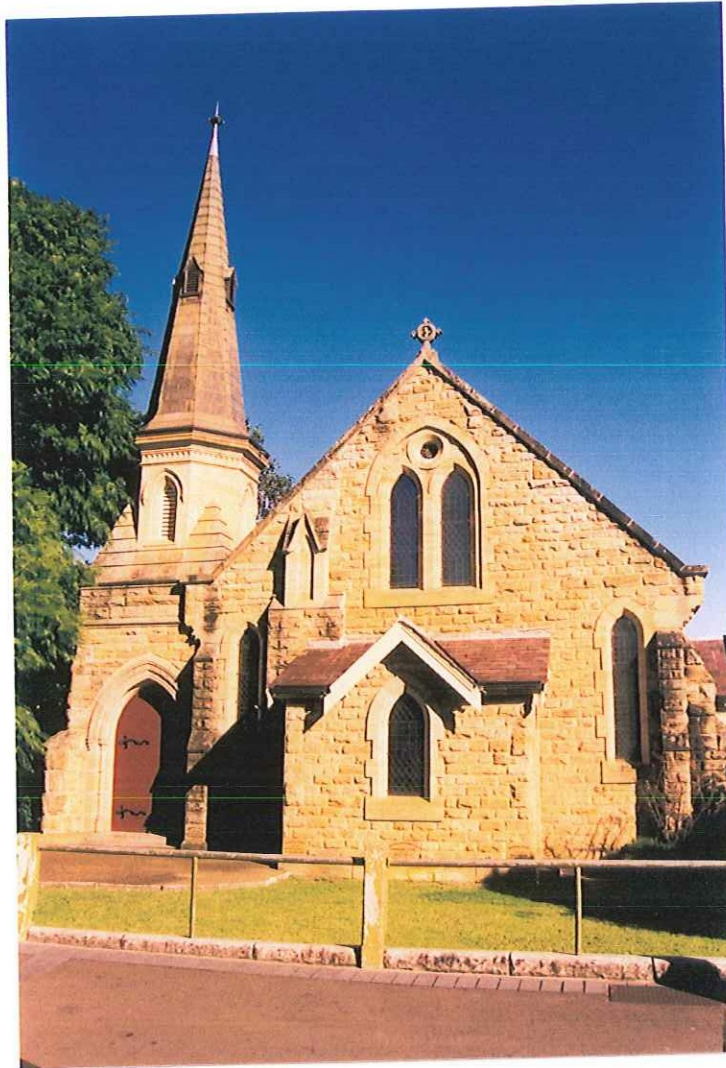
All inventory forms have histories of the item fully annotated with the sources used, including in most cases the Rate Books from 1907 until 1946, and new bibliographies for each of the core villages have been compiled, along with concise contextual histories.

1 Acknowledgments

The study team is most grateful for the practical and unstinting support given by Elton Menday, Senior Strategic Planner for the Blue Mountains City Council, and by Ruth Caro, in the strategic planning department. The former Heritage Adviser to the Council, Jyoti Somerville, has been generous with information and advice.

During fieldwork, the consultants met many very helpful owners and occupiers, whose specific contributions are acknowledged on the State Heritage Inventory forms for the individual properties. It was particularly encouraging to encounter so much interest in the history and heritage value of potential items from those who live in them or in their vicinity.

The Local Studies collection of the Blue Mountains City Library at Springwood contains invaluable and accessible information both on the general historical development of the Lower Mountains and on many individual buildings, parks and heritage places. John Low has, as always, been a courteous and generous guide to these collections, which are fundamental to any heritage study of the Mountains. Local historians, Pamela Smith and Shirley Evans, have been generous in sharing their knowledge of the area and the collections.



2 The Study team

Ian Jack, historian and principal consultant, of Ian Jack Heritage Consulting Pty Ltd, responsible for co-ordinating the project, for visiting and photographing all heritage items considered, for writing individual histories and statements of historical significance on State Heritage Inventory forms and for compiling the final report.

Pamela Hubert, conservation architect, of Hubert Architects, responsible for visiting all heritage items considered and for writing the descriptions and statements of aesthetic significance on State Heritage Inventory forms.

Colleen Morris, landscape and garden expert, responsible for visiting relevant heritage items and for writing the descriptions and assisting with the statements of significance on State Heritage Inventory forms

Siobhan Lavelle, historical archaeologist, responsible for visiting potential heritage items with archaeological features and for writing the descriptions and assisting with the statements of significance on State Heritage Inventory forms

David Lewis, historian and computer specialist, of Jenkins Lewis, responsible for assisting Ian Jack in the final compilation of the State Heritage Inventory forms

John Low, historian and Local Studies Librarian for the Blue Mountains City Council, responsible for the compilation of information on certain heritage items from the Blue Mountains Shire Council rate books.

Lois Sabine, historian, responsible for establishing title information from Land and Property Information (formerly Land Titles Office) and for obtaining genealogical information from registration records.

3 Methodology employed

The study area spread over the 'cores' of the three villages, Springwood, Blaxland and Hazelbrook, was clearly shown on maps provided by the Blue Mountains City Council. An initial survey of the entire area was undertaken by Ian Jack and Pamela Hubert to identify likely heritage items so that preliminary historical research could be focused on the particular as well as the contextual. Detailed field investigation of the study area, street by street, followed by Ian Jack and Pamela Hubert, accompanied by Siobhan Lavelle and Colleen Morris whenever there were archaeological or landscape/garden aspects to the items or streetscapes. Colour print photographs were taken by Ian Jack of all properties likely to be listed, usually from more than one angle and illustrating different features of significance. Wherever possible owners were interviewed and informed of the purpose of the study and of the advantages of heritage awareness.

The historical context was written by Ian Jack on the basis of a comprehensive reading of the relevant secondary literature, as well as information contained in commercial directories and gazetteers, early tourist guides, photographs, maps and files in the Local Studies collection at Springwood, sub-division plans and the New South Wales Government Gazette at the Mitchell Library within the State Library of New South Wales, parish maps and licensing records at State Records New South Wales, registers of births, marriages and deaths and the rate records for the Blue Mountains Shire Council.

Descriptions and provisional statements of significance were compiled by Pamela Hubert, Siobhan Lavelle and Colleen Morris and conveyed electronically to David Lewis, who controlled the State Heritage Inventory soft-ware for the Blue Mountains City area. Ian Jack, whose histories and statements of significance were also transferred electronically, then, in conjunction with Lewis, completed the State Heritage Inventory forms. Where there were outstanding queries or different shades of interpretation among the consultants, items were revisited and final recommendations agreed.

The report was compiled by Ian Jack using all these materials.

4 Historical context report

4.1 Springwood: historical context

'The Place being very pretty I have named it Spring-Wood'. Thus in 1815 Governor Macquarie recorded the beginnings of the settlement, located near permanent water. A military post was established almost at once on the south side of Cox's road in 'a fine forest of tall trees, with some little grass between', as Barron Field described it in 1822. Although the first land-grant in Springwood was made in 1834, development of a village did not commence until the 1840s.

The founding father of the village was Thomas Boland, a former constable in the Irish police force who came to the Colony in 1838 and to Springwood in 1843, where he superintended the road-gangs. The military stockade, now resited to the north side of the road, was discontinued soon afterwards and in 1845 Boland bought the strategically placed site and developed the officers' quarters into the Springwood Inn (SP 007). With the gold discoveries over the Mountains in the early 1850s, the western road became much busier and the need for services at Springwood was much greater, so population increased, but still in 1866 the settlement did not rate a mention in Bailliere's Gazetteer.

The critical turning point for Springwood, as for the other Mountain villages, was the coming of the western railway in the later 1860s. The track was opened as far west as Wentworth Falls in 1867, Thomas Boland was appointed the first station-master at Springwood in that year and a platform was built in 1868 (SP O11). During the 1870s the village progressed so that a public school was necessary in 1878 (SP 010) and a police presence in the following year (SP 026), while postal services had begun in 1877 (SP 027). A new hotel, the Springwood Hotel (later the Oriental) was opened in 1877 (SP 029) and Thomas Boland built the Royal Hotel opposite the railway station in 1881 (SP 045): these two hotels have continued to serve locals and visitors until the present day. Shops began to multiply and wealthy Sydney professional people were tempted to the cool air of Springwood: the country retreats included Charles Moore's Moorecourt of 1876, John Frazer's Silva Plana of 1881, James Norton's Euchora of 1884 and James Lawson's Braemar of 1892 (SP 022, 056).

