

MUSEcape

Bonds Factory Site, Dunmore Road, Wentworthville Conservation Management Plan



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SPECIALISTS IN THE IDENTIFICATION, ASSESSMENT, MANAGEMENT & INTERPRETATION OF CULTURAL
HERITAGE

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Figure 1 (Front cover) Archival images of the Bonds factory in operation. (Source: Pacific Brands archives)

Executive Summary

In 2010 the former Bonds cotton spinning and weaving mill site at Wentworthville was declared surplus to the requirements of Pacific Brands, the current owners of the Bonds underwear and clothing brand. The manufacturing previously carried out on the site has been transferred offshore and other operations previously located at Wentworthville are now provided at other Pacific Brands centres in Australia.

It has been recognised for many years that elements of the former Bonds factory have heritage significance, evidenced by their listing on the heritage schedule to Holroyd Local Environmental Plan.

After deciding to cease operations at Wentworthville, Pacific Brands wished to have the site rezoned for residential development and commissioned a draft master plan for the site. In 2010 **MUSEcape** Pty Ltd were commissioned by Pacific Brands to prepare a preliminary heritage assessment of the site which identified certain elements to be retained and conserved in any redevelopment. After reviewing the draft master plan and preliminary heritage assessment, Holroyd City Council requested that a Conservation Management Plan (CMP) be prepared, with particular emphasis on the oral history of former factory workers and the interpretation of the place. **MUSEcape** Pty Ltd were again commissioned by Pacific Brands to prepare the CMP for the site and engaged a team of sub-consultants to meet Council's requirements.

In 2012 Pacific Brands sold the Wentworthville site to property developers Rainbowforce Pty Ltd who then commissioned the **MUSEcape** team to complete the CMP to supplement a new master plan for the site being prepared by consultants CBRE and Roberts Day.

This CMP has found that elements of the Bonds factory site's historic built and landscape fabric and the company's paper and audio-visual archives and small items of movable heritage located at Wentworthville are of heritage significance, warranting their inclusion on the Holroyd LEP heritage schedule. Furthermore, the archives and movable heritage are considered to be of State and probably of national significance as the records of a company that has produced many iconic brands of Australian clothing.

As well as recommending such listing, the CMP provides a range of policies, strategies and actions to conserve, manage and interpret the significance of those elements recommended for retention.

The CMP also provides broad development guidelines to ensure that future development on the site respects heritage values, provides for sympathetic adaptive reuse of significant fabric and enhances local amenity.

Recommendations for the long term conservation and use of the Bonds archives are also made.

1.0 Introduction

1.1 *Background and Brief*

The Bonds factory in Wentworthville has been a major element in the industrial landscape of the Holroyd local government area since the 1920s. Many of the company's iconic brands of underwear and other clothing were produced at the site. The buildings underwent substantial improvements during more than ninety years of operation and the company introduced many innovations in the production, preparation and use of cotton and synthetic yarns for clothing. Thousands of employees have worked at the site over the years and the company was a pioneer in the development of human resources and provision of amenities for its workers.

Following the decision by Pacific Brands, the current owners of the Bonds brand, to transfer clothing manufacture offshore, the Wentworthville site underwent further changes, including the removal of most machinery. However, many buildings remain on site, including a number of built elements listed as heritage items of local significance in the schedule to Holroyd City Local Environmental Plan (LEP) 2013. These comprise the cutting room, cotton bale room, bobbin mill, administrative building and storage building. Additionally, two other heritage items, "Dunmore" and "Ashwood House", are located on the adjoining property to the west of the Bonds site. The bobbin mill, formerly located on the northern side of Dunmore Street, has been demolished and only a section of its façade remains as part of a residential redevelopment.

The Bonds site is currently zoned IN2 Light Industrial zone under Holroyd LEP 2013. Over recent years, Pacific Brands gradually scaled down its manufacturing operations on the site and finally discontinued them as it considered these uses to no longer be suitable at this location.

In early 2010 Pacific Brands advised Council of its intention to pursue a rezoning of the site to allow for residential and associated development. During the following year Council staff had several meetings with Pacific Brands to provide preliminary advice regarding Council's requirements for a rezoning application and the need for a Planning Proposal (PP) under the new gateway provisions of the *Environmental Planning & Assessment Act 1979*, as amended.

In 2010 **MUSEcape** Pty Ltd were commissioned by consultants LFA (Pacific) Pty Ltd on behalf of Pacific Brands to prepare a preliminary heritage assessment of the Bonds factory and curtilage as input to the master planning process for the redevelopment of the site, including the adaptive re-use of significant elements. A rezoning application, including the heritage assessment and a Concept Masterplan for the site prepared by LFA (Pacific) Pty Ltd, was received from the owner's consultant CB Richard Ellis Pty Ltd (CBRE) in February 2011. The documentation provided with this application was to form the basis for Council's preparation of a planning proposal for submission to the Department of Planning and Infrastructure (DP&I).

CBRE gave a presentation to Council at its meeting of 12 April 2011 regarding concepts for future redevelopment of the site, and a councillor inspection of the Bonds site was held on 28 May 2011 to enable them to gain a better understanding of the site and its surrounding context. The Planning Proposal was endorsed by Council at its meeting on 16 August 2011.

The objectives of the Planning Proposal are to enable rezoning of the Bonds Spinning Mills site for the purpose of predominantly residential development, incorporating a variety of housing types and densities, public open space, neighbourhood retail uses and associated infrastructure. The Planning Proposal aims to:

- Make best use of land in proximity to the existing Pendle Hill town centre and station;
- Acknowledge and 'celebrate' the important contribution of Bonds Spinning Mills to the history and development of Pendle Hill and its community;·
- Complement the existing neighbourhood in terms of land uses, density, bulk and form;·
- Promote a high standard of urban design that acknowledges and enhances the built form and natural features of the site;·
- Take full advantage of a large site through an integrated design solution;·
- Make a positive contribution to the Pendle Hill neighbourhood of which it forms part; and·
- Contribute to housing stock in the Holroyd LGA.

Council's response to the preliminary heritage assessment was that the Bonds Spinning Mill site has considerable heritage significance and parts of the site were listed as local heritage items under Holroyd LEP 1991 (now listed under Holroyd LEP 2013). The draft heritage assessment prepared for the site as part of the rezoning submission included a summary history of the site, analysis of heritage values, statement of significance of cultural values, and recommendations for the conservation of heritage values. The report recommended the retention of significant buildings (or representative samples thereof) and adaptive re-use of these buildings, and interpretation of those components proposed for removal.

Council's consultant heritage advisor provided a broad review of the heritage assessment which emphasised the significance of the site to the national identity as the original and principal location of a manufacturer of fabrics and clothing for a brand regarded as a national icon. The following was advised:·

·That the heritage analysis is cursory and has not taken full advantage of the archival material and oral history that was held by Bonds prior to the cessation of manufacturing operations on the site. ·The proposal does not give sufficient weight to the heritage of the company, brand, social and cultural impacts that the site represents.·

As a precursor to the planning of the site a detailed Conservation Management Plan (CMP) needs to be prepared in order to properly assess the impact of the proposal and need for interpretation of the cultural significance of the site in relation to community and the clothing and textile industries in Australia. The CMP should include a detailed analysis (and) ... provide strategies for the conservation and interpretation of the development of manufacturing processes, technology, design, Australian vernacular history and the impact of, and on, the people who worked there over several generations and the surrounding community.'

Subsequently, a team comprising Christopher Betteridge and Margaret Betteridge of **MUSEcape** Pty Ltd, in association with Peter Phillips of Orwell & Peter Phillips Architects, historical archaeologist Meredith Hutton and oral historian Roslyn Burge, was engaged to prepare a CMP for the site in accordance with Council's requirements. The CMP was in early draft form when it was announced that Pacific Brands had sold the Bonds site to developer Rainbowforce Pty Ltd. The new owner subsequently engaged the **MUSEcape** team to complete the CMP and to provide input to the development of a new master plan for the site.

An early draft of the CMP was submitted to CBRE in late July 2013 and forwarded to Council and the DP&I. Council engaged heritage consultant John Tropman of Tropman and Tropman Architects to peer review the draft CMP. In late October 2013 Council staff advised they were not willing to support the proposal based on their opinion that the draft CMP did not provide the following:

- adequate assessment of significance
- adequate assessment of curtilage and view corridors
- adequate guidance and policies for future land uses, building forms, items for retention.

Council advised that they were of the opinion that they could not make a decision on the form, height and bulk of development as a result. A copy of John Tropman's peer review report was provided on 25 October 2013 and Chris Betteridge for the **MUSEcape** team, Tom Goode for CBRE and John Tropman all addressed Council at its meeting held on 29 October 2013. Chris Betteridge, Peter Phillips and Tom Goode attended an inspection of the Bonds site on 13 November 2013 with Council officers Adan Davies and Heidi Bischof, Council's consultant heritage advisor Ron Edgar and John Tropman to discuss what further work was needed to complete the CMP to Council's satisfaction. CBRE on behalf of Rainbowforce Pty Ltd also engaged heritage consultants GML Heritage Pty Ltd to peer review the **MUSEcape** team's draft CMP, the Tropman report and to provide advice on the Roberts Day scheme and Planning Proposal for redevelopment of the Bonds site.

This draft of the CMP has been prepared following further discussions with Council officers and Peter Romey of GML Heritage Pty Ltd.

1.2 Property Location

The location of the Bonds factory site is shown in Figure 2 below.



Figure 2 Aerial photograph showing the Bonds factory site (edged red), “Dunmore” and “Ashwood House” (arrowed, immediately to the west of the Bonds site) and their location, between Wentworthville (right) and Pendle Hill (left) railway stations. (Source: Google Maps, MUSEcape Pty Ltd)

1.3 Methodology

This CMP has been prepared in accordance with the guidelines for investigating and assessing significance in the *NSW Heritage Manual* (NSW Heritage Office / Department of Urban Affairs and Planning, 1996, as amended) and other NSW Government heritage publications. Preparation of the report involved library and web-based research of documentary material on the site, analysis of previous and new oral history recordings, site inspections by one or more team members on 19 November 2010, 2 April 2012 and 23 June 2012, 13 and 26 November 2013, including examination of the archival material and remaining movable heritage still stored on site, and consultation with the client and the client's other consultants. The report includes a narrative history of the site, a chronological summary, discussion of oral history and site evolution, a brief physical description of the site, analysis of heritage values with a summary statement of cultural significance for the place, limited comparative analysis with other industrial sites, consideration of relevant issues, constraints and opportunities, development of draft conservation management policies, strategies and actions and recommendations for implementation of the CMP to retain and interpret significance. Built and landscape elements, movable heritage items and archives to be retained are identified and guidelines are also provided for sympathetic adaptive re-use for parts of the site.

1.4 Authorship

This report has been prepared by Chris and Margaret Betteridge, Directors of **MUSEcape** Pty Ltd in association with Peter Phillips, principal of Orwell and Peter Phillips Architects, historical archaeologist Meredith Hutton, and specialist oral historian Roslyn Burge. The authors are all specialists in their fields, with relevant qualifications and extensive experience in heritage conservation.

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1.6 Definition of Terms

The following terms from the Burra Charter of Australia ICOMOS have been used in this CMP.

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

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*. Places may have a range of values for different individuals or groups.

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

Conservation means all the processes 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.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.

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 a 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.

1.7 Abbreviations

AHC - Australian Heritage Council;
 BCA – Building Code of Australia
 CMP - Conservation Management Plan;
 DCP - Development Control Plan;
 DDA - Commonwealth *Disability Discrimination Act* (DDA) 1992
 DOP - NSW Department of Planning;
 DP&I – NSW Department of Planning and Infrastructure;
 EP & A Act – Environmental Planning & Assessment Act 1979;
 EP & A Regulation - Environmental Planning & Assessment Regulation 2000;
 HCC – Holroyd City Council;
 HIS – Heritage Impact Statement;
 ICOMOS - International Council of Monuments and Sites;
 ILP – Indicative Layout Plan;
 LEP - Local Environmental Plan;
 NT - National Trust of Australia (New South Wales);
 OEH – Office of Environment and Heritage;
 OH & S Act - NSW *Occupational Health and Safety Act* 2000;
 PP – Planning Proposal;
 SEPP – State Environmental Planning Policy;
 SHR - State Heritage Register;
 SOHI - Statement of Heritage Impact;

1.8 Limitations, Disclaimer & Copyright

Research was limited to those sources available to the authors within the timeframe of the study. No physical intervention in the site was carried out apart from some minor examination of building materials. No inspections were made of sub-floor areas and roof spaces of the former factory buildings. No archaeological excavations of the site were carried out. Comparative analysis was limited to properties of similar age and significance currently listed on the State Heritage Register or known to the consultants.

This document may only be used for the purpose for which it was commissioned and in accordance with the contract between **MUSEcape** Pty Ltd (the consultant) and Rainbowforce Pty Ltd (the client). The scope of services was defined in consultation with the client, by time and budgetary constraints agreed between the consultant and client, and the availability of reports and other data on the site. Changes to available information, legislation and schedules are made on an ongoing basis and readers should obtain up-to-date information. **MUSEcape** Pty Ltd or their sub-consultants accept no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report and its supporting material by any third party. Information provided is not intended to be a substitute for site specific assessment or legal advice in relation to any matter. Copyright and intellectual property rights in this report are vested in the authors. Rainbowforce Pty Ltd may use the material in this report on a non-exclusive basis subject to the permission of the authors. Unauthorised use of this report in any form is prohibited.

2.0 Analysis of Documentary Evidence

This section provides a summary narrative history of the site drawn from readily available documentary sources and a chronological summary of events and developments relevant to the site.

2.1 Historical Overview of Bonds & the Wentworthville Site

In 1819 D'Arcy Wentworth, brother of William Charles Wentworth was given a Crown Grant of 2,200 acres west of Parramatta including the future site of "Dunmore" and the Bonds factory. By 1883 part of the Wentworth land known as the 'Wentworthville Estate' was owned by William Charles Wentworth's fourth child, Fitzwilliam Wentworth. In that year he sold 8 acres to William McMillan, then a Sydney merchant and a partner in A McArthur and Co., importers and warehousemen.

The railway west from Sydney had reached Penrith in 1864 and a train stop was allocated at Wentworthville (named after D'Arcy Wentworth) with a railway station named 'T R Smith's platform'.

On 5 February 1884 William McMillan mortgaged his property at Wentworthville to secure a loan for the construction of "Dunmore" and on 18 August he purchased the adjacent major portion of the property, with the remaining 27 acres of the Dunmore property purchased in July the following year. The railway station was renamed Wentworthville.

In 1886, a *Sydney Morning Herald* article indicated the development of the township of Wentworthville, advertising the sale of land allotments as part of a 500-acre picturesque estate (a portion of the D'Arcy Wentworth 2200 acre grant). The following year William McMillan was elected to the NSW Legislative Assembly for the electorate of East Sydney. He divorced his wife Ada Charlotte and moved out of "Dunmore". By 1889 he was Colonial Treasurer of NSW.

In 1906 American George Alan Bond was operating a small trading firm in New Jersey when he decided to emigrate to Australia. Thirty years old at this stage, Bond

had been born on 22 May 1876 at Louisville, Kentucky, USA, to George Henry Bond, a Scottish horticulturist and his wife Jane, née Redman. Bond Jnr was followed to Sydney by his wife Jeanette, née Hall, whom he had married in New York. In 1915 he established a small hosiery and glove importing business, called George A Bond & Co. on the 4th floor of Aberdeen House, Clarence Street, Sydney and around December that year he moved his business to Pomeroy House¹ in York Street, Sydney, taking over a whole floor for sales showrooms and a warehouse..

The First World War had started in 1914 and by 1917 shortages in the supply of locally produced clothing prompted Bond to go into manufacturing, establishing his first hosiery plant at Redfern. At this stage he was producing only black, white and tan cotton hosiery, not yet lisle² and was possibly using imported art silk yarn.



Figure 3 George Alan Bond c1920s. (Source Pacific Brands Archives)

In 1918 George Bond retained Pomeroy House for showrooms, and commenced underwear manufacturing in premises at Mallett Street, Camperdown. His warehouse was moved to a large shop (later Winns) at the corner of Parramatta Road and Mallett Street. Goods were dispatched from Camperdown until larger premises became available. During these early years, men's cotton athletics were manufactured under the name of Bonds Athletics.

"Dunmore" at Wentworthville had been sold by William McMillan in 1912 to Percival Edgar Thompson of Gosford and on 31 January 1920 George Bond purchased the property from Thompson. With the enterprise now flourishing, Bonds became a

¹ Pomeroy House, 14-16 York Street, Sydney, constructed 1914-15, is a Federation Free Classical style building designed by architects Robertson and Marks, a firm that would later design the early parts of the Wentworthville mill for Bonds.

² **Lisle** is a type of cotton fabric that has been processed to give it a smooth finish. The process burns off lint and threads as well as fibre ends, leaving a smooth edge. (Wikipedia)

public company, George A Bond & Co Ltd, with an issued capital of about £200,000 and Bond as Managing Director.

Obviously grateful for the opportunities his adopted country had afforded him, George Bond became naturalised as an Australian citizen in 1922. Between 1921 and 1923 all Bonds facilities had been consolidated at Camperdown where the well-known Sydney-based architectural firm of Robertson & Marks designed an additional four floors of the premises³. In 1922 the same firm was commissioned to design new factory premises at Wentworthville.



Figure 4 Bonds display at Sydney's Royal Agricultural Society Easter Show, 1923. (Source: Pacific Brands archives)

Arthur Phillip had brought cottonseed to Sydney in 1788 on the First Fleet but the crop did not prosper. It was not until 1830 that the first shipment of Australian-grown cotton was exported – three bags to England. Small quantities of dryland cotton were grown in Queensland in 1857 but the downturn in American production due to the Civil War in the first half of the 1860s caused Australia to try to fill the gap. By the 1870s Australian cotton production peaked but then fell as world prices declined. However, by the 1920s production in Queensland was increasing and in 1926 the Queensland Cotton Marketing Board was established, with a Government subsidy introduced to promote production in central Queensland.

In 1923 Bond established Australia's first cotton spinning and weaving operation on his property at Wentworthville, the first in the Southern Hemisphere and commenced the manufacture of lisle stockings from Australian cotton. Bond persuaded the railway authorities to build a platform on the western railway line so his employees

³ Little 1975, p.181

would be within easy walking distance of the station. Pendle Hill Railway Station opened on 12 April 1924.

When construction of the Bonds factory started, the area was still semi-rural, with remnant stands of native woodland and only limited residential development, mostly around the railway stations. By the 1930s the factory occupied a considerable area (see Figure 10) and residential development had expanded nearby.



Figure 5 'Lathing in the foundations for the cotton spinning mill, Wentworthville' circa 1923. (Source: Pacific Brands archives)

In the 1920s a group of Sydney-based industrialists established the Australian-made Preference League and created 'The Great White Train' to convince Australians to 'Buy Australian Made', with the New South Wales government contributing £5000 to the project⁴. Some firms contributed exhibits to show country people how products were manufactured. Bonds had a whole carriage devoted to towel making.



Figure 6 Souvenir of the visit of the Great White Train to Wagga Wagga, NSW, 20-24 March 1926. (Source: <http://www.wagga.nsw.gov.au/museum/collections/highlights/the-great-white-touring-train#.UvHWicJWGmw>)

⁴ Hall, C R, 1971, *The Manufacturers: Australian Manufacturing Achievements to 1960*, Angus and Robertson, Sydney.

The cotton mills, machine shop and mercerising house at Wentworthville designed by architects Robertson and Marks were completed in 1925⁵. On 7 August, NSW Governor Dudley de Chair and his daughter Miss Elaine de Chair visited G A Bond & Co Ltd premises at Wentworthville at the invitation of the Australian-made Preference League. At this time Bonds were apparently producing about a quarter of the total Australian output of hosiery and knitted goods.



Figure 7 Bond's Silks & Cottons delivery van circa 1925. (Source: Pacific Brands archives).

From 1926 Bonds received a bounty for manufacturing yarn from local cotton and George Bond formed a subsidiary company, George A Bond Cotton Mills Ltd. By the following year, the company was spinning cotton, throwing silk and manufacturing full fashioned hosiery, half hose, knitted underwear and woven towels and was described by *The Bulletin* as being the largest hosiery manufacturer in the British Empire. At this time the company employed some 2,600 people and had assets valued at £1,582,000.



Figure 8 Winding from skein to bobbin, Bonds Wentworthville 1927. (Source: Pacific Brands archives)

⁵ Little 1975, p.187

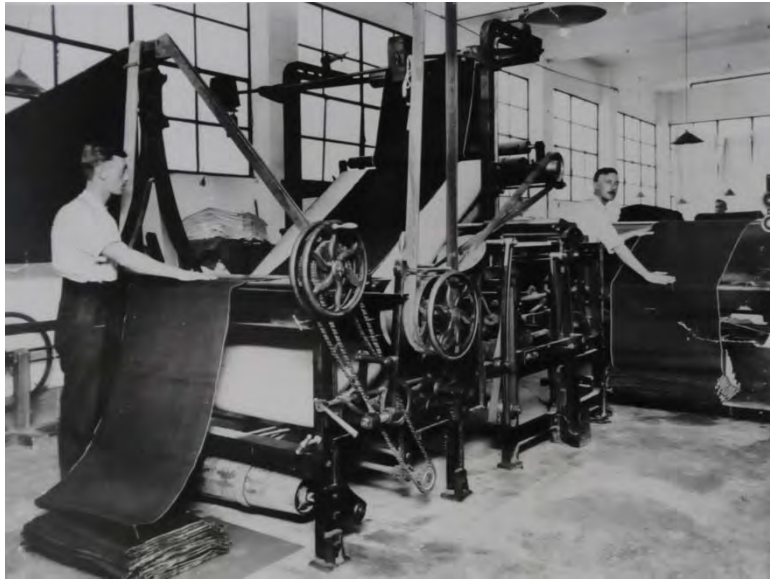


Figure 9 Napping cotton tweed, 8 October 1927. (Source: Pacific Brands archives)

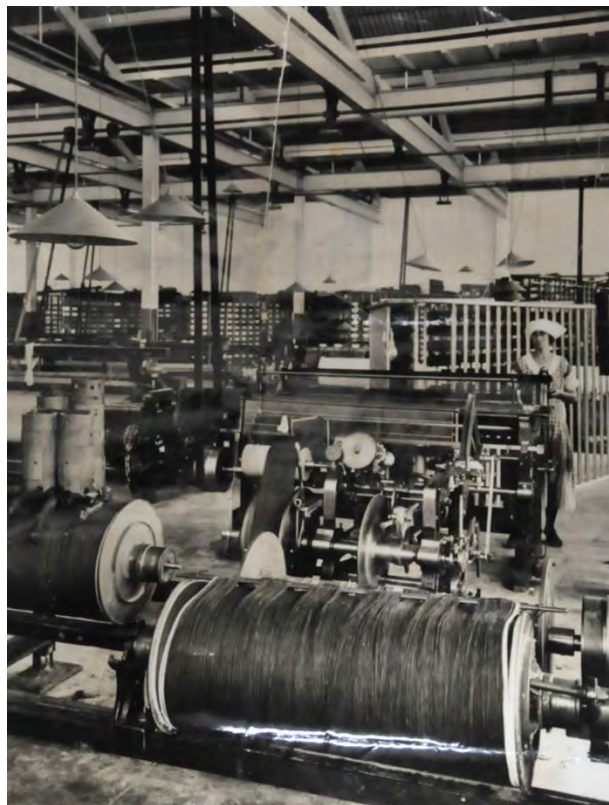


Figure 10 Beaming cotton threads for weaving circa 1927. (Source: Pacific Brands archives)

The year 1928 proved to be a great one for Bonds underwear when Charles Kingsford Smith and Charles Ulm wore Bonds Athletics and Underwear on the first flight across the Pacific. A much-prized letter from Kingsford Smith to George A Bond, a copy of which is held in the Company's records, commends the company on the "great service" given by Bond's athletic singlet during the historic flight.

The Great Depression was looming and in 1929 George A Bond & Co. went into liquidation, a victim of the impending downturn in world trade and United Kingdom import policies. In August that year Bond's Industries Ltd was formed after offers were made by a group of creditors to the liquidators of George A Bond & Co. and George A Bond Cotton Mills. The new company was listed on the NSW and Sydney Stock Exchange on 27 February 1930, with paid up capital of £171,009. The loss involved in the liquidation was probably the largest suffered by a manufacturing company to that date – all the share capital to the value of £700,000 had to be written off. George Bond was forced to sell “Dunmore” at a low price to a benevolent organisation operated by the Churches of Christ.



Figure 11 Extract from an undated article circa early 1930s of a candid camera exposé of Bond's Industries in which the company allowed unfettered access to its factories and employees. This image shows the earliest constructed parts of the Wentworthville mill and shows a residential scale building on the site now occupied by the western end of the Administration Building. The headline alludes to the high natural light levels achieved inside the mill by the extensive glazing on the north elevation and the skylights in the saw-tooth roof behind the massive pediment that bore the company's name. (Source: Pacific Brands archives)

Surprisingly, a satisfactory turnover was achieved in 1930 even though prices of commodities were reduced due to the Depression which continued into 1931, forcing other states to cut prices, making it impossible for Bonds to retain a margin of profit. In April 1931 George Bond was declared bankrupt. Bond's Industries purchased Ladderproof Textiles Ltd and by this time had 3,000 employees.



Figure 12 Oblique aerial photograph of Bonds site at Wentworthville, circa late 1930s or early 1940s with the spinning mill on the south side of Dunmore Street and the Bobbin Mill on the north side. (Source: Pacific Brands Archives).

Severe competition in 1932 forced further reduction in prices, offsetting losses and major changes were made to merchandising policies. Bonds Industries by now were producing 7,000 garments per hour, using 5 million pounds⁶ of cotton annually, including 70% of the Queensland crop. Bonds machinery then covered a total of 10 acres (4 hectares) at Wentworthville although company records do not indicate the locations for this machinery.

There was a heavy operating loss in 1934, largely due to stock write-downs. The cotton spinning industry was brought under Federal awards. A small net loss was incurred, mainly due to a falling market and reorganisation of the company's manufacturing and distribution methods. Hungerford, Spooner & Co were appointed auditors and W H 'Hermon' Slade became Chairman of the Board.

The effects of the Great Depression had begun to wane in 1934 and although sales volume declined, progress was achieved through cleaning up of stock and reduction of manufacturing and trading losses. A meeting of debenture holders was held to discuss temporary alleviation of the annual debenture interest charge.

Bonds Industries returned to profitability in 1935 and arrangements were made with the Australian Investment Trust Ltd for the liquidation of its indebtedness for calls on shares. George Bond was discharged from bankruptcy in April 1935 and became manager of a small hosiery firm at Summer Hill, Jeanette Manufacturing Co., founded by his wife in 1928.

⁶ 1 pound equals 0.454kg

A new full fashion hosiery plant arrived at Wentworthville towards the end of 1936 and benefits were achieved. In 1937 a higher accommodation with the bank was required for the purchase of raw cotton from overseas due to the failure of the Queensland crop. Jeanette Bond died.



Figure 13 Bonds Dri-Glo products window display at Bartle's store, Hurstville, NSW, 1936. (Source: Pacific Brands archives).

After an agreement with Trustees ratified on 29 April 1938, debenture holders accepted a lower rate of interest. Additions to plant and buildings cost £19,692 and paid up capital increased by £5,000. In this year Bond's iconic company identity came into being with the creation of Chesty Bond as part of a merchandising campaign to sell men's underwear, and the singlet in particular. The character was a co-creation of cartoonist Syd Miller⁷ and Ted Maloney⁸, the Bond's account executive at advertising agency, J. Walter Thompson.

⁷ "How Chesty Bond was born", *Sydney Morning Herald* 29 December 1982, p.6

⁸ McGregor, Richard, "150 million singlets sold - Chesty Bonds says: that's expansion". *Sydney Morning Herald*, 16 December 1982, p.9



Figure 14 Display of Bonds hosiery in Mark Foy's Sydney department store, 11 October 1937. (Source: Pacific Brands archives)

In 1939 arrangements were made for a new building at Wentworthville to house an additional yarn plant. The Newcastle branch office previously rented was purchased and bonus schemes were introduced. By 1940 the Wentworthville plant was producing yarn of very high quality. The company's fixed assets were re-valued and the balance date was changed from 31 December to 30 June. Dividend payments resumed. Whole of calls made and the remaining unpaid calls on the company were discharged.

In 1941 arrears of £41,600 in debenture interest were paid. Paid up capital increased by £87,494, being the amount received from an issue of new shares and calls on old contributing shares. 1,819 shares allotted, making new shares of 100,000 complete. New Articles of Association were adopted on 2 September 1942.

A half hose patent infringement was unsuccessfully taken to the High Court and an appeal to the Privy Council was subsequently lost. The large volume of orders for the war effort and difficulty in securing labour meant that the company was unable to keep up supplies to regular customers. In 1943 £424,700 worth of debentures were converted into shares, with a redemption of £87,300. Retailers were placed on quotas for the company's products.



Figure 15 Oblique aerial photograph of Bonds Wentworthville site c1942, showing degree of cut into hillside at western side adjoining cotton bale stores. The building now known as the Dance Hall / Staff Cafeteria (arrowed) appears to be a shed with a wide door on its eastern elevation. This building was converted to a Staff Cafeteria, opened in October 1949. (Source: Pacific Brands Archives).

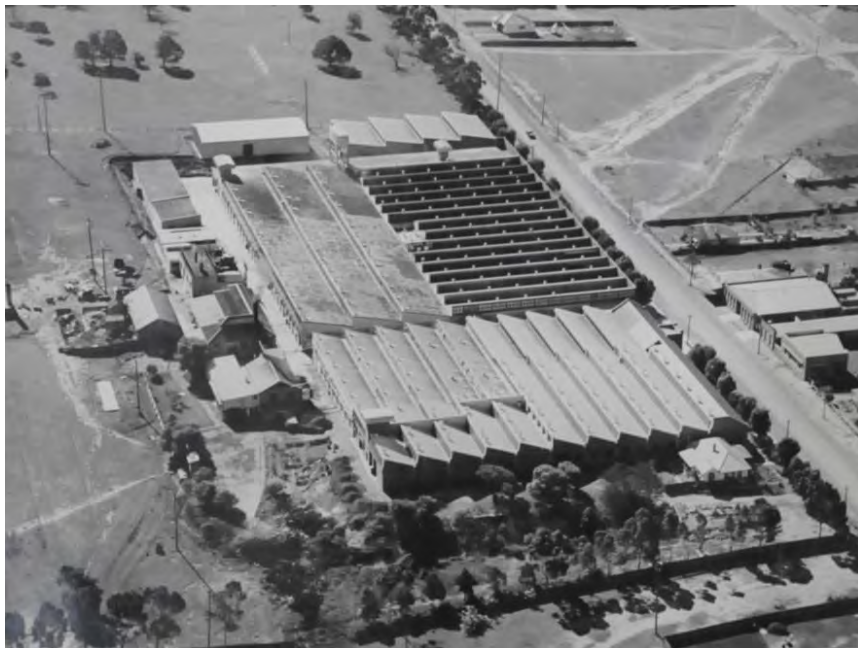


Figure 16 Oblique aerial photograph of Bonds Wentworthville site c1942 from the eastern side, with the various roof forms of the main factory buildings giving an indication of stages of construction. (Source: Pacific Brands Archives).

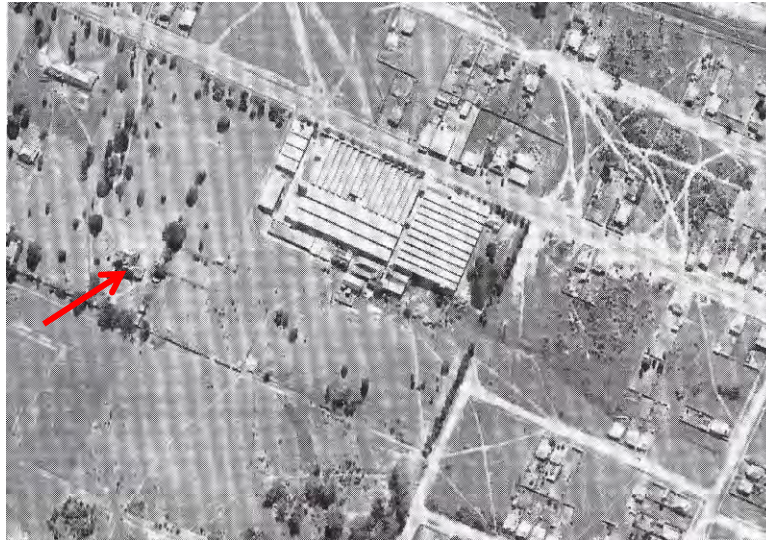


Figure 17 Aerial photograph of the Bonds site, 1943, showing extent of development to that time. The main western railway line is at top right. “Dunmore” (arrowed), adjoining the factory to the west, sat in open paddocks at this time. (Source: *From The Skies*, NSW Roads and Traffic Authority)

A Hollerith punch card accounting system was installed in 1944⁹. The company’s financial position improved due to an increase in paid-up capital. The Dubbo factory opened as a hosiery and underwear mill at the request of the NSW government.

In 1945 Bonds acquired 95.8% of Commonwealth Weaving Mill Pty Ltd (i.e. Dri-Glo) and 92,206 ordinary shares of £1 each in that company were issued to shareholders. Apparel purchases were restricted under the system of clothing coupons issued by the Government during the war. With many workers fighting overseas or otherwise involved in the war effort, there was insufficient manpower to staff the cotton mills. Increased costs due to lower output and no increase in sale prices affected the company’s trading results. At the end of the year, a strike at Bunnerong Power Station led to a prohibition on the use of electricity, necessitating stoppages at the Wentworthville mill.

Post-war austerity, labour shortages and increased wages costs resulting from an increase in the Female Minimum Wage Regulations and additional holidays required in the Federal Textile Award all contributed to a downturn in profits in the first full year after the war finished. 110,746 £1 shares were issued following a 1 for 4 par issue for shareholders.

In 1947 trading results began to improve. The Cessnock Mill commenced towel weaving in January and further extensions at Cessnock were provided for. However rayon and fine cotton yarn were difficult to procure from overseas. The following year, the introduction of the 40-hour week on 1 January 1948 adversely affected the

⁹ Herman Hollerith founded the *Tabulating Machine Company* (1896) which was one of four companies that merged to form Computing Tabulating Recording Company (CTR), later renamed IBM. (Wikipedia)

company's results for the half year. The company's innovative approach to its employees continued with the allocation of £5,000 for the establishment of a Staff Provident Fund. Commonwealth Weaving Mills Pty Ltd changed its name to Dri-Glo Towels Pty Ltd.

In 1949 the National Coal Strike affected industry generally across Australia but Bonds continued to modernise its plant, with extensions to the towel mill at Fivedock and transfer of towel looms from Rosebery to the new mill at Cessnock. Even back then, the high levels of imported knitted goods were causing concern for local industry which believed that the federal government should restrict the import of goods which could be supplied by local manufacturers such as Bonds. The company expanded further with the issue of 200,000 ordinary shares for £1 each at par. In 1949-50 twenty new automatic looms were installed at Wentworthville and the Dye House was operating at the Five Dock plant.

In 1950, the knitting factory at Rosebery prepared for a new full-fashioned hosiery plant and post-war price control was lifted from women's hosiery and woollen underwear. Modern spinning machinery purchased in England for the Wentworthville mill was being fully utilised for the first time. At this time Bonds employees numbered 2,115. George Bond died of atherosclerosis at Ashfield on 1 June 1950, leaving an estate valued at £642.



Figure 18 Dunmore Street façade of former Bonds factory circa late 1940s, with much more of the façade visible than in 2013, when street trees and site landscaping obscure much of the front elevation. (Source: Pacific Brands archives).



Figure 19 Oblique aerial photograph of Bonds Wentworthville site circa late 1940s from northwest side. Together with other early air photos, this image suggests the building known as the Dance Hall (arrowed) may have been built as a storage shed. This image shows it with no windows on its northern and western elevations and presumably dates from before 1949 when it was converted to a Staff Cafeteria. There is significant landscaping along the Dunmore Street frontage at this time, presumably later than the image at Fig.17. (Source: Pacific Brands Archives).

In 1950-51 Arthur V Hood became Company Secretary, a new 'Fiesta' hosiery range was produced at Rosebery and there was a major conversion of Dri-Glo operations at Cessnock to automatic looms. In 1951 there was a restriction on the dollars available to Australian Cotton Spinners for purchases of raw cotton from the United States. The installation of an auxiliary power unit helped to minimise production losses during a period of electricity shortages and restrictions. An offer of £400,000 registered unsecured 4 ½% loan stock at par was issued to shareholders who at this time numbered 2,626.

In 1952 a trade recession occurred and Bonds was unable to pass on to its customers the higher costs incurred for raw materials, labour and other expenses. There was a reduction in output at Camperdown, Dubbo and Wentworthville due to reduced market demand, partly caused by the inability of manufacturers and retailers to finance purchases. A reduction in overseas and local prices of raw materials necessitated the writing down of stocks to market value. There was a reduction in output at the Wentworthville mill.



Figure 20 Dunmore Street façade at Wentworthville from western end circa early 1950s, showing the prominence of the factory in the streetscape at this time. (Source: Pacific Brands archives).

The following year electricity restrictions were lifted, material prices were more stable but labour costs and expenses increased. In spite of these constraints, demand for the company's goods was well maintained and attractive new lines of hosiery, half hose and underwear were marketed.

In 1953-4, new equipment was ordered for the Wentworthville Spinning Mill and the Five Dock Dyehouse, with full fashioned hosiery machines acquired for the Rosebery Mill. A Brisbane branch office was purchased and high sales made the year's trading very successful. In the days before computers Bonds was well up-to-date with the latest equipment, installing an IBM punch card accounting system. Full fashioned hosiery manufacturing was transferred to Fiesta Hosiery Mills Ltd, incorporated on 16 September 1954 and yarn spinning, thread processing and bobbin making activities were transferred to Bonds Spinning Mills Pty Ltd, incorporated on 24 September the same year.



Figure 21 Launch of Fiesta nylon hosiery in 1953 with Bonds first employee Roy Cook at far right. (Source: Pacific Brands archives).

High sales made the 1954 year's trading very successful. Full fashioned hosiery machines were acquired for the Rosebery Mill and a Brisbane branch office was purchased. An IBM punch card accounting system was installed.

In 1955 a new cotton store and blow room were installed at the Wentworthville Mill at a cost of £50,000. Land was leased at Five Dock and the dyehouse, boiler house and plant were sold to Bonds Spinning Mills Pty Ltd. An Employees' Retirement Fund was established. In keeping with the company's tradition of embracing new technology and looking after its employees, air conditioning was installed at the Wentworthville plant in 1955-6. While this certainly helped in controlling temperature within the mill, cotton fibres in the air continued to be a problem. Bonds started making the Bonds Cottontails Full Brief, underwear that would become one of the company's biggest selling items.



Figure 22 Advertisement from *The Australian Women's Weekly* 17 March 1965 promoting Bonds Cottontail briefs for mothers and daughters. (Source: Pacific Brands archives)

In 1956, the year of the Melbourne Olympic Games, a new boiler house was installed at Wentworthville and extensions to the Towel Mill at Five Dock costing £75,000 were completed. Land was purchased in Perth, with additional land acquisitions in Brisbane and property in Adelaide for offices and warehouses. There was a 1 for 5 par issue of shares in October.

In 1957 the underwear and half hose sections at Camperdown were transferred to Bonds Wear Pty Ltd, incorporated on 17 December 1956. Bonds Industries was now a holding company. The Perth warehouse and showroom were opened by Hon. A R G Hawke, Premier of Western Australia on 28 August 1957. A South Yarra property in Melbourne was purchased for warehouse, showroom and offices. The Australian towel industry at this time was able to supply 92% of the country's requirements. A 1 for 4 bonus issue of 250,000 £1 ordinary shares was made and a share purchase plan was introduced to encourage employees to become shareholders.

In 1958 the Dee Why factory site of 7 $\frac{3}{4}$ acres was purchased in January and production commenced in February. The South Yarra facility was used as the company's warehouse, office and showroom for Victoria. A 1 for 4 bonus issue of 250,000 ordinary shares of £1, which arose from the revaluation of shares in certain subsidiary companies, increased the paid-up capital in the company.

In 1959 the full fashioned hosiery plant and stock owned by Fiesta Hosiery Pty Ltd was sold and manufacturing of hosiery at Rosebery was discontinued. Production at the Dubbo factory was reduced by transfer of plant to the Dee Why factory. All the companies in the group operated at a profit. Television had only been available in Australia since 1956 and Bonds' first TV advertising was sponsorship of half of the program, *The Texan*, shown at 7.30 pm on Sunday evenings.

In 1959-60 W Herman Slade became Company President, with J V Ratcliffe as Chairman of the Board. In 1960 a new extension to the Wentworthville mill was opened and alterations to the Five Dock plant were under construction. The executive offices at Camperdown were remodelled. The win in the British Open by Australian golfer Kel Nagle made front page news around the nation, creating good advertising for Bonds Grand Slam sports shirts. Dri-Glo became a subsidiary of Bonds.



Figure 23 Store promotional display item for Bonds Grand Slam sport shirts which feature the penguin logo on the chest. (Source: Pacific Brands archives)

In 1961 Bonds' Babywear Division came into being and the Dri-Glo Squares pack was awarded first prize in the National packaging contest. The Dri-Glo office block and showroom at Five Dock were occupied in August that year and the Port Kembla factory opened in October. W H Slade retired but J V Ratcliffe continued as Board Chairman.

In 1962 a company, Manufacturers Television Ltd was formed to apply for the third commercial television licence in the Sydney area. Waratah Films Products Pty Ltd was formed to make films and enter the TV industry. One film, *The Dawn Fraser Story*, about Australia's champion female swimmer, was made at a loss but this was subsequently offset against the sale of Dri-Glo Gift Packs. The name was changed to Waratah Productions Pty Ltd on 14 December 1967 and Bonds TV commercials were seen regularly during some high rating TV programs. Half hose manufacturing

ceased and there was a 1 for 5 issue of 250,000 £1 ordinary shares at 10/- premium in April.

By 1962-3 all Bonds properties were clear of mortgages and H G Aston was appointed General Manager. In 1963 a £2 million program of capital expenditure over two years was commenced, the company's Articles of Association were amended and there was a capital issue in August of £200,000 of 100,000 preference shares at £2 par to the Employees' Retiring Fund. An ordinary share issue of 1 for 12 at a premium 25% of par was also issued. At the company's General Meeting on 20 November 1963 a dividend of £375,000 was declared and was applied in a payment of a 1 for 4 bonus issue of shares. In excess of £220,000 was expended on building and plant.



Figure 24 New cotton bale store at Wentworthville, 1963. Why the cotton bales no longer needed to be stored in small fire-proof concrete bunkers requires further investigation. (Source: Pacific Brands archives).

