



**Figure 3.12:** Rows of garden edging tiles demarcating the former garden path and part of the carriage loop. View to the east.

### **3.2.2 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 3.13). 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 3.15).



**Figure 3.13:** 'Ballroom' showing recently replaced flooring.



**Figure 3.14: Threshold between hallway tiles and timber flooring.**



**Figure 3.15: False ceiling below original lath and plaster ceiling.**



**Figure 3.16: Ceramic tile garden edging.**





**Figure 3.17: Edged pathway in western garden.**



**Figure 3.18: Filled ground along line of earlier drive, looking west.**

### **3.3 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.

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:

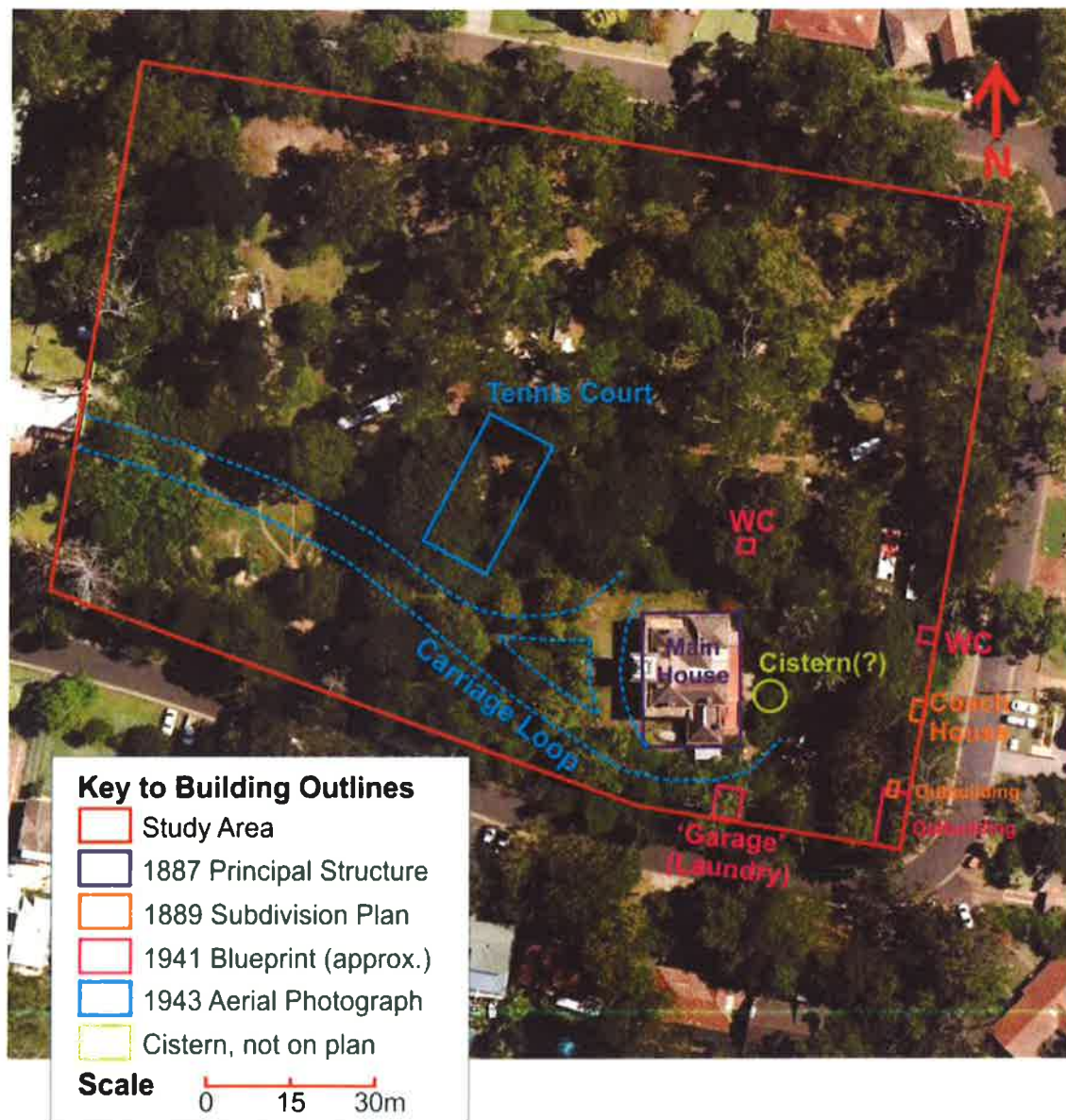
- The later the date a building was demolished, then the greater the impact on the archaeological resource from larger modern machinery.
- Footing systems of single-storey buildings have less impact on the archaeology of earlier phases than those of multi-storey buildings.
- Three or four phases of buildings 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.

### 3.4 Assessment Criteria

A series of gradations of potential have been identified and mapped to indicate the degree to which archaeological remains are likely to survive within the study area. Material remains dating to after the 1930s are not considered to have any research potential within the context of this site and have therefore been excluded from the following discussion.

The overlay maps show the likely location of remains within the study area (Figure 3.19). The potential mapping (Figure 3.20) takes into consideration the likely remains and the impact from the existing state of the study area. In addition to the main building, the study area contains a number of outbuildings in various states of repair which indicate the ongoing and changing use of the grounds of the estate over the years. Historical research indicates that there have been no major impacts to the study area, but that various structures, landscaping and infrastructure have been constructed, altered and demolished throughout the last 130 years. The identified levels of archaeological potential are:

- **High to Moderate Potential:** Aerial photographs and historic plans indicate that there were several small structures in these areas, including water closets, coach house, garage and other buildings of unknown purpose. Below ground remains of these structures are likely to survive *in situ*, including the cistern.
- **Moderate to Low Potential:** The proximity to the house means there may be unrecorded structures including possible early cesspits and other archaeological features such as rubbish dumps, garden features and evidence of land use including the formal gardens and kitchen garden. The old carriage loop was also located in this area. Substantially intact archaeological remains could survive in these areas.
- **Low Potential:** The main house itself is assessed as having only a low potential to contain possible occupation material. The north and west of the site are also assessed as having only low archaeological potential. No structures are recorded in these areas prior to the mid-20th century, however, unrecorded structures are possible. The old line of driveway which led toward the carriage loop was also located in this area. Other archaeological features such as rubbish dumps, garden features and evidence of land use are also possible.



**Figure 3.19: Satellite view of the current state of the study area with outlines showing the location of the outbuildings and other structural features shown on historic plans and aerial photographs of the site. This overlay shows where the expected archaeological remains are located. SIX Maps, LPI.**





Figure 3.20: Areas of archaeological potential overlaid onto 1943 aerial photo.

### 3.5 Archaeological Phases

The site has potential to contain archaeological remains as well as impacts from a number of phases:

#### Phase A: Pre-European Settlement

- Outside of the scope of this report.

#### Phase B: 1788-1880s Forestry, surveying, road building, initial subdivision

- Evidence of forestry and other unrecorded human activity.
- Considered highly unlikely.

#### Phase C: 1880s-1900 Railway building, property development, 1890s depression

- Main house constructed, 1887. Outbuildings including the coach house were probably built at the same time, as well as the cistern.
- Formal and kitchen gardens were established, including associated infrastructure.
- Unrecorded structures including a stables and early cesspits are also possible during this phase.

#### **Phase D: 1901-1927 Single family occupation**

- In 1920 the Valuer General noted the property contained a number of outbuildings, brick stables and a "WB cott 2 rms iron rf". This seems to indicate the presence of a two-room weatherboard cottage with an iron roof. The location of this cottage is not known but it may have been located away from the house and outside of the current study area. The stables are likely to have been located near to or adjoining the coach house.

#### **Phase E: 1927-1945 Leaseholders, subdivisions, 1930s depression**

- In 1927 the property was subdivided, reducing the curtilage.
- In the late 1920s the property was used as tearooms and a guesthouse.
- The house was renovated, c.1928.
- During the Great Depression of the early 1930s Heathcote Hall is said to have been used as a camp for squatters.
- The Water & Sewerage Board built a reservoir in Heathcote in the 1930s, however, the water could not be reticulated to Heathcote Hall. Eventually the Board resumed an area of land on the highest point of the estate and erected a reservoir and pumping plant, however, work was delayed by the Second World War.
- By 1940, a tennis court had been built but was in bad repair. The house was also in need of repairs. An iron garage remained but all other outbuildings, including the stables, had been demolished. A structure located labelled 'garage' is located on the southern boundary in the 1942 blueprint in the same location as the laundry (Figure 2.7), however, no openings of sufficient size to fit a vehicle were observed during the site inspection.

#### **Phase F: 1945-1999 Single family occupation and some commercial use**

- Renovations to the house noted in the 1946 the Valuer's Fieldbook.
- During the 1980s and 1990s the Farrellys used the grounds for training and stabling horses. A number of sheds, stables and outbuildings were purpose built for this activity in the north of the site (Figure 2.10).

#### **Phase G: 2000-2015 Search for development options, property development**

- Heathcote Hall underwent repairs, including to the turret.

