








Building No.	Description	Significance	Photo
A8	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.	Potentially high	
A9	Corrugated iron walled and roofed shed built by Maxine Farrelly	Neutral	
A10	Wire-netted enclosure	Neutral	
A11	Laundry. Contains a laundry 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.	Medium	
A12	Carport. Built by Maxine Farrelly in past 20 years. Purlins are timber and appear to be salvaged from elsewhere.	Intrusive – demolished 2017	

Building No.	Description	Significance	Photo
A13	Lunging ring, c 1970s.	Neutral	
A14	Water supply system which included 2 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.	High	

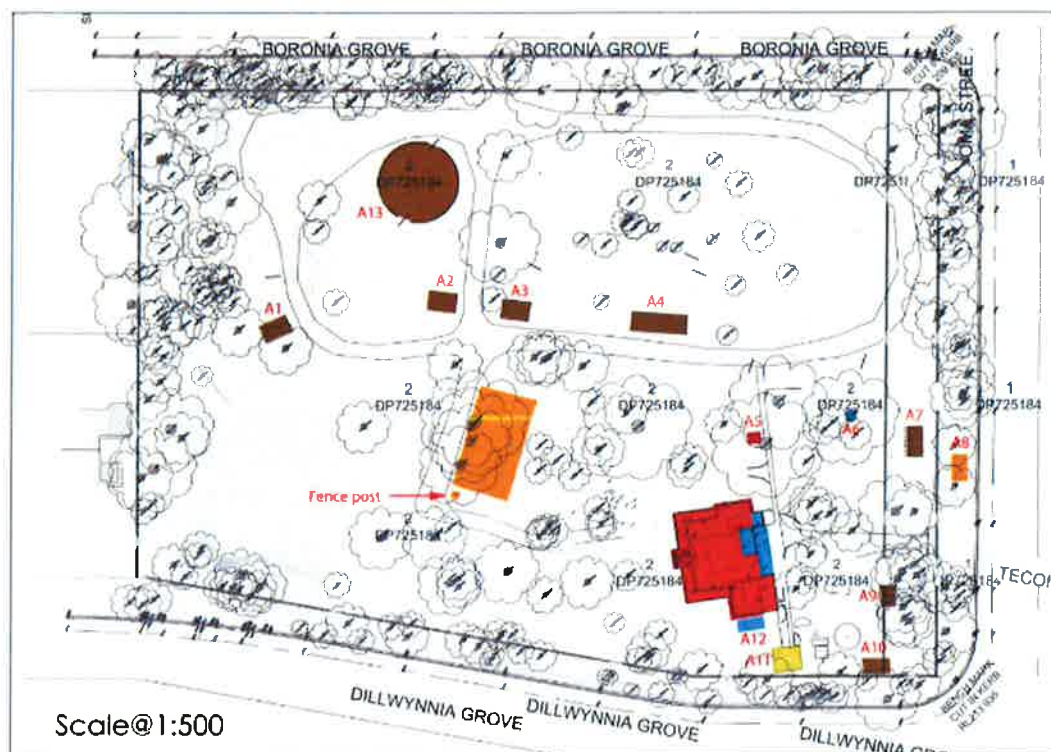


Figure 97: Site plan showing gradings of significance for ancillary buildings and structures, n.d.

### 3.2.3 Assessment of Site Landscape

#### Historical Value

From the reconciliation of archival evidence and extant physical evidence in the preceding Section 2, there remain at the Heathcote Hall site numerous components of the late 19<sup>th</sup> century and early 20<sup>th</sup> century cultural landscape which are integral to the site as a large suburban/semi-rural villa estate. Remaining after about 100 years are the following landscape elements:

- Vestiges of the early front pleasure grounds layout near the house including part of the original carriage loop and garden paths as defined by glazed edging tiles (likely from the 19<sup>th</sup> century);
- Original 1880s carriage drive section from the western boundary to the mansion and its villa garden;
- The open space through which the former carriage drive passes between the western boundary fence and the beginning of the pleasure grounds. (The space also signals the point at which early visitors would have become aware of the full frontal elevation of the mansion after emerging from the remnant forest en route from Heathcote Railway Station.);
- An early hardwood gatepost that was part of the front picket fence demarcating the estate's inner pleasure garden and arrival point for the carriage drive;
- Various surviving plantings such as the English Oak, Camellias and the front date palm;
- High archaeological potential for the remnant carriage drive from the front grounds layout to the western boundary fence explaining its original public entrance and approach through the estate parkland (see Section 3.2.4)
- The former tennis court bench as an interwar addition to the grounds to support the use of Heathcote Hall as tearooms and a recreational destination;
- Remnant Monterey Pines indicate the approximate extent of contraction of the site to its current area after 1927 estate subdivision though the pines may not have been planted until after the 1940s; and
- Internal site fence alignments that define early site enclosures and subdivisions for functional purposes.

#### Aesthetic Value

While the house – particularly the front composition featuring the tower - dominates the aesthetic values of the site, the front grounds with intact layout (including original and later carriage drives), edging tiles, date palm, English Oak and Camellias also contribute to these values as part of Heathcote Hall's integral villa estate with immediate pleasure grounds, kitchen garden, orchards and wider (farm) landscape immediate setting. Individual mature trees such as the largest indigenous trees and the English Oak also carry aesthetic value.<sup>160</sup>

#### Social Value

This study has not sought community input in relation to Heathcote Hall's social value, however it is likely that it would hold considerable value for a broad community of interest. Some of this community interest in the site has been demonstrated through past recognition by the National Trust's assessment of Heathcote Hall and subsequent listing on its heritage register; recognition at a State level and local level with, respectively, the listing of Heathcote Hall on the State Heritage Register (SHR Item 00191) as well as the Sutherland Local Environmental Plan (Item 1703 – Heathcote Hall and grounds) as an item of State environmental heritage; the continuing involvement of the Farrelly family over 70 years; various professional studies and continuing interest by historians; and there is likely to be a continuing local community of interest including local residents and the local media.

Historically, Heathcote Hall occupied a special place – physically and socially – within the local subdivisional context such that a close relationship existed between the families of the neighbourhood (including the Farrelly family). Although not tested as part of this study, it is possible that a special connection remains between families of the surrounding neighbourhood with Heathcote Hall.

<sup>160</sup> During the course of this study, the southern part of the Oak collapsed such that the earlier form of the tree has now been severely compromised. However the northern part of the tree appears to remain healthy and should be conserved.

### Scientific Value

Both the Heritage Council of NSW and Environment Australia (in conjunction with the Australian Committee for IUCN) have guidelines and policies with respect to the natural heritage values of places. Through its Natural Heritage Guidelines (Heritage Information Series) the Heritage Council of NSW has reinforced the direct relevance of considering natural resources within any conservation assessment of a site while Environment Australia has published the Australian Natural Heritage Charter (largely based on the Burra Charter) as a basis of reviewing the heritage significance of natural resources.

The Natural Heritage Guidelines recognize the need to work cooperatively with other levels of government and communities to achieve the best outcomes for natural resources of value. In relation to the Heathcote Hall land, Sutherland Council has provided on its website vegetation mapping with areas of Sydney Turpentine-Ironbark Forest (Type WSF 09) extending across the site and linking it with the larger swathe of this vegetation type and other related types within Royal National Park nearby.

While not an exhaustive plant survey for the site, the reviews of the site vegetation undertaken by the arborist and as part of this grounds study have identified a number of indicator species that confirm the site has vegetation representative of the Turpentine-Ironbark Forest that once extended across much of Heathcote. Of course, the nearby Royal National Park retains much better representative samples of the forest type, however the Heathcote Hall site is, at least, of scientific research potential in recording something of the past extent of the type across the Heathcote area. Older indigenous trees on site may also have value as fauna habitat.

Although a fauna survey was not part of the brief for this study, the apparent vegetation diversity may also indicate some research potential for associated native fauna within the site. Older indigenous trees on site may also have individual value as native fauna habitat. Additionally, the Heathcote Hall land may hold value as part of a native fauna movement corridor.

### Rarity Value

Generally, the grounds would have rarity at a local LGA level, though the specific intactness of the detailed drive loop and path layout immediately adjacent Heathcote Hall as defined by the original glazed edging tiles would extend its rarity value to a broader (State) context.

Heathcote Hall is rare at a State level as the relatively intact core of a once large suburban/semi-rural villa estate.

### Representativeness

The intact early plantings (including the English Oak, Camellias and Date Palm) and intact early site layout (tile-edged paths and carriage drive section) along with the intact principal building provide a good representative example of a late 19<sup>th</sup> century mansion and immediate pleasure grounds within the Sydney region. These same elements along with the extant tennis court bench and the site's appreciable relationship to Heathcote railway station and the adjacent Royal National Park, are representative of the many commercial pleasure grounds and parks that mushroomed around Sydney in the late 19<sup>th</sup> century and early 20<sup>th</sup> century.



### Grading of Significance

The grading of aspects of significance below is based on the extent to which the elements identified reflect historical relevance to the site or have other inherent cultural value as components of the site landscape from before European settlement.


Tolerance for change is in a sense a logical consequence of the significance grading in that an element with high cultural value is clearly highly desirable for retention. Its resultant tolerance for change would be low. However this should not be confused with the need for conservation actions that may be necessary in order to ensure the preservation of items or elements. An important element requiring conservation and with a consequent low tolerance for change may be in poor condition and require repairs (such as restoration or reconstruction) or maintenance in order to ensure its continued retention. Plant material assessed as having a moderate tolerance for change should generally be conserved though, for some species, this may mean relocation within the site depending on the circumstances.



Table 16: Landscape elements grading of significance

Site Component	Grading + level	Photo 2015/16
Vestiges of the original front grounds layout featuring 19 <sup>th</sup> century glazed edging tiles	Exceptional State	
Vestiges of original 1880s carriage drive & layout (legible alignment & fabric)	Exceptional State	
Surviving early plantings: English Oak ( <i>Quercus robur</i> ), Camellias ( <i>Camellia japonica</i> cvv.) and front palm ( <i>Phoenix dactylifera</i> )	Exceptional State	
Remnant hardwood gatepost indicating the line of earlier picket fence	High	
Stockpiles of 19 <sup>th</sup> century glazed edging tiles.	High	
Tennis court bench and area	High	

Site Component	Grading + level	Photo 2015/16
Presumed remaining section of the original carriage drive between the pleasure garden and existing western boundary ( <i>Clearer physical evidence of the drive – and especially over a substantial length – would make this item of exceptional value</i> )	High	
Interwar era (North-South) section of entry drive	High	
Vestiges of the Turpentine-Ironbark Forest type (Excluding Native Daphne within the site)	High	
Entry points to the site from behind the house at Tecoma Street and at the southern side (pedestrian) from Dillwynnia Grove	High	
Topographic character of the site – relatively flat though with an abrupt bank along the Dillwynnia Grove edge	High	
Water tank to rear	High	
Internal fence alignments indicating earlier site compartments (ie former paddocks)	High	
Internal fence lines indicating earlier site compartments	High	
Late 1920s Brush Box avenue plantings to Boronia and Dillwynnia Groves (along with retained locally indigenous forest trees)	High	
Canary Island Date Palms ( <i>Phoenix canariensis</i> ) along streets (Interwar plantings originally)	High	
Gate fabric (piers & gates) to the Tecoma Street & Dillwynnia Grove entries	Moderate	
Plantings that may relate to earlier decades such as those described in Section 1: Primrose Jasmine ( <i>Jasminum mesnyi</i> ), Sky Flower ( <i>Duranta repens</i> ), Spider Plant ( <i>Chlorophytum comosum</i> ), Japanese Quince ( <i>Chaenomeles japonica</i> ), Indian Hawthorn ( <i>Raphiolepis indica</i> ), Crepe myrtles ( <i>Lagerstroemia indica</i> ), Cook Island Pine ( <i>Araucaria columnaris</i> ), Rosa banksiae, Cape Honey-suckle ( <i>Tecomaria capensis</i> ), Common Honeysuckle ( <i>Lonicera japonica</i> ), Roldana petasitis, Camphor laurel ( <i>Cinnamomum camphora</i> ), Queen of the Night ( <i>Selenicereus grandiflorus</i> ), mature cypress ( <i>Cupressus</i> sp.), Monterey Pine ( <i>Pinus radiata</i> ), Indian Shot ( <i>Canna indica</i> ), Philodendron sp., Neoregelia cv. And Kalanchoe sp.	Moderate	
Australian Red Cedar ( <i>Toona ciliata</i> ), Macadamia tetraphylla and date palm ( <i>Phoenix dactylifera</i> ) in	Moderate	