In 1963-4 the Board Chairman J V Ratcliffe died and Russell Slade was appointed Chairman and Managing Director, with H Aston as a Director. In 1964 a second Spinning Mill building and new administration block at Wentworthville were officially opened in September, providing a production unit equal in standards of modern technology and equipment with any similar operation in the world. Bonds-Wear Pty Ltd and Polymer Manufacturing Pty Ltd purchased a series of ½ hour TV shows produced by Waratah Film Productions Pty Ltd. Production was increased to meet customer demands and Bonds became an official sponsor of the 1964 Australian Olympic Team for the Tokyo Olympics.

In 1965 Bonds installed a Honeywell 200 series computer, the first commercial installation of this system in Australia, comprising a central processor, five magnetic tape units, a high speed printer, paper tape and punch card units, providing increased efficiency in the areas of production planning, scheduling of orders, stock

control, customer and general accounting. Bonds' Shoreline Division commenced with a small initial range. A new design studio was also installed during this period.

In 1966 Fiesta Hosiery Pty Ltd acquired a share holding of 24.3% of paid up ordinary capital in Maryborough Knitting Mills Ltd. A record profit was achieved and great advances were made in modern product engineering and manufacturing methods. The Research and Development department was not depending so much on overseas know-how and successfully developed the top and bottom trimmer for multi-needle sewing machines. Construction of a towel mill at Lithgow commenced in late 1966. A share option scheme for employees was introduced with shareholder's approval.

By 1967 employees of the Bonds group numbered 4,070. The Lithgow yarn spinning and towel weaving factory was completed in June 1967 with the aid of a \$15,000 government grant and was officially opened by the Hon J B Fuller, Minister for Decentralisation and Development on 11 December that year. Bonds was represented at the Basle Fair in Switzerland. The Warilla factory was purchased with finance provided by the Department of Decentralisation and Development. Production there commenced in September 1967 with a staff of 29. Higher sales, improved manufacturing efficiency and some lower raw material prices contributed to a record net profit for the company. A Commonwealth subsidy of \$2.8 million was received. The activities of the Research Division resulted in numerous process improvements. \$2,000 worth of Bonds merchandise was donated in response to the Hobart Fire Relief Appeal after the disastrous bushfires which swept through areas south of Hobart that year.

A Training Centre was established at Dri-Glo for operators. Dickies Pty Ltd (formerly H B Dickie Ltd), another major towel manufacturer, was taken over, paving the way for the consolidation of Bonds spinning operations at Wentworthville and towel manufacturing operations at Yarraville. The entire shareholding was purchased for a cash consideration of £2,182,026. The value of the freehold property at Yarraville increased in Accounts following an independent valuation. G Innes was appointed General Manager.

Sales of apparel rose substantially in 1968 and there were big improvements to warehouse and dispatch facilities which helped in the servicing of customers' orders. Bonds products at this stage were more than 90% cotton and trading was affected by increased cotton prices, higher labour costs, wage increases and additional costs associated with the establishment of the Lithgow Production Unit.

Although by 1969 there was a high degree of automation in the fabric cutting department at Wentworthville, Bonds were still unable to meet the demand for the company's products. Slade Bros and Bonds were operating a jointly-owned manufacturing company – Warrawee Textiles Pty Ltd in Victoria, with operations set to commence in September 1970. 19,800 ordinary shares were issued. There was a further improvement in sales, pushed along by intensive advertising and special promotions of Bonds products. The Warilla extension led to a tripling in the capacity for making up garments. Representatives from Bonds were involved in the

Standards Association of Australia trials for the flame-proofing of children's nightwear. There was a reduction in the sales of towels due to increased imports from Japan but at least tariff protection was granted for knitted outerwear. Towel weaving was transferred from Lithgow to Five Dock and yarn spinning from Yarraville to Lithgow. The Group's payroll costs rose by 7.0% due to an increase in the National Wage and the Clerks award.

In 1969 the expanding British company Dunlop, primarily known for its tyres, entered the Australian underwear and socks market with the acquisition of Holeproof and Berlei Hestia Ltd.

Nineteen seventy, the company's 40th year, was a big one with new developments and mergers. Air conditioning was installed in the winding section of the Wentworthville mill. The Unanderra factory was leased for garment production and the Perth warehouse and showroom were modernised. A Honeywell 1250 computer 'on line' 65K system with visual terminals for direct data entry was installed. H Aston was appointed Deputy Chairman. By 25 March the number of shareholders was 3,090. A loan of \$68,000 from the Country Industries Assistance Fund was granted to the company for the expansion of its Cessnock mill.

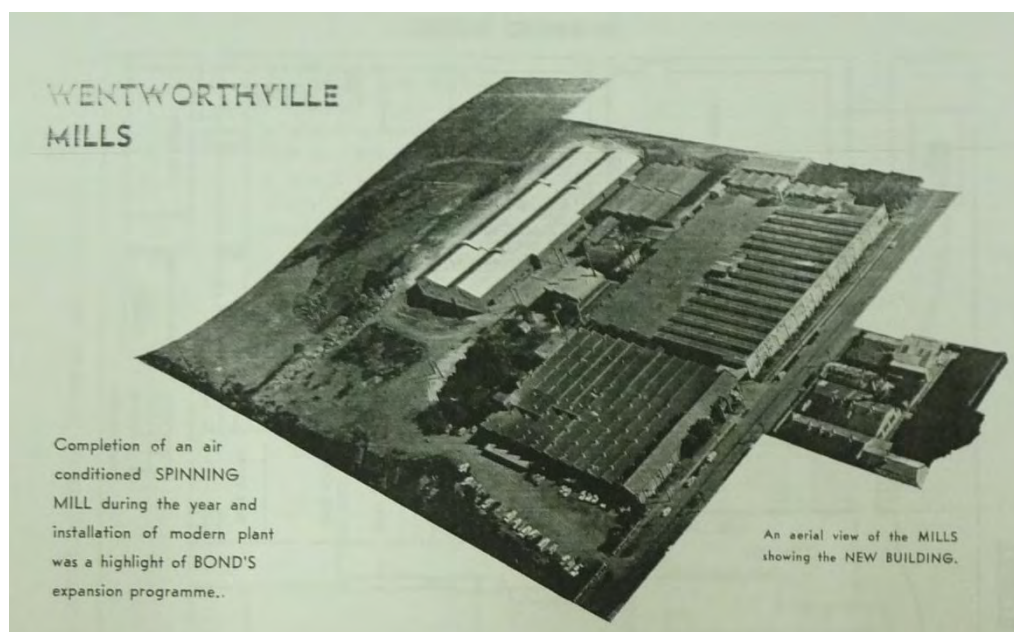


Figure 25 Undated aerial photograph of the new air conditioned spinning mill towards the south-western corner of the Wentworthville site. (Source: Pacific Brands archives)

At this time, Bonds' subsidiary companies were:

- Bonds Spinning Mills Pty Ltd;
- Bonds Wear Pty Ltd;
- Dri-Glo Towels Pty Ltd;
- Dickies Pty Ltd;
- Chesty and Judy Bond Pty Ltd;
- Gloward Pty Ltd;

- Waratah Promotions Pty Ltd;
- Fiesta Hosiery Pty Ltd;
- Otahu Custodians Pty Ltd.

Bonds merged with the Australian interests of Coats Patons Ltd, well-known United Kingdom thread manufacturers, to become Bonds Coats Patons Ltd. This merger led to the cessation of thread production at Wentworthville and Lithgow, with those operations transferred to Coats plant at Mt Waverley in Victoria. The circular knitting area at Wentworthville was enlarged and warp knitting was transferred from Wentworthville to Heathcoat Fabrics. The new company purchased 75% of Heathcoat Fabrics, which was moved to Mt Waverley. Construction of the company's facility at Unanderra was completed.

In 1971 Dunlop acquired the Australian shoe company Grosby and created the branded footwear business. The following year Bonds closed its Dee Why facility and transferred operations to Unanderra and Cessnock. Dri-Glo commenced the production of bed sheets. In 1972 another milestone was reached with the 100 millionth Chesty athletic singlet sold.



Figure 26 Mrs Grace Coleman receiving her cheque for \$10,000 from Mr Norman North, Executive Manager of Bond's Wear Pty Ltd while Mr N S Reid, State Manager for Waltons Ltd looks on. (Source: Pacific Brands archives)

"When Mrs Grace Coleman, a Sydney housewife and mother of three went Christmas shopping, she never dreamed she would return home a Contest winner –

and \$10,000 richer!" So read an article in *The Australian* newspaper on 4 February 1973. The 100 millionth Chesty Bond athletic was one of the purchases Mrs Coleman made at Walton's Rockdale department store. Offered a choice of prizes including a new Jaguar car and a family reunion overseas, Mrs Coleman finally settled for the cash prize of \$10,000.

In 1973 Sirdar (Australia) Pty Ltd, a well-known manufacturer of hand knitting yarns, was acquired to complement the Patons' range of products. Promotional emphasis was on the marketing of bed sheets. Nineteen seventy-four saw a downturn in production, with employees reduced from 6,458 to 4,836. The Five Dock weaving operation was closed and all weaving was consolidated at Yarraville in Victoria by 1977. G Innes was appointed a Director on 1 July 1974.

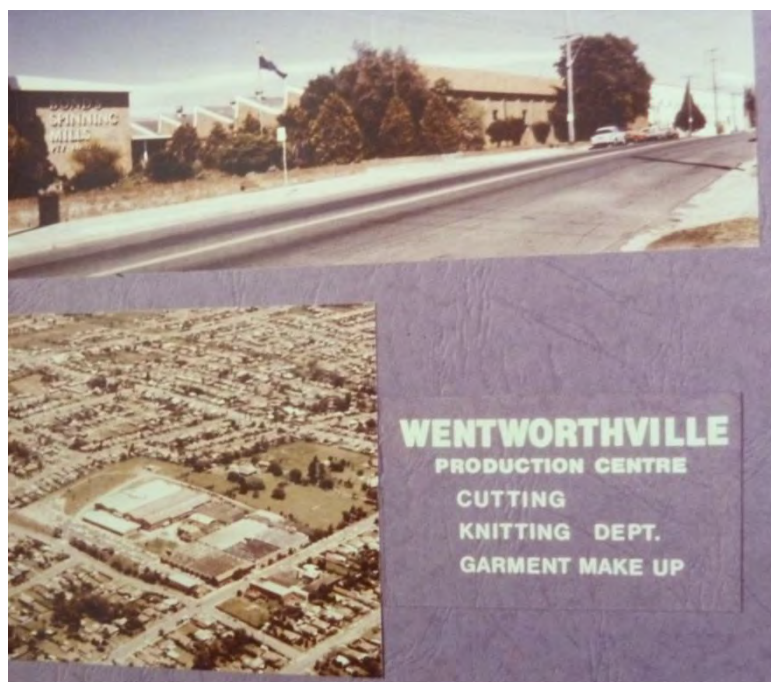


Figure 27 Images of Bonds factory site at Wentworthville circa 1970s indicate that much of the current landscaping along the Dunmore Street frontage dates from after this time, presumably replacing earlier plantings.. (Source: Pacific Brands archives).

In 1975 the administrative and sales activities of Dri-Glo and Dickies towels were merged to form Bonds Weaving Mills Ltd. The Lithgow spinning operation was closed down and the following year the Five Dock mill was put up for sale.

The assets of Villawool Textiles Pty Ltd, a manufacturer of hand knitting yarns, were purchased in 1977 to complement further the Patons' range of products. The operations of Sirdar, Villawool and Patons were subsequently consolidated in Launceston, Tasmania. Improvements at Wentworthville continued with an order placed overseas for a computer-controlled Gerber high-ply cutter, the first in Australia when it was installed in 1978.

The company got into racing car sponsorship in 1979, promoting the Gotcha range of young people's underwear. Bonds Spinning Pty Ltd, Bonds Weaving Pty Ltd, Fiesta Hosiery and Waratah Films were all dissolved and Bonds Spinning and Bonds Weaving became divisions of Bonds Coats Patons. Part of the Five Dock site was sold, the remainder converted to warehousing.

In 1981 Coats Patons Brisbane and Mascot warehouses were sold and there was new investment in an industrial estate at Mt Waverley. H Aston, who had been appointed Chief Executive Officer in 1975 was made Chairman in January and N North appointed Director in December 1981. G Innes was appointed Managing Director, Bonds Industries Sub-group.

Another marketing highlight was reached in 1982 with the sale of the 150 millionth Chesty. At the time it was considered to be the largest-selling single item of clothing on the Australian market. The company's 25% shareholding in Maryborough Knitting Mills (Cuttle) Pty Ltd was upped to 100%, giving the group a strong position in the store brand apparel market, complementing its already strong position in the national brand area. Warehouses in Adelaide, Brisbane, Launceston, Melbourne and Perth were all closed – replaced by a centralised facility at Five Dock. P Burgess was appointed Company Secretary.

Further acquisitions occurred in 1983 with the purchase of the assets of Semco Pty Ltd, a manufacturer of handicraft products including embroidery kits, to complement the Coats range. Harold Aston was knighted for his services to industry and P Burgess joined the Board. In 1984 Vida Turnet Pty Ltd, one of Australia's leading garment and fabric printers, was taken over, filling the one remaining gap in the company's vertical structure. In 1985 Bonds sold the ten millionth Grand Slam sports shirt, a garment featuring the now-familiar penguin logo on the chest. That same year Pacific Brands was formed as a consumer goods division of Pacific Dunlop.

In 1986 a new dye house building was commenced at Wentworthville and the computer facilities there were upgraded. The old Camperdown site was sold to the Department of Technical and Further Education (TAFE) and the company's Head Office building was re-leased for 3 years. Additional warehouse space was leased at Leichhardt. The following year the new dye house was completed and dyeing operations were moved from Camperdown to Wentworthville.

Tara Towels was acquired in May 1987. Bonds was taken over by Pacific Dunlop in June 1987 and the company name was changed to Bonds Industries Ltd. On 3 July H Aston retired from Bonds Industries and was re-appointed as a Consultant with Pacific Dunlop Ltd. G Innes was appointed Managing Director – Apparel of the new entity. In August Coats Patons (Australia) was sold to Coats Patons (UK).

On 1 July 1988 Bonds Weaving took over the operations of Tara Towels and moved the weaving production to Devonport in northern Tasmania. Heathcoat Fabrics was sold in April 1989 and on 1 May 1989 Vida Turner's operations were divided between Bonds Weaving and Heathcoat Fabrics. On 1 July Maryborough Knitting Mills were taken over by Holeproof, a division of Pacific Dunlop.

By this time operation divisions were only:

- Bonds Spinning Mills;
- Bonds Wear;
- Bonds Weaving Mills

A new plant at Wentworthville opened in February 1990 and from 1 July Pacific Fabrics - Knitting and Dyeing operated at Wentworthville for other divisions of Pacific Dunlop. Bonds Weaving was sold. By 1992 the Wentworthville site was the largest of Bonds' manufacturing centres, employing cutting edge technology in spinning, knitting, dyeing and cutting. Production capacity, numbers of employees and plant used are shown in the table below¹⁰.

Spinning Mill	Production Capacity	150,000 kg per week
	Employees	80
	Plant	New, state-of-the-art open end and ring spinning plant
Knitting Mill	Production Capacity	118,000 kg per week
	Employees	116
	Plant	Approx. 220 machines
Dyehouse	Production Capacity	120,000 kg per week
	Employees	120
	Plant	Continuous bleaching and dyeing, and compressive shrinkage
Cutting	Production Capacity	780,000 units per week
	Employees	70
	Plant	Die cutting and computer cutting

In 1995 Pacific Brands entered the outerwear market with the acquisition of the Australian shirt-manufacturer Boydex International and in 2000 Pacific Brands developed the branded footwear business by acquiring the Australian licences for Clarks (children's shoes) and Hush Puppies.

Pacific Brands was one of the largest suppliers of garments to the 2000 Sydney Olympic Games, providing the outfits for the vast army of volunteers credited as one of the reasons the Games were such a success. Examples of this clothing are now in the collection of Sydney's Powerhouse Museum.

¹⁰ Source: Bonds Archives



Figure 28 (Left): 2001/84/405 Polo shirt, GamesForce uniform, Sydney 2000 Olympic Games, cotton, designed by Wendy Paulucci, April 2000, made by Bonds, Fiji, 2000. (The Powerhouse Museum Collection); (Right): Models showing off the range of Sydney 2000 Olympic Games outfits produced by Bonds. (<http://www.bonds.com.au/our-story/>)

The following year saw a further expansion of the Pacific Brands company with the acquisition of the iconic brands KingGee, Playtex, Razzamatazz and Stubbies as well as Sara Lee Apparel.

In 2001 Pacific Brands split from Pacific Dunlop and was acquired by CVC Asia Pacific and Catalyst Investment Managers. From this time Bonds commenced the engagement of prominent (and attractive) Australians as Bonds Ambassadors for the company's products. Ambassadors have included supermodel Sarah Murdoch (née O'Hare), tennis ace Pat Rafter and actress Rachael Taylor.



Figure 29 Chesty Bond flanked by Pat Rafter (left) and Sarah Murdoch (right), two of Bonds Ambassadors. (<http://www.bonds.com.au/our-story/>)

In 2003 Pacific Brands acquired Kolotex Hosiery and Sachi women's footwear. After its successful float on the Australian and New Zealand stock exchanges in 2004, Pacific Brands expanded further, with the acquisition of a licence for the distribution

of Merrell Footwear and in 2005 the company acquired the well-known bed linen business, Sheridan, including Actil and Arthur Ellis (Homewares New Zealand and Everwarm Survival businesses) in addition to distribution rights for the clothing brand Esprit.



Figure 30 Aerial photograph of Bonds, Wentworthville, 19 February 2004, showing large degree of site coverage by this time. (Source: Google Earth)

Further expansion occurred in 2006 with the acquisition of Peri and Foam Products Australia (FPA) and for the financial year 2006-07 Pacific Brands declared a gross profit of \$1.6 billion, employing a workforce of 9,000. In 2007 the company became a market leader in the workwear category by acquiring the Yakka Group including brands such as Yakka, Hard Yakka, Can't Tear 'Em, Wrangler and Lee Jeans. Pacific Brands also acquired the street wear division of Globe International incorporating brands such as Mossimo, Mooks, Paul Frank and Stussy.

By this time competition from cheaper labour sources overseas was having a big impact and in 2007-08 Pacific Brands received \$17.6 million in government funding targeted at, but not conditional on, continuing local manufacture. This assistance could not stave off the inevitable and in 2009 Pacific Brands announced it would lay off 1,850 staff and close most of its manufacturing sites in Australia, claiming they were no longer economically viable. The company announced it would move manufacturing operations to China. These announcements caused public outrage, not only over the loss of local jobs but also the unprecedented pay rises granted to company executives.

In 2010 Pacific Brands advised Holroyd City Council of its intention to seek a rezoning of the Wentworthville site to allow for residential and associated development. A draft Masterplan and Preliminary Heritage Assessment for the site were prepared. Pacific Brands lost the licence for Merrell footwear and the licence for Paul Frank in Australia when the latter was acquired by Saban.

In 2011 Pacific Brands moved into the premium streetwear market by acquiring the licence for Diesel Australia. Pacific Brands opened its on-line store on 16 November, joining the ever-increasing number of companies employing internet sales to boost flagging retail operations. The company's bedding brand Sleepmaker was sold to New Zealand company Sleepyhead and the underperforming Leisure and Fitness business (including Malvern Star Bicycles) was sold to New Zealand's Sheppard Group.

In 2012 a Conservation Management Plan for the Wentworthville site was commissioned by Pacific Brands but later that year the company entered into a binding agreement to sell its Wentworthville site to Rainbowforce Pty Ltd, who then commissioned **MUSEcape** Pty Ltd to complete the draft CMP. Pacific Brands generated sales of over \$1.3 billion in 2012.

In 2013 Pacific Brands had 5,000 employees and sales of more than 200 million units across 300,000 different product lines. Trading in a difficult sales environment following the global financial crisis and with heavy competition resulting from Australians buying on-line from overseas with no goods and services tax, Pacific Brands announced pre-tax losses of \$404.9 and unveiled a 5-year expansion plan, including marketing its iconic Bonds and Berlei underwear brands overseas.

By the end of calendar year 2013 Pacific Brands was moving its design facility out of Wentworthville to new premises and the factory outlet shop closed in early January 2014, ending more than ninety years of operations at the Wentworthville site.

2.2 Site Chronology

Set out in the table below is a timeline of the history and development of the Bonds site at Wentworthville / Pendle Hill in the context of other developments within the organisation.

Year	Development / Event
1819	D'Arcy Wentworth, brother of William Charles Wentworth given Crown Grant of 2,200 acres west of Parramatta including the future site of Dunmore House and the Bonds factory.
Pre-1883	'Wentworthville Estate' owned by William Charles Wentworth's fourth child, Fitzwilliam Wentworth.
1864	Western railway line reaches Penrith.
1876	George Alan Bond born on 22 May at Louisville, Kentucky, USA, to George Henry Bond, a Scottish horticulturist and his wife Jane, née Redman.
1883	Over 8 acres of 'Wentworthville Estate' conveyed by Fitzwilliam Wentworth to William McMillan, then a Sydney merchant and a partner in A McArthur and Co., importers and warehousemen. Train stop allocated at Wentworthville (named after D'Arcy Wentworth) and railway station named 'T R Smith's platform'.

Year	Development / Event
1884	On 5 February, McMillan mortgages the property to secure a loan for the construction of 'Dunmore House'. On 18 August McMillan purchases the adjacent major portion of the property.
1885	A large portion of the original D'Arcy Wentworth land grant subdivided, with 500 acres sold by Fitzwilliam Wentworth to a group of men for the creation of the Wentworthville Estate. On 15 July McMillan purchases from Fitzwilliam Wentworth the remainder of the "Dunmore" property, totalling some 27 acres. Railway station renamed Wentworthville.
1886	<i>Sydney Morning Herald</i> article indicates the development of the township of Wentworthville, advertising the sale of land allotments as part of a 500-acre picturesque estate (a portion of the D'Arcy Wentworth 2200 acre grant).
1887	McMillan elected to the NSW Legislative Assembly for the electorate of East Sydney. He divorces his wife Ada Charlotte and moves out of "Dunmore".
1889	McMillan becomes Colonial Treasurer of NSW.
1893	Business that later becomes Pacific Dunlop and then Pacific Brands starts as a manufacturer of Dunlop bicycle tyres.
1906	Bond Jnr is operating a small trading firm in New Jersey when he decides to emigrate to Australia. He is followed to Sydney by his wife Jeanette, née Hall, whom he married in New York.
1912	William McMillan sells "Dunmore" to Percival Edgar Thompson of Gosford on 6 December.
1915	American George A Bond establishes a small hosiery and glove importing business, called George A Bond & Co. on 4 th floor, Aberdeen House, Clarence Street, Sydney.
Circa December 1915	Bond moves to Pomeroy House in York Street, Sydney, taking over the whole floor for sales showrooms and a warehouse.
1917	Due to World War I and short supplies of locally produced clothing, Bond goes into manufacturing, establishing his first hosiery plant at Redfern. Only black, white and tan cotton hosiery – not yet lisle. He is possibly using imported art silk yarn.
1918	George Bond moves to Mallett Street, Camperdown, retaining Pomeroy House for showrooms, and underwear manufacturing commences in Camperdown. Warehouse moved to a large shop (Winns) at the corner of Parramatta Road and Mallett Street, Camperdown. Goods are dispatched from this office (shop) at Camperdown until the building which Bonds now have [c 1980] is built and available. During these early years, men's cotton athletics are manufactured under the name of Bonds Athletics.

Year	Development / Event
1920	On 31 January George Bond purchases 'Dunmore House' at Wentworthville from Percival Edgar Thompson. Bond's enterprise flourishes and in June 1920 is converted into a public company George A Bond & Co Ltd, with an issued capital of about £200,000 and Bond as Managing Director.
1921-22	First cotton grown in Australia, in Queensland.
1922	George Alan Bond becomes naturalised as an Australian citizen.
1921-23	Office in York Street issues all instructions until this facility also relocates to Camperdown between 1921 and 1923. G A Bond & Co commission Robertson & Marks Architects in 1922 to design new factory premises at Wentworthville.
1923	Bond establishes Australia's first cotton spinning and weaving operation on his property at Wentworthville, the first in the Southern Hemisphere and starts manufacture of lisle stockings from Australian cotton. Bond persuades the railway authorities to build a platform on the western railway line so his employees will be in easy walking distance of the station.
1924	Pendle Hill Railway Station opened on 12 April 1924. The Great White Train, a Government initiative to advertise Australian manufacturers. Some firms actually show country people how products are manufactured. Bonds have a whole carriage devoted to towel making.
1925	On 7 August NSW Governor Dudley de Chair and his daughter Miss Elaine de Chair visit G A Bond & Co Ltd mills at Wentworthville at the invitation of the Australian-made Preference League. Bonds apparently producing about a quarter of the total Australian output of hosiery and knitted goods.
1926	From this year Bonds receive a bounty for manufacturing yarn from local cotton. Bond forms a subsidiary company, George A Bond Cotton Mills Ltd.
1927	By this time, the company is spinning cotton, throwing silk and manufacturing full fashioned hosiery, half hose, knitted underwear and woven towels and is described by The Bulletin as being the largest hosiery manufacturer in the British Empire. At this time the company employs some 2,600 people and has assets valued at £1,582,000.
1928	A highlight in Bond's underwear occurs when Kingsford Smith and Ulm wear Bonds Athletics and Underwear on the first flight across the Pacific. A much-prized letter from Kingsford Smith to George A Bond, a copy of which is held in the Company's records, commends the company on the "great service" given by the Company's athletic singlet during the historic flight.
1929	George A Bond & Co. goes into liquidation, a victim of the impending world depression and the United Kingdom importing trade.

Year	Development / Event
August 1929	Bonds Industries formed after offers made by a group of creditors to the liquidators of George A Bond & Co. and George A Bond Cotton Mills.
27 February 1930	Bonds Industries Ltd listed on the NSW and Sydney Stock Exchange. Subscribed and paid up capital of £171,009. The loss involved in the liquidation is probably the largest suffered by a manufacturing company to this date – all the share capital to the value of £700,000 has to be written off. George Bond sells 'Dunmore House' at a low price to a benevolent organisation operated by the Churches of Christ.
1930	Prices of commodities reduced because of the Depression but satisfactory turnover achieved.
1931	Severe Depression continues, forcing other states to cut prices, making it impossible for Bonds to retain a margin of profit. George Bond declared bankrupt in April 1931. Ladderproof Textiles Ltd purchased. 3,000 employees in company.
1932	Severe competition forces further reduction in prices, offsetting losses. Major changes made to merchandising policies. Bonds Industries producing 7,000 garments per hour, using 5 million pounds ¹¹ of cotton annually, including 70% of the Queensland crop. Bonds machinery covers a total of 10 acres. (Records do not indicate the locations for this machinery)
1932	Bonds start producing the Bonds Baby Vest.
1933	Heavy operating loss, largely due to stock write-downs. Industry brought under Federal awards. Small loss incurred, mainly due to a falling market and reorganisation of the company's manufacturing and distribution methods. Hungerford, Spooner & Co appointed auditors. W H Slade becomes Chairman of the Board.
1934	Effects of the Great Depression begin to wane. Sales volume declines but progress achieved through cleaning up of stock and reduction of manufacturing and trading losses. Meeting of debenture holders held to discuss temporary alleviation of the annual debenture Interest charge.
1935	Bonds Industries returns to profitability. Arrangements made with the Australian Investment Trust Ltd for the liquidation of its indebtedness for calls on shares. George Bond discharged from bankruptcy in April 1935 and becomes manager of a small hosiery firm at Summer Hill, Jeanette Manufacturing Co., founded by his wife in 1928.
1936	New full fashion hosiery plant arrives towards end of year and benefits achieved.
1937	Higher bank accommodation required for purchase of raw cotton from overseas due to failure of Queensland crop. Jeanette Bond dies.

¹¹ 1 pound equals 0.454kg

Year	Development / Event
1938	Debenture holders accept lower rate of interest. Agreement with Trustees ratified on 29 April. 'Chesty Bond' created by the Late Ted Maloney and advertising launch by way of the famous 'Chesty Bond' cartoon strip. Additions to plant and buildings cost £19,692. Paid up capital increased by £5,000. Men's Athletic Singlet remarketed as the Bonds Chesty.
1939	Arrangements for a new building at Wentworthville to house additional yarn plant. Rented Newcastle branch office purchased. Bonus schemes introduced.
1940	Wentworthville producing yarn of very high quality. Fixed assets re-valued and balance date changed from 31 December to 30 June. Dividend payments resumed. Further additions to Wentworthville factory. Whole of calls made and remaining unpaid calls discharged. Bonds Entertainment Unit formed.
1941	Arrears of Debenture interest of £41,600 paid. Paid up capital increased by £87,494, being the amount received from an issue of new shares and calls on old contributing shares. 1,819 shares allotted, making new shares of 100,000 complete.
1942	New Articles of Association adopted on 2 September.
1942	Half hose patent infringement unsuccessfully taken to the High Court and appeal to the Privy Council subsequently lost. The large volume of orders for the war effort and difficulty in securing labour mean that the company is unable to keep up supplies to regular customers.
1943	Conversion of £424,700 worth of debentures into shares and redemption of £87,300. Retailers placed on quotas for the Company's products.
1944	Hollerith punch card accounting installed. Financial position improves due to increase in paid-up capital. Dubbo factory opens as a hosiery and underwear mill at the request of the government.
1945	Bonds acquire 95.8% of Commonwealth Weaving Mill Pty Ltd (i.e. Dri-Glo). 92,206 ordinary shares of £1 each in Commonwealth Weaving Mill issued to shareholders. Apparel purchases restricted because of clothing coupons issued by the Government during the war. Insufficient manpower to staff mills. Increased costs due to lower output and no increase in sale prices affect trading results.
December 1945	Compulsory stoppages due to strike at Bunnerong Power Station and prohibition on use of electricity.
1946	Wages costs increase as a result of Female Minimum Wage Regulations and additional holidays required in the Federal Textile Award. Labour shortages adversely affects profits. 110,746 £1 shares issued following a 1 for 4 par issue for shareholders.
1947	Trading results begin to improve after post-War austerity. Cessnock Mill commences towel weaving in January and further extensions at Cessnock are provided for. Rayon and fine cotton yarn difficult to procure from overseas.

Year	Development / Event
1948	40-hour week introduced on 1 January, adversely affecting results for half year. £5,000 allocated to establish a Staff Provident Fund.
21 June 1948	Commonwealth Weaving Mills Pty Ltd changes name to Dri-Glo Towels Pty Ltd.
1949	Coal strike affects industry generally. Looms transferred from Rosebery to new towel mill at Cessnock. Extensions to Fivedock towel mill occupied. Company continues policy of modernising plant and mills. High imports of knitted goods causing concern and industry believes Government should take action to ensure full employment in Australian mills by restricting certain imports which could be supplied by Australian manufacturers. Decision made to issue 200,000 ordinary shares for £1 each at par. Staff cafeteria at Wentworthville opened in October.
1949-50	Twenty new automatic looms installed. Dyehouse operating at Five Dock.
1950	Knitting factory at Rosebery prepared for new full fashioned hosiery plant. Price control lifted from women's hosiery and women's woollen underwear. Number of employees 2,115. George Bond dies of atherosclerosis at Ashfield on 1 June 1950, leaving an estate valued at £642. Modern spinning machinery purchased in England for Wentworthville being fully utilised for the first time.
1950-51	Arthur V Hood becomes Company Secretary. New 'Fiesta' hosiery range produced at Rosebery. Major conversion of Dri-Glo operations at Cessnock to automatic looms.
1951	Restriction on dollars available to Australian Cotton Spinners for purchases of raw cotton from USA. Installation of auxiliary power unit to minimise production losses during period of electricity shortages and restrictions. Offer of £400,000 registered unsecured 4 ½% loan stock at par to shareholders. Number of shareholders at this time 2,626.
1952	Trade recession and Bonds unable to pass on to customers the higher costs incurred for raw materials, labour and other expenses. Reduction in output at Camperdown, Dubbo and Wentworthville because of lessened demand partly caused by the inability of manufacturers and retailers to finance purchases. Reduction in overseas and local prices of raw materials necessitates writing down of stocks to market value. Reduction in output at Wentworthville.
1953	Electricity restrictions lifted. Material prices more stable but labour costs and expenses increase. Demand for company goods well maintained. Attractive new lines of hosiery, half hose and underwear marketed.
1953-54	New equipment ordered for Wentworthville Spinning Mill. New equipment ordered for Five Dock Dye House.

Year	Development / Event
1954	Full fashioned hosiery machines acquired for Rosebery Mill. Brisbane branch office purchased. High sales make the year's trading very successful. IBM punch card accounting system installed.
1955	New cotton store and blow room at Wentworthville Mill completed at a cost of £50,000. Full fashioned hosiery manufacturing transferred to Fiesta Hosiery Mills Ltd, incorporated 16 September 1954 and yarn spinning, thread processing and bobbin making activities transferred to Bonds Spinning Mills Pty Ltd, incorporated 24 September 1954. Land leased at Five Dock and dyehouse, boiler house and plant sold to Bonds Spinning Mills Pty Ltd. Employees' Retirement Fund established. Bonds starts making the Bonds Cottontails Full Brief.
1955-56	Air conditioning installed at Wentworthville.
1956	New boiler house at Spinning Mill, Wentworthville. Extensions to Towel Mill at Five Dock costing £75,000 completed. Land purchased in Perth, additional land in Brisbane and property in Adelaide for offices and warehouses. 1 for 5 par issue in October.
1957	Underwear and half hose sections at Camperdown transferred to Bonds wear Pty Ltd, incorporated on 17 December 1956. Bonds Industries now a holding company. Perth warehouse and showroom opened by Hon. ARG Hawke, Premier of Western Australia on 28 August 1957. South Yarra property purchased for warehouse, showroom and offices to be built on site. The Australian towel industry is able to supply 92% of the country's requirements. 1 for 4 bonus issue of 250,000 £1 ordinary shares made. Share purchase plan introduced to encourage employees to become shareholders.
1958	Dee Why factory and 7 ³ / ₄ acres of land purchased in January and production commences in February. A building erected at South Yarra, Victoria, and used as the company's warehouse, office and showroom. A 1 for 4 bonus issue of 250,000 ordinary shares of £1 which arose from the revaluation of shares in certain subsidiary companies, increased paid-up capital.
1959	Full fashioned hosiery plant and stock owned by Fiesta Hosiery Pty Ltd sold and manufacturing of hosiery at Rosebery discontinued. Production at Dubbo factory reduced by transfer of plant to Dee Why factory. All the companies in the group operated at a profit. First TV advertising – sponsorship of ½ programme, <i>The Texan</i> shown at 7,30pm on Sundays.
1959-60	WH Slade becomes Company President; JV Ratcliffe Chairman of the Board
1960	Wentworthville new mill building extension. Alterations to Five Dock under construction. Executive offices at Camperdown remodelled. Win in the British Open by Australian golfer Kel Nagle makes front page news, creating good advertising for Bonds Grand Slam sports shirts. Dri-Glo becomes a subsidiary.

Year	Development / Event
1961	Wentworthville air conditioned spinning mill building completed and plant installed. Babywear Division started. The Dri-Glo Squares pack awarded 1 st prize in the National packaging contest. Dri-Glo office block and showroom at Five Dock occupied in August. Port Kembla factory opens in October.
1961-62	WH Slade retires. JV Ratcliffe continues as Board Chairman.
1962	Manufacturers Television Ltd formed to apply for the third commercial television licence in the Sydney area. Waratah Films Products Pty Ltd formed to make films and enter the TV industry. One film <i>The Dawn Fraser Story</i> made at a loss which is subsequently offset against sale of Dri-Glo Gift Packs. Name changes to Waratah Productions Pty Ltd on 14 December 1967. Bonds TV commercials seen regularly in some high rating TV programmes. Half hose manufacturing ceases. 1 for 5 issue of 250,000 £1 ordinary shares at 10/- premium in April. Bonds develops its first Baby Wondersuit.
1962-63	All properties clear of mortgages. HG Aston appointed General Manager.
1963	New £2 million programme of capital expenditure over two years commenced. Articles of Association amended. Capital issue made in August of £200,000 of 100,000 preference shares at £2 par to Employees' Retiring Fund. Ordinary share issue of 1 for 12 at premium 25% of par. At General meeting on 20 November 1963 a dividend of £375,000 is declared and is applied in payment of 1 for 4 bonus issue of shares. In excess of £220,000 expended on building and plant.
1963-64	Board Chairman JV Ratcliffe dies. Russell Slade appointed Chairman and Managing Director. H Aston appointed Director.
1964	Second Wentworthville Spinning Mill building and new administration block officially opened in September, providing a production unit equal in standards of modern technology and equipment with any similar operation in the world. Bonds-Wear Pty Ltd and Polymer Manufacturing Pty Ltd purchases a series of ½ hour TV shows produced by Waratah Film Productions Pty Ltd. Production increased to meet customer demands. Bonds becomes an official sponsor of the 1964 Australian Olympic Team.
1965	Honeywell 200 series computer installed, the first commercial installation of this system, which comprises a central processor, five magnetic tape units, high speed printer, paper tape and punch card units, providing increased efficiency in the areas of production planning, scheduling of orders, stock control, customer and general accounting. Shoreline Division commences with small initial range.
1965-66	New design studio installed.

Year	Development / Event
1966	Fiesta Hosiery Pty Ltd acquires a share holding of 24.3% of paid up ordinary capital in Maryborough Knitting Mills Ltd. Record profit achieved and great advances made in modern product engineering and manufacturing methods. Research and Development department is not depending so much on overseas know-how and successfully develops the top and bottom trimmer for multi-needle sewing machines. Construction of towel mill at Lithgow commenced late 1966. Share option scheme for employees introduced with shareholder's approval. Bonds develops its first hipster brief, marketed as the 'Keenies'.
1967	Employees of the Bonds group now number 4,070. Lithgow yarn spinning and towel weaving factory completed in June 1967 with a \$15,000 grant and officially opened by Hon J B Fuller, Minister for Decentralisation and Development on 11 December 1967. Bonds represented at the Basle Fair in Switzerland. Warilla factory purchased and finance provided by Department of Decentralisation and Development. Production commenced in September 1967 and operations commence with a staff of 29. Higher sales, improved manufacturing efficiency and some lower raw material prices contribute to a record net profit. Commonwealth subsidy of \$2.8 million received. Activities of the Research Division result in numerous process improvements. \$2,000 worth of merchandise donated in response to the Hobart Fire Relief Appeal. Training Centre established at Dri-Glo for operators. Dickies Pty Ltd (formerly HB Dickie Ltd) major towel manufacturer taken over, paving the way for the consolidation of Bonds spinning operations at Wentworthville and towel manufacturing operations at Yarraville. Entire shareholding purchased for cash consideration of £2,182,026. Value of freehold property at Yarraville increased in Accounts following independent valuation.
1967	G Innes appointed General Manager.
1968	Sales of apparel rise substantially. Big improvements to warehouse and dispatch facilities help service customers' orders. Bonds products are more than 90% cotton. Trading affected by increased cotton prices, higher labour costs, wage increases and additional costs associated with the establishment of the Lithgow Production Unit.

Year	Development / Event
1969	High degree of automation in the fabric cutting department at Wentworthville. Bonds unable to meet demand for the company's products. Slade Bros and Bonds are operating a jointly owned manufacturing company – Warrawee Textiles Pty Ltd in Victoria. Operations set to commence in September 1970. 19,800 ordinary shares issued. Further improvement in sales. Intensive advertising and special promotions of Bonds products maintained. Warilla extension triple capacity of making up. Representatives from Bonds involved in the Standards Association of Australia for flameproofing children's nightwear. Reduction in sales of towels due to increased imports from Japan. Tariff protection granted for knitted outerwear. Towel weaving transferred from Lithgow to Five Dock. Yarn spinning transferred from Yarraville to Lithgow. Group payroll costs rise by 7.0% because of National Wage Decision and Clerks award.
1969	Dunlop enters the Australian underwear and socks market with the acquisition of Holeproof and Berlei Hestia Ltd.
1970	Air conditioning installed in winding section of Wentworthville mill. Unanderra factory leased for garment production. Perth warehouse and showroom modernised. Honeywell 1250 computer 'on line' 65K system with visual terminals for direct data entry installed. H Aston appointed Deputy Chairman. Fortieth year since Bonds established. Number of shareholders 3,090 at 25 March 1970. Loan of \$68,000 from Country Industries Assistance Fund for expansion of Cessnock mill. Subsidiary companies are: - Bonds Spinning Mills Pty Ltd; - Bonds Wear Pty Ltd; - Dri-Glo Towels Pty Ltd; - Dickies Pty Ltd; - Chesty and Judy Bond Pty Ltd; - Gloward Pty Ltd; - Waratah Promotions Pty Ltd; - Fiesta Hosiery Pty Ltd; - Otahe Custodians Pty Ltd. Merges with the Australian interests of Coats Patons Ltd of the United Kingdom to become Bonds Coats Patons Ltd.
1971	Thread production ceases at Wentworthville and transferred to Coats at Mt Waverley. Circular knitting area at Wentworthville enlarged. Warp knitting transferred from Wentworthville to Heathcoat Fabrics. Purchase of 75% of Heathcoat Fabrics, which is moved to Mt Waverley. Unanderra construction completed. Thread production ceases at Lithgow and Wentworthville and transferred to Coats at Mt Waverley.
1971	Dunlop acquires Grosby and creates the branded footwear business.

Year	Development / Event
1972	Dee Why facility closes and operations transferred to Unanderra and Cessnock. Dri-Glo commences production of sheets. 100 millionth Chesty sold.
1973	Sirdar (Australia) Pty Ltd, manufacturer of hand knitting yarns, taken over to complement the Patons range of products. Emphasis on marketing of sheets.
1974	Production reduced and employees reduced from 6,458 to 4,836. Five Dock weaving closed and all weaving consolidate at Yarraville by 1977. G Innes appointed Director on 1 July 1974.
1975	Administrative and selling activities of Dri- Glo and Dickies towels merged to form Bonds Weaving Mills Ltd. Lithgow spinning operation closed.
1976	Five Dock mill for sale.
1977	Assets of Villawool Textiles Pty Ltd, a manufacturer of hand knitting yarns, purchased to complement further the Patons range of products. Operations of Sirdar, Villawool and Patons subsequently consolidated in Launceston, Tasmania. Order placed overseas for a computer-controlled Gerber high-ply cutter, the first to be installed in Australia.
1978	Gerber cutter installed.
1979	Gotcha racing car sponsorship. Bonds Spinning Pty Ltd, Bonds Weaving Pty Ltd, Fiesta Hosiery and Waratah Films dissolved. Bonds Spinning and Bonds Weaving become divisions of Bonds Coats Patons. Part of Five Dock site sold, the remainder converted to warehousing.
1981	Coats Patons Brisbane and Mascot warehouses sold. New investment in an industrial estate at Mt Waverley. H Aston appointed Chairman in January 1981. N North appointed Director in December 1981. H Aston appointed Chief Executive Officer in 1975 and G Innes appointed Managing Director, Bonds Industries Sub-group.
1982	Marketing highlight reached when the 150 millionth Chesty is sold. It is considered to be the largest selling single item of clothing on the Australian market. The company's 25% shareholding in Maryborough Knitting Mills (Cuttle) Pty Ltd converted to 100%, giving the group a strong position in the store brand apparel market, complementing its already strong position in the national brand area. Warehouses in Adelaide, Brisbane, Launceston, Melbourne and Perth all closed – centralised at Five Dock. P Burgess appointed Company Secretary.
1983	Assets of Semco Pty Ltd, a manufacturer of handicraft products, purchased to complement the Coats range of handicraft products. Harold Aston knighted. P Burgess joins the Board.