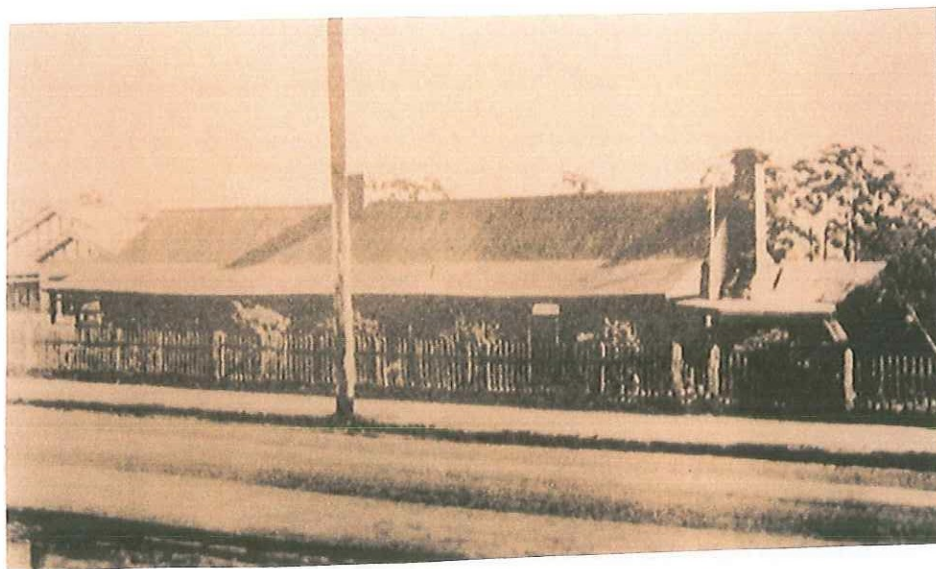
By 1888, therefore, Springwood was well established as 'a favourite resort of visitors to the Blue Mountains' (Australian Handbook, 229) and its core commercial centre was taking shape along the main road beside the railway (now known as Macquarie Road and Ferguson Road). Churches were soon built, Christ Church Anglican in 1888-9, the first St Thomas Aquinas Catholic in 1892 and the Frazer Memorial Presbyterian in 1895 (SP 019).

The core village contained an interesting mixture of commercial premises, workers' cottages, churches and quite grand houses. The east end of the present Macquarie Road, the entry to the village from Sydney, was and remains the superior residential part of the study area, with its four family homes erected on the 24 hectares owned by the Lawson family set within the original garden and orchard area of the Oriental Hotel (SP 022, 023, 053, 055). The land opposite on the northern side of Macquarie Road was an undeveloped part of John Frazer's Silva Plana estate, and remained vacant until the Catholic church was transferred there in 1919 (SP 013) and Buckland Park and bowling green were established in 1936 (SP 031).

The commercial heart of the village extended, as it does today, from the Oriental Hotel westwards down the hill beyond the railway station. Very few of the early premises survive, partly because of destruction by fire in 1913 and 1921, but partly because of much more recent demolition and rebuilding. As a result the site of the 1890s bakery is no longer legible as a heritage place (SP 021) and only three premises in the middle of Macquarie Road have retained heritage significance: Ryan House built in 1905 on land belonging to the Royal Hotel (SP 058); the shop at no.246 built around 1920 on land belonging to a well-known guesthouse, The Ferns (SP 059); and the present Baker's Delight at nos.202-210, which Vivian Colless, the local greengrocer, rebuilt in brick in 1913 on the burnt-out site of his earlier wooden shops (SP 057).

The final westward part of the core village lies along the part of the old highway which is now Ferguson Road, on the north side of the railway. This is where Boland's Inn was sited and where the building was used as a guesthouse called Loorana until its demolition after 1939 (SP 007). When this part of Ferguson Road was sub-divided in 1895 as the Springwood Estate there was still only one house close to Loorana and the group of three workmen's cottages (nos.1,2,3: SP 062) on the corner with Jerseywold Road was not built until 1916. In the meantime Warrah, nos 12-13 (SP 063) and Surrey (no.14: SP 064) had been built farther along Ferguson Road to the west as more substantial federation houses. Despite the demolition of Boland's Inn and several cottages to make way for 1940s housing or more recent multi-storied flats, Ferguson Road preserves more of its between-the-wars character than Macquarie Road's commercial sector, which is overwhelmingly post World War II.

There is no housing on the south side of Ferguson Road or on the north side of Macquarie Road west of the station because of the proximity of the railway track. On Macquarie Road, there is more space between the road and the railway from the station eastwards. This area contained most of the public utilities in the first half of the twentieth century: the public school, the police station and lock-up and the post office. Only the much modified post office (SP 027) remains in use and of the other buildings only the 1881 lock-up (SP 026) is still standing. The commercial buildings to the east, themselves modern replacement buildings, have lost their backyards to the clamour for car-parking and the Victorian cottages that were opposite the Oriental Hotel have been replaced with new shops.



4.2 Blaxland: historical context

The eastern approaches to the Blue Mountains were reached by Cox's road from 1814 until 1823, then by Lawson's ascent of the escarpment, which emerged at Blaxland and finally by Sir Thomas Mitchell's new road up Mitchell's Pass, completed in 1834, also emerging at Blaxland. As a result Blaxland rather than Lapstone or Glenbrook was the key site for early inns at the eastern end of the Mountains and the Pilgrim Inn (BX 001), licensed in 1830, was opened on Barnett Levey's 1825 grant called Mount Sion. Another inn called the Lord Byron opened also on Mount Sion estate in 1838.

The area was known as Wascoes, after John Wascoe who ran the Pilgrim Inn at the time that the railway was completed in 1867. Like the other villages in the Blue Mountains, Blaxland owed its existence primarily to the rail link, but Blaxland had been unusual in being a major service place for road traffic for nearly forty years before the railway. The railway created a village at Glenbrook, by-passed by Mitchell's road, and Blaxland, despite its initial advantage, took much longer to develop.

The study area lies to the south of the Great Western Highway and the railway line. The commercial section along the highway was created only slowly in the twentieth century and only one building, 146 Great Western Highway, a real estate office, contains even a core of early twentieth-century fabric, insufficient to be included in a heritage schedule. The railway station in itself a creation of the twentieth century, since the duplication of the track caused fundamental changes when the first of the western line's island platforms was built in 1902 (BX 002).

The residential part of the study area consists of Hope Street and View Street, an area almost totally developed by two Anglican ministers early in the twentieth century. The Revd Joshua Hargrave, who retired early for the sake of his wife, bought a large block of land, hoping that Blaxland air would restore her health. He proceeded to build a large family home, a study-museum for himself, accommodation for guests, a house for his son and another house for two indigent ladies, formerly his parishioners in Surry Hills (BX 011). He also built a hall to serve as an Anglican church and this was available for services conducted by the rector of Springwood from 1916 onwards. His next door neighbour to the east, at 27 Hope Street, was another Anglican minister, a much younger man, a former builder, who used the house he erected probably with his own professional skills as a holiday home for himself and family throughout the first half of the century (BX 012). As a result the residential part of the study area was almost exclusively an Anglican preserve for over fifty years.

The population of Blaxland remained low well into the twentieth century. Only 88 residents in a scattered area around the core were recorded in the 1911 census and children had to travel by train to Glenbrook or Springwood to attend school until 1926. Only four parents in Blaxland were prepared to put their children on the train in 1925. As a local parent explained to the Department of Education in 1924, arguing for the establishment of a school at Blaxland:

People who have come to Blaxland, seeking quiet, have had to move to either Glenbrook or Springwood because there was no school here and they would not risk their little ones on the train. (State Records, School Files, 5/14966.1)

The lack of a school therefore had created a vicious circle, where population was declining rather than increasing to the minimum mass needed, but the turning point came between 1923, when the request for a school was refused and 1925 when it was approved because 'different conditions now prevail'. Growth, however, continued to be slow. The school enrolments, a maximum of 30 in 1926, when the Blaxland school opened, were still only in the low 40s in 1940. (State Records, 5/14966.1)

In 1938 the population was still only 143, but after World War II it rose steeply to 543 in 1954 and by 1996 it exceeded 7000 (Higginson, 1999, 2). As a result the expansion of Blaxland as a service centre along the highway and as a residential village happened in earnest only in the 1960s and 1970s.

