

Policy 5.3.10

Replacement of significant tree plantings lining the original drive, e.g. the two Monterey pines at the site's current western boundary flanking the drive; and the grove of four trees south of the drive and just west of the villa (a turpentine, cypress, lilly pilly and Monterey pine) shall be planned and undertaken, subject to their replacement not blocking a view or views of greater significance;

Policy 5.3.11

Ensure that new and existing planting along Dillwynnia Grove is structured to afford glimpses of the house and tower when approaching from the west.

Pleasure Garden Layout – of High Significance

The immediate front grounds, referred to as the Pleasure Garden, of Heathcote Hall contain a remarkable amount of remnant layout from the original late 19th century carriage drive and pleasure grounds with much of this being defined by intact original glazed edging tiles. Although presently obscured by a large area of dumped woodchips, a review of a sequence of archival aerial photography (1943 through to the 2000s) strongly suggests that the carriage drive may remain intact down to the site's western boundary fence. Confirmation would require archaeological investigation involving the careful removal of the woodchips.

Subtle earth banking around the front of the house (and likely contemporary with it) indicates a typical landscape transition from the prominent loggias enclosing the house to the surrounding pleasure grounds. It also emphasises the immediate access layout around, and to, the house. Both this layout and the various tile-edged paths and drive sections need a detailed survey and archaeological investigation to record the extant 19th century layout presently preserved there and to provide a cogent basis for potential reconstruction in the vicinity of the house. The investigation – combining that for the carriage drive as far as it remains and the rear grounds of the house – should note any features such as edgings, drains, surface and sub-base materials, camber and alignments of layout.

Some of the present fence alignments to the north and northeast of the house also appear to interpret earlier site paddock divisions and, in so doing, convey something of the way the site functioned in earlier decades. The Interwar period tennis court bench remains intact and should be conserved in its entirety. As tennis court areas sometimes superseded earlier croquet lawns, the former bench should not be discounted as being from an even earlier phase of construction. Consideration should be given to reactivating the bench as a tennis court using a compacted gravel surface and enclosing the court with a fine mesh fence painted black.

All of this extant layout evidence should be conserved as an important and integral component of the Heathcote Hall site's intrinsic landscape character and significance. Where possible, earlier layout should be reconstructed (such as a timber picket fence - with both pedestrian and carriage gates - across the front of the pleasure grounds as shown in archival photography).

Policy 5.3.12

Ensure the conservation of the extant layout of the Heathcote Hall Pleasure Grounds with particular attention to preserving the original features at the front of the house including its carriage drive as far as it remains intact and the various components of the original pleasure grounds layout and the important early western open space from which key views of the mansion were intended. Where possible, on the basis of physical evidence, reconstruct earlier layout using traditional materials and techniques.

Policy 5.3.13

As an important part of the process of conservation of the site's layout, plan to undertake a detailed survey and archaeological investigation of the areas around the vicinity of the house (including the rear grounds, tennis court bench and former carriage drive) in order to properly map the extent of early evidence and provide a sound basis for the reconstruction of layout as well as the addition of any proposed new layout and structures as required by future uses of the place.

Policy 5.3.14

As part of the recovery of the evidence of the old carriage drive down to the western boundary, ensure this process is undertaken with particular care under the direction of an experienced archaeologist or heritage advisor.

Policy 5.3.15

Using the archival photography as a guide, reconstruct a traditional timber picket fence (painted white) to define the western edge of the pleasure grounds. In order to preserve the extant original gatepost, an offset of about a metre to the west should be used to align the new fence.

Depending on the potential new uses of Heathcote Hall, it is possible that some new layout may be required within the vicinity of the house. This should only be proposed and undertaken on the basis of the findings of a detailed recording survey and archaeological investigation of the extant layout and fabric of significance. New site interventions (including layout, materials and scale) should respect the significant components and not replace, obscure or confuse their legibility.

Policy 5.3.16

Ensure no additional layout is introduced within the immediate house grounds with the capacity to replace, obscure or confuse the legibility of the extant site's historic pleasure garden, kitchen garden and orchard layout of high significance. New layout should respect the site context and serve where practicable, to reconstruct, reinforce and enhance interpretation.

Policy 5.3.17

Retain traditional entry points to Heathcote Hall from Boronia Grove (vehicular or pedestrian), Tecoma Street (vehicular) and Dillwynnia Grove (pedestrian only).

Policy 5.3.18

Reconstruct the original carriage drive section west of the inner pleasure garden fence, based on careful archaeological investigation, monitoring and recording. As it is not feasible to reconstruct the driveway as a functioning vehicular drive (as it no longer provides through access), consider reconstructing the carriage drive as a potential landscaping/interpretation element available for pedestrian use.

Policy 5.3.19

Reconstruct the inner pleasure garden picket fence and vehicular and pedestrian gates;

Policy 5.3.20

Conserve and repair the grassed raised lawn between the pleasure garden carriage loop and the villa's loggia;

Policy 5.3.21

Reconstruct the pleasure garden carriage loop east of the picket fence line, based on careful archaeological investigation, monitoring and recording;

Policy 5.3.22

Reconstruct the estate era tennis court on its existing bench, with compacted gravel and enclosed with a fine wire mesh fence, painted black if feasible. Otherwise provide enough interpretation of the tennis court for it to be easily recognised as such.

Policy 5.3.23

Opportunities to reconstruct the kitchen garden and orchard(s) should be encouraged, based on historical evidence and records, and (lacking these) on such typical Victorian/Edwardian era garden elements; and

Policy 5.3.24

Opportunities to reconstruct lost plantings of species with precedent on the site, or surviving significant plantings that are senescing, dying or dead should be encouraged and staged by early propagation and planned succession planting.

Elements of High Significance

Within the Heathcote Hall grounds there are various landscape elements (artefacts, structures and vegetation) of high cultural significance that should be conserved. Individual components are discussed below.

Glazed edging tiles & Carriage drive red gravel

The extant glazed edging tiles (mainly at the front of the house) are likely to be of 19th century origin and appear in the earliest site photography (tentatively from about 1900 but more likely to be from the 1880s or 1890s). There are tiles that remain intact in the original ground positions (indicating the original layout) and tiles that have been displaced but nevertheless remain on site. The latter could be used for the restoration of site layout based on site archaeology. All of the remaining tiles are important and should be conserved on site – under no circumstances should any loose tiles be removed from the site. Loose tiles should be kept in a secure place to avoid theft while the site is unoccupied.

The stockpile of loose red gravel used to surface the carriage drive constitutes significant fabric and is useful in the future maintenance or reinstatement of the former drive. All such gravel on site should be conserved for future practical use.

Policy 5.3.25

Ensure the conservation of all of the remaining glazed edging tiles at the Heathcote Hall site with those currently displaced from their original positions used to restore known early layout based on archaeological investigations.

Policy 5.3.26

Ensure the stockpile of loose glazed edging tiles (currently stored in wheelbarrow and on ground) is stored securely to avoid theft while site is unoccupied. Also retain and conserve the stockpile of red carriage drive for exclusive future uses relating to the former carriage drive at the Heathcote Hall site.

Policy 5.3.27

Investigate original bed and path layout and plan its reconstruction, based on careful archaeological investigation, monitoring and recording and documentary evidence.

Hardwood gatepost

At the south-western corner of the tennis court the old hardwood gatepost (together with its rusted hardware) is a rare surviving component of evidence of the early Heathcote Hall site – especially so when it can be readily related to the 1915 photograph of context within the former picket fence layout. Not only should this important component of physical evidence be retained in situ and conserved, it should form a basis on which to reconstruct the timber picket fence line (refer to Layout above) indicating the position of the former pedestrian gate into the Heathcote Hall pleasure grounds.

Policy 5.3.28

Ensure the conservation of the extant hardwood gatepost (including its integral remnant hardware) at the corner of the tennis court.

Fences

Almost all of the current site fences are from relatively recent decades (post 1970s) and are regarded as being of only low significance. In some cases, however, the recent fences continue the alignment of an earlier fence as evident in archival photography. Those earlier fence alignments include that addressing Boronia Grove in the north-eastern half of the site, that extending south from the Boronia Grove entry to the northern end of the former tennis court

area and the former fence line (the former picket fence) extending from the latter alignment across the front of the pleasure grounds. Although difficult to confirm through archival evidence, it is likely that a fence line (in line with the eastern elevation of the house) extended to the north and south from the house to separate the pleasure grounds from the more utilitarian spaces in the rear grounds. Some evidence was located near the north-eastern corner of the house of an earlier fence that may have fulfilled such a role.

Additionally, it is also likely that earlier fences extended across the Tecoma Street and Dillwynnia Grove frontages at least from the mid-20th century. An internal east-west fence also ran from just north of the end of the tennis court area at least as early as the Interwar period providing a division between the pleasure grounds and rear grounds with the paddock to the north.

With the possibility of new site development it is accepted that new fences would be installed to each of the three street frontages. These should be of a discrete kind that engage compellingly with the character of the site as a semi-rural site and not dominate the street address. Either a traditional timber fence type or a light, open contemporary metal design of a recessive colour may be appropriate. It would also be highly desirable for additional internal fences, or some other form of site division, to be installed to interpret the former fence alignment from off Boronia Grove as well as the east-west fence line from just north of the tennis court area. A reconstructed timber picket fence should also be installed along its former alignment.

Closer to the house, and along the southern half of Tecoma Street and the south-eastern section of Dillwynnia Grove, reconstructed fences should reflect traditional late 19th or early 20th century designs – timber paling types.

Gates

Two gates of note remain:

- 1 The vehicular gate to the east off Tecoma Street with its distinctive double-gabled pier caps, attached curving brick walling (using some recycled bricks, possibly from an earlier structure) and timber gate leaves and
- 2 The pedestrian access to the south of the house with its curious two sets of rendered piers and gate of decorative iron although now rusted and in disrepair. Its design appears to be of a 'homemade' character. Both these gates are of moderate significance where their retention is discretionary. It is recommended that the current gateway fabric to these two entries is recorded, and the fabric eventually replaced with traditional timber gates to match the reconstruction of traditional timber fences around the house.

Policy 5.3.29

Ensure earlier fence alignments assessed as being of high significance are either retained or interpreted in order to retain a sense of how the Heathcote Hall landscape functioned in its late 19th and early 20th century phases.

Policy 5.3.30

New fencing may be introduced in conjunction with new development as long as it is appropriate and respectful of the site context of a major 1880s building and its immediate curtilage. Any new fencing around, and within, the Heathcote Hall grounds must be based on historically appropriate types, preferably through using archival images to justify forms, heights and materials. As a guide, a tall (about 1800mm high) lapped (but not capped) timber paling type would be appropriate around the rear/service grounds while a lower (1200mm high) timber picket fence (painted white) is known to have enclosed the front pleasure grounds. A simple timber canted top rail fence (to 1200) around the remaining site boundary would be appropriate.

Policy 5.3.31

Ensure designs for new perimeter and grounds fencing and gates in proximity to the house are of traditional types – height, materials, profiles – and appropriate to the relevant function. Existing fabric at the Tecoma Street and Dillwynnia Grove entries may be replaced with these reconstructed traditional types. Hedges behind fences are not considered

appropriate, or permitted unless there is a clear precedent such as the *Tecomaria capensis* hedge around the rear grounds (Tecoma Street and Dillwynnia Grove).

Site Vegetation

Heathcote Hall's site vegetation comprises remnant locally indigenous vegetation, planted vegetation of various periods throughout its 120-year old history and opportunistic vegetation comprising both indigenous and exotic species.

Locally Indigenous Species

The broader historical context of the Heathcote Hall site is that it was part of an area of (generally) Ironbark-Turpentine Forest though apparently with some components of sandstone-influenced flora. Despite the urbanisation of the Heathcote area since the mid-20th century, many representatives of the earlier vegetation persist. Within the Heathcote Hall site these include some mature examples of Turpentine (*Syncarpia glomulifera*) and Sydney Blue Gum (*Eucalyptus saligna*). More extensive areas of Ironbark-Turpentine Forest remain within the nearby Royal National Park so attempting to retain a large representative sample of this vegetation community at Heathcote Hall is probably neither viable nor necessary. However those representatives of the earlier vegetation community indicated as being of high significance include some old trees of impressive stature that appear to be already mature in the 1943 aerial photography. They make an important contribution to the site and should be conserved.