Year	Development / Event
1984	Vida Turnet Pty Ltd, one of Australia's leading garment and fabric printers, taken over, filling the one remaining gap in the company's vertical structure. Bonds launches its iconic 'It's Gotta Be Bonds' advertising campaign.
1985	10 millionth Grand Slam sold.
1985	Pacific Brands is formed as a consumer goods division of Pacific Dunlop.
1986	New dye house commences at Wentworthville. Upgrading of computer facilities. Camperdown site sold to TAFE and Head Office building re-leased for 3 years. Warehouse leased at Leichhardt.
1987	Dye house at Wentworthville completed and operations moved from Camperdown. Bonds taken over by Pacific Dunlop in June and company name changed to Bonds Industries Ltd. On 3 July 1987 H Aston retires from Bonds Industries and is re-appointed as Consultant with Pacific Dunlop Ltd. G Innes appointed Managing Director – Apparel. In August 1987 Coats Patons (Australia) sold to Coats Patons (UK). Tara Towels acquired in May 1987.
1988	On 1 July 1988 Bonds Weaving takes over operations of Tara Towels. Weaving production moves to Devonport, Tasmania.
1989	Heathcoat Fabrics sold in April 1987. On 1 May 1989 Vida Turner's operations are divided between Bonds Weaving and Heathcoat Fabrics. On 1 July Maryborough Knitting Mills are taken over by Holeproof, a division of Pacific Dunlop. By this time operation divisions are only: Bonds Spinning Mills; Bonds Wear; Bonds Weaving Mills
1990	The Chesty achieves 250 million sales.
c1990	Opening of new plant at Wentworthville in February 1990. On 1 July 1990 Pacific Fabrics - Knitting and Dyeing at Wentworthville for other divisions of Pacific Dunlop. Bonds Weaving sold.
1991	Bonds produce the Bonds Bodysuit.
1995	Pacific Brands enters the outerwear market with the acquisition of Boydex International.
1999	Bonds relaunch their Hipsters.
2000	Pacific Brands develops the branded footwear business by acquiring the Australian licences for Clarks (children's shoes) and Hush Puppies.
2000	Pacific Brands is one of the largest suppliers to the 2000 Sydney Olympic Games, providing the iconic uniforms for 120,000 Games volunteers.
2001	KingGee, Playtex, Razzamatazz and Stubbies join Pacific Brands with the acquisition of Sara Lee Apparel. Bonds Bras are launched.
2001	Pacific Brands splits from Pacific Dunlop and acquired by CVC Asia Pacific and Catalyst Investment Managers.

Year	Development / Event
2001	Supermodel Sarah Murdoch (née O'Hare) becomes a Bonds Ambassador.
2002	Australian tennis ace Pat Rafter becomes a Bonds Ambassador.
2003	Pacific Brands acquires Kolotex Hosiery and Sachi women's footwear. The Female Chesty is launched.
2004	Successful float of Pacific Brands which is listed on the ASX and NZX.
2004	Pacific Brands acquires license for distribution of Merrell Footwear.
2004	Bonds Hoodie launched.
2005	Pacific Brands acquires Sheridan business including Actil and Arthur Ellis (Homewares New Zealand and Everwarm Survival businesses).
2005	Pacific Brands acquires distribution of Esprit.
2006	Pacific Brands acquires Peri and Foam Products Australia (FPA).
2006-07	Pacific Brands declares a gross profit of \$1.6 billion and employs a workforce of 9,000, still manufacturing 40% of its goods in Australia, at three sites in NSW: Cessnock, Unanderra and Wentworthville.
2007	Pacific Brands becomes a market leader in the workwear category by acquiring the Yakka Group including brands such as Yakka, Hard Yakka, Can't Tear 'Em, Wrangler and Lee Jeans brands.
2007	Pacific Brands acquires the street wear division of Globe International incorporating brands such as Mossimo, Mooks, Paul Frank and Stussy.
2008	Bonds dance and performance advertisements appear on TV.
2006-08	Pacific Brands receives \$17.6 million in government funding targeted at, but not conditional on, continuing local manufacture.
2009	Pacific Brands announces it will lay off 1,850 staff and close most manufacturing sites in Australia, claiming they are no longer economically viable. The company announces it will move manufacturing operations to China. Public controversy over loss of local jobs and unprecedented pay rises to executives.
2010	Pacific Brands cuts 1850 jobs and ceases manufacturing in Australia by September to reduce manufacturing costs. After public outrage and media coverage of the sacked staff a group of former employees band together to form Tuffys & Tuffetts underwear, buying some of Bonds old equipment and rehiring sacked staff.
2010	Pacific Brands advises Holroyd City Council of its intention to seek a rezoning of the Wentworthville site to allow for residential and associated development.
2010	Draft Masterplan and Preliminary Heritage Assessment for Bonds Wentworthville site prepared.
2010	Pacific Brands loses licence for Merrell footwear and loses licence for Paul Frank in Australia when the latter is acquired by Saban.
2011	Pacific Brands moves into the premium streetwear market by acquiring the licence for Diesel Australia.
2011	Bonds on-line store opens on 16 November.

Year	Development / Event
2011	Pacific Brands sells Sleepmaker to New Zealand company Sleepyhead and sells underperforming Leisure and Fitness business (including Malvern Star Bicycles) to New Zealand's Sheppard Group.
2011	Australian actress Rachael Taylor becomes a Bonds Ambassador.
2012	Conservation Management Plan for Wentworthville site commissioned by Pacific Brands.
2012	In August Pacific Brands enters into a binding agreement to sell its Wentworthville site to Rainbow Force Pty Ltd, who then commissions MUSEcape Pty Ltd to complete draft CMP.
2012	Pacific Brands generates sales of over \$1.3 billion and begins deliveries to New Zealand, Canada, United States, Singapore, United Kingdom and Hong Kong SAR China. Bonds launches its own Bonds Stores.
2013	Pacific Brands has 5,000 employees and has sales of more than 200 million units across 300,000 different product lines.
2013	Pacific Brands has pre-tax losses of \$404.9 and unveils 5-year expansion plan including marketing its iconic Bonds and Berlei underwear brands overseas. Bonds open their first Bonds Kids Store.
2013	Draft Conservation Management Plan submitted to Holroyd City Council and peer reviewed by Tropman and Tropman Architects.
2013	CBRE on behalf of Rainbow Force Pty Ltd commissions heritage consultants Godden Mackay Logan Pty Ltd to review draft CMP and provide advice on development guidelines for the Wentworthville site.
2014	Final draft of CMP completed in February. CMP finalised in August, with amendments in response to Council comments.

2.3 *The Evolution of the Wentworthville Site*

Early plans and other documentary evidence of the Wentworthville site are limited and most architectural plans and drawings of the site are relatively recent. However, the following schematic plans of the evolution of the site have been prepared from a combination of plans, archival photographs and oral history.

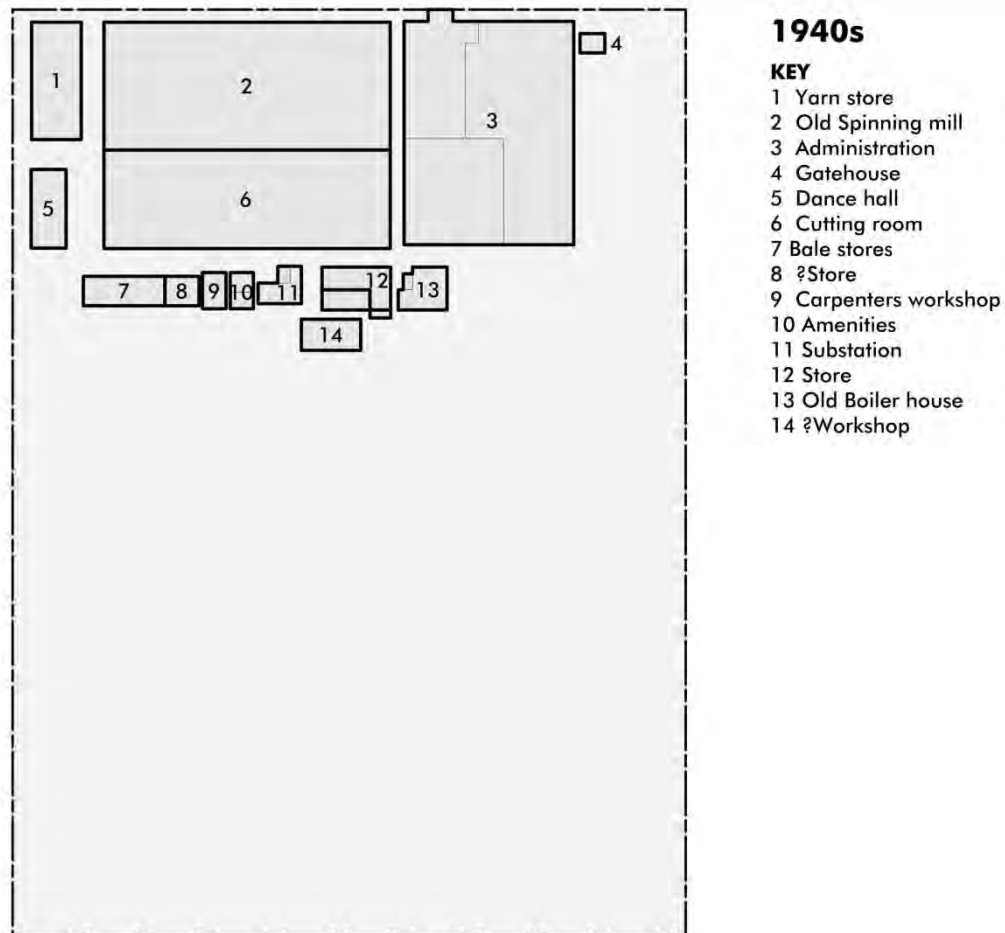


Figure 31 Diagram showing the layout of built elements during the 1940s. (Source: Orwell & Peter Phillips)

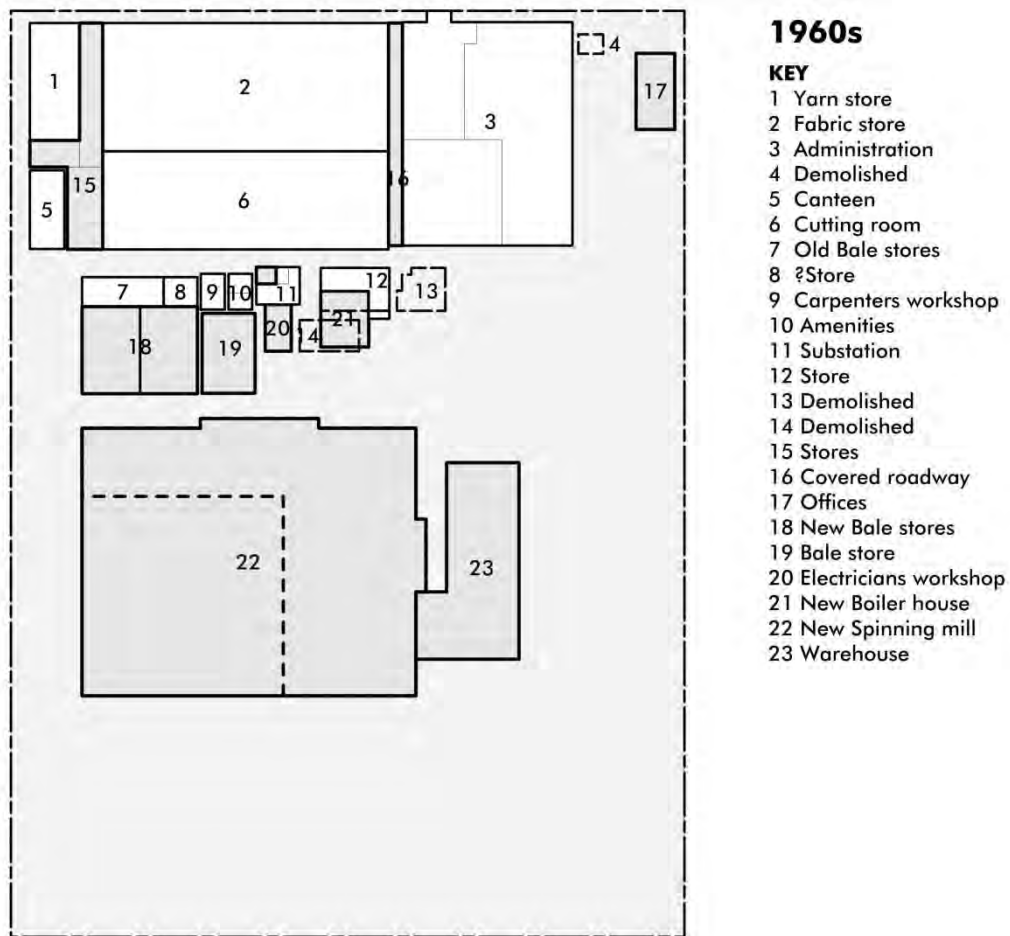


Figure 32 Diagram showing the layout of built elements during the 1960s. (Source: Orwell & Peter Phillips)

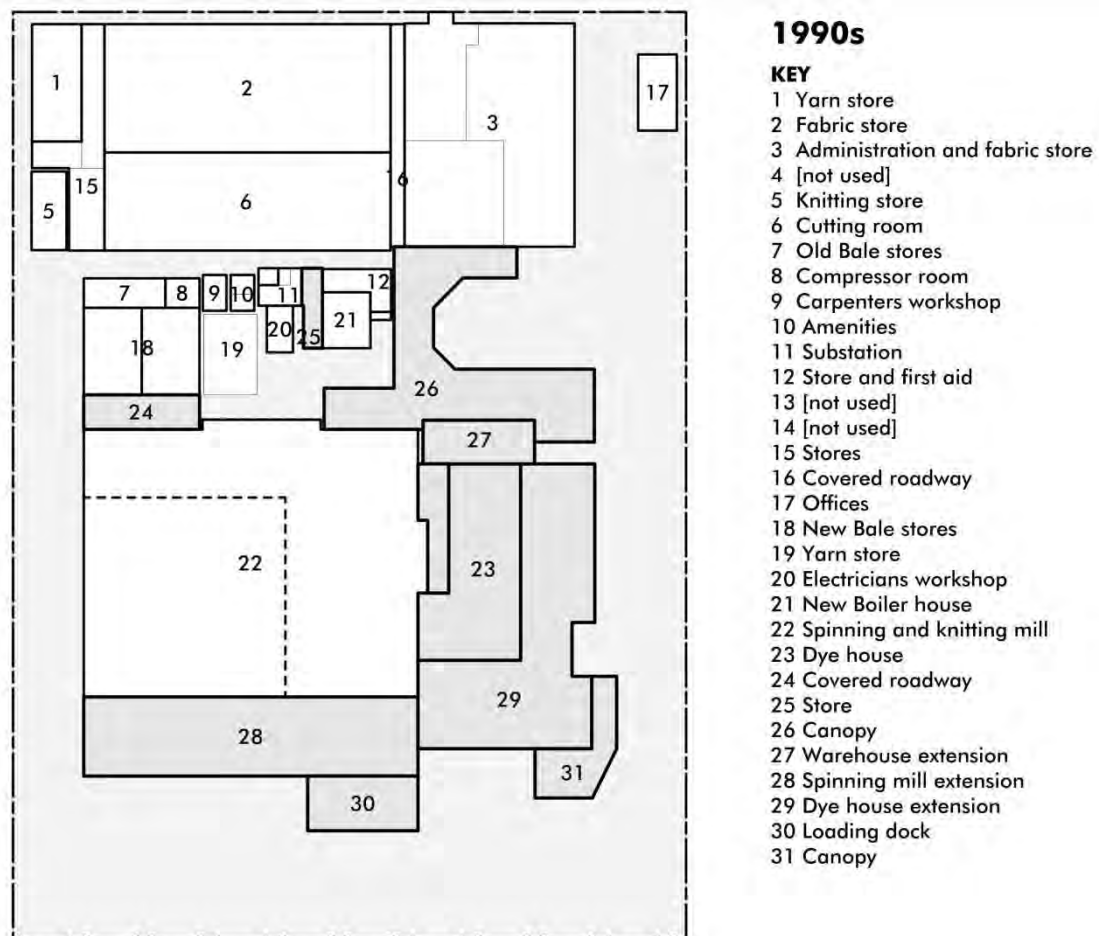


Figure 33 Diagram showing the layout of built elements during the 1990s. (Source: Orwell & Peter Phillips)

2.4 The Manufacturing Process

While the machinery used and the nature of the fabrics produced has changed over the years, the basic processes have remained the same. Raw cotton arrived at the factory and was carded, drawn and spun to produce yarns which were then knitted into various types of fabric, then dyed (off site at Camperdown until quite recently), dried, further treated and 'debatched' to the cutting department or off-site for printing. Fabric from the Wentworthville factory or from other sources was then sent to the fabric store, then to cutting or making-up, packing and warehousing. The various stages in the manufacturing processes are shown in the flow charts in the following figures.

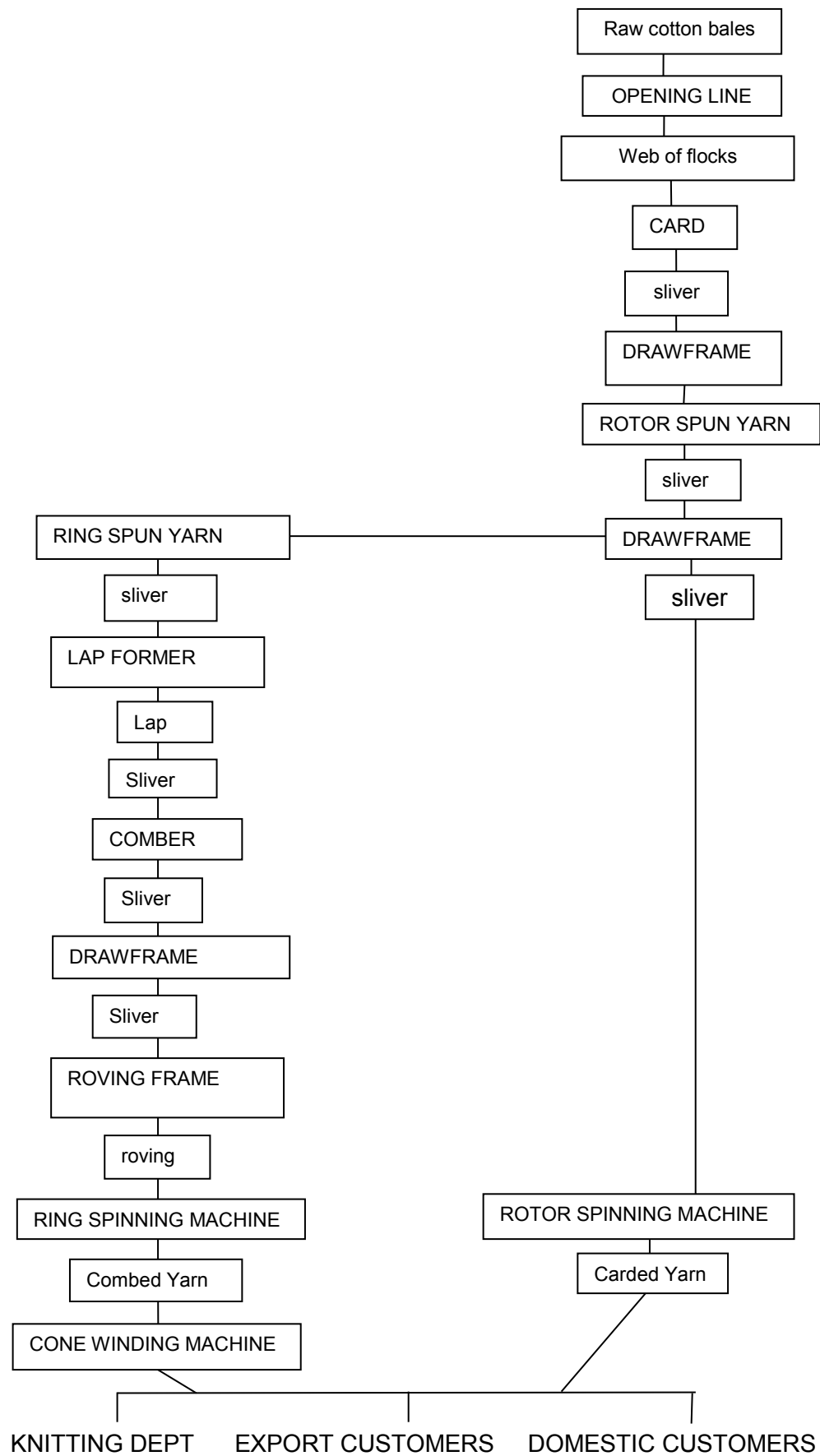


Figure 34 Bonds Spinning, Wentworthville (Bonds / **MUSE**cape Pty Ltd)

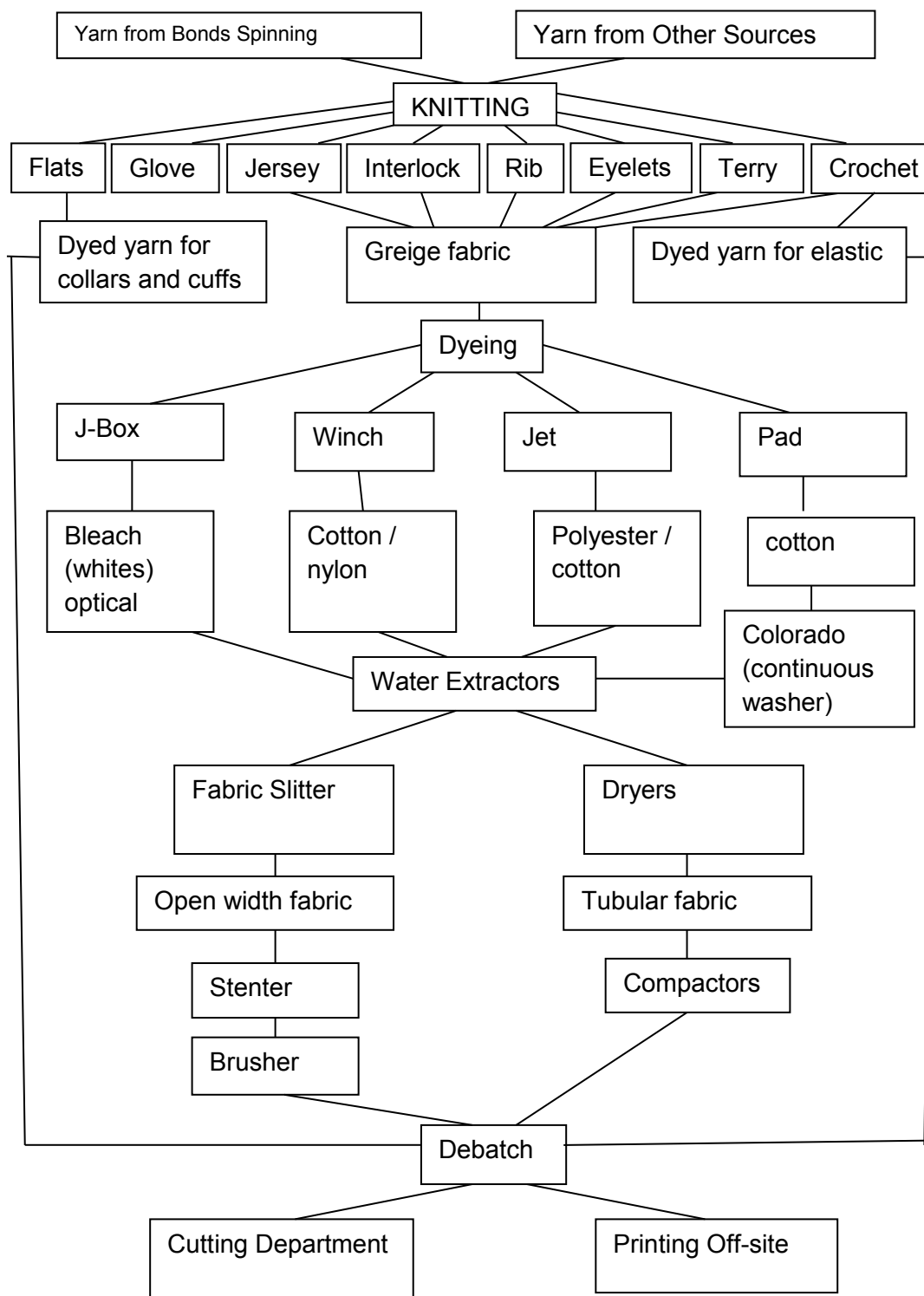


Figure 35 Pacific Fabrics Knitting and Dyeing, Wentworthville. (Bonds / **MUSE**cape Pty Ltd)

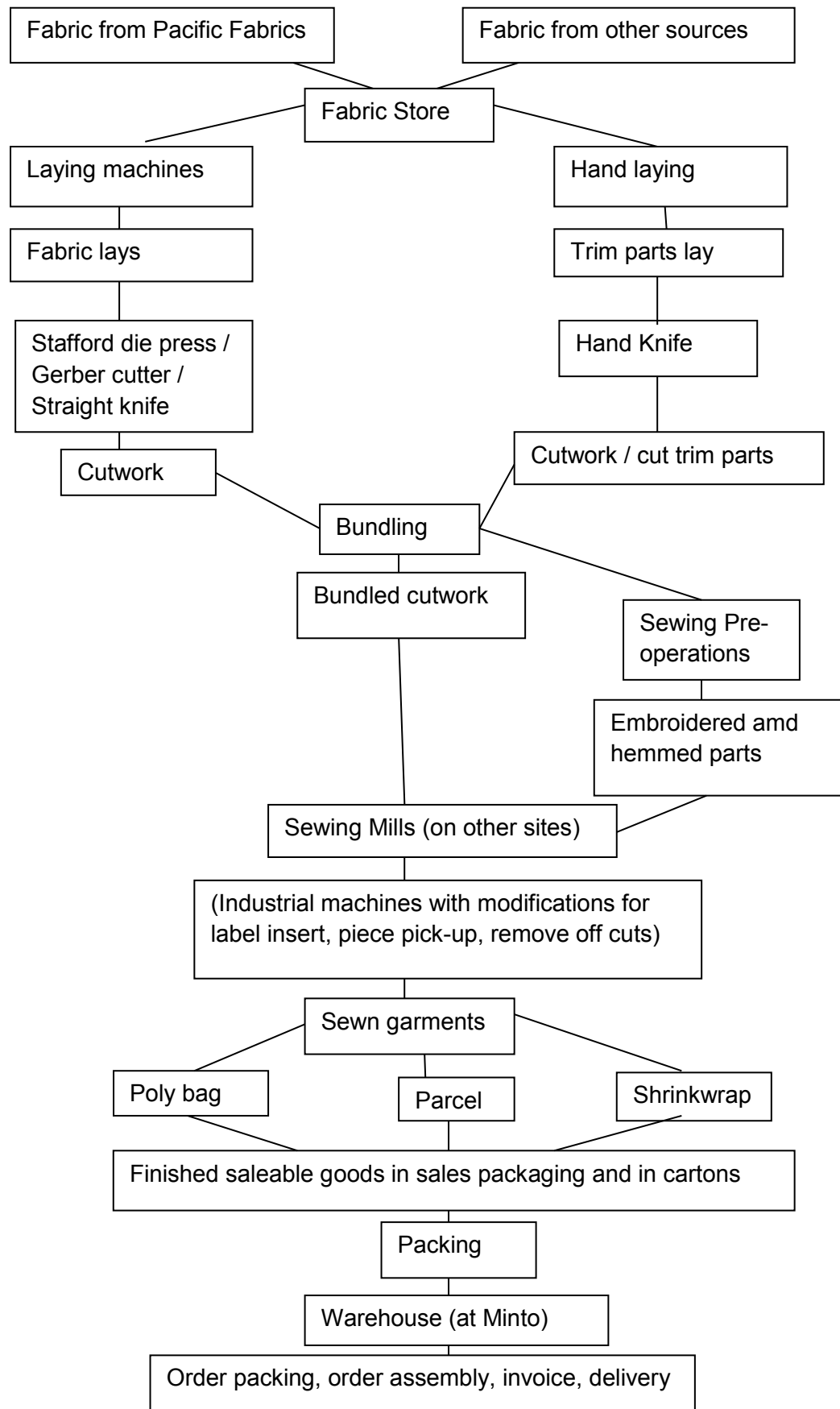


Figure 36 Bonds Cutting and Making-up. (Bonds / **MUSE**cape Pty Ltd)



Figure 37 Bond's Industries Ltd General Manager W Hermon Slade (left) inspecting a bale of cotton arriving at the Cotton Bale Stores, originally a row of seven concrete fire-proof bunkers with counterweighted steel sliding doors. The bales, weighing up to 4-500 lbs, are bound with metal hoops. (Source: Pacific Brands archives)



Figure 38 The cotton 'fleeces' after they have been through the first stage of processing. (Source: Pacific Brands archives)



Figure 39 Producing the laps, rolls of exactly 40 yards in length, which are weighed on the scales at left for uniformity and weight per yard, vital for producing an even-textured, super quality yarn. (Source: Pacific Brands archives)

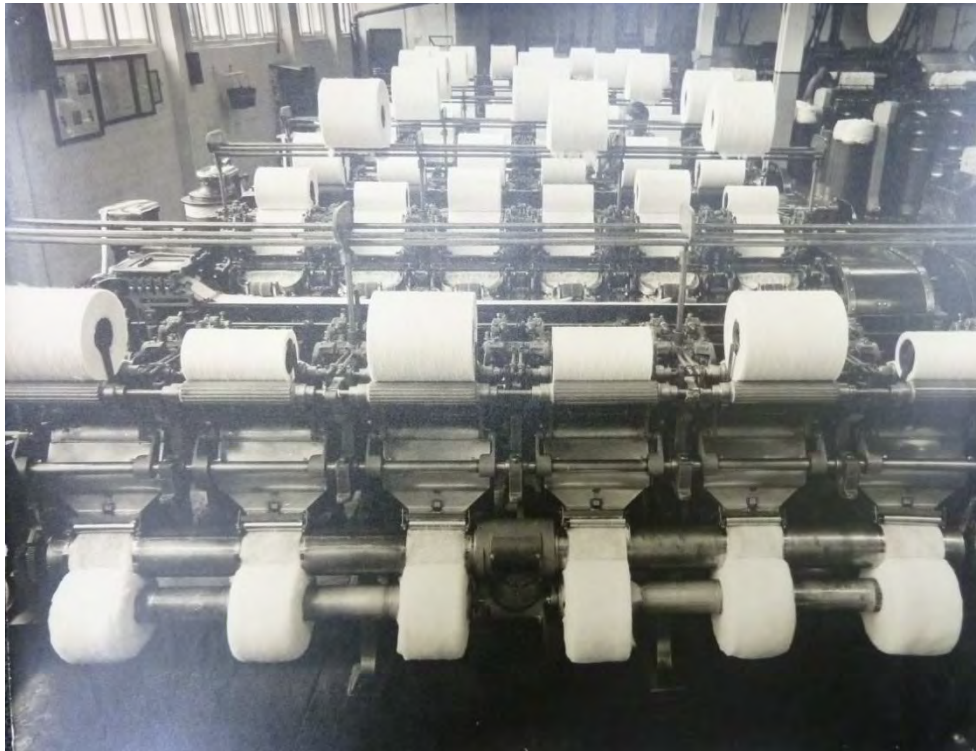


Figure 40 The Drawframe, on which the cotton fibres are further processed. (Source: Pacific Brands archives)

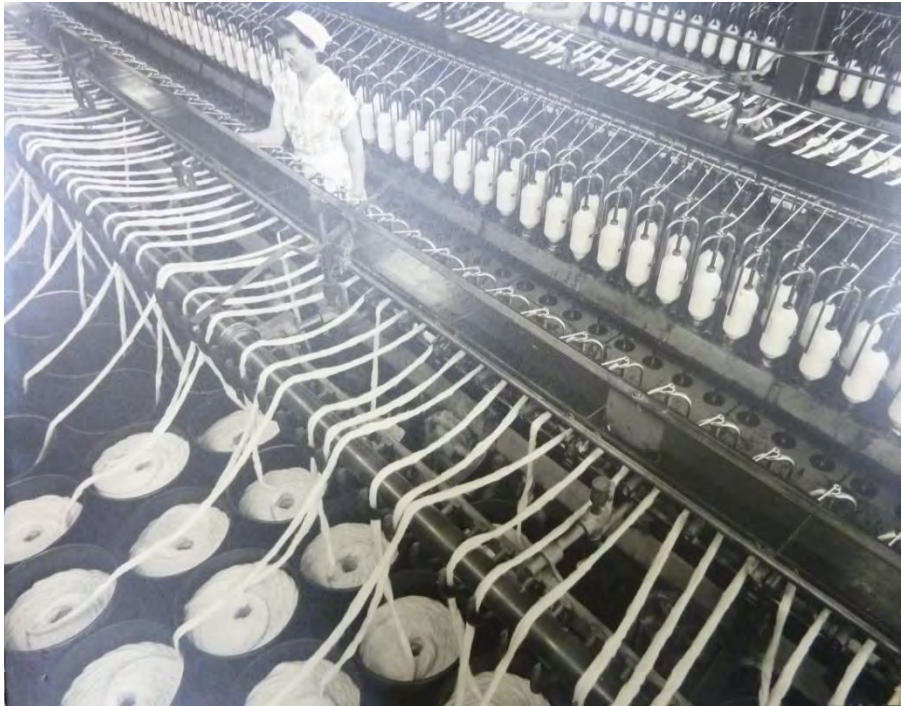


Figure 41 Making rovings. (Source: Pacific Brands archives)



Figure 42 Winding cones. (Source: Pacific Brands archives)



Figure 43 Timber for making bobbins and cones stored at Bond's Bobbin Mill, which was located on the northern side of Dunmore Street, Wentworthville, across the road from the Spinning Mill. (Source: Pacific Brands archives)



Figure 44 Bobbin winding. (Source: Pacific Brands archives)



Figure 45 The Testing Laboratory where yarns were tested for various parameters including strength. (Source: Pacific Brands archives)



Figure 46 Inside the Boiler House and workshop at Bond's Wentworthville. (Source: Pacific Brands archives)

2.5 Working at Wenty - the Oral History Record

Bond's was a place of machines but it was also a place of people – lots of people, many of whom spent their working lives in the employ of this one company. There was a strong sense of loyalty to the brand and of camaraderie among the workers. This section provides a brief insight into the working life at Bonds based on analysis of oral history interviews with a small selection of former employees.

2.5.1 Stan Mather

Stan Mather was born in 1901 in Bolton, Lancashire, in the heart of England's fine cotton spinning area and worked at Bonds for 42 years, from 1926 to 1968. He remembered¹² in his childhood in Bolton, "spinning mills were going up so fast they were even taking bricks hot from the brick-makers to build mills". Stan started working at a mill at age thirteen, the day after the First World War started and with most of the lads away at the front he progressed quickly to the position of Overlooker but was demoted to machine operator when the men came back from the war. Aware that the cotton trade in Britain was in decline and irritated by seeing the sons ("who couldn't make it") of professional men enter the mills as cadets and given promotion above himself, who had longer experience, Stan decided to emigrate to Australia.

Arriving with his wife on 31 May 1926 Stan soon landed a job as a machine operator at Bonds, where his brother-in-law was employed in building maintenance. The mill had humidifiers that could cope with British conditions but could not handle the dry summer days in the west of Sydney. With his experience, Stan could see that a minor adjustment to reduce the tension of the web of cotton would solve the problem and his shift supervisor was so amazed that Stan was transferred from night to day shift. He was moved around a lot, filling in for workers at lunch or on leave and it wasn't until after the company went into liquidation that he got a promotion.

Stan remembers seeing very little of George A Bond who had a house at Bondi but used to come up to Dunmore House for weekends. On these visits, Bond would wander around the mill, accompanied by 'Old Cribbin', the nightwatchman, who would tell the boss all the news ("good or bad, depended on whether you were on the right side of Cribbin or not").

Stan's first impression of the Bonds mill was that it was "only a baby". He had worked at mills in England that had a hundred thousand spindles and Bonds had only five [thousand?]. He thought the place was hopelessly over-staffed, with a foreman supervising only two or three workers. When Mr Crowther, who had been so impressed by Stan's adjustment of the equipment previously, asked Stan his impression of the factory after a couple of weeks - Stan replied that there were so many people about that the company "was heading straight for bankruptcy" – at which Mr Crowther laughed and said "don't worry about that, George Bond's got more money than the king". This was in about 1927 and later that year Stan's prediction came true.

¹² Oral history interview by Miss N Roche 16 May 1991

After liquidation of Bond's company, many trimmings that George A Bond had thought important were cut, although a trained nurse was retained on day shift. Stan by this time was in charge of receiving cotton into the mill. A bounty system was in place to ensure that Queensland-grown cotton was used and a government officer would carry out spot checks to make sure everything was in order. However, supply of the local fibre became insufficient to meet the demand and the mill had to also use imported American cotton and some from the Pacific Islands.

Prior to liquidation, Bond had had the idea of growing cotton and starting a mill at Grafton but the demise of the company fortunately put paid to that idea – in Stan's view Grafton was not the place to be growing cotton. Stan also remembered Bond employing the most unlikely people, who would come from head office and wander around the mill. One fellow, dubbed the "Phantom of the Opera" would inspect the place but no-one ever saw a report of his findings!

Stan saw the liquidation as a result of too rapid expansion and high levels of debt to UK silk yarn suppliers Courtaulds through a company called Lustre Fibres and woollen yarns suppliers John Vickers. Bond always blamed the Bank of New South Wales which he believed, if they had stood by him a little longer, he would have been out of trouble. In Stan's opinion, Bond just didn't believe his credit was inexhaustible.

At the time of liquidation the mill closed just before Christmas 1927 and re-opened in February 1928. Most of the staff were fired but Stan was lucky to keep a job and in fact started to make some progress at Wentworthville, put in charge of the carding department, then another department. Stan remembers his biggest influence at Bonds being a Russian who taught him all he knew about purchasing of cotton and matching standards, filling in the gaps in his knowledge between technical stuff and raw material purchasing. When the Russian's services were terminated at age 70, Stan fell into the job, matching samples of cotton against universal standards, essentially judging fibre length and body (diameter) by observation, a skill that many people never seemed to acquire.

After liquidation the company stopped weaving and sold off the equipment that had been used to weave cotton tweeds for work trousers, sheeting and towels. Quite a lot of small weaving mills got a start with machinery they picked up for a song from Bonds' liquidation sale.

In Stan's opinion Hermon Slade got his start in the textile business with machinery bought by a Bonds executive and they started a weaving mill called Commonwealth Weaving Mills, weaving towels from this second hand machinery. George Travis had been a superintendent in the weaving mill so he selected the best of the machinery! Stan accompanied Mr Slade on a world trip in 1945 – they left in February 1945 and didn't get back until November that year.



Figure 47 Gabondo Cricket Club, Premiers 2nd Division Business Houses Competition, Centennial Park, 1928-29. (Source: Pacific Brands archives)

Stan was very impressed with Mr Slade and considered him to be the most honest business man he knew – “his ethics were impeccable”. Stan recalled that no-one wanted to touch Bonds after the liquidation but the Banks of NSW persuaded Mr Slade, against his better judgment to take on the task of rebuilding the business. Liquidators sued George Bond for the money they were owed but when Slade took over, he bought Bond’s debts to save him from going bankrupt. Slade knew he would never see the money again. Many creditors took out £100 debentures to get Bonds industries started – share capital came later.

Stan recalled that they made many improvisations at Bonds during his time there, making the machines do things they were never designed to do. Employee Harold Webb kept budgerigars and used a wick in their drinking fountain to ensure they had a regular water supply. He suggested to Stan that they use a wick to apply the lubricant evenly during thread polishing. Another improvisation was using a binding around groups of 10-15 threads to keep them together during the waxing process.

Stan recalled that at the time of world War II, all bobbins were imported but a man had started making bobbins locally for the woollen and worsted trade. He contacted Mr Slade and bought the bobbin factory and developed it to make all sorts of bobbins but there were problems. The Australian timbers used were not suitable, with cracking of the bobbins causing a lot of wastage in the industry. English wooden bobbins made in the Lake District were perfectly balanced but could not be obtained during the Second World War. Later, plastic bobbins were perfectly balanced. The Bonds bobbin mill made bobbins for the spinning mills and also cotton reels for domestic use.

Stan’s job in the spinning mill was well paid but difficult. During the war he had an interesting diversion. Jack Burgess carried out time and motion studies at Bonds, the

only factory doing this as far as Stan was aware. Burgess became textile controller in the Department of War Organisation of Industry and because Stan had experience of time and motion studies, Burgess asked that Stan be relieved to join the Department. Stan found this an interesting experience – he recalls that when the Japanese entered the war, there was a shipload of textile machinery going to China that was diverted to Australia. A man called Webster, Chairman and General Manager of Bradmill (called Bradford at that time), was the Cotton Controller. The South Australian Premier wanted the equipment and eventually South Australia got the plant but on the condition that they had to produce yarn by a certain date. That plant was named Actil, to become another iconic Australian brand.

Stan recalled Bonds' significant contribution to the war effort, both for those serving overseas and those working the plant at home. The company supplied Dri-glow towels for the armed forces, yarn to the makers of ducks and drills for all cotton uniforms and sewing thread for making shoes.

Mrs Slade organised women from the mill who could sew and they spent days and days sewing Viyella babies' nightdresses to send to the United Kingdom throughout the Blitz.

At the mill, Stan recalled Geoff Wells organising an amazing fund-raising concert for hospitals, ambulances and medical equipment. Employee Harold Webb was a good violinist and there were girls who sang in the opera chorus. Two lasses from the threadmill did an 'Ada and Elsie' comedy routine and there were two brothers with good singing voices. Stan was of the opinion that with 1000 people working in the mill, there was bound to be some talent among the workers. The fund-raising concerts continued after the war.

After the war Stan became manager of the Wentworthville plant in 1953 and executive manager in 1955. One of Stan's enduring memories of working in the mill was the constant presence of cotton fibres in the air. It's not as though there were clouds of the stuff, but it was always there – there was no way of collecting it. Air-conditioning helped but the floating fibres were always there.