4.3 Hazelbrook: historical context

The core village area of Hazelbrook began relatively late, with land grants being sought in the area only in the 1870s and 1880s. The first house of substance was Hazelbrook House (43-44 Railway Parade), built in 1879-81. There was no railway station until 1884 and the rail halt and by extension the later village took their name from the existing house. Only after the railway station was open did sub-division begin in earnest and Railway Parade began to take its present form of a long strip of substantial cottages on the south side only as the Hazelbrook Township Estate sub-division was slowly accomplished in a series of sales in 1888, 1906 and 1913. The five surviving cottages with heritage value near the station on Railway Parade today were accordingly built over quite a long period; Selwood in 1889-92 (no.41, H 009); Ortona in 1899 (no.46, H 023); Glenalpine and Sunnybrae before 1906 (nos.49, 51, H 008); and Bonnie Doon between 1906 and 1912 (no.47, H 008).

The other residential streets near the railway on the south side of the line are Terrace Falls Road and Addington Road. Terrace Falls Road had been constructed as a rough track to allow tourists to get to Terrace Falls in the 1870s, but there was no housing on the street until long after the station was built. Within four years, there was a sub-division sale in 1888, but no lots were sold and no houses built until a second sale in 1909 brought more response.

Allotments along Addington Road were also offered for sale in 1888, but only two houses on large consolidated groups of allotments were actually built during the 1890s (nos. 15, 17-19, H 004, H 020). There was slow infill of empty allotments up to World War I in Addington Road, Terrace Falls Road and Landseer Road, but the area experienced that spurt of building activity during World War I which is a slightly unexpected feature of many of the villages in the Mountains. Residential survivors from World War I are found at 6 and 12 Terrace Falls Road (H 017, H 018), at 17 Landseer Road (H 019) and 16 Addington Road (H 021), a quite high concentration in a restricted area.

Simultaneous with the slow growth of residences, a modest commercial centre took shape on Railway Parade just to the west of the station. The first store in Hazelbrook was erected on the site of the present 37 Railway Parade in 1891 and some of the fabric survives in its re-erected form at 35 Railway Parade (H 015). In the 1890s and early 1900s a series of business premises appeared between nos.33 and 39 Railway Parade, and these or their successors built during World War I are an important part of Hazelbrook's heritage streetscape today (H 014, H 015, H 016).



5 List of items described and assessed on State Heritage Inventory forms

5.1 Springwood

Existing items (16)

SP 007	Boland's Inn site	8-9 Ferguson Rd	STATE	1170524
SP 010	Public school site	169-177 Macquarie Rd	<i>delete</i>	1170525
SP 011	Springwood Railway Station	Macquarie Rd	STATE	1170159
SP 013	St Thomas Catholic church	73-77 Macquarie Rd	local	1170523
SP 019	Frazer Memorial Presbyterian church	158 Macquarie Rd	local	1170532
SP 021	Bakehouse site	170 Macquarie Rd	<i>delete</i>	1170533
SP 022	Braemar	102-104 Macquarie Rd	local	1170536
SP 023	Danebury (Glen Lawson)	100 Macquarie Rd	local	1170537
SP 024	Roxy Theatre site	288-290 Macquarie Rd	<i>delete</i>	1170558
SP 025	Fire Station	282-286 Macquarie Rd	<i>delete</i>	1170526
SP 026	Manners Park & former lock-up	181-183 Macquarie Rd	local	1170163
SP 027	Springwood Post Office	179 Macquarie Rd	local	1170521
SP 029	Oriental Hotel	110-112 Macquarie Rd	local	1170543
SP 031	Buckland Park & Dr Baxter Memorial Gates	101-105, 105x Macquarie Rd	local	1170166
SP 037	Former Railway Reservoir	105x Macquarie Rd	local	1170374
SP 045	Royal Hotel	220 Macquarie Rd	local	1170520

Newly identified items (13)

SP 053	The Knoll	86-88 Macquarie Rd	local	1170534
SP 054	Nirvana	90-92 Macquarie Rd	local	1170538
SP 055	Caberfeagh	94-96 Macquarie Rd	local	1170535
SP 056	Macquarie Rd Heritage Conservation Area, Springwood	86-120, 73-105 Macquarie Rd	STATE	1170559
SP 057	Colless's Buildings	202-210 Macquarie Rd	local	1170539
SP 058	Ryan House	212-218 Macquarie Rd	local	1170522
SP 059	Shop	246 Macquarie Rd	local	1170540
SP 060	Lyre Bird Glen	17 Raymond Rd	local	1170529
SP 061	Innisfail	3 Station St/272 GWH	local	1170530
SP 062	Group of cottages	1, 2, 3 Ferguson Rd	local	1170527
SP 063	Warrah	12-13 Ferguson Rd	local	1170541
SP 064	Surrey	14 Ferguson Rd	local	1170542
SP 065	Springwood School of Arts site	180-184 Macquarie Rd	local	1170562

Three items are identified as meeting the criteria for State significance: the exceptionally fine railway station buildings (SP 011); the archaeological site of Boland's Inn and the officers' quarters of the second stockade (SP 007); and the gateway landmark area along the eastern end of Macquarie Rd, the legacy of two major Presbyterian estates, recommended to become a Heritage Conservation Area (SP 006).

Four items (SP 010, 021, 024, 025) are nominated for deletion from the existing list because they are archaeological sites which (unlike Boland's Inn) have negligible potential for recovering knowledge of the buildings and activities which have been removed.

5.2 Blaxland

Existing items (3)

BX 001 Pilgrim Inn site	1-11 Layton Avenue	Local	1170329
BX 002 Blaxland Railway	Great Western H'y	Local	1170234
BX 007 Pilgrim Cottage	108 Great Western H'y	delete	1170557

Newly identified items (2)

BX 011 Hargrave-Calver Group of Houses and Gardens	1, 11, 23 Hope St; 14-16, 18 View St	Local	1170531
BX 012 House	27 Hope St	Local	1170561

No item in Blaxland core village has been identified as meeting the criteria for State significance.

It is proposed that Pilgrim Cottage (BX 007) be deleted from the heritage register. It is a modern stone house, attractive in itself and in its setting on the highway ridge, but the stone was not recycled from the Pilgrim Inn site opposite (BX 001) nor has the property any historic resonances.



5.3 Hazelbrook

Existing items (7)

H 004	The Willows (Addington Manor) (see also H 010)	15 Addington Rd	Local	1170544
H 005	Memory Park (see also H 022)	183-186 GWH	<i>delete</i>	1170545
H 006	Winbourne Rd streetscape	4-20, 1-25 Winbourne Rd	<i>delete</i>	1170199
H 007	Hazelbrook Railway Station	Railway Parade	Local	1170200
H 008	Railway Parade Group Ortona (see also H 023) Bonnie Doon Glenalpine Sunnybrae	46 Railway Parade 47 Railway Parade 49 Railway Parade 51 Railway Parade	Local	1170546
H 009	Selwood and Grounds	41 Railway Parade	Local	1170548
H 010	Addington Rd group: The Willows (Addington Manor) (see also H 004) Budgeecumbah (see also H 020) Lilac Cottage (see also H 021)	15 Addington Rd 17-19 Addington Rd 16 Addington Rd	<i>delete</i>	1170549

Newly identified Items (10)

H 014	Editon and Shop	33, 34 Railway Parade	Local	1170550
H 015	Store	35 Railway Parade	Local	1170551
H 016	Commercial Group	37, 38, 39 Railway Parade	Local	1170552
H 017	Yerranderie	6 Terrace Falls Rd	Local	1170553
H 018	Hertford	12 Terrace Falls Rd	Local	1170560
H 019	Monica	17 Landseer Rd	Local	1170554
H 020	Budgeecumbah (see also H 010)	17-19 Addington Rd	Local	1170555
H 021	Lilac Cottage (see also H 010)	16 Addington Rd	Local	1170556
H 022	Gloria Park and War Memorial (formerly H 005)	Lester Avenue	Local	1170315
H 023	Ortona (see also H 008)	46 Railway Parade	Local	1170547

No items in Hazelbrook are identified as meeting the criteria for State significance.

Three items are recommended for deletion from the existing register. Memory Park (H 005) was originally listed because of the war memorial at its entrance. The war memorial, however, was moved in 1994 to Gloria Park (H 022) and Memory Park has lost its memory. Once a major venue for community activities and for remembrance of those who served in the major international wars, it now lacks its name, its war memorial, its roll of honour, its picnic tables and its children's amenities: even its toilets are closed.

The southern part of Winbourne Rd (H 006) is attractive, but the plantings around the raised footpath on the western side are of no consistent style or period. As a streetscape Winbourne Rd has value but not specifically heritage value.