The grounds of the property were recorded by Stuart Read and Bruce Edgar from the then Heritage Office in 2000. Their record showed the drive was shifted to enter Dillwynnia Grove along the southern side of the property (Figure 3.21), and various stables and out-buildings (Figure 3.23).

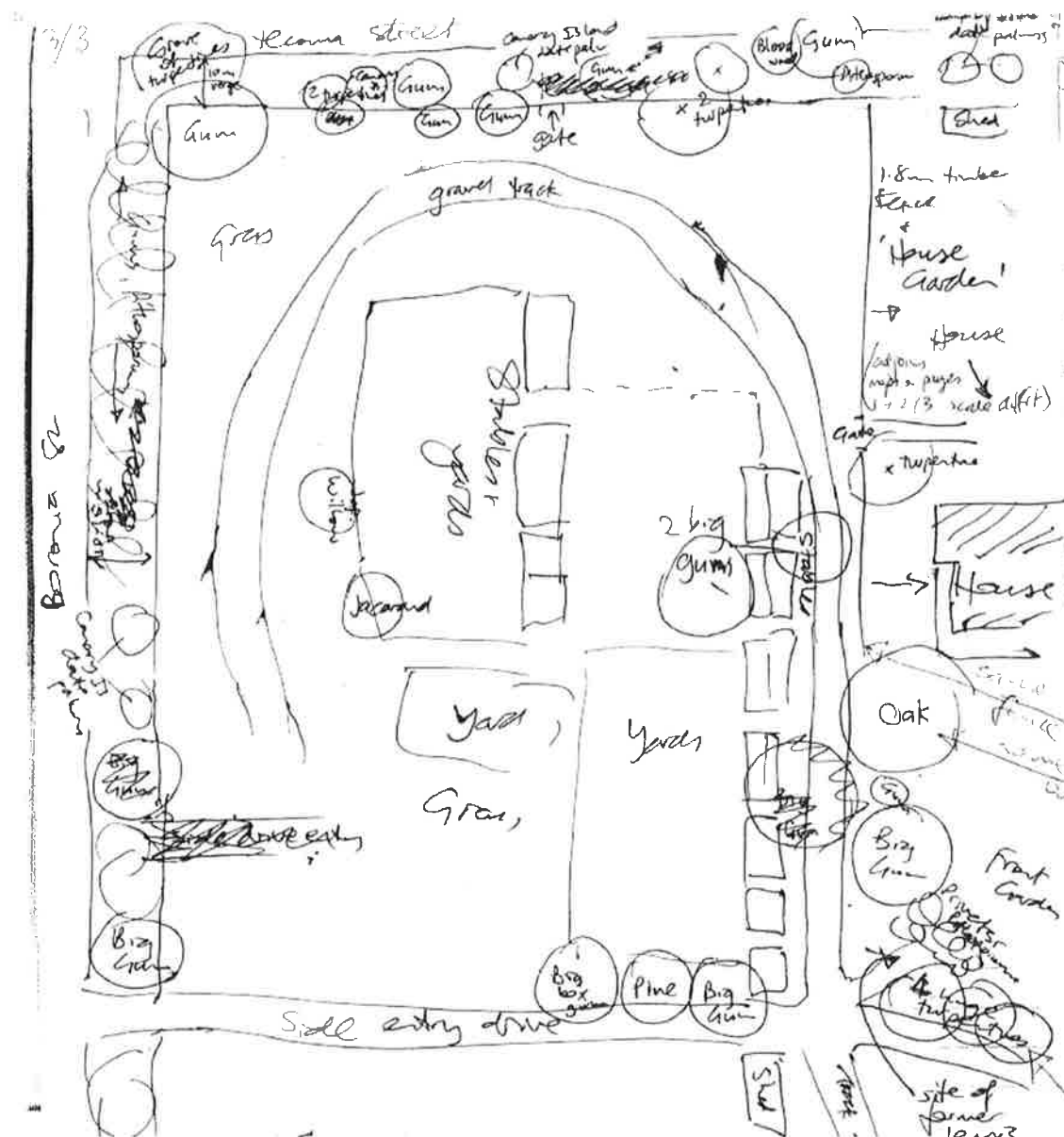
#### **3.5.1 Existing Impacts**

The site is largely vacant except for the main house and several small outbuildings. Historic aerial photograph indicate that numerous other structures were erected throughout the site, particularly outside of the front and back yards of the house. Most of these buildings date to the 20th century and have now been demolished, however, their foundations are regarded as having no archaeological research value.

The site is fairly level in some areas but steep and undulating in others. This suggests some form of ground levelling has occurred, particularly on the western side of the property where spoil is said to have been dumped to raise the level of the land, although instances of ground reduction are also possible, particularly if the dumping was cyclical and was followed by removal of the fills. Apart from the carriage drive, there is no evidence for earlier structures in the area outside the main garden before the stabling (Figure 3.20). The original line of the main drive appears to be buried under later fills (Figure 3.18).







**Figure 3.23: Detail of Read / Edgar sketch showing NE corner of the property with stables, yard, track and plantings.**

Conversely, any reductions in ground level are likely to have truncated or removed archaeological remains in that location.

Much of the study area is heavily vegetated, particularly in the back yard area of the house. The root systems of trees on the property are likely to have disturbed remains within their vicinity, with the largest trees causing the most damage. In most instances root disturbance is not sufficient to render archaeological evidence uninterpretable, however, trees which have been removed along with their roots can be especially damaging to archaeological remains.

Modern services are likely to have impacted upon the potential archaeological remains, including inside the house.

### 3.6 Archaeological Potential

#### 3.6.1 High Archaeological Potential

Three isolated areas have been assessed as having high archaeological potential. All three are within the back yard area of the house, and include the supposed location of the backfilled cistern, the water closet and a strip of land along the eastern boundary in which several 19th and early 20th-century outbuildings were located. Lack of development within this area means that it is likely evidence of these structures remains *in situ*.

The cistern may contain artefact deposits. Such deposits may have been formed during deliberate backfilling when the cistern was decommissioned. Because of their potential fill deposits, cisterns are generally considered to have research potential, although this cistern is likely to have been backfilled at a relatively late date. When the Water & Sewerage Board built a reservoir in Heathcote in the 1930s, the water could not be reticulated to Heathcote Hall. Eventually the Board resumed an area of land on the highest point of the estate and erected a reservoir and pumping plant, however, work was delayed by the Second World War. Any potential artefact deposits are therefore likely to date to the 1940s or possibly later, and are therefore of limited research potential. The cistern is also a significant structure associated with the house.

The water closet located to the north of the house has been in this location since at least the early 1940s, and is possibly an original cesspit. Today it is hooked up to a septic system and it is possible that the early cesspit has been backfilled and contains artefact deposits. Such deposits are likely to have been formed both through accidental and deliberate discard of items during the lifetime of the structure, as well as deliberate backfilling when the cesspit was decommissioned. Because of the deep nature of cesspits, artefact deposits tend to survive at the bottom, even if subsequent activities have damaged or removed the tops the structures. Cesspits are therefore considered to be of research potential. Like the cistern, however, these deposits may be relatively late and therefore of little research potential.

An additional water closet is located on the eastern boundary of the yard on the 1941 blueprint, along with another structure in the southeast corner of the site which may have been a fowl house (Figure 2.7). Two other structures, including the coach house, are also located on the eastern boundary of the 1889 subdivision plan (Figure 2.3). It should be noted, however, that inaccuracies in the historic plans means that these structures may be found to have shifted during archaeological investigation. This strip of land has been assessed as having high archaeological remains as it may contain evidence of these late 19th and early 20th-century structures. This evidence would be in the form of footings with associated foundation trenches, as well as pre-construction levelling fills and demolition fills. These footings may help to illuminate the uses of these structures, and help to better understand the configuration of the yard since the early plans are largely schematic. Artefact deposits associated with these structures are also possible, but unlikely. One possible exception to this is the water closet, which may contain similar material to the water closet located to the north of the house.

#### 3.6.2 High to Moderate Archaeological Potential

The front and back yard area surrounding the house has been assessed as having high to moderate potential to contain archaeological remains. Historic aerial photographs indicate that there has been relatively little development within this area, except for small outbuildings which might have had a minor impact upon potential archaeology. The roots of dense vegetation may have also disturbed potential archaeological remains. The proximity to the house means this area may contain archaeological features such as unrecorded structures, rubbish dumps, garden features and evidence of land use.



Cesspits pre-dating those shown in the 1941 blueprint may be located in this area, and may be backfilled with artefact deposits associated with the early phases of occupation at the site. Unrecorded wells are also possible, and may similarly contain artefact deposits of some research potential.

The former tennis court is located within the area of high to moderate archaeological potential and is likely to survive *in situ*, however, its date of construction means archaeological remains of the structure are likely to be of little or no research potential.

Remains of the carriage loop and pathways survive in front of the house, and further evidence of the loop and pathways are likely to remain *in situ* below ground. Evidence is likely to consist of edging tiles and surfaces. Exposure of the loop would help to provide accurate information about its original alignment as well as any changes which may have occurred in the late 19th and early 20th centuries. Exposure of the garden edging and pathways would allow for the original garden design to be reconstructed.