Site Component	Grading + level	Photo 2015/16
rear grounds on account of their size/maturity [Provenance provided by the Farrelly family who planted them]		
Other more recent plantings such as Mulberry ( <i>Morus nigra</i> ), Avocado ( <i>Persea americana</i> ), Flame tree ( <i>Brachychiton acerifolius</i> ), Bay Tree ( <i>Laurus nobilis</i> ), Pomegranate ( <i>Punica granatum</i> ) and Bougainvillea [Provenance provided by the Farrelly family who planted them]	Low	
Most recent plantings (within the past 10 years)	Low	
Vestiges of fencing to Tecoma Street & Dillwynnia Grove	Low	
Lunging ring and later 20 <sup>th</sup> century tracks and layout	Low	
Birdbath in rear grounds	Low	
Mid - 20 <sup>th</sup> century and recent outbuildings	Low	
Remnant stabling, chicken runs and pig pen	Intrusive	
Environmental weeds throughout	Intrusive	
Abandoned vehicles throughout site	Intrusive	
Dumped fill and woodchips	Intrusive	





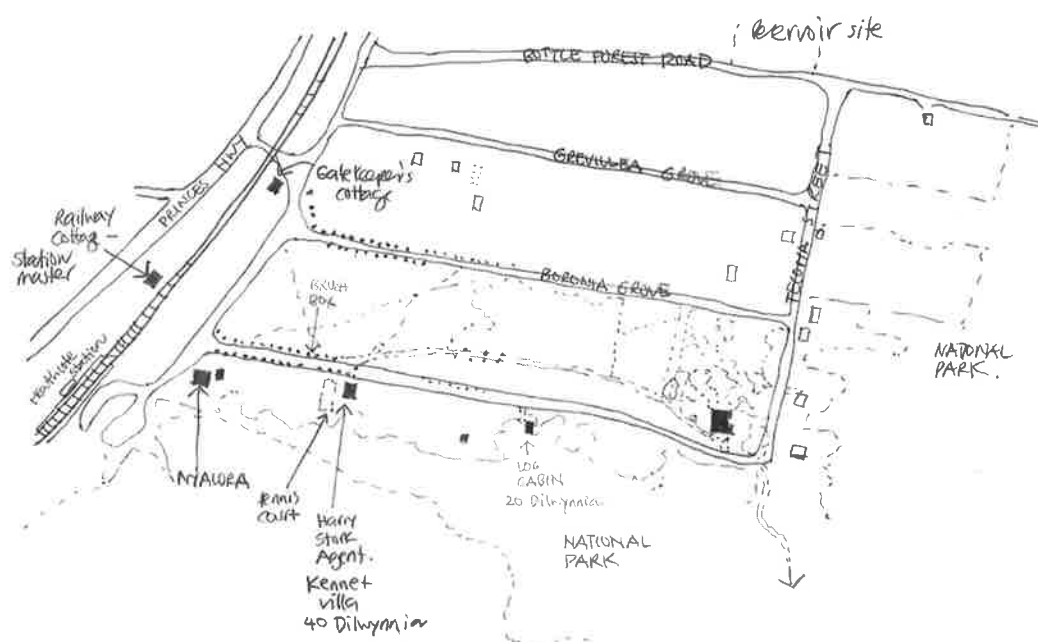


Figure 99: Showing relationship between Heathcote Hall and the Heathcote Hall estate subdivision, based on 1943 aerial photograph. Note Harry Stork's house located directly opposite junction of Heathcote Hall carriageway and Dilwynnia Grove. Anne Warr, dated March 2016.

Table 17: Gradings of significance for wider Heathcote Hall Estate

Item	Description	Grading
Street layout of estate	From Dilwynnia Grove in the south to Bottle Forest Road in the north.	Local significance. Not currently listed on Sutherland Shire LEP 2015
Street names	Bottle Forest Road, Grevillea Grove, Boronia Grove, Tecoma Street and Dilwynnia Grove.	Local significance. Not currently listed on Sutherland Shire LEP 2015
Nyalora Cottage	122 Wilson Pde Heathcote. It was built by the Heathcote Hall Estate to be offered for sale at the auction 1928.	Local significance. Listed as item 1709 on Sutherland Shire LEP 2015
Kennet Villa	40 Dillwynnia Grove Was built by Harry Stork, the Heathcote Hall Estate manager, in 1929. His house was sited directly opposite where the private carriageway leading to Heathcote Hall departed from Dillwynnia Grove.	Local significance. Listed as item 1704 on Sutherland Shire LEP 2015
Log Cabin	20 Dilwynnia Grove. The first house built for the Heathcote Hall Estate auction in 1928, and was constructed by Harry Stork. The house is currently, as of 2017, occupied by Michael Farrelly, the eldest child of Mimina and Joseph Farrelly.	Local significance. Not currently listed on Sutherland Shire LEP 2015
Cultural street trees, <i>Lophostemon confertus</i> (Brush Box)	Along Dilwynnia Grove and Boronia Grove.	Local significance. Listed as item 1702 on Sutherland Shire LEP 2015

### 3.2.4 Assessment of Historic Archaeology

The following section is an extract from the Archaeological Assessment prepared by Casey & Lowe February 2017, which is appended in full to this CMP.

#### 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 122). The potential mapping Figure 102) 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 formalised 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 100: 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. Source, SIX Maps, LPI, n.d.



Figure 101: Areas of archaeological potential overlaid onto 1943 aerial photo, n.d.

### 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 a 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 97) 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 Farrelly's 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 88).

#### **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 Dillwynia Grove along the southern side of the property (Figure 102) and various stables and outbuildings Figure 108.

#### **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 104). The original line of the main drive appears to be buried under later fills (Figure 77).



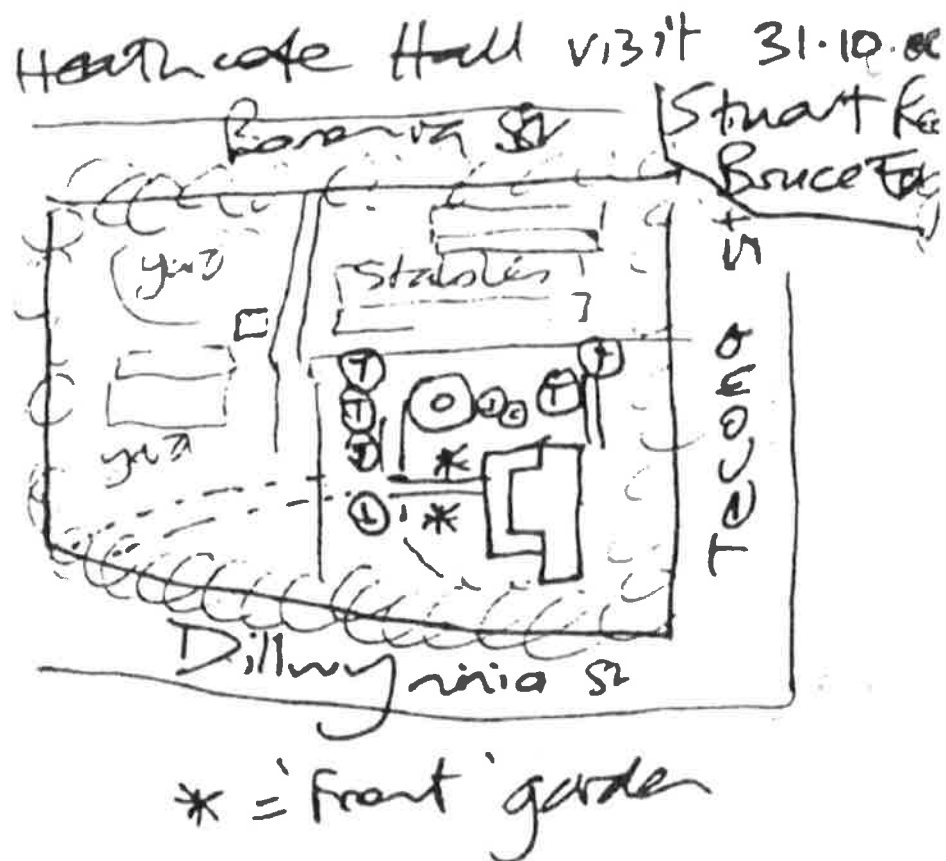


Figure 102: Sketch of the grounds in 2000 showing drive diverted to Dillwynia Grove.  
Source, Stuart Read, 2000

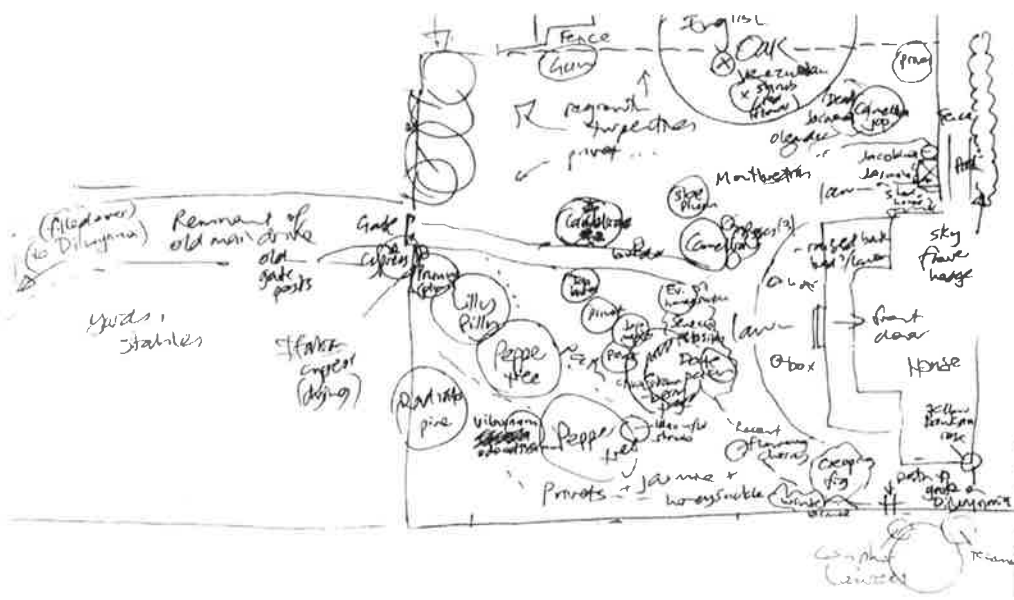


Figure 103: Sketch showing extent of main section of garden, noting 'remnant of old main drive' to west, which has been 'filled over' and diverted to Dillwynia Grove. The main garden area is defined by fencing and there are gates on the driveway. Source, Stuart Read, 2000

