











Table 9: Ancillary site buildings and structures

Building No.	Description	Photo
C1	Corrugated walled and roofed shed associated with riding school and horse stables. Shown in far left of image.	
C2	Corrugated walled and roofed shed associated with riding school and horse stables. Fallen tree has damaged roof.	
	Interior of shed above, Jan 2017, AW.	
C3	Corrugated walled and roofed shed associated with riding school and horse stables	
C4	Corrugated walled and roofed horse stables with attached brood stalls.	

Building No.	Description	Photo
C5	Corrugated iron and flat sheet W.C. Currently the only functioning W.C. on the property. According to Ramon Farrelly, it has not been moved from this location for the duration of the Farrelly's residence.	
C6	Hen house, pig pen.	
C7	Garden shed. Appears to have been constructed in past 40 years. Needs further investigation	
C8	Shed currently inaccessible under overgrowth. Maxine and Ramon Farrelly indicate this shed may contain elements of the former coach-house which was demolished by their father in the late 1940s.	
C9	Corrugated iron walled and roofed shed built by Maxine Farrelly	

Building No.	Description	Photo
C10	Wire-netted enclosure	
C11	Laundry. Contains a copper. According to Ramon Farrelly, this structure was in existence when their family moved to the property, and was where his mother did the laundry. Copper is shown in far left hand corner of structure.	
C12	Carport. Built by Maxine Farrelly in past 20 years. Purlins are timber and appear to be salvaged from elsewhere.	
C13	Lunging ring, c 1970s.	

Building No.	Description	Photo
C14	Water supply system which included two corrugated iron water tanks located on the rear roofs, which fed into underground water tanks which held 36,400 gallons of water from which water was pumped to the kitchen, laundry and bathroom. The 1929 sales brochure for the Hall described it as having an overhead water tank with an emergency electric pump drawing water from a very large underground overflow cistern.	

2.3.5 Archaeological Potential

The following assessment and discussion of Archaeological Potential at Heathcote Hall has been written by Anthony Lowe of Casey & Lowe Pty Ltd and completed in January 2017. The findings as outlined below supersede the section on Potential Archaeological evidence which appeared in the draft CMP dated 02 April 2016. The full Archaeological Assessment has been appended to this report.

Archaeological Potential is the degree to which archaeological remains are considered likely to survive within the study area in light of modern impacts. This section outlines the broad principles used to assess archaeological potential and the specific aspects of site which are likely to relate to the survival of archaeological remains. It then assesses the archaeological potential of the study area based on the above analysis, as well as the research potential of the archaeological remains. Section 5 will assess the Heritage Significance of the potential archaeological remains, and will further elaborate on their research significance, and Section 6 will assess the potential impact of the proposed works within the study area and provide recommendations for dealing with any impacts.

Site Inspections

Site Visit, 2016

On 14 September 2016, Sandra Kuiters and Maggie Butcher of Casey & Lowe inspected the study area. Access was granted to most of the yard and grounds but access to the house itself was not possible. The immediate yard surrounding the house was partitioned off by a security fence, however, visual inspection through the fence was adequate to suit the needs of the inspection (Figure 60). A circular garden feature immediately behind the house was anecdotally said to be the below-ground cistern, now backfilled (Figure 61). Closer inspection was not possible but the location of the structure near the kitchen, laundry, bathroom and pump seems to coincide with this suggestion.

The land surrounding the house was very overgrown at the time of the visit, which impeded the identification of archaeological remains on the surface (Figure 62). Additionally, a large amount of building material and demolition rubble had been dumped throughout the site (Figure 63). This obscured potential archaeological remains, and made it difficult to distinguish potential *in situ* remains from dumped building materials. Nevertheless, several features made with machine-pressed brick were identified. Most of these were probably garden features such as garden beds and paths (Figure 60 and Figure 61), however, the footings of a demolished structure were located in the southeast corner of the site (Figure 62). These footings had a ceramic vent grill and appeared to be made of mismatched machine-pressed bricks. There were at least two types of mortar. The mortar consisted of a very hard grey cement with angular marine sand and a softer, paler grey sand mortar with frequent lumps of lime. The structure may date to the earliest phase of occupation, as a structure is shown in approximately this location on the 1889 subdivision plan (Figure 14). It may, however, be made from reused building materials and date to sometime in the 20th century. A larger structure is also located in the southwest corner of the site in the 1940s blueprint (Figure 18).

There was evidence of a continuum of land use and the constant building of new structures throughout the 20th century (Figure 64), however, most of the structures observed during the visit would have had a fairly minor impact on any potential remains below (Figure 65). It was also apparent that the level of the land had been built up and levelled out throughout parts of the site (Figure 66). It is likely that areas have also been cut down in the course of levelling works, although no specific examples of this were seen.

Traces of the formalised gardens were evident in the front yard area of the house. These mostly consisted of glazed cable pattern tiles which edged the garden paths and remnant carriage loop (Figure 68).

Overall there appeared to be few substantial impacts to the yard or grounds areas, however, the small impacts were so ubiquitous as to make it likely that the majority of potential archaeological remains would have been impacted to some degree. A number of very large trees were observed throughout the study area. Some of these are likely to date to the earliest occupation of the house or the natural landscape, however, the root systems of these trees may have impacted on potential archaeological remains within their vicinity. Remains are likely to have been disturbed or removed in areas where trees have been removed.



Figure 60: Rear view of Heathcote Hall behind security fence. View to the west. Source, C&L, dated 2017.



Figure 61: Circular garden feature in the back yard of the house said to be the backfilled cistern. View to the west. Source, C&L, dated 2017.



Figure 62: Thick vegetation in the rear yard, near the eastern fence. The structure is a garden shed built some time after 1970. Archaeological evidence of the coach house may be located in this area. View to the northeast. Source, C&L, dated 2017.



Figure 63: Mound of building materials dumped in front of shed built by Maxine Farrelly in the southeast corner of the site. View to the south. Source, C&L, dated 2017.



Figure 64: Machine- pressed brick feature, probably a garden bed. Located in the rear yard (former kitchen garden area), approximately 10m west of the shed in Figure 2.4.4. C&L, dated 2017.



Figure 65: Garden path leading to the rear of the house. The date of the path is unknown. View to the southwest. Source, C&L, dated 2017.



Figure 66: Brick footings in the southeast corner of the yard. View to the north. Source, C&L, dated 2017.



Figure 67: Laundry pre-dating 1943. View to the south. Source, C&L, dated 2017.



Figure 68: The fireplace of an outbuilding to the immediate west of the laundry.
This structure first appeared in the 1955 aerial photograph. Source, C&L (Figure 2.4.08), dated 2017.



Figure 69: Horse stables dating to the late 1970s- early 1980s in the north of the site.
View to the north. Source, C&L, dated 2017.



Figure 70: Area of level land in the southwest of the site. View to the southwest.
Source, C&L, dated 2017.

Site visit, 2017

Tony Lowe visited the property on 23 January 2017 to gain access to the house, which was not accessible on the first visit and look over the overall grounds, in response to Heritage Division comments on the initial draft report. The site inspection was done in the company of Dr Anne Warr. The intent of the inspection was to determine the main building's level of archaeological potential and also that of the remnant turning circle and drive.

The house was found to have tongue and groove flooring, some of which has been replaced recently (Figure 71). The main ground floor hallway is a combination of tiling and floorboards. Many of the building's ceilings have been replaced or false ceilings had been introduced.



Figure 71: 'Ballroom' showing recently replaced flooring. Source, C&L, dated 2017.



Figure 72: Rows of garden edging tiles demarcating the former garden path and part of the carriage loop. View to the east. Source, C&L, dated 2017.



Figure 73: Threshold between hallway tiles and timber flooring. C&L, dated 2017.



Figure 74: False ceiling below original lathe and plaster ceiling. Source, C&L, dated 2017.



Figure 75: Ceramic tile garden edging. Source, C&L, dated 2017.

Principles for assessing archaeological potential

A series of assumptions and general principles underlay the analysis of archaeological potential for colonial remains, particularly in Sydney and its surrounding areas. These have been based on the experience of archaeologists working in New South Wales over the last 25 years.