### 3.6.3 Low Archaeological Potential

The main house itself is assessed as having only a low potential to contain possible occupation material. The Schedule of Conservation Works notes that many of the floors throughout the house are original tongue and groove floor boards<sup>6</sup>, and this was also noted during the inspection of the house (see Section 3.2.2 above). This, along with the 1887 date of construction, implies that butt-boarded floorboards were never used in the house. The likelihood of occupation deposits forming below tongue and groove flooring is nil to low, since this type of flooring did not have gaps through which occupation material could fall.<sup>7</sup> The archaeological potential within the house is therefore low.

It should be noted that the house's cellar has been blocked off for some time and was not able to be accessed during the inspections. It may contain refuse and artefacts belonging to the occupation of the house. The nature of the cellar's flooring is also unknown but is presumed to be sandstone flagging.

The north and west grounds of the site are also assessed as having only low archaeological potential, as well as part of the back garden where a number of structures were built in the 1970s and 1980s. There is no record of late 19th or early 20th-century structures in the area assessed as having low archaeological potential, however, a range of archaeological features such as unrecorded structures, rubbish dumps, and evidence of land use and cultivation may be present. The early carriage drive leading from the train station may also survive *in situ* in this area, and may provide supplementary evidence to the carriage loop, such as whether it was also edged with tiles. Remains of the later access drives created after the 1920s subdivision, north to Boronia Street and south to Dillwynnia Grove, also survive but are considered to be of little research potential.

Much of the area of low archaeological potential was built upon during the mid to late 20th century. These structures, which mostly appear to have been related to stabling, appear to have been fairly insubstantial. Land levelling has also been undertaken in much of the area assessed as having low archaeological potential. In areas where the level of the land has been built up, archaeological remains may be preserved below. Conversely, where the level of the land has been reduced, potential archaeological remains are likely to have been truncated or removed. Finally, much of this area is heavily vegetated and the roots of larger vegetation may have disturbed

<sup>6</sup> Tanner Architects 2008 (draft).

<sup>7</sup> Casey 2004: 34.

potential archaeological remains, although as discussed above, these remains are mostly connected to later twentieth-century stabling facilities and therefore have little research potential.

## 4.0 Archaeological Context

### 4.1 Comparative archaeological sites<sup>8</sup>

Archaeological sites in Heathcote are sparse and the only archaeological site listed on the Sutherland Shire LEP 2015 is the site of a former Heathcote Brickworks on Bottle Forrest Road, which may have some association with the present study area. Because of their limited archaeological potential, few houses dating to the later nineteenth century of this period have produced archaeological remains. The following is therefore a brief outline of two grand houses of a comparable date that have undergone archaeological investigation around greater Sydney. The CMP has a comparative analysis of built heritage items.

#### 4.1.1 Graythwaite, North Sydney

Graythwaite is a large house built over three building phases in North Sydney. The original stone cottage, known as Euroka, was built in 1833. This cottage was extended between the 1860s and c.1875-76. In c.1875-76 the original cottage was demolished and replaced by an extensive two-storey house in the mid-1870s. The principal structures of this site were accompanied by many outbuildings and associated structures. After the building phase of the mid-1870s the land surrounding the house was primarily designed to look beautiful, rather than to provide produce for the household. Graythwaite was used as a convalescent hospital from 1916 to 1918, and from 1918 as a hostel for incapacitated returned soldiers until the 1990s.

Archaeological monitoring and excavation was undertaken during works at the site in 2013. In the course of this archaeological program sandstone flagging was found in the old stables building, representing the original floor, and a beehive cistern was found 1m south of the coach house during service installation. No archaeological remains were found in the courtyard. A significant number of whole glass and ceramic bottles were encountered during excavations for services on the southern slope. This deposit was most likely an *in situ* rubbish dump associated with the occupation of the house during the late 19th or early 20th century.<sup>9</sup>

#### 4.1.2 Former Swifts Gardeners Compound, Darling Point

Test excavation at the former 14 Hampden Avenue, Darling Point was undertaken by Austral Archaeology in 1997. This site was formerly the Gardeners Compound within the Swifts estate. Swifts was a large Victorian Gothic mansion built in c.1877 and rebuilt in 1882. The extensively landscaped grounds were also created in the 1880s. Results of the excavation included evidence relation to the footing of a glasshouse, c.1882, and garden paths which probably also dated to c.1882. There was no evidence for rubbish pits, services, privies or other structures dating to the 19th century, and no evidence for the use of the site prior to the c.1882 redevelopment phase. The portion of the site occupied by the c.1932 bungalow contained evidence of terracing but no evidence of earlier use.<sup>10</sup>

## 4.2 Research questions

This section provides a preliminary indication of the type of research questions that may be addressed in a potential archaeological investigation of the site. Such questions have implications

<sup>8</sup> Please note this is not an exhaustive list of sites in these places. Further research into other archaeological projects would be undertaken as part of the next stages of the archaeological program.

<sup>9</sup> Casey & Lowe 2014.

<sup>10</sup> Austral 1997.

for how such an excavation may be approached. The material culture of the site could add to our understanding about the cultural, social and economic influences on the residents of Heathcote Hall. This kind of site has the potential to yield archaeological information which can address a range of research questions relating to:

- Is there evidence for earlier landscaping and other activities within the gardens and grounds of Heathcote Hall? Does this provide information about how the grounds were used and enjoyed?
- What archaeological evidence remains of the outbuildings and other infrastructure associated with Heathcote Hall? Is there any artefactual evidence that allows interpretation of the use of structures or infrastructure?
- Is there any evidence of unrecorded archaeological structures or features such as rubbish dumps? What can this evidence tell us about the lives of the inhabitants of the estate and those who worked there?
- Can any of the archaeological evidence be tied to particular phases of occupation?
- How do remains relating to the rural domestic and work life setting compare with that of a more urban domestic context? Can the potential material culture provide information on living standards, consumer choices, construction of gender identity and the nature of childhood?

It should be noted that the archaeological evidence may provide us with a range of information we are not expecting and the research questions are likely to evolve depending upon the type of evidence and artefacts found at the site.



## 5.0 Heritage Significance

### 5.1 Heritage Significance

Heritage significance is distinct from archaeological potential. Assessment of archaeological potential considers the probability of physical evidence from previous human activity to still exist on a site. Assessment of heritage significance for archaeological features considers the cultural values associated with those remains.<sup>11</sup> This section will outline the basis of assessing the heritage significance of archaeological remains, before then assessing likely impacts on the potential archaeological features identified in Section 3.0.

### 5.2 Heritage significance and archaeology

This assessment of archaeological heritage significance has been written to be in accordance with the Heritage Branch 2009 guidelines: *Assessing Significance for Historical Archaeological Sites and 'Relics'*.

These guidelines provide the following discussion of heritage significance:

Apart from NSW State guidelines, the nationally recognised Australia ICOMOS Charter for the Conservation of Places of Significance (*The Burra Charter*) also defines 'cultural significance' as meaning:

*'aesthetic, historic, scientific and social value for past, present and future generations.'*

Significance is therefore an expression of the cultural value afforded a place, site or item.

Understanding what is meant by value in a heritage sense is fundamental, since any society will only make an effort to conserve things it values. In terms of built heritage, what we have inherited from the past is usually places that have been continuously cared for. Conversely, many archaeological sites will comprise places which, for whatever reason, have not been cared for until the relatively recent period.

Our society considers that many places and items we have inherited from the past have heritage significance because they embody, demonstrate, represent or are tangible expressions of values society recognises and supports. Our future heritage will be what we keep from our inheritance to pass on to the following generations.<sup>12</sup>

### 5.3 Basis of assessment of heritage significance

To identify the heritage significance of an archaeological site it is necessary to discuss and assess the significance of the study area. This process allowed for the analysis of the site's overall values. These criteria are part of the system of assessment which is centred on the *Burra Charter* of Australia ICOMOS. The *Burra Charter* principles are important to the assessment, conservation and management of sites and relics. The assessment of heritage significance is enshrined through legislation in the *NSW Heritage Act 1977* and implemented through the *NSW Heritage Manual* and the *Archaeological Assessment Guidelines* and *Assessing Significance for Historical Archaeological Sites and 'Relics'*.<sup>13</sup>

<sup>11</sup> This distinction has long been recognised by historical archaeologists working in heritage management, but has recently been restated in *Practice Note – The Burra Charter and Archaeological Practice* (Australia ICOMOS 2013:7).

<sup>12</sup> NSW Heritage Branch 2009:1-2. Note that this passage quotes the 1988 version of the *Burra Charter*. The 1999 and 2013 revisions also include 'spiritual value' in their definition of cultural significance.

<sup>13</sup> NSW Heritage Office 1996:25-27; NSW Heritage Office 2001; NSW Heritage Branch 2009.

