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|-----|---|-----------------|
| .03 | Treat any remnant white ants in situ where there is evidence of activity and prior to openings up the works, allowing time for the full eradication of white ants prior to works beginning on site and opening up of fabric for repairs to be undertaken. | Excluded |
| .04 | Following eradication of any white ants, check over all joinery and structure and patch repair unsound sections with same profile and materials to match existing in all respects UOS. | Excluded |
| .05 | Take down and replace all remnant unsound sections of wall render and plastered ceiling surfaces previously affected by stormwater ingress. | Excluded |
| .06 | Strip out all redundant non original services and patch repair original surfaces to match the original in all respects UOS. | Excluded |
| .07 | Allow to fit new services throughout the building inclusive of, but not limited to, electrical, communications, hydraulic, fire and security systems threaded through existing structure voids and penetrations as much as possible. | Excluded |
| .08 | Repaint all previously painted surfaces unless otherwise scheduled for stained and varnish finish. | Excluded |
| .09 | Check over all joinery and ensure all are sound and secured. | Excluded |
| .10 | Remove non original light, power and communications switches, conduits and wiring and patch repair following removal. Allow for ceiling mounted pull cord light switches in all spaces. | Excluded |
| .11 | UOS patch repair unsound, warped or deteriorated floorboards and floor structure to match the original in all respects. Replace missing floorboards and associated structure to match original UOS. | Excluded |
| .12 | Patch repair and/or replace non-original and/or missing wall vents to match the original UOS. | Excluded |
| .13 | Install insulation batts to all accessible ceiling spaces. | Excluded |
| .14 | Clean down and clear finish all previously stained and varnished joinery, allowing to re stain joinery which has lost its original stained finish. | Excluded |
| .15 | Preserve evidence of former light switch locations and conduit runs, and reuse conduit runs for rewiring where possible. | Excluded |
| .16 | Allow for a pendant or batten light fitting, rose, shade, timer block, light switch and timber block in each space, allowing to use salvaged element where possible or as per sample approved by Heritage Architect. | Excluded |
| .17 | Allow to cut in 12 new manholes in existing timber floors where directed by the Heritage Architect. | Excluded |
| .18 | Sand and polish all timber flooring on ground floor. Allow to sand, stain and polish all timber flooring of the first floor. | Excluded |
| .19 | Allow to stabilise all lath and plaster ceilings. | Excluded |

3.2 GROUND FLOOR

3.2.1 DRAWING ROOM

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|-----------|--|------------------------------------|
| Floor: | Replace 10 lin m defective and non original hardwood boards.
Cut in 2 new manholes ABS. | Excluded
Excluded |
| Skirting: | Refix flush to wall 5 lin m original 12" timber skirting. | Excluded |
| Walls: | Replace 4 missing plaster vents to match original. | Excluded |
| Cornice: | Patch repair 12 lin m deteriorated original plaster cornice. | Excluded |
| Ceiling: | Remove non original plasterboard and dispose. | Excluded |

	Carefully remove plaster rose and salvage for reuse.	Excluded
	Provide new set plaster, allowing to replace 50% of timber laths.	Excluded
Other:	Clean down fireplace surround and register ABS.	Excluded
	Replace missing hearth tile to match adjacent.	Excluded
	Patch repair cracks to back face of cast iron register.	Excluded
	Refix loose elements to fireplace surround and mantle.	Excluded
	Replace missing picture pins to match original in locations to suit archaeology on walls.	Excluded
	Fit new bell pull mechanism on timber block adjacent to fireplace.	Excluded
	Provide new light fitting and pull cord switch ABS.	Excluded

3.2.2 DINING ROOM

Floor:	Replace 6 sq m 6" T&G hardwood floor boards adjacent to fireplace.	Excluded
Skirting:	Clean down and repolish original 12" skirting ABS. Allow to replace 6 lin m skirting.	Excluded
Walls:	Allow to patch repair 3 sq m plaster. Remove non original picture rail and make good damage to wall.	Excluded
Cornice:	Preserve non original (reconstructed?) cornice.	Excluded
Ceiling:	Preserve non original (reconstructed?) ceiling and rose.	Excluded
Other:	Patch repair back face of cast iron register. Provide new flap.	Excluded
	Clean down fireplace surround and register ABS.	Excluded
	Replace missing picture pins to match original in locations to suit archaeology on walls.	Excluded
	Provide new light fitting and pull cord switch ABS.	Excluded