Figure 76: Edged pathway in western garden. Source, C&L, dated 2017.



Figure 77: Filled ground along line of earlier drive, looking west. Source, C&L 2017.

Typical archaeological remains found at domestic sites in New South Wales take a number of forms:

- Structural remains associated with buildings shown on a historic plan are likely to survive but will be impacted by later phases of building. These remains include:
 - building footings
 - underfloor deposits associated with the occupation of a house
 - other types of deposits
- Certain types of remains are typically not shown on historic plans, although they occasionally feature on later plans. These include:
 - wells
 - underground water storage systems, including cisterns and reservoirs
 - cesspits
 - site drainage
 - rubbish pits, dumps and other features
 - evidence for gardens, layout and use of the yard areas
 - pet burials
 - fencelines, assisting with clarification of lot boundaries and internal use of lots
 - pollen and soil evidence
 - land clearing and modification of the landform, including major filling events, i.e., backfilling of ponds
 - rubbish dumps
 - other types of archaeological deposits.

- There are also several other common processes which determine the archaeological resource: Disused underground features such as wells, cisterns, reservoirs and cesspits tend to be backfilled with rubbish when they cease being used.
- Underfloor deposits typically form where the original flooring was butt-boarded timber floorboards.
 - These can survive in both demolished and standing structures, although the installation of later services and the replacement of flooring can impact on the integrity of underfloor deposits.
 - Underfloor deposits can include both small items which fell between floorboards, and also material which must have been deliberately deposited beneath loose floorboards.
 - Floor coverings such as oil-cloths and carpets can minimise the accumulation of items underneath a butt-boarded timber floor. Floor coverings like these would be more common in wealthier households.
- Later building phases will impact on the remains of early phases.
- The greater the number of phases the more complicated the nature of the archaeological remains.
- Generally the topography of an area will become flatter as it is modified by human action.
 - Natural depressions, especially surrounding water courses, often tend to be filled in.
 - Natural rises and rocky outcrops are not infrequently cut down.
- Even where a building has substantial footings, the bottom of wells can still remain underneath the level of the basement. Some wells have been found cut into the natural bedrock. Wells can be quite deep, since they were required to reach the level of the local water table. However, it is fairly rare to find wells under basements.

Other issues arise from the nature of impacts from later 20th-century activities such as demolition, clearing and construction. Generally, the following principles apply:

- The later the date a building was demolished, then the greater the impact on the archaeological resource from larger modern machinery.
- Footing systems of single-storey buildings have less impact on the archaeology of earlier phases than those of multi-storey buildings.
- Three or four phases of buildings will impact on the survival of the early phases.
- Demolishers and builders typically do as little as they have to because of the need to control costs.
- Higher areas get cut down and levelled and lower damp areas get filled.
- Roadways usually have impacts from modern services.

2.3.6 Documentary Evidence

The purpose of this review of documentary material is to determine, as much as possible, what the place was like in its earlier phases and then, by comparing these characteristics with current evidence, establish a basic site development chronology that then helps to inform the assessment of significance and consequent recommendations. To do this, available archival records are analysed below and obvious site developments are noted.

1900s to 1920s Site Photography

Most of the ground photography of Heathcote Hall and glimpses of its site are tentatively dated from the 1900s and 1920s and come from the Local Studies Library of Sutherland Shire Council though can also be accessed from Council's website.

The earliest photograph, Figure 78, – from the ER Brown collection and noted tentatively as c. 1900s but possibly from the late 19th century – is one of the most revealing as it shows much of

the ornamental layout to the front of the house and enables the reconciliation of the existing glazed edging tiles with those in the image.¹⁵¹ The elegant overall carriage loop configuration is legible along with a network of subsidiary pedestrian paths, set out with great precision, that form part of the pleasure grounds of Heathcote Hall. The tile-edged paths enclose numerous bedding areas that are shown to be recently planted out with various ornamentals. To the left of the carriage drive is a pedestal with a giant clam shell (both now missing) – a typical 19th century garden ornament. (Although not seen in this image, it is likely that there would have been a matching half of the clam shell on a similar pedestal on the southern side of the front grounds.) Beyond the house are the familiar forms of large locally indigenous trees that have remained a characteristic landscape feature of the place ever since.



Figure 78: ER Brown, *Homes and haunts*, NSW, Heathcote, c. 1900s, Sutherland Shire Council, Local Studies Library, MF003\MF003118, n.d.

Two close up photographs of the front of Heathcote Hall, featuring the tower, also reveal some details of the grounds at the front of the house. One, Figure 79, shows a shrub clipped into a dome framing the main path into the porch off the carriage loop along with another (unclipped) shrub to the left. Part of the carriage drive is visible at the bottom showing the raised grass beyond that forms an apron to the verandahs.¹⁵² This original modulation of levels is still apparent at the front and sides of the house.

The other photograph, Figure 80, shows a shrub (presumably one of the existing *Camellias*¹⁵³) along with the foliage of a pine (probably Monterey Pine) to the right and the bough of a locally indigenous tree at the top.¹⁵⁴ These reference points suggest that the photograph may have been taken under the existing large Turpentine at the corner of the former tennis court bench (near the old gatepost) with the pine planted somewhere near the carriage loop. The upper canopy foliage of an indigenous tree (possibly another Turpentine) is visible above the house roof.

¹⁵¹ ER Brown, *Homes and haunts*, NSW, Heathcote, c. 1900s, Sutherland Shire Council, Local Studies Library, MF003\MF003118

¹⁵² Heathcote Hall, Heathcote, c. early 1900s, Sutherland Shire Council, Local Studies Library, MF000\MF000118

¹⁵³ The authors are indebted to Stuart Read for the observation that the same shrub may be in view in both these photographs.

¹⁵⁴ ER Brown, *Homes and haunts*, NSW, Heathcote, between 1900 and 1920, Sutherland Shire Council, Local Studies Library, MF004\MF004640

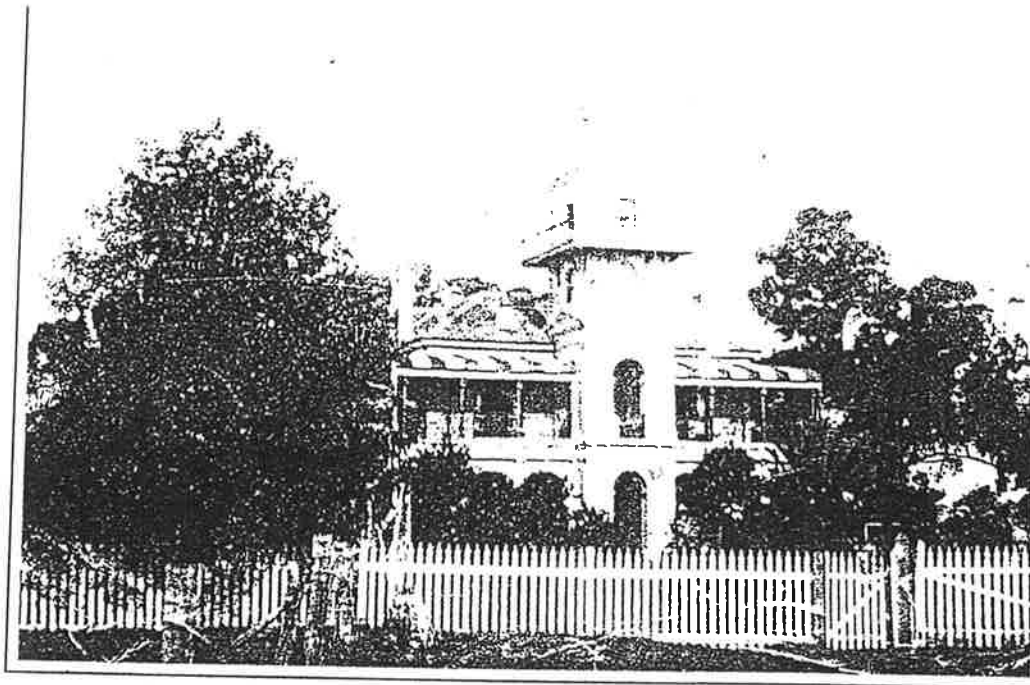


Figure 79: (2.62) Heathcote Hall, Heathcote, c. early 1900s, Sutherland Shire Council, Local Studies Library, MF000MF000118, n.d.