He recalled that cotton spinning was hard work – you were on your feet all day and employees needed a high degree of manual dexterity to tie knots. Stan remembered there being quite a Maltese community in South Wentworthville and the Maltese girls were wonderful operators but for some reason they could never get Maltese men to run the mill at night, although they were wonderful workers for heavy work.

Stan pointed out the process of handling the cotton from when it was harvested. First, the gin extracts the seed from the cotton fibre, then the cotton was put into bales about 4 feet 6 inches high and 2 feet square. On arrival at the spinning mill, the bales were opened and shaken out and the cotton cleaned by a process called scotching. Then a lap of cotton about 40 inches wide and 18 inches thick was fed into to the carding machine which cleaned out further trash and converted the roll of cotton into a sliver (an endless length of fibres collected, not twisted, into a rope).

The next process was drawing on a frame. To obtain uniformity in weight per yard in the finished yarn, you took 6 cams from the carding machines and by rollers with different speeds you reduced them down to one but in the process fibres were laid straight. After the drawing process the cotton went to through three stages of roving on a roving frame – slubbing, intermediate, roving – these reduced the weight per yard at each step. The cotton then went from the roving process to actual spinning with a different reducing process and was wound onto a peculiarly shaped bobbin, which then was taken to the winding process. Each step was to put the small quantities of yarn into a package suitable for the next manufacturing process. (e.g. knitting, which required combed yarn on a cone winding machine). Different strengths of yarn could be selected at this point depending on the final product required.

Stan explained that in modern cotton spinning, a lot of cleaning takes place at the gin stage and the spinning machine also does the winding. The entire process is down to four steps, with computers making a huge difference compared with when he started at Bonds. Technically there have not been big changes in knitting, but there have been changes in dyeing, manufacturing and making up. In Stan's opinion this was the reason the Australian textile industry became uneconomic - because of cheaper prices in Asia. In Stan's opinion in 1991 the spinning mill at Wentworthville was the most modern of its type in the world and could export yarn to Asia except that Australian wages make that impossible.

2.5.2 Claire Thorley

Former Bonds employee Claire Thorley recalled¹³ that after her marriage she and her husband Phil moved to Parramatta but he found transport a problem getting to the Bonds factory where he was a shift worker. Consequently, the couple rented a cottage in Dunmore Street in 1932 and purchased a block of land nearby.



Figure 48 The employees of Bonds Wentworthville operation circa 1935. (Source: Pacific Brands archives)

However, the advent of World War II meant that building was delayed. Her husband enlisted in the armed services but since Bonds was considered an essential industry, he returned to work.

¹³ Oral history interview by Miss N Roche March 1991

2.5.3 George Graham and Netta Robinson

Bonds employees George Graham (born 18 March 1911) and his sister Netta Robinson (born 21 November 1919) recalled their association with Bonds and the benevolence of George Alan Bond. They moved to Pendle Hill with their English-born parents in 1918 and their father worked as a groundsman at Dunmore House, the home of Alan Bond. Netta was named after Mr Bond's wife Jeanette, who arranged the loan of a horse and buggy so the family could sell fish. They remembered Mr Bond opening the grounds of his house for Sunday school picnics where visitors were offered donkey rides.

2.5.4 Ada Mumford

Former Bonds employee Ada Mumford started work at Wentworthville on 6 March 1956 at the age of 29 and was to spend the next 32 years with the company¹⁴. Ada's husband was suffering from ill health and she took the job at Bonds which was close to home. When her husband's health deteriorated in later years, Bonds allowed her to leave work at times to look after him.

Ada's family was evacuated from Darwin when the Japanese bombed the city – they moved to NSW and rented for three or four years in Ettalong. Her father remained in Darwin but was later sent to Sydney and then to Fiji. When she left school, Ada's first job was sewing trousers in a factory above a picture theatre in Wentworth Avenue, Sydney. Once the Second World War was over the factory started making cosmetic boxes. Ada then lived with her aunt in Bondi Junction. Her aunt had four daughters and Ada had a room – a flatette – with shared bathroom, in Flood Street, Bondi.

Ada spent her first ten years at Wentworthville in the Winding section and then moved to Methods, a section which carried out time and motion studies. The people in different sections of the mill were given a bonus for production and Ada would time the staff and her findings went into a formula used to calculate bonuses paid. Ada enjoyed this work because as well as working out the staff bonuses, she had the opportunity to see what was happening in the mill and if there were any complaints about problems. Ada's findings in the breakdown studies were reported to Stan Welch and most were followed up in the laboratory. Most of the time Ada had someone to assist her in this work

One problem was the breaking of threads. In the winding process staff would wind the cotton from a bobbin to a cone – the bobbin of cotton would be placed on the peg at the bottom of the winding frame then threaded through the guides to be tied to a cone with a weavers' knot. Winding was repetitive work. If cotton wasn't winding well the staff would want someone to check for the reason. The Clearer is what the cotton goes through - a bit like a slot to clear. If the cotton has a lot of fluff or pieces caught on it the clearer cleared the cotton before it proceeded to cone and knitting. This process of checking and solving problems led to improved quality control.

¹⁴ Interview of Ada Mumford by Roslyn Burge, 20 December 2012.

Ada recalls that bobbins were made at the building across Dunmore Street from the factory – she never went to that building and was unaware of how many people worked there or who they were.

During her time at Wentworthville, Ada worked in every section except the wool bobbin section. She worked in Spinning to carry out time and motion studies, Cutting Sewing and towards the end of her time there, in the Dye House. When she started, there was just the spinning mill and Dyeing was the last function that came to Wentworthville, from Camperdown. She recalls that it was very steamy in the Dye House.

Another thing Ada recalls about working at Bonds was the need to be careful about gossiping about other employees – ‘everyone was related’. Many employees worked for the company for many years and more than one generation of a family might be in the workforce. Ada remembers Roy Cheetham and Diane Woollard in management, Pam Powell and Bob Galmes. Harry Catlow was secretary, then Bob Galmes took over from him. Bob Galmes’ brother, Ray, became manager of spinning. Their mother worked in the winding section for 50 years and their aunt also. Bob Galmes lived in Smith Street and when he left school he worked as a fitter and turner, eventually becoming a manager.

Many children worked at Bonds in their school holidays although Ada’s sons never did. Students would sweep and clean up in the Winding section but some set fire to cotton bales. Given the risk of fire in the cotton, Bonds always had a fire-fighting system in place.

Ada recalls that wages were not exceptional and at times employees worked six days a week. The Mumfords did well enough though and were among the first in their street to get TV – she remembers all the neighbours coming over to watch *I Love Lucy*.

When Ada got the position in Methods, another employee Merle Simler, who had previously been promised that job was unhappy that she had missed out. Merle took on the Union rep. role with gusto and made sure all the union rules were adhered to - she operated for the workers.

Ada recalls social events at Bonds. The Bonds Social Club used to have socials such as a Christmas party and a social for the Bowling Club in the Staff Canteen [opened in 1949] but once the new mill was built at Wentworthville there were too many employees to fit in that building and they had to use other venues. She remembers a Christmas party for 500 children and a Social Cub Christmas dinner at Wentworthville Leagues Club.

Ada recalls the 1970s when the Whitlam government came in and made changes that affected the textile industry. Brian Hardie came to work in the office with Ada – he had worked for Sterling Henry and another company that knitted cotton. When they closed Brian Hardie was very upset and said that China was going to get all our business and we will be gone if nothing was done. His concern was “what if there’s a

war". All he predicted has come about. Ada and Brian still kept in touch after he left Bonds and went to work in the Army as a clothing inspector. She keeps in touch with many of her former workmates.

Ada Mumford retired from Bonds on 23 December 1988 at the age of 61. After 33 years at Bonds, in 1990 Ada turned to volunteering in heritage conservation, including nine years as Chair of the Friends of Old Government House at Parramatta. During her chairmanship the Friends raised more funds than at any other time. She started the Ghost Nights at Old Government House.

2.5.5 Joe and Beryl Richardson

Joe Richardson and his wife Beryl both worked at Bonds Spinning Mill¹⁵. Joe started working there at age 16 in June 1934 and spent his entire working life at Bonds, retiring about 1981. Beryl began work at Bonds aged 14 ½ and worked in the cone room and other parts of the mill until her marriage. Beryl's step-mother was the youngest of 12 and Beryl had a number of cousins also working at Bonds. Once she and Joe decided to be married Beryl left Bonds and did not work outside the home thereafter. Beryl and Joe married on 13 June 1942 and in 2012 celebrated their 70th wedding anniversary.

Joe described in great detail the processes of the factory and of spinning the cotton. He explained the staple – the lap – slabs – maintaining equipment and leather belts – opening the bales. In their telling of the story of working at Bonds Joe and Beryl conveyed a strong sense of the mill being part of their lives and much of their social life too. At the end of the interview Beryl described Joe's progress through promotion at Bonds, announcing that "Joe went from overall to tie!" He retired as a boss: as Night Chief & Superintendent.

After emigrating from Birtley in Durham in the north of England to Australia and working for a time in Lithgow and Blackmans Flat, Joe's father moved the family to Sydney with their dismantled house which was re-erected at Tungara Road, Girraween. Joe and Beryl moved to Bando Road, just around the corner, when they married. Bonds Mill wasn't far from Tungara Road and Joe went daily, annoying the manager, who eventually introduced him to Jack Bradshaw for his first job – this was to be Joe's only job – he stayed at Bond's all his working life.

Joe's mother had wanted him to get an education and end up in a government job but Joe was determined to make a go of it at Bond's. He sent away to England for text books on the complicated cotton spinning machinery. There were a dozen processes involved from the raw cotton to spun yarn and the finished product.

Joe's first wage was 12 shillings a week for 3 days work, paid on a Thursday. A full salary at the time was £1 per week. As a celebration for his first pay packet, Joe walked down to Wentworthville shops and bought some sausages.

Beryl's first day at Bonds was memorable for other reasons. Her mother had died in an accident when she was young, her father had remarried and Beryl had been

¹⁵ Joe and Beryl Richardson interviewed in their home by Roslyn Burge, 17 September 2012

raised by a stepmother who went to work at Bond's in the Great Depression before she married Beryl's father.

Beryl's stepmother used to walk from Westmead to Bond's to save the twopenny train fare – then after a couple of years her father worked in the store-room and looked after all the big belts, in the roller covering. Beryl's step-mother then left Bond's.

Beryl's father Stan Jessop and his brother had lost their shoe repair business during the Depression and used to work from home mending shoes, although there was little demand for their services. However, Stan's expertise with leather got him work at Bond's mill where there were many leather-covered rollers. These didn't last forever and had to be repaired. Felt was glued to the roller which was then covered with an envelope of leather stretched over it. The leather had to be ground to a rough surface finish, then varnished. The belts would also stretch with use and had to be shortened periodically or repaired when they came off their drives. Some of these leather belts were 12 inches wide. Later on, 'V' belts were introduced and machines were individually driven. On his retirement Beryl's father was presented with a walking stick with a steel centre and a series of leather circles layered one on top of the next.

Beryl felt she was inferior and felt a little bit on the outer at times. She got a job at Bond's through a friend, a Mr Turner, who was a boss at the company. She sat all day pulling waste cotton off bobbins, then got a spare job on the coil winding on the oil frames, in which she had to tie knots.

The thread cones on the machine were like cardboard ice cream cones – about 7 inches long and about 2 inches wide at the neck. The machines were run on a big leather belt – Beryl's father also got work at Bond's because of his expertise as a bootmaker with leather. Beryl didn't run the cotton on the fast machines, she worked on machines producing mop yarn and chenille (though this wasn't a big success).

Beryl described the process of attaching the cotton – a special lubricated spliced joint was created in which a number of threads were waxed, then emulsion was put on the cords, then you wound a handle and spliced them together. Four girls were on each machine, looking after 10 cones - a constant process requiring great concentration.

If you left the equipment for a toilet break, the cones filled (8" diameter) and would be taken to the knitting material and no trouble pulling off as the thread was drawn off the taper. The cones each had to be a specific size as they had to fit the next machine.

The processes became got more complex and Beryl later worked with about 20-25 machines. Most girls had a machine in front and behind them. Beryl worked with her back to the wall, beside the roller door.

Doubling the yarn was a process of parting the threads and overlapping them, adding emulsion, turning a handle to twist the threads together. When the thread was firm you would wax it by hand. Every morning Beryl had to go to the thread mill to get a fresh dish of the emulsion.

When the yarn was all glued together, it was released from the frame and you took the thread to your machine and wound it on the cone a little. On the electric machinery with the one thread it often broke – but the gadget Beryl used meant the multiple combined threads never broke.

Beryl said there were three girls working on the splicing machine. Beryl's department was cone-winding but she also had two cousins working at Bond's - Esme Green and her sister Rita. One cousin worked in the Doubling Room and the other in the Thread Mill which was used for sewing. Beryl also sewed and at the time of her interview she crocheted a lot. The Knotting machine was invented to facilitate the constant knotting. A special weaver's knot had to be used – it was designed to reduce the diameter of the knot. Beryl reminisced that the girls would tie thousands of knots a day.

When Joe started at Bond's Wentworthville site in 1934 there were two mills. The original section was built with huge square timbered posts holding up the roof – and with wooden beams. Then Bonds built another section – the new mill - which had steel posts. Between each section, because of fire risk, was a solid wall, with a sliding fireproof door. The door was designed in such a way that a fire would melt a bit of solder on the weight and the door would close.

Joe remembered the storeroom at Bond's full of bolts, hand-brushes and leather. The hand-brushes were used in cleaning the machines. There was fluff everywhere – in the roof and in the machines and it had to be cleaned out regularly. It was swept up and tossed out “but not thrown away”. Some was burnt at the factory but Joe also took home cotton fluff to use as garden mulch.

Joe remembered the handling of cotton bales as they arrived at the mill. A worker nick-named Tom Mix¹⁶ who couldn't hear very well “used to handle those bales [weighing 4-500 pounds] as though they were sheets of cardboard”, Joe recalled. Tom would select a bale, place it on a trolley and wheel it out into the yard where he would cut the first hoop iron with an axe. He would then wheel it into the Blowing Room and place it where the operator could take slabs. He would then cut the remaining hoops causing the bale to blow out to five times its size. There might be ten bales in a mixing of slabs of cotton. The mixed fleece would be dropped onto a lattice, with or without spikes, then fed between heavy solid steel rollers (calender rollers) and eventually the lap would be ready for the carding machine.

In the early days of cotton picking, the hand-picked produce was much finer and was mature. Today the cotton is picked by machine whether it is mature or not – so the machine also picks up seeds, leaves and other contaminants. The harvested cotton goes to a ginnery. Each seed is covered in lint and this has to be separated by revolving blades which pluck the cotton. The seed is also useful and valuable.¹⁷ Once the seed has been removed, the husk is sold to farmers for cattle feed.

¹⁶ Tom Mix was a silent movie star who played cowboy roles. The worker nick-named Tom Mix at Bond's was so called because he always carried a revolver. His real name was Geoffrey Vincent.

¹⁷ Cotton seed is the source of cottonseed oil, a vegetable oil which is used for salad oil, mayonnaise, salad dressing and similar products because of its flavor stability.

In Joe's opinion, Egyptian cotton was the best but Bond's had to take Australian cotton which at the time was of little value. The staple is the length of the cotton fibres – about an inch (2.54cm) and a lap is a roll of cotton fibre. Joe described the process of combing in which the cotton went onto a disk covered with fine teeth which combed out the shorter fibres, leaving long fine yarn. The cotton was then filleted, a process in which it was turned into a rope of about finger-thickness, then drawn out to a long thread, laying fibres alongside each other. That's cotton spinning. It was largely a female industry, at least from card room onwards, with males employed as mechanics to maintain the equipment.

Joe said that working in the dusty mill didn't affect his health and he never heard of anyone's health suffering. There were accidents though. Joe described one worker, Squire Emmett, who worked on the cards and one day the door on the big cylinder was left open and Squire's fingers touched the equipment – he ended up with a hand like a fan.

Joe recalled that cotton is very susceptible to drying out – it can't be handled or processed when it's dry. Joe advised that the factory would sometimes be unable to function on a very hot, dry summer's day, when the cotton dried out.

Bonds had atomisers in the ceiling to maintain moisture levels– they used to block up regularly with the dust and fluff. Buckets of water were also thrown on the floor to keep the air moist. The Blowing Room (the first process) was exposed to the heat of the day on the western side of the complex. Employee Bill Slayter got hessian and strung it along the outside wall and sprayed it with the fire hose to increase the moisture levels. Big aeroplane propellers drew air through jets of water and exhausted it back into the room.

Joe remembered cotton bales catching fire once, from dropped cigarette ash. The cotton fibres were like a wick and the smoke from the burning cotton was acrid.

Joe recalled machinery which was fine tuned to produce bobbins, with different layers of speed and height. Jobbers looked after the bobbin machines. George Bond employed many workers from the United Kingdom – a lot of the machinery operators were English. There weren't too many migrants from other countries – they weren't popular.

Joe remembered Mrs Lunn who ran the combers. She was fastidious and wouldn't have a speck of dirt near her machines. She used to stand over Joe when he had to grease the machines.

Joe learned from other people's experience - Stan Mather advised him to get books from England on the workings of the machinery. Joe thought George Bond was overgenerous to his staff and this was the reason the company folded and ended up in the hands of receivers – Hermon Slade. Joe remembered Hermon Slade because Joe had to clean up every time he came to visit. Slade was mostly at Camperdown.

Joe was a mechanic and when the night shift superintendent decided to retire, Joe asked Stan Mather if he could do the work.

Generally speaking the girls would do the work that had to be done - the men would go out for a smoko. The union wasn't very strong at Bond's because it was a largely female industry.

Joe mentioned the Social Club for which he was President and Ada Mumford was Secretary. He remembered staff Christmas parties and Dunmore House where Tom the gatekeeper lived.



Figure 49 “Christmas Time at Underwear Department, Xmas 1922”. George Alan Bond was known for looking after his workers, some of whom have expressed the opinion that his over-generous nature finally led to failure of his company. (Source: Pacific Brands archives).

2.5.6 Mike Bonnici

Mike Bonnici started at Bonds as a 15 year old and worked there for 36 years, leaving in 2001 in one of the first rounds of retrenchments by the company¹⁸. Mike says he would have given back all the money he received on leaving just to be able to stay at Bonds. He misses Bonds and says it was a good place to work except at the end when the ‘sweepers’ came in. They lost \$435 million.

Bob recalls:

“I always said to people there are 24 hours in a day and there are 8 hours sleeping, 8 hours with family and 8 hours at my other family at Bonds ... very much a family affair. Not “my” job - it’s “our” job.”

Mike did a 3 year textile course at Technical College with Bob Galmes as his teacher. He remembers everyone had a nickname – Joe Richardson’s was “soup bones” Mike’s wife also worked at Bonds. He finished up in a senior position – Shift Manager, Technical Manager. He was on a 12 hour shift and then they brought in an 8 hour shift and he ran the maintenance of all the shifts - but he still ran the 12 hour shift. Mike has lots of contacts including- Ray Stapley the site electrician who only

¹⁸ Phone interview of Mike Bonnici by Roslyn Burge, 19 September 2012

recently finished at Bonds. Mike keeps in touch with lots of people and says he never forgets a face. At the time of his interview he was organising a reunion of Bonds employees before Christmas 2012.

A copy of 'Spinning yarns: an oral history of working life at Bonds Cotton Spinning Mill, Pendle Hill, 1923-1988' by Grace Karskens is included as an Appendix.



Figure 50 Wentworthville employees photographed outside the Dunmore Street façade circa 1940s. The 'V' for Victory perhaps suggests a 1945 date. (Source: Pacific Brands archives).



Figure 51 Bonds cadet David Ramsay inspecting machinery 1974. (Source: Pacific Brands archives).



Figure 52 Bonds cadet Ross McAlpine appointed January 1977, training in methods engineering, working on a knitting machine. (Source: Pacific Brands archives).

2.6 A Thematic Approach

The State Heritage Inventory identifies 36 historical themes which signify historical processes, but do not describe physical evidence or items in a study area. These State Themes are very general and many heritage items will relate to more than one theme. The themes however, do aid in understanding the historical context of individual items. These themes provide the context for assessment of heritage significance.

2.6.1 Historical Themes

Set out below is a table of Australian and NSW themes, with the potential ability of the place to demonstrate these themes indicated.

Australian theme	NSW State theme	Ability to demonstrate
Developing local, regional and national economies	Environment – Cultural Landscape	The Bonds site is an example of an industrial cultural landscape that has evolved over a period of more than 80 years, reflecting changes in technology and market forces.
Developing local, regional and national economies	Industry	The Bonds factory was a major industry in Holroyd for more than 80 years.
Developing local, regional and national economies	Technology	Bonds introduced many technological innovations in the processing of cotton and synthetic yarns and their conversion to clothing, including the installation of cutting edge technology up to the 1990s.

Australian theme	NSW State theme	Ability to demonstrate
Building settlements, towns and cities	Land Tenure	The site of the former Bonds factory and associated subdivision plans and other archival material demonstrate changes in land tenure and land use in a part of the Holroyd LGA from the early land grants of the colonial period to the present day, including the impetus the development of Bonds gave to the expansion of the suburbs of Wentworthville and Pendle Hill..
Working	Labour	The Bonds site and associated archives demonstrate many aspects of labour in the spinning and clothing manufacturing industries including innovations in human relations.
Developing Australia's cultural life	Creative Endeavour	Parts of the former factory buildings exhibit architectural excellence in design.
Developing Australia's cultural life	Social Institutions	The Bonds site features a former staff cafeteria and the company had a band and a social club. Dances were held at local halls and possibly also in the building referred to by some as the dance hall.
Developing Australia's cultural life	Sport	Bonds supported factory sporting teams which took part in competition with teams from other manufacturers. Bonds also sponsored sports including sailing and motor racing. The company was a sponsor for the Sydney 2000 Olympics and produced the uniforms for the Games volunteers.
Marking the phases of life	Persons	The site and associated archives can demonstrate aspects of the lives of George Alan Bond and many other individuals who worked for Bonds Industries.

3.0 Analysis of Physical Evidence

This section provides description and analysis of the physical evidence at the Bonds site, including the environmental context, the built and landscape elements, and movable heritage, including small objects and paper and audio-visual archives.

There appear to have been four main phases of development for built elements on the Wentworthville site. The initial phase, from 1923 to 1929, covers the period from the establishment of the spinning mill on the site by G A Bond & Co until the liquidation of that firm in 1929. The documentary evidence (in the form of drawings and photographs) for this early period is scarce, and attribution of buildings to this phase is mostly on the basis of written historical information combined with physical evidence. The second phase covers the period from the establishment of Bonds Industries in 1930 until the end of the Second World War in 1945. The early aerial photographs of the site all appear to date from this period, and show that development on the site was confined to the northern side of the site fronting Dunmore Street. The Bobbin Mill and timber stores were on the northern side of Dunmore Street, opposite the mill buildings.

The third phase of major development covers the period from 1945 to 1970, during which time a number of smaller early buildings were demolished or replaced, and development on the site extended southwards with the construction of the new spinning mill. This is the first period for which architectural drawings of many of the buildings have been located. The final major phase lasts from 1970 to 2009, when the decision was taken to close the factory. During this time there was further development to the south and east, and a number of existing buildings were altered and refurbished.

3.1 *The Environmental Context & Site Description*

The Bonds factory occupies a rectangular site bounded on its northern side by Dunmore Street, on its eastern side by Jones Street, by residential properties on its southern side and by the curtilage of the heritage item “Dunmore” and residential properties on the western side.

The Dunmore Street frontage includes a brick building containing the original 1920s pedestrian entry to the works. Much of the original clothing production areas are under a saw-toothed roof behind the facade. Parts of the factory, including former cutting rooms, retain their original hardwood timber posts and roof trusses, although some structural elements have been replaced with steel. Other built elements from the earlier phases of site development include a former store with clerestory roof, converted in recent years into the John Austin Centre, a training and conference facility, a row of concrete roofed cotton bale stores with sliding metal doors counter-balanced with heavy weights, a pitched roof building possibly built as a storage shed and used for company dances but converted to a staff cafeteria in 1949. Also on the site are parts of the former boiler house, a carpentry workshop, electrical substation, recent office buildings and extensive areas of car parking.

3.2 Built Elements

For the purpose of this CMP, site inspections were undertaken in 2012 and 2013 to review the physical condition of all built items previously assessed in the 2010 preliminary report by **MUSEcape** Pty Ltd and to assess remaining built fabric in more detail. For the locations of these items on site, refer to Figures 23-25.

3.2.1 Yarn Store

The original use of this building, probably built during the second phase of development (Bond Industries) after 1930, is unknown. It has a concrete floor, face brick walls, steel trusses for south lights which span full width, steel trusses supporting the saw-tooth roof, possibly an asbestos cement ceiling, steel roller shutters and steel framed windows.



Figure 53 Exterior of Yarn Store, at western end of Dunmore Street frontage. (Photo: Peter Phillips, 26 November, 2013),



Figure 54 Interior of Yarn Store. (Photo: Peter Phillips, 26 November, 2013),

3.2.2 Old Spinning Mill

This building was probably built during the first phase of development (G A Bond & Co) before 1930. It has concrete external walls (horizontal board marked) similar to those in the Cutting Room, steel columns (marked Dorman Long & Co) and beams with bolted/riveted connections, timber trusses supporting a sawtooth roof, steel framed windows, and brick internal partitions, with some later steel stud partitioning.

The saw-tooth roof faces east rather than south, and may have been so designed with the intention of increasing protection from strong westerly summer sun, but the design does not appear to have been an improvement and later saw-tooth roofs were all built to face south. This building contains early mechanical ventilation ductwork, possibly dating from the introduction of air-conditioning to the mill in the 1950s. The western-most bay is topped by ventilation towers and a water tank which retains remnants of its early signage.



Figure 55 Exterior of Old Spinning Mill, at western end of Dunmore Street frontage. (Photo: Peter Phillips, 26 November, 2013),



Figure 56 Interior of Old Spinning Mill. (Photo: Peter Phillips, 26 November, 2013),



Figure 57 Western end bay of Old Spinning Mill. (Photo: Peter Phillips, 26 November, 2013)



Figure 58 Water tower and signage on Old Spinning Mill. (Photo: Chris Betteridge, 29 November 2013)

3.2.3 Administration and Fabric Store

The Administration building at the north-east corner of the early factory complex was probably built during the second phase of development (Bond Industries), as the style of the brick frontage suggests the 1930s period, but may incorporate earlier structures. As the aerial photographs indicate, it appears to have been built in at least three stages, and contains a number of different structural systems including clear span steel trusses (with southlights) between masonry walls (the western-most section), steel columns and beams similar to the old Spinning Mill (the south-east corner) and hollow section steel columns made from pairs of welded steel angles. The northern-most bay of the factory building was constructed with face brick walls and a tiled roof, and incorporates a projecting entrance. This part of the building may be the addition constructed in 1939 to house additional yarn plant. The facade was altered in 1989 to designs by in house engineer Phil Bathie with the enlargement of some openings and replacement of all window frames with aluminium frames; the concrete tables along the street frontage may have been added at the same time. Other alterations included new aluminium framed doors, a new metal-clad east façade treatment, and refurbished interiors including false ceilings and partitions.

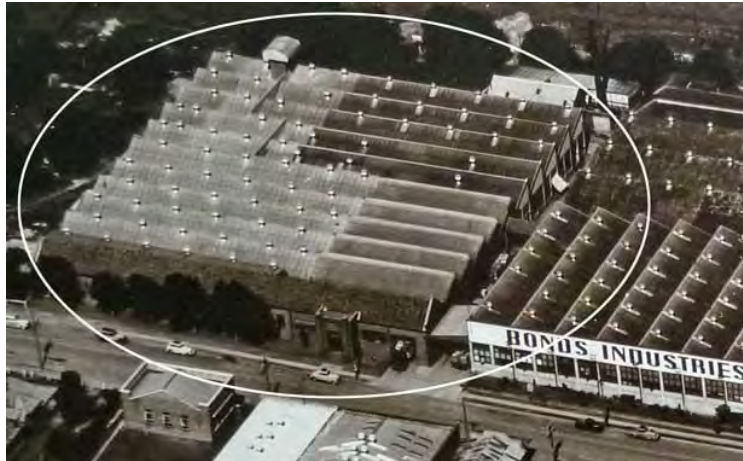


Figure 59 Differences in the administration building roofs suggest that it was built in several stages. (Source: Detail from aerial photograph c1940s. Pacific Brands archives)



Figure 60 The Dunmore Street facade of the Administration building. (Photo: Chris Betteridge)



Figure 61 Detail of the Dunmore Street entrance to the Administration building, showing original doors and later windows. (Photo: Peter Phillips)

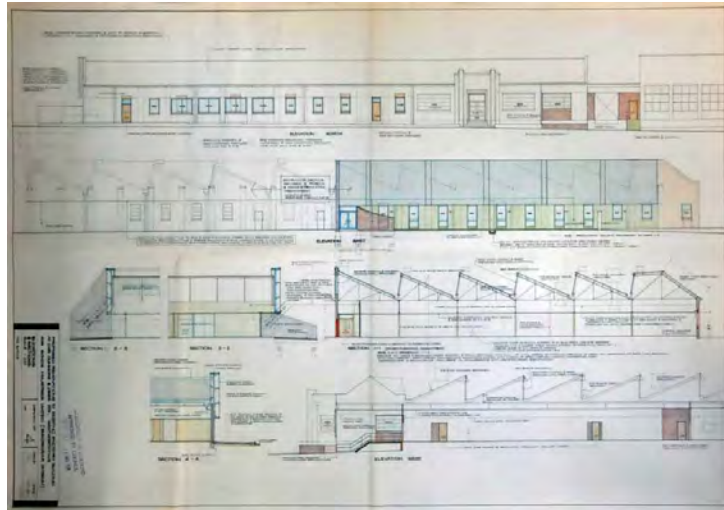


Figure 62 Drawing showing proposed alterations to the Administration Building, 1988. (Source: Pacific Brands plan room)



Figure 63 The eastern facade of the Administration building. (Photograph: Peter Phillips)



Figure 64 The interior of the Administration building. (Photograph: Peter Phillips)

3.2.4 Original Gatehouse

This building, demolished by 1960, is likely to have been built during the first phase of development. It may have been gatehouse or caretaker's cottage. The site is now occupied by the main access road into the complex.



Figure 65 The former gatehouse. (Source: Detail from aerial photograph c1940s. Bonds archives)

3.2.5 Former Store / Staff Cafeteria / Dance Hall

This structure was not listed as one of the significant items in the Holroyd LEP, but was identified in the preliminary heritage assessment of the site as an item of potential significance. The building evidently dates from among the earliest phase of operations on the site and appears from air photo evidence to have been built as a storage shed. It is a simple timber-framed structure with timber framed windows and timber trussed roof structure, clad in corrugated iron and lined with hardboard sheeting. The building was apparently used for a time as a dance hall for employees although newspaper articles suggest that many dances were also held at other venues in local communities. In 1949 the building was converted for use as a staff cafeteria, with windows and additional doors probably added at this time. Surviving fabric includes timber parquet flooring over much of the floor area and a section with concrete floor in the southeast corner where catering facilities were located. There is evidence of a commercial exhaust fan on the eastern wall. The building is considerably dilapidated, with termite damage to timbers and deterioration due to weather penetration.



Figure 66 The dance hall as originally constructed, possibly as storage shed. (Source: Detail from aerial photograph c1940s. Bonds archives)



Figure 67 The exterior of the former Staff Cafeteria / Dance Hall, viewed from the south side, showing the south and part of west elevations. (Source: Orwell & Peter Phillips Architects)



Figure 68 The interior of the former Staff Cafeteria / Dance Hall. (Source: Orwell & Peter Phillips Architects)

3.2.6 The Cutting Room

The Cutting Room was part of the original factory premises at Wentworthville designed by Robertson and Marks Architects, and may have housed the first cotton spinning mill. A drawing (the only one found from the earliest phase of development) showing the plan of the building, dated November 1922, is held in the Pacific Brands plan collection; this drawing also shows the outlines of a Mercerising Plant building, with dimensions of 14 feet x 25 feet in plan, and a Lavatory and Luncheon Rooms block, and refers to other drawings which appear not to have survived. The Robertson & Marks records indicate that “Cotton mills, Machine Shop and Mercerising House” were completed in 1925.¹⁹

The Cutting Room building combined traditional and modern construction techniques, hardwood being used for the columns and reinforced concrete for the main walls.

¹⁹ Little, Ian G. *The Practice of Robertson and Marks Architects 1892-1941*. Historial research thesis, University of New South Wales, 1975

The sawtooth roof was constructed with composite trusses mainly of timber, with steel rods for the tension members. Timber framed windows were constructed along most external walls.

The condition of the original building is generally fair to good. Most of the windows have been painted over, as the original building has progressively been surrounded by later structures. The hardwood structure appears sound, although some supplementary steel members have been added and some posts have warped and twisted, apparently without any effect on their structural capacity. The concrete walls also appear sound, despite some physical damage at penetrations for services.

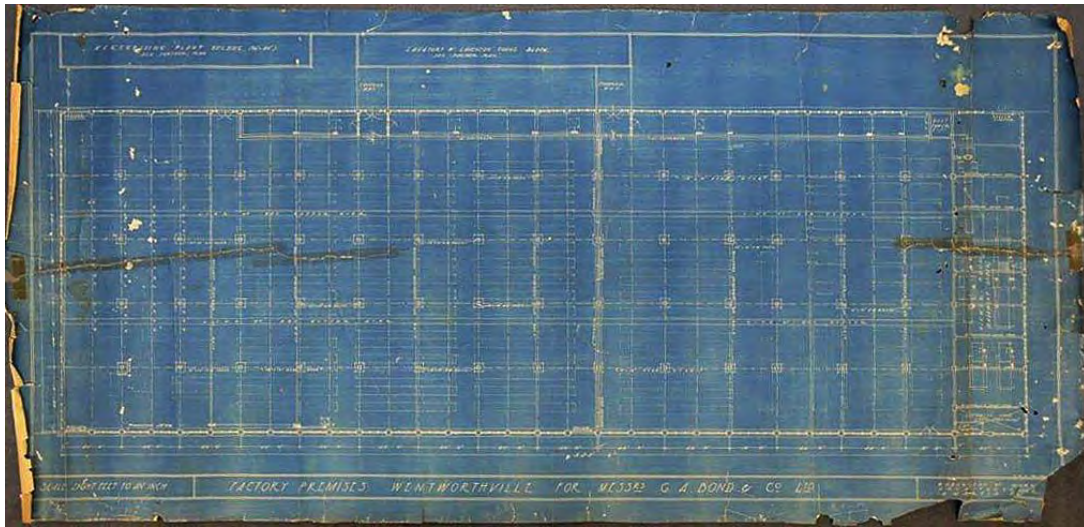


Figure 69 Plan of the Cutting Room by Robertson and Marks, Architects. (Source: Pacific Brands plan room)



Figure 70 Interior of the Cutting Room while still in operation. (Source: Holroyd Heritage Study 1992)



Figure 71 Exterior of the Cutting Room 2013. (Source: Orwell & Peter Phillips)



Figure 72 Interior of the Cutting Room 2013. (Source: Orwell & Peter Phillips)

3.2.7 Cotton Bale Stores

These small structures were designed as fire-proof stores for cotton bales, and were probably built in the 1920s during the first phase of development. There are six surviving stores in different states of intactness; all originally had reinforced concrete floors, walls and roofs, and metal-clad sliding fire doors with counterweights. The stores have most recently been used for general storage and work areas. A seventh store, at the western end of the row, was converted to a vehicular passageway, providing access to larger bale stores to the south, constructed some time after 1945.



Figure 73 Bonds General Manager W Hermon Slade inspects one of the newly opened cotton bales in front of the long row of concrete fire-proof stores that house the cotton on its arrival at Wentworthville. (Source: Pacific Brands archives).



Figure 74 The exterior (left) and interior (right) of the bale stores. (Source: Orwell & Peter Phillips Architects)

3.2.8 Compressor Room

This building was probably built during the first phase of development (G A Bond & Co) around 1920s, as its construction materials are similar to other buildings of that period. Its original use is unknown, but it may have been the building housing the mercerising plant referred to on the 1922 drawing for the cutting room. It has more recently been used to house compressor equipment. The building has a concrete floor and concrete walls, steel framed windows, and has steel trusses supporting the monoslope roof.



Figure 75 Exterior of the Compressor Room 2013. (Source: Orwell & Peter Phillips)



Figure 76 Interior of the Compressor Room 2013. (Source: Orwell & Peter Phillips)

3.2.9 Carpenters Workshop

The present Carpenters' workshop was probably built during the second phase of development (Bond Industries), as the style of its brick frontage suggests the late 1930s period. It is connected to the nearby amenities block, which may have occurred at a later date. The building has a concrete floor, face brick walls, timber framed doors and windows, and timber trusses supporting the roof.



Figure 77 Exterior of the Carpenters Workshop 2013. (Source: Orwell & Peter Phillips)



Figure 78 Interior of the Carpenters Workshop 2013. (Source: Orwell & Peter Phillips)

3.2.10 Amenities building

The Amenities building was probably built at the same time as the similarly constructed Compressor Room nearby, during the first phase of development (G A Bond & Co) around the 1920s. It is possible that this building is the Luncheon room and Lavatories building referred to on the 1922 drawing for the cutting room. The building has concrete floor and walls, timber framed glass louvred highlights, later aluminium framed louver windows, and timber rafters and ceiling linings above.



Figure 79 Exterior of the Amenities building 2013. (Source: Orwell & Peter Phillips)



Figure 80 Interior of the Amenities building 2013. (Source: Orwell & Peter Phillips)

3.2.11 Substation

Although not mentioned in documentation, the substation is likely to have been built during the first phase of development (G A Bond & Co) around the 1920s, to supply power to the spinning mill. The original L-shaped building surrounds a later open-air transformer enclosure. The building has a raised concrete floor, brick walls with small high-level openings, and a concrete slab roof. External steel frames originally carried power lines serving factory buildings, and retain some porcelain insulators. Electrical equipment in use within the main substation dates from the 1950s and later; the small attached store to the north of the substation building contains significant earlier redundant electrical equipment.



Figure 81 Exterior of the Substation 2013. (Source: Orwell & Peter Phillips)



Figure 82 Interior of the Substation 2013. (Source: Orwell & Peter Phillips)



Figure 83 Interior of the store adjacent to the Substation showing redundant electrical equipment 2013. (Source: Orwell & Peter Phillips)

3.2.12 John Austin Centre / Store / First Aid

This building was known as the storage building at the time it was included in the list of significant elements on the site by Holroyd City Council. It was probably built during the first phase of development on the site (G A Bond & Co) around 1920s, as it has concrete walls with horizontal board marking from formwork, similar to those on other early buildings. Its original use is unknown, although surviving parts of the timber louvred lantern on the eastern section suggest a possible storage use, perhaps in connection with the original boiler house which was located to the east. It was shown on drawings from the 1970s as a store and first aid centre. The building is L-shaped in plan, with concrete floor and walls and a timber trussed clerestory roof. The original clerestory evidently had timber and glass louvres, some bays of which remain at the eastern end. The northern wing of the building was completely refurbished internally in 2004 as a meeting room / staff training centre with associated kitchen, eating area and lavatories, and most of the clerestory louvre panels have been replaced with aluminium-framed windows. Aluminium framed doors and windows also date from this period.



Figure 84 The store building prior to conversion to the John Austin Centre. (Source: Holroyd Heritage Study 1992)



Figure 85 The exterior of the John Austin Centre, showing the early louvre panels in the clerestory. (Source: Orwell & Peter Phillips Architects)

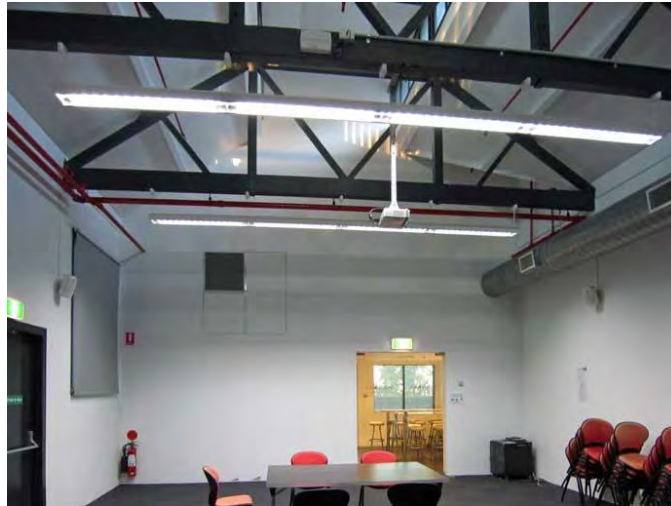


Figure 86 The interior of the meeting room in the John Austin Centre, showing the trussed roof structure and newly glazed clerestory. (Source: Orwell & Peter Phillips Architects)

3.2.13 Former Power House

The original power house was built to the east of the building that now houses the John Austin Centre, and was demolished some time before 1960.



Figure 87 The original power house to the east of the storage building. (Source: Detail from aerial photograph 1940s. Bonds archives)

3.2.14 Former Workshop

This former workshop was built to the south of the building that now houses the John Austin Centre, and was demolished some time before 1960.



Figure 88 The former workshop to the south of the storage building. (Source: Detail from aerial photograph 1940s. Bonds archives)

3.2.15 Stores and Loading Dock

This infill building seems likely to have been built during the third phase of development (1950s-60s), over the original roadway between the Old Spinning Mill and Cutting Room to the east, and the Yarn Store and former Staff Cafeteria / Dance Hall to the west. It has a concrete floor and columns, brick walls, and steel trusses supporting south lights.



Figure 89 Interior of the Stores and loading dock 2013. The western bay of the old spinning mill is to the right. (Source: Orwell & Peter Phillips)

3.2.16 Covered Roadway

This infill structure was also probably built during the third phase of development (1950s-60s) over the original roadway between the Old Spinning Mill and Cutting Room to the west and the Administration building(s) to the east. It has a concrete floor and steel deck roof; its walls are formed by the former external walls of the flanking buildings.



Figure 90 Interior of the Covered roadway 2013. The windows are in the former external wall of the Cutting Room. (Source: Orwell & Peter Phillips)

3.2.17 Offices

This two-storey building was completed in about 1964 as new administration offices, and was designed and constructed by Civil and Civic. It has concrete floors and stairs, brick walls, aluminium framed doors and windows, and a steel deck roof. The building has been refurbished internally since construction.