### 5.3.1 Nature of significance criteria

The following criteria have been developed by the NSW Heritage Council. They form the basis for current assessments of heritage significance, including archaeological heritage:<sup>14</sup>

**Criterion (a): *Historic Significance – (evolution)***

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);

**Criterion (b): *Associative Significance – (association)***

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

**Criterion (c): *Aesthetic Significance – (scenic qualities / creative accomplishments)***

an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the cultural or natural history of the local area);

**Criterion (d): *Social Significance – (contemporary community esteem)***

an item has a strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (or the cultural or natural history of the local area);

**Criterion (e): *Technical/Research Significance – (archaeological, educational, research potential and scientific values)***

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);

**Criterion (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);

**Criterion (g): *Representativeness***

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

To be assessed as having heritage significance an item must:

- meet at least one of the one of the seven significance criteria
- retain the integrity of its key attributes

If an item is to be considered to be of State significance it should meet more than one criterion, namely in the case of relics, its research potential.<sup>15</sup> As the 2009 guide states:

Archaeological Significance may be linked to other significance categories especially where sites were created as a result of a specific historic event or decision, or when sites have been the actual location of particular incidents, events or occupancies.

Other relevant factors may be comparative values related to the intactness and rarity of individual items. The rarity of individual site types is an important factor, which should inform management decisions.<sup>16</sup>

<sup>14</sup> NSW Heritage Office 2001; NSW Heritage Branch 2009:3.

<sup>15</sup> NSW Heritage Branch 2009:9.

<sup>16</sup> NSW Heritage Branch 2009:10.

Relics must also be ranked according to their heritage significance as having:

- Local Significance
- State Significance

If a potential relic is not considered to reach the local or State significance threshold then it is not a relic under the NSW *Heritage Act 1977*.

Section 4A of the NSW *Heritage Act 1977* defines the two levels of heritage significance as follows:

*'State heritage significance'*, in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

*'local heritage significance'*, in relation to a place, building, work, relic, moveable object or precinct, means significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.<sup>17</sup>

### 5.3.2 Research Potential

The heritage significance of archaeological remains most often lies in their research potential (criterion e of the Heritage Council criteria). The assessment of research potential has its own peculiarities compared with the assessment of other heritage items. The 1996 *Archaeological Assessment Guidelines* comment:

Research potential is the most relevant criterion for assessing archaeological sites. However, assessing research potential for archaeological sites can be difficult as the nature or extent of features is sometimes unknown, therefore judgements must be formed on the basis of expected or potential attributes. One benefit of a detailed archaeological assessment is that the element of judgement can be made more rigorous by historical or other research.<sup>18</sup>

#### Assessment of Research Potential

Once the archaeological potential of a site has been determined and research themes and likely research questions identified, through a process of archaeological investigation and analysis, the following inclusion guidelines should be applied:

*Does the site:*

- (a) *contribute knowledge which no other resource can?*
- (b) *contribute knowledge which no other site can?*
- (c) *is the knowledge relevant to general questions about human history or other substantive problems relating to Australian History, or does it contribute to other major research questions?*<sup>19</sup>

If the answer to these questions is 'yes', then the site will have archaeological research potential. The new significance guidelines have taken a broader approach.

### 5.3.3 Level of Heritage Significance

New criteria were developed in 2009 to identify whether the archaeological resource is of Local or State significance.<sup>20</sup> The following four criteria were identified in the 2009 guidelines and are considered to be relevant to Heathcote Hall:

- *Archaeological Research Potential (current NSW Heritage Criterion E).*

<sup>17</sup> NSW Heritage Act 1977 (current January 2014), section 4A; NSW Heritage Branch 2009:6.

<sup>18</sup> NSW Heritage Office 1996:26.

<sup>19</sup> Bickford & Sullivan 1984:23.

<sup>20</sup> NSW Heritage Branch 2009.



- *Associations with individuals, events or groups of historical importance (NSW Heritage Criteria A, B & D).*
- *Aesthetic or technical significance (NSW Heritage Criterion C).*
- *Ability to demonstrate the past through archaeological remains (NSW Heritage Criteria A, C, F & G).<sup>21</sup>*

The new significance guidelines were designed to assess significance in light of the amendments to the definition of relics needing to be of either local or State significance. The examples provided were fairly obvious ones but do not help us work out how a less obvious site has State rather than local significance. This means that it is basically down to the skill and expertise of the archaeologist assessing the site to make the distinction between local and State significance.

## 5.4 Discussion of Heritage Significance

The assessment of archaeological potential in Section 3 indicates that the site of Heathcote Hall has the potential to contain archaeological remains related to the occupation of the site since 1887. The following discussion considers significance using the NSW Heritage Council criteria and the 2009 Heritage Branch guidelines, *Assessing significance for historical archaeological sites*. The study area's potential for Aboriginal archaeology is not been assessed in this report.

### 5.4.1 Discussion of SHR Listing with regards to Archaeology

The current SHR listing for Heathcote Hall describes the site as having high archaeological potential. While it is true that there is a high likelihood of archaeological material related to the late 19th and early 20th century remaining at the site, the research potential of much of these remains is low to moderate.

### 5.4.2 Discussion using Heritage Council Significance Criteria

#### Criterion (a): Historic Significance - (evolution)

*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);*

The potential archaeological remains at Heathcote Hall have the ability to contribute to the overall understanding of one of the oldest and grandest houses in Sutherland Shire. The house was built in 1887, and archaeological remains are likely to date to the occupation of the property during the late 19th and early 20th centuries. The potential archaeological remains would be significant to the understanding of a grand estate in an isolated and undeveloped part of Sydney. The remains could potentially provide information about the day-to-day lives of those who occupied Heathcote Hall. The remains could also assist in a greater understanding how the yards and grounds of the estate were used and enjoyed.

#### Criterion (b): Associative Significance – (association)

*an item has strong or special association with the life or works of a person, or group of persons, or importance in NSW's cultural or natural history (or the cultural or natural history of the local area);*

Heathcote Hall is associated with Abel Harber, the original owner of the home. Harber was a Sydney brickmaker who had to give up the property following financial difficulties in the 1892. This individual is of some historical importance, although his occupation at the site was brief. Archaeological remains are unlikely to contribute much additional knowledge of the man, except in

<sup>21</sup> NSW Heritage Branch 2009:11-13.

the case of artefact deposits which can be confidently attributed to his period of occupation or belonging to him.

The house was designed by Thomas Rowe of the leading Sydney architectural firm of Rowe and Green. Although Rowe is of some historical importance, the house itself is still standing. Archaeological remains are therefore unlikely to contribute much to the understanding of the architect.

**Criterion (c): Aesthetic Significance - (scenic qualities / creative accomplishments)**

*An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the cultural or natural history of the local area);*

Most of the archaeological remains within the study area have little potential for aesthetic significance. Exceptions would include the remains of the former carriage drive and garden paths and their glazed terracotta edging, which would help provide information regarding the original layout of the grounds. While archaeological remains may have aesthetic value, mostly through their novelty and age, they are not usually 'important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW', although in the instance of the garden the remains would indicate its original layout and design.

**Criterion (d): Social Significance - (contemporary community esteem)**

*an item has a strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (or the cultural or natural history of the local area);*

While no public consultation has been undertaken, archaeological remains within the study area are likely to be of considerable interest to local community groups who have an interest in the history and archaeology of Sutherland Shire and Sydney more broadly. These interested groups would extend beyond the boundaries of the Sutherland Shire area and include people who live in the suburbs of greater Sydney, as well as some in other parts of Australia who have had a connection to Heathcote in the past.

**Criterion (e): Technical/Research Significance - (archaeological, educational, research potential and scientific values)**

*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);*

Material remains dating to after the 1930s are not considered to have any research potential within the context of this site and have therefore been excluded from the following discussion. The potential remains at the site include:

- Structural remains and artefact deposits associated with the 19th and early 20th-century outbuildings.
- Rubbish pits and backfilled wells, cisterns and/or cesspits in which may contain quantities of artefacts relating to the main household.
- Evidence for infrastructure including the carriage loop, gardening, land use and cultivation in the late 19th and early 20th centuries.

The potential archaeological remains have the ability to provide information about the location and use of late 19th and early 20th-century outbuildings which have not been accurately shown on plan, although their research value might otherwise be limited. Archaeological evidence related to the former carriage loop and drive, landscaping, garden paths, plantings, other land use and cultivation can also help to understand how the gardens and grounds were used and enjoyed. Information

about the day-to-day lives of the inhabitants of the house is also possible through analysis of artefact deposits.