Policy 5.3.32

Ensure the conservation of those representative components of the earlier site vegetation assessed as having high significance.

Policy 5.3.33

Where older indigenous forest trees are retained, they should be assessed and monitored by an experienced arborist to ensure they remain in good health and safe. Should older indigenous forest trees decline and need removal, they should be propagated and planned succession planting occur prior to their removal. Fencing off areas to encourage natural regeneration may be appropriate in some areas.

Plantings

Although there are many plantings within the site, only a few have been assessed as having exceptional cultural significance. These include the English Oak (*Quercus robur*), three *Camellia japonica* cultivars and the front Date Palm (*Phoenix dactylifera*) – all of which appear to be very early introductions to Heathcote Hall.

In this case conservation entails the retention of original material as long as possible (even when entering senescence) and, where removal is eventually necessary for safety reasons, each plant should be replaced by another propagated off the parent and in a position as near as possible to the original. Proper conservation also entails removing any extraneous materials or opportunistic species from the proximity of older plantings and generally treating the adjacent grounds in a way that enhances the ongoing viability of the plant material. At no time should building materials or structures be propped against trees or material, vehicles or structures be stored or left under tree canopies that have the capacity to compact soil or fill around trunks and cause rot or pathogenic damage.

Some of the plantings of exceptional significance require urgent horticultural management in order to enhance the viability and conservation of the plants. The first is the English Oak that has recently lost the southern half of its once extensive canopy. Even sustaining this loss, the oak remains an impressive mature tree and its continued viability should be ensured. Its scale and stature provides an appropriate counterbalance to the massing of the house. An experienced arborist should be commissioned to undertake necessary repairs to the tree and continue to monitor its subsequent performance and recommended actions to improve its health, condition and longevity.

All three of the *Camellia japonica* cultivars are currently assailed by vigorous opportunistic species – either Broad-leafed Privet (*Ligustrum lucidum*) or Native Daphne (*Pittosporum*

undulatum). In each case the rampant opportunistic species will need to be very carefully removed without impacting on the continued viability of the Camellias. Only an experienced arborist should be engaged to undertake this work.

Throughout the grounds immediately around the house are many desirable and useful plantings but these are not necessarily obvious at first on account of the overgrown nature of the place. There is a proper process for the restoration of the grounds that entails, firstly, the careful removal of undesirable weedy species then, secondly recording what is left by way of a more detailed grounds survey. This survey would then indicate the remaining plantings to be retained and form the basis of a restoration/ reconstruction plan for the pleasure grounds. It is essential that a person with a sound knowledge of period plant species is on hand to oversee the removal of the weedy species to ensure that no desirable plantings are inadvertently removed.

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Policy 5.3.34

Ensure the conservation of all cultural vegetation of exceptional and high significance.

Policy 5.3.35

A suitably qualified and experienced horticulturist with experience in historic gardens shall:

- a undertake a detailed grounds survey to identify all significant and contributory plant material, including 'nuisance species' or potential and actual environmental weeds;
- b undertake training of all grounds maintenance staff to ensure they can recognise noxious or environmental weeds as seedlings and remove these, while retaining any significant and contributory plants;
- c recommend and take actions to improve the health, condition and longevity of the significant English oak tree, Canary Island palm and three Camellia japonica cultivars on site;
- d Organise the propagation of the significant English oak, growing on and planting of a replacement oak in a nearby location outside the existing tree's shade, within the next five years;
- e Organise the propagation of each cultivar of each camellia, raising of more specimens of each and planting more to line the driveway within the next five years to ensure continuity of these cultivars on site and in this particular location;
- f Organise the propagation of all significant and contributory plants on or off site, planned succession and enrichment plantings of these species on the site in appropriate seasons before such plantings age, senesce or die, to ensure their continuity on site and the gradual replacement of weedy species with desirable species;
- g Ensure the sloping lawn between the carriage loop and villa loggia is appropriately cared for; and
- h prescribe and monitor the implementation of good horticultural maintenance, mulching and watering and weeding and pruning to ensure that existing and new plantings survive and thrive.

Policy 5.3.36

Ensure arboricultural advice (by an arborist with demonstrated experience in the conservation of sites of high cultural significance) to carry out short-term remedial actions with a view to enhancing the long-term viability and conservation of the English Oak and the three old Camellias.

Policy 5.3.37

For plantings of exceptional and high cultural significance, retain the plantings as long as possible and, where removal is eventually necessary for safety reasons, each plant should be replaced by another propagated off the parent and in a position as near as possible to the original. In some cases, significant plantings involve species with potential nuisance qualities such as Monterey Pine that may have unwanted consequences for the edges of nearby Royal National Park. In these cases, replacing dead and dying trees with similar (look-a-like) species (e.g. *Pinus nigra* in place of *Pinus radiata*) that are known to be of little environmental threat would be preferable.

Policy 5.3.38

The immediate grounds of Heathcote Hall contain many plant species that are entirely appropriate for an 1880s house and could be readily and conveniently incorporated into a restoration/reconstruction scheme of the pleasure grounds. It is important to ensure that the immediate grounds are not 'cleaned up' to the extent that valuable plant species are lost. A person with a sound knowledge of period plant species should be on site to direct any 'cleaning up' of the grounds.

Elsewhere desirable garden plants – Velvet Groundsel (*Roldana petasitis*), *Salvia* cv., *Canna indica*, Shell Ginger (*Hedychium gardnerianum*) - have spread to various parts of the site. Discretion should be used in dealing with these plants as they could either be left *in situ* or usefully relocated into bedding areas as part of a restoration/reconstruction scheme for the Heathcote Hall pleasure grounds.

At other locations within the grounds there remain clumps of species such as *Neoregelia* cv., *Kalanchoe* sp., *Philodendron*, *Canna indica* and *Salvia* cv. These are also useful species for a pleasure grounds restoration/reconstruction scheme and should not be removed from the site.

Policy 5.3.39

As part of the review of grounds plantings for reuse in a restoration/reconstruction scheme, ensure the many existing plantings are carefully considered and not indiscriminately removed from the site. Plan for staged succession planting by timely propagation and (re-planting) of all significant and contributory plants in the grounds.

Cape Honeysuckle (*Tecomaria capensis*) features in several parts of the site though has now become overgrown and requires horticultural attention to encourage it form lower hedging again. In some cases the plants could be left as they are to reinforce the character of an old garden while elsewhere the plantings should be cut back. The same issues apply to areas of Common Honeysuckle (*Lonicera japonica*) and Skyflower (*Duranta repens*).

Policy 5.3.40

Ensure the retention and appropriate regular pruning and control of more rampant species at the Heathcote Hall site such as Cape Honeysuckle (*Tecomaria capensis*), Common Honeysuckle (*Lonicera japonica*) and Skyflower (*Duranta repens*) while managing them horticulturally in places, where required, to improve access, open significant views and reduce damage to adjacent species. Appropriate heights for the maintenance of existing hedges will vary depending on the site context: those near taller fences should be maintained to a similar height as the fence while those elsewhere or potentially affecting important view lines should be maintained to a lower height (eg 1200 to 1500mm).

Tree species

Within the Heathcote Hall site there is a mixture of retained locally indigenous tree species and introduced tree species that, collectively, contribute to the immediate setting of Heathcote Hall. Some of these trees have been assessed as having high cultural significance. Together with the extant layout (driveways, pleasure grounds paths, tennis court area, old fence alignments) and fabric (glazed edging tiles and former gate post), the trees of high significance constitute an integral part of the highly significant site setting of Heathcote Hall and should be conserved.

Policy 5.3.41

Ensure those trees of high and exceptional significance within the site are retained and conserved.

Opportunistic Species

Throughout the Heathcote Hall site there are various plant species with a reputation as environmental nuisances. These include Broad-leafed Privet (*Ligustrum lucidum*), Native Daphne (*Pittosporum undulatum*), Small-leafed Privet (*Ligustrum sinense*), Mickey Mouse Plant (*Ochna serrulata*), *Cassia* sp., and various weedy herbs and grasses. These species should be removed from the site altogether.

Policy 5.3.42

Under the supervision of an experienced, qualified horticulturalist ensure the careful, concerted and specifically targeted removal of acknowledged nuisance plant species within the Heathcote Hall grounds. Cultural plantings of acknowledged nuisance species must be managed to prevent them spreading beyond their intended locations on site (including ensuring hedges are pruned regularly). Any seedlings of nuisance species must be removed as soon as possible on recognition.

Vegetation Maintenance

It is likely that the Heathcote Hall site would have had even more plantings of ornamental species and through attrition over time they have been lost. Without ongoing maintenance further new plantings will likely suffer the same fate.

One of the most important components of grounds maintenance is the regular checking for potential nuisance plant species that have the propensity to compete with and displace desirable species. Having noted, through regular inspections, that there is a need for action to deal with invasive and aggressive species, the next stage is to determine the appropriate action and plan to carry it out promptly. This will always be on the basis of respecting the assessed cultural significance of the site. The indiscriminate use of poisons is not appropriate at Heathcote Hall. In some contexts the use of herbicidal sprays may be warranted but this should be approached with great care and discrimination.

Policy 5.3.43

As part of a grounds maintenance plan, ensure a regular six-monthly program of site inspections by a qualified horticulturist with experience in historic gardens with a view to noting undesirable incursions of weedy species are promptly removed before they become established. Ensure appropriate pruning of hedge and other species to conserve and reinstate significant views into, out of and within the site.

Policy 5.3.44

Do not use herbicidal sprays in a blanket application within the site. Where they are used, the application should only be limited, very selective and carefully focussed on target plants while avoiding identified desirable species.

Restoration and reconstruction of the Heathcote Hall Pleasure Grounds

Given the remarkably intact 1880s house dominates its immediate setting and there remain various intact landscape elements around the house, it follows that the immediate grounds should be restored and reconstructed, as appropriate, to reflect the prevailing late 19th century character of the place. A modern landscape scheme around the house would not be appropriate as this would detract from the place's high cultural significance.

As the house will require a detailed and approved schedule of conservation actions so the immediate grounds will require a detailed and approved restoration/reconstruction plan where paths, edgings, features (tennis court, lawns, seating areas, garden bedding, fencing to reinforce functional areas, gates, possible chicken sheds etc.) and plantings are outlined. This should be based on the results of the detailed fabric survey and archaeological investigation and include a schedule of proposed plant species. The latter should be based on appropriate period nursery catalogues though with consideration of the need to avoid potentially weedy species given the proximity of the site to Royal National Park.

Policy 5.3.45

Ensure an appropriate restoration/reconstruction scheme for the pleasure grounds at Heathcote Hall based on physical and archival evidence incorporating as many as possible of the existing plant species where these are consistent with a landscape of the late 19th and early 20th century.

Policy 5.3.46

Ensure an appropriate maintenance and monitoring program, including six-monthly inspections, staged propagation, (re)planting and bolstering of significant and contributory plantings on site, pruning etc;

Policy 5.3.47

Monitor the health and condition of all significant and contributory plants every six months by inspection and appropriate recommendations to grounds staff;

Policy 5.3.48

Make annual reports on the progress of the garden and plantings to the Heritage Council of NSW. Copies of these reports shall also be sent to Sutherland Shire Council.

Ancillary Structures

A number of ancillary buildings and structures have appeared in the grounds over the last century, as indicated on the site survey, Figure 118.