3.2.3 BILLIARD ROOM

Floor:	Sand and polish non original floor boards ABS.	Excluded
	Allow to pack springy floor structure.	Excluded
Skirting:	Replace missing skirting to match Drawing Room.	Excluded
Walls:	Patch Prepare and paint ABS.	Excluded
	Replace 3 wall vents to match original.	Excluded
Cornice:	Remove existing cornice and fit new selected cornice.	Excluded
Ceiling:	Preserve non original plasterboard ceiling and reset joints.	Excluded
	Provide new manhole to match existing at first floor.	Excluded
Other:	Rebuild stone fireplace surround and mantle using existing fabric.	Excluded
	Clean down and repolish fireplace surround ABS.	Excluded

3.2.4 LIBRARY

Floor:	Sand and polish original 6" floor boards ABS.	Excluded
Skirting:	Replace 4 lin m skirting. Clean down and repolish original 12" skirting.	Excluded
Walls:	Prepare and repaint ABS. Patch repair 3 sq m render	Excluded
Cornice:	Remove non original cornice. Install new solid plaster cornice following installation of new ceiling.	Excluded

Ceiling:	Remove non original lowered ceiling. Install new lath and plaster ceiling to underside of floor joists. Assume 50% of original laths are reusable. Salvage existing rose and refix.	Excluded
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Other:	Clean down and repolish fireplace surround and mantle.	Excluded
	Replace missing flap to register.	Excluded
	Remove paint from stone outer hearth.	Excluded

3.2.5 HALL

Floor:	Take up whole floor. Salvage and reuse tessellated floor tiles. Excavate sub-floor space and install new timber floor structure and compressed fibre cement sheeting. Lay new and salvage tessellated tiles, allowing for 50% new tiles.	Excluded
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Skirting:	Allow to replace 5 lin m termite affected 12" skirting.	Excluded
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Walls:	Repaint original dado.	Excluded
	Preserve ashlar coursed render. Restore scribed lines where missing.	Excluded
	Repaint stencilled frieze.	Excluded

Cornice:	Allow to stabilise cornice. Prepare and repaint moulded cornice and brackets.	Excluded
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Ceiling:	Patch repair 6 sq m original lath & plaster ceiling.	Excluded
	Preserve original ceiling rose.	Excluded

3.2.6 KITCHEN

Floor:	Preserve non original 75mm T&G floorboards.	Excluded
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Skirting:	Remove non original 75mm skirting and replace with 8" profiled skirting.	Excluded
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Walls:	Replace 5 sq m plaster over D16.	Excluded
	Restore 2 original plaster vents.	Excluded

Cornice:	Replace non original cornice.	Excluded
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Ceiling:	Preserve non original plasterboard ceiling. Allow to check and stabilise.	Excluded
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Other:	Remove fireplace and reinstate opening.	Excluded
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3.2.7 STAIR HALL

Floor:	Sand and polish original 6" T&G floorboards ABS.	Excluded
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Skirting:	Replace 6 lin m skirting. Clean and polish original 12" skirting ABS.	Excluded
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Walls:	Repaint painted dado as for Hall.	Excluded
	Patch repair 3 sq m plaster.	Excluded
	Clean down and polish non original Macintosh rail.	Excluded
	Patch repair mutilated section of arched opening mouldings at Passage.	Excluded

Archway:	Allow for reproduction gasolier or similar light fitting.	Excluded
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Cornice:	Patch repair 3 lin m deteriorated cornice. Allow to stabilise.	Excluded
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Ceiling:	Remove non-original battened sheet ceiling and reconstruct lath and plaster ceiling finish.	Excluded
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Stair:	Clean down and repolish all joinery ABS.	Excluded
	Check over handrail and balustrade and ensure secure fixing.	Excluded
	Replace 2 finials to top of newel post – ground floor.	Excluded
	Replace 2 line m 4" deteriorated flooring at landing.	Excluded