Figure 80: (2.63) ER Brown, *Homes and haunts*, NSW, Heathcote, between 1900 and 1920, Sutherland Shire Council, Local Studies Library, MF004MF004640, n.d.

An image, Figure 81, dated at 1915 appears in Patrick Kennedy's 1999 monograph on Heathcote Hall (Sutherland Shire Council, Local Studies Library) and, for the first time, shows a white-painted picket fence across the front of the grounds with a pedestrian gate and a carriage gate. This is a highly significant record of the grounds as it shows a concern to create an inner area around the house – presumably where most of the ornamental plantings were – and the outer grounds beyond that may have allowed livestock to graze without wandering at will into the main pleasure grounds. Either side of the pedestrian gate are unpainted posts, one of which is probably the old gatepost that remains near the corner of the former tennis court.



Heathcote Hall facing towards the railway station in 1915.

Figure 81: Heathcote Hall facing towards railway station, from Kennedy, dated 1915.

Inside the fence, a garden is shown of some fecundity and one of the plantings is the unmistakable textured foliage of the existing date palm at the front of the tower. Again, behind the house are the looming forms of locally indigenous trees. Significantly too, the photograph shows another, simpler, post and wire fence running from the picket fence towards the viewer indicating the carriage drive, extending out to the west, had its own enclosure.

A 1928 photograph, Figure 82, from within the carriage drive shows five figures posing in front of the house with noticeably developed plantings enclosing them.¹⁵⁵ At left is a Camellia that remains today and the existing date palm is clearly seen within the tile-edged central triangular bed along with various ornamental shrubs. To the right, other tall shrubs define the carriage loop and at the extreme edge there appears to be the fronds of another taller palm (now gone) – possibly a *Washingtonia* sp. that would have been typical of the time. Conspicuously absent in the background are any locally indigenous trees and, in the foreground, any evidence of the earlier pine tree.

¹⁵⁵ Will, Edith and Clarrie Nelson at Heathcote Hall, 1928, Sutherland Shire Council, Local Studies Library, MF004\MF004515



Figure 82: Will, Edith and Clarrie Nelson at Heathcote Hall, Source, Sutherland Shire Council, Local Studies Library; MF004/MF004515, dated 1928.

From these important early images it is clear that a number of original and early grounds components survive to the present and, at about 100 years old, are highly significant. These include the date palm, the Camellias, the carriage loop and pleasure grounds paths, the glazed edging tiles that define the layout, the front house apron layout and levels and the remnant hardwood gatepost. The photographic record also indicates other important features (such as the front picket fence) that have now gone.

Also from Figure 82 and Figure 83 it appears that there was a cleared space (maintained as an open paddock?) to the west of the mansion. The latter photograph suggests that some taller vegetation was used to deliberately frame views of Heathcote Hall from this western space to accentuate the dramatic compositional qualities of its principal elevation – a clearly intended consequence of the mansion's planning and siting as indicated in the earliest photography Figure 32.

Aerial Photography 1943 to 2015

Also from Council's website, is a series of archival aerial photographs from 1943 to the present that enable an overview of how the site has changed since the mid-20th century. The following review considers a selection of these images where the most substantial changes are evident.

Even though the overall site area was subdivided from 1927, the 1943 aerial photography, Figure 83, shows the early carriage drive was probably still in use as the access to the front grounds of Heathcote Hall – likely because of the steep bank along Dillwynnia Grove to the south and southwest of the house and because it was a more direct line of access to the house from Heathcote railway station than Boronia Grove as the other route that avoided the steep bank. Other information conveyed by the 1943 photography is that both Dillwynnia Grove and Boronia Grove were planted out with avenue trees (likely the existing Brush Boxes) up to the beginning of the Heathcote Hall grounds and showing an extent of growth to suggest they were planted at least 10 years earlier (than 1943). (On the basis of the historical research in this CMP, they were probably planted in the late 1920s to reinforce and compliment the residential subdivision of that time.)



Figure 83: Aerial photograph. Source, Sutherland Shire Council, dated 1943.

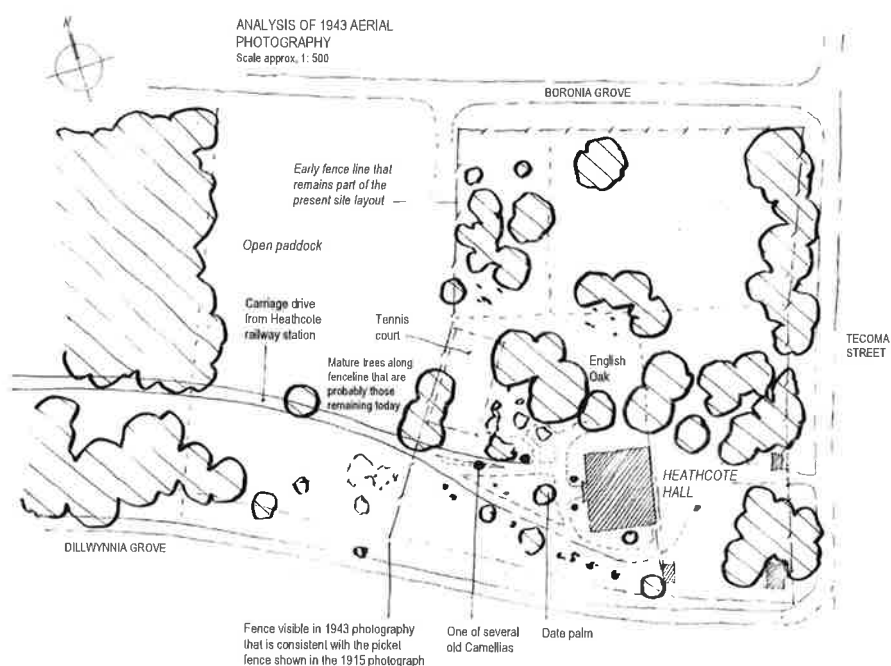


Figure 84: Sketch based on 1943 aerial photograph, Geoffrey Britton. n.d.

The Heathcote Hall grounds are shown to be organised into various compartments – a large cleared paddock to the northwest with another, smaller paddock to the northeast with some evidence of cultivation and a southeast compartment enclosing the house and ornamental grounds. The rear grounds were also likely separated from the front grounds on the basis of the customary division of pleasure grounds and service areas. A triangular or teardrop bedding area is well defined at the front of the house circumscribed by the carriage loop and the lighter

surface of the tennis court is visible next to the shadow of the large English Oak. To the immediate west of the Heathcote Hall grounds there is dense forest through which the carriage drive passes. A clearer version of this photography from the NSW Land and Property Information portal also shows an access point about halfway along Boronia Grove consistent with the present entry. The same imagery also confirms that the rear date palm is a later planting than the one at the front and that the cypress and Monterey Pine near the clearly evident front fence were either very young plantings in 1943 or later plantings. However, the trees surrounding the tennis court are already evident as mature trees in 1943 (Figure 84) (sketch based on 1943 aerial).

The 1943 photography also conveniently confirms the presence of a generous cleared space to the west of the mansion. The strategic importance of this space begins to be apparent when the overall access sequence from the railway station is considered – particularly so before the late 1920s subdivision roads were constructed. In its earliest decades some glimpse of the upper stages of Heathcote Hall's tower may have been visible from the railway precinct though remnant vegetation and topographic variations are likely to have largely obscured the house from general views at this point (note Figure 32). Certainly this would have been the case as visitors traversed the intervening remnant forest reinforcing the bushland context of the site. But upon emerging from the forest into the western space, the full impact of the mansion would have become apparent to spectacular effect. Even today, the presence of such a dramatic and ornate building in the middle of a relatively isolated forest precinct seems quite unexpected and impressive.