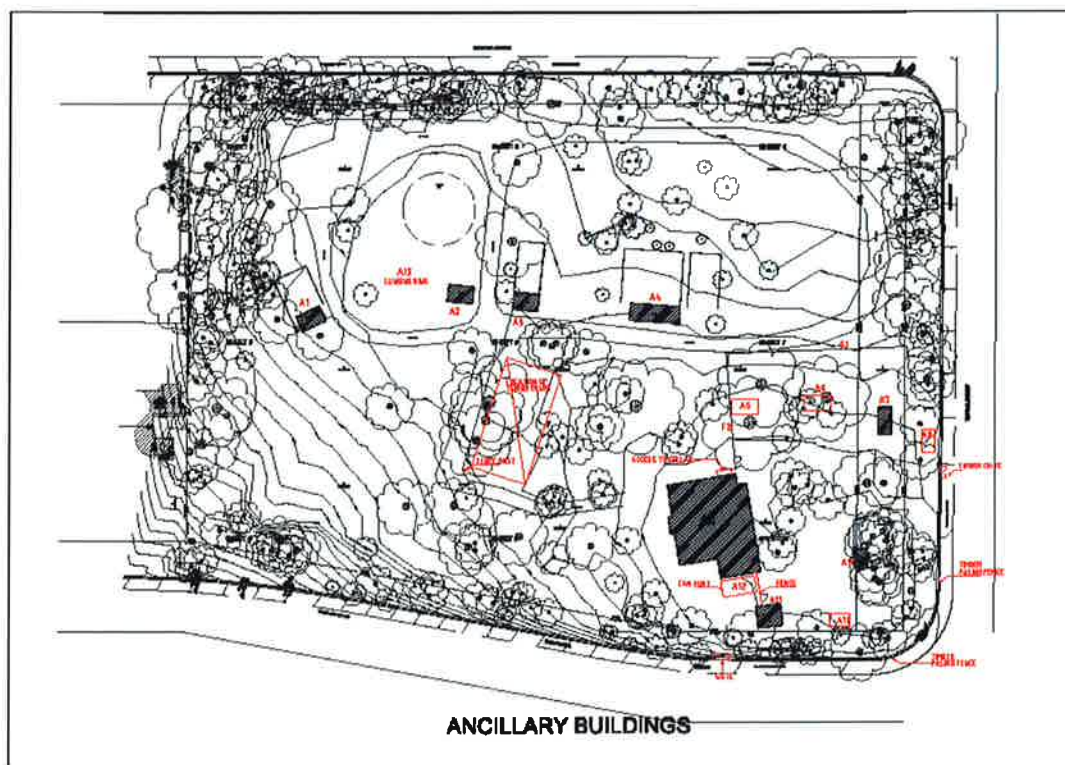


Figure 118: Site survey showing ancillary buildings and fences, n.d.

The following Table 21, lists the ancillary structures, their significance and conservation actions related to this significance. The policies list these conservation actions in more detail.

Table 21: Ancillary buildings – significance and resulting conservation treatment

Building No.	Description	Significance	Action
A1	Corrugated walled and roofed shed associated with horse stables. Shown in far left of image.	Neutral /Intrusive	Retain, adapt or remove
A2	Corrugated walled and roofed shed associated with horse stables. Fallen tree has damaged roof.	Neutral/ Intrusive	Retain, adapt or remove
A3	Corrugated walled and roofed shed associated with horse stables	Neutral / Intrusive	Retain, adapt or remove
A4	Corrugated walled and roofed horse stables with attached brood stalls.	Neutral / Intrusive	Retain, adapt or remove
A5	Corrugated iron and flat sheet W.C. Currently the only functioning W.C. on the property. According to Ramon Farrelly, it has not been moved from this location for the duration of the Farrelly's residence.	High	Investigate further. Preserve or reconstruct.
A6	Hen house, pig pen.	Intrusive (removed 2017)	Remove
A7	Garden shed. Appears to have been constructed in past 40 years. Needs further investigation	Moderate	Retain, adapt or remove
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	Remove overgrowth and investigate further.
A9	Corrugated iron walled and roofed shed built by Maxine Farrelly	Intrusive	Remove
A10	Wire-netted enclosure	Intrusive	Remove
A11	Laundry. Contains a copper. According to Ramon Farrelly, this structure was in existence when their family moved to the property, and was where his mother did the laundry.	Moderate	Investigate further. Copper could have been moved from main house laundry
A12	Carport. Built by Maxine Farrelly in past 20 years. Purlins are timber and appear to be salvaged from elsewhere.	Intrusive (removed 2017)	Remove
A13	Lunging ring, c 1970s.	Neutral	Retain, adapt or remove
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	Investigate further with a view to reconstructing, preserving, adapting and interpreting the system.

Policy 5.3.49

The ancillary structures of *Intrusive* significance date from the Farrelly occupation, and are related to late 20th century domestic functions. They are designated as intrusive as they are located within the rear kitchen garden and detract from the potential to interpret and reconstruct the earlier, more significant, periods of occupancy of the house. These should be removed.

Policy 5.3.50

The ancillary structures of *neutral/ Intrusive* significance date from the Farrelly occupation of the House and mainly relate to the horse stabling activities of the 1970s through to 2000. These structures are of neutral to intrusive significance, as they are not directly related to the development of the house or its occupants, and can be retained, adapted or removed.

Policy 5.3.51

Investigate further the two buildings marked of *moderate* significance, the laundry and rear garden shed, after the buildings have been cleared internally and surrounding overgrowth reduced. The laundry has the potential to date from the early 20th century during the Hall's function as a guest house, and the laundry copper could also date from this period. The rear garden shed could contain fragments of original building material used to construct the coach house which was located along the Tecoma Street boundary.

Policy 5.3.52

The garden shed marked *potentially high* significance also needs further investigation once the overgrowth has been removed. It is located very close to the original location of the original coach house for the Hall and may have been constructed using remnant materials from the coach house.

Policy 5.3.53

The water supply system has a *high* significance because of its potential to reveal information related to the technical functioning of 19th century water supply systems. The system was an integral part of the plans drawn by Rowe and Green which show the location of the two water tanks on the rear roofs and the piped drainage system below ground.

5.4 Conservation outside the SHR Curtilage

Because Heathcote Hall is integrally related to the suburb of Heathcote and to the immediate sub-division of Heathcote Hall Estate, policies to guide development outside the SHR boundary are deemed appropriate. The responsibility for implementing these policies will need to be assessed by Sutherland Shire Council, and are not necessarily the responsibility of the owner of Heathcote Hall. The best way to achieve protection of items of significance relating to Heathcote Hall, but outside the boundary of the SHR listing for Heathcote Hall, may be to establish a Conservation Area within the Sutherland Shire LEP. Such a Conservation Area should be established in consultation with the NSW Heritage Council.

Policy 5.4.1

Investigate the creation of a Conservation Area within the Sutherland Shire Council LEP and DCP to encompass the extent of the original 1880s estate, now consisting of the inter-war housing estate and the Heathcote Hall site. Such a Conservation Area would recognise Heathcote Hall as the major focus of the area, as well as the significance of the inter-war housing sub-division and its associated street plantings, original cottages and social values.

The Conservation Area would include elements related to the original 1880s estate and to the carriage drive which linked Heathcote Hall with the railway station and the highway. The carriage drive was effectively cut off when the 1927 Heathcote Hall subdivision was established, but continued to be used until the first residential blocks to the west of the site were constructed over the top of the former drive in the mid 1950s¹⁷⁴. Elements of significance outside the Heathcote Hall site are shown in Figure 119.

¹⁷⁴ Barbara Mason bought her block at 29 Dillwynnia Grove in 1954 and she and her husband, Barry, constructed their family home there in 1958. Barbara, a celebrated potter, still resides at 29 Dillwynnia Grove. *Phone conversation with Anne Warr, 7 February 2017.*

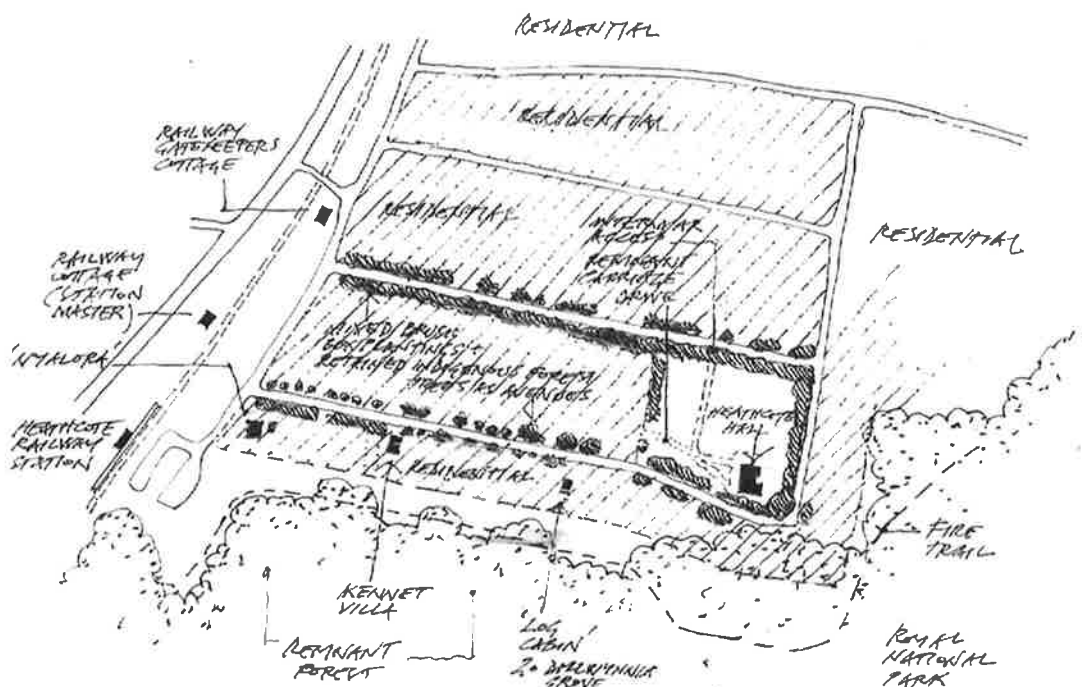


Figure 119: Extant elements from 1880s Estate, n.d.

Reconstructing the original carriage drive and its approach to the Hall from the station by way of retained Ironbark-Turpentine forest until reaching the cleared space immediately to the west of the Heathcote Hall pleasure grounds, is almost impossible now, given the 20th century subdivision of land and new street tree plantings. Archival material relevant to Heathcote Hall shows that the overall surrounding setting has substantially changed, principally with the urbanisation of the land between the site and the Heathcote railway from the mid-20th century when the general site entry came from off Boronia Grove and the forest was bypassed. In a sense however, the enclosing Brush Box avenues and retained forest trees along Boronia and Dillwynnia Groves, function as arrival sequence substitutes for the former forest that enclosed the original carriage drive route. The trees enclosing these two roads (as *de facto* traditional arrival forest) are therefore important as part of the setting (from the mid-20th century onwards) for Heathcote Hall and should be conserved.

The following policies are intended for use by Sutherland Shire Council in an LEP and/or DCP, with the intention of realistically conserving and reconstructing the prominence of Heathcote Hall as a focal point in the surrounding Heathcote Hall sub-division.

Policy 5.4.2

Conserve the supremacy/ command of Heathcote Hall as the villa located on the district's highest point. Limit building heights on all new buildings in the suburb of Heathcote to ensure its retention.

Policy 5.4.3

The relationship of Heathcote Hall's belvedere tower and western front facade to Dillwynnia Grove and Heathcote Railway Station should be conserved and where practicable recovered and reconstructed and managed actively to increase and retain its legibility;

Policy 5.4.4

Views of Heathcote Hall's belvedere tower from the railway and highway should be, where practicable, reconstructed and managed by periodic tree pruning or removals;

Policy 5.4.5

Interpret original and early estate drives, entry gates, street tree avenues, estate and driveway plantings west of Heathcote Hall villa and north-west and south-west of it, where these do not impinge on or obstruct significant views into, out of or within the estate of greater significance.

Policy 5.4.6

Original and early estate gates and entry points shall be conserved, reconstructed and interpreted, where practicable.

Policy 5.4.7

Both the brush box avenues and enclosing indigenous trees and Canary Island palms along Boronia Grove and Dillwynia make a substantial contribution to the current setting of Heathcote Hall and should be conserved.

Policy 5.4.8

Replanting or new street trees on surrounding streets should reflect the original 1920s species, including brush box, WA red flowering gums, Illawarra flame trees, New Zealand Christmas bush (*Metrosideros excelsa*), jacarandas, silky oaks and palms.

Policy 5.4.9

Significant early mature estate trees, exotic or native, surviving across subdivided lots of the former estate shall be assessed for their health, condition and longevity, appropriately locally heritage listed on Sutherland LEP heritage schedule and actively managed, i.e. propagated and replaced, 'like-for-like', when they fail and die.

5.5 Archaeology

5.5.1 Site Archaeology

The recommendations and policies for site archaeology, detailed below, have been prepared by Casey & Lowe Pty Ltd, Archaeology and Heritage Consultants, and included in full in the Appendices to this CMP.