	Replace missing 6" T&G boards to soffit.	Excluded
3.2.8 LAUNDRY		
Floor:	Sand and polish non original 75mm T&G floorboards.	Excluded
Skirting:	Provide new 8" beaded skirting.	Excluded
Walls:	Patch repair walls where brickwork chased.	Excluded
	Note: West and south walls painted brickwork, remaining walls non original render.	Excluded
	Provide 2 new wall vents.	Excluded
Cornice:	No existing cornice. Allow for new 100mm timber scotia.	Excluded
Ceiling:	Preserve non original plasterboard ceiling. Sand joints and paint.	Excluded
Other:	Carefully remove cast iron fuel stove and store on site where directed by Architect.	Excluded
	Replace door threshold with bullnose slate threshold.	Excluded
3.2.9 STORE ROOM		
Floor:	Remove non original tiles and particleboard subfloor.	Excluded
	Preserve remaining original T&G floorboards.	Excluded
	Fix approx. 8 sq m new hardwood floorboards to match adjacent, allowing to trim around original stair opening.	Excluded
Skirting:	No existing skirting. Allow to fix new skirting to match that in Spare Bed Room.	Excluded
Walls:	Remove non original render from painted face brick.	Excluded
	Patch repair holes in brickwork and chase – west wall.	Excluded
Cornice:	No existing cornice. Allow to fix 75mm timber scotia cornice.	Excluded
Ceiling:	Preserve non original plasterboard ceiling. Tape and set joints.	Excluded
Other:	Strip out non original kitchen fittings and services. Patch repair any resultant damage to original fabric.	Excluded
	Preserve original/early pipe and fixings in southeast corner.	Excluded
Stair:	Refer to Option 3 and allow to reconstruct newel post based on remaining remnant fabric in Cellar. Reconstruct shaped handrail and balustrade around stair opening. Refer also to additional stair works noted in Cellar.	Excluded
3.2.10 BATH ROOM		
Floor:	Remove non original floor tiles. Allow to tile entire floor with 150 x 150 selected tiles and 150 x 50 border tiles.	Excluded
Skirting:	Remove non original skirting tiles and replace with one row coved 150 x 150 selected tiles.	Excluded
Walls:	Replace non original dado tiles with 150 x 50 tiles.	Excluded
Cornice:	Replace non original timber ovolo with timber scotia.	Excluded
Ceiling:	Preserve non original 150mm T&G boarded ceiling. Check and refix any loose fabric.	Excluded

Other: Strip out non original bath tub, wall hung basin and shower fittings. Install new traditional bathtub inclusive of new plumbing and drainage. Install new selected wall hung basin complete with tile splashback. **Excluded**

3.2.11 PASSAGE

Floor: Sand and polish original T&G floor boards ABS. **Excluded**

Skirting: Replace 6 lin m 9" skirting to match sound adjacent. **Excluded**

Walls: Replace 12 sq. m. drummy plaster. **Excluded**

Archway: Patch repair chipped cornice. **Excluded**

Cornice: Existing square set. **Excluded**

Ceiling: Patch repair 3 sq m plaster ceiling. **Excluded**

Other: Restore Macintosh rail and refix. **Excluded**

3.2.12 CELLAR

Floor: Preserve original rendered floor surface and clean down. **Excluded**

Skirting: Preserve original coved rendered skirting and clean down. **Excluded**

Walls: Preserve original rendered wall surface and clean down. **Excluded**

Cornice: None. **Excluded**

Ceiling: Preserve existing exposed timber floor structure and original flooring above. **Excluded**
Check over joists, post and beams for termite, rot and general deterioration.
Patch repair to be structurally sound. **Excluded**
Replace particleboard sheeting over ABS. **Excluded**
Clean down ceiling structure and floorboards over and prepare for paint finish
ABS. **Excluded**

Stair: Install new trimming joist to match archaeology to reconstruct original stair opening. **Excluded**
Replace 6 missing timber risers to staircase. **Excluded**
Patch repair deteriorated end to open stringer at abutment with floor to match sound adjacent. **Excluded**
Reconstruct missing bottom newel post, missing section of balustrade and new handrail ABS Store Room. **Excluded**

3.3 FIRST FLOOR

3.3.1 PRINCIPAL BED ROOM - NORTH

Floor: Preserve original 100mm T&G pine floor boards. Sand, stain and polish ABS. **Excluded**
Refix 1 loose floorboard. **Excluded**
Replace 2 sq m flooring. **Excluded**