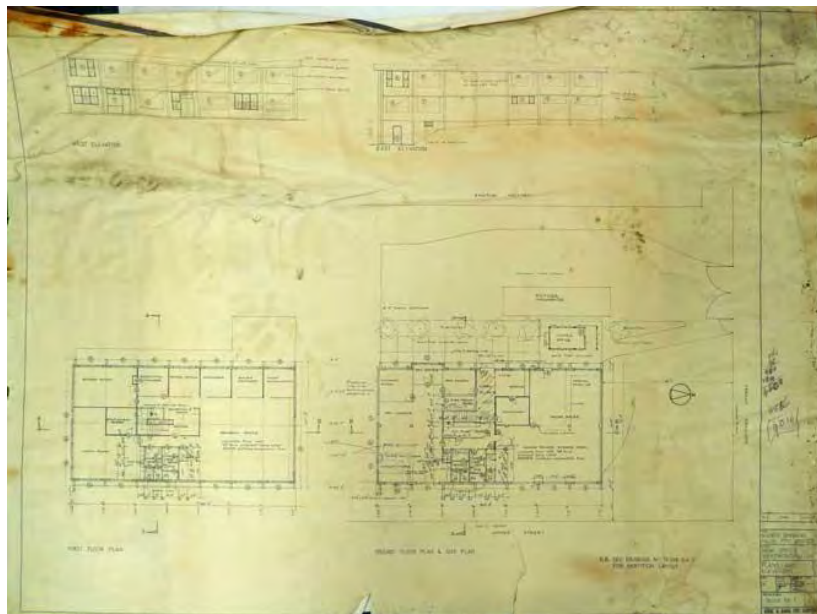


Figure 91 Drawings for construction of the Offices building 1963. (Source: Pacific Brands plan room)



Figure 92 Exterior of the Offices building 2013. (Source: Orwell & Peter Phillips)



Figure 93 Interior of the Offices building 2013. (Source: Orwell & Peter Phillips)

3.2.18 New Bale Stores

These buildings were probably built during the third phase of development (1950s-60s) to increase cotton storage capacity for the additional spinning mills. They have concrete floors, brick walls (except for the concrete northern wall to the original bale stores), and steel trusses supporting sawtooth roofs with steel framed south lights.



Figure 94 Interior of the New Bale Stores 2013. (Source: Orwell & Peter Phillips)

3.2.19 Spin Despatch

The building now known as the yarn store was probably built as an additional bale store towards the end of the third phase of development (1950s-60s). It was later used as spin dispatch (according to drawings in the Pacific Brands plan room). It has a concrete floor, concrete block walls, and open web steel joists supporting the roof.



Figure 95 Interior of the Spin Dispatch building 2013. (Source: Orwell & Peter Phillips)

3.2.20 Electricians' Workshop

The workshop was probably built during third phase of development (1950s-60s), as its structure matches other smaller buildings from this period. It was later used as a lunch room in the 1980s, and most recently as an engineering workshop. It has a concrete floor, framed and sheeted walls, steel framed highlight windows, and steel trusses supporting the roof.



Figure 96 Interior of the Electricians Workshop 2013. (Source: Orwell & Peter Phillips)

3.2.21 Boiler House

The boiler house appears likely to have been built during the third phase of development (1950s-60s). It has a concrete floor, brick walls, and steel trusses supporting a sawtooth roof with steel framed south lights. The building contains the lower sections of the two remaining steel flues and some associated pipework; other equipment (including a third flue) has been removed. Adjoining the boiler house is a brick oil tank room with a steel feeder water tank on its flat concrete roof.



Figure 97 Exterior of the Boiler House 2013. (Source: Orwell & Peter Phillips)



Figure 98 Interior of the Boiler House 2013. (Source: Orwell & Peter Phillips)



Figure 99 Oil store and feeder tank next to the Boiler House 2013. (Photo: Peter Phillips)

3.2.22 New Spinning Mill

The new spinning mill was the first major building to be constructed during the fourth phase of development (1970s-1990s). It was originally designed as a spinning mill, and later used as a knitting mill and bra factory. The mill is a two storey structure at the northern end, with the ground floor cut into the slope of the site, and the first floor at ground level on the southern end of the site. It has concrete floors and columns (flat plate structure), brick walls, and aluminium framed windows. The roof structure is presumably steel trusses, concealed by a false ceiling.

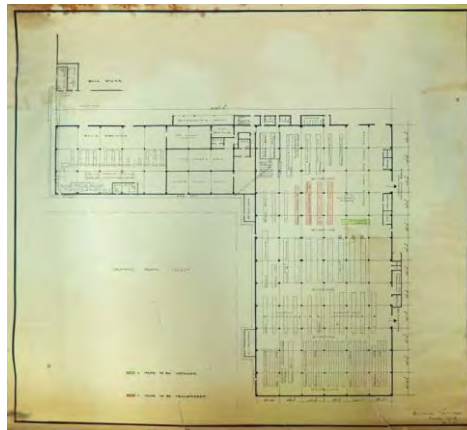


Figure 100 Drawing for the layout of the ground floor of the New Spinning Mill, 1972. (Source: Pacific Brands plan room)



Figure 101 Exterior of the New Spinning Mill (from Dunmore House site) 2013. (Source: Orwell & Peter Phillips)



Figure 102 Interior of the New Spinning Mill, ground floor 2013. (Photo: Peter Phillips)

3.2.23 Warehouse

This utilitarian building was probably built towards end of the third phase of development (1950s-60s) as a warehouse and was later extended to form part of the dye house. It has a concrete floor, steel columns, and sloping open web steel joists (typical of this period of construction) supporting the roof.



Figure 103 Interior of the former Warehouse 2013. (Source: Orwell & Peter Phillips)

3.2.24 Covered Roadway

This structure was built during the fourth phase of development (1970s-1990s) over the former roadway between the new bale stores and new spinning mill. It has a concrete floor, steel columns, and steel trusses supporting the roof.



Figure 104 Interior of the covered roadway 2013. (Source: Orwell & Peter Phillips)

3.2.25 Store

The store was built during the fourth phase of development (1970s-1990s) between the new bale stores and the electricians' workshop. It has a concrete floor, steel columns, and steel beams supporting the roof.



Figure 105 Interior of the store 2013. (Source: Orwell & Peter Phillips)

3.2.26 Canopy

The extensive canopy, U-shaped in plan, was built about 1995 on the site of the original power house, to a design by Quanstruct Pty Ltd. It has steel columns, beams and trusses supporting the steel deck roof, with fiberglass panels for daylighting.



Figure 106 The Canopy, with 'The Park' beyond, 2013. (Source: Orwell & Peter Phillips)

3.2.27 Warehouse Extension

The northern extension to the warehouse (subsequently incorporated into the Dye House) was built about 1991 to a design by architects Peter Crowley and Partners. It has a concrete floor, precast concrete panel walls, and steel columns and beams supporting the roof.



Figure 107 Interior of the Warehouse extension 2013. (Source: Orwell & Peter Phillips)

3.2.28 Spinning Mill Extension

The southern extension to the New Spinning Mill was built about 1995, to a design by Quanstruct Pty Ltd. It is a single storey building at the upper level of the mill, and has a concrete floor, and steel portal frames supporting steel cladding to roof and walls.



Figure 108 Interior of the Spinning Mill extension 2013. (Source: Orwell & Peter Phillips)

3.2.29 Dye House Extension

The extension to the former warehouse to create the Dye House was built about 1987, to a design by in-house engineer Phil Bathie. It has an L-shaped plan which wraps around the former warehouse to the south and east, with a mezzanine floor at the southern end. The building has concrete floors, steel portal frames, brick walls, and aluminium framed doors and windows. While the majority of the building is an open space, the eastern bay contains offices and laboratories associated with the Dye House.



Figure 109 Exterior of the Dye House 2013, showing the offices and laboratories on the eastern side. (Source: Orwell & Peter Phillips)



Figure 110 Interior of the Dye House, looking south towards the mezzanine 2013. (Photograph: Chris Betteridge)

3.2.30 Loading Dock

The dock at the southern end of the site was built about 1995, to a design by Quanstruct Pty Ltd. It has a concrete floor, and steel portal frames supporting steel cladding to roof and walls.



Figure 111 Interior of the Loading dock 2013. (Source: Orwell & Peter Phillips)

3.2.31 Canopy

This canopy was added to the southern loading dock during the fourth phase of development (1970s-1990s). It has a concrete floor, steel columns, and steel beams supporting the roof.



Figure 112 Canopy to loading dock 2013. (Photograph: Peter Phillips)

3.3 Landscape Elements

Site landscaping is largely confined to perimeter planting along the steep slope of the Jones Street boundary, mostly native trees and shrubs; street trees and some other planting along the Dunmore Street frontage; screen planting along the western and southern boundaries; and two mature specimens of *Corymbia citriodora* (lemon-scented gum) in an internal courtyard to the west of the main staff car park. The landscaping is described in more detail below.

3.3.1 Perimeter Landscaping (Eastern Boundary)

Mature specimens of *Sapium sebiferum* along western side of offices adjoin the vehicular entry from Dunmore Street. The Jones Street edge is planted with regularly spaced eucalypts, probably planted in 1940s and augmented by more recent native plantings and invasive exotics.



Figure 113 Landscaping at main vehicular entrance 2013. (Photograph: Chris Betteridge)

3.3.2 The 'Park'

The area known as The Park has been open space for a considerable time and is planted with two specimens of *Corymbia citriodora* (Lemon-scented Gum). It has been used recently as a muster area in case of emergencies. The area includes picnic shelters with tables and benches for staff use during breaks.



Figure 114 The Park looking south-west 2013. (Photograph: Chris Betteridge)

3.3.3 Perimeter Landscaping (Southern Boundary)

Along the southern boundary there is mixed native species planting including eucalypts and casuarinas.



Figure 115 Perimeter landscaping on southern boundary 2013. (Photograph: Chris Betteridge)

3.3.4 Perimeter Landscaping (Western Boundary)

Mixed native species are planted along the western side, on or set back from the boundary with “Dunmore”.



Figure 116 Landscaping along western boundary 2013. (Photograph: Chris Betteridge)

3.3.5 Dunmore Street Landscaping

Mixed native and exotic ornamentals have been planted on the nature strip and to the south of the footpath at the base of the buildings. These plantings appear to be a second phase of landscaping in the 1970s, replacing earlier plantings evident in 1940s photographs. The density of the current plantings tends to obscure much of the building facades.



Figure 117 Landscaping along Dunmore Street 2013. (Photograph: Chris Betteridge)

3.3.6 Detention basin (south-east corner)

A concrete 'in-ground pool' has been constructed in the south-east corner of the site for use as a detention basin.



Figure 118 Detention basin 2013. (Photograph: Chris Betteridge)

3.4 Moveable heritage

3.4.1 Company Archives

Held on site at Wentworthville are extensive archives including printed, filmed and recorded material such as files, reports, archival photographs, radio, TV and print media advertisements, video and audio tapes, films, promotional material such as busts of Chesty Bond. These are very significant items of State and potentially

national significance with the potential to assist in the communication of the history of the company in a variety of ways.



Figure 119 Berlei Figure type indicator. (Photograph: Chris Betteridge)



Figure 120 Mannequins from Bonds collection. (Photograph: Chris Betteridge)



Figure 121 Display from Bonds collection. (Photograph: Chris Betteridge)



Figure 122 (Left):Framed copy of a print ad. for Bonds hipnippers; **(Right):** Advertisement for Chesty Bond athletics printed on metal sign. (Photographs: Chris Betteridge)

3.4.2 Factory equipment

Although most of the plant and equipment from the former operations at the Bonds site has been sold or scrapped, a number of items were still present on site when inspections for the present report were undertaken. These included industrial sewing machines and knitting machines. There was also some documentary material relating to the machinery including service records and manuals.



Figure 123 Knitting machine 2013. (Photograph: Peter Phillips)



Figure 124 Sewing machines 2013. (Photograph: Chris Betteridge)

3.4.3 Drawings and plans

A number of drawings showing buildings and equipment were located in a plan chest in the site engineer's office, including the building plans illustrated in Section 3.2. The collection is not comprehensive but includes some valuable historical information. In addition, egress plans displayed throughout the complex show building names and uses which are of value in interpreting the site. The building plans have been relocated to a secure location on site leased by Pacific Brands from Rainbowforce Pty Ltd.

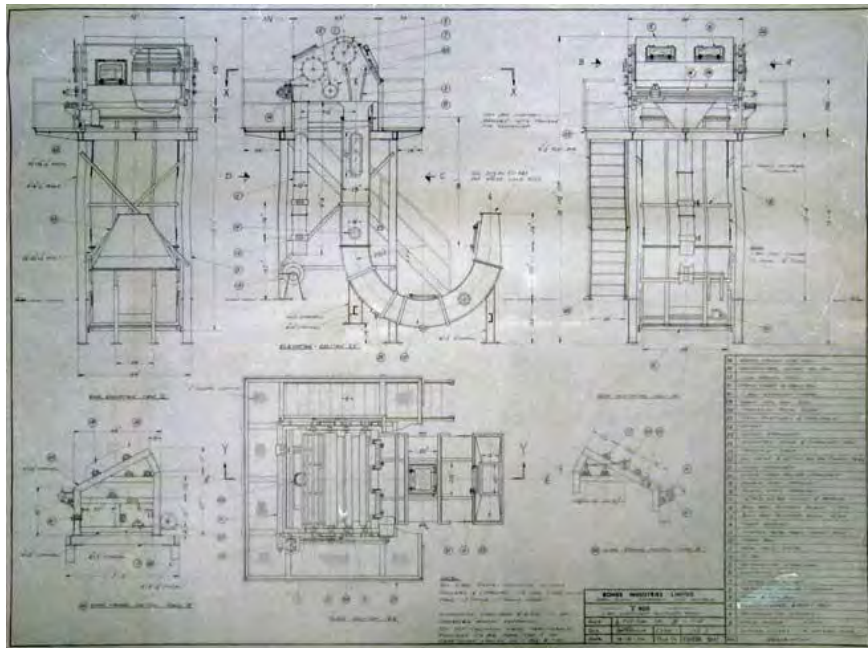


Figure 125 Drawing for J-box continuous bleaching range August 1970, by site engineer Yong Choi, held in Pacific Brands plan room. (Photograph: Peter Phillips)

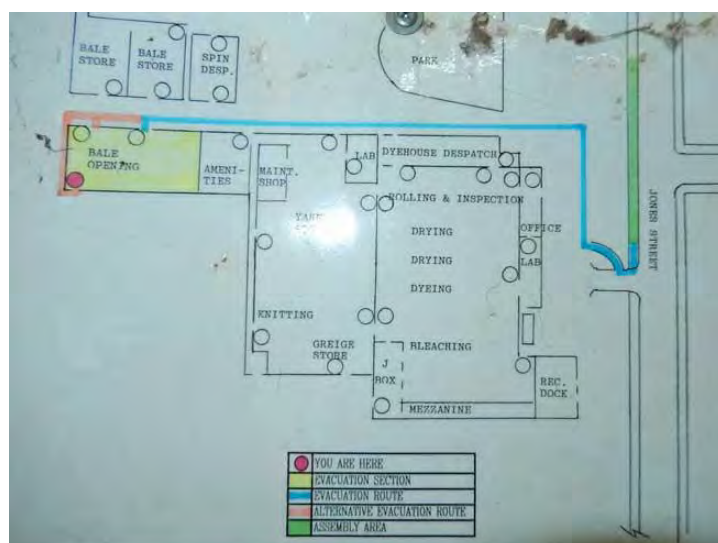


Figure 126 Evacuation plan from bale opening area, New Spinning Mill 2013. (Photograph: Peter Phillips)

3.5 *Adjoining Development and Landscape Character*

Directly across Dunmore Street from the Bonds factory is the site of the former bobbin mill, where bobbins, cones and other wooden items used in the spinning process were made. This building was later converted to a bicycle store at a time when the company's products included Malvern Star bikes. It was demolished in the 1990s to make way for an apartment building. Part of the brick facade was retained

and the building's former use is interpreted on a small metal plaque affixed to the wall remnant.

Adjoining the site to the west is the heritage-listed 'Dunmore', a significant late Victorian 'Boom Style' mansion in extensive grounds. It was the home of George Bond, the founder of Bonds, from c1917 to 1934, when it was sold to the Churches of Christ NSW and became a home for orphans. Since 1988 the building has been the national office for Christian Community School Ltd.²⁰ Also on the site to the west is 'Ashwood House', a heritage-listed Interwar Georgian Revival house that now forms part of the aged care centre on the site.

The landscape character of the adjoining area includes medium density residential development across Dunmore Street to the north, open space with mature trees and scattered institutional buildings in the curtilage of 'Dunmore' to the west and a mix of interwar and post-World War II housing to the south and east.

4.0 Views Analysis and Visual Absorption Capacity

4.1 Views Analysis of Bonds Site

4.1.1 Views to and within the Bonds site

There are sequential views of the facade of the Bonds factory from Dunmore Street, although street trees partly obscure sections of the façade, depending on the viewing point. There is a narrow, restricted view from Dunmore Street along the main vehicular entry point into the factory site, affording views of the western façade of the Offices building, the eastern side of the Administration and Fabric Store building and the large factory buildings further to the south. Views into the site from the east are restricted by the steep slope up to the factory and by perimeter planting on the Jones Street frontage. Views into the site from the public domain in the south and west are restricted by the topography and intervening residential development and landscaping. Internal views and vistas exist along the major circulation routes within the site, including along the east – west laneway between the John Austin Centre and Cotton Bale Stores and the former Cutting Room.

²⁰ State Heritage Inventory database



Figure 127 View southeast from the northern side of Dunmore Street, showing the main street frontage of the Bonds site, with the buildings obscured to varying degrees by street tree and site landscaping. (Photo: Chris Betteridge, 26 November 2013)



Figure 128 View from Dunmore Street south along the western edge of the Bonds site, with the brick wall of the Yarn Store at left. (Photo: Chris Betteridge, 26 November 2013)



Figure 129 Panorama from near the south-western corner of the Bonds site, showing car parking areas, landscaping and clothing trolleys. (Photo: Chris Betteridge, 26 November 2013)



Figure 130 View east from the elevated site on the south side of the former Staff Cafeteria (left) along the laneway that runs at the rear of the large early factory buildings and north of the original cotton bale stores. (Photo: Chris Betteridge, 26 November 2013)



Figure 131 Views into the Bonds site from the main vehicular entry point in Dunmore Street, showing (left) the Office building with mature plantings of *Sapium sebiferum* (Chinese Tallow Tree) along its western side and (right) the Administration and Fabric store building, with a site directory map in right foreground. (Photo: Chris Betteridge, 26 November 2013)

4.1.2 Views from the Bonds site

There are intermittent views downslope from the eastern side of the site to Jones Street, restricted to varying degrees by the perimeter landscaping. Views out of the site to the south are largely obscured by dense perimeter plantings. There are views from the western boundary of the site into the curtilage of 'Dunmore', including views to the north and eastern elevations of 'Dunmore'. From the high points near the western boundary of the site, there are distant views over the intervening suburban landscape to the tall buildings of the Parramatta and Sydney CBDs, although these views are affected to varying degrees by the time of day and by the levels of atmospheric pollution prevailing at the time of viewing. Views out of the site to Dunmore Street are limited due to the relative lack of windows, quite dense landscaping in places. There is a relatively narrow view cone out to Dunmore Street

from the main vehicular entry point and views along the street from the entry to the loading dock and the top of the steps at the entrance to the former Bonds factory outlet store.



Figure 132 View from the western boundary of the Bonds site to 'Dunmore', showing the house set well back from Dunmore Street in an open landscape with scattered specimen trees and groups of trees. (Photo: Chris Betteridge, 26 November 2013).



Figure 133 View west from western edge of Bonds site showing one of the recent institutional buildings on the 'Dunmore' site. (Photo: Chris Betteridge, 26 November 2013)

4.2 Views Analysis of ‘Dunmore’ Site

4.2.1 Views to and within the ‘Dunmore’ site

There are distant views to ‘Dunmore’ from the western boundary of the Bonds site, interrupted to varying degrees by landscaping and, towards the northern part of the Bonds site, by aged care residential buildings on the ‘Dunmore’ site. There are sequential views of the house as the viewer moves from that site’s Dunmore Street entrance south towards the house, although these are restricted to varying degrees by the topography, which rises up from Dunmore Street, by site landscaping and institutional buildings.



Figure 134 Telephoto view of Dunmore House from the western side of the Bonds site. (Photo: Chris Betteridge, 2 April 2012)



Figure 135 View from a point north of the house at ‘Dunmore’ looking northwest to ‘Ashwood House’ (left of centre), with mature araucarias dominant in the landscape. (Photo: Chris Betteridge, 26 November 2013)



Figure 136 View looking south from within the grounds of 'Dunmore' showing the northern elevation of the house. (Photo: Chris Betteridge, 26 November 2013)

4.2.2 Views from 'Dunmore'

There are panoramic views from 'Dunmore' northeast, north and northwest from its ground floor verandahs and from the upstairs front verandah. The house was sited with its primary views to the north and west, although there were views to the east from the return verandah on the eastern side and the eastern end of the front upstairs verandah. At the time the house was built, it sat in grazing land with areas of remnant natural vegetation. Parramatta and Sydney had few tall buildings and would not have been prominent in the landscape the way today's high-rise buildings can be on clear days.



Figure 137 Panorama from ground floor eastern verandah of 'Dunmore' showing institutional building on its site (arrowed left) and the western side of the Bonds site, with the location of the former Staff Cafeteria (arrowed centre). (Photo: Chris Betteridge, 26 November 2013)

4.3 Combined Views Analysis



Figure 138 Aerial photo of Bonds site and adjoining areas, showing the significant view arc (red arrows) from 'Dunmore', including its historic views to northeast, north and northwest. This view arc includes the majority of the early Bonds buildings on the northern part of the Bonds site. (Source: Google Maps / **MUSEscape** Pty Ltd).

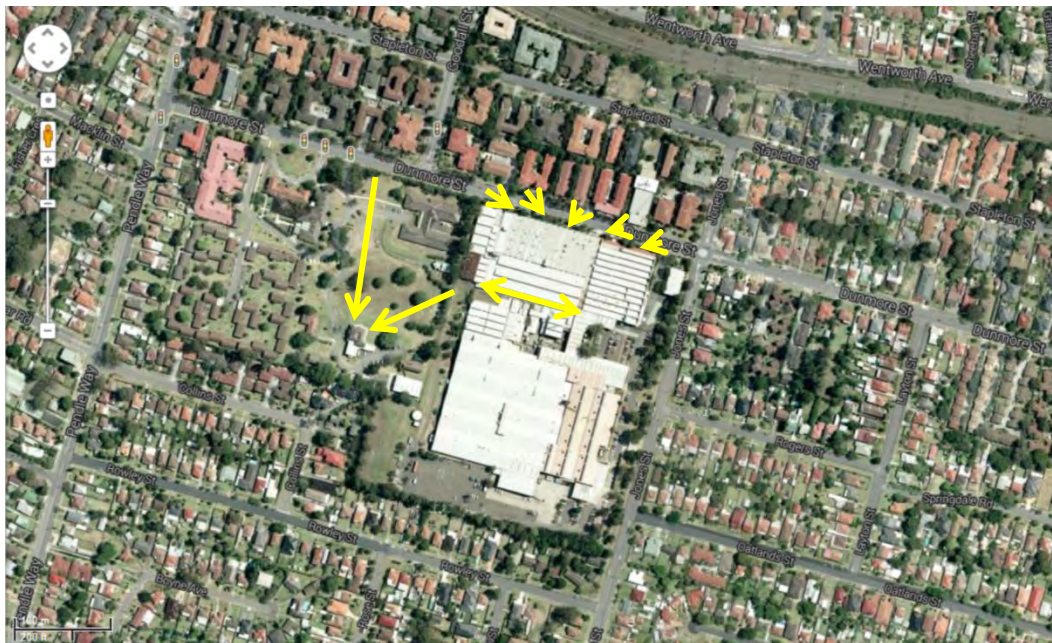


Figure 139 Significant views to, from and within the Bonds site, arrowed yellow. These comprise a long view to 'Dunmore' from Bond's western boundary, views along the internal laneway including the northern elevations of the old cotton bale stores and sequential views of the factory's Dunmore Street frontage, restricted to varying degrees by landscaping. (Source: Google Maps / **MUSEscape** Pty Ltd).

4.4 Visual Absorption Capacity

Visual absorption capacity is an estimation of the ability of a particular area of landscape to absorb development without creating a significant change in visual character or a reduction in scenic quality of the area. The capacity of an area to absorb development visually is primarily dependent on landform, vegetation and the location and nature of existing development. Generally, flat or gently undulating open forest or woodland has a higher capacity to visually absorb development than open heathland or swamp or heavily undulating topography with cleared ridges and slopes.

A major factor influencing visual absorption capacity is the level of visual contrast between the proposed development and the existing elements of the landscape in which it is to be located. If, for example, a visually prominent development already exists, then the capacity of that area to visually absorb an additional development of similar scale and form is higher than a similar section of land that has no similar development but has a natural undeveloped visual character.

The Bonds site currently is highly developed with extensive industrial development characterised by large low rise factory buildings with expansive areas of roof and a rectilinear internal circulation pattern of covered and open lanes and corridors.

The site is considered to have a high visual absorption capacity to absorb redevelopment of comparable scale, bulk and height to the existing without major changes to the way it is perceived from public viewing points. However, high rise residential development on the Bonds site will result in a considerable change in the public perception of the place and a marked contrast with the predominantly low rise and medium rise adjoining development in Wentworthville and Pendle Hill. This is not to say that taller development on the Bonds site is unacceptable but that new development will need to respect the significant views to and from 'Dunmore', from Dunmore Street and within the Bonds site and be designed in such a way that the interface between retained significant built elements and new development will minimise impacts on the heritage values of those retained elements.

5.0 Comparative Analysis

Comparison of a place with other places of similar age, use and form can assist in establishing relative heritage significance. This analysis has been limited to other comparable factory sites listed on LEP schedules in NSW or otherwise known to the authors.

5.1 Australian Bag Company Warehouse, Rosebery

This building in Rosebery, constructed for the Australian Bag Company in 1922, is a single storey warehouse of face brickwork built in bays with engaged piers and a parapet along Cressy Street, with timber-framed double-hung windows and arched heads and with corrugated metal roofing. Major alterations were carried out in 1967 by Gordon Evans Constructions, with further alterations in 1999, including large dormers and a new Colorbond® roof.



Figure 140 Former Australian Bag Company building at Rosebery. (Source: Google Maps Street View, 2013)

While the original warehouse is of a similar age to the original part of the Bonds factory at Wentworthville, the style is quite different.

5.2 *Georges Manufacturing Chemists & Andrew Laboratories, Rosebery*

A two storey, Inter-War warehouse with face brickwork and rendered panels at 23-25 Rosebery Avenue, Rosebery. The façade has a stepped parapet and pediment dated 1932, with a suspended awning over the entrance. In 1933 the building was used by Georges Ltd, Manufacturing Chemists. By 1949 the Valuer Chemical Company owned the site and the building was leased to Andrew Laboratories. The building was altered in 1957 with modification of windows and replacement of the awning. There have been some internal alterations. The warehouse building facing Rosebery Ave appears to have been burned by a fire in 1950s and was reconstructed (Council archives); In 1984 the building was converted to a furniture warehouse and in 1987 was used for the storage and distribution of firearms on behalf of Fullers Agencies. It is currently the offices of Swarovski Pty Ltd. The building is assessed as a good example of an Inter-War warehouse and is one of the earliest surviving industrial buildings in the Sydney local government area which date from the key period of subdivision.

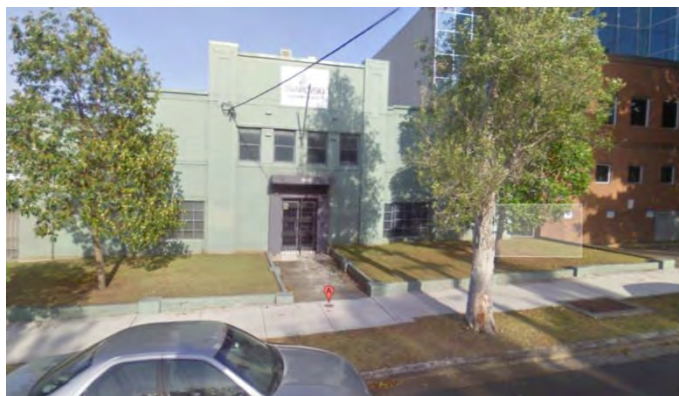


Figure 141 Former Georges Manufacturing Chemists & Andrews Laboratories, Rosebery. (Source: Google Maps Street View, 2013)

5.3 *W A Davidson Clothing Manufacturers Warehouse, Chippendale*

This two storey, face brick Federation warehouse at 14-16 Buckland Street, Chippendale was built in 1908 on land that had been part of the Blackfriars Estate subdivision and the former CSR sugar factory. The façade is embellished by a string course in line with the first floor window sills and cornice below a distinctive parapet. The ground floor has three large entries with segmental arches. Above the docking lane entrance is a hoist. There are double hung sash windows on both the ground and first floors. There has been little alteration to the exterior of the building. It has been assessed as a good, intact example of a Federation warehouse. It is symbolic of the growth of industry in inner Sydney in the early 20th century. The building is associated with the large clothing manufacturing presence in Chippendale which continued until the 1920s.

This example, although associated with the clothing industry, is earlier and in a different architectural style from that of the former Bonds factory.



Figure 142 W A Davidson Clothing Manufacturers Warehouse, Chippendale. (Source: NSW State Heritage Inventory)

5.4 *E G Bishop Warehouse, Chippendale*

This building at 35-45 Myrtle Street (corner of Shepherd Street), Chippendale was designed by architect Adrian Ashton and built by F T Eastman & Sons in 1936 for the engineering company E G Bishop Pty Ltd. Six terrace houses were demolished to make way for the development. The two storey facade uses an alternate liver brick as a projecting string course above and below the windows. The parapet features a similar stringcourse with diagonally positioned bricks on end. The building is chamfered to the corner with vertical fluted brickwork. A stepped stringcourse with a central flagpole occurs above the vertical window occurs on the corner. Original windows are painted steel although some have been replaced with aluminium windows. This building has been assessed as a prominent and a good example of a two storey inter-war corner industrial building, providing evidence of the steady substitution of terraces by factories in the 1930s, 1940s and 1950s resulting in a significant industrial penetration into parts of Chippendale that had been previously mainly residential. The factory is regarded as a symbol of the high density, working class nature of the area.



Figure 143 E G Bishop warehouse, Chippendale. (Source: NSW State Heritage Inventory)
While there are some similarities in construction materials and scale between this building and the administration building of the Bonds site, this is a corner building and is later than that at Bonds.

5.5 Sanitarium Health Foods Factory, Cooranbong

Part of a religious community, college and factory complex operated by people associated with the Seventh Day Adventist Church in College Road, Cooranbong. The Inter-War Art Deco factory was built for Sanitarium in 1933 -34 with a concrete and brick frame; the factory walls are of cream/yellow face bricks, with a hipped and saw-tooth roof behind brick parapets clad with corrugated asbestos cement sheeting. Windows are steel framed.

The size & advanced architectural design of the 1934 Factory demonstrates the great success of Sanitarium products despite the Great Depression. The Sanitarium Factory is regarded as so much ahead of its time that the buildings are still, after more than 60 years, readily fitted to modern business, research & manufacturing practices.



Figure 144 West elevation of the 1934 Factory building, shows the style of the monumental Art Deco entrance, and the relationship of the main building to the 3-storey wing on the north elevation (left). (Photo: Margret Doring, 2008. Source: NSW State Heritage Inventory)

This façade is of a greater scale and more highly ornamented than that of the Bonds administration building.

5.6 *Macquarie Worsteds Factory, Albury*

A brick factory building with pitched corrugated iron roof in Schubach Street, East Albury built in 1924 for Woollen Mills which commenced operating February, 1925. British operatives and families arrived from Bradford Mills, to work and teach trade. By 1926 there were 130 employees. One of Albury's oldest surviving operational factory complexes.



Figure 145 Macquarie Worsteds Factory, Albury, Photo by M Johnson © Albury City Council.

Although of similar age to the former Administration building at Bonds, the Albury building is in a different architectural style.

5.7 *Totalisator Factory, Meadowbank*

The former Automatic Totalisators Limited factory was constructed on the site of an old orchard in 1946-47 to a design by the architectural practice of Herbert, Dennis and Olding. It was purpose built to accommodate the manufacture and development of automatic totalisators, the sophisticated mechanical counting machines invented by engineer George Alfred Julius between 1908 and 1912. The building has a streamlined masonry facade including steel windows and doors, a tower element and associated timber flagpole. Original concrete steps and terrace outside entry foyer is accessed by a first floor sundeck and external steel staircase at the southern end of former Stores and Amenities block. A masonry and wrought iron fence is located on the Nancarrow Avenue boundary of the site. Original features and finishes within the vestibule area, main staircase and stair lobby including seat, glazed doors, stair treads and balustrades, ceiling and cornice have been retained. This item is assessed as significant as a reasonably intact factory of high quality to a design by Dennis and Olding housing the Automatic Totalisators.



Figure 146 Totalisator Factory, Meadowbank. (Source: Google Maps Street View 2013)
This building is later and in quite a different architectural style from Bonds.

5.8 *ELMA Factory, Hamilton*

A substantial complex of light industrial buildings, mostly in painted brickwork with elaborate patterning to the facades built for Electric Lamp Manufacturers (Australia) Pty Ltd (ELMA) at 52-54 Clyde Street, Hamilton. A relatively early development of the electrical equipment industry in Australia, associated with houses in David Street, Broadmeadow, for which ELMA supplied the annual Christmas lighting.



Figure 147 ELMA Factory, Hamilton. (Photo: Suters Architects Snell, Newcastle Heritage Study. Source: NSW State Heritage Inventory)

5.9 *Conclusion*

The limited analysis above suggests that the heritage items on the Bonds site are rare in comparison with other 20th century factory buildings currently listed on council heritage schedules in New South Wales and they are certainly rare in Holroyd LGA.

6.0 Heritage Significance Assessment

This section describes the principles and criteria for the assessment of cultural significance and applies them to the former Bonds factory site at Wentworthville.

6.1 Principles and Basis for Assessment

The concept of 'cultural significance' or 'heritage value' embraces the value of a place or item which cannot be expressed solely in financial terms. Assessment of cultural significance endeavours to establish why a place or item is considered important and is valued by the community. Cultural significance is embodied in the fabric of the place (including its setting and relationship to other items), the records associated with the place and the response that the place evokes in the contemporary community.

Cultural landscapes by their name imply human intervention but they may also include substantial natural elements. "They can present a cumulative record of human activity and land use in the landscape, and as such can offer insights into the values, ideals and philosophies of the communities forming them, and of their relationship to the place. Cultural landscapes have a strong role in providing the distinguishing character of a locale, a character that might have varying degrees of aesthetic quality, but, regardless, is considered important in establishing the communities' sense of place."²¹

6.2 Assessment Methodology

The *Australia ICOMOS charter for the conservation of places of cultural significance* (the Burra Charter) was formulated in 1979 and most recently revised in 1999, and is the standard adopted by most heritage practitioners in Australia. The Burra Charter and its Guidelines for Assessment of Cultural Significance recommend that significance be assessed in categories such as aesthetic, historic, scientific, social and other. The 1999 amendments to the Burra Charter emphasise the importance of setting in the conservation of heritage items.

The *NSW Heritage Manual* outlines the same broad criteria for assessing the nature of significance. These criteria are considered in addition to an item's rarity and / or representativeness, criteria that relate to comparative significance. The seven criteria adopted by the Heritage Council of New South Wales for the assessment of items for potential listing on the State Heritage Register apply equally well for items of local significance.

The review of significance in Section 6.4 below has been undertaken in accordance with the Australia ICOMOS criteria, those in the *NSW Heritage Manual* and those established for listing on the State Heritage Register as established under Part 3A of the *Heritage Act* (as amended, 1998).

²¹ Pearson, Michael and Sullivan, Sharon (1995), *Looking After Heritage Places*, Melbourne University Press.

6.3 Current Heritage Listings

Heritage items on or adjacent to the Bonds site are listed below. Copies of the Holroyd City heritage listings are appended to this report.

6.3.1 190-220 Dunmore Street, Wentworthville – Bonds Complex

This item (LEP Item I109, Lot 1 DP 735207), comprising Bonds administrative building, storage, cutting room, former cotton bale room, former bobbin mill (Malvern Starr [sic] warehouse), is listed on the heritage schedule to Holroyd LEP 2013.

The Statement of Significance in the Holroyd Heritage Study 1993 is as follows:

***Cutting Room** - Bonds is one of the most important manufacturing concerns in the Municipality. The cutting room is still a functioning example of 1920s factory construction, in this case notable for its hardwood framework. It is the only example of this kind of building in the Municipality.*

***Cotton Bale Room** - the bale storage room belongs to the initial phase of the building operations that have created the present complex. This type of storeroom may not have a parallel in the Municipality.*

***Bobbin Mill** - was responsible for an integral part of the cotton spinning operation. Is one of the few surviving industrial / manufacturing buildings of this period.*

***Administrative Building** - This building is part of the original operation. Its brick façade presents an important architectural element to Dunmore Street. It is one of the few brick buildings of this type in the Municipality.*

***Storage Building** - This building was part of the original operation. It may be a unique building in the Municipality and is an important alternative design to the predominant saw tooth factory buildings in the Bonds complex”.*

Of the elements listed above, the former Cutting Room no longer retains its manufacturing function but its historic structural fabric survives. The Cotton Bale Room also survives but is no longer used for cotton storage. The Bobbin Mill no longer exists but a small part of its facade has been incorporated into an apartment development on the northern side of Dunmore Street as a token interpretation of the former use of the site. The Storage Building has been converted to a training centre with kitchen facilities, toilets and lecture space.

6.3.2 211-215 Dunmore Street, Pendle Hill – Former Bonds Administrative Building Façade

This façade (LEP Item I93, Lot 65, DP 881163), located across Dunmore Street from the main Bonds factory site, is part of the former Bonds bobbin mill, which was later converted to a warehouse for Malvern Star bicycles. This listing on Schedule 5 to Holroyd LEP 2013 duplicates the listing of the former bobbin mill / Malvern Starr [sic] warehouse in the Bonds site (see 4.3.1).

6.3.3 Bonds Site – Archaeological Site

The Bonds site, 190-220 Dunmore Street (Lot 1, DP 735207) was separately listed as a known or potential archaeological site on Schedule 1B to Holroyd LEP 1991 and is now listed on Schedule 5, Part 3 Archaeological sites in Holroyd LEP 2013.

6.3.4 ‘Dunmore’, 222-266 Dunmore Street, Pendle Hill

“Dunmore” (LEP Item I94, Lot 3 DP 554208), a Victorian Italianate residence and garden setting adjoins the Bonds factory site to the west. It is in different ownership from the factory. Its statement of significance follows:

“Dunmore House has both local and regional historic and aesthetic significance. Historically, the site is of significance through its origins as part of D’Arcy Wentworth’s 1819 land grant as well as through its associations with Colonial Treasurer Sir William MacMillan who built the house in 1887 and George Bond who reputedly established the country’s first cotton spinning mill in the paddocks near the house.

The house is also one of the few remaining examples in Holroyd of the large “boom style” residences erected in the prosperous years of the late 19th century and retains much important original fabric and detailing. It is also something of a notable local landmark in local views, this role considerably enhanced by the spacious grounds and mature early trees which still remain as a setting for the house.’

Recent research and re-assessment²² has led to an updated Statement of Significance for ‘Dunmore’, as follows.

“Dunmore House is of state significance in multiple criteria such as social, aesthetic, community / cultural and technical. It is based on these factors that Dunmore House should be elected to the state heritage register, as it is associated with one of the forerunners of the Federation of Australia, William McMillan and through socially significant ongoing owners such as George A. Bond and the Churches of Christ ministries.

Dunmore House retains much of the features from McMillan’s ownership, which are highly intact and representative of the high Victorian Italianate aesthetic. The ongoing association with the Churches of Christ from the 1930s originally as an orphanage and boys home to the current aged care facility indicates the significance of the ongoing association with a community and cultural group. The remaining domestic elements evident throughout Dunmore House validate the state listing of the item as they indicate the wealth and ‘modern’ nature of house at the time of its construction.

Dunmore House remains significant at a local level based on cultural and natural history (local) its rare and endangered aspect as an estate house on a large and portion among modern fibro cottages and apartments and the wealthy class of former inhabitants it represents.”

²² Integrated Design Associates 2012, section 8

6.3.3 Ashwood House – 282 Dunmore Street, Pendle Hill

This Inter-war Georgian Revival residence (LEP Item I95, Lot A, DP 335578), at 282 Dunmore Street, to the west of 'Dunmore', is listed as an item of local heritage significance on the schedule to Holroyd LEP 2013.



Figure 148 Air photo of part of Wentworthville / Pendle Hill showing listed heritage items (solid turquoise) and the former Dance Hall / Staff Cafeteria (edged turquoise). (Source: Roberts Day)

6.4 Review of Heritage Significance

As a place the Bonds factory site includes a number of elements that satisfy one or more of the seven criteria established under the *NSW Heritage Act 1977* (as amended) for assessment of heritage significance and potential inclusion on the State Heritage Register or a LEP heritage schedule. In the following sections the Heritage Council criteria are applied to the place as a whole and its component elements.

6.4.1 Historical Significance (Criterion A)

An item is important in the course, or pattern, of NSW's or an area's cultural or natural history.

The Bonds factory is historically significant at a local level as a major industrial complex in the Holroyd local government area for more than eighty years, showing evidence of the evolution of the site in response to changing manufacturing methods, market trends and economic circumstances. From its inception, the factory

influenced the development of the neighbouring suburbs of Wentworthville and Pendle Hill, including the construction of Pendle Hill Railway Station and the expansion of residential and retail development to serve the large Bonds workforce.

6.4.2 Historical Associational Significance (Criterion B)

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's or an area's cultural or natural history.

The Bonds site has historical associational value through its links with George Alan Bond, the founder of the company, who reputedly established Australia's first cotton spinning mill in the paddocks near 'Dunmore House'. There are also associations with other significant individuals such as Hermon Slade and with the many thousands of employees who worked on the site from the 1920s onwards and made a variety of contributions to the development of the area.

6.4.3 Aesthetic Significance (Criterion C)

An item is important in demonstrating aesthetic characteristics and / or a high degree of creative or technical achievement in NSW or an area.

Parts of the factory complex demonstrate a high degree of technical achievement. However, much of that technical significance was embodied in the machinery that the company used over the years and which in many cases was leading edge technology in the cotton spinning and weaving industry. The plant was regularly upgraded so that manufacturing kept abreast of the times. Little machinery remains on site – most has been either replaced, scrapped or sold for parts. The brick facade to Dunmore Street has aesthetic value as an example of the formal administrative front to the factory. There is aesthetic value in the older sections of the factory, particularly parts of the cutting rooms that retain their massive timber posts and roof trusses. The John Austin Centre, currently used as a training centre, is a former store with architectural merit, sympathetically adapted to its new use. The company archives include many examples of creative endeavour in the form of garment design and advertising material for the company's products.

6.4.4 Social Significance (Criterion D)

An item has strong or special association with a particular community or cultural group in NSW or an area's for social, cultural or spiritual reasons.