In appreciating the role of the open space to the west of Heathcote Hall's principal elevation in this way highlights a conscious concern on the part of, likely, the design architect if not the original owner to announce the mansion in a dramatic and arresting way. In similar respects, the later arrival at the front of Heathcote Hall from Boronia Grove, or even approaching the mansion from along Dillwynnia Grove, would have had similar effects in showing off the impressive tower front. That this space remains largely intact since the 1880s is an important feature of the place.

By the time of the 1955 aerial photography, Figure 85, a house is shown built in the allotment, with frontage to Dillwynnia Grove, to the immediate west of the Heathcote Hall grounds. This would have curtailed the use up to this point of the carriage drive linking the house with the station. In its place it appears that the main direction of access to the house was from Tecoma Street to the eastern (rear) elevation as there is little evidence in this photography of any access from Boronia Grove to the north. As with the 1943 photography, the grounds are shown divided into discrete compartments (presumably based on function) with the northwest paddock remaining mostly cleared but now showing signs of some patchy regrowth in places, the northeast enclosure showing definite signs of cultivation as if used for kitchen gardens and the front and rear house grounds used for their respective functions. The old carriage drive is also visible to the west of the house.



Figure 85: Aerial photograph. Source, Sutherland Shire Council, dated 1955.

Aerial photography from 1961, Figure 86, shows more clearly the fencing lines dividing the grounds into various compartments and also begins to show some evidence of an access from off Boronia Grove running perpendicular to the street between fences before passing to the west of the tennis court and connecting with the remnant carriage drive in an arrangement that persists to the present. By 1961 the cultivated areas to the northeast have been discontinued and the abandoned part of the carriage drive is only just visible. Ornamental plantings around the house are thrown into high relief from the long shadows cast by the mid-year photography.

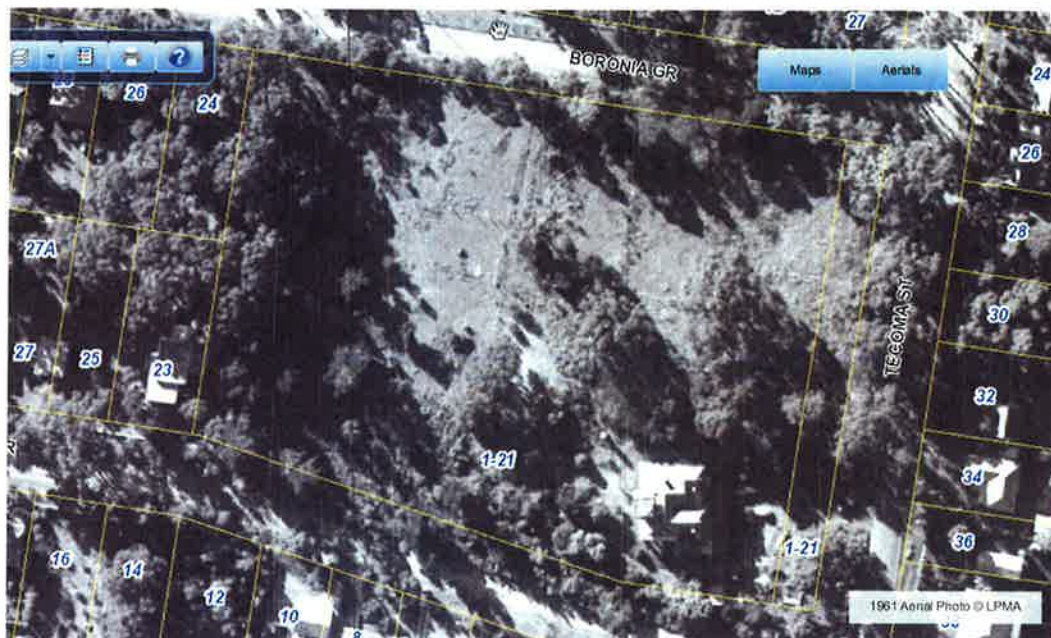


Figure 86: Aerial photograph. Source, Sutherland Shire Council, dated 1961.

The 1970 photography, Figure 87, shows development occurring across the northwestern paddock with a broad track, several structures and shadows indicating heavy rails to the fencing (probably relating to horses) associated with the structures. Earlier vegetation is shown to be maturing considerably such as the various pines along the western boundary and Dillwynnia Grove. Long, large shadows suggest some large indigenous trees have been left within the site. The tennis court is clearly visible as is part of the abandoned early carriage drive while the rear grounds are shown to be largely open with many smaller objects stored there. A substantial building (the northern part of which is gabled) is shown about half way along the Tecoma Street frontage.



Figure 87: Aerial photograph. Source, Sutherland Shire Council, dated 1970.

By the 1984 photography, Figure 88, the Heathcote Hall grounds are shown almost fully developed with parallel rows of stables and integral fenced yards. There are also two lunging rings – one of which (the western-most) remains. A collection of ancillary structures is shown where the existing chicken runs and pig pen are located and a narrow path is shown running across the entire rear elevation of the house linking with a shed to the south. Yet despite the extensive level of development throughout the site, some key areas remain largely intact. These include the immediate front grounds where the gravelled drive loop is clearly seen; the tennis court area; and the route of the former carriage drive.



Figure 88: Aerial photograph. Source, Sutherland Shire Council, dated 1984.

Photography from 2006, Figure 89, reveals a dramatic contraction of development within the Heathcote Hall grounds with most of the earlier horse yards and stables removed. One lunging ring remains clearly visible along with associated access tracks. However the immediate house grounds are again shown to be largely unchanged although the carriage drive surface in front of the house has now become covered with grass. A faint trace of darker green grass may also indicate the old route of the long abandoned carriage drive west of the tennis court that, by this date, has become overgrown.



Figure 89: Aerial photograph. Source, Sutherland Shire Council, dated 2006.

Heritage Office Survey 2000

In October 2000, staff from the then NSW Heritage Office visited the site and documented the grounds with a general survey that included an account of vegetation as well as notes on tracks and structures (Appendix 5). Of particular interest is the record of "old gate posts" and a "gate" next to the existing cypress at the front of the house. This accords well with the 1915 photograph showing the early picket fence in this area. The survey also notes "remnants of the

old main drive" just beyond the gate to the west indicating that evidence of the former drive remained at recently as 2000. The former tennis court is also noted.

The following table describes each phase, with the remains of evidence from each phase.

Table 10: Physical evidence from Phases of Development

Phase	Description	Remaining Evidence
Pre settlement		The mature Turpentine and Ironbarks found throughout the site and its perimeter are indicators of the pre-settlement state of the site.
1800 – 1880s	Forestry and Initial subdivision	The mature, but re-growth, Turpentine and Ironbarks are also indicators of the use of the area for logging in the mid to late 1880s.
1880s – 1900	Land speculation, property development boom and bust	The house and remnant pleasure gardens to the west and north constitute the main physical evidence from this period. While indications of original path layouts and carriage drive from Heathcote Station to the west exist, these require archaeological confirmation, as do the exact location of the coach house to the east, and the carriage loop around the house.
1900 - 1927	Single family occupation	<p>Little change occurred in this period, other than cultivation of the land to the north as kitchen gardens, and land to the north-west for grazing.</p> <p>Visitors arrived by carriage from Heathcote Station.</p>
1927 - 1945	Leaseholders, subdivisions and public use	<p>In 1927, the 50 acre estate was subdivided into residential blocks leaving the house on a 4 acre block, which remains as the current site boundary. Radiata pines were planted to mark the new boundary to the west, and parts of the new southern boundary.</p> <p>Streetscape planting was also established at this time as part of the estate sub-division.</p> <p>The gardens were more publically accessible, with a tennis court and putting green available for hire.</p> <p>Visitors continued to arrive along the carriage drive from the station, as adjacent blocks were not developed until the late 1930s.</p>
1945 - 2000	Single family occupation and commercial use	<p>Soon after arrival, the Farrellys demolished the coach house to the east of the main house and established a new entrance to the rear of the house from Tecoma Street. According to Maxine Farrelly, the bricks from the coach house were used to fill the ground near the driveway entrance and to build a small toilet block.</p> <p>Later, a drive into the property was established from Boronia Grove, presumably to gain access to the horse training facilities, which were at their most intense in the 1980s. Earthworks to level the north west part of the site to accommodate the horse training facilities were undertaken at this time, altering the original setting of the house from this aspect.</p>

Phase	Description	Remaining Evidence
		<p>The Farrellys used the rear, eastern, garden for livestock raising – pigs and chickens – and vegetable cultivation. Various garden structures were built during this time.</p> <p>Changes the house itself were fairly minor in this period, and included insertion of a door between kitchen and rear ground floor room, new bull-nosed verandah at rear and new flooring in Billiard room. These changes are shown on figure...</p>
2000 - 2015	Search for development options	During this period, the Heritage Office provided a grant to undertake emergency repair works to the tower.