Skirting: Clean down and polish original 12' skirting. **Excluded**
Replace 4 lin m skirting. **Excluded**

Walls: Replace 3 non original vents to match original over door. **Excluded**
Replace 3 sq m plaster. **Excluded**

Cornice: Reconstruct/wet run missing section of existing cornice to match cornice in Principal Bed Room – South. **Excluded**

Ceiling:	Preserve original lath and plaster.	Excluded
	Replace missing ceiling rose based on remnant sections on floor.	Excluded
	Remove mould from corner of ceiling.	Excluded

Other:	Clean down stone surround and mantle, tiled outer hearth and cast iron register to fireplace. Refix any loose elements.	Excluded
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3.3.2 PRINCIPAL BED ROOM – SOUTH

Floor:	Sand, stain and polish original 4" T&G pine floor boards.	Excluded
	Replace 2 sq m flooring.	Excluded

Skirting:	Clean down and polish original 12" skirting.	Excluded
	Replace 4 lin m skirting to match existing.	Excluded

Walls:	Replace 3 non-original wall vents to match sound adjacent.	Excluded
	Replace 4 sq m plaster.	Excluded

Comice:	Reconstruct 3 lin m missing cornice to match sound adjacent.	Excluded
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Ceiling:	Allow to patch repair previously repaired areas of original lath and plaster ceiling.	Excluded
	Replace missing solid plaster ceiling rose.	Excluded

Other:	Clean down stone surround and mantle, and cast iron register to fireplace.	
	Refix loose elements.	Excluded
	Replace fire brick to back of register.	Excluded
	Patch repair base of register.	Excluded
	Remove paint from tiled outer hearth	Excluded

3.3.3 STAIR LANDING

Floor:	Preserve original 4" T&G pine floorboards.	Excluded
	Replace 2 sq m deteriorated flooring.	Excluded

Skirting:	Clean down and polish original 12' skirting.	Excluded
	Replace 2 lin m skirting.	Excluded

Walls:	Replace 4 sq m plaster over balcony door.	Excluded
	Patch repair 1 sq m plaster to dado.	Excluded
	Restore painted dado and stencilling.	Excluded

Archway:	Patch repair cornice to arched opening.	Excluded
	Allow for reproduction gasolier or similar light fitting.	Excluded

Comice:	Replace 10 lin m wet run plaster cornice to match sound adjacent.	Excluded
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Ceiling:	Replace all lath and plaster ceiling. Preserve ceiling rose.	Excluded
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Stair:	Clean down and polish stair joinery ABS.	Excluded
	Refix handrail at abutment to wall.	Excluded
	Check and refix loose skirting.	Excluded

3.3.4 BOY'S BED ROOM

Floor:	Sand and polish 4' original T&G pine floor boards.	Excluded
	Patch repair 2 sq m flooring.	Excluded

Skirting:	Clean down and polish original 8' skirting.	Excluded
	Replace 4 lin m skirting.	Excluded

Walls:	Prepare and paint plaster walls.	Excluded
	Replace 1 plaster wall vent to match adjacent.	Excluded
	Patch repair 1 sq.m. plaster within built-in wardrobe and 1 sq.m. other areas.	Excluded
Cornice:	Stabilise, clean down and repaint s1930s plaster cornice.	Excluded
Ceiling:	Stabilise, clean down and repaint c1930s fibrous plaster drop ceiling.	Excluded
Other:	Clean down and polish c1930s built-in corner wardrobe.	Excluded

3.3.5 SERVANTS BED ROOM

Floor:	Carefully remove existing linoleum, sand, stain and polish 4" original T&G pine floor boards.	Excluded
Skirting:	Clean down and polish original 8" skirting.	Excluded
	Replace 3 lin m skirting.	Excluded
Walls:	Replace 8 sq m plaster to match sound adjacent.	Excluded
	Repair 1 plaster vent.	Excluded
	Replace 1 vent to match sound adjacent.	Excluded
Cornice:	Stabilise, clean and paint existing s1930s plaster cornice.	Excluded
Ceiling:	Stabilise, clean and paint existing c1930s fibrous plaster drop ceiling.	Excluded
	Fill holes and cracks in ceiling.	Excluded
Other:	Clean down and polish shelf on east wall.	Excluded
	Preserve tapware in corner of room.	Excluded