Social value is hard to quantify without detailed surveys of those who have been associated with a place but it is highly likely that many past and present employees of Bonds will have strong opinions about the factory – some positive, some negative. It is likely that some will have strong attachments to the site as the place where they had their first job, learned new skills, met their partner, made special friends, spent their working career or participated in the sporting teams and social activities such as the regular dances which the company put on for its staff. The former 'dance room', later converted to a staff cafeteria, probably has social significance for a number of past employees.

6.4.5 Technical Significance and Research Potential (Criterion E)

An item has potential to yield information that will contribute to an understanding of NSW's or an area's cultural or natural history.

See 6.4.3 above. The former Bale stores have technical significance and are rare examples of their type. The building plans and drawings and the extensive photographic archive have enormous potential as a record of now defunct garment manufacturing processes, and of the operation that produced several brands of national importance. The Bonds archives are considered to be of at least State and arguably National significance. The entire site is listed as an Archaeological Site but site disturbance and mostly concrete slab construction probably reduces the potential for sub-surface relics.

6.4.6 Rarity (Criterion F)

An item possesses uncommon, rare or endangered aspects of NSW's or an area's cultural or natural history.

The Administration Building and Fabric Store and old Spinning Mill fronting Dunmore Street, the saw-tooth roofed early sections of the factory including the Cutting Room, the John Austin centre, the bale stores and other early structures on site are all rare in the local government area. The archives are a unique record of the history and iconic brands of the company. The comparative analysis at section 3.6 suggests that the heritage elements of the former Bonds factory site are rare examples of their type, not only in Holroyd local government area but in NSW generally.

6.4.7 Representativeness (Criterion G)

An item is important in demonstrating the principal characteristics of a class of NSW's or an area's cultural or natural places or environments.

The Bonds factory is representative of a large manufacturing complex in the spinning and weaving industries but its ability to demonstrate its former uses has been severely reduced by the removal of most plant and equipment with the decision to transfer garment manufacture offshore and to close the factory.

6.5 Archaeological Significance

6.5.1 Definitions

Archaeological potential is based on the likelihood of archaeological material surviving from the historical occupation phases of the site. Archaeological material can contribute to understanding the history and significance of a site. The survival of archaeological material depends on the nature of the archaeological material and on the degree of site disturbance.

Archaeological material has statutory protection under the *Heritage Act* 1977, which prohibits the exposure of *relics*²³. If proposed work is likely to affect known relics or is

²³ "*relic*" means any deposit, artefact, object or material evidence that:

likely to discover, expose, move, damage or destroy a relic, an excavation permit is required. Permits are issued to archaeologists by the Heritage Council of NSW in accordance with Sections 57 or 140 of the *Heritage Act*, 1977. Permits are approved on the basis of a demonstrated need to disturb the archaeological resource, a research design, the archaeological technique to be employed and the management of excavated material or features left in-situ. Applications for permits require approximately 21 days to consider. Exemptions for maintenance of plumbing and other subterranean services exist and are assessed for each archaeological site.

The National Parks and Wildlife Service has delegated authority to issue excavation permits for some classes of excavation, including the work on sites containing Aboriginal archaeological sites. The Aboriginal archaeological potential of the Bonds site has not been assessed during this CMP. If Aboriginal archaeological material is exposed in the future, work should stop and the NP&WS contacted.

All archaeological work, whether carried out under a permit or not, must conform to the established professional standards. The archaeological requirements include the archiving of reports and archaeological collections as well as the dissemination of the results as part of the archaeological work.

Moveable items, while not automatically protected under the relics provisions of the *Heritage Act* 1977, are subject to the conservation principles outlined in the Burra Charter. (Refer Appendix 1). The Bonds Site has an extensive archive and many examples of moveable heritage, consisting of a range of machines used in the manufacture of sewn, knitted and over-locked garments, as well as purpose built trolleys, machine guards and platforms. The retention of moveable items within their historical context greatly enhances the understanding of a place.

Archaeological Zones:

The Bonds site remained primarily open land until industrial activity commenced in 1923, when George Alan Bond established Australia's first cotton spinning operation along Dunmore Street, adjacent to 'Dunmore House'. The 1943 aerial photograph (Figure 3) shows paddocks with a number of desire paths used to access the Dunmore Street industrial buildings from the south and Jones Street to the east. Such paths have the potential to yield archaeological material relating to the people who formed and used them. However any potential archaeological deposits are expected to have been compromised by the extensive earth works associated with the construction of additional factory buildings and bitumen car parks throughout the late 20th century.

The earliest industrial development within the site is characterised by brick buildings with open ceilings and concrete floors while the road and pedestrian surfaces appear to have been sealed progressively over time. The potential for significant

(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and (b) is of State or local heritage significance. Ref: *Heritage Act* 1977 & *Heritage Amendment Act* 2009 No.34

archaeological deposits is considered to be low, however the site has five main areas of archaeological potential;

- (i) Cotton Spinning building fronting Dunmore Street,
- (ii) Store, recently converted to the John Austin conference centre;
- (iii) Former Cotton Bale Stores.
- (iv) Laneway between the early buildings, leading to the former Staff Cafeteria.
- (v) The outdoor paved and unsealed areas adjacent to the former Staff Cafeteria.

The Laneway and Staff Cafeteria are considered to have the highest potential to yield information about the site's occupants. The laneway was a main access from the earliest phase of the site's development and the Staff Cafeteria was a popular meeting place for the thousands of employees who worked at the site over time. These areas remain substantially undisturbed, increasing the likelihood of survival of any archaeological deposit.

6.6 New Summary Statement of Significance

The Bonds factory is historically significant at a local level as a major industrial complex in the Holroyd local government area for more than eighty years, showing evidence of the evolution of the site in response to changing manufacturing methods, market trends and economic circumstances. From its inception, the factory influenced the development of the neighbouring suburbs of Wentworthville and Pendle Hill, including the construction of Pendle Hill Railway Station and the expansion of residential and retail development to serve the large Bonds workforce.

The site has strong associations with George Alan Bond, the founder of the company, who reputedly established Australia's first cotton spinning mill in the paddocks near 'Dunmore House' and also with other significant individuals such as Hermon Slade and the many thousands of employees who worked on the site from the 1920s onwards and made a variety of contributions to the development of the area.

Parts of the factory complex demonstrated a high degree of technical achievement, embodied in the machinery that the company used over the years and which in many cases was leading edge technology in the cotton spinning and weaving industry. The plant was regularly upgraded so that manufacturing kept abreast of the times but little machinery remains on site – most has been either replaced, scrapped or sold for parts.

There is aesthetic value in the brick building on Dunmore Street as the formal administrative front to the factory and in the older sections of the factory, particularly the cutting room that retains its massive timber posts and roof trusses. The John Austin Centre, most recently used as a training centre, is a former store with architectural merit, sympathetically adapted to its new use.

The company archives include many examples of creative endeavour in the form of garment design and advertising material for the company's products and are a

unique record of the history and iconic brands of the company. The building plans and drawings and the extensive photographic archive have enormous potential as a record of now defunct garment manufacturing processes.

Social value is hard to quantify without detailed surveys of those who have been associated with a place but it is highly likely that many past and present employees of Bonds will have strong opinions about the factory – some positive, some negative. It is likely that some will have strong attachments to the site as the place where they had their first job, learned new skills, met their partner, made special friends, spent their working career or participated in the sporting teams and social activities such as the regular dances which the company put on for its staff. The former dance hall, later converted to a staff cafeteria, probably has social significance for a number of past employees.

The brick building on Dunmore Street, the saw-tooth roofed early sections of the factory, the John Austin Centre and the bale stores are all rare in the local government area and the comparative analysis at section 3.6 suggests also rare at a State level.

The Bonds factory is representative of a large manufacturing complex in the spinning and weaving industries but its ability to demonstrate its former uses has been severely reduced by the removal of most plant and equipment with the decision to transfer garment manufacture offshore.

The laneway and staff cafeteria areas are considered to have archaeological potential to yield information about the site's former occupants.

6.7 Review of Significance - Analysis of Elements

6.7.1 General Comments

Research for this CMP has generally tended to support the 2010 preliminary heritage assessment of significance of built and landscape elements on the Bonds site although additional built elements studied since then have also been found to have high or moderate significance. The heritage values of the various components within the building group has been assessed using the criteria in Section 6.4 for the purpose of enabling decisions on the future conservation and development of the place to be based on an understanding of its significance. The schedule below identifies those built and landscape components which contribute to the overall significance of the former Bonds factory site.

These assessments have been made without regard to the practical considerations which will subsequently be taken into account in formulating policies. In other words, the assessments below relate solely to *significance* (how important the item is), and do not relate to *management* (what should happen to the item). Management assessments in the policy section take into account both significance and other issues such as physical condition.

It should be noted that many components or spaces have been degraded by the removal of machinery, by adaptation or deterioration, and would require restoration or reconstruction to recover their full significance. In many cases, significant fabric may be obscured by later materials or finishes.

6.7.2 Development Phases

The description “original or early” in the following schedule refers to items dating from the establishment of the Wentworthville site in 1923, and its first phase of development up to approximately 1945.

Those components that are critical to the significance of the place include items of local significance, worthy of inclusion on any register of buildings of significance.

Elements in this category include:

- all original and early principal spaces that retain all or much of their original spatial character and characteristic fabric;
- the external form, massing, scale and architectural character of the original factory building;
- original and early masonry walls and openings;
- original and early timber and steel supporting elements;
- original and early concrete walls;
- original and early ‘saw-tooth’ roof structures;
- original and early roofing materials;
- original and early paint schemes;
- archaeological evidence including sub-surface ducting for cotton transport, and physical evidence of former elements;
- original and early site landscaping;
- significant views and view corridors to, from and within the site and the significant visual relationship with adjoining heritage items;
- the entire archival collection, including company records, advertising material, photographs, plans, garments, equipment and other material

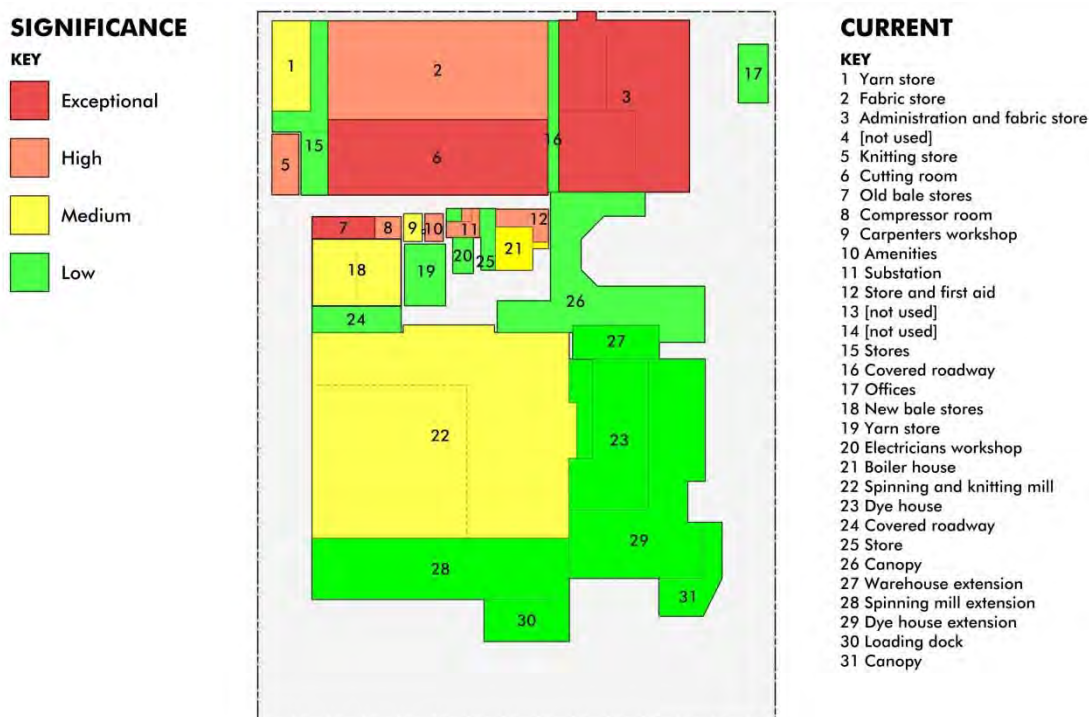


Figure 149 Diagram of the Bonds site showing the assessed significance of built elements. (Source: Orwell & Peter Phillips)

6.8 Curtilage Considerations

6.8.1 Some Definitions

In the past, the term curtilage has been interpreted in various ways by landscape professionals and the courts, often as the minimal area defined by a building and its outbuildings. The current NSW Heritage System interpretation, embodied in the 1996 Heritage Office publication *Historic Curtilages*, may be summarised as the area around a heritage item that must be conserved to retain the significance of the item. The curtilages for many properties now listed on the State Heritage Register or on Local Environmental Plan schedules were defined at a time when more emphasis was placed on the architectural qualities of buildings than on their landscape contexts. Since the early 1980s there has been an increase in community awareness of the need to protect adequate settings for buildings, including views and vistas. This enhanced appreciation of landscape is highlighted in the 1999 revision of the Burra Charter of Australia ICOMOS, placing greater emphasis on 'setting'. Article 8 of the Burra Charter now reads:

"Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place. New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate".

The Explanatory Notes to Article 8 are as follows:

"Aspects of the visual setting may include use, siting, bulk, form, scale, character, colour, texture and materials.

Other relationships, such as historical connections, may contribute to interpretation, appreciation, enjoyment or experience of the place.”

6.8.2 Recommended Curtilage

The most significant built elements on the site are located in the northern part of the site, and it is recommended that this area be designated as a conservation zone, within which any new development must be carefully designed to respect heritage values. Most of the more recent factory buildings in the southern part of the site are considered to be less significant than the earlier structures and are not considered essential for retention / adaptation. Controlled and sympathetic new development could occur on the bulk of the site. However, it is recommended that the curtilage for the item should be the whole of the site. This would provide the degree of control necessary to ensure that new development, including that within the conservation zone, is sympathetic to the historic built elements and landscape, and does not detract from their significance or setting. Figure 133 shows the recommended boundary for the overall curtilage and the conservation zone, together with the locations of the significant built heritage items.

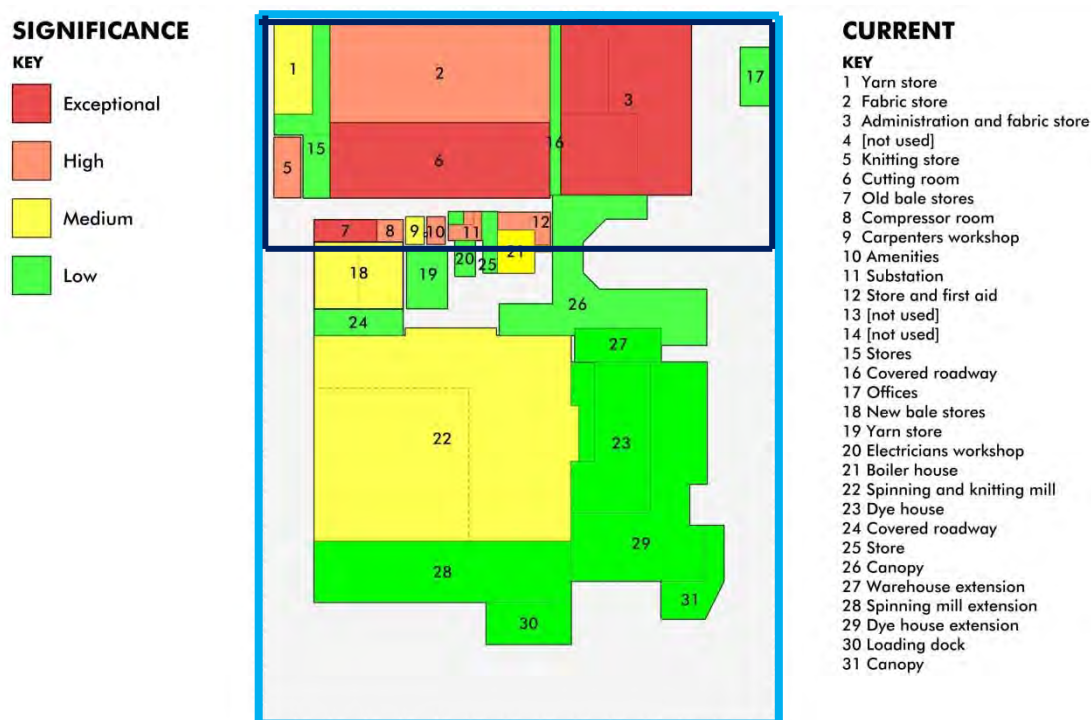


Figure 150 Recommended curtilage for former Bonds factory site (edged blue) including Conservation Zone (edged black), in which adaptive reuse and sympathetic new development can occur. (Source: Orwell and Peter Phillips Architects / **MUSEcape** Pty Ltd).

7.0 Opportunities, Issues & Constraints

7.1 Constraints and opportunities arising from Significance

Because the place has been identified as being of local significance, there is an obligation on current and future owners to conserve that significance for the benefit of the people of Holroyd local government area. The significance of the place also

presents opportunities for recognition, interpretation and marketing as part of its redevelopment.

7.2 Constraints and opportunities arising from the Australia ICOMOS Burra Charter

The Burra Charter is a guide to good conservation practice. It recommends that significant places be managed in accordance with their significance. While this implies the conservation of significant elements of the place, it also means that there are opportunities for sympathetic adaptive reuse and for potential redevelopment in areas of less significance.

7.3 Constraints and opportunities arising from Statutory Requirements (e.g. LEP)

At present the property is not subject to controls under the NSW *Heritage Act*, except in relation to archaeology i.e. the 'relics' provisions relating to significant sub-surface remains. However, elements of the site are listed on the Holroyd LEP Schedule, in which case development on the site will be subject to approval by Holroyd City Council. A copy of the listing is included as an Appendix.

Holroyd Draft LEP 2012 includes provisions for the protection of identified heritage items. Development proposals affecting the heritage significance of the place require the consent of Council. Before determining any application, Council is required to consider the impact that the proposal may have on the heritage significance of the site, and may require an applicant to submit a heritage impact statement that assesses the heritage impact of the proposal and recommends measures to mitigate any adverse impacts.

The LEP also includes conservation incentives giving relief, subject to conditions, from certain planning controls that would normally apply to other developments (including permitted uses, car parking and floor space ratios) if that relief will assist the conservation of the heritage item.

7.4 Constraints arising from Non-Statutory Listings

7.4.1 National Trust of Australia (NSW) Register

National Trust listings are advisory only, and impose no legal constraints. They are however an indication of the importance the Trust, as a recognised community-based conservation organisation, attaches to a place.

The former Bonds factory site is not listed on the Register of the National Trust of Australia (NSW).²⁴

²⁴ Advice from Mara Barnes, National Trust of Australia (NSW), 23 May 2013

7.4.2 Register of Twentieth Century Buildings of Significance

The Australian Institute of Architects (NSW Chapter) maintains a Register of 20th Century Buildings of Significance which, like the National Trust Register, has no statutory force but lists buildings considered by the Institute to be architecturally significant.

The former Bonds factory site is not listed on the AIA (NSW Chapter) Register of 20th Century Buildings of Significance²⁵.

Note: The fact that the Bonds site is not listed on the National Trust Register or on the AIA Register of 20th Century Buildings of Significance does not mean these organisations do not regard the place as significant. It is more likely that neither has investigated the site.

7.5 Constraints arising from the Physical Condition of the Place

The general physical condition of the significant items is fair to good, although it is evident that there has been little maintenance of their fabric in recent years (except for external re-roofing and some repainting). The exception is the former Dance Hall, which is in poor physical condition, and constructed partly from materials containing asbestos which are also deteriorating. Its condition is such that, despite the significance of the building, its retention may not be justifiable. The main constraint arising from physical condition elsewhere is the need to allow for a substantial expenditure on deferred maintenance as part of any redevelopment budget.

7.6 Constraints arising from the requirements of Owners and other Stakeholders

The site was identified as surplus to the requirements of Pacific Brands for their garment manufacturing business and subsequently sold to a developer. Rainbow Force Pty Ltd is currently preparing a Planning Proposal for rezoning of the site and a masterplan for residential redevelopment. The new owners wish to maximise the yield from the site within the constraints applying to the site.

7.7 Constraints arising from Community Expectations

Given that the place is listed as an item of environmental heritage in the Holroyd LEP, it is reasonable that the community will expect the owners to respect the heritage values of the place to be retained in any redevelopment of the site.

7.8 Constraints arising from access requirements and other building regulations

The property is subject to health and safety provisions under various State and Commonwealth Acts. These cover structural adequacy, fire safety, access and occupational health and safety.

²⁵ Advice from Dr Noni Boyd, Australian Institute of Architects (NSW Chapter), 24 May 2013

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

Under the Environmental Planning and Assessment (EP&A) Regulation 2000, all new building work must be carried out in accordance with the Building Code of Australia. In the case of an existing building, there is generally no requirement to comply with the BCA.

Certain provisions of the BCA relating to fire safety will apply if the use of an existing building is changed, although the main requirement for change of use is that the structural capacity and fire safety of the building must be appropriate for the new use. The BCA may also be used as a measure of non-compliance if a Notice of Fire Safety Order is issued by a local authority. Where building work occurs with no change of use, as long as the building is not enlarged by more than 50%, the only requirement is that structural capacity and fire safety must not be reduced by the work (EP&A Regulation Clause 143).

Access to premises for people with disabilities, as well as being covered by the Building Code of Australia, is also controlled by the *Commonwealth Disability Discrimination Act* (DDA) 1992. Compliance with the BCA does not necessarily signify compliance with the DDA, the operation of which is triggered by a complaint lodged with the Human Rights and Equal Opportunities Commission. Heritage buildings are not exempt from the requirements of the DDA. The preparation of an action plan for access assists in preventing or defending a complaint under the Act. A defence of unjustifiable hardship is also available, and the Human Rights and Equal Opportunities Commission has advised that heritage significance may be taken into account when considering unjustifiable hardship.

The NSW *Occupational Health and Safety Act* 2000, and the Regulations under this Act, cover the duties of employers to provide safe and healthy workplaces for their employees. Its requirements include the need to provide safe access for maintenance work. The duty of employers also extends to people other than employees, who must not be exposed to risks to their health or safety arising from the employer's undertaking while they are at the employer's place of work.

The Heritage Council's Fire Access and Services Advisory Panel can provide advice to building owners on developing performance-based solutions to fire safety and access in heritage buildings. Although the Panel's advice has no legal force, it is generally accepted by certifying authorities as an authoritative guide to acceptable alternative solutions under the BCA.

7.9 Opportunities for New Development

New development is feasible on the site in locations where it will not adversely affect either significant elements or their settings. The most effective way to control new development would be via a Masterplan that identifies heritage elements to be retained and appropriate controls for new building location, bulk, form, height, grain and scale. Draft development guidelines for the site are included in Section 10.

7.10 Opportunities for improved visual access

At the present time, the only heritage item visible from the public domain is the Dunmore Street façade of the former Administration building and other parts of the Dunmore Street frontage. Redevelopment of the site offers opportunities for greater public visual access to and interpretation of the other significant elements on site.

7.11 Opportunities for Heritage Interpretation

Interpretation means all the ways of communicating the significance of a place. While buildings and their settings convey a certain amount of information in their fabric and spatial relationships, other information, particularly relating to their history and associations may require communication through a variety of means that may include but are not limited to signage, printed and web-based publications, portable electronic devices, exhibitions and displays, events, school and public programs and face-to-face interpretation. Well-planned and executed interpretation adds significantly to the community's understanding and appreciation of heritage places and is an important part of the conservation process.

Interpretation policies are in Sections 8.4.2 and a Site Interpretation Strategy is in Section 9.0.

8.0 Conservation Policies

This section contains general and specific policies aimed at conserving cultural significance.

8.1 Conservation Principles

Conservation policies should be consistent with the philosophy espoused in the Burra Charter of Australia ICOMOS and the statutory requirements under the Heritage Act and relevant planning controls.

8.2 General Statement of Conservation Policy

Those elements of the place identified as of most significance and their settings within the identified curtilage should be retained and managed in ways that conserve their cultural significance.

- The maxim “Do as much as is necessary, but as little as possible” should be applied.
- Physical intervention to significant fabric should be minimised.
- Fabric assessed as intrusive or as having little or no significance may be removed or modified.

- An appropriate use or range of compatible uses for the significant buildings and their settings should be determined.
- All works to items assessed as significant and recommended for retention should only be carried out by or under the supervision of appropriately experienced conservation practitioners.
- The surviving exterior form and both exterior and interior architectural detail of early factory buildings should be conserved.
- All landscape elements assessed as having exceptional or high significance should be conserved unless their retention would compromise the conservation of significant built elements.

8.3 Specific Element Conservation Recommendations

The following table lists all the major built and landscape elements on the site, identifies key values and issues and recommends a conservation management approach. Refer to Section 11 for more details on items recommended for retention.

At this early stage of the redevelopment proposal for the Bonds site, it is not feasible to specify with any detail how each of the retained significant buildings should be conserved or adapted for sympathetic new use(s). In the preparation of documentation to accompany development applications for later phases of the project, it will be necessary to prepare Specific Element Conservation Plans (SECPs) for each of the retained significant built elements. These SECPs should contain significance assessments and detailed policies and guidelines relating to those particular elements.

Built Element	Significance	Issues / Conservation Management
1 Yarn store		
	Medium significance as part of early factory.	Fair condition, long narrow plan and lack of windows make reuse difficult. Investigate original use for interpretation plan. May be demolished following archival recording.
2 Old spinning mill		
	High significance, probably as part of original factory during the G A Bond era, with steel construction and early concrete walls, structures (including ventilation and water towers) and signage. Less significant than the Cutting Room, for which there is good documentation of its architect and original configuration.	Original equipment all removed. Former prominence in streetscape diminished by street and site landscaping. Level difference between footpath and floor reduces ability for active street frontage. Retain in whole or in part, especially western end, and adapt for commercial uses.
3 Administration and fabric store		
	Exceptional significance as part of original factory and architecturally prominent formal entrance to site, retaining original Bonds signage. Interiors (except structure) not significant.	Retain and conserve whole of first structural bay as a minimum and preferably some additional bays.
4 Original gatehouse [demolished by 1960s]		
		Interpret.

5 Store / Dance hall / Staff Cafeteria / knitting store


An early structure, probably built originally as a store but later converted to a Staff Cafeteria and more recently used as a Knitting Store. High significance as physical evidence of Bonds Industries enlightened provision of amenities for workforce.

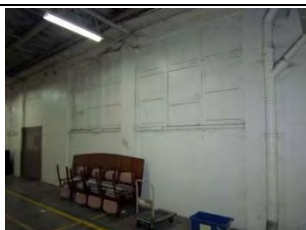
Alterations for later uses have resulted in loss of original fabric and reduced interpretation value. Retain in short term pending further investigation of its original purpose, its use as a Dance Hall and Staff Cafeteria, its current condition and its viability for retention and adaptive reuse in the next phase of the redevelopment project.

6 Cutting room


Exceptional significance as earliest factory building on the site and the only one for which there is good documentary evidence of the architects and the original configuration. The combination of timber construction with concrete walls is more significant than the later steel structures such as the Old Spinning Mill, more commonly found in factory buildings of the period.

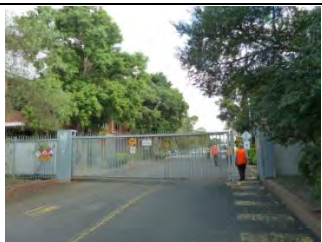
Retain and conserve preferably in its entirety. Adaptation, preferably for commercial uses, should retain large internal spaces with minimum of additional partitioning.

Built Element	Significance	Issues / Conservation Management
7 Bale stores		
	Exceptional significance as part of first factory complex and evidence of contemporary cotton storage technology.	Fair to good condition; some doors damaged. Retain and conserve in their entirety. At least one store should be conserved in original condition for interpretation; others could be adapted for new uses such as storage.
8 Compressor shed		
	High significance as part of original factory complex.	Fair condition. May be retained and adapted for commercial or light industrial use, or recorded and demolished.
9 Carpenters workshop		
	Medium significance as part of early factory complex.	Limited ability to interpret special qualities of Bonds site. May be retained and adapted, or recorded and demolished.
10 Amenities		
	High significance as part of original factory complex.	Small compartmented floor plan makes reuse difficult. May be retained and adapted, or recorded and demolished.
11 Substation		
	High significance as the power centre for the original and current factory complex.	Retain and adapt if suitable for continued original use, or record and demolish.

Built Element	Significance	Issues / Conservation Management
12 John Austin Centre / store / first aid		
	High significance as part of original factory complex.	Retain and conserve May be adapted for commercial uses, or as interpretation centre for the site.
13 Power house [demolished by 1960s]		
		Interpret.
14 ?Workshop [demolished by 1960s]		
		Interpret
15 Stores and loading dock		
	Low significance.	May be demolished following recording.
16 Covered roadway		
	Low significance.	May be demolished following recording; if buildings either side retained, their original external walls should be conserved.
17 Offices		
	Low significance.	Fair condition. May be retained and adapted, or demolished following recording.
18 New bale stores		
	Medium significance as evidence of changing technology for cotton bale storage.	May be retained and adapted, or demolished following recording.

Built Element	Significance	Issues / Conservation Management
19 Spin despatch		
	Low significance.	May be retained and adapted, or demolished following recording.
20 Electricians workshop		
	Low significance.	May be retained and adapted, or demolished following recording.
21 Boiler house		
	Medium significance as second generation power house for factory.	May be retained and adapted, or demolished following recording.
22 New spinning mill		
	Medium significance as evidence of significant expansion of factory in late 20 th century.	May be retained and adapted, or demolished following recording.
23 Warehouse		
	Low significance.	May be retained and adapted, or demolished following recording.
24 Covered roadway		
	Low significance.	May be demolished following recording.
25 Store		
	Low significance.	May be demolished following recording.

Built Element	Significance	Issues / Conservation Management
26 Canopy		
	Low significance.	May be demolished following recording.
27 Warehouse extension		
	Low significance.	May be demolished following recording.
28 Spinning mill extension		
	Low significance.	May be demolished following recording.
29 Dye house extension		
	Low significance.	May be demolished following recording.
30 Loading dock		
	Low significance.	May be demolished following recording.
31 Canopy		
	Low significance.	May be demolished following recording.

Landscape Element	Significance	Issues / Conservation Management
1 Perimeter Landscaping within and along eastern boundary		
	High significance (original eucalypt plantings along E boundary); Medium significance (row of <i>Sapium sebiferum</i> W of offices).	Retain perimeter landscaping where possible and enhance as visual buffer to any new development on the site.
2 The 'Park'		
	High significance.	Retain as open space. Retain and conserve specimens of <i>Corymbia citriodora</i> . Maintain trees in accordance with best arboricultural practice.
3 Landscaping along southern boundary		
	No heritage significance but local amenity value, helping to screen factory from adjoining residential development.	Landscaping along southern boundary will depend on setbacks and nature of new development on Bonds site but it should maintain a dense landscape buffer.
4 Landscaping along western boundary		
	No heritage significance but local amenity value, helping to screen factory from adjoining residential development.	New landscaping along western boundary will depend on setbacks and nature of new development on Bonds site but it should provide a balance between screening and retention of views to and from "Dunmore".
5 Landscaping along Dunmore Street frontage		
	Medium significance. Probably mostly post-1970s plantings representative of trend towards use of native tree and shrubs characteristic of that period.	Landscaping along northern boundary will depend on setbacks and nature of new development on Bonds site but it should provide a balance between public amenity, streetscape character and enhancement of views of significant Bonds buildings.
6 Detention basin in southeast corner of site		
	Low significance.	Can be retained or removed depending on water detention requirements for any new development.

Moveable Element	Significance	Issues / Conservation Management
1 Company Archives & Small Movable Heritage		
	Exceptional significance at a State and possibly National level.	Retain the archives and small movable heritage items as a collection in a secure and climate-controlled environment at a location to be determined (e.g. Pacific Brands, State Library of NSW, Powerhouse Museum, National Museum of Australia, Noel Butlin Archives Centre at Australian National University), in accordance with current best archival practice. Continue recording of items on computerised database. Upgrade storage media on a regular basis to reduce the risk of data loss e.g. transfer images from videotape to more stable and secure storage formats. Encourage research of company history and disseminate information widely. Continue oral history program to record the reminiscences of former company employees. Obtain copies of selected archival material for use in the interpretation of the Wentworthville site.
2 Factory equipment		
	High significance for interpretation potential	Some items of knitting and sewing machines have been retained for conservation and future interpretive use on site.
3 Plans and Drawings		
	High significance for interpretation potential	Retain and conserve

8.4 Individual Policies

Set out in the following sub-sections are individual policies designed to provide future owners / managers with clear guidance on the conservation of the place.

8.4.1 Conservation philosophy

Policy 1.1: The future conservation and development of the place should be carried out in accordance with the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter).

Policy 1.2: The statement of cultural significance and schedule of significant elements set out in Section 4 should be accepted as one of the bases for future planning and work.

Policy 1.3: The policies recommended throughout this document should be endorsed by all parties having jurisdiction over the management of these buildings, as a guide to future planning and work.

Policy 1.4: This conservation management plan should be reviewed regularly as the need arises or new information comes to light.

8.4.2 Interpretation requirements generally

Policy 2.1: Measures to interpret the major aspects of the significance of the Bonds factory site appropriately should be incorporated into any conservation and development proposals for the site as a whole.

Policy 2.2: Preparation of an Interpretation Plan

An Interpretation Plan should be prepared in accordance with Heritage Council policy and guidelines and submitted for approval by Holroyd City Council before any works commence on the site. The recommendations of the Interpretation Plan should be implemented before completion of the proposed development to the satisfaction of Holroyd City Council.

Policy 2.3: The communication of the significance of the building(s) to future occupants and to the general public should employ culturally appropriate media that do not detract from the heritage values of the place. These may include printed and web-based publications, interpretive signage, inclusion on guided or self-guiding walking tours of the area, public art, portable electronic media. Potential settings for the interpretation of the site may include the John Austin Centre and the former Cotton Bale Stores as well as places within the former Administration Building and former Cutting Room.

Existing interpretive material in various publications helps to explain the history of the place. Community awareness and understanding of the significance of the place could, however, be enhanced through the preparation of an Interpretation Plan which communicates the heritage significance of the place and its landscape, in the context of the cultural landscape history of Holroyd LGA and Sydney generally.

Policy 2.4: Interpretation through Conservation Works

Preservation, restoration and reconstruction of key significant elements, areas and fabric are the preferred methods of meaningfully interpreting important attributes and associations of the place. Where adaptation is part of the conservation work, measures should be incorporated to show the location, character and / or role of removed or altered elements where appropriate.

Revealing previously hidden elements and fabric and defining new elements and fabric (including elements of landscape setting) as part of reconstruction and adaptation (as recommended in the Burra Charter and general policies section of this report) are associated methods of interpretation in this context.

Policy 2.5: Interpretation 'by design' as part of new development

Appropriate measures to interpret the history and significance of the Bonds factory site as a whole should be incorporated into any future development proposals for the site.

Interpretation measures may include physical site elements (such as perimeter or other fences and walls, trees, garden beds and other landscape features), which interpret past features as well as more formal means such as historic photographs, oral histories and brief historical accounts.

Policy 2.6: The original and subsequent configurations of the buildings should be interpreted appropriately on the site. Any future alterations and additions should be designed and constructed in a way that preserves and preferably enhances the interpretation of the buildings. Deliberate differences in design and finish within the buildings that reflected manufacturing developments and changing uses over time should be interpreted.

Policy 2.7: Surviving original and early elements within and around the buildings should be interpreted.

Policy 2.8: Information about the buildings, including this conservation management plan and the progressive records of information derived from intervention in the fabric should be deposited in a public archive.

8.4.3 Use of Significant Items

Policy 3.1: The policies set out in this document should apply irrespective of the uses to which the buildings are put.

Policy 3.2: The significant buildings to be retained should continue to be used for compatible uses. Suggestions for compatible uses are contained in the Development Guidelines in Section 10.

Policy 3.3: Should circumstances in the future give rise to changes of use, new uses should be selected which are most compatible with the retention and recovery of the character and primary significance of the buildings.

Policy 3.4: Uses with servicing, structural or spatial requirements that would have a strong adverse effect on the character and significance of the buildings or their significant spaces and fabric are unacceptable.

8.4.4 Public access and safety

Policy 4.1: Provision of equitable access to retained buildings should be provided only where it can be accomplished without adverse impact on the significance of the buildings and their elements.

Policy 4.2: Any steps at principal entries to retained buildings should in general be preserved in their original configuration.

Policy 4.3: A fire and life safety strategy for the retained buildings should be developed and implemented to preserve their cultural significance while at the same time providing safe egress in the event of fire.

8.4.5 Conservation of significant fabric and spaces

Policy 5.1: Unless otherwise stated in these policies, surviving original and early fabric and spaces should be retained intact and conserved.

Policy 5.2: All conservation works should be preceded by thorough investigation, and monitored to assess their efficacy.

Policy 5.3: Preservation and restoration are the preferred conservation processes to be used for fabric of exceptional and high significance. (see Section 2.5 and the Burra Charter in the Appendices for definitions of these terms).

Policy 5.4: Worn or damaged significant fabric, unless positively dangerous, should be allowed to remain, and any associated risk reduced by other compatible means.

8.4.6 Intervention in the fabric

Policy 6.1: If changes to the significant building fabric are required, the approach should be one of minimal intervention: do “as much as necessary, as little as possible”.

Policy 6.2: Intervention for purposes other than conservation of the fabric should occur in areas of lower rather than higher significance.

Policy 6.3: Removal of fabric of exceptional or high significance should be contemplated only where that fabric has ceased to function and is actively contributing to deterioration in other significant fabric. Where multiple elements are present, it may be acceptable to remove some of these elements provided that overall significance is not thereby diminished.

Policy 6.4: All works to the buildings, including unavoidable alteration or removal of significant fabric, should be recorded to an appropriate archival standard. Records of the work should be maintained by the owner and made available to all those needing access to them for information.

Policy 6.5: Any demolition carried out to the buildings should be performed with extreme care with the objective of removing the minimum amount of material, and recovering as much of it as possible in re-useable condition. Materials or elements which have any likelihood of being re-used in future conservation and / or adaptive reuse works should be protected, catalogued and stored. Storage should be in a safe location, preferably on the site.

Policy 6.6: Attempts should be made to recover from site or elsewhere any significant materials or elements known to have been removed previously, and those elements should be reused in the conservation of the place.

Policy 6.7: Where elements need to be added to or relocated within significant spaces, they should match adjacent original elements while being on close inspection distinguishable from the original. Wherever possible, existing elements which can be demonstrated to have been moved from their first place of installation should be returned to that place.

8.4.7 Alterations and additions to significant fabric and spaces

Policy 7.1: Alterations and additions to original or early fabric of the buildings should be confined to:

- *the removal of intrusive elements, and elements of little significance that interfere with interpretation, when they are no longer needed*
- *the removal of elements of little or no significance that are contributing to the deterioration of original or early fabric*
- *the reinstatement where appropriate of original or early fabric that has since been removed and for which good evidence exists*
- *works to conserve the existing significant fabric, and*
- *fully reversible works to adapt the buildings for changing uses as required.*

Policy 7.2: Any alterations and additions to the significant buildings should be confined to very minor works that are complementary and subservient to the original. This policy implies that wherever new work is added to the old work, the new work should be shaped to fit the old rather than the old being altered to accommodate the new. It also implies that the original and early fabric should remain visually prominent after the alteration or addition.

Policy 7.3: Any new elements should respect the existing aesthetic significance of the significant buildings / elements.

Policy 7.4: Alterations and additions (other than reconstruction of original elements) to the significant parts of the Dunmore Street Administration Building façade which would be readily visible from the public domain, such as the removal of fabric, changes to opening sizes and the addition of new elements, should not be considered.

Policy 7.5: The addition of items such as air conditioning units, satellite dishes, television aerials, water tanks and solar hot water units, and associated ducting, pipework and cabling to the exterior of retained significant elements should be permitted only in unobtrusive locations that are not visible from the public domain.

Policy 7.6: When practicable, later partitions previously inserted within significant spaces in the buildings without regard to the character of the original or early space should be removed and the original space restored or adapted in a way that is useful and which recovers or respects the original significance.

Policy 7.7: Removal of internal masonry walls in significant spaces to be retained should in general not be permitted unless overall significance will thereby be recovered, and new openings in masonry walls should likewise be minimised.

8.4.8 Detailed policies on conservation of significant fabric

Policy 8.1: Significant original and early concrete masonry and brickwork should be retained intact and maintained in accordance with policies 12.1 to 12.5. Where brick repairs are required, the original bricks should be reused wherever possible, or recycled bricks of the same size and shape as the originals. Any new masonry units added to significant elements should be laid with mortar of matching appearance, strength and composition to the original. Where previous repairs are causing the original materials to deteriorate, they should over time be replaced using the original material. Consolidants or sealants should not be used.

Policy 8.2: Original or early doors and windows included glazing and locks should be retained and repaired as required for adequate weatherproofing and to preserve the maximum amount of original fabric. Where original elements have deteriorated beyond repair, they should be carefully salvaged for future interpretation. These elements and any missing elements should then be reconstructed.

Policy 8.3: Existing significant roof forms, cladding and accessories should be preserved and maintained in accordance with policies 12.1 to 12.5. They should be repaired and if necessary refinished with traditional roofing finishes to prolong their life. Only when the roofing is beyond repair should it be replaced, using traditional materials and fastenings. Original and early members of the roof structure should be preserved and repaired rather than replaced.

Policy 8.4: All exterior and interior unpainted surfaces originally intended to be unpainted should remain unpainted. Exposed surfaces originally intended to be unpainted which have subsequently been painted, should when practicable be returned to their original state.

Policy 8.5: Exposed surfaces which were previously painted and originally intended for painting as a preservative measure should be repainted when needed, bearing in mind technical and heritage requirements. Sound painted surfaces should be repainted without disturbing the original surfaces underneath.

Policy 8.6: Research should be undertaken into the original and early surface treatments of both the interior and exterior of the buildings. This research should be undertaken prior to any major removal of unsound old paint for redecoration or alteration. Significant early finishes should be preserved and interpreted on the site.

Policy 8.7: Treatment of damp problems within the buildings should focus on accurate diagnosis, locating and dealing with the sources of water through good drainage, while minimising irreversible alterations or additions to original fabric.

8.4.9 Archaeology

The definition of 'relic' in the NSW *Heritage Act*, 1977 has been amended several times since the act was introduced in 1977. A relic is currently defined in the *Heritage Act* as 'any artefact, object or material evidence which relates to the

settlement of the area that comprises New South Wales, not being Aboriginal settlement, and which is of State or local heritage significance.'