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

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

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

Policy 5.5.1

The proposed design indicates the likelihood that archaeological remains of State and local heritage significance may be impacted during construction works. As the proposed works are within the curtilage of a SHR-listed site, a S60 application should be made and approval for the works should take into account the results of this Archaeological Assessment report and its recommendations.

Policy 5.5.2

The applicant must ensure that the nominated Excavation Director takes adequate steps to record in detail relics, structures and features discovered on the site during the archaeological works in accordance with current best practice. This work must be undertaken in accordance with the NSW Heritage Office guidelines, 'How to Prepare Archival Records of Heritage Items' (1998) and 'Guidelines for Photographic Recording of Heritage Items' (2006).

No excavation or ground disturbance of the site can be undertaken prior to the issuing of a S60 approval for the works. An Archaeological Research Design report will need to be written by a qualified archaeologist to accompany the S60 application for the proposed works.

Policy 5.5.3

A copy of this report should be sent to the Heritage Division, Office of Environment and Heritage as part of the S60 application.

Policy 5.5.4

If works in the vicinity of the carriage drive on the western side of the site are to involve below-ground impacts, archaeological testing will need to be undertaken in targeted locations to determine if below ground archaeological remains of the carriage drive survive. Archaeological remains of the drive will need to be archaeologically recorded prior to conservation or salvage of the remains, dependant on the results of the testing programme.

Policy 5.5.5

The archaeologist should monitor or periodically inspect excavation works in the areas assessed as having high to moderate potential for remains, such as around the house and in the areas where structures such as the coach house were located.

Policy 5.5.6

The archaeologist should supervise exposure of the garden elements around the house such as the carriage loop and pathways.

Policy 5.5.7

An archaeologist should remain on call during excavation works at the site to respond to any unexpected finds.

Policy 5.5.8

A report presenting the results of the archaeological testing and monitoring program will be a condition of consent and will need to be prepared at the end of the archaeological testing/monitoring. If significant artefacts are recovered during the project, then these will need to be cleaned, labelled, bagged and catalogued according to the conditions of consent. The client will need to provide storage for these artefacts in perpetuity.

5.5.2 Aboriginal Archaeology

An Aboriginal archaeological assessment for Heathcote Hall was undertaken in February 2017 by Cultural Resources Management. The report was written by Erin Mein, Archaeologist for Cultural Resources Management. The site inspection was undertaken by Erin Mein and the report was reviewed and edited by Wendy Thorp, Principal of Cultural Resources Management. The full report is included in the Appendices to this CMP.

The objectives of the Aboriginal archaeological assessment were to:

- provide an informed evaluation of this aspect of cultural heritage
- provide information that is specific to the local Aboriginal community
- identify the potential for physical evidence to be preserved within the project area

- define the means of establishing Aboriginal cultural heritage values and integrating the process and its outcomes with conservation objectives and management of future development which may have impacts on those values

The Assessment concluded that:

'The issues raised by the assessment of impacts need to be resolved to enable appropriate and timely management of Aboriginal cultural heritage. Specifically work is required to address the issues of the impacts of historic period development, archaeological preservation, and the nature of any intact archaeological profile. The processes required to achieve these outcomes will entail consultation with the Aboriginal community and their evaluation of the Aboriginal cultural heritage values of the place' (Aboriginal Archaeological Assessment, CRM 2017: 57).

The Assessment recommended the following policies:

Policy 5.5.9

That a programme of test excavation be undertaken on the site to specifically address the issues identified of integrity and scope. The test excavation programme should be undertaken before any other works commence on site.

Policy 5.5.10

Commence the consultation process with Aboriginal stakeholders in accordance with the OEH's (2010) "Aboriginal Cultural Heritage Consultation Guidelines for Proponents". This will result in a list of Registered Aboriginal Parties (RAPs) who are to be consulted at all stages in the process.

Policy 5.5.11

Provide the RAPs with the Due Diligence Assessment and a methodology for the test excavation. This methodology must be developed in accordance with the OEH's (2010) "Code of Practice for the Archaeological Investigation of Aboriginal Objects in NSW" in order to proceed with the test excavation without an AHIP. The RAP's are allowed twenty-eight days to review this methodology and provide comments, recommendations and feedback.

Policy 5.5.12

Proceed to the test excavation; the results to inform the evaluation of Aboriginal archaeological potential and cultural heritage values and specifically the potential for harm to occur with respect to Aboriginal objects and cultural heritage values through the impacts described in this section.

Policy 5.5.13

Determine whether those impacts may be managed to avoid or minimise harm to Aboriginal cultural heritage.

Policy 5.5.14

If significant deposits are identified, an AHIP is likely to be required to undertake salvage excavations prior to the commencement of development work. If this is the case the evidence recovered from the test excavation should be documented and presented in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This report accompanies the application for the AHIP.

Policy 5.5.15

If the testing programme identifies isolated objects with a low value of scientific significance, then consultation is still required with the Aboriginal community to determine an appropriate form of ongoing management. An AHIP may be required to disturb those sites but further archaeological work might not be required; the application will require the ACHAR to accompany it

Policy 5.5.16

If the testing programme finds no Aboriginal objects, or that harm to identified objects or places may be avoided, the programme requires to be documented in the ACHAR which is provided to the OEH and Aboriginal Heritage Information Management System.

Development could proceed with the provision that the identification of any archaeological evidence requires work to stop in that area, protection is given to the object and consultation is undertaken with the OEH and stakeholders.

5.6 Managing Change

Heathcote Hall has remained virtually unchanged since its construction in 1887. The last major change to the site occurred in 1927 when the large estate was subdivided and the house grounds reduced to its current 4 acre curtilage. During the Farrelly occupation through the second half of the 20th century, changes to the grounds and house were of minimal impact, although deterioration of the grounds and fabric occurred. Heathcote Hall now stands at another point of major change, and it's important that future changes to this place of state significance are managed in an orderly and methodical way that ensures retention of its cultural significance.

The following policies are provided as a means of ensuring that future changes are undertaken carefully and with appropriate professional guidance. The policies are organised under the following section sub-headings:

- Planning for change
- Changes to the site
- Changes to the Hall

Planning for change

As outlined in section 4.2.3, Future Use Constraints, any major development of the site needs to ensure that a maintenance plan outlining the required catch-up maintenance and cyclic maintenance for a 35 year period has been prepared, as well as a Financial Plan outlining how the future maintenance needs, as outlined in the Maintenance Plan, will be ensured.

Policy 5.6.1

Ensure that a maintenance plan is prepared for Heathcote Hall and grounds that takes into account catch-up maintenance and on-going cyclic maintenance to cover a 35-year period.

Policy 5.6.2

Any Development Application for major development of the site should include a financial statement that shows how the future maintenance needs of Heathcote Hall and grounds will be financially ensured.

Policy 5.6.3

Any Development Application for changes to the site needs to be accompanied by a Statement of Heritage Impact, undertaken in accordance with NSW Heritage Division Guidelines.

Policy 5.6.4

Proposed changes to use or fabric and/or development of any part of the site should always be considered as part of a co-ordinated and documented plan for the whole.

Policy 5.6.5

Relevant and experienced conservation advice and practitioners must be used to assist the development of work proposals for the site, for assessment and works programs for the residence, grounds and archaeological remains and for carrying out conservation and related works on significant elements and fabric.

Changes to the site

If the Hall and its curtilage are to remain as the focus of any future development, then a means for providing funds to enable to retention, conservation and maintenance of the house and grounds needs to be found. Section 4.3.3 identified a preliminary estimate for conservation works to Heathcote Hall at approximately \$2 million in 2008. Given that some sort of development of the site will need to occur in order to secure funds to undertake maintenance of the Hall, this section sets out parameters for guiding future development of the site.

The first step in guiding future development is to establish clear development zones. Figure 120 shows the development zones which mirror the zones of significance shown in Figure 115. The

zones of no development are those zones assessed as having High Significance, while the zones of allowed development are those zones assessed as having moderate significance.

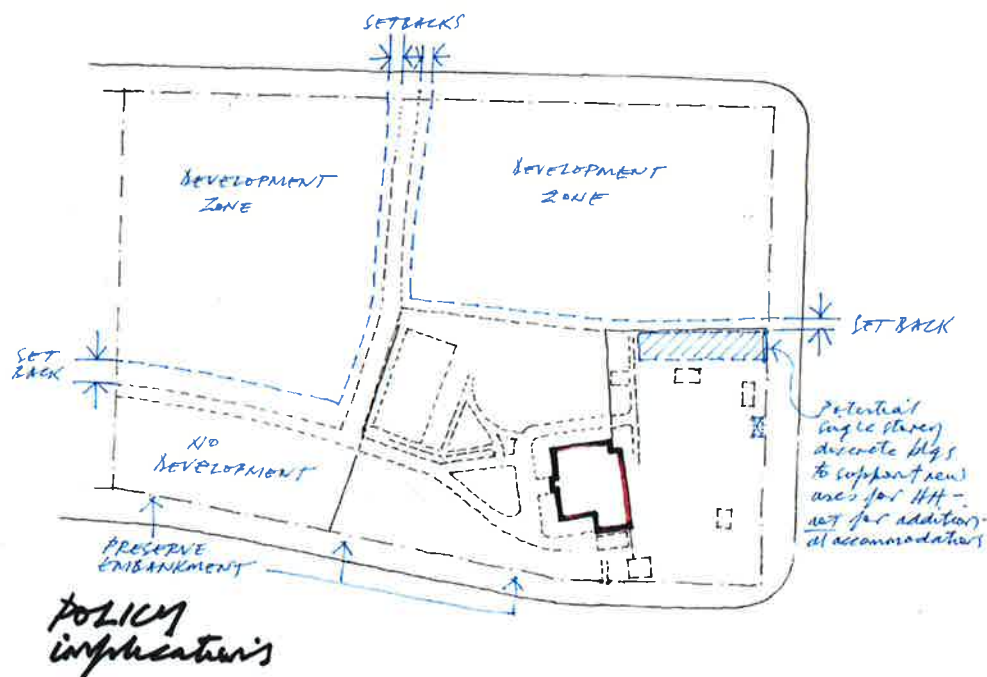


Figure 120: Development zones, n.d.

Policy 5.6.6

The following work is acceptable within the zone of 'no development':

- all conservation works as outlined in the previous sections (including restoration, reconstruction, maintenance and adaptation).
- New fencing works
- A new entrance gate structure off Dillwynnia Grove for the purpose of providing interpretation for the house and grounds
- A potential single storey structure in the eastern, kitchen, garden area which can serve as an ancillary function centre for new uses within the Hall and grounds.

Policy 5.6.7

Establish a buffer zone, as shown in Figure 120, to allow a breathing space between the new development and the historic zone of high significance. This buffer zone can take the form of new landscaping and/or fencing.

Policy 5.6.8

The current SHR curtilage to Heathcote Hall should remain intact and undivided.

The following policies apply to any future development within the development zones:

Policy 5.6.9

No new housing or buildings are permitted over the footprint of the original west-east driveway alignment, and northern setbacks outlined in Figure 120;

Policy 5.6.10

No new housing or buildings are permitted inside the east and west setbacks to the footprint of the interwar era north-south driveway shown in Figure 120;

Policy 5.6.11

Strict and mandatory design controls over the form, materials and textures of any new development internally facing both the two carriage drives, pleasure garden, kitchen garden area and villa shall be specified to be recessive in effect, colour and matt in finish, to minimise their visual impact as seen from the villa estate. Such controls shall form an amendment to the Sutherland LEP or a master plan, which shall be subject to the prior approval of the Heritage Council of NSW.

Policy 5.6.12

Any new landscape scheme associated with new development within the site should always be considered within the context of the significance of Heathcote Hall and its immediate grounds. New landscape elements – both 'hard' and 'soft' - should be selected to enhance an appreciation of the immediate Heathcote Hall site rather than compete with, confuse, obscure or detract from the villa and its immediate grounds. New development within the Heathcote Hall site should compellingly demonstrate a respect for the existing mansion and its associated grounds by being of an approved height, setback, bulk, roof form, colours and materials while maintaining key view lines to and from the mansion. New fencing associated with any new development should be of a visually low-key, transparent and minimal design.

Policy 5.6.13 House and intensive garden

An intensive garden surrounding the historic house exists, comprising of important remnant cultural landscape elements. This should be maintained, propagated, enhanced and reinstated to continue to provide a good visual barrier protecting the immediate outlook from the house and any new development except where significant views in, out or within the site exist and must be conserved or reinstated.