3.3.6 BEDROOM

Floor:	Sand, stain and polish non original T&G floorboards.	Excluded
Skirting:	Replace missing skirting with new fabric to match that in Spare Bedroom.	Excluded
Walls:	Existing non-original cement render.	Excluded
	Replace 4 sq m plaster on north wall to match sound adjacent.	Excluded
Cornice:	Restore original cornice currently concealed.	Excluded
Ceiling:	Take down non-original plasterboard drop ceiling and restore original lath and plaster ceiling.	Excluded

3.3.7 SPARE BED ROOM

Floor:	Sand, stain and polish non original T&G floor boards.	Excluded
	Replace 2 sq m plaster to match sound adjacent.	Excluded
Skirting:	Replace 8 lin m missing and termite damaged skirting to match sound adjacent.	Excluded
Walls:	Preserve original plaster wall finish.	Excluded
	Replace 4 sq m plaster to match sound adjacent.	Excluded
	Replace 1 vent to match original.	Excluded
Cornice:	Provide new cornice to match Bedroom cornice.	Excluded
Ceiling:	Remove non-original plasterboard drop ceiling.	Excluded
	Provide new set plaster ceiling to match original.	Excluded
	Allow to replace 50% of laths.	Excluded

Other: Preserve tapware in wall. Excluded

3.3.8 PASSAGE (adjacent Bed Room)

Floor: Sand, stain and polish original 100mm T&G floorboards. Excluded

Skirting: Clean down and polish original 8" skirting. Excluded
Replace 3 lin m skirting. Excluded

Walls: Preserve original plaster finish. Excluded
Replace 8 sq m plaster to match sound adjacent. Excluded
Clean down and paint ABS. Excluded

Corice: Existing square set cornice. Excluded

Ceiling: Stabilise original lath and plaster finish. Excluded
Patch repair cracks. Excluded
Prepare and paint ABS. Excluded

3.3.9 PASSAGE (adjacent Principal Bed Rooms)

Floor: Sand, stain and polish original T&G pine floorboards. Excluded
Replace 2 sq m deteriorated fabric. Excluded

Skirting: Clean and polish original 12" skirting. Excluded
Replace 2 lin m skirting. Excluded

Walls: Patch repair vertical cracks at wall junction with tower wall. Excluded
Replace 2 sq m plaster to match sound adjacent. Excluded

Corice: Replace 4 lin m of missing plaster cornice to match sound adjacent. Excluded
Patch repair 3 lin m crack along west cornice. Excluded

Ceiling: Replace 5 sq m of missing/deteriorated lath and plaster. Excluded
Salvage existing manhole cover and refit. Excluded

3.4 TOWER

3.4.1 FIRST FLOOR

Floor: Replace 3 sq m T&G floorboards to match original. Excluded
Check over floor structure and ensure sound fixing. Excluded

Walls: Allow to replace 75% of plaster to walls. Excluded
Repaint dado and body of wall. Excluded

Ceiling & Landings: Replace existing sheeting with plasterboard and 2" timber scotia. Excluded

Stair: Check over staircase and balustrade and ensure all elements are securely fixed Excluded
and missing fabric replaced to match original. Excluded

3.4.2 SECOND FLOOR

Floor: Replace 8 sq mm T&G floorboards to match original. Excluded
Check over floor structure and ensure sound fixing. Excluded

Skirting: Preserve 8 inch original skirting. Excluded
Check over and ensure sound fixing. Excluded
Replace 4 lin m skirting. Excluded

Walls: Allow to replace 100% of plaster to walls. Excluded
Repaint dado and body of wall. Excluded

Ceiling and Landings: Replace existing sheeting with plasterboard and 2" timber scotia. **Excluded**

3.4.3 LANDING AT BALCONY (WIDOW'S WALK)

Floor:	Replace all T&G floorboards to match original. Check over floor structure and ensure sound fixing.	Excluded Excluded
Skirting:	Preserve 8 inch original skirting. Check over and ensure sound fixing. Replace 2 lin m skirting.	Excluded Excluded Excluded
Walls:	Allow to replace 100% of plaster to walls.	Excluded
Ceilings:	N/A	Excluded