The ability of a site to reflect knowledge that no other resource can is dependent upon the Research Questions which are posed and the methodology employed to investigate the archaeological resource. The archaeological resource is likely to be associated with evidence of the house and associated grounds. This kind of site has the potential to yield archaeological information which can address a range of research questions relating to:

- Has the site been disturbed or damaged by the occupation and use of the site throughout the 20th and 21st century or do foundations and other 'sturdier' archaeological features remain *in situ*?
- Is there evidence for earlier landscaping and other activities within the gardens and grounds of Heathcote Hall? Does this provide information about how the grounds and gardens were used and enjoyed?
- What archaeological evidence remains of the outbuildings and other infrastructure associated with Heathcote Hall? Is there any artefactual evidence that allows interpretation of the use of structures or infrastructure?
- Is there any evidence of unrecorded archaeological structures or features such as rubbish dumps? What can this evidence tell us about the lives of the inhabitants of the estate and those who worked there?
- Can any of the archaeological evidence be tied to particular phases of occupation?
- How do remains relating to the rural domestic and work life setting compare with that of a more urban domestic context? Can the potential material culture provide information on living standards, consumer choices, construction of gender identity and the nature of childhood? What was the house's cellar used for?

It should be noted that the archaeological evidence may provide us with a range of information we are not expecting and the research questions are likely to evolve depending upon the type of evidence and artefacts found at the site.

#### Criterion (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);*

The potential archaeological remains of Heathcote Hall, particularly of its garden design, are rare, if not unique, within the Sutherland Shire. Grand houses dating to the 1880s in the Sydney area are a diminishing and irreplaceable resource but the general archaeological resource would be replicated at other sites of the period.

#### Criterion (g): Representativeness

*an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places of cultural or natural environments (or the cultural or natural history of the local area).*

The potential archaeological remains on the site are considered to be representative of a grand estate of the late 19th-century. This type of site is likely to be replicated on other sites within a similar proximity to Sydney, however, they are much less common than middle and lower class domestic sites.

#### Integrity

The overall integrity of the garden area immediately surrounding the house is thought to be high to moderate. Its ongoing use as a domestic residence and the lack of subdivision of the land immediately surrounding the house is likely to have helped preserve any potential archaeological



remains within the present curtilage of the site. However, small scale but extensive building activities throughout the 20th century, such as the construction of various sheds and horse stabling facilities, are likely to have had some impact on potential archaeological remains further away from the house.

Anecdotal evidence states that western side of the present property has been built up and filled in over time, however, although this area appears to have no structures or features apart from the carriage drive and the later stables structures. Occupation deposits within the house are considered to be unlikely, although structures such as the cistern at the rear of the house may have been filled with domestic rubbish from the household when it went out of use. The house's cellar may be in its original state and may retain evidence of its uses.

### 5.5 Statement of Heritage Significance

The site of Heathcote Hall is listed on the State Heritage Register (SHR 00191). It is significant because it is one of the oldest and grandest houses in Sutherland Shire. The house was built in 1887, and archaeological remains are likely to date to the occupation of the property during the late 19th and early 20th centuries.

Archaeological remains may include the foundations and footings of multiple outbuildings, the earlier alignment of the carriage drive, artefact deposits such as a backfilled cistern and cesspit, rubbish deposits, and evidence for gardening, landscaping, cultivation and other forms of land use. The likelihood of survival of these remains is generally high to moderate.

The potential archaeological remains would be significant to the understanding of a grand estate in an isolated and undeveloped part of Sydney. The remains could potentially provide information about the day-to-day lives of those who occupied Heathcote Hall, and could also assist in a greater understanding how the yards and grounds of the estate were used and enjoyed. As the main house is still standing and the potential archaeology relates to the late 19th and early 20th centuries, much of the remains has limited research potential, although the remains of the garden will contribute to knowledge of garden design in the late nineteenth century. The potential archaeology in the vicinity of Heathcote Hall is considered to share the estate's State significance.

### 5.6 Mitigation of Impacts

It is likely that any future development works in the vicinity of the carriage drive on the western side of the property will involve below-ground impacts. Therefore, archaeological testing should be undertaken in targeted locations to determine if below-ground archaeological remains of the carriage drive survive in order to record its fabric and alignment prior to removal. An archaeologist should also monitor or periodically inspect excavation works in areas of high to moderate potential, and remain on call to respond to any unexpected archaeological finds such as unrecorded late 19th and early 20th-century structures such as cisterns in the garden area and artefact deposits in the form of rubbish dumps.

The remains of the twentieth-century stables and sheds that occupied much of the west and northern sides of the property are considered to have little or no research value and therefore do not require specific recommendations.

## 6.0 Results and Recommendations

### 6.1 Results

The site of Heathcote Hall, Heathcote has the potential to contain archaeological evidence relating to its use as a grand estate in the late 19th and early 20th centuries. This Archaeological Assessment has shown that the study area has the potential to contain the following remains:

- Structural remains and artefact deposits associated with the 19th and early 20th-century outbuildings.
- Rubbish pits and backfilled wells, cisterns and/or cesspits in which may contain quantities of artefacts belonging to the main household.
- Evidence for infrastructure including the carriage drive and loop, land use and garden design in the late 19th and early 20th centuries.

These remains are considered to have historical and technical/research significance and share the estate's State significance. The potential archaeological remains within this site are relics under the *Heritage Act 1977* and any impact on this site would require an approval under S60 of the *Heritage Act 1977*. The level of survival of the potential archaeological remains can only be determined through archaeological investigation.

### 6.2 Recommendations

The following recommendations are made to Fuzortinn Pty Ltd based on the historical research, archaeological analysis and Statement of Significance.

1. Archaeological remains of State and local heritage significance are likely to be impacted during future construction works. As the works are within the curtilage of a SHR-listed site, a S60 application should be made and approval for the works should take into account the results of this Archaeological Assessment report and its recommendations.
2. No excavation or ground disturbance of the site can be undertaken prior to the issuing of a S60 approval for the works. An Archaeological Research Design report will need to be written by a qualified archaeologist to accompany the S60 application for the proposed works.
3. A copy of this report should be sent to the Heritage Division, Office of Environment and Heritage as part of the S60 application.
4. If works in the vicinity of the carriage drive on the western side of the site are to involve below-ground impacts, archaeological testing will need to be undertaken in targeted locations to determine if below ground archaeological remains of the carriage drive survive. Archaeological remains of the drive will need to be archaeologically recorded prior to removal.
5. An archaeologist should monitor or periodically inspect any excavation works in the areas assessed as having high to moderate potential for remains, such as around the house and in the areas where structures such as the coach house were located.
6. The archaeologist should supervise exposure of the garden elements around the house such as the carriage loop and pathways.
7. The archaeologist should remain on call during excavation works at the site to respond to any unexpected finds.
8. A report presenting the results of the archaeological testing and monitoring program will be a condition of consent and will need to be prepared at the end of the archaeological testing/monitoring. If significant artefacts are recovered during the project, then these will need to be cleaned, labelled, bagged and catalogued according to the conditions of consent. The client will need to provide storage for these artefacts in perpetuity.

## 7.0 Bibliography

### 7.1 Primary Sources

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### 7.2 Secondary Sources

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## 8.0 Appendix 1: SHR Heritage Listing

### Item details

Name of item: Heathcote Hall  
 Other name/s: Heathcote Hall and Grounds; Bottle Forest  
 Type of item: Complex / Group  
 Group/Collection: Residential buildings (private)  
 Category: Mansion  
 Location: Lat: -34.0878552936 Long: 151.0146930480  
 Primary address: 1-21 Dillwynnia Grove, Heathcote, NSW 2233  
 Parish: Heathcote  
 County: Cumberland  
 Local govt. area: Sutherland  
 Local Aboriginal Land Council: La Pouse

### Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	1		DP	725184
LOT	2		DP	725184

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
1-21 Dillwynnia Grove	Heathcote	Sutherland	Heathcote	Cumberland	Primary Address

### Owner/s

Organisation Name	Owner Category	Date Ownership Updated
Maxine Farrelly	Private	25 Mar 99

### Statement of significance:

Heathcote Hall is an imposing two storey building designed in the Victorian Italianate style and is one of the oldest and grandest buildings in the Sutherland Shire. Built in 1887 by Isaac Harber a wealthy Sydney brick maker who forfeited the residence following financial losses he made in connection with the building of the Imperial Arcade in Sydney. It is a particularly striking building whose tower is a prominent landmark in Heathcote.

**Date significance updated:** 23 Nov 04

*Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.*



## Description

Designer/Maker: Thomas Rowe

Builder/Maker: Isaac Harber

Physical description: Mansion:

Heathcote Hall is designed in the Victorian Italianate style. The house is a two storey brick structure rendered and scribed to look like sandstone. On three sides is a two storey verandah colonnaded on the ground floor, with a cast iron balustrade and cast iron columns supporting the verandah roof of bull-nosed corrugated iron.

The tall tower with its glazed turret and balcony is still a prominent landmark above the surrounding trees.

Ancillary buildings:

There are a small number of ancillary buildings around the site. In line with the rear of the house and near the northern boundary of its garden is a small WC building in brick and corrugated iron. This is hooked up to a septic system.

Remnants of a small garden shed remain on the eastern boundary near the rear gate from Tecoma Street and the eastern wall of the shed actually makes up part of the rear back fence.

A more recent timber framed structure is partly constructed on the southern side of the Tecoma Street gate. This has a galvanised steel roof but is not fully enclosed. It is being used to store building materials.