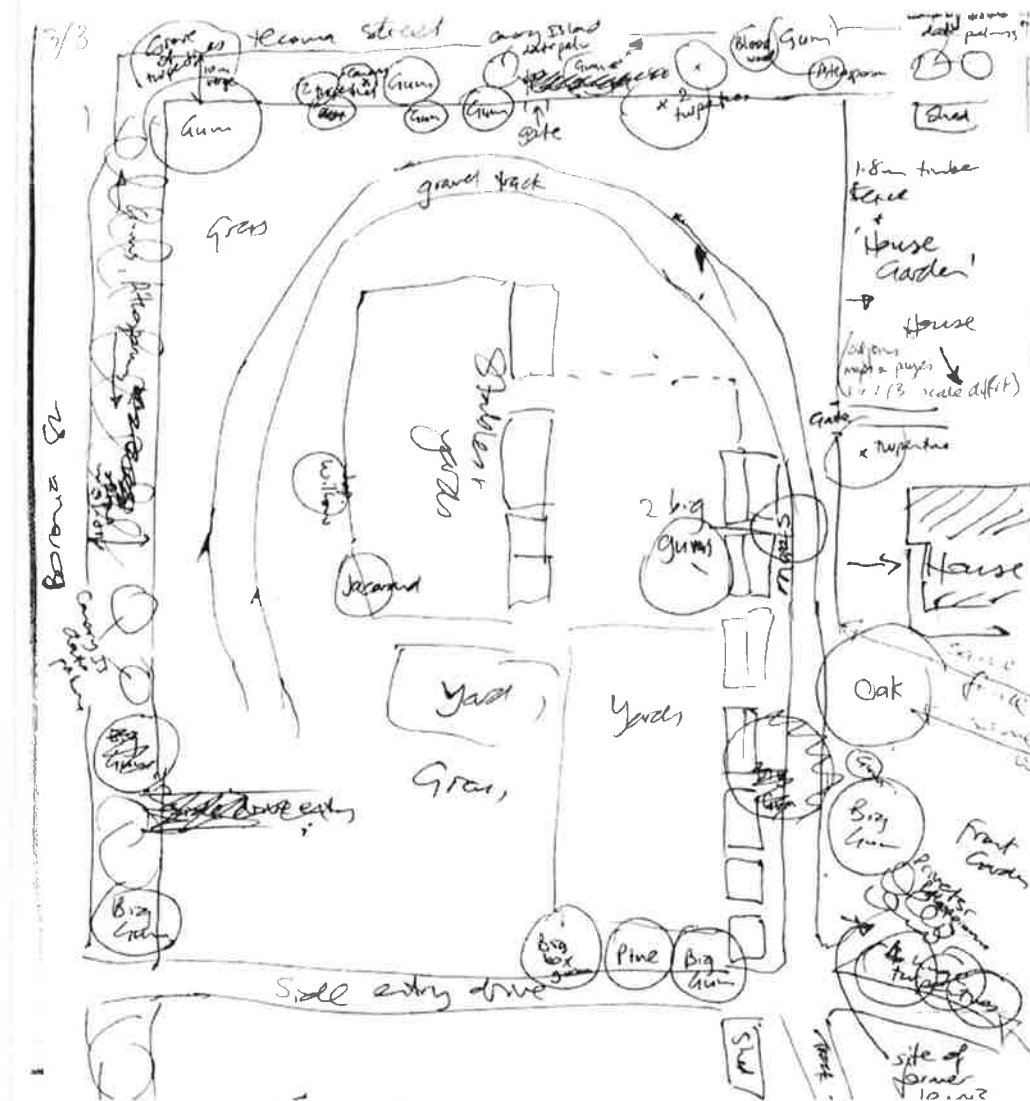


Figure 104: Sketch showing NE corner of the property with stables, yard, track and plantings.  
Source, Stuart Read, 2000

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.

## Archaeological Potential

### A 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 35). Two other structures, including the coach house, are also located on the eastern boundary of the 1889 subdivision plan (Figure 23). 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.

### B 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.

### C 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>161</sup>, and this was also noted during the inspection of the house. 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>162</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 Dillwynnina 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

### 3.2.5 Assessment of Aboriginal Archaeology

The following section is an extract from the Draft Heathcote Hall Aboriginal Assessment prepared by Cultural Resources Management in February 2017, which is appended in full to this CMP.

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.

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

<sup>161</sup> Tanner Architects 2008 (draft).

<sup>162</sup> Casey 2004: 34.

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

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.

### 3.2.6 Assessment of Site as a Whole

The Heathcote Hall estate, on four hectares of land, has the following historic significance:

#### Criteria a) Historic significance

*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).*

Heathcote Hall is important in the course of NSW's cultural history through:

- Being located within the traditional lands of the Tharawal (or Dharawal) people, where Aboriginal people were present for at least three thousand years and probably longer.
- Demonstrating the development of townships to the south of Sydney, through the building of roads and railway.
- Demonstrating the accumulation and spending of wealth in late 19<sup>th</sup>-century
- Demonstrating the aspirations of the 19<sup>th</sup>-century make-good businessman, and the boom and bust cycles.



- Its design which demonstrates a grand country villa in an equally grand Victorian garden setting, integrating with the surrounding indigenous flora.
- Demonstrating the impact of the twentieth century phases of war, depression, war and post-war boom on a large Victorian estate and the pragmatic ways in which this was dealt with through use as a boarding house, sub-division of land, and other income-generating projects such as horse stabling.

Heathcote Hall is important in the course of Heathcote's cultural history through:

- Being located in a region where there is extensive evidence of Aboriginal occupation
- Being an important part of the development of the township of Heathcote
- Being the centre piece of the sub-division of land for the Heathcote Hall Estate.
- Being a focal point for many aspects of Heathcote's sense of community
- For its once prominent siting and visibility from the railway line and from the highway.

While the site survey undertaken as part of the Aboriginal Archaeological Assessment of the site did not reveal any visible Aboriginal archaeological evidence, it 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 the area. The probability of the preservation of an Aboriginal archaeological profile within the project area is assessed as low to moderate (Cultural Resources Management 2017).

The potential historic 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 wealthy 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 (Casey & Lowe 2017)

**Assessment: High State**  
**High Local**

#### Criteria b) Associative significance

*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).*

Heathcote Hall has a special association with...

- The prominent Sydney architect Thomas Rowe, being one of only four residences by Rowe listed as items of state significance on the SHR NSW.
- Abel Harber, a Sydney businessman, who developed a profitable brick making business in St Peters, and who wished to build a country residence for his family, including 11 children, in Heathcote.
- The Heathcote Hall Estate Ltd, which operated in Heathcote from 1927 until 1945.
- The community of Heathcote, in varying degrees through its time as a guest house, boarding house and private residence, through the late 19<sup>th</sup> and 20<sup>th</sup> centuries.

'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 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 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' (Casey & Lowe 2017).

**Assessment:**    **Moderate**            **State**  
                         **High**                        **Local**

**Criteria 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 local area).*

Heathcote Hall demonstrates aesthetic characteristics and a high degree of creative and technical achievement through:

- The house itself being a well-constructed and well-designed example of the Victorian Italianate style of architecture in vogue in the late 19<sup>th</sup> century in Australian cities, surviving in an almost unaltered state from its original design and construction in 1887.
- The house being beautifully sited on the highest knoll in the district, with a Belvedere allowing views of the Blue Mountains to the west, and the Pacific Ocean to the east. For many years, the tower was a landmark that could be seen from the train line and from the Princes Highway (now obscured by trees). The tower served practical uses such as being a look-out for visitors arriving by train, and for bush-fire alerts.
- Demonstrating self-sufficiency by storing its own water, producing its own electricity, growing its own food, and earning income as a guesthouse and boarding house.
- The contribution made by the house, its immediate garden setting and the wider curtilage which together form an aesthetically pleasing composition.
- A design which demonstrates a grand country villa in an equally grand Victorian villa garden setting, integrating with the surrounding indigenous flora.
- The planning, siting and design of the mansion also demonstrate a deliberate concern to create a theatrical effect in the way visitors engage with the striking building composition in its setting by allowing glimpses then withholding views then finally revealing the mansion fully in its immediate villa garden context. To achieve this the western open space plays an important role as does the broader bushland setting with which the mansion and its villa garden are dramatically juxtaposed.
- Heathcote Hall demonstrates the relationship of a Victorian Villa to its grounds and the associated aesthetic qualities of such a landscaped setting.
- Although the garden is overgrown and dominated by weed species, evidence of the original Victorian garden layout is still evident.
- The house and its reduced curtilage of 4 hectares having remained virtually unchanged from 1927 when the site was sub-divided until now. The house has undergone minor alterations, but no major changes, and therefore is able to demonstrate a large degree of original and authentic fabric. In particular, the service areas of the house – bathroom, kitchen, laundry and cellar – remain in their original configuration, and are able to demonstrate utility spaces that are now becoming rare.
- Its garden which contains the remnants of the 19<sup>th</sup> and early 20<sup>th</sup> century garden layout, trees and details such as terra-cotta garden edging tiles, gravel driveways and fencing.
- The relationship to the surrounding suburb. The siting of the house on the highest knoll in the district so it could view and be viewed from the highway and railway line, and its benign dominance of the surrounding suburban estate all reinforce the Italianate siting of the house in which it sits as a grand villa towering over the township below.

'Most of the archaeological remains within the study area have little potential for aesthetic significance, with the possible exception of remains of the former carriage drive and garden paths, which may 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'. Their aesthetic values are more by accident than design' (Casey & Lowe 2017).

**Assessment:**   **Exceptional**   **State**  
                         **Exceptional**   **Local**

**Criteria d)      Social Significance – (contemporary community esteem)**

*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.*

Heathcote Hall has a special association with:

- The community of Heathcote, for which it has been a focal point since it was built.
- The wider community of Sydney who used the grounds for various activities, including car club rallies in the 1920s and equestrian activities (mainly stabling) from the 1960s.

'While no public consultation has been undertaken, archaeological remains within the study area are likely to have an association with 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' (Casey & Lowe 2017).

**Assessment:**   **High**   **Local**

**Criteria 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).*

Heathcote Hall has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history through:

- The use of the site in the past, through an understanding of the ground works, estate layout, fencing and access points,
- The use of the garden in the past, through an understanding of the garden layout, ground works, carriage drive, tennis court and the various garden paths, plantings and remnants of fencing, water supply and other rural activities,
- The construction of the house through an understanding of the original construction techniques, (many of which are evident) and original finishes, (many of which are evident).

'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.
- 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. 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?

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' (Casey & Lowe 2017).

**Assessment: Moderate Local**

#### Criteria 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).*

Heathcote Hall and grounds possesses the following uncommon aspects of NSW's cultural history:

- The house is the only Victorian Italianate villa of state significance in Sutherland Shire
- The house is the only residence designed by Thomas Rowe in Sutherland Shire
- The house and grounds are the most intact and arguably the finest of the surviving villas houses designed by Rowe.
- Together, the house and gardens are a rare survivor of a grand country villa in an equally grand Victorian garden setting, integrating with the surrounding indigenous flora.
- The site has been identified as containing rare and endangered remnants of Turpentine...

'The potential archaeological remains of at Heathcote Hall, particularly of its garden design, are rare, if not unique, within the Sutherland Shire. Grand houses dating to the 1880s are a diminishing and irreplaceable resource, but the general archaeological resource would be replicated at other sites of the period' (Casey & Lowe 2017).

**Assessment: High State  
High Local**

### Criteria g) Representativeness

*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).*

Heathcote Hall and grounds are:

- A representative example of the Victorian Italianate villa style of architecture,
- A representative example of the work of Thomas Rowe, architect
- A representative example of a Victorian semi-rural villa country garden.
- A representative example of a semi-rural/ large suburban villa estate with parkland, pleasure garden, drives, kitchen garden, orchard and suite of outbuildings.

'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' (Casey & Lowe 2017).

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' (Casey & Lowe 2017).

It is remarkable that so many components of the original 1880s villa garden and general grounds survive intact from this period. Among these components are the tile-edged paths, some plantings, a component of the original pleasure grounds fence, a section of the carriage drive as well as the western space between the western boundary fence and the beginning of the villa garden area along with representatives of the pervading indigenous local flora.

**Assessment: Moderate Local**

### Summary Table

Table 18: Summary levels of significance

Significance criteria	Grading	Level
(a) Historic	High High	State Local
(b) Associative	Moderate High	State Local
(c) Aesthetic	Exceptional Exceptional	State Local
(d) Social	High	Local
(e) Technical / Research	Moderate	Local
(f) Rarity	High High	State Local
(g) Representative	Moderate	Local



An item is considered to be of NSW State Heritage significance if it meets one or more of the above criteria at a state level. Heathcote Hall and its setting can be considered to be of NSW State Heritage significance as it meets the state heritage criteria in four categories.