Policy 5.6.14

The ideal future use for the whole site is one which sympathetically marries the identified significant features with any areas identified as capable of future development. Future uses should complement the value of the place and ensure that adequate financial provision is made for the long term conservation of Heathcote Hall.

New structures should respond to and respect the form of existing buildings but not compete with them in terms of scale, materials and details. Pastiche styles, such as 'colonial' or 'Victorian', should also be avoided, with new structures speaking honestly of their time, without trying to overstate their presence or compete with the existing significant structures, or building groups. The success of new development on the site will be judged by the degree to which the historic house and historic setting are respected and retain their clarity, integrity and dominance of the site as a whole. New work should be subservient to the historic house and gardens in the use of materials, scale and colour.

The Burra Charter's explanatory note for new work states: "New work may be sympathetic if its siting, bulk, form, scale, character, texture and material are similar to the existing fabric, but imitation should be avoided."

Policy 5.6.15

Any new structures on the site are to be readily identifiable as new work on close inspection. Imitation should be avoided. Use of materials on the new work which are similar to the materials used on the Hall, such as rendered walls and galvanised steel roofing, would be appropriate. The use of lightweight walling such as weatherboard or equivalent would also be appropriate. However, imitation is to be avoided. (See Burra Charter Article 22 - New Work)

Policy 5.6.16

New structures should follow the existing form and contour of the site where possible and not dominate or detract from the wider views to and from the site.

Conserving key views in new development

In addition to important views to the house and grounds, there remain important views out from the house through and across its integral pleasure grounds. It is highly desirable that these views remain unencumbered by any new development adjacent to the grounds. This means that considerable thought should be given to the interface between any new development within the northern and northwestern parts of the site – particularly how any new development is regarded in views from the pleasure grounds and the house. New development must avoid impinging on and compromising an enjoyment of the historic pleasure grounds both within the grounds and from the house.

Policy 5.6.17

The existing Victorian Italianate style mansion, its immediate setting of original / early landscape elements are to be retained and conserved.

Policy 5.6.18

Ensure the significant views are retained. These views, as shown in Figure 116 and Figure 117 include:

- Views of the house via the main drive;
- Views from the house to the northwest - to and through the pleasure grounds.
- Glimpses of the house from the boundary from the North East to South areas of the streetscape;
- Views to and from the house over a bushland setting.

Policy 5.6.19

Ensure that views from the house through and across its integral pleasure grounds are not compromised by inappropriate development adjacent to the grounds.

Policy 5.6.20

Significant views out from the villa and pleasure garden through and across the estate shall be retained and where possible reconstructed, through careful specification of appropriate new building locations, setbacks, footprints, heights, bulk, roof form and careful specification of appropriately scaled and located new plantings; and

Policy 5.6.21

Ensure that future development, including landscape plans, respect and enhance the views of the house from the original carriageway and central driveway. No new housing or buildings are permitted south of the northern setbacks shown in Figure 120.

Changes to the Hall

As discussed in section 4.3.3, an appropriate future use for the Hall is one which conserves the maximum amount of cultural significance of the place while providing for its future financial security.

The following policies set out guidelines for conserving the cultural significance of the Hall while undergoing the process of change.

Policy 5.6.22

Conserve the current form of the Hall as a complete and dominant entity within the site.

Policy 5.6.23

Conserve the relationship of the Hall to its historic garden setting.

Policy 5.6.24

Any new structure connected to the house should not compromise the form of the building and should be distinguished from it by means of a link element to retain and conserve the integrity of the house's symmetry and internal spatial arrangement. Figure 121 gives an

indication of a suitable zone, marked d, within which a new addition to the Hall could take place.

The following policies relate specifically to the adaptation of spaces within the Hall, and are indicated on Figure 121 and Figure 122:

Ground Floor

Policy 5.6.25

Preserve spaces A1, A2, A3, A4, A5, A6, A7, A8, A16, A17 and cellar. This means retaining the spaces in their existing form and with existing finishes without making any new openings, dividing the spaces or infilling the colonnades.

Policy 5.6.26

Reconstruct room A9 as a store room by removing the existing kitchen cupboards and to allow access to the cellar to be revealed. Reconstruct the timber-lined wall dividing the staircase from the store room. Repair and conserve cellar stairs as necessary.

Policy 5.6.27

Room A11, former kitchen.

Investigate, conserve and reconstruct as necessary the elements that relate to the room's period as a kitchen in the late 19th and early 20th centuries. The room can be adapted for another use provided the evidence of its function as a kitchen is retained and available for interpretation.

Policy 5.6.28

Room A12, former laundry

Investigate, conserve and reconstruct as necessary the elements that relate to the room's period as a laundry in the late 19th and early 20th centuries. The room can be adapted for another use provided the evidence of its function as a laundry is retained and available for interpretation.

Policy 5.6.29

Remove intrusive bull-nosed verandah, A14, and intrusive carport, A19.

Policy 5.6.30

Reconstruct triple arched colonnade on eastern edge of space A14 to include three arches with lead-light windows.

Policy 5.6.31

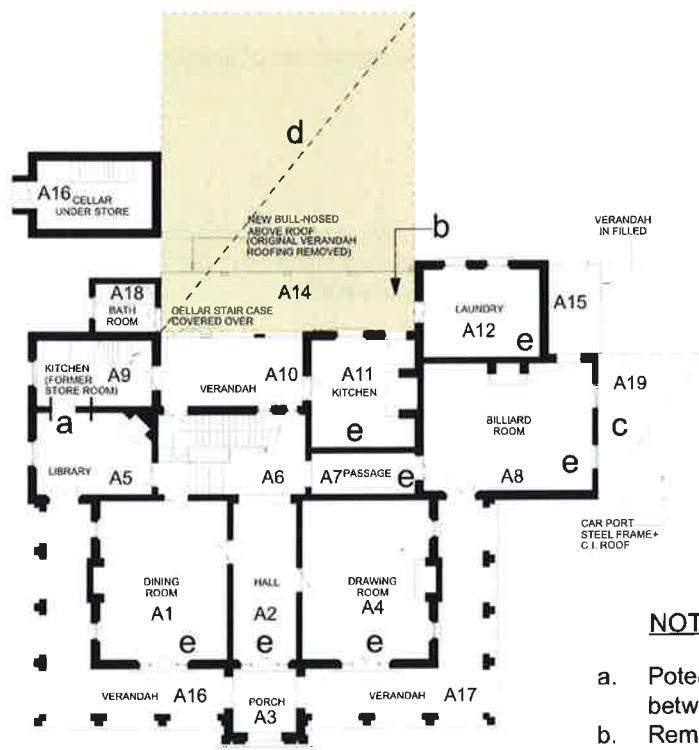
Reconstruct verandah A15 if enough evidence of former detailing exists, or *adapt* as necessary.

Policy 5.6.32

Confine new ground floor additions and new uses to a single storey structure in zone marked (d) on Figure 121.

Policy 5.6.33

Existing, mid 20th century, opening between rooms A5 and A9 can be widened if necessary.



GROUND FLOOR PLAN

NOTES:

- a. Potential to widen opening between A5 & A9
- b. Remove bull-nosed verandah
- c. Remove car port
- d. Zone for potential new addition to house
- e. All other rooms to remain unchanged & undivided

Figure 121: Policy recommendations for adaptive re-use, ground floor, n.d.

First Floor

Policy 5.6.34

Preserve rooms B1, B2, B3, B4, B7, B12, B13 and Belvedere. This means retaining the spaces in their existing form without making any new openings, dividing the spaces or infilling the verandahs. Preserve original finishes to walls and joinery after detailed investigation has been carried out.

Policy 5.6.35

Rooms B5, B8, B9 and/or B11 can be adapted as bathroom(s) / utility spaces.

Policy 5.6.36

The wall between rooms B8 and B11 can be removed, provided that an indication of the original wall remains in the form of a squared archway and side nibs.

Policy 5.6.37

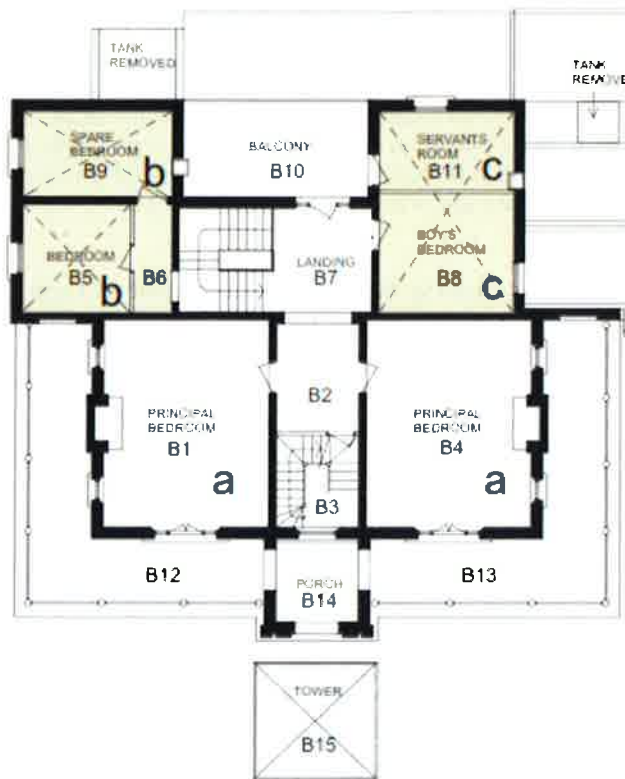
Consider reconstructing water tanks in original locations on rear roofs.

Policy 5.6.38

Reconstruct balcony B10 with cast iron balustrading, timber flooring and plaster ceiling.

Policy 5.6.39

Remove intrusive plasterboard ceilings to back bedrooms and conserve original lath and plaster ceilings underneath.



FIRST FLOOR PLAN

NOTES:

- a. Rooms B1 & B4 to remain unchanged & undivided
- b. Rooms B5 & B9 have potential for adaptation as bathroom facilities.

The wall between B5 and B6 can be removed, however some indication of the original wall is to remain, such as nibs or as archway.

- c. Rooms B8 & B11 have potential for adaptation to one space - provided some indication of dividing wall is retained, such as nibs or as arched opening

Figure 122: Policy recommendations for adaptive re-use, first floor, n.d.

5.7 Historic Interpretation

Given that Heathcote Hall is of significance at a State and Local level, interpretation of this significance should be made available, both on the site and in the adjoining local community. The best form of interpretation for a culturally significant place is to conserve as much of the significant elements as possible. Revealing previously hidden elements and fabric, and clearly distinguishing new fabric and elements from original, are amongst many methods of interpretation that may be appropriate. Ensuring that the house is approached along its historic

carriageway from the west is a crucial part of the overall interpretation of the house and grounds.

In addition, historic documents can be made available on site, and thought could be given to providing an interpretation pavilion providing historic information in a location that is readily accessible to the public. Because of the close relationship between Heathcote Hall and Heathcote Railway Station, efforts should be made to provide information on Heathcote Hall at the railway station, particularly the aerial photographs showing the carriageway linking the two. Information regarding the subdivision of Heathcote Hall estate is also of interest to the local community and should be made available in a way that is accessible to the local community. As Heathcote Hall has had a long association with the local community, thought could be given to allowing the house and grounds to be available for public viewing at least once a year.

Policy 5.7.1

Investigate how the original experience of approaching the house via the historic carriage drive has the potential to be reconstructed, as part of a wider treatment of the site and its surroundings. Figure 123 indicates possibilities for interpretation of the original drive and approach to the Hall.