Immediately south of the timber framed structure is the remains of the foundation of a building which the owner has identified as dating from around the 1950s but which was never completed. However, these foundations appear to possibly be dated from the very early period of the estate as a small building shows in this location on the Certificate of Title for transfer of this portion of the land to Abel Harber dated 1889. A coach house building was originally located just to the north inside the existing rear gate on Tecoma Street. The remnants of the coach house were demolished (c.1945) soon after the present owners took up residence and the bricks were used to fill the ground at the rear of the main house. This area has archaeological potential and any excavation or disturbance of the ground in this area of the yard should be done under the supervision of a qualified historical archaeologist.

Immediately south of the main house is a reasonably modern laundry building which houses a laundry and storage shed. It is constructed of timber frame and lined with fibro and lattice.

Outside the main formal garden area of the house is the remnant of the larger estate. A number of stables constructed of timber frame and corrugated iron and steel are located in both the north-eastern and western sections of this area of the site. The ages of these stables vary with some

showing evidence of being very old while others are more recent.

The present owners stabled horses from the earliest days of their occupation in 1945 so some remnant stable structures in this complex could be approaching 60 years old and be an important part of the evolutionary process of the estate. There is visual evidence that some of the structures are quite old and therefore the entire complex should be the subject of a further assessment by a qualified consultant prior to the removal of any fabric.

The fencing around the property has been replaced in recent years but there is the remnant of an original iron archway and gate, immediately south of the front of the house giving access to Dillwynnia Grove (Cowell & Associates, 1996, 35-6).

Physical  
condition and/or  
Archaeological  
potential:

Physical condition is poor. Archaeological potential is high.

**Date condition updated:** 24 Nov 04

Current use:

Private residence

Former use:

Private residence

## History

Historical notes: Heathcote:

The development of the setting was primarily in response to construction of the Illawarra Railway line and extension of this line to this area in the 1880s. Early in 1886 the line was opened up as far as Waterfall. Up until then Heathcote was known as Bottle Forest. Bottle Forest proper and embraced an area of about 200 acres. This little pocket of fertile country extends north from Heathcote Railway Station for about half a mile, with the railway as its western boundary, runs back to the east in National Park for about 3/4 of a mile, over the crest of the Dividing Range, between the watershed of the Port Hacking and Woronora Rivers.

The new settlement of Como came alive with the construction of the railway bridge over the Georges River. Soon railway camps were set up at Sutherland township, Heathcote and Waterfall. Construction of the long tunnels near Helensburgh employed skilled contractors and consumed millions of bricks. Many were made at the brickworks established by Abel Harber at Heathcote. At the 1891 census most people lived at Sylvania and settlements clustered along the line at Sutherland, Como, Heathcote and Waterfall.

The establishment of Australia's first National Park (Royal NP) in 1879 also began to attract people to Sydney's south. Heathcote was one of a number of suburbs within the Shire of Sutherland that were to be established adjacent to land reserved as national park.

Heathcote retained its bushland setting for a number of years. It remained relatively undeveloped as a suburb until the 1920s, despite having a station in the vicinity. No doubt the reason for this neglect on the part of home-seekers lies in the fact that the Bottle Forest area, which adjoins the railway and embraces the most fertile soil and greatest elevation, had been locked up in two large family estates and never thrown open to the public for purchase (Norwood, 1926, 1, 3, 20, 34).

In the 1920s the Heathcote Hall estate was surveyed and the former 50 acre lot subdivided into numerous 1/4 acre blocks. Heathcote Hall was retained on a 4 acre block. The lot boundary has remained unchanged since (Tanner Architects, 2004, 8).

#### Heathcote Hall:

Some 50 acres of freehold land was purchased about 1879 by Mr Isaac Haber, a wealthy brickmaker of that period. He built Heathcote Hall in 1887 and located it on the highest point of his land.

Unfortunately, following financial losses in connection with the building of the Imperial Arcade, Sydney, Haber abandoned Heathcote Hall for the benefit of his creditors. However the mortgagees into whose hands the property fell did not find the estate a disposable proposition, for New South Wales was then in the throes of the temporary financial collapse of the 1890s.

The Financial Institution which had become the possessor, made arrangements with George Adams of Tattersalls to dispose of it by lottery. Issued from Brisbane, Heathcote Hall was made first prize at a value of seven thousand pounds. The winning ticket was held by Mr S Gillett, a Sydney builder. He retained ownership for five years and then sold the whole estate for much less than its valuation. A mansion and park at Heathcote before the advent of the motorcar and with only one train a day service was not a good proposition for a city businessman struggling through the competitive times of the 1890s.

Early in 1901, Mr R R Brown purchased Heathcote Hall with the intention of retiring there for the few short months of life that leading Sydney medical men had advised was left to him. However Mr Brown confounded his medical advisers and lived there until about 1923.

During the 1920s it was used for public tea rooms and limited accommodation, as well as a 36 hole putting green available for public use. It has been in the ownership of the Farrelly family since 1942 (or 1945) (Tanners, 2003) and land on the northern part of the property has been used for stabling and training of horses since the 1980s.

Joseph and Minima Farrelly bought Heathcote Hall in 1942, along with her parents Angelise & Hose. Joseph and Minima raised three children here, Michael, Ramon and Maxine. After Minima's death in 1986, Maxine stayed on, caring for her father and nursing him before he died in 2005 at

age 86. She noted the tower was her favourite part, accessed by a narrow, winding staircase. Before trees obscured the view, she said it was possible to view the waves breaking on Jibbon Beach at Bundeena from here. Ms Farrelly sought to preserve Heathcote Hall and undertook some renovation works. The property was left to be shared by the children (Trembath, 27/1/2016).

In early 2016, there were media reports indicating that Maxine Farrelly intended to sell the property.

## Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Environment - cultural landscape-Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Landscapes and gardens of domestic accommodation-
3. Economy-Developing local, regional and national economies	Environment - cultural landscape-Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Landscapes demonstrating styles in landscape design-
3. Economy-Developing local, regional and national economies	Environment - cultural landscape-Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Landscapes demonstrating styles in landscape design-
3. Economy-Developing local, regional and national economies	Events-Activities and processes that mark the consequences of natural and cultural occurrences	(none)-
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Gentlemens Mansions-
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	(none)-
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Housing the prosperous - mansions in town and country-
4. Settlement-Building settlements, towns	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-	Naming places (toponymy)-

and cities	Aboriginal	
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Sub-division of large estates-
8. Culture-Developing cultural institutions and ways of life	Leisure-Activities associated with recreation and relaxation	Gardening-
8. Culture-Developing cultural institutions and ways of life	Leisure-Activities associated with recreation and relaxation	Gathering at landmark places to socialise-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Thomas Rowe, architect-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Abel Isaac Harber, German migrant brickmaker-

### Recommended management:

A Conservation Management Plan for the property is currently being prepared.

### Recommendations


Management Category	Description	Date Updated
Statutory Instrument	Nominate for State Heritage Register (SHR)	05 Sep 16
Statutory Instrument	Nominate for State Heritage Register (SHR)	05 Sep 16
Statutory Instrument	Nominate for State Heritage Register (SHR)	05 Sep 16
Statutory Instrument	Nominate for State Heritage Register (SHR)	05 Sep 16

### Procedures /Exemptions

Section of act	Description	Title	Comments	Action date
57(2)	Exemption to allow work	Standard Exemptions	<p>SCHEDULE OF STANDARD EXEMPTIONS HERITAGE ACT 1977 Notice of Order Under Section 57 (2) of the Heritage Act 1977</p> <p>I, the Minister for Planning, pursuant to subsection 57(2) of the Heritage Act 1977, on the recommendation of the Heritage Council</p>	Sep 5 2008



			<p>of New South Wales, do by this Order:</p> <p>1. revoke the Schedule of Exemptions to subsection 57(1) of the Heritage Act made under subsection 57(2) and published in the Government Gazette on 22 February 2008; and</p> <p>2. grant standard exemptions from subsection 57(1) of the Heritage Act 1977, described in the Schedule attached.</p> <p>FRANK SARTOR Minister for Planning Sydney, 11 July 2008</p> <p>To view the schedule click on the Standard Exemptions for Works Requiring Heritage Council Approval link below.</p>	
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 [Standard exemptions](#) for works requiring Heritage Council approval

## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - State Heritage Register		00191	02 Apr 99	27	1546
Heritage Act - Permanent Conservation Order - former		00191	08 Apr 82	50	1596
Local Environmental Plan			15 Dec 00	162	13340

## References, internet links & images

Type	Author	Year	Title	Internet Links
Written		2003	Facelift for a grand old lady (St George & Sutherland Leader 26/8/03)	
Management Plan	Glen Cowell & Associates	1999	Conservation management plan for Heathcote Hall Tecoma Street, Heathcote	
Written	Glen Cowell & Associates	1996	Heathcote Hall, Heathcote, original ceilings consolidation and tower glazing - NSW Heritage Assistance Programme 1999/96 - project no. 96 498	
Written	Kennedy, Patrick	2001	From Bottle Forest to Heathcote: Sutherland Shire's first settlement	

Written	Norwood, Arthur	1926	Concerning Heathcote Hall, Bottle Forest and Heathcote District, including the story of the Old Illawarra Road	
Written	Richard Rowe	1887	Plans (1) of Villa for C.Harber, Esq., Heathcote	
Written	Richard Rowe	1887	Plans of Villa for A.Harber Esq., Heathcote (4)	
Written	Sutherland Shire Council		Local History File - Heathcote Hall (historical notes, photos, newspaper clippings and other documents)	
Written	Tanner Architects P/L	2004	Heathcote Hall - Conservation Management Strategy - Tecoma Street, Heathcote (draft)	
Written	Trembath, Murray	2016	'Link with History Broken'	
Written	Trembath, Murray	2016	'Community to have a say'	

Note: internet links may be to web pages, documents or images.