The Addington Rd Group (H 010) identified in the Heritage Study and the earlier Heritage Review comprises three houses, each of independent heritage significance. These have been listed separately in the present review as H 004, H 020 and H 021. Lilac Cottage (H 021) is on the opposite side of the road from the other two and further south. Because of infill and lack of coherence, the three houses do not form a heritage group.

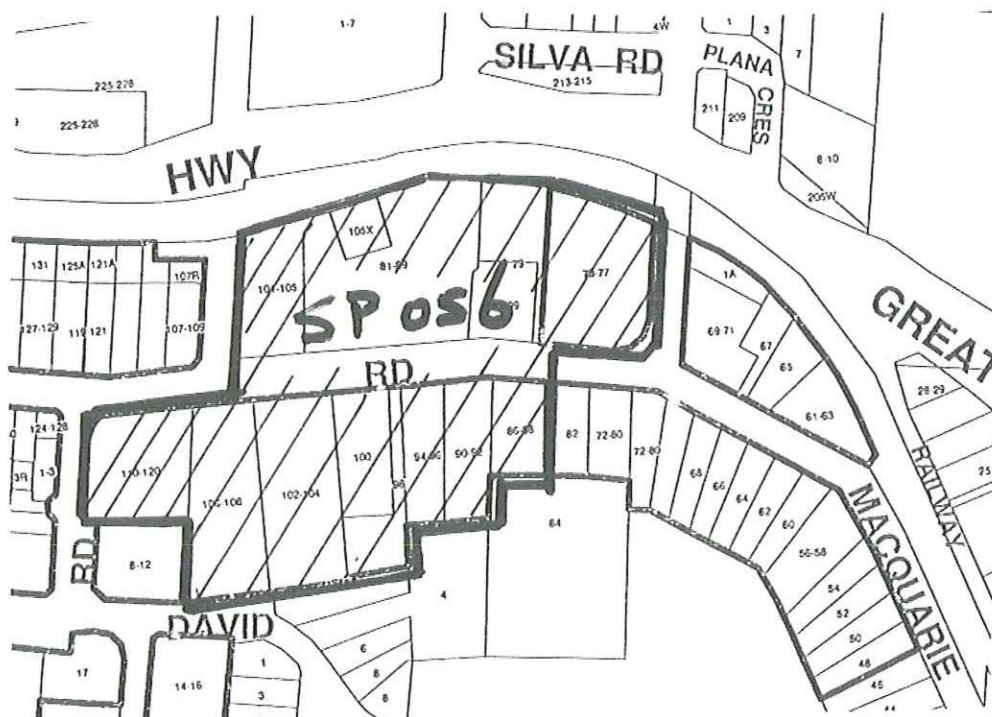
6 Proposed Heritage Conservation Area in Springwood

The New South Wales Heritage Council has recognized that:

there is widespread community recognition that a particular precinct, streetscape ... or group of buildings, can have particular heritage values which distinguish it from other places and from its surroundings... A heritage conservation area is more than a collection of individual heritage items. It is an area in which the historical origins and relationships between the various elements create a sense of place that is worth keeping. (*Conservation Areas*, 1996, 3)

There is one area in the core village of Springwood which uniquely preserves the buildings and environment of the place before World War I. The eastern end of Macquarie Road from Hawkesbury Road west to the Oriental Hotel and the end of Buckland Park and the war memorial is the gateway to Springwood from Sydney today and was the gateway from the beginning of the village, when the western highway followed Macquarie Road instead of bypassing the urban centre. The gateway element gives this stretch of Macquarie Road especial importance and meets the criteria for state significance because of its visible origins as part of the country retreats of two highly important Sydney businessmen, because of its close affiliations, on both sides of the street, with early Presbyterianism in the Mountains, because of the unusual preservation of the open space on the north side and because of the integrity of the Lawson family homes on the south side within their surviving context of fine trees and open space.

It is the combination of these features which gives the area embracing nos. 86-120 and 73-105 Macquarie Road its distinguishing values, which exceed the values of the component parts. Because these values could be eroded, as the curtilage of St Thomas Aquinas Catholic Church has been compromised by the building of high density housing at 73-77 Macquarie Road, within the proposed Conservation Area, it is important that this area be subject to planning controls as a whole and not as nine separately listed heritage items (SP 013, 022, 023, 029, 031, 037, 053, 054, 055).



7 Bibliography of Secondary Works

7.1 Springwood Bibliography

- Anon., 'The "Wales"/Westpac – Fifty Years in Springwood', *Springwood Historical Society Bulletin* 50, July 1985, 7-8
- Julie Bannerman ed., *Springwood Public School Centenary*, Springwood Centenary Committee, Springwood 1978
- S.J. Bentley, 'The Boland Family', *Springwood Historical Society Bulletin* 53, April 1986
- S.J. Bentley, 'St Thomas Aquinas Catholic Church', *Springwood Historical Society Bulletin* 46, July 1984, 1-4, and 47, October 1984, 2-5
- J.F. Campbell, *Historical Notes on the Earliest Days of Springwood and District*, Jackson Stonewall Pty Ltd, Springwood 1937, reprinted Springwood Historical Society, Springwood 1986
- Directorate of Planning Services, Department of School Education, *Springwood Public School, 1878-1978*, Sydney 1978
- Florence C. Fleming, 'Caring for Kids', *Legacy Torchlight* 37 ii, October 1995, 4
- Historical Officer, Australia Post, *Springwood Post Office History*, Australia Post, Sydney 1979
- Max Kelly, 'Lawson, James Robert (1860-1926)', *Australian Dictionary of Biography* X, Melbourne University Press, Carlton 1986, 22-23
- L.T. Lambert, *A History of Christ Church, Springwood*, Christ Church, Springwood 1989
- John Low and Helen Halliwell, *Braemar, 1892-1992*, Braemar 527 Management Committee, Springwood 1992
- John Maddock, *The Frazer Memorial Presbyterian Church: a History*, Springwood Historical Society, Springwood, 2nd ed, 1995
- Martha Rutledge, 'Frazer, John (1827-1884)', *Australian Dictionary of Biography* IV, Melbourne University Press, Carlton 1995, 218-9
- Allan E. Searle, *Places of Historic Interest on the Lower Blue Mountains*, Springwood Historical Society, Springwood 1977
- Allan E. Searle and Richard A. Morony, *Springwood Notebook*, Springwood Historical Society, Springwood, 2nd ed., 1990
- Gwen Silvey, *Happy Days: Blue Mountains Guesthouses Remembered*, Kingsclear Books, Crows Nest 1996/ 91-2
- Frances May Wiggins, '90 Years of Springwood and how it received its name', manuscript in Local Studies Collection, Springwood, Wiggins file

7.2 Blaxland Bibliography

J.M.Bennett, 'Hargrave, John Fletcher (1815-1885)', *Australian Dictionary of Biography* IV, Melbourne University Press, Carlton 1972, 345-6

K.J. Cable, 'Biographical Register of Anglican Clergy in New South Wales', text in progress

Barbara Higginson, 'A Short History of Blaxland', typescript 1999

Barbara Higginson, *Historic Blaxland*, Blaxland n.d.

L.T. Lambert, *A History of Christ Church, Springwood*, Christ Church, Springwood 1989

'Obituary: Rev. J. Hargrave', *Sydney Morning Herald*, 8 December 1932, 13

Allan E. Searle, *Places of Historic Interest on the Lower Blue Mountains*, Springwood Historical Society, Springwood 1977

Gwen Silvey, *Happy Days: Blue Mountains Guesthouses Remembered*, Kingsclear Books, Crows Nest 1996 ('Pilgrim Inn', 93-4, 116)

C.C. Singleton, *Australasian Railway and Locomotive Historical Society Bulletin*, XXI no.133, November 1948

C.C. Singleton, *Australian Railway Historical Society Bulletin*, no.236, June 1957

P.W. Spriggs, *Our Blue Mountains Yesterdays*, author, Leura 1962 ('The Pilgrim Inn', 61)

Alex. Wilson, 'The Pilgrim Inn', *Journal of Royal Australian Society* 4, 1917, 126-7



7.3 Hazelbrook Bibliography

Mary A. Campbell et al., *Hazelbrook Heritage: a Social History of Hazelbrook and Woodford*, Hazelbrook Public School Parents & Citizens Association, Hazelbrook 1989

Allan E. Searle, *Places of Historic Interest on the Lower Blue Mountains*, Springwood Historical Society, Springwood 1977

Gwen Silvey, *Happy Days: Blue Mountains Remembered*, Kingsclear Books, Crows Nest 1996, 122