3 Assessment of Cultural Significance

This section has been divided into the following sub-sections:

- 3.1 Comparative Analysis
 - 3.1.1 SHR Listed Historic Houses in Sutherland Shire
 - 3.1.2 SHR Listed Victorian Italianate Villas in NSW
 - 3.1.3 Other Works of Thomas Rowe, Architect
 - 3.1.4 Comparative Analysis of the Heathcote Hall Grounds
 - 3.1.5 Summary of Comparative Analysis
- 3.2 Assessing Significance
 - 3.2.1 Process for Assessment
 - 3.2.2 Assessment of House and Building Elements
 - 3.2.3 Assessment of Site Landscape
 - 3.2.4 Assessment of Historic Archaeology
 - 3.2.5 Assessment of Aboriginal Archaeology
 - 3.2.6 Assessment of Site as a Whole
- 3.3 Statement of Significance

3.1 Comparative Analysis

A comparison of Heathcote Hall with similar places can help in determining the rarity, and therefore the significance, of the place. In this case, the comparative analysis for Heathcote Hall has been undertaken in the following way:

- 1 A comparison with other sites of state significance in the Sutherland Shire, to determine its significance at a local level.
- 2 A comparison with other state heritage listed Victorian Italianate villas in NSW to determine its significance at a state level.
- 3 An analysis of the legacy of villas designed by Thomas Rowe, architect, to determine its significance within the portfolio of surviving Rowe mansions.

3.1.1 SHR Listed Historic Houses in Sutherland Shire

There are two other houses in the Sutherland Shire listed on the SHR:

Item name	Address	LGA	SHR
Fernleigh 1821	44-46 Fernleigh Road Caringbah South	Sutherland	00302
Lyons House 1967	733 Port Hacking Road Port Hacking (Dolan's Bay)	Sutherland	01930

Fernleigh

Statement of Significance from SHR listing

Fernleigh is believed by Sutherland historians to have been completed in 1821 for Thomas Laycock Junior, who, while himself mostly resident at his property 'Kelvin' at Bringelly, built the house for his second wife Margaret Connell and the six children of his first marriage to Isabella Bunker of 'Collingwood', Liverpool. The home is believed to be the first constructed in the Sutherland area and has been an envied point of interest for 100 years.

Lyons House

Statement of Significance from SHR listing





Lyons House, built 1967, is of state significance for its aesthetic values as an excellent and intact example of Modern Movement architectural design by the eminent Australian architect, author and critic, Robin Boyd, principal of the Melbourne-based firm Romberg & Boyd.

There are 117 houses within Sutherland Shire listed as items of local significance.








3.1.2 SHR Listed Victorian Italianate Villas in NSW

A search of houses built between 1880 and 1900, in Victorian Italianate style, preferably two storeys with verandahs and if possible an Italianate tower, revealed 13 SHR listed houses, of which four are of state significance and 9 of local significance:

Table 11: SHR listed Victorian Italianate villas in NSW

Date	Name + Location	Details	Listing	Pic
1889	<i>Anambah House</i> , Anambah Road, Gosforth via Rutherford, NSW 2320	Built by wealthy grazier J.K. Mackay for his son William. Architect J.W Pender of Maitland	State No. 00275 (PCO 1983)	
1885	<i>Dappeto</i> 171 Wollongong Road, Arncliffe, NSW 2205	Patterned slate roof, ornate captain's walk accessed by a cast iron spiral staircase. Built for Frederick Gibbins, oyster merchant and trawling magnate	State No. 00638 (PCO1989)	
C1883	<i>Rosebank</i> 17 Speed Street, Liverpool, NSW 2170	Rare example of the residential work of Varney Parkes –his own home.	State No. 01729 2005	
1884	<i>Woodlands</i> 1 Werona Avenue, Killara, NSW 2070		State No. 01762 2006	

Houses of local significance





C1880	<i>Wyoming House</i> 25 Wharf Road, Birchgrove, NSW 2041	The home of identity Quarton Levitt Deloitte until 1927.	Local No. 1605 2013	
C1880	<i>Blair Athol</i> 275-281 Keppel Street, Bathurst, NSW 2795	A large Victorian Italianate house in a prominent location, home of 'McPhillamy' family	Local No. 35 1997	
c1890	<i>But-har-gra</i> 106-114 Georges River Road, Croydon Park, NSW 2133		Local No.138 1994	
1890	<i>Dunbrody</i> 9 Davidson Parade, Cremorne, NSW 2090	Built for Thomas Edward Synott, Victorian Italianate details,	Local No. 10050 2013	
1880	<i>Hannan House</i> 14 Hannan Street, Maitland, NSW 2320	Probably the finest Victorian Filigree large scale house in Maitland	Local No. 1147 1993	
?	<i>Craig Royston</i> 109 Brighton Avenue, Toronto, NSW 2283	Classic Federation Queen Anne style	Local No. TT-23 1993	
1890- 1891	<i>Ravenswood</i> 139 Tennyson Road, Tennyson Point, NSW 2111		Local No.122 2010	



1874-1877	<i>Minimbah House</i> Whittingham, NSW 2330	Victorian Filigree building, two storey verandah Built for Duncan Forbes Mackay	Local No. 1996	
1887-1907	<i>Retford Park</i> , Bowral Built for Samuel Hordern	Victorian Italianate villa. Morrow and de Putron designers.	Local no. 007, 1989	

Victorian Italianate villas were prevalent in other states, particularly Victoria, which was enjoying the affluence of the post-gold rush years, and in South Australia, as the table below indicates.

Table 12: Victorian Italianate villas in other states

Other States

1880	<i>Eynesbury House</i> , Belair Rd, Kingswood South Australia	Italianate Victorian built by George Wilcox. The house originally on more than 14 acres, but has since been reduced to less than two,	
1876	<i>Government House</i> Melbourne	William Wardell, Architect	
1889	<i>Yooralbyn</i> Erin St, Richmond Victoria	Architect probably Twentyman & Askew	
1847, 1861	<i>Como House and Garden</i> South Yarra, Victoria 6.5 acres.		

1890	<i>Myrmong Hall</i> , Acland Street, St Kilda, Victoria	Architect unknown	
1874-1878	<i>Werribee Park</i> , Victoria	Italianate style	

3.1.3 Other Works of Thomas Rowe, Architect

Thomas Rowe was a leading architect and community figure in NSW, evidenced by the quantity of his architectural output, and by his being a founder and president of the Institute of Architects in NSW. Heathcote Hall therefore has significance as part of the architectural legacy of Thomas Rowe.

Table 13: Items designed by Thomas Rowe on SHR

Item name	Address	Suburb	LGA	SHR
Ashton and its grounds	102 Elizabeth Bay Road	Elizabeth Bay	Sydney	01684
Great Synagogue	187A Elizabeth Street	Sydney	Sydney	01710
Heathcote Hall	Dillwynnia Grove	Heathcote	Sutherland	00191
Jenner House	2 Macleay Street	Potts Point	Sydney	00776
Scots Presbyterian Church, Land, Trees	Shoalhaven Street	Kiama	Kiama	00120
Tresco, grounds and trees	97 Elizabeth Bay Rd	Elizabeth Bay	Sydney	00780

Four of the six places designed by Thomas Rowe and listed on the SHR are residences. Three of these residences, Ashton, Tresco and Jenner are located in relatively close proximity to each other at the north-western corner of Elizabeth Bay Road, where Kincoppal, a house designed by Rowe of Local significance, is also located.