The significant change in this most recent amendment to the definition is the requirement that the relic must be of State or local heritage significance, rather than just being more than 50 years old (previous definition) or dated prior to 1 January 1900 (original 1977 *Heritage Act* definition). Given the age and significance of the place, it is likely that any archaeological artefacts, objects or other sub-surface material evidence found on the site will be of at least local significance.

Consequently, the statutory provisions of the Heritage Act are likely to apply to both evidence unearthed by chance as a result of routine maintenance and other activities and also works proposed to restore or reconstruct historical built or landscape elements.

The NSW Heritage website provides the following advice for developers.

What to do if an archaeological relic or artifact is found?

If you think that you have found an archaeological relic or site, ring the historical archaeologists at the Heritage Branch, Office of Environment and Heritage, NSW Department of Premier and Cabinet on (02) 9873 8500. Do not remove or disturb the relic in any way. Depending on the nature of the find, you may be required to undertake some archaeological investigation on the site. These investigations may require a permit under the Heritage Act. Aboriginal sites and artefacts are protected under the *National Parks and Wildlife Act* 1974. Enquiries about these sites should be directed to your local NPWS office.

How to apply for an excavation permit

If you are excavating land and know that you will disturb a relic, or think that you might disturb a relic, then you need to get an excavation permit issued by the Heritage Council of NSW. To find out more or to download an application form, go to the 'Permits and Applications' page of the Heritage Branch website www.heritage.nsw.gov.au

Policy 9.1: Any disturbance of the sub-surface, for installation of services and the like, shall comply with the requirements of the NSW Heritage Act 1977, as amended. The minimum requirement is for an archaeological assessment by a qualified archaeologist.

Policy 9.2: Any work involving disturbance of original building cavities on those buildings to be retained should also be subject to assessment by a qualified archaeologist.

Policy 9.3: Archaeological evidence should be retained in situ wherever possible.

8.4.10 Compliance with building regulations

Policy 10.1: Significant built elements to be retained should not be used for any purpose for which compliance with building regulations will adversely affect their significance.

This policy is not intended to rule out, for example, the sympathetic installation of fire safety equipment to enable a building to continue to be used.

Policy 10.2: Compliance with building regulations should be achieved using their objectives and performance requirements rather than deemed-to-satisfy provisions.

8.4.11 Building services

Policy 11.1: Incoming services to the building should preferably be installed underground, subject to archaeological investigation.

Policy 11.2: Vertical and horizontal channels for the reticulation of services should be located and designed in a way that will have the minimum adverse effect on fabric and spaces of significance. In general, services within the building should be surface mounted using reversible methods with minimal damage to significant fabric, or concealed within existing building cavities or behind new surfaces. Any interference in building cavities for services should be preceded by archaeological investigation.

Policy 11.3: Services should not be permitted to discharge liquid or gas in a way which will cause deterioration in significant building fabric.

Policy 11.4: Wherever possible, penetrations required for new services in significant fabric should be made where it has previously been penetrated.

Policy 11.5: New facilities in significant spaces should preferably be installed in spaces originally constructed for that purpose, and should not be added within principal spaces.

Policy 11.6: Upgrading services, equipment or finishes in original or early spaces should be done in a way that conserves original elements wherever possible. Where new services or wall or floor finishes need to be installed, this should be done by covering and protecting the original elements and installing the new material over them.

8.4.12 Maintenance and Repair

Timely maintenance and repair based on regular inspection and technically sound and appropriate construction methods are fundamental to the conservation program.

Policy 12.1: The buildings should be cared for by a planned maintenance and repair program based on a comprehensive knowledge of the building and its materials, regular inspection and prompt preventative maintenance and repair.

Policy 12.2: Maintenance and other building works should be undertaken only by tradespeople with relevant qualifications and experience in working with early building materials (masonry, timber joinery, structural steel, etc.), under the supervision of suitably qualified and experienced persons.

Policy 12.3: Particular attention should be given to keeping in good order all the systems which prevent water penetration into the fabric and conduct water safely from the building and its footings.

Policy 12.4: Regular inspections should be made of building elements subject to damp and / or corrosion to ensure prompt preventative maintenance and repair. Access for inspections should be made using the existing openings wherever possible. Any new openings should be made in fabric of little significance. Refer to Policy 6.2.

Policy 12.5: Previous maintenance or repair works using inappropriate materials or methods should be replaced, when practicable or necessary, using materials and methods which replicate the original, or otherwise retain the significance of the fabric as a whole.

8.4.13 Maintaining legibility of site configuration

Policy 13.1: The functional importance of the layout of the site should be maintained and/or interpreted by:

- *maintaining the significant visual and physical links between the various buildings on site; and*
- *conserving the significant built and landscape elements and their settings; and*
- *investigating, recording and interpreting where appropriate the archaeological evidence of the original / earlier site development.*

This policy provides a framework for interpreting key aspects of the function and use of the site and subsequent evolution as part of its conservation and on-going development.

8.4.14 Conservation of Significant Views

Much of the interior of the former Bonds factory site, including the majority of the site's heritage items, is currently obscured from public view by perimeter fencing, boundary vegetation and the industrial buildings themselves. The following recommendations are designed to improve visual access to the site's heritage items and the adjoining item "Dunmore".

Policy 14.1: Significant views to, from and within the Bonds factory site should be conserved as follows:

- *significant views to the retained sections of the Dunmore Street building from the street;*
- *significant views within the site;*
- *significant views to and from 'Dunmore' and its setting.*

The delineation of significant historic views would require more detailed analysis and documentation prior to the design of any future works that may impact upon these views. New development should be designed in such a way that it allows increased views into, out of and within the site, particularly to the listed heritage items.

An improved visual connection should be established between the former Bonds factory site and the adjoining property “Dunmore”. “Dunmore” was the former home of the founder of Bonds and an improved view of it would enable better interpretation of this significant historical association.

8.4.15 Conservation of Landscape Elements

Conservation of heritage places, particularly landscapes, inevitably involves change as plants go through their life cycle. It is important that the limits of acceptable change be defined prior to major works.

Policy 15.1: Landscape management should conform to relevant Australian Standards (e.g. AS 4373 Formative Pruning) and current best practice in arboriculture as recommended by relevant industry representative groups.

Policy 15.2: Decisions on whether to retain or remove particular trees should be based on their relative significance, safety, amenity value and contribution to the landscape as a whole.

Policy 15.3: Weeds and problem species including self-sown woody species should be controlled and / or removed under ongoing maintenance programs in collaboration with Holroyd City Council and adjoining landholders. Noxious weeds, as listed in the Noxious Weed declarations for Holroyd City Council local government area, must be controlled in accordance with the declaration. For current declarations see: <http://www.dpi.nsw.gov.au/agriculture/pests-weeds/weeds/noxweed/noxious>

Policy 15.4: The presence of any feral animals such as feral cats and rodents or native animals such as possums or grey-headed flying foxes should be monitored, and any adverse impacts on significant items and areas, vegetation and wildlife recorded. Feral animals should be controlled using methods approved by Council and other responsible authorities.

Policy 15.5: Any new plantings / gardens should be designed in keeping with significant landscape elements, with design and materials consistent with or at least not in conflict with that particular part of the place.

Policy 15.6: Given the importance of the views to, from and within the site, new plantings should be selected and located in such a way that they enhance views, not block or detract from them.

Policy 15.7: Choice of species for new plantings should be based on the relative significance of the area, appropriateness for the period, suitability for the location, ease of maintenance and use (e.g. screening, visitor control, floral display). The placement and selection of larger specimen trees should be carefully planned to avoid root damage, blocking of views, inappropriate mature dimensions, or incompatibility with the established character of the landscape.

Policy 15.8: Receptacles for on-site storage of rubbish, garden waste, landscape materials (e.g. mulch, compost) and building materials should be located in such a way that they do not detract from the aesthetic values of retained significant elements.

Policy 15.9: Care should be taken to ensure that sites are left in good condition after construction works. Contractors engaged in conservation work should be required to clean up and remove all surplus materials such as cement, adhesives, drop sheets, packaging materials from site when they have completed their work.

Policy 15.10: A pro-active program of cyclical planned maintenance should be developed. Records should be kept for all major repairs and maintenance to landscape and built elements.

8.4.16 Need for a Landscape Master Plan

Policy 16.1: New site landscaping should be in accordance with a Landscape Master Plan for the site that is compatible with this Conservation Management Plan and provides for conservation of significant landscape elements and introduction of new landscaping that maintains the heritage significance and character of the site while providing for current / future needs and uses.

8.4.17 Protection of Setting & Management and Development of Adjoining Lands

The protection of the setting of heritage places is an essential part of significance retention, recognised by Australia ICOMOS in the most recent revision of the Burra Charter. Proposed changes in land use or development of adjoining lands need to be carefully examined by management for any potential impacts on the quality of setting.

Policy 17.1: Liaise with Holroyd City Council and adjoining land holders to ensure that lands adjoining the Bonds factory site are developed and / or managed to conserve the heritage significance of the place generally and to minimise further visual impacts on the setting of 'Dunmore' in particular.

Policy 17.2: Monitor proposed developments or infrastructure projects to ensure that any new adjoining development is sympathetic to the heritage values of the Bonds factory site and the adjoining 'Dunmore'.

8.4.18 Amendment to LEP Schedule

Policy 18.1: The information gathered during preparation of this CMP should be used to amend the listing of the Bonds factory site and its significant elements on the Holroyd LEP heritage schedule.

8.4.19 Preparation of Statement(s) of Heritage Impact

Policy 19.1: Prior to any development work on the site prepare a Statement of Heritage Impact in accordance with the guidelines in the NSW Heritage Manual and subsequent amendments and any requirements by Holroyd City Council and (if the place should become State heritage listed) the Heritage Council of NSW.

8.4.20 Availability of this CMP

Policy 20.1: Lodge copies of this CMP with Holroyd City Council Library Local Studies collection and the Heritage Division, Office of Environment and Heritage.

8.4.21 Determination of Exemptions

Policy 21.1: Determine if any proposed works are exempt from approval under the provisions relating to the Schedule of Heritage Items in the Holroyd LEP or (if the place should become State heritage listed) the Heritage Council's Standard Exemptions. Where works are not exempt, obtain necessary approvals from the authorities, in accordance with relevant guidelines. This includes approval for excavation on a site that may contain archaeological relics.

8.4.22 Archival recording

Policy 22.1: Undertake archival and photographic recording before major changes take place, in accordance with Heritage Council guidelines. Lodge copies of the archival record with Holroyd City Council Library Local Studies collection and the Heritage Division, Office of Environment and Heritage.

9.0 Site Interpretation Strategy

9.1 Bonds is an iconic Australian brand

Bonds is an iconic Australian clothing brand with a long tradition dating back nearly a century. The Bonds factory at Wentworthville has been a significant part of the Holroyd scene since the 1920s – not only a major employer in the district but also a major influence on the development of Wentworthville and Pendle Hill as suburbs within the local government area. The heritage significance of the site and the company's involvement there should be communicated effectively and in culturally appropriate ways so that future users of the place will understand and appreciate that significance.

9.2 The need for an Interpretation Plan

An Interpretation Plan for the Bonds site should be prepared by suitably qualified interpretation specialists in accordance with the Heritage Council of NSW policies and guidelines for the interpretation of heritage places and any requirements by Holroyd City Council.

The Plan should summarise the historical and geographical context of the site and its importance to the community. It will establish interpretation and education goals for the place and identify relevant interpretive stories that reflect Australian, New South Wales and local historical themes. The Plan will recommend strategies, specific locations and methods by which the heritage significance of the site can be communicated to the public and future users of the site in culturally appropriate ways that respect the heritage values of the place.

The Plan will identify interpretation and education opportunities at the Bonds factory site based on analysis of current best practice for comparable sites in Australia and

overseas to deliver facilities, programs and media that support the vision for the site in the best possible ways.

The Plan will take into account the recommendations and guidelines of all current planning documents and will be guided by advice from the community, industry and other relevant stakeholders to ensure that information, interpretation and education programs are well integrated, cost-effective and sustainable.

The Plan will include:

- audience profile and analysis (target audiences and their needs);
- Interpretation Policy (principles and procedures to be followed);
- Interpretation Strategy (overall vision for interpretation);
- indicative costings for each element of the works recommended in the Interpretation Plan;
- preliminary concepts for any signage and an example of the content for signage;
- preliminary concepts for other delivery mechanisms (e.g. electronic media, web-based publications)
- implementation and resources (logical sequence for implementation and future management);
- evaluation (process of evaluating the effectiveness of the interpretation).

9.3 Suggested Approach and Methodology

The suggested approach to the preparation of the Interpretation Plan should include the following:

- Review of relevant historical and planning documentation, including baseline studies of the cultural landscape to identify place, context and associations;
- Analysis of natural and cultural heritage values to enable assessment of significance;
- Review of current New South Wales interpretive policy and guidelines and relevant education curriculum areas;
- Review of Australian and overseas current best practice in interpretation and education outside the classroom to identify appropriate principles and programs;
- Understanding of the special connections between people and place relevant to the Bonds factory site, including identification of any individuals or groups with a proprietary or custodial interest in the interpretive planning for the place;
- Identification and profiling of likely audiences, including multicultural and international audiences and gauging the effectiveness of potential audience reach by recommending a carefully planned program of pre- and post-evaluation;
- Identification of and dialogue with key stakeholders in the community, including educational institutions and the cultural tourism industry;
- Identification of appropriate communication themes and education opportunities for the development of interpretive stories and syllabus connections that ensure conservation and sustainability of the cultural heritage and encourage understanding of the history and use of the Bonds factory site. The place and its significance are multi-faceted, embracing many historical themes, including but

not limited to the human modified landscapes, industry, technology, creative endeavour, persons and events;

- Identification of appropriate messages that reflect the vision for the place and communicate interpretive themes in ways that will engage audiences, be thought-provoking and that will stimulate further enquiry;
- Linkage of messages to audiences and locations;
- Identification and development of linkages to the New South Wales school curriculum, including potential for teaching subjects as diverse as social studies, art, history and geography in ways that will promote interest in, and informed and responsible attitudes towards people, cultures, societies, environments and learning, with a commitment to:
 - Social justice
 - Intercultural understanding
 - Ecological sustainability
 - Democratic processes
 - Beliefs and moral codes
 - Lifelong learning
- Identification and review of existing interpretive material available through Holroyd City Council and Pacific Brands, etc.
- Identification of strategies, specific locations and methods for site interpretation which might include, but not be limited to the following:
 - Signage in general;
 - Specific signage opportunities;
 - Printed and web-based publications;
 - Portable electronic media (e.g. use of smart phones and QF codes via downloadable applications);
 - Planting;
 - Hard landscaping;
 - Promotion;
 - Merchandising;
 - Education programs (schools and public);
 - Community involvement;
 - Visits;
 - Exhibitions and displays (both on-site and at external venues);
 - Local festivals (e.g. National Trust Heritage Festival, History Week);

The Plan will make recommendations for interpretive media that communicate effectively without compromising site significance, for elements such as:

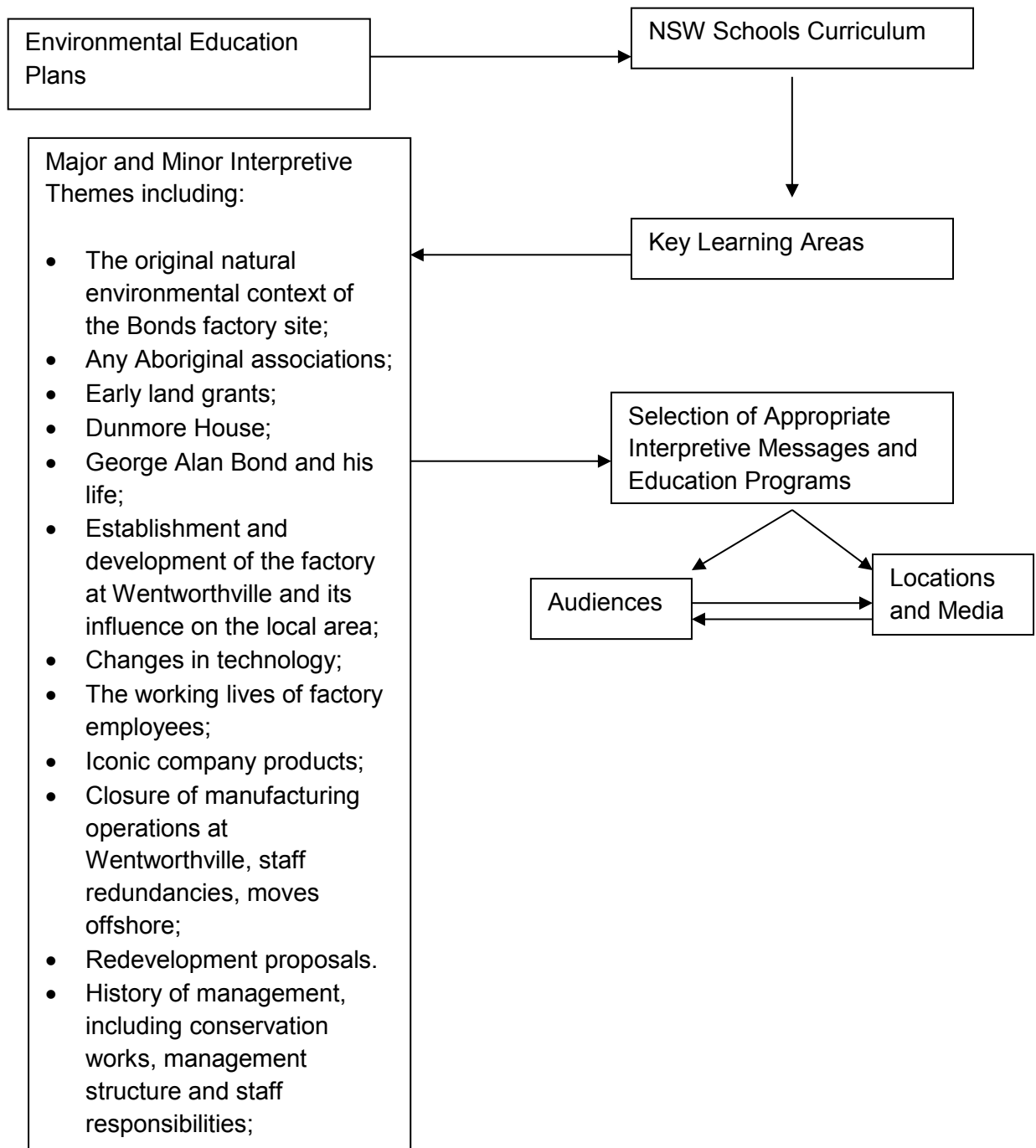
- Signs;
- Plantings;
- Maps (former factory layout);
- Art / Sculpture Elements (e.g. Chesty Bond figures);
- Panels or text set into pathways;
- Panels or text set into site furniture or walls;
- Interpretive display in a retained building e.g. John Austin Centre;
- Self-guiding brochures, leaflets;
- Other publications, both printed and web-based;

- Interactive opportunities for visitors to interrogate archive database and / or oral histories of former employees;
- Audio guides / portable electronic media.

The Plan will include provision for evaluation and review;

9.4 A suggested framework

A suggested framework for the Interpretation Plan is summarised in the diagram below.



9.5 Some Recommended Interpretation Strategies

9.5.1 Heritage Precinct

The key interpretation strategy is the creation of a context of landscaped open space containing remnants of significant and interpretive items for the retained heritage buildings and other elements associated with the former Bonds Spinning Mills to create the 'Heritage Precinct'. This setting will facilitate their adaptation to new uses, allow them to be publically accessible and enable widening of their visual interpretation from both inside and outside as key components of the former Bonds factory evolution and operation.

9.5.2 Interpretation Centre

The retention of the heritage buildings from the Bonds Spinning Mills factory period provides the opportunity to utilise these (possibly former Administration Building, 'Dance Hall' and / or Cutting Room) as the Interpretation Centre for the site. The centre would include historical documentation and photographs, knitting machinery and soundscapes including oral history recordings.

9.5.3 Streets & Spaces

Internal lanes and open spaces will be named to interpret the elements of production processes and the history of the site. Examples might include names related to significant entrepreneurs, managers, employees, products and processes.

9.5.4 Signage Strategy

The interpretive strategy will involve retention of representative building elements and equipment accompanied by signage to inform and guide the public around the site, through the manufacturing process and noting the previous uses and attributes of the Bonds buildings. Examples are shown below:



Figure 151 (Left): Interpretive sign associated with the former Boilerhouse, UWS Parramatta Campus at Rydalmere; **(Right):** Designs by Anika Ekholm, Teknemosus Pty Ltd for public art interpretive sculpture, Macartney Oval, Prince Henry at Little Bay. (Images: **MUSEcape** Pty Ltd)

9.5.5 Public Art Strategy

The public spaces and heritage buildings will include public art that reflects the previous uses and activities at the site, as well as celebrating the oral history and workers at the Bonds factory, which was such a significant employer in the region. Examples of the types of significant Bonds brands that may be interpreted in the public art are indicated below:

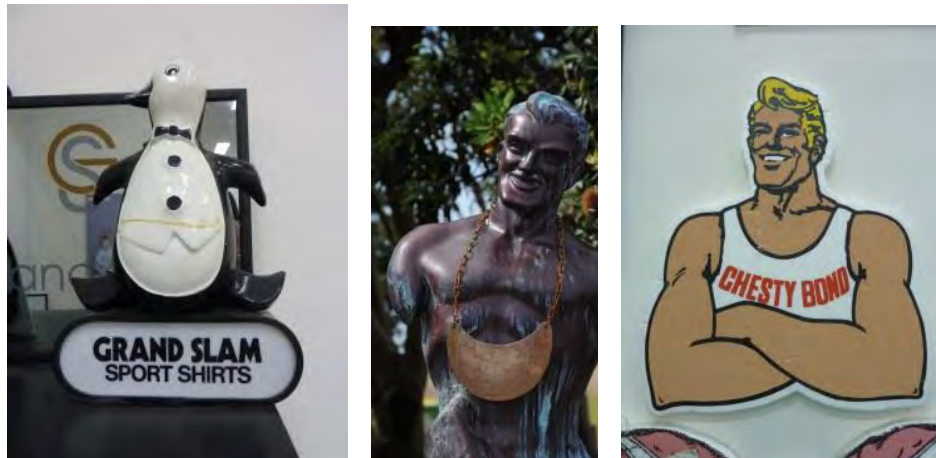


Figure 152 (Left): Bonds Grand Slam penguin logo; **(Centre):** Part of the sculpture 'Golden Boy (for the convenience of passers-by', an adaptation of the Chesty Bond logo by Bjorn Godwin which was exhibited in Sculpture by the Sea, 2010; **(Right):** A graphic version of Chesty Bond. (Photos: Chris Betteridge)

10.0 Development Guidelines for New Uses

It is often preferable for heritage items to retain their original intended use and to continue functioning in the manner for which they were designed. However, changes in technology and market forces often dictate that the original use is no longer viable. Such is the case with the Bonds site at Wentworthville. The former owners, Pacific Brands, made the decision to move its manufacturing base offshore and closed the factory, selling or scrapping the machinery. Given that the former industrial uses cannot be perpetuated, a range of new, alternative uses including residential, retail and community uses is considered appropriate to create a viable new setting in which the retained heritage items can be conserved, enjoyed and understood by future generations. The proximity of the site to the two transport hubs of Wentworthville and Pendle Hill would seem to enhance the viability of such new uses.

The site is sufficiently large to accommodate medium density residential development of varied height depending on location within the site, provided it respects the heritage values of the site and the adjoining listed items. The significant built elements including the former administration building fronting Dunmore Street, the former Cutting Room, the John Austin Centre and the former Cotton Bale Stores would lend themselves to a range of sympathetic adaptive reuse that may include retail and community uses.

A change of use, from industrial to a sympathetic mix of residential, retail and community uses will also have the advantage that some of the site's heritage elements currently hidden from public view will be available for inspection and interpretation.

In the redevelopment of the site it will be important that new buildings respect the heritage values of the place by not over-powering them. This can be achieved by retaining the heritage items and designing new buildings in ways that enable the retained elements still to be 'read' in the landscape, with adjoining structures of sympathetic design and stepping up in height from the heritage items, rather than dominating them. Adequate open space needs to be included to satisfy community needs and Council requirements and to provide interesting further opportunities for celebration and interpretation of the site's former use.

The following are draft development guidelines relating to the listed heritage items on site aimed at achieving a satisfactory balance between heritage conservation and redevelopment.

11.0 Development Guidelines for Retained Heritage items

The following are guidelines for the adaptive reuse of those built and landscape elements assessed as being of Exceptional or High significance.

11.1 *Dunmore Street Buildings*

These comprise the old Spinning Mill, the Administration Building and the Fabric Store. The Yarn store, at the western end of the site, is not recommended for retention. The Dunmore Street frontage should not be reduced to a mere facade stuck on to a larger new building, in the same unfortunate manner as the one across the road (i.e. the former Bonds Bobbin Mill). The whole first bay of the Dunmore Street former Administration Building should be retained, and sensitively grafted on to a new structure so that the original section retains its visual prominence in three dimensions in much the same way that the present former administration block is attached to a series of warehouse / factory bays. Consideration should be given to the retention of the old Spinning Mill, in whole or in part and at least one full structural bay closest to Dunmore Street and its adaptation for commercial uses.

Taller buildings should be set back so that the original building forms are visually dominant from the street. In this way the very significant history of the place as the Bonds factory will be interpreted in a much more meaningful way, rather than being submerged in the redevelopment of the site. Sympathetic adaptive uses may include residential, retail, community, administration.

11.2 *Former Cutting Room*

All or a very substantial part of the former Cutting Room should be retained, including the original fabric and form including original hardwood posts and roof timbers, concrete walls and timber framed windows.. A single use (e.g. supermarket) is preferred for this building rather than dividing the space into many smaller spaces. Whatever the future use, it is desirable that the historic fabric of columns and roof structure be retained and visible in the adaptation.

11.3 *John Austin Centre (former Training Centre)*

The external form and surviving original fabric of the John Austin Centre should be retained but the interior could be further altered sympathetically since it has already had considerable changes made to it for its most recent use as a training centre. Sympathetic adaptive uses may include but are not limited to community use.

11.4 *Former Cotton Bale Stores*

The former Cotton Bale Stores should not be incorporated as part of a new building. The entire rationale for their design, construction and location was to keep them separate from other buildings to minimise the risk of fire. While they may be attached to a new building at their rear, with possible connections between some of the bale stores and the new building, they should not be submerged in a new building that would overpower them visually and make them more difficult to interpret.

The former Cotton Bale Stores should be retained as a row, including their steel doors with counter-weights. At least one of these stores should be retained intact with appropriate interpretation of its former use. Penetrations into the side or rear walls or roofs of some of the stores may assist in their adaptation to new uses which may include storage, small workshops.

11.5 Dance Hall / Staff Cafeteria / Knitting Store

The building is in poor condition. It has been open to weather and the timber structure has been affected by water and termites. Alterations for later uses have resulted in loss of original fabric and interpretation value. The cost of retention of structure may not be justified if its social value can be interpreted elsewhere by other means.

11.6 Compressor Shed

In only fair condition. May be retained and adapted for commercial or light industrial use, or recorded and demolished.

11.7 Amenities

Small compartmented floor plan makes reuse difficult. May be retained and adapted, or recorded and demolished.

11.8 Substation

Retain and adapt if suitable for continued original use, or record and demolish.

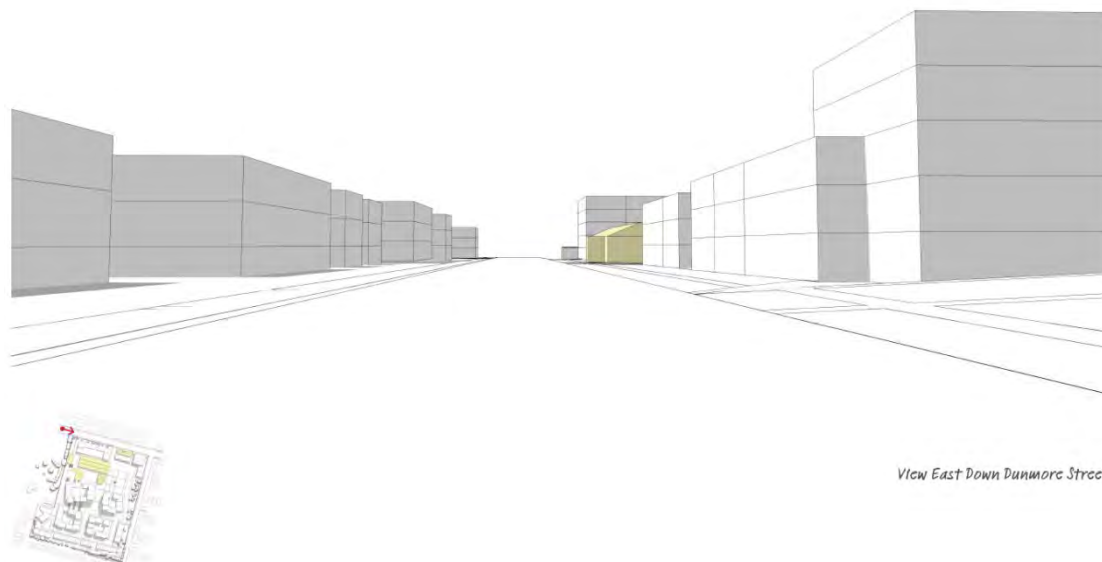
11.9 Site Landscaping

Development concepts prepared at the time of preparation of this CMP include considerable perimeter landscaping on the eastern (Jones Street) and southern boundaries but consideration will need to be given to improved landscaping along the western boundary to soften the visual impact of new development on Dunmore House and its curtilage. This will include negotiations with the owners of that site to improve landscaping on their land given that the concept has a road along the western boundary.

11.10 *Design Guidelines*

The following perspectives and sections show proposed new development on the Bonds site, with retained built elements shaded buff. Below each image are design guidelines for built form, setbacks, landscaping, etc.

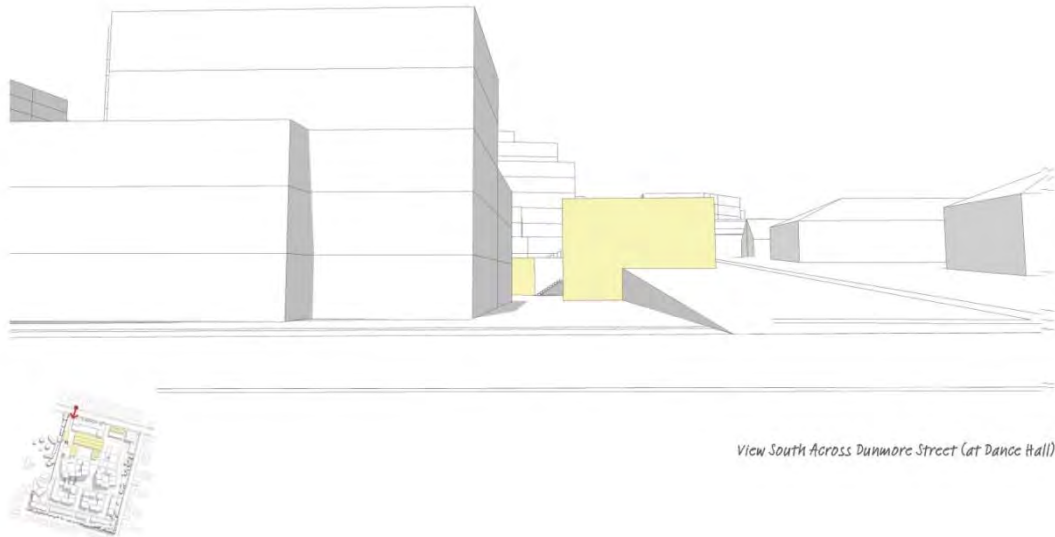
11.10.1 **View: Dunmore Street – western frontage looking east**



Design Guidelines

- At least one structural bay including the Dunmore Street frontage of the former Administration Building should be retained.
- The scale of the proposed new extension and its interface with the former Administration Building should respect and not overwhelm the heritage building.
- New buildings along Dunmore Street should be set back so that the retained Bonds buildings remain visually dominant from the street, rather than being overwhelmed by the new development.
- New buildings along Dunmore Street should be separate modules to allow for views into the site from the public realm.
- The scale of new buildings in this precinct should be limited to 3 storeys at Dunmore Street to maintain the existing scale of the street and to avoid obstructing views to the northeast from 'Dunmore'.
- Consideration is needed for improved landscaping along the western boundary to soften the visual impact of new development on Dunmore House and its curtilage.
- Dunmore Street landscaping should strike balance between streetscape amenity and revealing retained elements of Bonds factory.

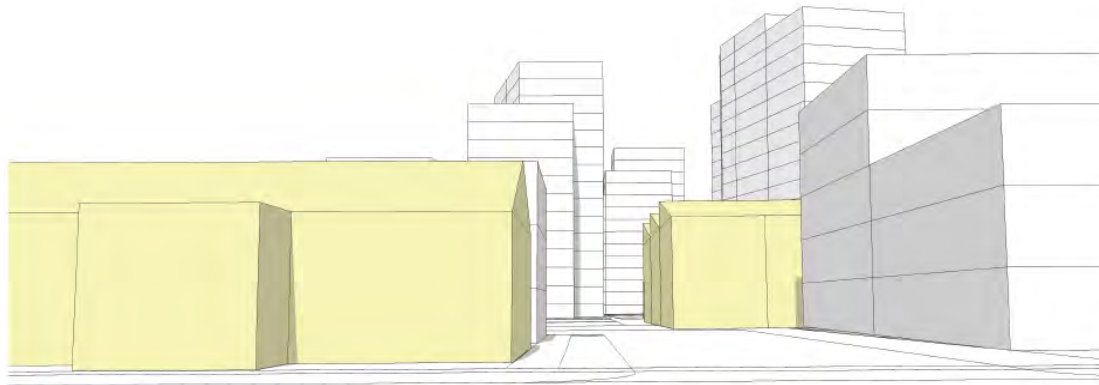
11.10.2 View: Dunmore Street – western end looking south



Design Guidelines

- Retention of the Dance Hall' would allow it to be used as an element in the Interpretation Strategy for the Bonds Spinning Mills factory period, focusing on the social history of Bonds and its employees including displays and oral histories.
- Retention of linear open space along the western boundary in the 'Heritage Precinct' will provide separation between new development and adjoining "Dunmore" property.
- The scale of new buildings in this precinct should be limited to 3 storeys to avoid obstructing views to the northeast from 'Dunmore'.
- Landscaping has no heritage significance but should provide a balance between screening and retention of views to and from "Dunmore" and be relevant to the period in which the creative and production development of the site was most prolific.

11.10.3 View: Dunmore Street – Administration & Fabric Store looking south

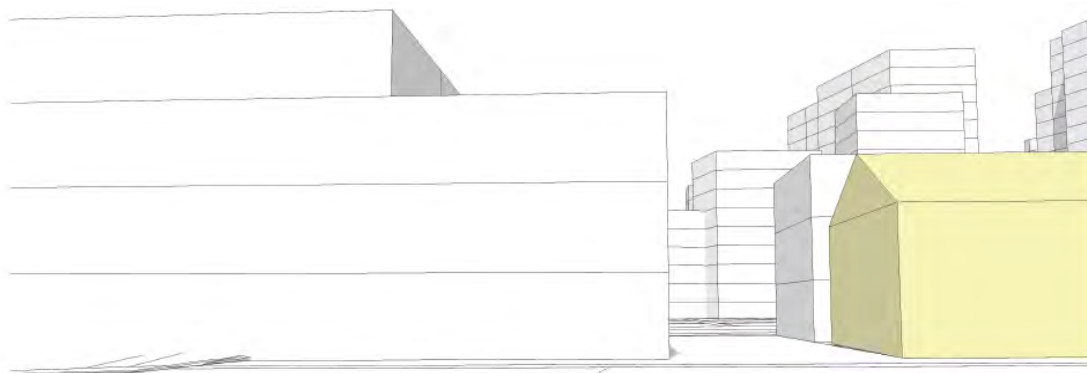


View South Across Dunmore Street (at Proposed Street)

Design Guidelines

- The scale of the proposed new extension and its interface with the former Administration Building should continue the scale of the Administration Building to respect and not overwhelm the heritage building.
- Retention of the front bay of the former Administration Building' would allow it to be used for an appropriate new use, possibly Interpretation Centre.
- The scale of new buildings in this precinct should be limited to avoid obstructing views to the northeast from 'Dunmore'.
- Retention of the Cutting Room would allow it to be used for a new use that is compatible with its large spaces and expressed fabric e.g. supermarket, indoor sports etc.
- The external form and surviving original fabric of the John Austin Centre should be retained but the interior could be further altered sympathetically.

11.10.4 View: Dunmore Street – eastern frontage looking south

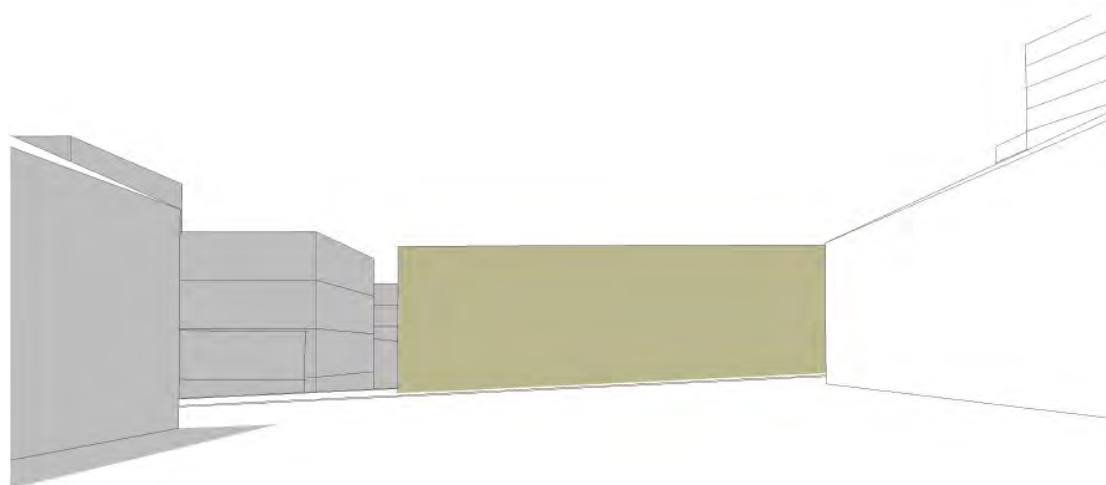


View South Across Dunmore Street (at Administration Building)

Design Guidelines

- Retain perimeter landscaping where possible and enhance as a visual buffer to any new development, reinforcing 1940s row planting of eucalypts.
- The scale of new buildings in this precinct should be limited to 3 storeys to avoid obstructing views to the northeast from 'Dunmore'.

11.10.5 View: Cutting Room from western boundary looking east



View East at Dance Hall

Design Guidelines

- The former Cutting Room should be retained, including the original fabric and form including original hardwood posts and roof timbers, concrete walls and timber-framed windows.
- Retention of the Cutting Room would allow it to be used for a new use that is compatible with its large spaces and expressed fabric e.g. supermarket, indoor sports etc.
- The former Cotton Bale Stores should not be incorporated as part of a new building. May be attached to a new building at rear, with possible connections between some of the bale stores and the new buildings.
- The former Cotton Bale Stores should be retained as a row, including their steel doors with counter-weights. At least one of these stores should be retained intact with appropriate interpretation of its former use.
- The Boilerhouse has medium significance as a second generation power house and should be retained and adapted for commercial, light industrial or other compatible uses
- Retention of the Dance Hall' would allow it to be used as part of the Interpretation Strategy for the Bonds Spinning Mills factory period focusing on the social history of Bonds and its employees including displays and oral histories.

- The Compressor Room should be retained and adapted for commercial, light industrial or other compatible uses.
- Amenities building should be either retained and adapted or recorded and demolished.
- Substations should be retained and adapted if suitable for continued use or record and demolish.
- Carpenters workshop may be adapted or retained as a record of a previous use for the Interpretation Strategy.

11.10.6 **Artist's Perspective: Cutting Room looking east from western boundary**

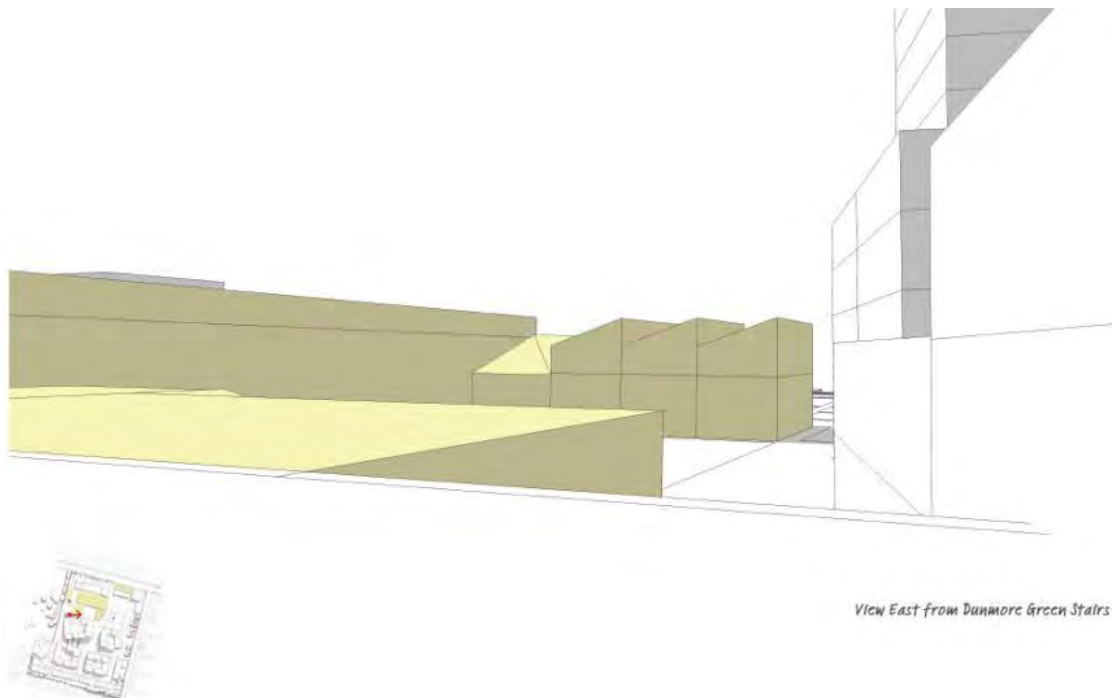


VIEW LOOKING EAST TO HERITAGE PRECINCT & FUTURE COMMERCIAL SPACES

Design Guideline

- Landscaping to maximise views to retained elements and to provide the spatial focus of the 'Heritage Precinct'.