C.C. Singleton, *Australasian Railway and Locomotive Historical Society Bulletin*, XXII no. 137, March 1949



DRAFT LOCAL ENVIRONMENTAL PLAN 2001

Appendix A

The Brief

City of Blue Mountains Council

Consultancy Brief

Heritage Assessment for
Core Village Areas

Springwood
Hazelbrook
and
Blaxland

August 2001

TABLE OF CONTENTS

1.	INTRODUCTION	2
1.1.	Background	2
1.2.	Purpose	2
1.3.	Study Aims	2
1.4.	Philosophical Basis For Study	3
2.	PROJECT SPECIFICATION	3
2.1.	Study Area	3
2.2.	Study Tasks	3
2.3.	Understanding the Place	3
2.4.	Historical Context Report	4
2.5.	Village Assessments	4
2.6.	Field work and survey	5
2.7.	Preliminary Inventory	5
2.8.	Consultation	6
2.9.	Draft and Final Reports	6
2.10.	Analysis and Final Inventory	7
2.11.	Management of Heritage	7
2.12.	Consultancy Timeframe and Presentation of Information	7
2.13.	Consultancy Team	8
2.14.	Council Resources	8
2.15.	Local Resources	9
3.	ADMINISTRATION	9
3.1.	Project Management	9
3.2.	Briefings	10
3.3.	Budget	10
3.4.	Goods And Services Tax (GST)	10
3.5.	Financial Status	11
3.6.	Insurance and Indemnity	11
3.7.	Sub consultants	11
3.8.	Termination of contract	12
3.9.	Ownership And Copyright	12
3.10.	Variation in consultancy contract	12
3.11.	Confidentiality	12
3.12.	Declaration of Conflicts of Interest	13
3.13.	Equal Employment Opportunity Policy	13
4.	SUBMISSION OF QUOTATIONS	13
4.1.	Contents	13
4.2.	Submission of Proposals	13
4.3.	Contact	14
5.	SELECTION CRITERIA	14
LIST A:	STUDY OUTCOMES	15

1. INTRODUCTION

Council is reviewing the planning provisions for the urban areas of the City of the Blue Mountains under the auspices of Draft Local Environmental Plan 2001 (DLEP 2001). While Stage 1 of the review focused on a major part of the urban areas Stage 2 relates to identified Deferred Core Village Areas (DCVA) across the City. Both stages include a review of Council's Heritage Register for the respective study areas.

Stage 2 incorporates detailed investigations centered on the core village areas including an assessment of heritage as a key component. Glenbrook was the first village to be considered followed by detailed assessments for Katoomba, Leura, Blackheath, Mount Victoria and Wentworth Falls. Stage 2 of the Review of the Heritage Register is supplementary to, and is compatible with the work carried out in Stage 1 of Council's Review.

Council seeks the services of a suitably qualified and experienced team of consultants to undertake an assessment of the environmental heritage for each of the core village areas of Springwood, Hazelbrook and Blaxland. The study is to provide an outcome consistent with, and of a comparable standard, to that already achieved in earlier stages of Council's review of the Heritage Register.

1.1. Background

A number of heritage items were listed under the provisions of Local Environmental Plan No. 4 (LEP 4) gazetted 3 December 1982. Council's subsequent Heritage Study (1983) identified a number of additions to Council's Heritage Register. However, it was not until Local Environmental Plan 1991 (LEP 1991) was gazetted (27 December 1991) that the items on the Register were listed as part of Council's planning provisions with the inclusion of "Schedule 2: Heritage Items and Heritage Conservation Areas". A subsequent revision of items of heritage significance was commenced in 1992 but remains incomplete.

Work completed under Stages 1 and 2 of DLEP 2001 includes detailed inventory sheets for each assessed item. Recommendations are made for the listing of heritage items, including archaeological sites, group listings and heritage conservation areas. Once ratified, findings will be incorporated into DLEP 2001 and Council's Heritage Register will be updated. Documentary evidence needs to support any recommendation for the deletion of existing heritage item.

1.2. Purpose

The purpose of this project is to undertake an assessment of the cultural heritage of the Springwood, Hazelbrook and Blaxland core village areas. Each village is within the City of the Blue Mountains.

1.3. Study Aims

The aims of the study are to:

- Identify and analyse the cultural and environmental heritage of the core village areas of Springwood, Hazelbrook and Blaxland.
- Make practical recommendations for its conservation and management.
- Provide an accessible inventory of information on heritage items in the study area.

Data is to be compatible with the State Heritage Inventory (SHI) data sheet adopted for Council's Review of the Heritage Register. Council requires that information be collected in an electronic format using the SHI software in order to facilitate the linkage between the heritage inventory data, Council's Geographic Information System (GIS) and the State Heritage Inventory.

The use of the SHI format is to ensure consistency in the collection and presentation of data across the City and to enable data to be transferred into the State Heritage Inventory Database at a future date.

An important aim for the Study is that it should be able to be used by a wide range of people as a source document about history and culture in the area. To this end, it should be in 'plain English' and avoid legalistic and technical language as much as possible.

1.4. Philosophical Basis For Study

The philosophical basis for the study will be the Australian ICOMOS - Charter for the Conservation of Places of Cultural Significance (the Burra Charter) and its guidelines that basically inform and guide the processes of assessing significance and developing conservation policy. The State Historical Guidelines, Evaluation Criteria and the format set by the State Heritage Inventory (SHI) Data Sheets are also to be taken into account.

2. PROJECT SPECIFICATION

2.1. Study Area

The boundaries of the study areas generally include the village (or commercial) areas of Springwood, Hazelbrook and Blaxland. The study areas are shown on the attached maps (Maps 1, 2 and 3)

The information collected, collated and presented need not be constrained by study area boundaries however, inventory listings and recommendations outside the study area should demonstrate the relevance of an item to the study area and substantiate this with documentary evidence. The assessed significance of a heritage item or heritage conservation area may contribute to the ongoing protection and management of the heritage resources in or adjoining the study area.

2.2. Study Tasks

The project is to be completed in the following order of priority:

- (1) Springwood Core Village Area
- (2) Hazelbrook Core Village Area
- (3) Blaxland Core Village Area

for which the major components of the study are discussed below. Furthermore, an outline of Study Tasks is attached as List A. This list is not meant to be comprehensive but is indicative of the outcomes expected of the study.

2.3. Understanding the Place

The first part of the assessment should be a review of past heritage studies undertaken for the area and the collection and coordinated presentation of appropriate documentary and physical

evidence sufficient to allow an understanding of the origins and subsequent development of the townships and their physical, historical and social aspects up to the present day. Background historical research should include the use of primary and secondary sources (including oral history, maps and photographs etc.) as well as investigations and recordings of significant sites. This work should be accompanied by a summary review of the existing physical attributes of the villages including locational features, surviving physical fabric, topographical or vegetative features, archaeological remains (and/or potential for remains), physical context (including views, townscape role etc.) and any tangible qualities such as the social or symbolic role for the community.

Information should include, but may not necessarily be limited to:

- Land ownership and subsequent subdivisions from original grants and relationship to the general historical development of the three villages
- Historic sites
- Origins of significant buildings and any associated development. This should identify why, when, who and by whom (designer, builders, significant people involved in their erection etc); pictorial information (plans, maps, photographs etc) showing original/early buildings, site and/or context and subsequent development
- Sites significant to the community and its functionality. Consultation may be required with members of the community to assist the evaluation of social significance as well as the preparation of conservation policies which will seek to take into account community requirements/expectations for the villages
- Architectural relationship of buildings to a particular style and/or period as well as the wider context of the Blue Mountains' built fabric

2.4. Historical Context Report

The Historical Context Report, with its copies of historical maps/plans illustrating the settlement and growth of the study area is to guide the assessment of heritage items within the state themes established by the State Heritage Inventory Project.

Consultants should refer to the Historical Context Reports prepared by Professor R. Ian Jack, of the University of Sydney's team, for earlier components of the Review of Council's Heritage Register. The University of Sydney was commissioned by Council to undertake the reviews for the study areas of Glenbrook, Leura and Katoomba.