These four houses located around Elizabeth Bay Road are part of a small group of residences designed by Rowe which survive from his substantial output in the mid to late nineteenth century. Although Rowe is perhaps better known today as an architect of significant ecclesiastical, educational and commercial structures, such as the Great Synagogue in Elizabeth Street and Newington College at Stanmore, Rowe's domestic output was large and ranged from the simpler and more speculative end of the market (including both terraces and houses) to grand 'mansions' for the newly wealthy, such as Abel Harber.

Of Rowe's Elizabeth Bay residences, Tresco and Kincoppal were constructed of ashlar stonework and are considered finer in architectural style and building quality than Ashton.¹⁵⁶ Jenner house was designed in Victorian Georgian style by Edmund Blacket in 1868 with later Victorian Italianate additions by Rowe. Rowe designed two Victorian Italianate mansions immediately adjacent to Ashton, (Bramley and Holmsby) but these have both been demolished.

¹⁵⁶ GML, Ashton Heritage Impact Statement, April 2006, p 92

A report on Ashton, prepared by GML in 2006, makes the following conclusion about Heathcote Hall in comparison with Rowe's other residential work of Victorian Italianate style:

Heathcote Hall, constructed somewhat later (1887) in a Victorian Italianate style closer to Ashton, including a mansard-roofed tower, is a notably grander structure in style, architectural character and detailing than the three examples of Rowe's work in the same style at Elizabeth Bay (i.e. Ashton/Caprera, Bramley and Holmsby).¹⁵⁷

A further 22 items designed by Thomas Rowe are listed by local government and state agencies, only two of which – Ashton and Kincoppal (93 Elizabeth Bay Road) – are residences.

Significant, non-residential buildings by Thomas Rowe listed as local items include the former church 'The Abbey' Glebe; Sydney Eye Hospital; Newington College; Paddington Uniting Church; Sydney Hospital Nightingale Wing; Sydney Hospital Group.

Tresco and its grounds

The Statement of Significance for Tresco from the SHR listing is as follows:

...Tresco...has state significance as a Victorian villa in the Italianate style which retains its architectural integrity as an intact and rare example of the fine residences that once characterised Macleay Point...Date significance updated: 5 January 2012.

Ashton and its grounds

The Statement of Significance for Ashton from the SHR listing is as follows:

Ashton represents a rare and intact example of a Victorian Italianate villa in its original grounds situated on the Sydney Harbour waterfront, dating from 1875. Designed by the architect Thomas Rowe as his family home, the house and grounds are a fine example of the major domestic work of this prominent 19th Century architect. Ashton is rare in the State as one of the small group of surviving major domestic works attributed to Thomas Rowe, together with Tresco, Kincoppal, and Heathcote Hall. ***The building retains its distinctive exterior and interior features and the grounds retain important landscape elements, which contribute to the surrounding landscape and relate the property with the other surviving villas of Thomas Rowe. The visual link between the house and Elizabeth Bay that dictated its original siting survives.*** The house and grounds are a prominent landmark in the locality, visible from Elizabeth Bay, Elizabeth Point, Elizabeth Bay Road, the Esplanade, and other waterfront properties.

The GML report on Ashton summarises the aesthetic significance of Ashton as follows:

The main Ashton residence is an important representative example of the work of Thomas Rowe and the Victorian Italianate architecture of the late nineteenth century but is neither the finest example of the work of its architect nor intact. The main part of the residence, as designed by Rowe, does, however, display an assured hand in the treatment of elements and features typical of its style – including asymmetrical massing, rendered walls with decorative embellishments, steeply-pitched slate roof, projecting tower with cast-iron cresting and projecting bay windows...

...Internally the building has retained important components of its original and other early features including layout and elements of fabric (such as joinery) though in neither area can it be claimed to be intact (as noted in the SHR listing)...

...Ashton is aesthetically significant as one of the few remaining examples of the domestic work of its architect, Thomas Rowe...Ashton is a notable example of Rowe's work but is neither the most architecturally accomplished nor most intact of his surviving oeuvre.¹⁵⁸

In April 2006, the Southern Cross Group (International) Pty Limited received development approval for 'Conservation and adaptive reuse of Ashton House on upper site involving partial demolition works, and construction of new part 4-storey / part 6-storey residential apartment

¹⁵⁷ *ibid*

¹⁵⁸ *op cit* 95

building on adjoining lower site containing 14 units and basement car parking, and internal boundary adjustment¹⁵⁹ subject to conditions.



Figure 90: Ashton House after redevelopment of site in 2007 by the Southern Cross Group, n.d.



Figure 91: Tresco, Elizabeth Bay, n.d.



Figure 92: Jenner, 2 Macleay Street, Potts Point, n.d.

Of the four villas of State Significance designed by Thomas Rowe, Ashton and Jenner have been developed in the past decade. Heathcote Hall and Tresco remain with a large curtilage undeveloped. Of all the remaining Rowe residences, the curtilage of Heathcote Hall remains the most intact.

3.1.4 Comparative Analysis of the Heathcote Hall Grounds

Similar to the comparative architectural analysis for Heathcote Hall, a comparative review of the surviving grounds of the former Heathcote Hall estate considers its context in the following ways:-

- A comparison with other extant late 19th-century grounds or landscapes within Sutherland Shire associated with domestic buildings of State level significance; and
- A comparison with any surviving Victorian-era grounds attached to villas designed by Thomas Rowe.

A comparison with other extant late 19th century grounds attached to State-listed Victorian-era houses in NSW opens up an enormous field of options. These range from sites within substantially subdivided urban contexts (such as throughout the Sydney metropolitan area) to large sites in rural areas (such as those for JW Pender and John Horbury Hunt houses throughout northern NSW) where extensive grounds remain intact. Remnant grounds associated with the surviving 1880s Sydney houses of Hunt alone, admits a considerable number of comparative options. Other sites that would be pertinent would be remnant late 19th century landscape features associated with domestic buildings within institutional complexes (such as Pine Cottage, within the Cumberland Hospital site, built in the 1880s as the Assistant Medical Officer's quarters with its intact 'teardrop' drive loop, tree plantings and axial layout separating Male and Female Asylum precincts).

To a lesser (Dappeto, Arncliffe) or greater degree (Anambah House, Gosforth, Retford Park, Bowral and Saumarez, Armidale), many of these late 19th-century sites retain components of their contemporary cultural landscapes. Heathcote Hall demonstrably sits comfortably within this pantheon of examples. However, the chief value of the remnant 19th-century grounds components of Heathcote Hall lie in their immediate and continuing contemporary association with the substantially intact mansion. Also, unlike many of the remnant grounds associated with Victorian-era domestic buildings within the Sydney metropolitan area, those at Heathcote Hall remain generous in scale and retain an important sense of a broader well-vegetated landscape beyond – even bordering on a rural context. Where the urbanised context of the Sydney metropolitan sites becomes one of a blended, contiguous domestic landscape, the painstakingly ordered pleasure grounds at Heathcote Hall remain curiously at odds – as does the mansion – with the broader context of a remnant Turpentine-Ironbark Forest ecotone. In this regard, the

¹⁵⁹ City of Sydney Development Application approval D/2006/635, 26 April 2006.

remnant cultural landscape components of Heathcote Hall are more akin to those of the large rural estates that retain locally indigenous woodland nearby.

Through its extant layout and fabric, Heathcote Hall is able to demonstrate a very site-specific response to its local landscape. It managed to provide a drive loop, the drive approached the mansion in a carefully composed and imposing way, it surrounded had pleasure grounds and it had distinct functional divisions around delineated by fencing. The way in which it did these things (which are all still evident) contributes to the rich variety of other examples where 19th century sensibilities are demonstrated.