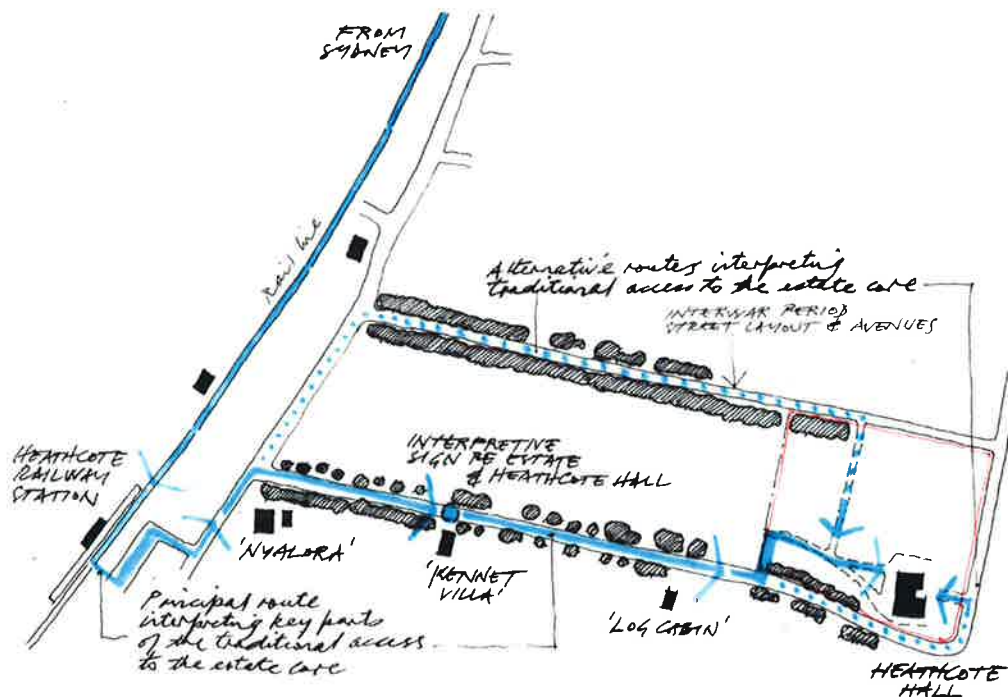


Figure 123: Opportunities for interpreting original approach to the Hall, n.d.

Policy 5.7.2

Preservation, restoration and reconstruction of the significant elements, areas, and fabric are the preferred methods of meaningfully interpreting the important attributes of Heathcote Hall and its historic curtilage. In addition, an Interpretation Plan should be prepared and submitted for approval by the NSW Heritage Council before any building work commences on site. The recommendations of the Interpretation Plan should be informed by the CMP and be implemented before occupation of the property.

Policy 5.7.3

Ensure that conservation works on the house allow for clear interpretation of significant elements of the house and grounds.

Policy 5.7.4

Ensure that the original arrival route to the house is conserved and interpreted as clearly as possible.

Policy 5.7.5

Ensure that copies of historic documents, including this CMP, are kept permanently at the Hall.

Policy 5.7.6

Preserve the use of the historic name, Heathcote Hall, or Heathcote Hall Estate, for the entire property.

Policy 5.7.7

Consider providing a pavilion that is accessible to the public where a brief history and historic photographs can be available to the public, including information on the Heathcote hall estate and subdivision.

Policy 5.7.8

Investigate, in cooperation with Sydney Trains, a means of providing historic information at Heathcote Railway Station showing the relationship between Heathcote Hall and the Railway station, particularly through the use of early 20th century aerial photographs.

Policy 5.7.9

Allow Heathcote Hall and grounds to be made available for public viewing at least one day per year. An appropriate day(s) should be chosen in consultation between the owners of the property, Sutherland Shire Council, the NSW Heritage Council and/or the National Trust of Australia, NSW branch.

Policy 5.7.10

Provide a mechanism whereby oral histories can continue to be collected from current and past residents of the local community and their families. Copies of these recordings shall be provided to the Heritage Council of NSW and to Sutherland Shire Council.

Policy 5.7.11

During conservation works, including archaeological works, on the Hall and grounds, consider opening the Hall and grounds to the public so that the work on the place can be observed and appreciated. Consider seeking funding for preparation of a video to document the conservation process and celebrate the traditional trades.

Appendix 1:
Preliminary Estimate, Tanner Architects, June 2008

"HEATHCOTE HALL"
TECOMA STREET
HEATHCOTE, NSW

PRELIMINARY ESTIMATE



PREPARED FOR
MAXINE FARRELLY
"HEATHCOTE HALL"
TECOMA STREET
HEATHCOTE

DRAFT
JUNE 2008
04 0431

TANNER ARCHITECTS
52 ALBION STREET SURRY HILLS NSW 2010

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1.0 Introduction

Heathcote Hall, Heathcote is a substantial two-storey Victorian Italianate residence bounded by Dillwynia Grove to the south, Tecoma Street to the east and Boronia Grove to the north. The purpose of the preliminary estimate is to determine the cost required to ensure the conservation of the buildings cultural heritage significance and the ongoing survival of its significant fabric. The estimate prepared for Heathcote Hall, Heathcote 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 Pty Ltd. and pricing is based on the building estimate prepared by G & C Waller Builders. The following documents were used to inform the scope of works and pricing of the preliminary estimate:

1. Truman, Zaniol & Associates, *Outline Schedule of Conservation Works*, Heathcote Hall, Tecoma Street, Heathcote, NSW, May 2006;
2. Truman, Zaniol & Associates, *Heathcote Hall: Budget Estimate - Summary of Building and Landscape Works*, , Tecoma Street, Heathcote, NSW, August, 2006;
3. G & C Waller Builders, *Variation: Project, Heathcote Hall*, Report Number: Hea001, 24.05.06
4. Heathcote Hall, Tecoma Street, Heathcote, NSW, *Conservation Management Strategy*, Tanner Architects, Draft, August 2004.

2.0 Estimate

Preliminary Estimate – Priority Building Works Break Up

Item	Description	TA	G & C Waller	Cost Reduction %	Notes
0	Preliminaries	\$142,140.37	\$253,460.00	43.92%	Preliminaries adjusted proportional to revised scope of works and pricing accordingly
1.0	General schedule of works	\$234,122.00	\$418,075.00	44.00%	No allowance for painting, floor sanding, electrical services or insulation
2.1	External works	\$81,620.50	\$125,570.00	35.00%	No allowance for electrical services, replacement of floor vents to match existing, removal of verandah cementitious slabs and/or new finishes. Allowed for painting to exposed timber and metalwork only.
2.2	Roof	\$287,889.42	\$316,362.00	9.00%	Maintain non-original FC eaves linings. Maintain existing roof sheeting in satisfactory condition. No allowance for rainwater tanks. Allowed for painting to exposed timber and metalwork only.
2.3-2.6	External walls, Porches, Balconies & Verandahs	\$34,166.28	\$97,617.93	65.00%	Minor works only, secure structures and maintain existing materials and painting of exposed timber and metalwork only.
3.1-3.2	Ground Floor Interiors	\$0.00	\$111,009.00	100.00%	No internal works included in preliminary estimate
3.3-3.4	First Floor Interiors	\$0.00	\$132,585.17	100.00%	No internal works included in preliminary estimate
4.1-4.3	Doors & Windows	\$141,960.30	\$189,280.40	25.00%	No works to internal doors, external doors & windows works as scheduled of conservation works. Allowed to maintain existing timber joinery and hardware in satisfactory condition.
Sub,SubTotal		\$921,898.87	\$1,643,959.00		
Margin 10%		\$92,189.89	\$164,395.95		
Sub Total		\$1,014,088.76	\$1,808,355.45		
GST 10%		\$101,408.88	\$180,835.55		
TOTAL		\$1,115,497.63	\$1,989,191.00	43.92%	

Note: Refer to the Tanner Architects marked up Schedule of Conservation Works prepared by Truman, Zanloli & Associates Pty Ltd for inclusions & exclusions included in the preliminary estimate.

3.0 Outline Schedule of Conservation Works – Inclusions & Exclusions

The following Outline Schedule of Conservation Works prepared by Truman, Zanolli & Associates lists the inclusions and exclusions made by Tanner Architects that form the basis of the scope of works for the preliminary estimate.

1.0 GENERALLY

- .1 Heathcote Hall, Heathcote is a substantial two-story Victorian Italianate residence bounded by Dillwynia Grove to the south, Tecoma Street to the east and Boronia Grove to the north.
- .2 The place is of cultural heritage significance, and as such must be conserved with a view to ensuring its ongoing survival and that of its significant fabric.
- .3 Identification of rooms and spaces noted in the schedules are based on those in the original Ross and Rowe drawings attached to this document, and do not necessarily correlate to current or proposed uses for same.
- .4 Refer to the Options and Special Services noted on Drawing No. 1 for adaptation proposals for Heathcote Hall.
- .5 Refer to Section 6 for definition of terms used in this schedule.

1.1 GENERAL SCHEDULE OF WORKS

- .1 Abbreviations:
 - UOS: Unless otherwise scheduled, specified or stated elsewhere.
 - ABS: As before scheduled, stated or specified.
 - AS: Australian Standard
- .2 Clear under and immediately around the house free of remnant building and other debris and non significant and vegetation allowed to be removed etc. Allow to set aside any salvaged material from the site. **Included**
- .3 UOS the Contractor and subcontractors are to dispose of all materials scheduled to be demolished in the appropriate manner acceptable to authorities. **Included**
- .4 Check over joinery and structure and patch repair unsound sections with same profile and material to match existing in all respects UOS. **Included**
- .5 UOS, where evidence of termites in joinery and structure is generally superficial and otherwise structural sound, patch repair in solid timber to restore profile of joinery for refinishing. **Included**
- .6 UOS where any early or original fabric is scheduled to be removed, such original fabric is to be salvaged for reuse or patching elsewhere in the house, if at all possible. **Included**
- .7 Where not scheduled to be removed, secure and stabilise original fabric fixtures and fittings and surfaces to the building as originally secured. **Included**
- .8 UOS remove all redundant fixtures, fittings, electrical wiring and conduit and those not original to the building. Patch repair fabric as necessary to match the original adjacent in all respects following removal of same. Allow to salvage and set aside for reuse timber blocks and roses. **Included**
- .9 Undertake pest treatment to eradicate lice, spiders, white ants/termites, vermin and pests generally including rodents and prior to works being undertaken ABS. **Included**
- .10 Prior to painting as scheduled, scrape down all loose and flaking internal and external paint finishes from all surfaces back to sound substrate and adjacent finish UOS by the Heritage Architect. **Excluded**

- .11 Prepare and repaint as specified all previously painted surfaces, and new or bare timber and metalwork UOS. **Excluded**
- .12 UOS patch repair unsound, warped or deteriorated floorboards and floor structure to match the original in all respects. **Included**
- .13 Ensure all loose floorboards and joinery are securely fixed UOS. **Included**
- .14 UOS pack underside of floor structure where unsound and springing with compressed cement materials or approved other. **Included**
- .15 Check over lintels to all external door and window opening for corrosion. Allow to replace severely corroded lintels and patch repair deteriorated rendered surfaces, otherwise treat surface corroded lintels in situ and patch repair cracked render to match original detail. **Included**
- .16 Ensure existing nails in floors are punched where protruding or where floor is to be sanded and nails will be exposed. **Included**
- .17 Generally and UOS existing skirting and architraves where deteriorated or termite damaged are to be patch repaired to match sound adjacent. **Excluded**
- .18 Thoroughly vacuum clean existing roof spaces to remove dust, dirt, and vermin droppings etc. Remove all redundant electrical wiring, conduit and rubbish and dispose ABS. **Included**
- .19 Following cleaning of ceiling space ABS, fit insulation batts to all ceiling spaces. **Excluded**
- .20 Clean down all facades following the works to be free of construction work, stains, grime, pollution and superfluous, non-original finishes and paint splatters. **Included**
- .21 Clean all existing drainage lines to be reused UOS, and ensure their sound operation. Determine their location on site and plan. **Included**
- .22 Where the Contractor is unsure as to the removal of an original redundant fixture, fitting, service or not, consult the Heritage Architect for further direction and clarification prior to its removal. **Included**
- .23 For window and door repairs refer to Schedule of Door Repairs and Schedule of Window Repairs.
- .24 Where headings are used in the schedules (ie Floor, Skirting, Walls, Cornice, Picture Rail, Ceiling), it is intended for all fabric of the nominated elements within the space UOS.
- .25 Allow to provide new services throughout the existing building, inclusive of communications, hydraulic, smoke alarms and security systems threaded through existing structure voids and penetrations as much as possible. **Excluded**
- .26 Allow to rewire whole of existing house, inclusive of light points and power outlets. **Excluded**