11.10.7 View east from Dunmore Green Stairs



11.10.8 Artist's Perspective: Administration & Fabric Store looking north from south of Central Park



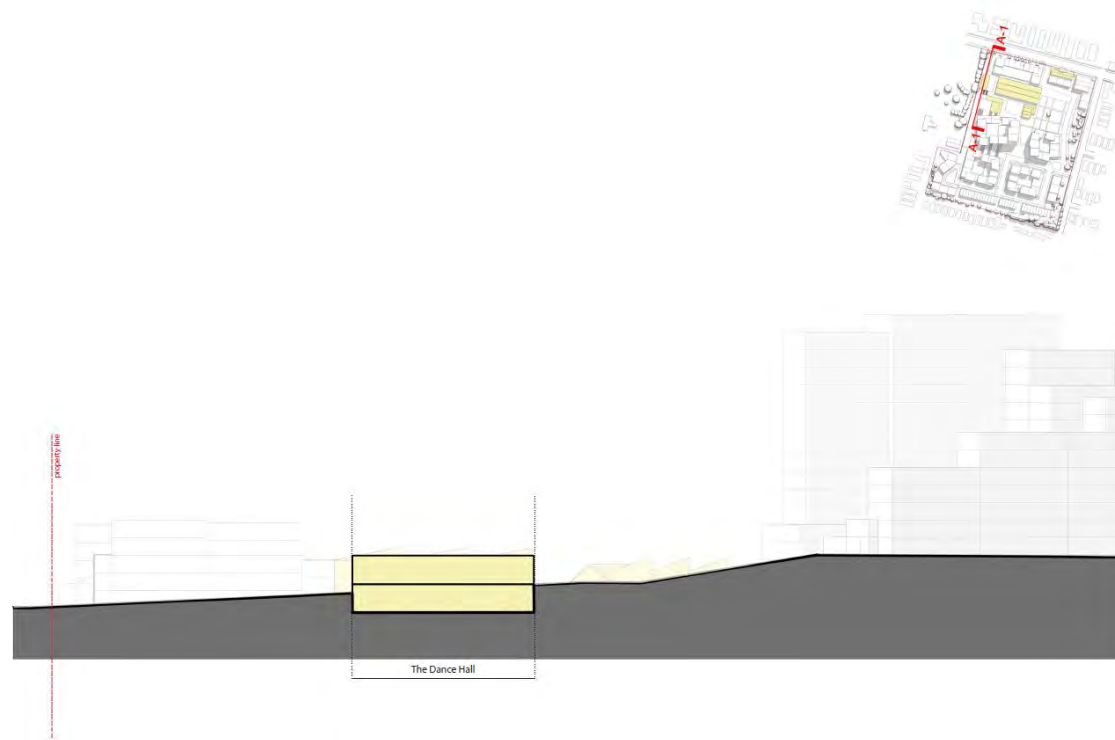
Design Guidelines

- Landscaping to maximise views to retained elements and to provide the spatial focus of the 'Heritage Precinct'
- Adaptive re-use of smaller retained heritage buildings for community / cultural or small-scale commercial uses (such as that below, from the UWS campus at Rydalmere) for the John Austin Centre / Boiler House / Old Bale Stores.



Figure 153 Former Boilerhouse at UWS Parramatta campus, Rydalmere, adaptively reused as a café, with sculptures made from former equipment. (Photo: Margaret Betteridge)

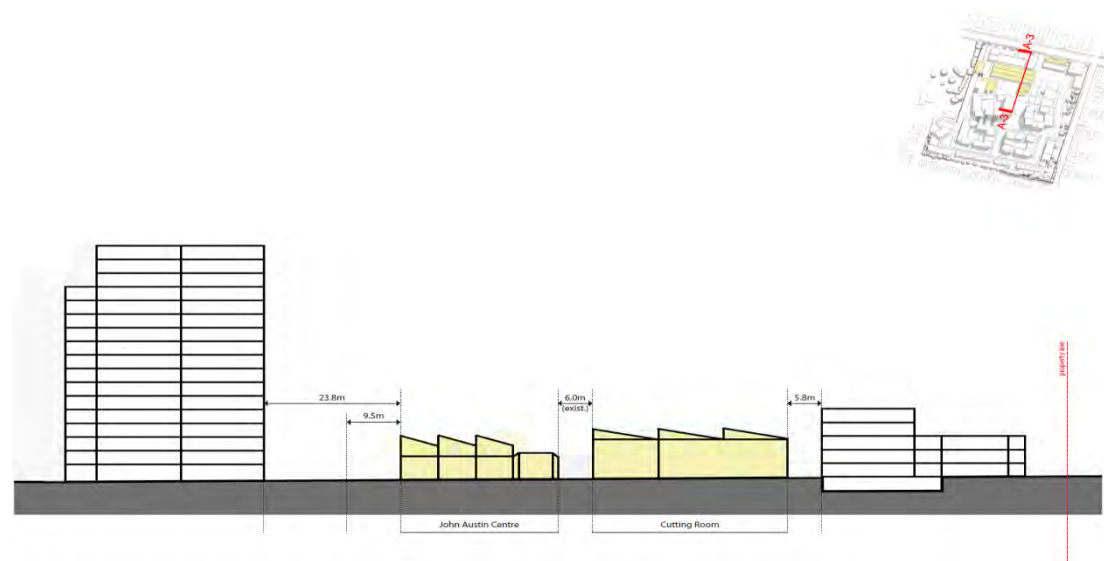
11.10.9 Section 1: Western Boundary looking east



Design Guidelines

- Retention of the Dance Hall' would allow it to be used as part of the Interpretation Strategy for the Bonds Spinning Mills factory period, focusing on the social history of Bonds and its employees, with examples of Bonds social events, displays and oral histories.
- Retention of linear open space along the western boundary in the 'Heritage Precinct' will provide separation between new development and adjoining "Dunmore" property.
- New buildings within the 'Heritage Precinct' are to be separated from the retained heritage buildings and appropriately scaled to not overwhelm retained buildings or the space within which they are placed.

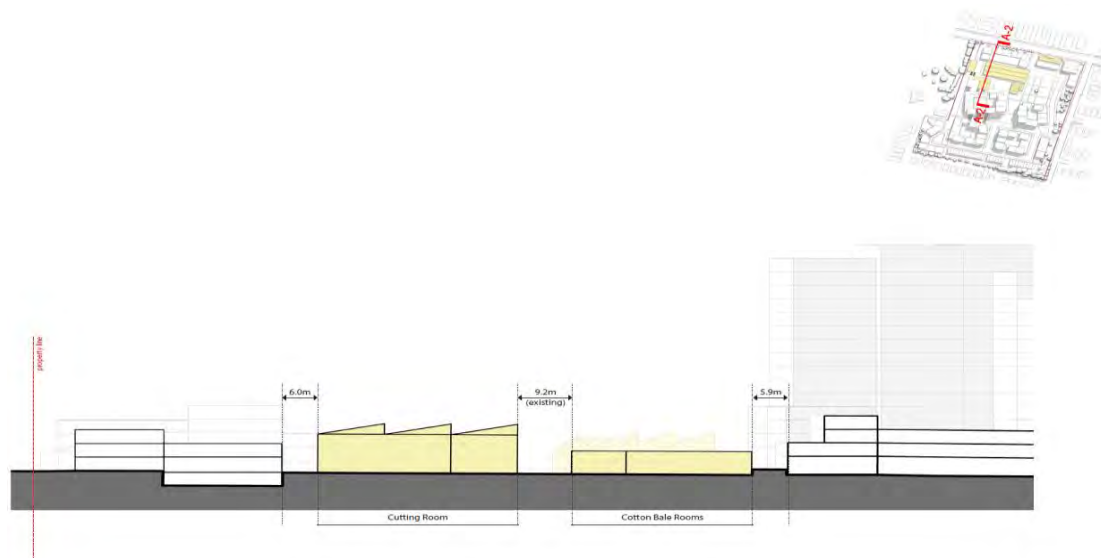
11.10.10 Section 2: Dunmore Green looking east



Design Guidelines

- Retained heritage buildings and other elements associated with the former Bonds Spinning Mills within context of landscaped open space to create the 'Heritage Precinct' to facilitate their adaptation to new uses, allow them to be publically accessible and enable interpretation visually, aurally, graphically and verbally.
- New buildings within the 'Heritage Precinct' are to be separated from the retained heritage buildings and appropriately scaled to not exceed the scale of retained buildings or to dominate the space within which they are placed.

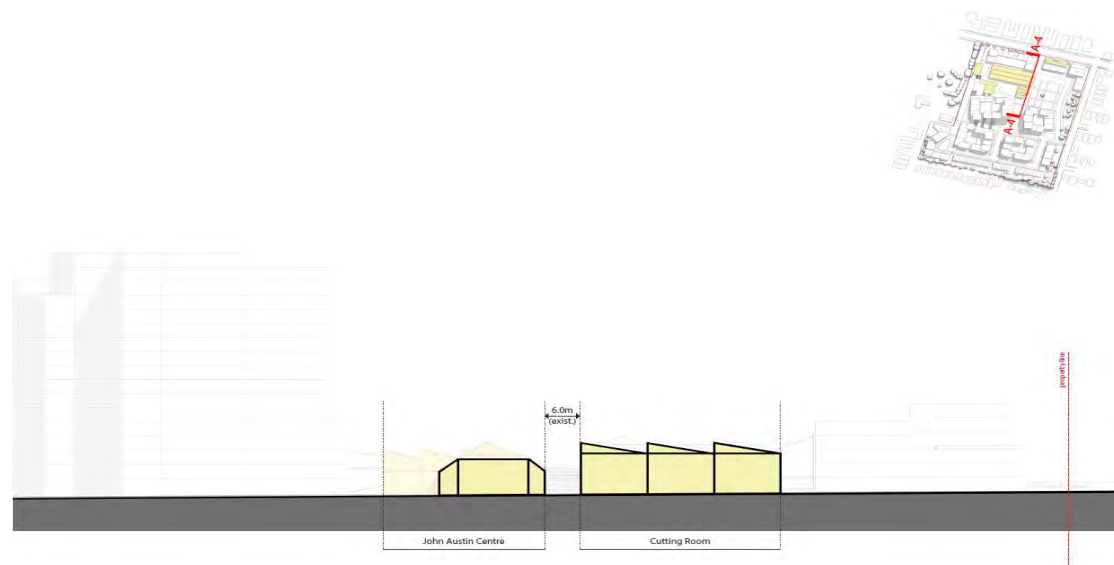
11.10.11 Section 3: Cutting Room / John Austin Centre looking west



Design Guidelines

- Retained heritage buildings and other elements associated with the history and processes of the former Bonds Spinning Mills within the context of the landscaped open space within the 'Heritage Precinct' will facilitate their adaptation for new uses, allow them to be publically accessible and enable their interpretation visually, aurally, graphically and verbally.
- New buildings within the 'Heritage Precinct' are to be separated from the retained heritage buildings and appropriately scaled so as to not exceed the scale of retained buildings or to dominate the space within which they are placed.
- Retained elements and set-backs of new built elements to retain major views from "Dunmore" to north and northeast.
- Establish view corridor between retained elements in north part of site and new buildings in south part of site

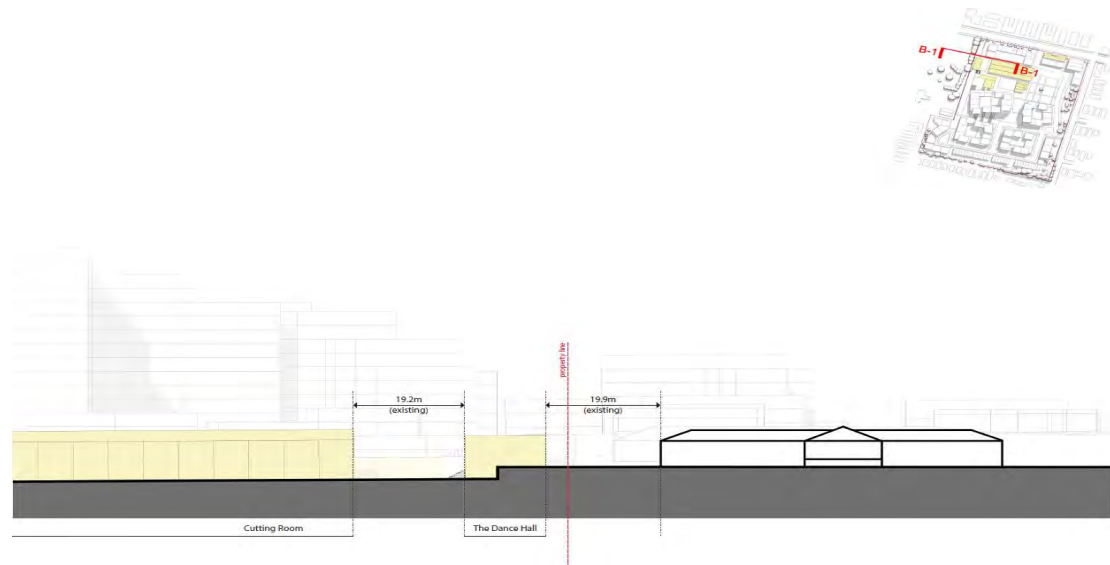
11.10.12 Section 4: Cutting Room looking west



Design Guidelines

- Roof forms and exterior finishes will identify retained elements.
- All Dunmore Road frontage buildings are to be scaled to respond to the extant scale of the heritage buildings by limiting building height to a maximum of 3 storeys.

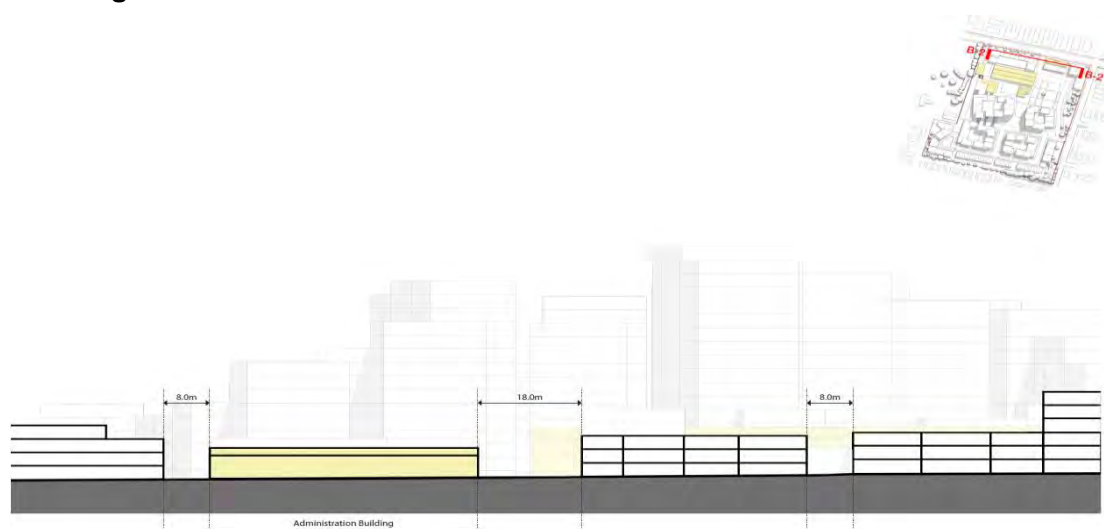
11.10.13 Section 5: Dance Hall looking north



Design Guidelines

- Retention of Dance Hall' would allow it to be used as part of the Interpretation Strategy for the Bonds Spinning Mills factory period, focussing on the social history of employees, with examples of Bonds social events, machinery, displays and oral histories.
- Retention of linear open space along the western boundary in the 'Heritage Precinct' will provide separation between new development and adjoining "Dunmore" property.

11.10.14 Section 6: Dunmore Street Fabric Store and Administration Building



Design Guidelines

- At least one structural bay including the Dunmore Street frontage of the former Administration Building should be retained.
- The scale of the proposed new extension and its interface with the former Administration Building should respect the scale of the heritage buildings retained and should not dominate the open spaces created by removal of redundant structures.
- Articulation of the new buildings along Dunmore Street should maintain a simple linear form to be more interpretive of the former buildings that they replace. Visual permeability is not essential except at entry points.
- New buildings along Dunmore Street should be separate modules to allow for views into the site from the public realm.
- The scale of new buildings in the Heritage Precinct should be limited in height to a level that maintains established view corridors from the Ground Floor of 'Dunmore'.
- Consideration is needed for improved landscaping along the western boundary to soften the visual impact of new development on Dunmore House and its curtilage.
- All Dunmore Street frontage buildings are to be scaled to respond to the extant scale of the heritage buildings by limiting building height to a maximum of 3 storeys.
- Dunmore Street landscaping should strike a balance between streetscape amenity and revealing retained elements of Bonds factory.

12.0 Sources Consulted & Useful References

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The Sydney Morning Herald 8 August 1925, p.16, 'Cotton-weaving: G A Bond's enterprise: Governor Inspects Mills'.

13.0 Appendices

13.1 Burra Charter

13.2 Holroyd Heritage Study inventory sheets

13.3 Oral History Transcripts

13.4 'Spinning Yarns'

1.0 OVERVIEW / INTRODUCTION

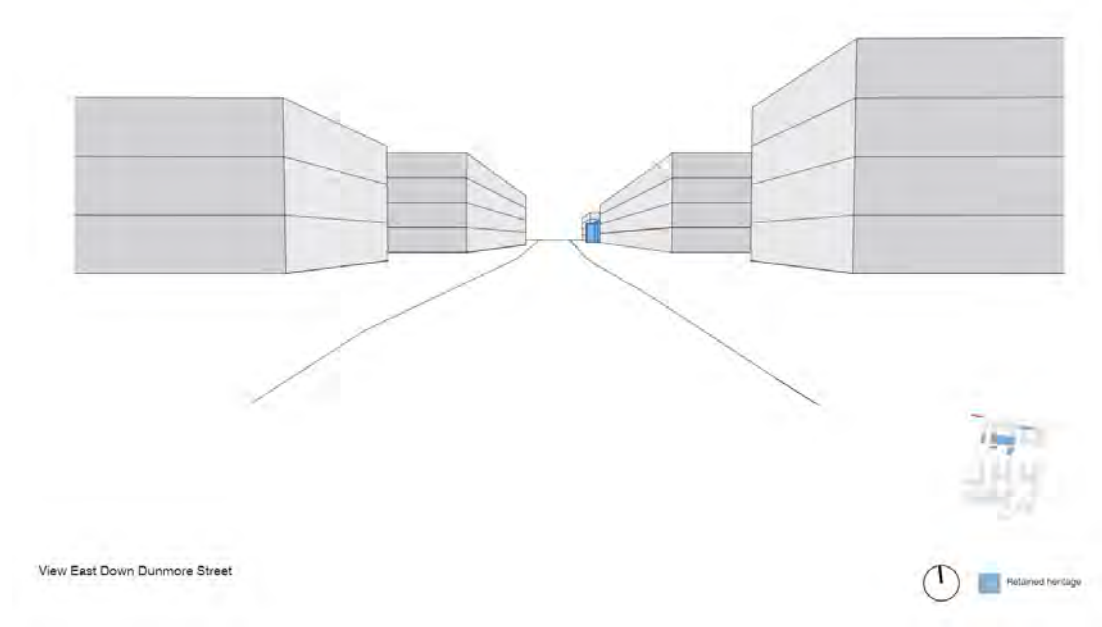
- The role of this document is to provide built form detail and Design Guidelines within the CMP to inform the current Master Plan as well as initial concepts for the future Interpretation Strategy at the site.
- Key views / sections are overleaf and include key design principles for the siting and context of new buildings when adjacent to items of significance.

2.0 INTERPRETIVE STRATEGIES

- **Heritage Precinct:** The key interpretation strategy is the creation of a mix of landscaped and urban open spaces containing remnants of significant and interpretive items for the retained heritage buildings and other elements associated with the former Bonds Spinning Mills to create the 'Heritage Precinct'. This setting will facilitate their adaptation to new uses, allow them to be publically accessible and enable widening their visual interpretation from, both, inside and outside as key components of the former Bonds factory evolution and operation.
- **Interpretation Centre:** The retention of the heritage buildings from the Bonds Spinning Mills factory period provides the opportunity to utilise these (possibly the former Administration Building, 'Dance Hall' and/or Cutting Room) as the Interpretation Centre for the site. The centre would include historical documentation and photographs, knitting machinery and soundscapes including oral history recordings.
- **Streets and Spaces:** Internal lanes and open spaces will be named to interpret the location of elements of production, processes and the history of the site. Examples might include names related to significant entrepreneurs, managers, employees, products and processes.
- **Signage strategy:** the interpretive strategy will involve retention of representative building elements and equipment accompanied by signage to inform and guide the public around the site, through the manufacturing process and noting the previous uses and attributes of the Bonds building. Examples shown adjacent:
- **Public Art Strategy:** the public spaces and heritage buildings will include public art that reflects the previous uses and activities at the site, as well as celebrating the oral history and workers at the Bonds factory, which was such a significant employer in the region. Examples of the types of significant Bonds brands that may be interpreted in the public art are indicated adjacent.

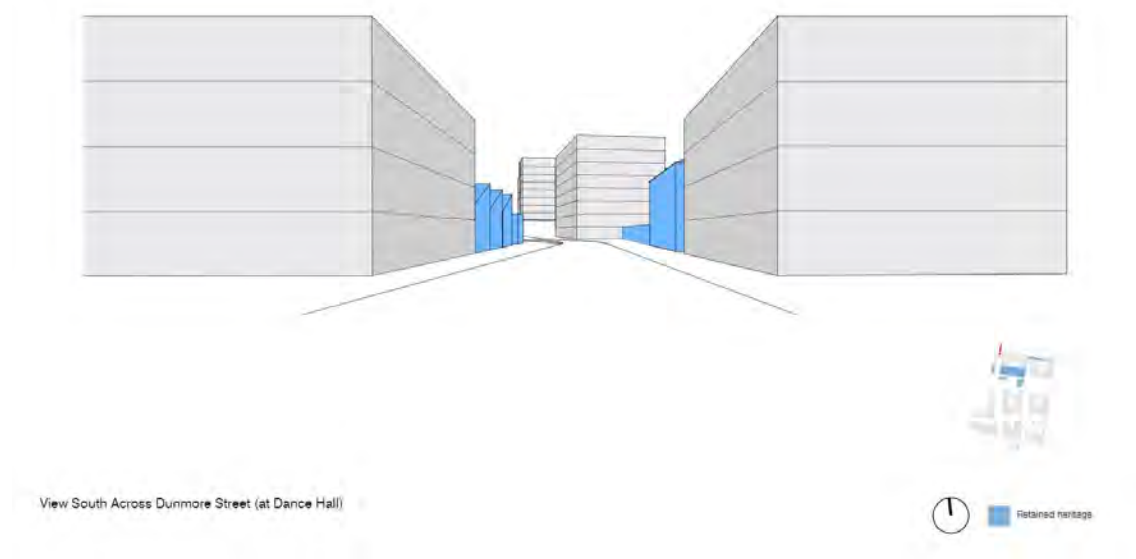


3.0 KEY VIEWS / SECTIONS



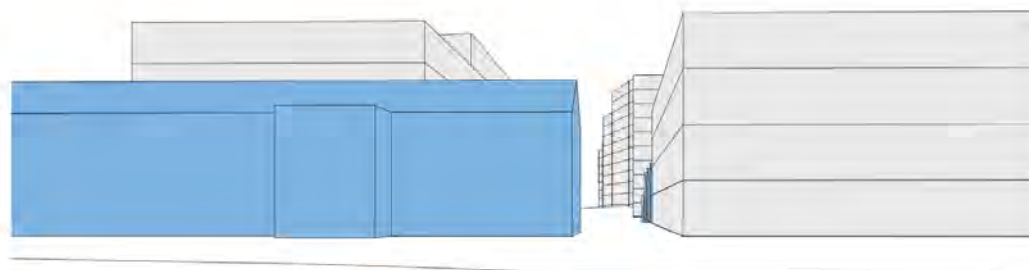
3.1 View: Dunmore Street – northern frontage looking east

- At least one structural bay including the Dunmore Street frontage of the former Administration Building should be retained.
- The scale of the proposed adjoining development and its interface with the former Administration Building should respect and not overwhelm the heritage building.
- New buildings along Dunmore Street should be set back so that the retained Bonds buildings remain visually dominant from the street, rather than being overwhelmed by the adjoining development.
- New buildings along Dunmore Street should be separate modules to allow for views into the site from the public realm.
- The scale of new buildings in this precinct should be limited to 4-storeys at Dunmore Street to maintain the existing scale of the street and to avoid obstructing views to Bonds heritage buildings from 'Dunmore House'.
- Higher elements can be considered at the eastern most part of the Dunmore Street frontage subject to consideration of heritage view impacts and broader streetscape amenity and massing.
- Dunmore Street landscaping should strike balance between streetscape amenity and revealing retained elements of Bonds factory.



3.2 View: Dunmore Street – western end looking south

- Retention of the 'Dance Hall' would allow it to be used as an element in the Interpretation Strategy of the Bonds Spinning Mills factory period, focusing on the social history of Bonds and its employees including displays and oral histories
- The scale of new buildings in this precinct should be limited to 3-4-storeys and avoid obstructing views to the Bonds heritage buildings from 'Dunmore House'.
- The scale of the proposed adjoining development and its interface with the former Cutting Room should not overwhelm the heritage buildings within this area.
- Landscaping has no heritage significance but should provide a balance between screening and retention of views to and from 'Dunmore House' and be relevant to the period in which the creative and production development of the site was most prolific.
- Consideration is needed for improved landscaping along the boundary to soften the visual impact of new development on 'Dunmore House' and its curtilage.
- Building separation and setbacks should allow views into the site and heritage items.

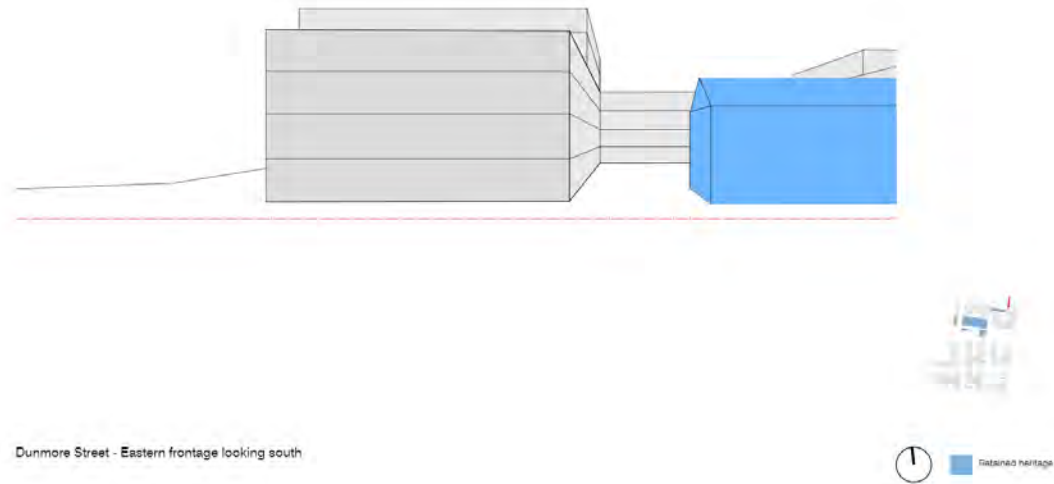


View South Across Dunmore Street (at Proposed Pedestrian Street)



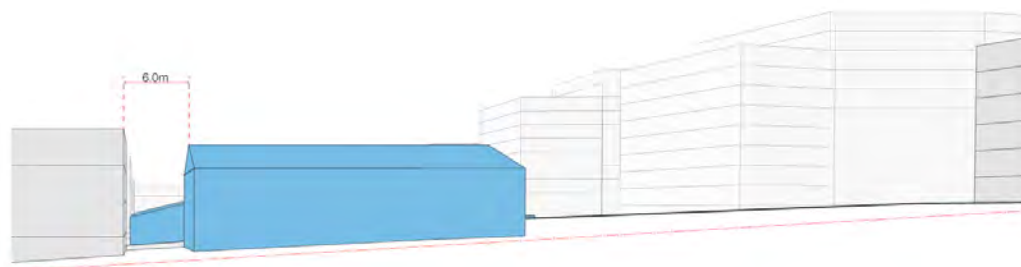
3.3 View: Dunmore Street – Administration & Fabric Store looking south

- Retention of the front bay of the former Administration Building would allow it to be used for an appropriate new use, including the following:
 - Mixed use development;
 - Office premises;
 - Function centre ;
 - Residential (with units set within the structural bays);
 - Information and education facility;
 - Retail;
 - Restaurant or café ;
 - Market; and/or
 - Amusement centre.
- Retention of the Cutting Room (beyond) would allow it to be used for a new use that is compatible with its large spaces and expressed fabric e.g. supermarket, indoor sports etc.
- The external form and surviving original fabric of the John Austin Centre (beyond) should be retained but the interior could be further altered sympathetically.
- Additional building height can be considered south of the Administration Building will be considered subject to its interface with the Administration Building.



3.4 View: Dunmore Street – eastern frontage looking south

- Retain perimeter landscaping where possible and enhance as a visual buffer to any new development, reinforcing the 1940s planting of eucalyptus and palm trees.
- The scale of new buildings in this precinct should mark the main corner of the site and provide stepped building forms up to 4 storeys, with any additional height located away from the main Dunmore Street frontage.
- The higher elements can be considered at the eastern most part of the Dunmore Street frontage subject to consideration of heritage view impacts and broader streetscape amenity and massing.



View East at Dance Hall



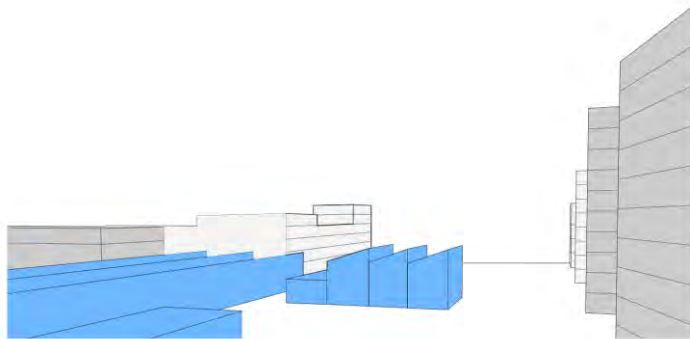
3.5 View: Dance Hall and Cutting Room from western boundary looking east

- The former Cutting Room should be retained, including the original fabric and form including original hardwood posts and roof timbers, concrete walls and timber framed windows.
- Retention of the Cutting Room would allow it to be used for a new use that is compatible with its large spaces and expressed fabric such as:
 - Restaurant or café;
 - art space;
 - function centre;
 - community space;
 - child care;
 - retail; and/or
 - workshop
- Retention of the 'Dance Hall' would allow it to be used as part of the Interpretation Strategy for the Bonds Spinning Mills factory period focusing on the social history of Bonds and its employees including displays and oral histories.
- The former Cotton Bale Stores should be retained as a 'free standing' row and refurbished with the retention of the steel doors with counter-weights. At least one of these stores should be retained intact with appropriate interpretation of its former use.
- The Boilerhouse has medium significance as a second generation power house and should be retained and adapted for commercial, light industrial or other compatible uses.
- The Compressor Room and substation should be retained and adapted for compatible uses.
- The Amenities building should be, either, retained and adapted or recorded and demolished.
- Consideration is needed for improved landscaping along the boundary to soften the visual impact of new development on 'Dunmore House' and its curtilage.



Artist's Perspective: View of Cutting Room and Boiler House looking north

- Create a public plaza, as an urban space to allow views to the former Cutting Room, Boiler House and Old Bale Stores.
- Buildings to the south of the public plaza are to be setback to allow easterly views from 'Dunmore House' and out towards Parramatta.
- Provide a visual connection between the former Cutting Room, Dance Hall, Bale Stores, Boiler House and 'Dunmore House'. Consider the future integration of these buildings should the land around 'Dunmore House' be opened up and integrated with this development site.
- New landscape elements are to maximise the views to retained items of significance and to provide the spatial focus of the 'Heritage Precinct'.

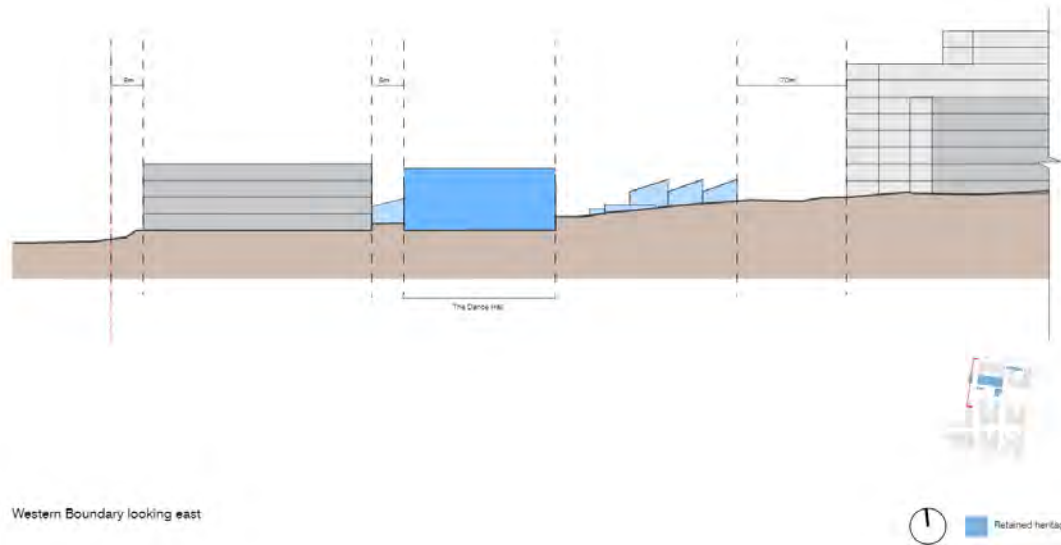




3.6 Artist's Perspective: View of Cutting Room and Boiler House looking north from central park

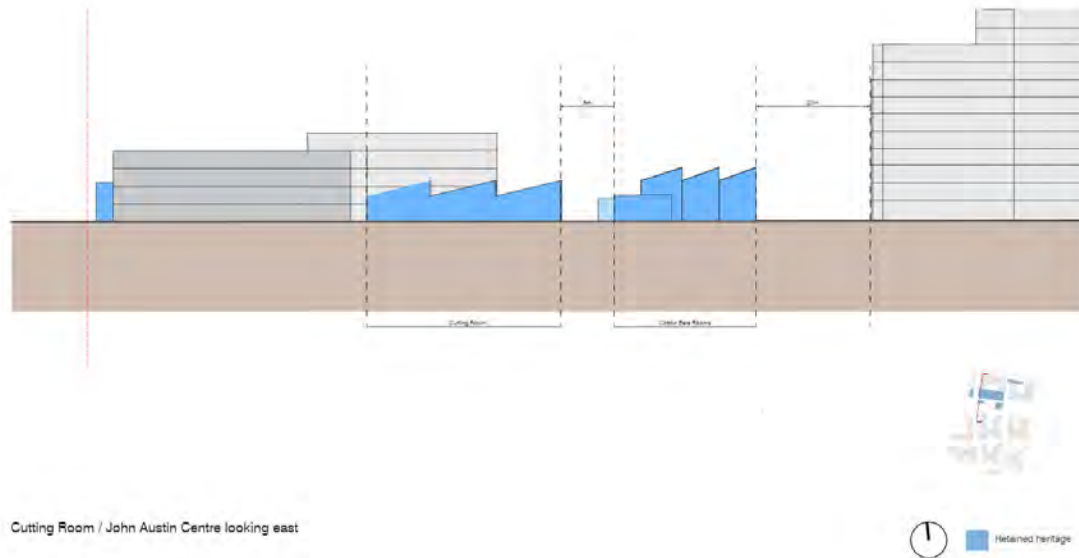
- New landscape elements are to maximise views to retained items of significance and to provide the spatial focus of the 'Heritage Precinct'
- Adaptive re-use of smaller retained heritage buildings for community / cultural or small-scale commercial uses (such as that below left, from the UWS campus at Rydalmere) for the John Austin Store / Boiler House / Old Bale Stores.





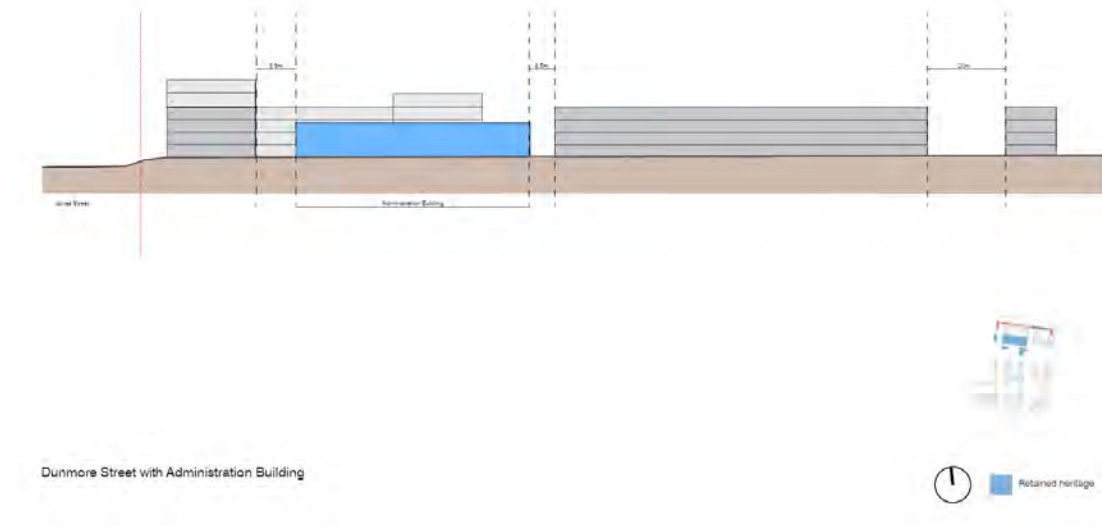
3.7 Site Section: Western Boundary looking east

- Retention of the Dance Hall would allow it to be used as part of the Interpretation Strategy for the Bonds Spinning Mills factory period focusing on the social history of Bonds and its employees including displays and oral histories, with examples of Bonds social events, displays, oral histories
- New buildings within the 'Heritage Precinct' are to be separated from the retained heritage buildings and appropriately scaled to not overwhelm retained buildings or the space within which they are placed.
- New buildings to the south of the Heritage Precinct to allow views from 'Dunmore House' east towards Parramatta



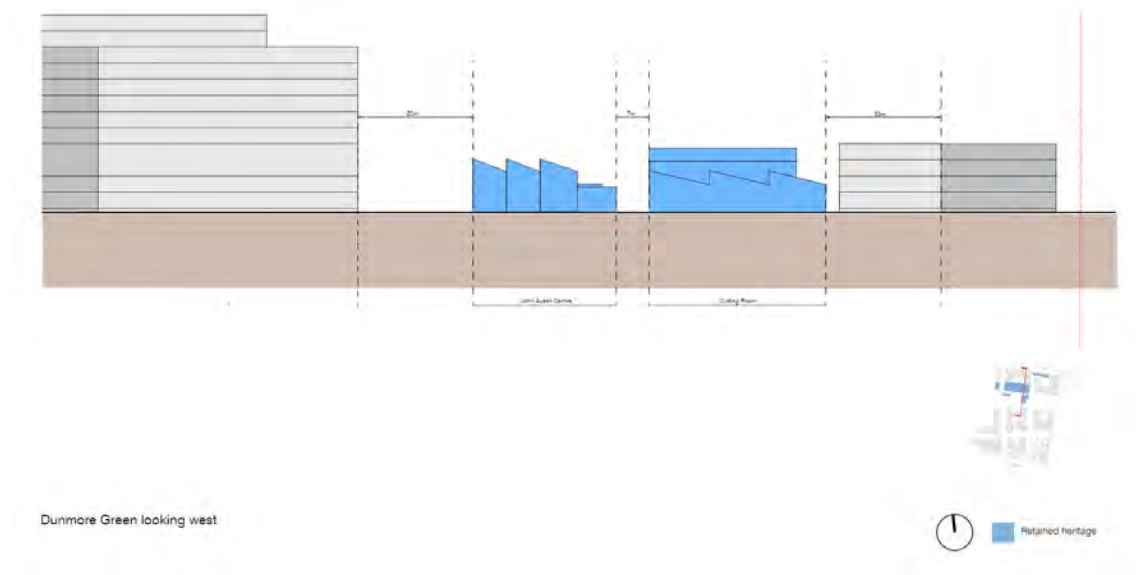
3.8 Site Section: Cutting Room / John Austin Centre (Boiler House) looking east

- Retained heritage buildings and other elements associated with the history and processes of the former Bonds Spinning Mills within the context of the landscaped open space within the 'Heritage Precinct' will facilitate their adaptation for new uses, allow them to be publicly accessible and enable their interpretation visually, aurally, graphically and verbally.
- New buildings within the 'Heritage Precinct' are to be separated from retained heritage buildings so as to not exceed the scale of retained buildings or to dominate the space within which they are placed.
- Retained elements and set-backs of new built elements to retain major views from 'Dunmore House' to Bonds heritage items to the north and northeast
- For new taller development provide sufficient spatial separation. Establish a view corridor between retained elements in north part of site and new taller buildings in south part of site.



3.9 Site Section: Cutting Room looking south

- Retain the roof form and exterior finishes of the Cutting Room to enable identification of this significant item.
- New development along the Dunmore Road frontage are to have a scale which responds to the adjacent heritage buildings and should not overbear the heritage buildings.
- Retained heritage buildings and other elements associated with the former Bonds Spinning Mills within context of landscaped open space to create the 'Heritage Precinct' to facilitate their adaptation to new uses, allow them to be publicly accessible and enable interpretation visually, aurally, graphically and verbally.
- New buildings within the 'Heritage Precinct' are to be separated from the retained heritage buildings and appropriately stepped in scale to not exceed the scale of retained buildings or to dominate the space within which they are placed.



3.10 Site Section: Dunmore Street Fabric Store and Administration Building

- At least one structural bay including the Dunmore Street frontage of the former Administration Building should be retained.
- New buildings along Dunmore Street should be recessive in scale, detail and/or colour relative to the retained building. This building is to remain visually dominant in the streetscape, rather than being 'visually' overwhelmed by the new development. Limit new building height to a maximum of 4 storeys – except for a “marker” at the corner of Dunmore and Jones Street frontage subject to further heritage (and other) analysis.
- Articulation of the new buildings along Dunmore Street should maintain a horizontal form. Visual permeability is not essential except at entry points.
- The scale of new buildings in the heritage precinct should be limited in height to a level that maintains established view corridors from the Ground Floor of 'Dunmore House' to the Bonds heritage items.
- Consideration is needed for improved landscaping along the western boundary to soften the visual impact of new development on 'Dunmore House' and its curtilage however mindful of maintaining visual connection.
- Dunmore Street landscaping should strike balance between streetscape amenity and revealing retained elements of Bonds factory. New landscape elements should consider a landscape style appropriate reminiscent of the 1940's.