4.0 DOOR REPAIRS

4.1 GENERALLY

.01	Ease all doors scheduled to be reused.	Included
.02	Ensure all doors are in sound operating order.	Included
.03	Put all locks, knob sets and hardware in working order unless otherwise scheduled. Where locks, knob sets and hardware are missing or damaged, allow to replace with new to match original.	Included
.04	UOS remove redundant, non original hardware, fixtures and fittings and patch repair following removal.	Included
.05	Patch door frames, architraves and linings where mutilated or termite damaged.	Included
.06	Paint previously painted timber thresholds with two coats black enamel.	Included
.07	UOS all existing door leafs are to be salvaged for reuse.	Included
.08	Check over door leafs and tighten-up any loose or open joints as necessary.	Included
.09	All hinge fixings are to be slot head screws – not Phillips head screws. Change as necessary to be consistent.	Included
.10	Provide two sets of keys for each door lock.	Included
.11	Allow to strip later painted finishes from door cases which were originally stained and varnished. Stain and varnish to match original finish.	Included

4.2 GROUND FLOOR DOORCASES

In addition to works scheduled in Section 4.1 above, allow to undertake additional works to the following door cases:

DOOR DG-01

Door leaf:	Rehang on existing hinges.	Included
Architrave:	Replace 5 lin.m. fabric.	Excluded
Jamb lining:	As for architrave.	Excluded
Other:	Allow to refix drawback lock and knob set supplied by owner.	Included

DOOR DG-02

Door leaf:	Rehang on existing hinges.	Included
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DOOR DG-03

Door leafs:	Patch repair meeting stile and bottom rail.	Included
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Threshold:	Piece in new slate adjacent to weather bar. Refix cracked section to match sound adjacent	Excluded Excluded
DOOR DG-04		
Door leafs:	Rehang on existing hinges. Replace all glazing to match original.	Included Excluded
Jamb lining:	Allow to replace entire (missing) jamb lining.	Included
Threshold:	Piece in new slate to match sound adjacent.	Excluded
Architrave:	Allow to replace entire (missing) architrave.	Included
DOOR DG-05		
Door leaf:	Replace cracked glass	Excluded
DOOR DG-06		
Architrave:	Replace 10 lin.m. architrave.	Excluded
Jamb lining:	Cut out and replace 2 lin.m rebated lining.	Excluded
DOOR DG-07		
Door leaf:	Rehang on existing hinges.	Excluded
Architrave:	Replace all architrave on Hall side of door case.	Excluded
DOOR DG-08		
Door leaf:	Patch repair later lock holes. Refix panel moulding. Strip paint and stain and polish.	Included Included Included
Jamb lining:	Strip paint, stain and polish. Patch repair following removal of non original keeper.	Included Included
Architrave:	Strip paint from plinth and refix.	Excluded
Threshold:	Remove non-original fabric and provide slate threshold.	Excluded
DOOR DG-09		
Door leaf:	Rehang on existing hinges. Strip one side, stain and polish.	Excluded Excluded
Architrave:	Replace missing head and splice on 1 lin m to side. Replace 1 missing plinth to architrave. Replace 1 missing stile and head architrave and refix other stile. Replace 1 missing architrave plinth (Hall side).	Excluded Excluded Excluded Excluded
DOOR DG-10		
Door leaf:	Rehang on existing hinges.	Included
DOOR DG-11		
Door leaf:	Patch repair crack in panel. Rehang on new hinges to match original.	Excluded Excluded
DOOR DG-12		
	Brick up and plaster late 20 th century door opening. Remove all hard cement around adjacent to existing opening and plaster to match sound adjacent. Fit new skirting in Library to match sound adjacent.	Included Included Excluded
DOOR DG-13		
Door leaf:	Replace upper panels with solid timber.	Included
Architrave:	Remove light switch and power point and patch repair. Patch repair hole in top corner.	Excluded Included
Threshold:	Replace existing threshold to match original detail.	Excluded

DOOR DG-14

To be checked on site.