2.0 EXTERNAL WORKS

2.1 GENERALLY

- .1 Clean down all external surfaces and finishes free of debris, spider webs, bird nest and the like. **Included**
- .2 Check over all fascias, soffit linings and timber joinery generally, and ensure all are soundly fixed. **Included**
- .3 Clear the perimeter of the building and under and around the building free of remnant building and other debris, built up earth, vegetation etc. ABS. **Included**
- .4 Trim all overhanging branches from roof area as directed by the Heritage Architect and as approved by Council. **Included**
- .5 Allow to fix new and existing electrical mains wiring and external services to the building and in consultation with the Heritage Architects. **Excluded**
- .6 All downpipes are to be connected to new stormwater drains and stormwater tanks UOS. **Included**

- .7 Where not scheduled to be removed, secure and stabile original fixtures and fittings and surfaces to the building as originally secured. **Included**
- .8 UOS remove all redundant fixtures and fittings and those not original to the building. Patch repair surfaces to match the original adjacent in all respects following removal of same. **Included**
- .9 Where new rafters or joists or other framing members are necessary for sound and secure roof or floor framing timbers, allow to fit new to match existing, and next to existing original which is to be left in situ for later interpretation purposes UOS. **Included**
- .10 Scrape down all loose and flaking paint finishes from all surfaces back to sound substrate and adjacent finish. **Excluded**
- .11 Prepare and repaint all previously painted surfaces, and new of bare timber, metalwork and render UOS. **Excluded**
- .12 Clean down all facades following the works to be free of construction work, stains, grime, pollution and superfluous, non original finishes and paint splatters. **Included**
- .13 UOS preserve original timber plugs within walls, ensuring their seating and mortar pointing is sound to prevent water penetration. **Included**
- .14 Ensure original damp proof course is not breached by external built up ground cover. Ensure existing damp proof course is operating correctly. **Included**
- .15 Remove any evidence of vegetation growing from the walls and or existing structure, following poisoning of vegetation first and allowing vegetation to be killed off, prior to removal. Patch repair any resultant damage. **Included**
- .16 For window and door works refer to schedules for windows and doors.
- .17 Repair works for parapets are both related to the internal and external faces of parapet walls.
- .18 Check over and patch repair masonry reveals, heads and sills to all windows and doors where cracked, deteriorated, missing, mutilated or where weathering is unsound to match the existing adjacent in all respects. **Included**
- .19 Replace missing or broken terracotta/earthenware upturn collars where hydraulic services connect to match original in all respects. Point up with mortar as original. **Included**
- .20 UOS patch repair all masonry work and rendered surfaces where missing, drummy, unsound or deteriorated to match the original in all respects. **Included**
- .21 Allow to form nominal ten (12) new sub-floor cranked subfloor external vents complete with cast iron covers to match existing around the perimeter of the building. **Excluded**
- .22 Allow to replace non-original or missing wall vents in cast iron to match original. **Excluded**
- .23 Allow to patch repair cracked, chipped, missing and deteriorated rendered balcony cornice at front and side elevations. Install new lead flashing to top of cornice, allowing to tuck under balcony timber floor boards and dress down over face of cornice. **Included**
- .24 Allow to remove cementitious floor slab to ground floor verandah at front and side elevations and install new tessellated tile floor similar to existing porch. **Excluded**

2.2 ROOF

- .1 Carefully remove all slate, sort and set aside salvageable fabric for reuse. Dispose of remaining slate not suitable for reuse. Assume one quarter of the existing slate is salvageable for reuse. Remove and dispose non original glazed terracotta ridge and hip cappings. Allow to replace valley flashings in galvanised steel sheeting – with all joints soldered in the traditional manner. Check over existing timber battens and replace where deteriorated or missing. Following scheduled repairs to roof structure, install new Welsh slate to match existing, lead ridge and hip cappings, including allowing to fix new 50mm wood rolls and allow to fix slate roofing to whole hipped roof planes with salvaged slate where directed by the Heritage Architect. **Included**

- .2 For sections of unsound or deteriorated rafters and other roof framing members, fit new timber members next to existing to match existing in all respects, unless removal of existing is required for structural positioning. **Included**
- .3 Any penetrations through roofing is to be flashed using traditional lead flashing and details to match the original and ensure a weathertight seal. **Included**
- .4 Replace under-sized or missing collar ties and strutting beams to AS compliance. **Included**
- .5 Ensure all elements are sound and water tight, including flashing. **Included**
- .6 Replace any unsound, deteriorated or missing roof battens to match existing UOS. **Included**
- .7 Patch repair all lead flashings to ensure all are sound, weathertight and seated correctly with lead wedges and compo mortar pointing, and replace where split, structurally deteriorated or missing to match existing in all respects including traditional joints. **Included**
- .8 Replace all existing box gutters UOS in lead (located over the Billiard Room (2 off) and over the First Floor stair landing) including unsound, missing and deteriorated framing and gutter boards, all to match the original in all respects, inclusive of traditional tapered layout, original joints, step downs, batten rolls etc. Allow to lay geotextile fabric or approved equivalent between gutter boards and lead sheeting. **Included**
- .9 Replace all non original colourbond ogee gutters with new In galvanised steel inclusive of gutter brackets and straps. Remove and dispose non original ovolo gutter mouldings and install new 50mm timber scotia mouldings. Replace all non original colourbond downpipes with new galvanised steel inclusive of astragals or steel spikes with lead separators in locations to match archaeology on walls or where directed by the Heritage Architect. All joints are to be soldered in the traditional manner. Allow for 45 degree offsets to downpipe, overflow and access points. **Included**
- .10 Refer to Option 3. Replace all non original fibre cement sheet linings to eaves with T&G 150mm timber boards at Ground Floor – Billiard Room and entire First Floor UOS. Allow for 25mm diameter ventilation holes in boards at minimum 900mm centres, fitted with non corrosive flywire mesh to top side of lining boards. Salvage and reuse sound sections of non original timber mouldings at wall/eaves junction, splicing on new timber sections where existing is missing, unsound or deteriorated to match existing. **Excluded**
- .11 Check over all roof vent fabric allowing to refix loose timber louvre slats, replace missing slats, and patch repair deteriorated sections of framing and cover mouldings to match original details. Carefully remove tin roof sheeting and treat any corroded areas, restore bull nose edge profile at eaves by pounding out all dents and imperfections and refix over existing timber sarking. Check over flashings and ensure the whole is weather tight and securely fixed. **Included**
- .12 Patch repair all chimney fabric to ensure structural soundness and weather tightness UOS by the Structural Engineer. **Included**
- .13 Patch repair missing, cracked and drummy render and mouldings to chimneys as necessary to match existing in all respects, including any ashlar lining within the render if so evident. **Included**
- .14 Patch repair all chimney flashings and replace where missing and in lead as original ABS for flashings and box gutters. **Included**
- .15 Fit new chimney pots to the approval of the Heritage Architect where evidence of same are missing. Bed and fixings for posts are to be cleaned and replaced to be sound and match the original. **Included**
- .16 Allow to clean chimney flues and facilitate correct draw and operation. **Included**
- .17 Laundry roof: Replace non original colourbond roof sheeting with traditional galvanised corrugated roof sheeting. New roof fixings to be dome headed slot head screws with lead washers. Check over lead flashings to abutments with parapet walls and patch repair to ensure all are sound, weather tight and seated correctly with lead wedges and compo mortar pointing, and replace where split, structurally deteriorated or missing to match existing in all respects including traditional joints ABS. **Included**

- .18 Rainwater tanks: Install three off diameter 1.2m x 1.5m high rainwater tanks in corrugated galvanised steel construction and seated on existing RSJ and parapet. Treat surface rust to RSJ and repaint. Check over existing lead flashings to RSJ at abutments with adjacent walls, ensuring that the lead is properly secured with lead wedges and joints pointed with compo mortar. Neatly dress down lead to the profile of the RSJ. **Excluded**
- .19 Bathroom roof: Check over galvanised corrugated iron roof sheeting allowing to refix loose screws and replace missing screws. Treat surface rust affected areas, scrape away loose paint and repaint. Check over lead flashings and patch repair ABS. **Included**
- .20 Verandah off Billiard Room: Remove colorbond bull nose roof sheeting and dispose. Install new galvanised iron bull nose roof sheeting complete with lead sheet hip capping. Check over existing lead flashings and patch repair ABS. Dress down neatly over new roof sheeting. Refer also to South Elevation – Billiard Room Verandah. **Excluded**
- .21 Front and return Elevations – Existing skillion bullnose roof: Allow to replace all existing roof sheeting with new galvanised sheeting to match existing. UOS salvage and reuse lead flashings, lead hip cappings and timber rolls. **Excluded**
- .22 East Elevation Skillion Roof – First Floor Balcony: Refer to EAST ELEVATION.
- .23 Skillion Roof over Bathroom: Check over lead flashings and galvanised corrugated iron and patch repair ABS. Remove loose paint, treat any corrosion and repaint roof sheeting. Fit new bull nose timber fascia, ogee gutter, 50mm scotia gutter moulding and new downpipe connected to stormwater system. **Included**
- .24 Check over electrical grounding cabling and lightening rods and ensure sound fixing. Allow to replace corroded fixings with brass or copper fixings. **Included**
- .25 Corrugated iron roof – rear of Tower: Check over corrugated iron roof sheeting and ensure sound fixing. Remove loose and flaking paint, treat any corrosion and repaint. Prepare and paint timber fascia. **Included**
- .26 Check over manhole cover and flashings and ensure same are watertight. **Included**
- .27 Remove TV antenna and cabling and patch repair any resultant damage to surrounding fabric. Allow to refix in new location where directed by the Heritage Architect. **Included**

2.3 WEST (front) ELEVATION

2.3.1 GROUND FLOOR

PORCH

Floor:	Remove vegetation from slate steps	Included
	Reseat slate treads to be level	Excluded
	Clean and polish tessellated tiles	Excluded
Skirting:	Check over rendered skirt and patch repair any cracks or drummy areas.	Excluded
Inner Wall:	Patch repair crack over front door.	Excluded
Outer Wall:	Replace missing letters to 'HEATHCOTE HALL' to match existing.	Excluded
String course:	Patch repair deteriorated section of sign to match sound adjacent.	Excluded
Cornice:	Reconstruct 3 lin m of deteriorated fabric.	Excluded
Ceiling:	Remove and dispose non original sheet ceiling lining. Check over floor joists. Patch repair and pack up as required. Reconstruct lath and plaster ceiling.	Excluded
Other:	Preserve bell pull and reconstruct operating mechanism	Excluded

VERANDAH – RIGHT SIDE (facing building)

Floor:	Remove cementitious floor slab and replace with tessellated tiles and bullnose slate edge ABS.	Excluded
Skirting:	Patch repair two lin m of render below door threshold.	Excluded
Inner Wall:	Clean down and paint ABS.	Excluded
Outer Wall:	Patch repair 3 sq.m. of column render. Patch repair base to 2 columns.	Excluded Excluded
Cornice:	Patch repair all cracks and deteriorated fabric and lead sheet top surface ABS. Replace 3 lin m deteriorated cyma recta moulding at corner of building.	Excluded Excluded
Ceiling:	Check over exposed floor structure and flooring and patch repair as required. Remove 3 lin.m. deteriorated joist and splice on new fabric TME. Repack underside of bearer to level flooring above. Patch repair splits to 2 off blocking pieces adjacent to Porch.	Excluded Excluded Excluded Excluded

VERANDAH – LEFT SIDE (facing building)

Floor:	Remove cementitious floor slab and replace with tessellated tiles and bullnose slate edge ABS	Excluded
Skirting:	Check over rendered skirt and patch repair any cracks or drummy areas.	Excluded
Inner Wall:	Patch repair 2 lin.m. crack above arched opening.	Excluded
Outer Wall:	Patch repair crack to base at corner column.	Excluded
Cornice:	Patch repair cracks along cornice and lead sheet top surface ABS. Kill off mould and vegetation, clean down and paint.	Excluded Included
Ceiling:	Check over exposed floor structure and flooring and patch repair as required. Repack underside of bearer to level floor above. Patch repair splits to 1 off blocking piece adjacent to Porch.	Included Included Included
Billiard Rm: (ext wall)	Replace meter and switch board ABS. Patch repair render at wall and existing ground level junction. Remove sub-standard render repair to window architrave and patch repair to match original detail.	Excluded Excluded Excluded