2.5. Village Assessments

The consultant team will, with respect to each village

- analyse the history and historical geography of the study area to identify the historical themes of development using existing secondary sources and additional primary sources as required
- research and produce copies of historical maps, plans and photographs illustrating the settlement and growth of the study area at regular intervals and research histories or other documents
- provide an indicative list of sites, groupings, areas and landscapes which have potential evidence of historical themes. Consideration is to be given to the type of each listing, whether it be an archaeological site, an individual heritage item, group listing or heritage conservation area
- prepare a bibliography of relevant primary and secondary sources
- identify any broad historical contexts that guide the assessment of properties

- ensure that there are appropriate data including references, to assist the community in acquiring more up to date information on heritage items
- include a complete description of the extent of each listing and comments on significant elements
- provide appropriate photographic records to support each heritage inventory data sheet in an electronic format
- map each item.

2.6. Field work and survey

The consultants will prepare a field work plan for the study area including the survey methodology. The field work plan should consider geography, topography, the study area boundary, settlement densities, community profiles and the indicative list of sites.

Comprehensive field surveys should assess the physical evidence of the area and identify items of heritage significance for potential listing. In line with the agreed field work plan the consultant team will:

- undertake a field survey of the physical evidence of the area identifying items of heritage significance by
 - examining and reviewing previously identified heritage items already listed (including other agencies and items nominated by the community)
 - investigating the physical evidence of the identified historical themes for the study area using as a guide the documentary evidence assembled and identified in the historical context report for each village
 - identify other potential items in the field.

This work should be accompanied by a summary review of the existing physical attributes of the villages including locational features, surviving physical fabric, topographical or vegetative features, archaeological remains (and/or potential for remains), physical context (including views, townscape role etc.) and any tangible qualities such as the social or symbolic role for the community.

2.7. Preliminary Inventory

The consultant team is to:

- Prepare an indicative list of potential heritage listings as an early planning tool.
- Prepare a preliminary inventory with each item of potential heritage significance separately recorded on an inventory form which includes:
 - a summary of other lists where the item has been identified
 - the condition of the item including the interior fit out, works and associated items
 - clear identification photographs
 - a brief description
 - an historical summary
 - definition of the appropriate heritage curtilage for the item
 - a sketch map showing the location of individual elements on the site
 - the precise location of the item
 - a preliminary statement of the heritage significance of each potential item
 - mapping of each item of heritage significance

The recording of information for the heritage inventory sheets should be entered having regard to the thematic basis developed in the Historical Context Report where the evidence established is to be used as a benchmark for assessment of the development of the study area.

Any data included in an inventory sheet should be consistent in the application of this thematic basis.

Each inventory sheet is to include a statement of significance that is considered adequate for the item together with a description of the physical extent of the item and comment on action to conserve the item and should be presented in an appropriate electronic format. In this regard the information is to be submitted in a digital format (SHI database). Copies of maps, plans and diagrams should be scanned at 300dpi RGB in a TIF format. All data should be delivered to Blue Mountains City Council via e-mail or IBM CD-ROM.

Each inventory sheet is to have a unique (SHI) numeric indicator in order for it to be mapped on the GIS and to be attached to relevant properties. This will be discussed and resolved at the first meeting with Council's City Planning Staff.

Inventory sheets must present Council with a profile for each heritage item and each listing is to be backed up with appropriate photographs. Photographs are to be of a quality for transfer into an electronic database for future reproduction.

2.8. Consultation

The assessment should identify sites that are significant to the community. Consultation with members of the community may be required to establish the social significance of a building. Consultation with relevant groups and people is expected as part of the study.

The Heritage Office and the Western Sydney Office of the Department of Urban Affairs and Planning may be consulted as part of Council's review of the document.

Consultants should be mindful of the role of Associate Professor R. Ian Jack as principal consultant in the preparation of the Historical Reports for the villages of Glenbrook, Katoomba and Leura as part of Council's Review of its heritage register. In this regard contact with Associate Professor Jack is encouraged.

Generally Council encourages the publication and dissemination of material to increase public information and awareness of the State's heritage; subject to Council's authorisation for the distribution of draft material.

2.9. Draft and Final Reports

The project work is to be concluded and the draft final report is to be submitted to Council by mid December 2001. The final report is to complement other investigations undertaken in the City and will be presented in accordance with the Heritage Office's guidelines for the Preparation of Consultant Reports.

A summary of Study Tasks is attached as List A. This list is not meant to be comprehensive but indicative.

The preparation of Draft and Final reports are to be completed in accordance with the conditions outlined in this brief

The Draft Final Report is to include an executive summary drawing together the various components of the assessment including its methodology and structure in order to strengthen an appreciation of the project and heritage significance of the villages studied.

The submission of the Draft Report to Council is to include completed draft Heritage Inventory Data sheets for existing heritage items in the study areas as well as those potential heritage listings identified for each of the villages. Heritage inventory sheets should also be presented for properties assessed but recommended for deletion or not being worthy of listing.

A final report will be submitted subject to Council's review and comment on earlier documentation.

Four bound copies and two unbound copies (all in A4 format) of the draft report and the final report are to be supplied together with inventory and comprehensive map(s) and other documentation supporting the report. The final report shall also be supplied in an electronic format compatible with Blue Mountains City Council's IT environment. One copy each of relevant maps and key material from the final report shall be in a large enough format for presentation and public exhibition purposes.

2.10. Analysis and Final Inventory

The consultant team will:

- examine the draft historical context report prepared and where necessary revise it in the light of physical evidence surveyed in the field work
- undertake any site specific or comparative research needed to verify or establish the heritage significance of items
- assess the heritage significance of the potential items identified in the preliminary inventory using the Burra Charter, its guidelines and the NSW Heritage Manual
- prepare a statement of the heritage significance of each item and the study area within its respective local, state or national contexts
- prepare a final inventory of heritage items – excluding items with negligible heritage significance, and
- prepare any archaeological zoning plans that are necessary.

2.11. Management of Heritage

As a result of surveys and assessments the consultants are:

- to make recommendations regarding guidelines for the conservation and management of significant sites within each core village area
- each heritage inventory data sheet is to be consistent with the format adopted for Stage 1 of the DLEP and is to include a detailed Statement of Significance supporting the recommendations made for listing or otherwise
- to consider relevant constraints, statutory requirements and built fabric in order to identify items warranting protection because of their significance
- to provide practical and flexible approaches to the conservation and management of significant sites within each village, and
- to identify strategies to deal with issues raised in the course of the heritage assessment.

2.12. Consultancy Timeframe and Presentation of Information

The consultant shall respond to the demanding timeframes set by the Council.

Minor variations to the work program will be subject to negotiation at the outset of the project and will be subject to the methodology employed by the consultants. The proposal should report any proposed alterations to the work program for review.

Whereas the proposal lodged by the consultant should respond to the demands of Council's timeframe, the first progress report (to be submitted two weeks into the consultancy) should address valid issues identified in the preliminary field surveys which hold implications for meeting the work program. The report should identify issues and options for resolving these matters early in the project.

The following stages are identified as a guideline for the preparation of submissions and should be commented upon by prospective consultants:

- | | |
|---------|--|
| Week 2 | Progress Report detailing any minor variations to the methodology that may affect the work program or jeopardize the delivery of the product on time.
The first progress report should include a detailed work plan for the rest of the project for Council's agreement |
| Week 4 | Draft Historical Context Report to be submitted for Springwood together with Inventory Progress Report and indicative list of heritage items |
| Week 6 | Draft Historical Context Report to be submitted for Hazelbrook together with indicative list of heritage items |
| Week 7 | Draft Historical Context Report for Blaxland to be submitted together with indicative list of heritage items |
| Week 8 | Draft State Heritage Inventory data sheets to be submitted for Springwood, Hazelbrook and Blaxland. |
| Week 10 | Draft Final Heritage Report to be submitted. |

Submission of the revised Final Report will be subject to Council's direction.

The successful consultant team is expected to be appointed early October 2001. Council wishes to complete the consultancy in December 2001.

2.13. Consultancy Team

It is expected that the specialist team producing the study would include members with appropriate skills and extensive professional experience in the disciplines of history, conservation architecture, historical archaeology, planning and landscapes, as well as other relevant disciplines. The study work should be approached on a multi-disciplinary basis, with all specialists being involved in consultation at all stages.

2.14. Council Resources

It is the responsibility of the consultant to locate appropriate reference material for the Study. Such reference material would be expected to include (but not be limited to) published historical material and published and unpublished archaeological studies. Blue Mountains City Council agrees to provide assistance in sourcing material held by Council.

Background information on the study area is included in the local environmental studies prepared by Council for DLEP 1997. Copies of these studies will be provided to the successful consultant.