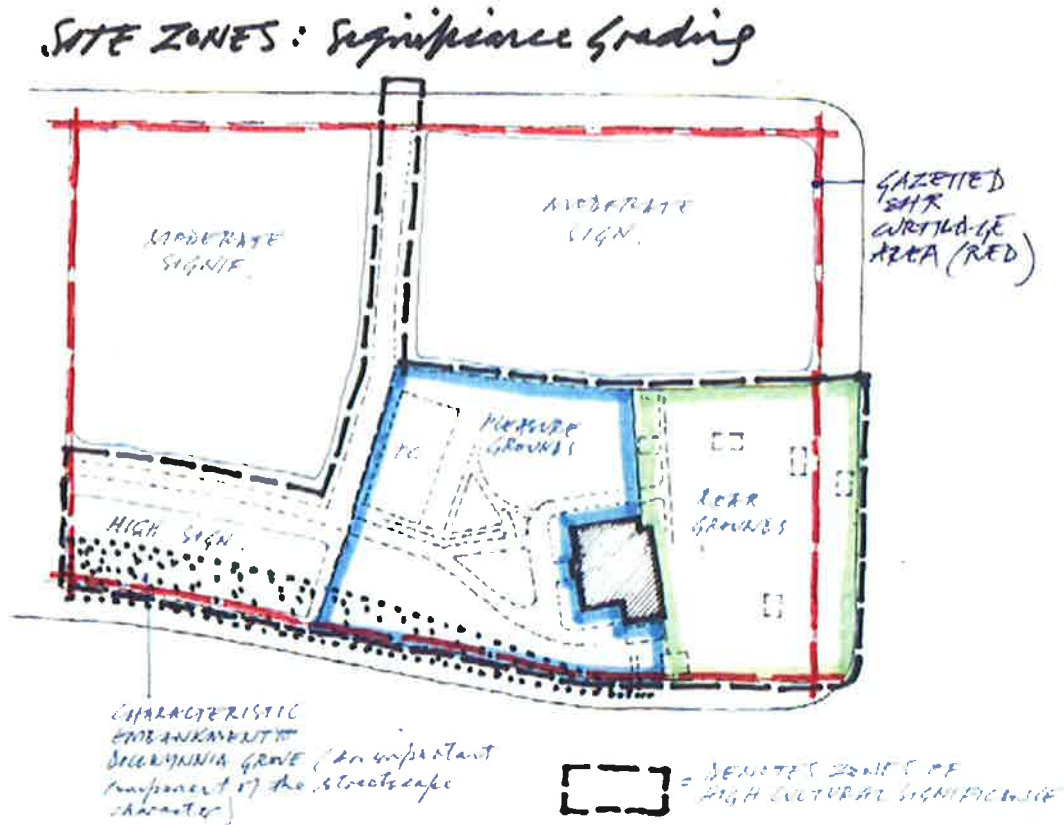


Figure 105: Site analysis showing zones of significance

### 3.3 Statement Of Significance

#### Current State Heritage Register 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 November 2004.

#### Revised Statement of Significance

Heathcote Hall was built in 1887 for a wealthy Sydney brick-maker, Abel Harber, and his large family. The house was designed in the fashionable Italianate style by the prominent Sydney architectural firm of Rowe and Green headed by Thomas Rowe, one of the founders of the NSW Institute of Architects. The construction of such a fine residence in a virtually undeveloped and remote area of Sydney, albeit connected to Sydney by the newly completed railway in 1886 and adjacent to the recently proclaimed Royal National Park, was an act of great optimism which soon fell afoul of the severe economic depression of the 1890s.

The house itself is the most intact of the surviving Victorian Italianate villas designed by Thomas Rowe, and one of the most intact Italianate villas in New South Wales, evidenced by the survival of its many quintessential Italianate features including colonnades at ground level, decorative cast-iron balustrading and columns at first floor level, hipped slate roofs and most

strikingly a belvedere affording views to the distant mountains and the sea. During the twentieth century, the house had only two owners who undertook relatively few changes to the original layout and fabric, both internally and externally, although the villa suffered from lack of maintenance in recent decades.

While the house itself is an outstanding and rare example of an intact Victorian Italianate villa, it is the combination of the house with its almost original Victorian garden setting that is of prime exceptional significance. Situated on the most elevated knoll of land in the district, the house originally commanded the surrounding area, although its prominence has since diminished due to surrounding tree growth. Designed to face west, the house addresses a formalised garden patterned with red gravel paths lined with camellias which leads on to a gravel carriageway which curves downhill towards the railway station. Like an Italian Renaissance villa, the house and garden were designed as a single inseparable entity, each giving form and meaning to the other. The formal inner garden, portion of driveway, paddock, kitchen garden and some fencing remain. It is a fine example of a late 19<sup>th</sup>-century mansion and immediate pleasure grounds within the Sydney region.

In summary, Heathcote Hall is unique within the Sutherland LGA as its only Victorian Italianate villa of State significance, the only residence designed by prominent 19th-century architect Thomas Rowe in Sutherland Shire and the only item of State significance within Heathcote. It is also rare as currently one of only three houses of State significance listed within the Sutherland LGA. The Heathcote Hall site holds considerable cultural value for its ability to demonstrate a late 19<sup>th</sup> century Victorian Italianate villa within its early landscape setting where many original architectural and landscape elements remain intact. The site is also able to demonstrate important aspects of its early planning and subsequent estate subdivision through related intact structures, layout, street patterns and Brush Box avenues along with important nearby contextual elements such as Heathcote railway station and The Royal National Park. Heathcote Hall is rare at a State level as the relatively intact core of a once large suburban/semi-rural estate. There is some potential for the survival of archaeological remains relating to the occupation of the property in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and a low to moderate probability of the preservation of an Aboriginal archaeological profile.

## 4 Constraints and Opportunities

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

- 4.1 Current Heritage Listings
  - 4.1.1 Summary of Heritage Listings for Heathcote Hall
  - 4.1.2 Sutherland Shire Council LEP 2015 – Listings for Township of Heathcote
  - 4.1.3 NSW State Heritage Register – Listing for Heathcote Hall
  - 4.1.4 Item Details
  - 4.1.5 National Trust Listing
- 4.2 Statutory Planning Controls
  - 4.2.1 NSW State Heritage Register
  - 4.2.2 Standard Exemptions for Work on SHR Items
  - 4.2.3 Sutherland Shire LEP
  - 4.2.4 Disability and Discrimination Act
  - 4.2.5 Building Code of Australia
- 4.3 Non-Statutory Controls And Constraints
  - 4.3.1 The Australia ICOMOS Burra Charter
  - 4.3.2 The Conservation Management Plan
  - 4.3.3 Future Use Constraints

### 4.1 Current Heritage Listings

#### 4.1.1 Summary of Heritage Listings for Heathcote Hall

Heathcote Hall and grounds are listed as an item on the State Heritage Register of NSW (first listed with a Permanent Conservation Order in 1982, and then transferred to the State Heritage Register in 1999) and as an item of Local significance under the Sutherland Shire LEP (first listed in 2000).

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
National Trust NSW	Classified		Dec 1991		

#### 4.1.2 Sutherland Shire Council LEP 2015 – Listings for Township of Heathcote

There are nine heritage items listed under Schedule 5 Environmental Heritage of the Sutherland Shire LEP 2015 in the suburb of Heathcote, and one Archaeological site:

Table 19 Part 1 Heritage items in Heathcote

Item	Address	Listing No.
1 Street trees—Blue Gum, <i>Eucalyptus pilularis</i> (Blackbutt) and Stringybark	Outside 37R–39R Bottle Forest Road	MGA Zone 56, 316800°E, 6226640°N Local 1701

Item	Address			Listing No.	
2	Cultural street trees, <i>Lophostemon confertus</i> (Brush Box)	Dillwynnia Grove	MGA Zone 56, 316660°E, 6226300°N	Local	1702
3	Heathcote Hall and grounds of Heathcote Hall	1–21 Dillwynnia Grove	Lots 1 and 2, DP 725184	State	1703
4	“Kennet Villa”—house	40 Dillwynnia Grove	Lot 9, DP 14918	Local	1704
5	Natural street plantings, including <i>Eucalyptus pilularis</i> (Blackbutt), <i>Syncarpia glomulifera</i> (Turpentine) and Angophora	Forest Road	MGA Zone 56, 317050°E, 6226950°N	Local	1705
6	Former railway cottage	1328 Princes Highway	Lot 1, DP 1096009	Local	1706
7	House (Gatekeeper’s cottage)	1 Wilson Parade	Lot 5, DP 853887	Local	1708
8	House	122 Wilson Parade	Lot 20, DP 1128889	Local	1709
9	Woronora River Bridge	Heathcote Road, Heathcote,	Rta Bridge No. 152	Local	

#### Part 2 Archaeological sites

1	Site of former Heathcote Brickworks	Bottle Forest Road,	Lot 15, DP 262877; Lot 3, DP 625213	Local	A1711
---	-------------------------------------	---------------------	-------------------------------------	-------	-------

Three of the above heritage-listed items relate directly to Heathcote Hall and its history, and they are outlined in more detail below:

#### 1 Cultural street trees, *Lophostemon confertus* (Brush Box) along Dillwynnia Grove



Figure 106: Brush Box street trees along Dillwynnia Grove. AW 2016

#### 2 Kennet Villa

Kennet Villa at 40 Dillwynnia Grove was built by Harry Stork and his wife Jean, and completed in 1929. Harry and Jean Stork lived at Kennet Villa until their deaths, Harry at age 78 and Jean at age 85. Their two children were raised in the house, and Harry’s father lived there until his death in 1937. Kennet Villa was located directly opposite the junction where the private carriageway leading to Heathcote Hall departed from Dillwynnia Grove, shown below.



Figure 107: Kennet Villa, AW 2016



Figure 108: Location opposite Kennet Villa in Dillwynnia Grove where the carriageway leading to Heathcote Hall commenced AW 2016

### 3 House 122 Wilson Parade

'Nyalora' at 122 Wilson Parade was built by the Heathcote Hall Estate to be offered for sale at the auction of 21 April 1928. The advertisement for Nyalora read:

This brick villa was erected under the strict supervision of the Company's Architect. Modern interior design. Only very best materials used. Has not yet been occupied....<sup>163</sup>

Like Heathcote Hall and the Log Cabin, Nyalora also didn't sell at the April Auction, as an article in the *Heathcote Hall Community Gazette* of 1928 confirmed:

'Nyalora', the new brick villa near the railway platform, has been let for a term but is still open to purchase...As notified...the price until 1<sup>st</sup> October is (Pounds) 1,275; after that date the reserve will be raised. <sup>164</sup>

Nyalora is currently occupied by Alf Johnson and his wife, who understand and appreciate the historic values of their property.



Figure 109: 'Nyalora' 122 Wilson Pde Heathcote, AW 2016



Figure 110: Alf Johnson, owner of 'Nyalora', AW Jan 2016.

<sup>163</sup> Sutherland Shire Library Local History Collection

<sup>164</sup> *Heathcote Hall Estate Community Club Gazette*, 24 Sept 1928, p. 8





Figure 111: The Log Cabin, 20 Dillwynnia Grove, AW 2016



Figure 112: Side view of Log Cabin, AW 2016

### The Log Cabin

Although not listed as an item of Local significance on the LEP, the Log Cabin was the first house built for the Heathcote Hall Estate auction in 1928, and was constructed by Harry Stork. The house is currently occupied by Michael Farrelly, the eldest child of Mimina and Joseph Farrelly.