2.3.2 FIRST FLOOR

PORCH

Floor:	Allow to replace all T&G flooring to match existing.	Excluded
Skirting:	Dress down lead flashing flush to flooring and patch repair any splits.	Included
Wall:	Patch repair 2 sq.m. of drummy render near floor.	Excluded
Cornice:	Allow to install 75mm timber scotia all round.	Excluded
Ceiling:	Remove and dispose non original sheet ceiling lining, and reconstruct 150mm T&G beaded board ceiling.	Excluded
Balustrade:	Secure loose fixings and replace missing or severely deteriorated fixings. Remove corrosion and loose paint, undercoat and repaint cast iron panels. Replace timber handrail with new fabric stored on site.	Included Included Excluded

BALCONY – RIGHT SIDE (facing building)

Floor:	Allow to replace all T&G flooring to match existing.	Excluded
Skirting:	Dress down lead flashing flush to flooring and patch repair any splits.	Included
Wall:	Patch repair 3 lin.m. of deteriorated render at floor/wall junction.	Excluded
	Replace two non original vents with cast iron to match original.	Excluded
Ceiling:	Check over exposed roof structure and patch repair as required.	Included
	Remove loose paint, prepare and repaint exposed rafters and underside corrugated iron roof sheeting.	Included
Balustrade:	Generally as for Balcony Porch balustrade.	Included
	Replace missing handrails with new fabric stored on site.	Included
	Weld together cracked sections of cast iron panels.	Included
Columns:	Replace 2 missing cast iron wreaths decoration located above capitols to match original adjacent.	Excluded
	Remove corrosion and loose paint, undercoat and repaint cast iron columns.	Included
Brackets:	Remove corrosion and loose paint, undercoat and repaint cast iron brackets.	Included

BALCONY – LEFT SIDE (facing building)

Floor:	Allow to replace all T&G timber flooring to match existing.	Excluded
Skirting:	Dress down lead flashing flush to flooring and patch repair any splits.	Included
Wall:	Replace three non original vents with cast iron to match original.	Excluded
	Allow to patch repair 3 sq. m. render.	Excluded
Ceiling:	Check over exposed roof structure and patch repair as required. As for Balcony – Left Side.	Excluded
Balustrade:	Replace all timber handrails with fabric stored on site.	Excluded
Columns:	Replace 1 missing cast iron wreath decoration located above capitols to match original adjacent.	Excluded
	Remove corrosion and loose paint, undercoat and repaint cast iron columns.	Included
Brackets:	Remove corrosion and loose paint, undercoat and repaint cast iron brackets.	Included
	Refix 1 loose bracket.	Included

2.3.3 TOWER – WIDOW WALK

Balustrade:	Refix cast iron balustrade panels currently stored on site. Allow to suitably prepare cast iron prior to refixing, including removal of loose and flaking paint etc. and treatment of corrosion. Allow to provide new shaped timber handrail to match balcony.	Included
Floor:	Allow to replace missing sections of timber decking generally located at the external corners of the floor.	Included
	Apply two coats selected decking oil to all exposed faces of timber decking.	Included

2.4 NORTH ELEVATION

2.4.1 GROUND FLOOR

VERANDAH

Floor:	Remove cementitious floor slab and replace with tessellated tiles and bullnose slate edge ABS	Excluded
Skirting:	Patch repair 4 lin. m. of deteriorated rendered skirting to match sound adjacent.	Excluded
Inner Wall:	Clean down and paint ABS	Excluded
Outer Wall:	Patch repair 5 lin.m. cracks in rendered columns.	Included
Cornice:	Patch repair all cracks. Kill off mould and vegetation, clean down and paint.	Excluded Included Excluded
Ceiling:	Check over exposed floor structure and patch repair as required. Reseat 3 dropped bearers, remove non original brackets and fixings, and make good any resultant damage to original fabric. Cut out defective joist and splice on 2 lin.m. new fabric to match sound adjacent. Remove loose paint and repaint ABS.	Excluded Included Included Excluded
Library & Store Room: (ext wall)	Remove late 20 th century brick hob over sandstone surround to cellar access and patch repair any resultant damage to original fabric. Construct new timber hatch doors to future detail. Remove 3 redundant ferrous fixings from wall and patch repair render. Patch repair render, including ashlar lines, to previous patch repair work to match sound adjacent. Replace corroded lintel to window and patch repair any resultant damage to render.	Excluded Included Excluded Included
Bathroom: (ext wall)	Remove non original flashing and patch repair any resultant damage to rendered wall. Replace corroded arch bar to window and patch repair any resultant damage to render. Patch repair at junction of wall and existing ground level. Redirect exposed plumbing and patch repair and resultant damage to render.	Excluded Included Excluded Excluded

2.4.2 FIRST FLOOR

BALCONY

Floor:	Replace all T&G flooring to match existing.	Excluded
Skirting:	Dress down lead flashing flush to flooring. Patch repair all splits in lead.	Excluded Excluded
Wall:	Replace one non original vent with cast iron to match original Clean down wall and paint ABS.	Excluded Excluded
Ceiling:	Exposed roof structure and roof sheeting. Remove loose paint, prepare and repaint exposed rafters and underside corrugated iron roof sheeting.	Included Included
Balustrade:	Replace all handrails using existing fabric stored on site.	Excluded

Columns:	Remove corrosion and loose paint, undercoat and repaint cast iron columns.	Included
Brackets:	Remove corrosion and loose paint, undercoat and repaint cast iron brackets. Replace 1 missing bracket to match adjacent.	Included Included
Spare Bedrm: (ext wall)	Replace 2 non original vents with cast iron to match sound adjacent.	Excluded

2.5 EAST (rear) ELEVATION

2.5.1 GENERALLY

Verandah:	Remove all late 20th century fabric including: verandah bull nose roof inclusive of posts, rafters, plates, colourbond sheeting etc. and make good any resultant damage to original fabric.	Excluded
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Existing wall with arched openings: Remove all mid 20th century fabric including brick and render wall abutting the Store Room and Kitchen and make good any resultant damage to original fabric. Excluded

Rebuild new skillion roofed verandahs to original configuration as shown on the historic plans and elevation. Excluded

Remove existing late 20th century concrete slab and reduce ground level of area approximately 150mm. Prepare and lay new selected brick paving to footprint of new verandah. Excluded

Balcony:	Remove all late 20 th century fabric including: floor tiles, subfloor sheeting, timber floor structure, skirting tiles on wall, non original rafters and planted timbers, timber post, ceiling lining and colourbond roof sheeting.	Excluded
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Salvage and set aside for reuse all original fabric including: stop chamfered verandah beam and stoop chamfered rafters, and any stop chamfered floor joist and beams. Patch repair rendered wall fabric damaged by the demolition works. Excluded

Rebuild balcony to original configuration as shown on the historic plans and elevation. Skillion roof, patch and detail are to be generally as shown on the drawings complete with galvanised corrugated roof sheeting, stop chamfered exposed rafters, surface mounted rafter plates and timber posts. Salvage and reuse sound lead flashings, allowing to replace mutilated flashings. Allow to reuse existing cast iron balustrade panels (stored on site according to the Owner). New timber handrail to match existing at front balcony. Excluded

2.5.2 GROUND FLOOR

Laundry: (ext wall)	Fill all holes in rendered wall.	Included
	Patch repair cracks to window heads. Refer also to Window to Schedule.	Included
	Replace non-original vent with cast iron to match original adjacent.	Excluded
	Patch repair render adjacent to D17 threshold.	Excluded
	Replace cracked cast iron vent above D17.	Excluded
	Reduce ground level minimum 150mm adjacent to Laundry.	Excluded

Kitchen: (ext wall)	Remove 2 planter boxes and patch repair any resultant damage to rendered wall.	Excluded
	Patch repair rendered wall at junction with existing paving.	Excluded
	Patch repair rendered wall following removal of non original masonry wall ABS.	Excluded

	Remove surface mounted non-original verandah plate from wall and make good any resultant damage ABS.	Excluded
Stair Hall: (ext wall)	Patch repair rendered wall at junction with existing paving.	Excluded
Bathroom: (ext wall)	Remove non original planted timber plate and colourbond flashing and patch repair any resultant damage to rendered wall.	Excluded
	Remove brick plinth (and any footing) located adjacent to wall.	Excluded
	Patch repair rendered wall following removal of brick and rendered wall ABS.	Excluded
	Patch repair crack over D14. Refer also to DOOR SCHEDULE for works to D14.	Excluded
	Patch repair crack along wall at junction with existing paving adjacent D14 threshold.	Excluded
	Remove late 20 th century Macintosh rail and patch repair any resultant damage to wall.	Excluded
	Replace cast iron wall vent to match sound adjacent.	Excluded

2.5.3 FIRST FLOOR

Servants Rm: (ext wall)	Replace 3 non-original wall vents with cast iron to match sound adjacent.	Excluded
	Remove redundant pipe and patch repair any resultant damage to rendered wall.	Included
Spare Bdrm: (ext wall)	Remove redundant pipe and patch repair any resultant damage to rendered wall.	Included

2.6 SOUTH ELEVATION

2.6.1 GROUND FLOOR

VERANDAH

Floor:	Remove cementitious floor slab and replace with tessellated tiles and bullnose slate edge ABS.	Excluded
Skirting:	Check over and patch repair any cracked or drummy render. Prepare and paint ABS.	Excluded
Inner Wall:	Clean down and paint ABS.	Excluded
	Fill holes at east end adjacent to door case.	Excluded
	Remove ferrous fixing adjacent to door case and patch repair render.	Excluded
Outer Wall:	Patch repair base to 2 columns.	Excluded
Cornice:	Patch repair all cracks, drummy and deteriorated fabric to match sound adjacent.	Excluded
	Kill off mould and vegetation, clean down and paint.	Included
Ceiling:	Check over exposed floor structure and patch repair unsound fabric.	Excluded
	Reseat 4 dropped bearers	Included
	Replace 1 deteriorated outer joist to match sound adjacent.	Included
	Remove deteriorated timber and splice on 2 lin.m. to outer joist at east end of verandah.	Included
	Remove deteriorated timber and splice on 2 lin.m. to middle joist at abutment to east end of verandah.	Included
Billiard Rm Verandah:	Remove all mid 20 th /late 20 th century infill to verandah including: windows, walls, concrete floor, colourbond roof sheeting, joists, etc.	

(ext wall)	Patch repair any original fabric resulting from the demolition works. Salvage and reuse lead flashings – patch repairing as required.	Excluded
	Rebuild new bull nose corrugated iron verandah to original configuration shown on the historic drawings with new stop chamfered verandah beam and timber verandah post, and shaped stop chamfered joists. Allow to construct new timber floor structure and T&G flooring.	Excluded
Billiard Rm: (ext wall)	Replace 2 non original wall vents with cast iron to match sound adjacent.	Excluded
	Patch repair render along wall and existing ground level junction.	Excluded
	Remove later non original cement topping to 2 masonry window sills.	Excluded

2.6.2 FIRST FLOOR

BALCONY

Floor:	Replace all T&G flooring to match existing.	Excluded
Skirting:	Dress down lead flashing flush to flooring. Patch repair splits in lead at east end of balcony.	Included Included
Wall:	Replace one non original vent with cast iron to match original. Clean down wall and paint ABS. Fill hole at east end of balcony.	Excluded Excluded Excluded
Ceiling:	Check over exposed roof structure and patch repair unsound fabric. Remove loose paint, prepare and repaint exposed rafters and underside new corrugated iron roof sheeting. Remove non original timbers and make good any resultant damage to original fabric.	Excluded Included Excluded
Balustrade:	Replace all handrails using existing fabric store on site. Replace 1 missing panel of cast iron lace at southwest corner.	Excluded Included
Columns:	Remove corrosion and lose paint, undercoat and repaint cast iron columns. Patch repair base to rendered column. Plumb cast iron columns at southwest corner. Replace 1 missing wreath above capitol to column to match detail of sound adjacent.	Included Excluded Included Excluded
Brackets:	Remove corrosion and loose paint, undercoat and repaint cast iron brackets. Replace 1 missing bracket to match adjacent.	Included Included
Servants Rm: (ext wall)	Replace 1 non original wall vent in cast iron to match sound adjacent. Patch repair/fill 3 holes in wall.	Excluded Excluded

3.0 INTERNAL WORK

3.1 GENERALLY

- .01 Clean up and remove from site all debris which is loose and detached within the dwelling, roof spaces and sub floor spaces. Excluded
- .02 Have a pest inspection undertaken and pest treatment initiated immediately to eradicate all forms of remnant pests including but limited to white ants, lice, spiders and vermin. Excluded