Council will provide an information package to the successful consultant including:

- the provision of maps to facilitate the identification and location of existing heritage items
- base maps to assist the mapping of heritage items assessed

- Heritage Study for the City of the Blue Mountains 1982 – prepared by Croft and Associates in association with Meredith Walker
- documentation relevant to the study area
- provision of relevant historical material, historical photographs by Council's library
- Council's planning instruments and draft planning papers
- copies of the Historical Context Reports prepared for Council for Stage 1 as well as Glenbrook, Katoomba and Leura core village areas
- a copy of current inventory sheets for heritage items in the study area
- a copy of new State Heritage Inventory Data Sheets for the study area

Council's Local Studies Librarian, John Low, is a most valued point of reference on the City's heritage.

Any requests/requirements which the consultants may have for assistance from Council in obtaining access to facilities or to information, should be confirmed in writing at the time of acceptance of the brief.

2.15. Local Resources

Council is also aware that the local Blue Mountains Historical Society and its members offer a valuable resource and base for research. They are also able to offer research assistance subject to negotiation. The Society has carried out research for Stages 1 and 2 of the Review process. Contact points and names will also be provided for other relevant historical societies.

3. ADMINISTRATION

3.1. Project Management

The study will be managed by Council's Strategy Group.

The Project Manager for the study is Elton Menday, Senior Strategic Planner in Council's City Planning Branch, 'phone 4780 5781. The Project Manager is to be the main point of contact for the consultant.

It is proposed that the report be submitted to a select consultative group established for review. The role of the group is largely to facilitate the provision of information to the consultants, to comment on progress and to consider issues arising in the course of the project and to provide advice. This group will review the draft final report. The date of the group's meetings will be subject to Council's confirmation.

It is proposed that the consultant will be required to attend a minimum of two (2) liaison meetings with the group during the course of the project. The group should have the opportunity to review a draft of any relevant sections of the study together with supporting information, in order to be satisfied that information presented is correct.

Members of the consultant team will be required to brief the consultative group and the City Planning Branch as part of a progress report during the study.

3.2. Briefings

Two briefings with Council Officers are proposed.

During the project the consultants will be required to brief Council Officers in regard to the format in which the information will be presented and the methodology for information collection. The briefing must be held prior to the commencement of the project.

The second meeting will be held following stage one of the project to discuss the results and any minor modifications to the project specifications (if necessary).

3.3. Budget

The budget for the study will be subject to submission of detailed quotations and proposals from consultants. Details in the proposal should break down the fee structure into sections that identify the different components of the project as they relate to each village. A budget of \$50,000 is anticipated.

The proposal shall identify the resources and inputs the consultant would expect to access from Council, in terms of professional time, information etc.

It is anticipated that the fees will be billed progressively at the completion of selected milestones. It is proposed that payments will be made on the following basis:

- progress report including work plan for Council's agreement (Week 2);
- submission of draft Historical Context Report for the Springwood study area; Preliminary Summary of findings with indicative listings for Springwood (Week 4 - 25%)
- completion of draft Historical Context Report for Hazelbrook village area including indicative list of heritage items (Week 6)
- completion of draft Historical Context Report for Blaxland village area including indicative list of heritage items (Week 7)
- completion of draft SHI inventory data sheets, statements of significance and recommendations for conservation and supporting documentation (Week 8 - 40%)
- lodgement of Draft Final Report (Week 10 - 25%)

Submission of the revised Final Report will be subject to Council's direction. Upon successful completion of the study (10%).

Council's standard terms of payment are 30 days from the end of the month in which the invoice is received. If appropriate, consideration will be given to an earlier payment in return for a prompt payment discount.

3.4. Goods And Services Tax (GST)

The costing for the proposal should be exclusive of the GST component. However, the consultant should indicate a separate amount for GST, for which the consultant will be liable.

3.5. Financial Status

Consultants submitting quotations shall provide a declaration demonstrating the financial viability of the company in relation to the services being undertaken. Consultants are to provide Council with the appropriate Australian Business Number/s

3.6. Insurance and Indemnity

Prior to the commencement of any work whatsoever, the consultant shall produce evidence that they have insured with insurers operating with the authority of the Insurance Commissioner (or with State or Territory insurance officers which are not subject to provisions of the Insurance Acts) in their own name and that of the Principal against:

- **Public liability insurance**
To be supplied in their own name and that of the Principal against any liability, loss, claim or proceedings in respect of injury to the death of persons, or damages to property for any amount no less than **\$5,000,000** for each and every claim.
- **Professional indemnity insurance**
The consultant shall supply evidence of Professional Indemnity Insurance to an amount of no less than **\$1,000,000**, the policy must be in effect for a period of not less than 2 years after the completion of the work.
- **Workers Compensation Act and Common Law**
The consultant shall supply a Certificate of Currency that their insurance against liability under Workers Compensation Acts and Common Law in relation thereto is current for an unlimited amount for the currency of the work.
- an appropriate level of **Personal Accident** coverage should also to be confirmed. Consultants with lesser levels of Insurance may be considered on review of type of insurance that can be demonstrated.
- **Indemnification agreement**
The consultant will be required to complete the **“HOLD HARMLESS AGREEMENT FOR BLUE MOUNTAINS CITY COUNCIL”** to indemnify, save and hold harmless and defend Council and all its officers and employees from all suits, actions, damages, loss, liability, and claims of any character, name or description brought for, or on account of any injuries or damages received or sustained by any persons or property arising out of the consultant’s negligence or the negligence of its officers, agents, representatives, guests, employees, invitees, or persons contracting with the consultant. Whether it be the sole or joint negligence with others in the course of work being undertaken.

Consultants will be required to submit a certified copy of insurance cover in the form of the appropriate attached certificate.

3.7. Sub consultants

Where the consultant is required to sub-contract some of the project work involved to meet the requirements of this brief, all sub-consultants used must be nominated to and approved by Council. It is understood that all sub-consultants will have insurance coverage to amounts no less than those required by the consultant and that all sub-consultants agree to indemnify Council for loss resulting from errors, omission or negligence as per the agreement.

Where it is necessary for the requirements of this brief to use sub-consultants, then except by prior direction by Council's Project Officer, the consultant will be responsible for liaison with and to supply all relevant information to other sub-consultants engaged to the project.

3.8. Termination of contract

Council retains the right to terminate the commission if in the opinion of Council, the consultant:

- produces work of such poor quality that Council believes additional work undertaken by the consultant could not remedy deficiencies
- fails to complete the consultancy within the agreed budget and time constraints
- fails to return all information, material and other property of the Council at the end of the consultancy or upon demand. Any information or Council property lost or damaged while in your company's possession or use shall be replaced at the expense of your company
- fails to provide Council with evidence of your company's current professional indemnity insurance before commencing work.

In such instances as listed above, payment will only be to the consultant for work completed at the time of termination. Council reserves the right to ascertain the value of work at the time of termination.

3.9. Ownership And Copyright

The ownership and copyright of any information and study results and originals of all maps, reports, plans, photographic prints and negatives supplied as progress, draft final or final reports by the consultant pursuant to this agreement, shall be vested in the Council.

Council may permit the use of the information gained in the course of this study for the purpose of learned papers or other publications provided that these are appropriately acknowledge and that confidentiality is respected.

3.10. Variation in consultancy contract

During the course of the project, if the consultant considers any aspect of the works to be over and above the scope of this brief, agreement must be sought and gained in writing from Council's project officer before any work is commenced on the aspect of the project in question. No payment will be made for variation work by the consultant that has not been claimed within 7 days and agreed to by Council's project officer.

3.11. Confidentiality

All work arising out of, or in respect of, or in way connected with, this study will remain confidential until such time the public release of the information is approved by the Council.

The consultant shall not, other than with the prior written consent of Council, during or after the termination, determination or an expiration of this Agreement, disclose directly or indirectly to any third party, or during any proceedings, any information relating to or in respect of the plans or any other information of whatsoever nature which the Council may deem to be confidential and which the Consultant has gained whilst undertaking this project.

3.12. Declaration of Conflicts of Interest

Consultants submitting proposals must include a statement identifying existing and potential conflicts of interest, the steps taken to resolve this and that the preparation of the study will not result in any conflicts of interest.

3.13. Equal Employment Opportunity Policy

The consultant should be aware of Council's policy on equal employment opportunity and anti-discrimination legislation.