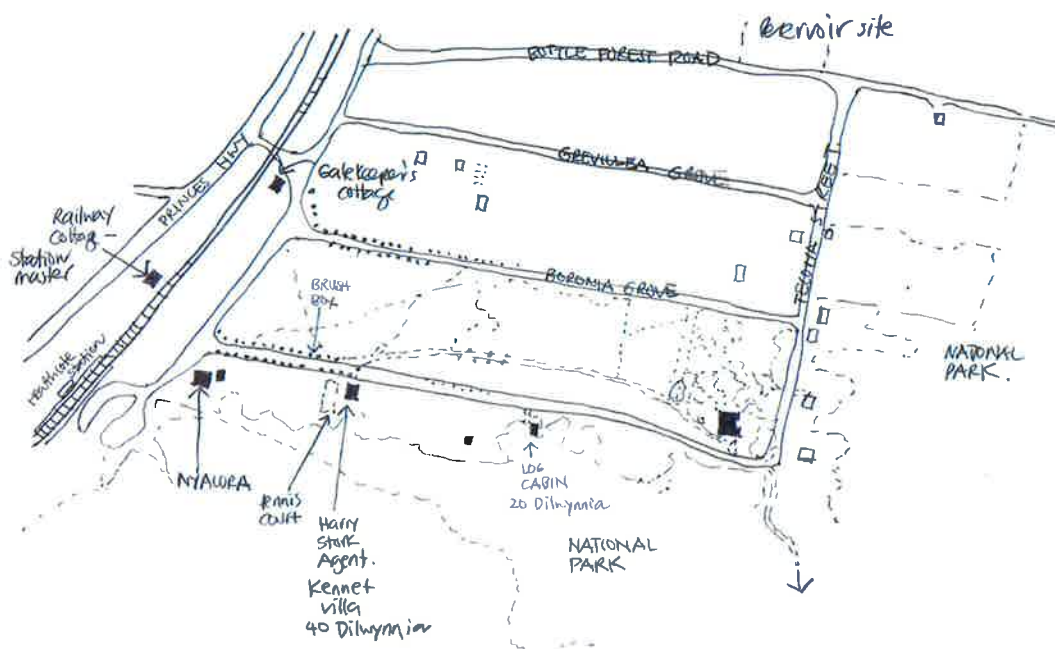


Figure 113: Showing relationship between the heritage listed items in Heathcote and Heathcote Hall, based on 1943 aerial photograph. Note Harry Stork's house located directly opposite junction of Heathcote Hall carriageway and Dillwynnia Grove. Anne Warr March 2016

### 4.1.3 NSW State Heritage Register – Listing for Heathcote Hall

Heathcote Hall and its grounds is listed as an item of state significance on the State Heritage Register. A summary is reproduced below, with the full listing in Appendix 7.

#### 4.1.4 Item Details

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

The full listing details are provided in Appendix 3.

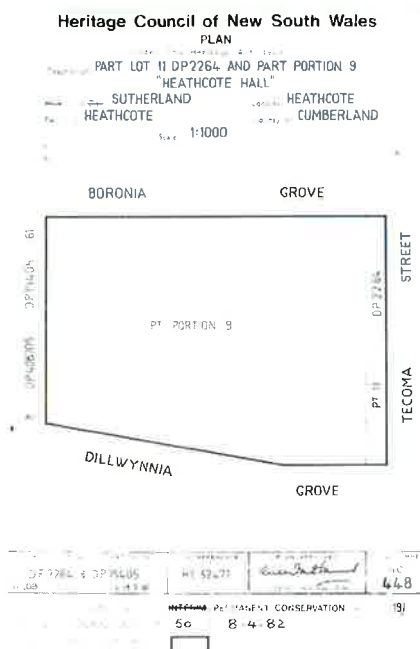


Figure 114: Plan showing full extent of curtilage to Heathcote Hall listing as gazetted under the Heritage Act 1977.

### 4.1.5 National Trust Listing

#### Extract from listing sheet:

Heathcote Hall is an outstanding example of the late nineteenth century Italianate mansion designed by the important architect Thomas Rowe, retaining a significant curtilage including the original garden, and is the only surviving major residence from the early period of development of the Sutherland areas. Its position on top of a hill, along with its great tower, makes Heathcote Hall a landmark in the area. It has social significance as being the hub of the Heathcote Estate model suburb plan established in the early 1930s.

## 4.2 Statutory Planning Controls

### 4.2.1 NSW State Heritage Register

Heathcote Hall and grounds, 1-21 Dilwynnia Grove Heathcote NSW, is listed on the State Heritage Register as item 00191. As an item of state significance, any major works proposed for Heathcote Hall and grounds need to be assessed and approved by the NSW Heritage Council to ensure that the item's heritage significance will not be adversely affected.

The listing of Heathcote Hall on the SHR also means that the Heritage Council becomes the joint consent authority with Sutherland Shire Council for proposals for changes that may affect Heathcote Hall's significance. This process is known as Integrated Development Assessment (IDA). IDA applications for Heathcote Hall would be lodged with Sutherland Shire Council in a similar manner to normal development applications. Sutherland Shire Council then refers the application to the Heritage Council.

Following completion of the IDA process, an application will need to be submitted to the Heritage Council to undertake the actual works, as required by Section 60 of the Heritage Act, with the exception of works deemed to be exempt, as discussed in section 4.2.2 below. The Conservation Management Plan for Heathcote Hall will need to accompany any applications for approval under the Heritage Act, so that information can be provided to the Heritage Council to assist in the assessment of the application. The approval will include conditions that are in addition to conditions imposed by a Development Application.

### 4.2.2 Standard Exemptions for Work on State Heritage Register Items (2009)

As Heathcote Hall is currently in a very poor state of repair, it may be appropriate and good conservation practice, to undertake essential and urgent maintenance repairs to the Hall as soon as possible. A Guideline has been prepared by the NSW Heritage Division that outlines the standard exemptions that apply to items on the State Heritage Register which can be downloaded from their website

[www.environment.nsw.gov.au/resources/heritagebranch/heritage/StandardExemptions.pdf](http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/StandardExemptions.pdf).

In addition to complying with the requirements of approval for maintenance work, the property owners will need to bear in mind that even minor maintenance procedures for the Hall and grounds will need to comply with the Policies for the Hall and grounds as set out in section 5.0 of this CMP.

The Guideline notes that:

In NSW important items of our environmental heritage are listed on the State Heritage Register. Any changes to those items should respect and retain those qualities and characteristics that make the heritage place special.

Any major works proposed for State Heritage Register items therefore need to be assessed and approved by the Heritage Council to ensure that the heritage significance of the item will not be adversely affected.

However, the assessment process can waste the time and resources of both the owner and the Heritage Council if the works are only minor in nature and will have minimal impact on the heritage significance of the place. The Heritage Act allows the Minister for Planning, on the recommendation of the Heritage Council, to grant exemptions for certain activities which would otherwise require approval under the NSW Heritage Act. There are two types of exemptions which can apply to a heritage item listed on the State Heritage Register:

1. standard exemptions for all items on the State Heritage Register. Typical activities that are exempted include building maintenance, minor repairs, alterations to certain interiors or areas and change of use.
2. site specific exemptions for a particular heritage item can be approved by the Minister on the recommendation of the Heritage Council.

All work undertaken under a standard exemption (ie does not require Section 60 approval under the Heritage Act) must be carried out...

...in accordance with relevant Guidelines issued by the Heritage Branch including "The Maintenance of Heritage Assets: A Practical Guide" 1998, "Movable Heritage Principles" 2000 and 'The Heritage Council Policy on Managing Change to Heritage Items'.

And any work...

...done pursuant to the following Exemptions must be specified, supervised and carried out by people with knowledge, skills and experience appropriate to the work.

In addition guidelines set out above and on the website, the Heritage Council adopted further guidelines on 7 April 2004 (revised 2009) for use in interpreting and applying the standard exemptions:

If it is unclear whether proposed development satisfies the requirements of these exemptions, an application will be required under section 60 of the Heritage Act.

#### 4.2.3 Sutherland Shire Local Environment Plan 2015

Heathcote Hall and grounds of Heathcote Hall are listed as item 1703 on the Sutherland Shire LEP 2015, schedule 5 Environmental Heritage. As such, any changes proposed to the house and grounds will need to comply with the relevant clauses from the Sutherland Shire LEP 2015, and the draft Development Control Plan 2015.

#### 4.2.4 Disability and Discrimination Act 1995 & 2005 (Commonwealth)

The Commonwealth Disability Discrimination Act (DDA) makes it unlawful to discriminate against people on the grounds of their disability. Section 23 of the Act requires non-discriminatory access to premises which the public or a section of the public is entitled or allowed to use.

The Act does not require equitable access to be provided to single dwellings, although occupants may wish to provide it for their own use. Where the Act does apply, heritage places are not exempt from it, although the Australian Human Rights Commission has advised that heritage significance may be taken into account when considering whether providing equitable access would result in unjustifiable hardship.

Heathcote Hall has a single stair access to the upper floor. If Heathcote Hall remains as a single private dwelling, then equitable access will not be required. However, if the Hall is to be used for activities which require public access, then consideration will need to be given to the insertion of either a lift, or a stair lift, - both of which options will have an impact on the cultural significance of the house, and will need to be carefully considered. Providing equitable access to the Belvedere Tower may not be considered necessary as part of the DDA, but needs to be checked with a certifier.

#### 4.2.5 Building Code of Australia (BCA)

Compliance with the Building Code of Australia (BCA) will have varying degrees of impact on the cultural significance of Heathcote Hall, depending on how the building is adapted for future uses. BCA requirements cover the following areas:

- Fire protection (Including fire resistance of building materials, fire separation between occupancies, active fire fighting services).
- Fire warning (including smoke and / or heat detectors).
- Egress.
- Equality of access and equal provision of facilities.

The continued use of the Hall as a single residence will minimise the physical impacts of compliance with the requirements of BCA. Careful design of fire protection and/or smoke alarm system will need to be undertaken to ensure that significant building fabric is not compromised. When intervention into the original design or fabric is required in order to provide compliance

with BCA, then a fire engineered solution should be developed that seeks to retain the maximum amount of significant fabric<sup>165</sup>.

The identification and removal of hazardous materials needs to take into account the heritage significance of the building.

## 4.3 Non-Statutory Controls and Constraints

### 4.3.1 The Australia ICOMOS Burra Charter

This CMP has been prepared in accordance with the Australia ICOMOS Burra Charter (2013) and the associated series of Practice Notes, found at - [australia.icomos.org](http://australia.icomos.org).

Heathcote Hall and grounds has been assessed in Section 3.0 as having a high degree of cultural significance. It is generally accepted, and in many cases mandatory, that all work on such places should be carried out in accordance with the principles of the Australia ICOMOS Burra Charter.

Policies that arise from the Burra Charter are discussed in section 5.

### 4.3.2 Conservation Management Plan

This CMP has been commissioned by the owners of Heathcote Hall to identify the significant values of Heathcote Hall and then to formulate policies to guide and assist them in the management and future development of the property, which will retain and respect these values.

The various parts of the property have been assessed and their significance defined in Section 3.0 of this report. To summarise, Heathcote Hall as a whole (comprising the Italianate villa, ancillary structures, fences, gates and remnant garden paths and plantings) is of Exceptional significance at a local and state level for:

- Being one of the few surviving Victorian Italianate villas in NSW complete with its formal garden and setting.
- The level of intactness of the Italianate villa and grounds, and its ability to reveal information about 19<sup>th</sup> century villas and their gardens and grounds.
- Its association with the prominent Sydney architect Thomas Rowe and the Sydney businessman, Abel Harber.
- Its association with the Heathcote Hall Estate Pty Ltd which operated from 1927 until 1945.
- The regard it is held in by the community of Heathcote, evidenced through its association with the community of Heathcote during its various phases as a guest house, boarding house and private residence in the late 19<sup>th</sup> and 20<sup>th</sup> centuries.

It is therefore essential that in order to retain and respect this cultural significance those elements which embody and or support this significance are conserved. To achieve this, the findings and policies of this CMP should guide the process of adaptive re-use and future development.

This CMP will be used to guide the future of the place in two distinct ways:

- 1 As a management tool for the on-going operation and maintenance of the place.
- 2 To guide any future development on the property.