DOOR DG-15

Door leaf:	Replace missing sunk mouldings to one side of leaf. Rehang leaf on new hinges to match original.	Included Included
Jamb lining:	Patch repair redundant hinge rebates.	Included
Threshold:	Replace existing threshold to match original detail.	Excluded

DOOR DG-16

Door leaf:	Replace missing sunk mouldings to one panel.	Included
Jamb lining:	Patch repair non original lock rebate.	Included
Architrave:	Replace white ant damage to one stile.	Included
Threshold:	Replace existing threshold to match original detail.	Excluded

DOOR DG-17

Door leaf:	Rehang leaf on new hinges to match original. Remove Macintosh rail and make good original fabric.	Included Excluded
Architrave:	Replace missing architrave to match DG-13.	Included
Threshold:	Replace existing threshold to match original detail.	Excluded

DOOR DG-18

Door leaf:	Replace missing sunk mouldings. Rehang door leaf on new hinges to match original.	Included Included
Jamb lining:	Refix flush to masonry reveals.	Included
Threshold:	Remove non original tiles and make good any resultant damage to original fabric.	Excluded

4.3 FIRST FLOOR DOOR CASES

DOOR D1-19

Door leaf:	Replace two panels non original obscure glass. Remove non original lock and patch repair original fabric.	Excluded Excluded
Jamb lining:	Remove non original keeper and patch repair original fabric.	Excluded

DOOR D1-20

Door leaf:	Rehang on original hinges.	Included
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DOOR D1-21

Jamb lining:	Replace one lin m to stile.	Excluded
Architrave:	Replace on plinth.	Excluded

DOOR DA-22

Door leaf:	Replace 2 panel mouldings.	Excluded
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DOOR D1-23

Door leaf:	Remove non original lock and patch repair stile.	Excluded
Jamb lining:	Remove non original keeper and patch repair jamb.	Excluded

DOOR D1-24

Door leaf:	Tighten loose joints at bottom rail/stile junctions. Replace 2 pieces glass.	Included Included
Jamb lining:	Patch non original hinge pockets.	Included

DOOR D1-25

Door leaf:	Rehang door leaf on existing hinges.	Excluded
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DOOR D1-26

Door leaf:	Tighten loose joints at bottom rail/stile junctions.	Included
Threshold:	Replace missing weather bar to match original.	Included

DOOR D1-27

Door leaf:	Refix joint to falling stile.	Included
	Remove non original lock and patch repair original fabric.	Excluded

DOOR D1-28

Door leaf:	Rehang door leaf on original hinges.	Included
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DOOR D1-29

Jamb lining:	Patch repair jamb lining adjacent to keeper	Included
	Refix flush to reveals.	Included
Architrave:	Refix head flush to jamb.	Included

DOOR D1-30

Door leaf:	N/A	
Other:	Refix staff moulds to plaster reveals.	Included
	Replace timber lintels.	Included

DOOR D1-31 (Landing to Balcony – Widow's Walk)

Door leaves:	Replace non original door leaf with new French doors generally to match first floor balcony doors.	Excluded
Architrave:	Replace missing stile and head to match original.	Excluded
Frame:	Refix flush to wall.	Included

5.0 WINDOW REPAIRS

5.1 GENERALLY

- .01 Ensure any loose joints to existing window sash stiles and rails are reglued, re-wedged as necessary to match existing and made weather tight. Included
- .02 Salvage, clean and refit original sash fasteners and keepers, and sash lifts to double hung windows. For windows fitted with non original, missing or damaged hardware, allow to fit new fasteners and keepers, and sash lifts to match original. Included
- .03 Ensure all double hung windows are fitted with two pair sash weights, and ensure they are weighted and corded to operate correctly. Included
- .04 Salvage, clean and refit existing fanlight openers. For fanlights fitted with non original or missing openers, allow to fit new hardware to match original. Included
- .05 Maintain all original stop beads and parting stop beads. Patch or replace missing, unsound, mutilated or damaged, or non original elements to match existing. Included
- .06 Maintain all original architraves, jamb linings, external mouldings, sills, sill pieces and sill mouldings. Patch all elements which are damaged, unsound or mutilated and replace missing elements to match original. Included
- .07 Maintain all original box frame double-hung box frame windows, including internal and external linings, pulley linings, pocket pieces, parting slips and back linings. Patch all elements which are unsound or mutilated to match original. Included
- .08 Replace missing or cracked glass to match original. Included
- .09 East all windows and put into sound working order to be weather tight and to match original. Included
- .10 Patch repair fabric where white ant affected. Included