4. SUBMISSION OF QUOTATIONS

4.1. Contents

Consultants should submit a proposal for the Springwood, Hazelbrook and Blaxland core village areas as defined. The proposal should address the following:

- demonstrate an appreciation of all elements of the project and the detailed requirements of the brief
- demonstration of relevant experience in the preparation of heritage studies including assessment, analysis and management criteria, indicating the capabilities of staff and output
- detailed explanation of the information collecting process that the consultants will use
- resources that the consultancy can bring to the project including a range of professional skills readily available to the consultants study team and time allocated to each member of the team
- recent relevant heritage study projects that can be seen as references and details of client contacts for referees
- a detailed work program for each village that responds to the time constraints of the project
- itemised quotations of all costs associated with the stages of the project and a total quotation for completing the project
- statement of commitment to the project
- hourly rates should the scope of the project change during the consultancy.

Proposals should:

- differentiate consultant fees from other charges such as travel, printing, communication etc. An estimate of the latter, which is to be charged at cost.
- identify the cost of the project as it relates to each village
- identify the cost of optional features/elements, and
- include a payment schedule.

4.2. Submission of Proposals

Proposals should be concise and address all the requirements of this brief. Two copies (including an unbound copy) must be received by Blue Mountains City Council by **5pm on Friday 28 September 2001**. Submissions should be addressed to:

**General Manager
Blue Mountains City Council
PO Box 189
KATOOMBA NSW 2780**

Attention: Mr Elton Menday, Senior Strategic Planner – Strategy Group

The envelope should be clearly marked:

Springwood, Hazelbrook and Blaxland Heritage Assessments.

Submissions may be sent by facsimile or e-mail to:

Fax number: (02) 4780 5721

e-mail address: emenday@bmcc.nsw.gov.au

Submissions made in this form are to be supported by a hard copy of the proposal forwarded by post.

4.3. Contact

Council's contact officer for this project is:

Mr Elton Menday

Senior Strategic Planner

Strategy Group

Phone: (02) 4780 5781

Fax: (02) 4780 5721

e-mail: emenday@bmcc.nsw.gov.au

5. SELECTION CRITERIA

Selection of the successful consultant will be based on the response to this brief and in relation to the following specific criteria:

- Appreciation of the task and the elements required by this brief.
- Demonstrated experience in the preparation of heritage studies, in heritage assessment, the development of policies to provide for the conservation and management of heritage and similar projects.
- Demonstrated ability to meet the time constraints of the project.
- Value for money of the proposal.
- Demonstrated commitment to the project.
- Ability to present information in a form that is compatible with Council's GIS.
- Any additional innovative approaches to complete the project, compatible with the aims of the project.
- Knowledge of the heritage issues in the Blue Mountains

A selection committee comprised of Blue Mountains City Council staff will convene to select the successful consultancy based on the criteria defined in this brief. Council may interview those agencies shortlisted.

Council will advise proponents of the outcome of the selection process within two (2) weeks of closing date for submissions.

Council reserves the right to modify the above brief following the lead in period of two weeks subject to negotiations with the selected consultant.

Council is not obliged to accept the lowest quote or any proposal.

LIST A: STUDY OUTCOMES

The collected information is to be collated and presented in a format that will facilitate 'best practice' decisions for the management, conservation and protection of the City's environmental and cultural heritage.

The main outcomes for the project should include, but are not limited to the following:

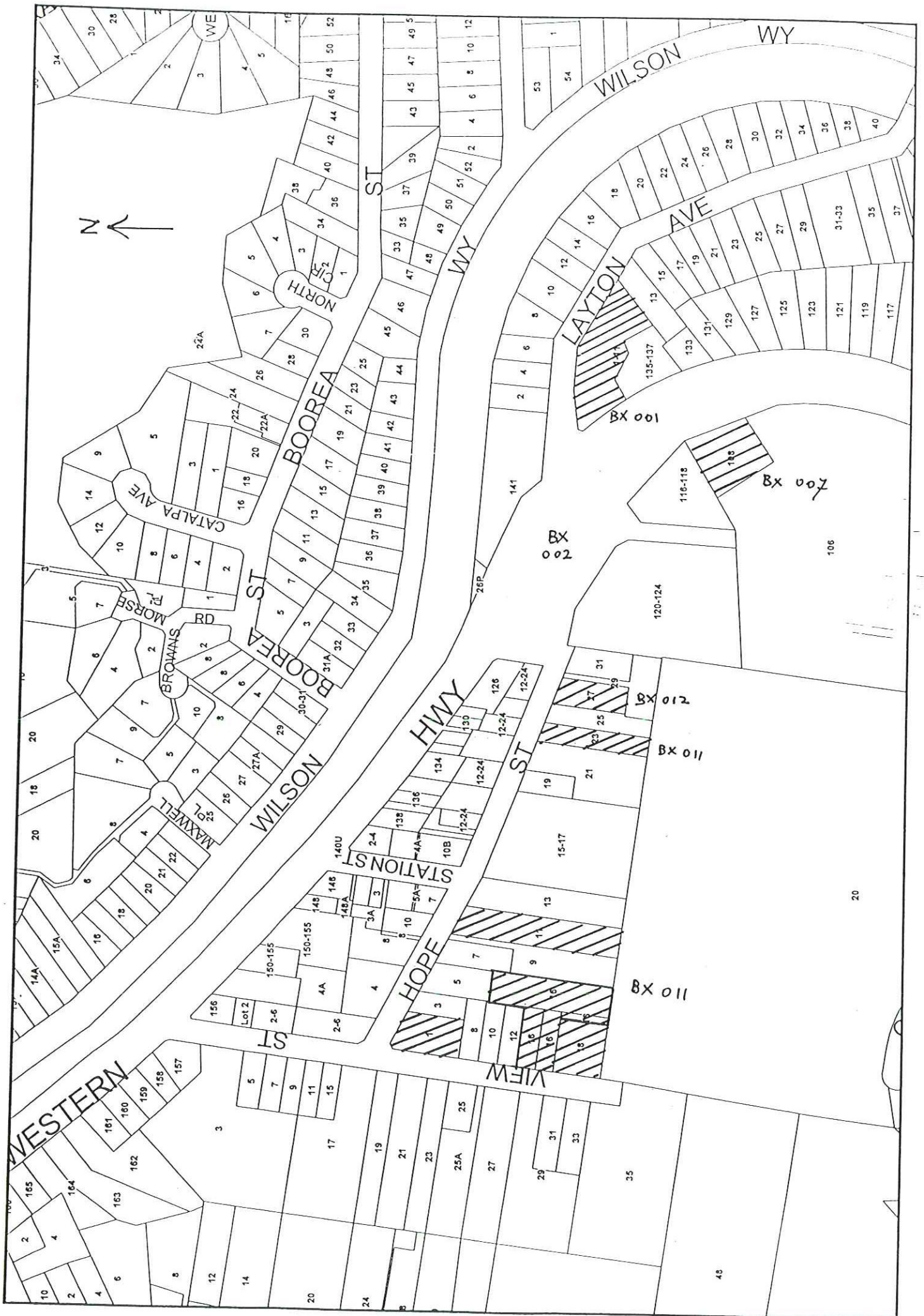
- a report outlining the methodology employed
- an assessment and analysis of the physical evidence of each village area
- schedule of key historical references including archaeological studies carried out in the region
- an historical context report
- an assessment of the significance for each identified site
- a preliminary indicative list of potential heritage listings for each village
- revised heritage inventory data sheets for existing archaeological sites, heritage items, group listings and heritage conservation areas
- recommendations for the listing of additional heritage items including archaeological sites and group listings
- recommendations for the listings of potential heritage conservation areas
- inventory data sheets for each assessed site including an appropriate Statement of Significance supported by adequate photographic documentation
- recommendations for the deletion of listed items
- heritage inventory data sheets are to provide adequate information to substantiate any recommendation for the deletion of any listed item from Council's register
- inventory Sheets are to be prepared to an adequate and acceptable standard in the format established by the State Heritage Inventory Project (SHI) as adopted for the Review of the Heritage Register and the schedule to the LEP
- mapping of all identified sites
- list of archaeological sites
- identification of issues including (but not limited to) statutory requirements and legislation that influence the implementation of provisions to conserve heritage significance in the study areas
- recommendations to Council for the future management of heritage sites and heritage conservation areas
- recommendations which may assist Council to develop a more strategic approach to managing heritage sites.
- an executive summary as the introduction to the final report that ties together the context of the report, its methodology and structure in order to strengthen an appreciation of the heritage significance of the villages

Appendix B

Maps of the study areas



SPRINGWOOD CORE VILLAGE
 Heritage items hatched.
 History Conservation Area
 double-hatched.





HAZELBROOK CORB VILLAGE
 Heritage items hatched
 (H022 Gloria Park, replacing H005,
 is off the map)