Section 5 lists the conservation policies that should guide the future of Heathcote Hall and its grounds.

---

<sup>165</sup> The requirement for careful design on fire protection systems has been included as a policy in Section 5.0 of this CMP.



#### 4.3.3 Future Use Constraints

During the 20<sup>th</sup> century, Heathcote Hall fell into varying states of dilapidation. The decision in 1927 to sub-divide the original estate clearly had financial concerns driving it. In 1944 when John Hall of the Heathcote Hall Estate was trying to sell the house, he wrote...

I have wondered at times whether it would not be a profitable move to pull down the building and from the material erect two modern "rendered" (is that the term?) cottages on the most suitable portion of the land. However, I know very little about building. ... The place is too big for the ordinary home seeker.<sup>166</sup>

The Farrelly's, who bought the house in 1945 at a relatively low price, struggled to maintain the large house and grounds over the duration of their occupancy, with the house needing an injection of \$120,000 by the Heritage Council in 2000 to ensure emergency repairs were undertaken.

During the 2000s, Maxine Farrelly sought to find solutions to the problem of finding adequate funds to maintain the house. In 2004, Farrelly engaged Tanner Architects to address this problem. Their solution involved developing portions of the 4-acre site and using the proceeds to maintain the house. The executive summary of their report concluded that:

Through analysis of documentary and physical evidence, this paper finds that there are areas within the current 4-acre property of the site that could be developed... The primary concern associated with these areas is the conservation of the significant heritage values of the place. The condition of the development of any part of the site must ultimately be that funds be made available to ensure the sustainability of this important place.<sup>167</sup>

When Tanner Architects presented a proposal to subdivide the property into 9 allotments to a pre-DA meeting with representatives from the Heritage Office and Sutherland Shire Council on 1 March 2005, the joint conclusion issued by both the Heritage Office and Sutherland Council was that the development proposal as presented was not acceptable as it did not demonstrate that the proposal would enable the renovation of Heathcote Hall.<sup>168</sup>

The question of how to fund the maintenance and repair of Heathcote Hall was then addressed by Sutherland Council who engaged Truman, Zaniol & Associates in 2006 to prepare two documents:

- 1 Truman, Zaniol & Associates, *Outline Schedule of Conservation Works, Heathcote Hall*, May 2006
- 2 Truman, Zaniol & Associates, *Heathcote Hall: Budget Estimate – Summary of Building and Landscape Works*, August 2006.

Following these two reports, Maxine Farrelly then engaged Tanner Architects in 2008 to prepare a Preliminary Estimate for conservation works to the house. The Tanner report stated that:

The purpose of the preliminary estimate is to determine the cost required to ensure the conservation of the building's cultural significance and the ongoing survival of its significant fabric. The estimate prepared for Heathcote Hall is a preliminary estimate and provides for indicative pricing only. The preliminary estimate is limited to the building works required to ensure Heathcote Hall is safe, secure and waterproof and to prevent as well as retard, further deterioration of the building. The scope of works is based on the 'Outline Schedule of Conservation Works' prepared by Truman, Zaniol & Associates, and pricing is based on the building estimate prepared by G & C Waller Builders.<sup>169</sup>

The preliminary estimate for priority works for Heathcote Hall as stated in the report was approximately \$2 million. See Appendix 1 for full report.

In meetings held between Sutherland Shire Council and the property owners following the Truman, Zaniol & Associates reports of 2006, the Council stated that:

---

<sup>166</sup> Letter from Heathcote Hall Estate, to C Smith, 6 Dec 1944, Heathcote Hall Vertical File

<sup>167</sup> Tanner 2004: i

<sup>168</sup> Sutherland Council Heritage Sub Committee 2008 06 10 Heathcote Hall Report LP/06/464124

<sup>169</sup> Tanner Architects, Preliminary Estimate, Heathcote Hall, Draft June 2008, 04 0431, p 2

Any development proposal should be accompanied by a statement demonstrating how it is anticipated that the proposal will realize sufficient funds to renovate the Hall.<sup>170</sup>

In 2006 and 2007, Sutherland Shire Council conducted preliminary investigations on the economic feasibility of various development scenarios for the site. Problematic issues raised as part of this analysis were:

- The observed market preference for larger residential lots and current market downturn,
- The bushfire and evacuation issues for the greater population introduced if greater density is allowed,
- Possible community opposition to medium density housing on the site.<sup>171</sup>

In summary, the two crucial questions that continually arise regarding the future of Heathcote Hall and grounds are:

- 1 What are the extent of funds required for conservation works, catch-up maintenance and on-going cyclic maintenance (for at least 35 years), and
- 2 How can these funds be secured?

Therefore, two constraints related to the future use of Heathcote Hall and grounds that need to be addressed before any works can be considered for development approval are:

- 1 Preparation of a Maintenance Plan for Heathcote Hall and grounds that takes into account catch-up maintenance and on-going cyclic maintenance to cover a 35-year period.
- 2 Preparation of a Financial Statement that shows how the future maintenance needs of Heathcote Hall and grounds will be financially ensured.

#### Future Uses for the Hall

The broad answer to the question 'What is an appropriate future use for Heathcote Hall' is covered by the general statement, 'Whatever best ensures the conservation of its cultural significance'. An ideal future use will conserve the following assessed aspects of its cultural significance:

- the current setting of the Hall in its historic grounds
- the formal pleasure gardens to the west of the Hall
- as much of the formal carriageway as possible, so that the original experience of arriving at the house via the historic drive, can be reconstructed.
- as much of the original internal spaces, finishes and fabric as possible
- the external appearance of the Hall, with reconstructed missing elements where feasible
- the wider setting of the Hall, particularly its relationship to Dillwynia Street and Heathcote railway station.
- recover views of the Belvedere tower from the railway and highway where possible

What future use, then, will best ensure the preservation of Heathcote Hall's cultural significance? Four categories of future use are discussed below, any of which could be an acceptable future use for the Hall, depending on the degree to which each individual scheme is able to conserve the maximum amount of cultural significance of the place, while providing for its future financial security. The future of the Hall should not necessarily be restricted to a residential use.

#### Residential

While use of the house as a future private residence will allow continuity of its original purpose as a grand residence, the current state of the house and its lack of adequate bathroom and

<sup>170</sup> Sutherland Council Heritage Sub Committee 2008 06 10 Heathcote Hall Report LP/06/464124

<sup>171</sup> *ibid*

kitchen facilities means that considerable adaptation will be required to allow the house to function in the future as a suitable grand villa. In addition, use of the Hall as a private residence will mean restricted access to the house and grounds by the public other than for stipulated open days each year.

### Commercial

A commercial use will require full upgrading of the building to comply with DDA and BCA, which may result in a reduction in significance through too high a level of intervention in the original layout and fabric. However, a commercial use may allow the house to be more accessible to the public than a residential use, and may ensure a better financial future for the Hall.

### Community

Discussions with Belinda Hanrahan, the gallery manager at Hazelhurst Regional Gallery & Arts Centre, run by Sutherland Shire Council at 782 Kingsway, Gymea NSW<sup>172</sup>, indicated that the Council would most likely *not* consider the addition of Heathcote Hall as an adjunct to Council's existing community and gallery operations. This viewpoint was reinforced by discussions between the owners of Heathcote Hall and Sutherland Shire Council held in January 2016. It was felt at this stage, that Heathcote was too small a township, and too remote, to support a major community facility, especially when Hazelhurst as a successful cultural facility was relatively close by.

### Mixed commercial / community / residential

A mixture of function may be appropriate; - such as a mixed residential and commercial or community function – with residential on the first floor and community functions on the ground floor. Or, the Hall could become a residential facility, while the rear garden became a commercial facility such as plant nursery, tea gardens etc.

Finding the ideal future use for the Hall that conserves its cultural significance while ensuring its financial security in the short-term and long-term, may be a long process, involving many stages over a number of years. The ideal future use may take time to emerge. A staged process for the future of the Hall may look something like this:

Stage 1 – promote Heathcote Hall as a community asset by:

- Undertaking essential maintenance and conservation works on the Hall
- Possibly undertaking the maintenance works as part of a NSW TAFE Heritage Trades Training Scheme.
- Seeking funding for preparation of a video documentary on the repair process, celebrating the traditional trades involved.
- Holding community open days during the maintenance works to educate the public, promote the work of the tradespeople, and foster community ownership of the project.

Stage 2 – find a suitable tenant to lease the Hall by:

- Preparing documentation on the leasing opportunities available at the Hall
- Publicising the leasing opportunities
- Seeking creative solutions and futures at the Hall
- Assessing tenders against criteria that include both retention of cultural significance and provision of financial security for the Hall.

Stage 2 can be undertaken concurrently with Stage 1. Policies that arise from these issues related to future use constraints are discussed in more detail in section 5.

---

<sup>172</sup> Discussion between Belinda Hanrahan and Anne Warr held in December 2015 at Hazelhurst Regional Gallery.

## 5 Conservation Policies

### 5.1 Adoption, Implementation and Review

This Conservation Management Plan should be adopted by those commissioning the report (i.e. owners of Heathcote Hall) as well as any future owner(s). The adopted report should then be used by the owners or any future owner(s) or Body Corporate (whichever is relevant) as a reference document in the consent authority's assessment of future application for development or works.

The following policies identify specific actions to be taken by the owner(s) of the property in relation to the CMP:

#### **Policy 5.1.1**

This CMP, with its analysis and policy sections, should be adopted by the Heathcote Hall owners and used to guide all future works on the place including planning, building and landscape works. It should also be used as a basis to evaluate development applications, variations or exemptions to accepted statutory requirements.

#### **Policy 5.1.2**

All works to the house and grounds, including any maintenance work able to be undertaken under the provisions of the NSW Heritage Act allowing for standard exemptions for work on State Heritage Register items, are to be guided by the policies in section 5.

#### **Policy 5.1.3**

Should earlier significant fabric or previously unknown evidence (not already covered by this CMP) relating to the place be uncovered, it should be recorded and added to the existing archive on the place, or incorporated into a report or as an addendum to this CMP, as appropriate. The analysis and policy sections should also be revised or updated, as necessary.

#### **Policy 5.1.4**

Any archaeological or other findings on site should be recorded and kept with the information in this CMP for later reference.

#### **Policy 5.1.5**

Submit this CMP to the Heritage Council of NSW for endorsement.

#### **Policy 5.1.6**

A copy of this report, once endorsed, should be placed in permanent archives at the NSW Heritage Division, Sutherland Shire Council and the NSW State Library, and be made public at the owner's discretion. A copy must also be kept on site and be available for inspection or reference at the discretion of the owners.

#### **Policy 5.1.7**

This conservation policy document should be reviewed every five years, or sooner if:

- the management structure of the place changes,
- there is a major change of use proposed for the place (other than those that fall within the constraints of this CMP),
- new physical or documentary evidence changes the known significance of the place.

#### **Policy 5.1.8**

The State Heritage Register statement of significance for Heathcote Hall should be amended to reflect the findings of this CMP and in particular the importance of the remnant grounds layout and fabric that constitute an integral part of the setting of Heathcote Hall.

## 5.2 Conservation of the House

Heathcote Hall, the house, has been assessed in Section 3 as being of Exceptional Significance as a fine example of a Victorian Italianate Villa that has survived from the late 19th century in a remarkably intact form with very few changes to its layout and fabric. As such, it has the ability to reveal, within its surviving fabric, important evidence regarding social patterns and building techniques from that period. Currently, the house is in a very poor state of repair, with lack of adequate maintenance over many decades being the current major threat to the house's integrity and survival as a place of Exceptional significance.

The conservation policies for the house, set out below, are designed to protect the exceptional significance of the house and to guide future work on the place so that its significance is protected for the future. The policies for conservation of the house are divided into three sections:

- 5.2.1 General policies
- 5.2.2 Policies related to levels of significance
- 5.2.3 Intervention in the built fabric

Policies for conserving the site as a whole, and the ancillary structures, are set out in section 5.3. Policies related to how to adapt the house and grounds for future new uses, are set out in section 5.4 Managing Change. Policies for interpreting the house and grounds are set out in section 5.6.