(Click on thumbnail for full size image and image details)

### Data source

The information for this entry comes from the following source:

Name: Heritage Office

Database number: 5045238

File number: 10/7772; S90/05841 & HC 32471

**Appendix 3:  
Aboriginal Assessment, Cultural Resources Management,  
February 2017**

# ABORIGINAL ARCHAEOLOGICAL ASSESSMENT

HEATHCOTE HALL  
HEATHCOTE

February 2017

CULTURAL RESOURCES MANAGEMENT  
For FUZOTINN PTY LTD



Draft Report

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# 1

## Precis of the Report



## 1.1 Objectives

This report addresses the land encompassed within Heathcote Hall, the project area, located at 1-21 Dillwynnia Grove Heathcote. Heathcote Hall is a site of state significance valued for the architectural quality of the late nineteenth century mansion that is built within the estate as well as its representation of aspects of regional history. This place is the subject of a draft conservation management plan (CMP). A review of that document by the Office of Environment and Heritage required Aboriginal cultural heritage to be addressed as part of the cultural evolution of this place and its management expressed in the policies of the CMP. The specific issues identified in the review are all addressed via the statutory processes of the National Parks and Wildlife Act 1977. In terms of the CMP, the objectives of this investigation have been:

- to provide an informed evaluation of this aspect of cultural heritage
- to provide information that is specific to the local Aboriginal community
- to identify the potential for physical evidence to be preserved within the project area
- to define the means of establishing Aboriginal cultural heritage values and integrating the process and its outcomes with conservation objectives and management of future development which may have impacts on those values

## 1.2 Outcomes

This document, like the historic period archaeological assessment, informs the CMP and provides recommendations that can be incorporated as policies to ensure the proper recognition and management of Aboriginal objects and cultural heritage with the participation of the Aboriginal community. This has particular relevance to the management of any future development impacts, the impetus for the preparation of the CMP. This report conforms to the requirements of a due diligence assessment; the format has been defined by the Office of Environment and Heritage (OEH) in its 2010 publication, the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW*. This evaluation determines whether harm may come to Aboriginal objects through future works to the place. This is the first step towards establishing a comprehensive evaluation of Aboriginal cultural heritage values.

## 1.3 The Tharawal (Dharawal) People

The assessment determined that the project area is located in an environment that is likely to have supported Aboriginal people and been attractive to them. This region had many resources for food, water, raw materials and shelter. The Woronora Plateau is more rugged and may have had localised climatic conditions that are likely to have influenced the frequency or duration of Aboriginal occupation. This place is located within the traditional lands of the Tharawal (or Dharawal) people. Archaeological evidence confirms the presence of Aboriginal people here for at least three thousand years and probably longer.

## 1.4 Archaeological Evidence

An extensive archaeological resource has been recorded and investigated in the region. The AHIMS search identified 107 registered sites in a 1000 metre radius of the project area. Almost half of these sites were rock-shelters, either with pigmented or engraved art and/or archaeological deposits within the shelter. Less common but still well-represented were sites of axe grinding grooves, then rock engravings in open site contexts. Only one open artefact site (campsite) and one scarred tree has been recorded in this area. None

of these sites exist within the curtilage of the project area. The evaluation presented in this report allows the following conclusions to be made:

- Aboriginal people have lived in this region for over 20,000 years and on the Woronora Plateau for at least three thousand years preceding the arrival of the British
- There is extensive evidence for Aboriginal occupation of the local region surrounding Heathcote
- Rock-shelters are the most commonly recorded Aboriginal site; they most commonly occur on upper hillslopes or mid-hillslopes where rocky sandstone outcrops are likely to occur
- There is a lack of archaeological investigation into subsurface deposits outside of rock-shelters in the plateau environment and, thus, their presence, integrity and scope is largely unknown
- Recorded open artefact sites are extremely uncommon however this absence may be due to factors that include greater visibility of rock-shelters and decreased visibility of artefacts scatters because of heavy vegetation cover and leaf litter

## 1.5 Site Profile

The site survey undertaken as part of this evaluation did not identify any visible Aboriginal archaeological evidence. The survey and evidence for the historic period of development indicates that the natural landform which could contain an Aboriginal archaeological profile is likely to have been impacted by works associated with the first British settlement of the area and the specific development of Heathcote Hall and its subsequent evolution. However, while these impacts are likely to have disturbed, removed or fragmented evidence of Aboriginal life land-filling and the creation of hard surfaces may have acted to preserve some part of the older landform and evidence of Aboriginal occupation contained within it.

Based on the evidence of existing investigation and the predictive model of the environmental context of this region it is concluded that the most likely type of Aboriginal site that may be preserved within the project area is a sub-surface deposit associated with the intermittent use or passage of Aboriginal people across these areas. The Aboriginal archaeological sites within the project area are unlikely to be dense or complex. The probability of the preservation of an Aboriginal archaeological profile with the project area is assessed as low to moderate

The potential research value of sites of this type in this regional context is their contribution to establishing a representative and holistic view of Aboriginal occupation and land use that would expand the current state of knowledge that is weighted to one dominant site type.

## 1.6 Impacts

The area to the north and west of Heathcote Hall is proposed for residential development. Excavation required for sub-surface garage space and a storage area is likely to remove all archaeological deposit that may exist within the footprint. Excavations required for other buildings works, landscaping and services also has the potential to remove, reduce or fragment archaeological evidence. This impact could cause harm to Aboriginal objects.

The principal issue to be determined in respect of impacts is whether an Aboriginal archaeological resource does exist within the project area and specifically within those areas to be impacted. The conclusions of this assessment are that there is the potential for the preservation of some places that preserve deposits containing a low density of



Aboriginal artefacts. There is insufficient evidence from existing investigations to more accurately define areas of greater or lesser potential. As well, the historical impacts of past works are untested and the scope of preservation afforded by introduced fill and capping deposits is also unknown.

## 1.7 Management and Recommendations

The issues raised by the assessment of impacts need to be resolved to enable appropriate and timely management of Aboriginal cultural heritage. Specifically work is required to define the impacts of historic period development, archaeological preservation, and the nature of any intact archaeological profile. The processes required to achieve these outcomes will entail consultation with the Aboriginal community and their evaluation of the Aboriginal cultural heritage values of the place.

The recommendations of this assessment require a programme of test excavation to be undertaken on the site to specifically address the issues of integrity and scope. The test excavation programme should be undertaken before any other works commence on site. This work will require a consultation process with Aboriginal stakeholders in accordance with the OEH's (2010) *Aboriginal Cultural Heritage Consultation Guidelines for Proponents*. This will result in a list of Registered Aboriginal Parties (RAPs) who are to be consulted at all stages in the process including mandatory periods of review, comment and input to the methodology and assessment of significance.

The results of the test excavation will inform the evaluation of Aboriginal archaeological potential and specifically the potential for harm to occur with respect to Aboriginal objects through the impacts described in this report. Further consultation will determine whether those impacts may be managed to avoid or minimise harm to Aboriginal cultural heritage

The results of this programme may have several outcomes:

- If significant deposits are identified an Aboriginal Heritage Impact Permit (AHIP) is likely to be required to undertake salvage excavations prior to the commencement of work. If this is the case the evidence recovered from the test excavation will be documented and presented in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This report accompanies the application to the OEH for an AHIP. Much of the preliminary information required for the ACHAR has been reviewed in this Due Diligence report
- The testing programme may identify isolated objects with a low value of scientific significance. Consultation is required with the Aboriginal community to determine other cultural values and an appropriate form of ongoing management. An AHIP may be required to disturb those sites but further archaeological work might not be required; the application will require the ACHAR to accompany it
- The testing programme finds no Aboriginal objects or that potential harm to identified objects or places may be avoided. The programme is documented in the ACHAR which is provided to the OEH and Aboriginal Heritage Information Management System. Development could proceed with the provision that the identification of any archaeological evidence requires work to stop in that area, protection is given to the object and consultation is undertaken with the OEH and stakeholders.

The results of this programme of work, including consultation with the local Aboriginal community, in addition to managing the specific impacts of the proposed development, can be used to more adequately address the role of Aboriginal people in the cultural landscape of Heathcote Hall, the significance of that landscape and other Aboriginal cultural values.