Late 19th-century Landscapes within Sutherland Shire

Apart from Heathcote Hall, the only other relevant domestic building within the Sutherland Shire noted in the Sutherland LEP 2015 as being of State significance, is Fernleigh, Caringbah South, on the shores of Burraneer Bay. Consistent with the majority of early houses within urbanised areas of the Sydney basin, the former Fernleigh estate (attributed as 1821) has been substantially subdivided since the end of the Second World War. Its immediate grounds appear to retain some important components of its earlier layout – possibly a combination of early and later Victorian features – including its orthogonal lawn terrace to the east and a large circular fountain to the southwest.

A recent garage drive off the Fernleigh Road access leading to the Burraneer Bay Marina, has effectively cut off a sense of continuity between the southern and eastern remnant sections of the former pleasure grounds around Fernleigh. The large car park for the marina has also compromised the earlier marine setting of Fernleigh and its earlier direct landscape access to the bay. There appear to be extant, some earlier plantings to the north and immediate southeast of the house and other remnant estate plantings may remain further afield following the extensive subdivisions.

Compared with the remnant Fernleigh grounds that retain key elements of layout, early fabric and layout, those at Heathcote Hall – notwithstanding the later tennis court – are much more generous in area, of a richer mix of vegetation and are imbued with a more compelling and sympathetic setting. On this basis, and especially since the principal house remains substantially intact, the remnant Heathcote Hall grounds probably remain the best example of a grand Victorian-era domestic landscape within the Sutherland Shire.

Surviving Victorian-era Landscapes associated with Thomas Rowe villas

Again, apart from Heathcote Hall, other extant domestic buildings designed or substantially altered by Thomas Rowe include Ashton, Jenner House, Tresco and Kincoppal – all within Elizabeth Bay with the first three listed on the SHR. An immediate difference in landscape context between these residences and Heathcote Hall is apparent – the former all had an expansive, adjacent marine setting while Heathcote Hall remains strongly pervaded by its characteristic landward forest setting.

Also of these four urban sites, only Tresco retains a sense of their earlier extensive grounds. Ashton is now hemmed in by residential apartment blocks with very little of its earlier layout and grounds remaining. Jenner House, having been a hospital for many years prior to returning to domestic use later in the 20th century, retains part of its front drive loop and a bowed retaining wall to its marine front though few earlier plantings. Its immediate setting has also been adversely affected by recent neighbouring apartment developments.

Tresco remains a substantial 19th century marine villa with an intact site and its Elizabeth Bay frontage – a very rare combination. It also retains substantial early plantings including its massive fig tree to the marine front. However, as remarkable as its survival appears, even Tresco's setting has been compromised by later adjacent development such as neighbouring houses and apartment buildings.

In contrast, Heathcote Hall retains a strong sense of its earlier rural and forested landscape setting and remains unencumbered by adjacent later buildings. There remains a sense that it is Heathcote Hall as the dominant building within this neighbourhood precinct.

3.1.5 Summary of Comparative Analysis:

Largely due to the relative isolation and distance of Heathcote Hall from Sydney, the villa and its grounds have survived today in a remarkably intact state. This is particularly apparent when comparing Heathcote Hall to the three Italianate villas designed by Rowe around Elizabeth Bay which have all undergone extensive adaptation of their interiors, sub-division of their grounds, and adaptation of the remaining curtilage for other structures and uses. Even with the subdivision of the grounds of the original Heathcote Hall curtilage in 1928, the subdivision that remains today is able to reveal historical information about the former estate and how the carriage drive approached the villa from the railway station. The siting of Heathcote Hall on the highest knoll in the area, above the sub-division below, remains evident and provides Heathcote Hall with an impressive setting today, even in its reduced curtilage. In its current state, it is the most intact Victorian Italianate house and garden in the Sydney region.

In summary, Heathcote Hall is:

- One of 9 items of local significance in Heathcote.
- The only item of state significance in Heathcote.
- One of 3 houses of state significance listed in the Sutherland Shire.
- One of 4 Victorian Italianate villas of state significance in NSW.
- One of 9 Victorian Italianate villas of local significance in NSW.
- One of 4 residences designed by Thomas Rowe of state significance in NSW.

Heathcote Hall is unique in being:

- The only Victorian Italianate villa of state significance in Sutherland Shire
- The only residence designed by Thomas Rowe in Sutherland Shire
- The only surviving residence designed by Rowe that retains its original villa and setting virtually intact.
- Arguably the finest of Rowe's remaining villas.
- The most intact Italianate house and garden in the Sydney region.
- A rare example of an early 20th century subdivision which retained enough curtilage around the villa and grounds to maintain its original significance while creating a subdivision which enhanced the qualities of the villa as an Italianate beacon above the township below.
- An important place-maker adding to a sense of community amongst the new home owners moving into the Heathcote Estate post WWII.

3.2 Assessing Significance

3.2.1 Process for Assessment

This section considers all of the information collected in Section 2 and clarifies what the culturally significant attributes of the place are. All aspects of significance are discussed and assessed to formulate clear statements of cultural significance.

This is in accordance with the 'Guidelines to the Burra Charter: Cultural Significance' which states that, the assessment of cultural significance and the preparation of a statement of cultural significance, embodied in a report as defined in Section 4 (of the Guidelines) are essential prerequisites to making decisions about the future of a place.

'Cultural significance' is defined in the Burra Charter as meaning the *aesthetic, historic, scientific, social or spiritual value for past, present or future generations*. These values are used as the basis for discussion in this report. The Charter further clarifies that *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.*

With the creation of the State Heritage Register under Part 3A of the Heritage Act, in April 1999, the NSW Heritage Office has developed a set of seven criteria against which the cultural significance can be assessed to determine the level of significance, i.e. State or local. At the end of this discussion, the values of the place are tested against these criteria to determine whether it meets the threshold for listing on the State Heritage Register, even though the homestead and its immediate curtilage is already deemed to be of State significance by virtue of its being on the State Heritage Register.

Understanding Heritage values

The NSW heritage assessment criteria encompasses the four values in the Australia ICOMOS Burra Charter, which are commonly accepted as generic values by Australian heritage agencies and professional consultants:

- Historic
- Aesthetic
- Scientific
- Social

Assessing the item against the seven criteria

An item will be considered to be of NSW state or local significance if it meets one or more of the following seven criteria, as set out in the NSW Heritage Office Guideline 'Assessing Heritage Significance' published 2001:

Criteria	Description
(a) Historic	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
(b) Associational	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
(c) Aesthetic	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
(d) Social	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.
(e) Technical/ Research	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
(f) Rarity	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
(g) Representative	An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments, (or a class of the local area's cultural or natural places; or cultural or natural environments)

Grading the item against each of the seven criteria

Different components of a place may make a different relative contribution to its heritage value.

Grading	Justification	Status
Exceptional	Rare or outstanding elements directly contributing to an item's local or state significance	<i>Fulfils criteria for local or state listing.</i>
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	<i>Fulfils criteria for local or state listing.</i>
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	<i>Fulfils criteria for local or state listing.</i>
Little	Alterations detract from significance. Difficult to interpret.	<i>Does not fulfil criteria for local or state listing.</i>
Intrusive	Damaging to the item's heritage significance	<i>Does not fulfil criteria for local or state listing.</i>

State Historical Themes

The NSW Heritage Manual identifies a specific set of 'Historical Themes relevant to New South Wales' within which the heritage values of the place can be examined. Relevant themes for Heathcote Hall include:

- Land Tenure – the first subdivision of Bottle Forest, the amalgamation of land during the 1880s and the sub-division of the estate in the 1920s.
- Housing – including the architectural character of the main house, its role in reflecting and responding to various economic cycles, its relationship to its wider setting, including its formalised garden, wider semi-rural context and relationship with the township of Heathcote, the railway station and Highway.
- Persons – including the architect, Thomas Rowe, the first owner, Abel Harber, subsequent owners such as Jessie Fotheringham Brown and the Farrelly family.
- Accommodation – its use as a guest house and boarding house.
- Domestic life – its ability to demonstrate a self-sufficient semi-rural existence. The survival of its original 19th century domestic arrangements – kitchen laundry, bathroom and wc, and outbuildings.
- Leisure – the development of its gardens as a place of pleasure and recreation for the guests, including the provision of a tennis court and putting green. Its proximity to walks into Royal National Park were highlighted in the Heathcote Hall Estate newsletters of the late 1920s.