### 5.2.1 General Policies

#### Policy 5.2.1

While the planning approval process is underway, owners of the Hall should ensure that the house and grounds are secured from vandalism and secured from water damage, insect / termite damage etc.

Properties listed on the State Heritage Register are required to be maintained in accordance with Section 118 of the Heritage Act as set out in the *Heritage Regulation 2012*, Sections 9–15. The **Minimum Standards of Maintenance and Repair** require weatherproofing; fire protection; security; and essential maintenance and repair.

The Heritage Act Minimum Maintenance Standards can be accessed at ([www.environment.nsw.gov.au/Heritage/](http://www.environment.nsw.gov.au/Heritage/)).

#### Policy 5.2.2

Any and all works to Heathcote Hall should be carried out in accordance with the principles and processes set out in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter), 2013.

#### Policy 5.2.3

The Statement of Cultural Significant set out in this CMP is to be adopted as the basis for future conservation of the building and site.

#### Policy 5.2.4

Precede all conservation works by thorough investigation of the fabric and monitor the works to assess their efficacy and accuracy.

#### Policy 5.2.5

Appendix 4 of this CMP contains a *Cyclic Maintenance Plan for the Heathcote Hall grounds*. Ensure that the maintenance as scheduled in the Plan is carried out to the timing stipulated.

Ensure that a schedule of priority conservation works for the built items is prepared before any adaptation works are commenced. This schedule is to include:

- Urgent priority works (within 3 months)
- High priority works (within 12 months)



— Medium priority works (within 2-4 years).

**Policy 5.2.6**

Ensure that a cyclic maintenance schedule is prepared before any adaptation works are commenced. This schedule is to include cyclic maintenance for the house, internally and externally, ancillary buildings, grounds and garden elements.

**Policy 5.2.7**

At the documentation and construction stages of any works on elements of the place of Exceptional and High significance, a qualified conservation architect should be appointed. This architect should be involved in the documentation of conservation and adaptation works and provide on-site assistance and direction as the work proceeds. For works affecting the historic landscape and grounds, a suitably qualified heritage landscape architect should be appointed.

**Policy 5.2.8**

Consultant advice and contractual work on significant elements should be limited to suitably qualified and experienced heritage consultants, historical archaeologists and heritage landscape consultants. Tradespeople should be approved by the conservation architect before work commences.

**Policy 5.2.9**

Any site excavations are to be carried out under the supervision of a qualified archaeologist.

The next policies relate to the requirement to prepare archival recordings of the site and Hall, both before work starts and during building works:

**Policy 5.2.10**

The existing site layout, key elements (including the residence both internally and externally, the formal front garden, ancillary buildings and driveway to the west) should be appropriately recorded to the archival standard required for items of state significance prior to any intervention, including opening up for inspections, or other works on site.

Heritage Office standards for archival recording of items of state significance require accurate measured drawings and archival photographic recording. Once completed, copies of the archival recording should be lodged with the NSW Heritage Division, the State Library of NSW and the Sutherland Shire Council Archives.

**Policy 5.2.11**

During conservation works, keep a record of all works to the building and grounds, in accordance with the publication 'How to prepare archival records of heritage items' (NSW Heritage Division, 1999), and ensure a copy is lodged with the NSW Heritage Division, the State Library of NSW and the Sutherland Shire Council Archives.

## 5.2.2 Policies related to levels of significance

The assessment of significance, as set out in Section 3, should guide the *conservation* of Heathcote Hall. In this context, *conservation* includes all the activities ascribed to it in the Burra Charter, including *maintenance, restoration, reconstruction, preservation and adaptation*<sup>173</sup>. Any future work carried out on the property, including the pleasure garden and estate grounds, should be guided by an understanding of the significance of each element, and therefore the degree of intervention permitted.

The tables in section 3.2.2 set out in detail a list of rooms and elements and their significance. In summary, all of the original elements of the house, internally and externally, are considered to be of Exceptional significance. Elements listed as being moderate or intrusive are assessed as such because they are later, generally inappropriate, replacements or interventions.

**Policy 5.2.12**

---

<sup>173</sup> See section 1.4 of this CMP for definitions of all these terms

The statement of cultural significance and assessments of significance of individual elements and the site as a whole, as set out in this report, should guide all planning for, and carrying out of, work on the site.

The following table sets out, in general terms, the appropriate treatment level for areas, elements and building fabric, as related to their level of significance.

Table 20: Appropriate treatment for each level of significance

Level of Significance	Appropriate Treatment
E- Exceptional	<p><i>Preservation, restoration, reconstruction.</i></p> <p>Key objectives and actions for Exceptional significance are:</p> <ul style="list-style-type: none"> <li>• Retain and conserve all significant spaces, structures and elements in situ.</li> <li>• Retain and conserve significant elements and qualities of context and setting.</li> <li>• Removal or demolition of Exceptional structures and elements not permitted.</li> <li>• Changes or alterations to spaces, structures and elements to be minimal except where this will strengthen and support significance.</li> <li>• All changes, alterations and repairs must retain and respect as much as possible of the significant fabric, detail, qualities and values of the element or space.</li> <li>• Adaptation and/or interpretation may be acceptable only where a significant amount of the original layout, elements and/or fabric is missing or has been substantially altered.</li> </ul>
H - High	<p>As for E with greater tolerance for adaptation, where this is in accord with the overall significance, intactness/integrity and use.</p> <p>Key objectives and actions for High significance are:</p> <ul style="list-style-type: none"> <li>• Retain all significant spaces, structures and elements in situ.</li> <li>• Removal or demolition of elements of High significance are not permitted unless allowed by another policy specific to that element.</li> <li>• Changes or alterations to elements of High significance are allowed as long as their significant values and relationships to other significant elements are retained and respected.</li> <li>• Evidence of removed significant elements should be retained in situ.</li> </ul>
M - Moderate	<p>Retain where possible by <i>preserving, restoring or reconstructing</i>. If this is not feasible, then <i>adaptation</i> is permissible. Removal is possible subject to policies in section 5.2.3 below.</p> <p>Key objectives and actions for elements of Moderate significance are:</p> <ul style="list-style-type: none"> <li>• Spaces, structures and elements may be retained, substantially adapted or removed.</li> <li>• Retention and adaptation is preferred to removal.</li> <li>• Where these structures or elements form part of, or are adjacent to a group or space of higher significance, any action must respect that higher significance.</li> </ul>
L - Little	<p>Elements of Little significance may be adapted substantially or removed.</p> <p>Key objectives and actions for elements of Low significance are:</p> <ul style="list-style-type: none"> <li>• Spaces, structures and elements may be retained, substantially adapted or removed.</li> <li>• Where these structures or elements form part of, or are adjacent to a group or space of higher significance, any action must respect that higher significance.</li> </ul>
N - Neutral	Can be retained, adapted or removed.
I - Intrusive	<p>Remove / modify to reduce adverse impacts on remaining items of significance.</p> <p>Key objectives and actions for elements deemed Intrusive are:</p> <ul style="list-style-type: none"> <li>• Intrusive structures and elements can be removed or substantially altered in order to restore key views or otherwise make a positive contribution to the significance of adjacent spaces and elements.</li> </ul>

**Policy 5.2.13**

All elements of Heathcote Hall and grounds, which contribute to its heritage significance, from Little significance to Exceptional significance, should be appropriately conserved as part of the future use and development of the site. Landscape elements of moderate, high or exceptional significance that are beyond conservation, or plantings that are senescing and dying/dead, should be propagated and replaced 'like-for-like'. In the case of significant plantings that are also potential environmental nuisance species (such as Monterey Pine), refer to Policy 5.3.37 for their replacement upon senescence.

**Policy 5.2.14**

All changes, alterations and repairs must retain and respect as much as possible of the significant fabric and values of the space, structure or element. They should be positive and supportive of the significance of the element or precinct, and the place as a whole.

**Policy 5.2.15**

All significant fabric should, wherever possible, be repaired in situ without removal of fixings. Earlier finishes such as paint, polish, etc. should not be removed unless it is necessary for the repair of the elements, or the finish has deteriorated, or been substantially lost.

**Policy 5.2.16**

All new evidence uncovered during works to the place should be recorded and added to the existing archive on the place or incorporated into a report or addendum to this Conservation Management Plan, as appropriate.

### 5.2.3 Intervention in the built fabric

Intervention in the significant fabric of the Hall will be inevitable once maintenance and adaptation works commence. Such intervention can be mitigated by following the policies below and thus ensuring reduction in the significance of the Hall is kept to a minimum. Competent architectural supervision and experienced tradespeople are an essential part of ensuring retention of significance during the change process.

Because so much original fabric remains at Heathcote Hall, albeit in poor condition, it is important that all conservation works proceed on the principle of retaining as much original fabric as possible, undertaking patch repairs rather than complete replacement, and using a policy of replacing like with like only when conservation in-situ is not possible. The aim is retention of authenticity, not a finished product that looks uniform and new.

**Policy 5.2.17**

If changes to significant fabric are unavoidable, the approach is to be one of minimal intervention: do as much as necessary and as little as possible.

**Policy 5.2.18**

Any demolition to parts of the building should be carefully undertaken with the objective of removing the minimum amount of material, and recovering as much as possible in reusable condition.

**Policy 5.2.19**

The introduction of new fabric into an existing significant element should only occur where the original element is in danger of failure and the new fabric will ensure the long-term survival of the element.

**Policy 5.2.20**

Intervention for purposes other than conservation of the fabric is to occur in areas of Little, Neutral or no significance. Refer to Table 20 for a list of significance of building elements. If new openings are necessary, for example to provide subfloor access for termite inspection and treatment, they are to be made in fabric listed as being of Moderate, Little, Neutral or lower significance. Ideally, new services should be installed where previous installations have already damaged the surviving fabric.

#### **Policy 5.2.21**

Removal of elements of Significance may only be permitted where:

- such work makes possible the recovery of aspects of greater significance
- the work helps ensure the security and viability of the place as a whole;
- there is no feasible alternative (e.g. to meet safety and/or legal requirements);
- the area, elements, fabric or other element of significance is adequately recorded and, where appropriate, interpreted; and
- a full assessment of alternative options has been undertaken to minimise adverse impacts;

#### **Policy 5.2.22**

Where intervention of significant fabric for non-conservation purposes is unavoidable, the loss of cultural significance should be minimised. Within these areas, fabric of a lower relative significance should be disturbed in preference to fabric with a higher relative value.

#### **Policy 5.2.23**

Where significant fabric is damaged, the repair of the original element should be done in preference to its replacement with new. This preserves the intactness and the significance of the place.

#### **Policy 5.2.24**

Retain worn or damaged significant fabric and reduce associated Work Health & Safety (WH&S) risk by other compatible means that complies with the requirements of WH&S legislation but that does not damage significant building fabric.

#### **Policy 5.2.25**

Protect, catalogue and store any significant materials or elements which have any likelihood of being re-used in future works. In accordance with the Burra Charter, storage is to be in a safe location on site.

#### **Policy 5.2.26**

Where later materials have replaced original, for example colorbond zincalume roofing replacing galvanised roofing, remove the later material and replace with a material as close the original as possible. All colorbond zincalume roofing should be replaced with galvanised sheeting.

### **Protection of original finishes**

The existence of original finishes is of high significance at the Hall, with the potential to reveal much information about many aspects of 19<sup>th</sup> century workmanship and materials. This includes paint finishes internally and externally, and joinery finishes. Resist any attempt to strip back to bare timber or plaster and re-finish. A thorough investigation of surface finishes needs to be undertaken before any surface treatments are removed, touched up, or re-applied. An expert on historic paint analysis and surface treatments should be engaged as early as possible. Such an expert will undertake paint scrapes on all surfaces, internally and externally, and ascertain the original surface decoration schemes. The dado paint scheme on the staircase, for example, would most likely be recommended for *preservation*, not re-painting.