# 2

## Project Scope



## 2.1 Project Area

The land described in this report as the project area comprises the property of Heathcote Hall. It is located at 1-21 Dillwynnia Grove, Heathcote NSW 2233. It has the cadastral identification of Lots 1 & 2, DP725184. The property comprises approximately two hectares bounded to the south by Dillwynnia Grove, Tecoma Street to the east and Boronia Grove to the north. Heathcote Hall is located approximately fifty metres north-west of the Royal National Park and four hundred metres east of the Princes Highway.

Heathcote Hall is a residential property developed at the end of the nineteenth century. It encompasses an Italianate villa, out-buildings and remnant gardens from this period of development and the twentieth century. This place has been the subject of an archaeological assessment for historic period archaeology<sup>1</sup>.



Heathcote Hall, an Italianate villa of the later nineteenth century and the focus of most alterations to the land-form (Source: CRM 2017)

## 2.2 The Project Background

Heathcote Hall and its grounds is included in the NSW State Heritage Register as SHR Item No. 00191. It is currently proposed to restore Heathcote Hall and subdivide the surrounding property for residential purposes. The proponent has commissioned a Conservation Management Plan (CMP) to assist in guiding the appropriate redevelopment of this place. The historical archaeological assessment was prepared to inform the CMP. The Draft CMP was reviewed by the Office of Environment & Heritage (OEH) for endorsement in December 2016. Several requirements were made by the OEH during this review in relation to Aboriginal cultural heritage. Cultural Resources Management (CRM) was engaged to address some of these issues.

<sup>1</sup> Casey and Lowe Pty Ltd (2016); *Archaeological Assessment Heathcote Hall 1-21 Dillwynnia Grove, Heathcote*



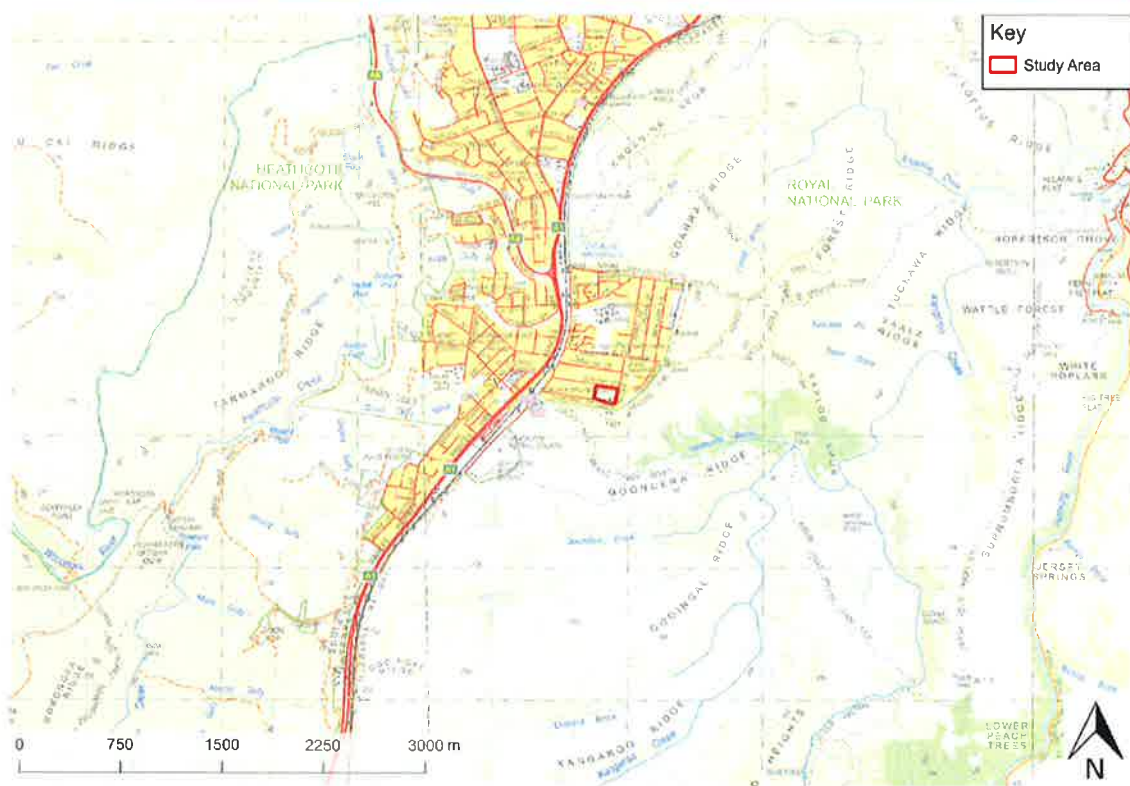


Figure 1: Location of the project area at Heathcote (Source: Base topographic map NSW Land and Property Information)



Figure 2: Aerial image of the project area showing Heathcote Hall in relation of the Royal National Park and the Princes Highway (Source: Aerial image LPI with additions by CRM)

## 2.3 Objectives

This report addresses the requirements of the OEH expressed in its review of the Draft CMP prepared for Heathcote Hall in 2016 (items 2A.2, 2B.9, 3.3, 3.4, 3.6, 4.10, 4.12, 5.8, 5.11, 9.6, 9.11) with respect to Aboriginal heritage. These requirements are intended to address the Aboriginal history of this place as part of its cultural evolution, its significance and identify how that association might be expressed in the fabric of the place. The issues raised may be summarised as:

- The Aboriginal history of this place and place names
- the identification of "Aboriginal heritage potential"
- the identification of relevant Aboriginal knowledge holders and stakeholders
- identification of Aboriginal heritage significance (tangible and intangible values)

These issues and their resolution are addressed via the statutory processes of the *National Parks and Wildlife Act 1977* and regulations. In terms of the CMP, the objectives of this investigation have been to determine whether future works could harm Aboriginal objects or places. In achieving this objective the work provides information that establishes the Aboriginal history of this place as part of the evolution of its cultural landscape, how the significance of the Aboriginal archaeological resource might be addressed and its fabric managed as part of any future development and impact. Specifically this document provides the following outcomes:

- an informed evaluation of Aboriginal archaeological potential as the first step in defining appropriate management paths
- contextual information for Aboriginal occupation of this region
- identification of the potential for the preservation of physical evidence of Aboriginal occupation or use within the project area
- the means of integrating conservation objectives with the statutory process for identifying and managing Aboriginal cultural heritage and significance

This document, like the historic period archaeological assessment, informs the CMP and provides recommendations that can be incorporated as policies to ensure the proper recognition and management of Aboriginal objects and cultural heritage values with the participation of the Aboriginal community. The present evaluation is the first step in Aboriginal cultural heritage management that will be furthered by the policies included in the CMP. It has been prepared in the knowledge that more detailed and specific evaluations may be required as an outcome of this work.

The present report is a due diligence assessment. In 2010 the Office of Environment and Heritage (OEH) published the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW*. This document outlines the steps that proponents and individuals should exercise to determine whether their activities could cause harm to Aboriginal objects.<sup>2</sup> This has relevance to the context of the CMP which has been produced to manage future change to the project area. The information and evidence

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<sup>2</sup> DECCW, 2010, *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW*, Department of Environment, Climate Change and Water, Sydney.

reviewed for this report addresses the issues raised by the OEH review or establishes a means to resolve them as part of the statutory process.

The Code of Practice describes processes to be undertaken in order to determine the following:

- whether Aboriginal objects or sites are or are likely to be present within an area
- whether the activity will cause disturbance to the ground surface or culturally modified trees
- whether proposed activities within that area would cause harm to Aboriginal objects or sites
- if an Aboriginal Heritage Impact Permit (AHIP) is required to be sought from the OEH.

If the assessment identifies that Aboriginal objects are present or likely to exist within the area of activity and harm cannot be avoided, further investigation such as archaeological test excavation may be required and it may be necessary for the proponent to apply for an AHIP from the OEH.<sup>3</sup> This process requires consultation with the Aboriginal community and a complete assessment of Aboriginal cultural significance in accordance with the "Aboriginal Cultural Heritage Requirements for Proponents" (OEH 2010) and the "Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW" (OEH 2010).

## 2.4 Methodology

The following tasks have been completed for this report:

- a search of the Aboriginal Heritage Information Management System (AHIMS) to determine whether any Aboriginal sites are recorded within the development area (the results are in an appendix to this report)
- a desktop assessment of the environmental and archaeological context of the study area; this includes a review of existing knowledge and previous archaeological reporting within the local area
- a visual inspection of the area of proposed activity to see if Aboriginal objects can be identified or are likely to be present below the surface
- Consideration of the means of avoiding harm to known or potential Aboriginal objects

In preparing this Aboriginal archaeological assessment the following best practice guidelines and policies have been followed:

DECC (2009); *Guide to Determining and Issuing Aboriginal Heritage Impact Permits*, Department of Environment and Climate Change, Sydney.

DECCW (2010); *Aboriginal cultural heritage consultation requirements for proponents, Part 6 National Parks and Wildlife Act*, Department of Environment, Climate Change and Water, Sydney.

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<sup>3</sup> DECCW, 2010, *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW*, Department of Environment, Climate Change and Water, Sydney.