3.2.2 Assessment of House and Building Elements

The following assessment is based on information compiled in Section 2 of this CMP.

As the house has retained its original layout, form and most of its elements and detailing, all of the original elements of the house, externally and internally, are considered to be of Exceptional significance. The list below identifies those elements of the house that are not original and therefore not of Exceptional significance.






Table 14: Building elements – levels of significance

Room	Non-original Element	Description	Significance
Ground floor			
A5 Library	New doorway to current kitchen	Doorway inserted by Farrelly's during 1950s when this room used as a dining room.	Neutral
A8 Billiard Room	Brush Box flooring, New plasterboard ceiling. New cornices.	The original flooring had deteriorated and was replaced c2005 by Maxine Farrelly, with brush box flooring which has subsequently buckled.	Intrusive
A9 current Kitchen	Kitchen fit-out – benches, sink, chased channel for electrical conduit.	The recent use of the original storeroom as a kitchen by the Farrelly's has made access to the cellar very difficult, and has accelerated the deterioration of the original fabric such as plastered walls and ceiling.	Intrusive
A10 semi-enclosed Verandah	Recent changes include removal of one column supporting tri-partite arch, and removal of one semi-circular lead-light window	Remove current ad-hoc changes and reconstruct tri-partite supporting wall.	Intrusive
A11 original Kitchen	New PB ceiling, flooring, changes to fireplace.	All recent changes by Farrelly's are intrusive. Investigate and seek to restore / reconstruct original finishes	Intrusive
A12 original Laundry	New PB ceiling, flooring, changes to fireplace and changes to wall finishes. Relocation of fuel stove.	All recent changes by Farrelly's are intrusive. Investigate and seek to restore / reconstruct original finishes	Intrusive
A13 Bathroom	Some changes.	Room was unavailable for detailed inspection. Investigate further.	Investigate further.
A14 Rear covered space	Bull-nosed verandah	Original verandah has been removed. Bull-nosed verandah is c2000s replacement by Farrelly's	Intrusive
A15 Verandah	Rendered brick and timber framed windows, with original bull-nosed verandah roofing above.	According to Ramon Farrelly, the verandah was enclosed when their family purchased the property in 1945. It may have significance associated with its use as a guest house.	Neutral
A16 Carport	Steel framed and corrugated steel roofed carport	Built by Farrelly's in past 20 years.	Intrusive
First floor			
B5 Bedroom	New plaster board ceiling	Plasterboard ceiling added underneath original lath and plaster ceiling. Remove PB ceiling and conserve and repair original ceiling	Intrusive
B9 Bedroom	New plaster board ceiling	Plasterboard ceiling added underneath original lath and plaster ceiling. Remove PB ceiling and conserve and repair original ceiling	Intrusive
B10 Balcony	Glazed ceramic floor tiles. Ad hoc	Remove ceramic tiles. Reconstruct original timber flooring and cast-iron	Intrusive

Room	Non-original Element	Description	Significance
	balustrading	balustrade	
B11 Servant's bedroom	Repairs to ceiling	Remove PB ceiling.	Intrusive
B15 Tower	Some stop-gap repairs undertaken in 2000.	Requires extensive investigation. Much original material remains, but some of the 2000 repairs are stop-gap and require removal and reconstruction to original design and standard.	Investigate
B12 Balcony	Ad hoc repairs to balustrading	Remove ad-hoc repairs and reconstruct balustrading to original standard and design.	Repairs - Intrusive
B13 Balcony	Ad hoc repairs to balustrading	Remove ad-hoc repairs and reconstruct balustrading to original standard and design.	Repairs – Intrusive
Roof			
	Slate tiles	Appear to consist of original slate tiles with some repairs.	Exceptional
	Terra-cotta ridge tiles	Check for evidence of lead ridge rolls under terra-cotta ridge tiles.	Intrusive
	Painted corrugated metal roofing at rear of house	This metal deck roofing was installed during the Farrelly occupancy when the water tanks were removed from the roof. Maxine Farrelly installed the bull-nosed verandah at the rear.	Intrusive
	Guttering	The recent guttering and downpipes should be replaced with galvanized guttering and downpipes of profile appropriate to Victorian detailing.	Intrusive

Figure 93: Jenner, 2 Macleay Street, Potts Point

The colour code opposite applies to the gradings of significance plan, Figure 94, Figure 99 and Figure 96.

	Exceptional
	High
	Moderate
	Neutral
	Intrusive

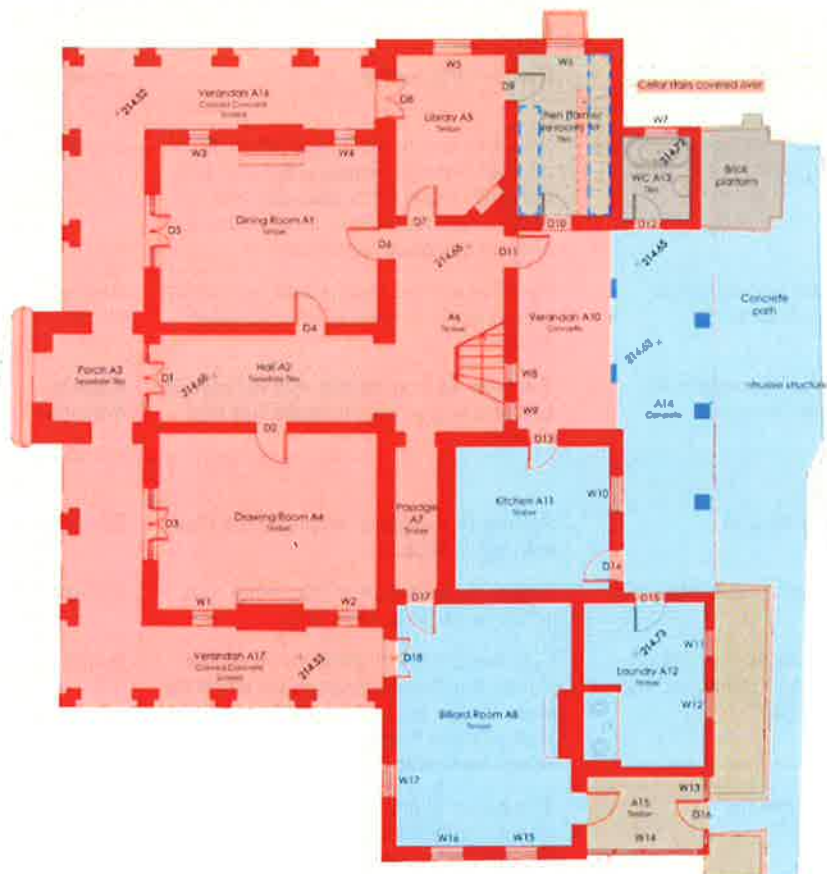




Figure 94: Jenner Ground Floor Plan showing gradings of significance for building elements, n.d.



Figure 95: Jenner First Floor Plan showing gradings of significance for building elements, n.d.

Table 15: Site plan showing gradings of significance for ancillary buildings and structures

Building No.	Description	Significance	Photo
A1	Corrugated walled and roofed shed associated with horse stables. Shown in far left of image.	Neutral	
A2	Corrugated walled and roofed shed associated with horse stables. Fallen tree has damaged roof.	Neutral	
A3	Corrugated walled and roofed shed associated with horse stables	Neutral	
A4	Corrugated walled and roofed horse stables with attached brood stalls.	Neutral	
A5	Corrugated iron and flat sheet W.C. Currently the only functioning W.C. on the property. According to Ramon Farrelly, it has not been moved from this location for the duration of the Farrelly's residence.	High	
A6	Hen house, pig pen.	Intrusive	
A7	Garden shed. Appears to have been constructed in past 40 years. Needs further investigation	Neutral	