#### **Policy 5.2.27**

As soon as possible, engage a historic paint surface expert to analysis and record the original and early surface decoration schemes at the Hall, both internally and externally. New colour schemes are to be based on the historically researched paint schemes

#### **Policy 5.2.28**

*Preserve* as much of the original paint finishes and surface treatments as possible in-situ. In particular investigate preservation of the original paint scheme to the main staircase.

**Policy 5.2.29**

Where repairs are required, undertake patch repairs wherever possible, replacing original materials with new ones as close to the original as possible.

**Upgrading services**

With any expanded or even existing uses, services such as electricity, water and sewerage, may require rationalisation or upgrading. This should be considered for the Hall and for the site as a whole. The preparation of a masterplan for water and waste management and electricity supply would assist in planning any future development of the site and should be undertaken when the opportunity arises.

**Policy 5.2.30**

Services can be upgraded as required, provided disturbance to significant fabric or impact on significant view-lines is minimised. (See Burra Charter Article 28.)

**Policy 5.2.31**

New services, - electrical, mechanical, communications etc., - should not be chased into significant fabric, but should be located to minimise damage to original fabric and minimise visual disturbance to the aesthetics of the spaces, internally and externally.

**Policy 5.2.32**

Adaptation to new use and adaptation of spaces and elements must allow for ongoing access and maintenance to original and significant fabric.

## 5.3 Conservation of the Grounds and Ancillary Structures

The review of the Heathcote Hall site in this study indicates that it retains many important attributes that continue to testify to its original site planning from the late 1880s and early site treatment into the Interwar period. The relatively intact house with its integral grounds components, that are either original or early, are able to demonstrate key aspects of late 19<sup>th</sup> and early 20<sup>th</sup> century culture that are of considerable value to present and future communities. On account of this cultural value, and notwithstanding that some parts of the site may be developed to some extent, the Heathcote Hall site should be conserved. The conservation of the site in accordance with its significance should be one of the key determinants for the planning and treatment of those areas of the site intended for development. In other words, the site carries such important cultural value that the conservation impetus for the site should dictate the scale, extent and nature of potential development, rather than the other way around.

**Policy 5.3.1**

Use the site significance gradings diagram, Figure 115, below, to guide the level of conservation works on the Heathcote Hall grounds.



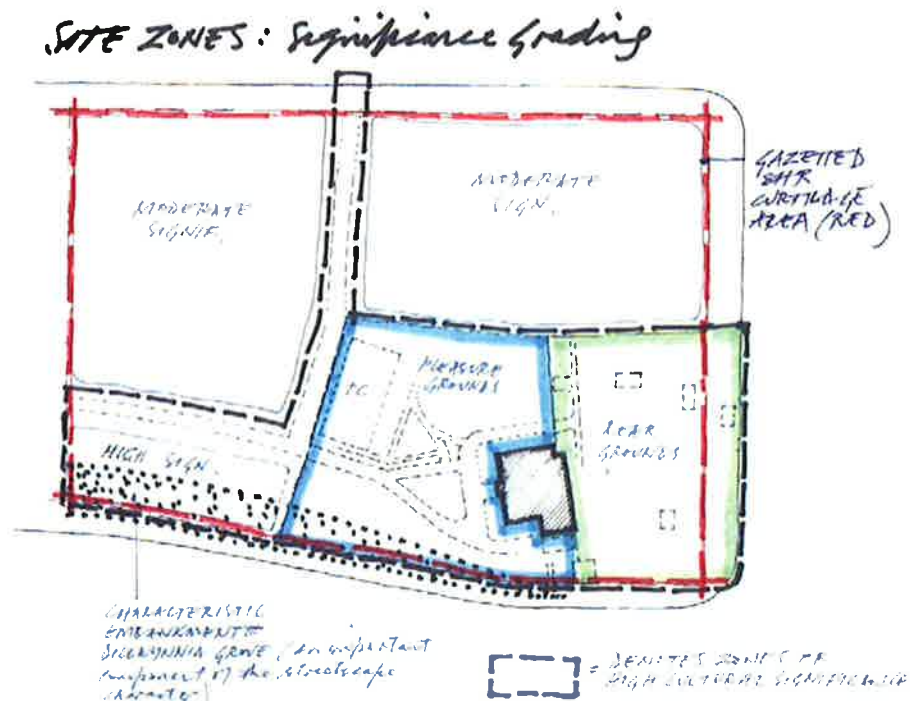


Figure 115: Site zones: Significance Gradients, n.d.

### Policy 5.3.2

On the basis of the Australia ICOMOS Burra Charter, ensure the conservation of the Heathcote Hall site, where the remaining site layout and early fabric (including vegetation, drives and views) of high cultural significance are conserved, maintained, reconstructed and interpreted.

### Policy 5.3.3

Ensure the Heathcote Hall site conservation imperatives provide a key basis in influencing any potential development on the site.

### Policy 5.3.4

Ensure the conservation of those components of the site – layout and fabric (including drives, former gates and entries, fence lines, garden bed layouts, vegetation) assessed as having high cultural value – that form the integral, immediate setting for Heathcote Hall.

## Landscape character

The landscape character of the Dillwynnia Grove frontage is strongly influenced by the long embankment and abrupt change of level between the street and the house bench. It is important that this simple topographic feature is retained and not regraded or benched or terraced in any way. It should remain as a characteristic of this southern site edge in contrast with the gentler edges to Boronia Grove and Tecoma Street.

### Policy 5.3.5

Ensure the retention of the existing (and now traditional) topographic character of the Dillwynnia Grove frontage to Heathcote Hall. The long sloping embankment and change of level between Dillwynnia Grove and the villa's elevated bench shall be retained and conserved. No benching, regrading or terracing of this land shall occur. Appropriate ground cover and low shrub planting shall be introduced and maintained that does not interrupt

direct views both ways across this embankment to the villa's western front facade and belvedere.

#### Key Views and landmark qualities of the tower

Key views to the villa and its pleasure gardens are principally centered around what remains of the original approach to the house from the west along the gently curving carriageway up to the picket fence which divided the outer grounds from the pleasure gardens. This original sequence of views along the carriageway has been largely supplanted by the approach to the house and grounds along Dillwynia Grove and from Tecoma Street.

When first constructed, the tower was visible from the railway station and the highway, being built on the highest knoll in the district. However, tree growth throughout the late twentieth century has reduced visibility of the tower considerably, making the re-claiming of distant views almost impossible. Reclaiming the dominance of the tower in the immediate neighbourhood, however, is a more feasible exercise. The key views to and from the hall and over the immediate neighbourhood are shown in Figure 116 and Figure 117.

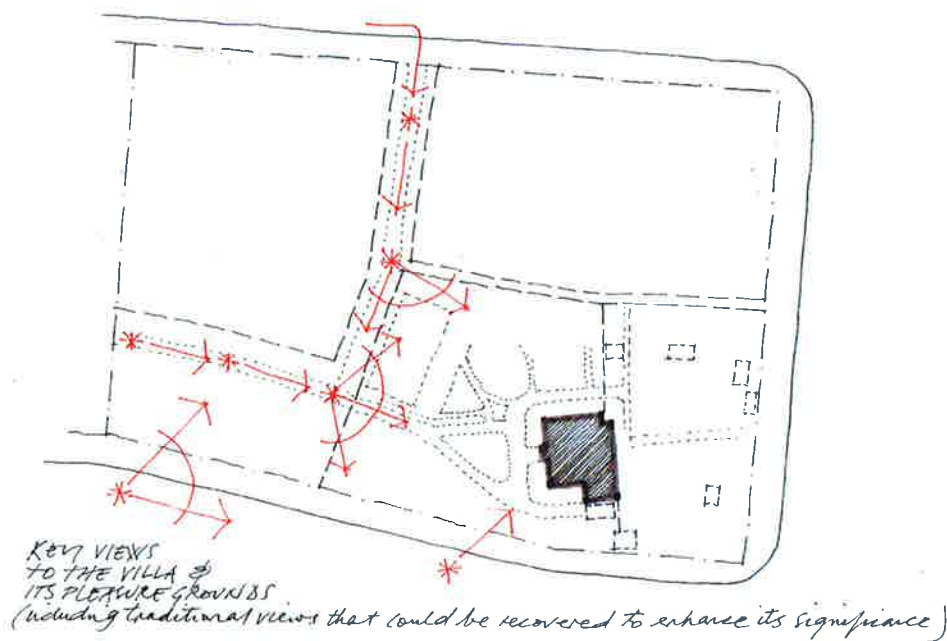


Figure 116: Key views in to the villa and its ground – including traditional views that could be recovered to enhance its significance, n.d.

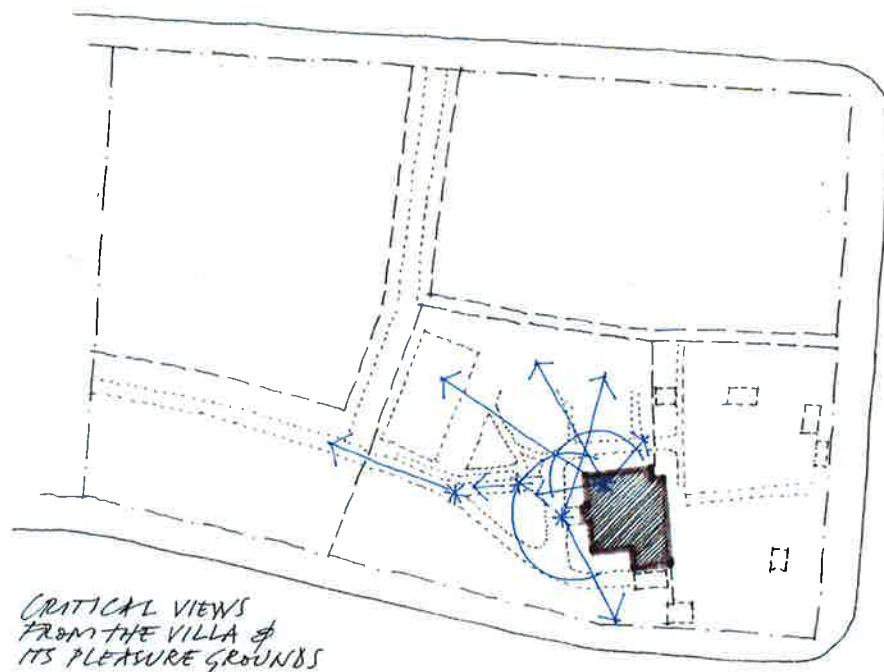


Figure 117: Critical views out from the villas and its pleasure grounds, n.d.

An important component of the original estate grounds is the western open space where there is preserved the moment the early carriage drive emerged from the retained bushland allowing climactic views of the principal elevation of Heathcote Hall to spectacular effect. It is imperative that this critical space is preserved as such in order to allow an appreciation of the mansion as intended when arriving from the west.

#### **Policy 5.3.6**

Reclaim landmark qualities of the tower in the immediate neighbourhood and within the site as indicated in Figure 116 and Figure 117. Note that will necessarily include preserving the important western space from which key views of the mansion were originally intended and are as yet capable of being recovered as part of the interpretation of the place.

#### **Policy 5.3.7**

Ensure that new and existing planting along the Dillwynnia Grove boundary be removed, structured and planned to afford glimpses of the house and tower to those approaching from the west. To be effective this also requires that the southwestern sloping ground (and forming a key part of the vital western open space) must remain topographically unaltered as well as largely open.

#### **Policy 5.3.8**

A suitably qualified horticulturist or landscape consultant, experienced on historic gardens shall prepare careful specification of the locations, types, heights and density of permitted plantings, especially trees and shrubs for this part of the site to ensure views into and out of the villa and of its belvedere tower are retained, reconstructed and conserved;

#### **Policy 5.3.9**

Removal of non-significant plantings blocking significant views shall be undertaken as a priority to reinstate and conserve these views;