- .11 Remove loose and unsound glazing putty and replace missing putty to match original. **Included**
- .12 Allow to strip later painted finishes from window cases which were originally stained and varnished. Stain and varnish to match original finish. **Included**

5.2 GROUND FLOOR WINDOWS

In addition to works scheduled in Section 5.1 above, allow to undertake additional works to the following window cases:

WG-1		
Sash:	Rehang top and bottom sash.	Included
WG-1A		
Sash:	Replace cracked glass to bottom sash.	Included
WG-2		
Sash:	Rehang top and bottom sashes.	Included
Sill:	Remove non original planted timber and patch repair original fabric.	Included
Beads:	Refix parting stop beads.	Included
WG-3		
Jamb:	Patch repair 600mm termite damaged fabric.	Included
Sill:	Replace missing sill piece to match original.	Included
WG-4		
Sash:	Non original top and bottom sashes. Allow to repaint to simulate original stain and varnish finish.	Included
WG-5		
Sash:	Rehang top and bottom sash.	Included
WG-6		
Sash:	Rehang top and bottom sash.	Included
WG-7		
Architrave:	Remove powerpoint and patch repair original fabric.	Included
WG-8		
Sash:	Tighten joints to top and bottom sashes.	Included
Jamb lining:	Refix lining at abutment to sill.	Included
WG-9		
Sash:	Rehang top and bottom sashes.	Included
Beads:	Refix parting stop beads.	Included
WG-10		
	To be checked on site.	Included
WG-11		
	To be checked on site.	Included
WG-12		
	Note: New top and bottom sash.	Included
WG-13		
Note:	New top and bottom sash.	Included
WG-14		
Note:	New top and bottom sash.	Included

5.3 FIRST FLOOR WINDOWS

W1-15		
Architrave:	Refix flush to wall	Included
Beads:	Refix parting bead and stop beads	Included
W1-16		
Architrave:	Refix flush to wall.	Included
Beads:	Refix parting bead and stop beads	Included
W1-17		
Sash:	Patch repair bottom rail to bottom sash.	Included
Architrave:	Refix flush to wall.	Included
Sill:	Patch repair mutilated end of sill.	Included
W1-18		
Sash:	Tighten joints to bottom sash.	Included
Architrave:	Refix flush to wall.	Included
Beads:	Refix storm mouldings flush to jamb lining.	Included
W1-19		
Other	Remove fly screen and patch repair affected original fabric.	Excluded
W1-20		
Sash:	Replace non original bottom sash to match original.	Excluded
	Strip paint from upper sash, stain and varnish to match original finish.	Excluded
Beads:	Replace 2 lin m non original stop bead.	Excluded
W1-21		
Architrave:	Strip non original finish and stain and varnish to match original.	Excluded
Jamb Lining:	As for architrave.	Excluded
W2-22		
Sashes:	Preserve and check over top sash. Refix bottom sash presently stored on site.	Included
Frame:	Replace outer linings.	Included
Beads:	Replace missing stop beads.	Included
W2-23		
Sashes:	Refix top and bottom sashes presently stored on sites.	Included
Beads:	Replace missing parting stop beads and stop beads.	Included
Frame:	Patch repair outer linings and pully linings.	Included
W2-24		
Sashes:	Refix top and bottom sashes presently stored on site.	Included
Frame:	Replace head to inner lining.	
	Patch repair fire damage to pully lining.	
Beads:	Allow to replace missing parting stop beads and stop beads.	Included
Sill:	Patch repair fire damage.	Included
Architrave:	Refix head flush to wall.	Included
W2-25		
Sashes:	Refix top and bottom sashes presently stored on site.	Included
Beads:	Allow to replace missing parting stop beads and stop beads.	Included
W2-26		
Sashes:	Refix top and bottom sashes presently stored on site.	Included
Beads:	Allow to replace missing parting stop beads and stop beads.	Included
Architrave:	Fix flush to wall.	Included

W2-27 (Widows Walk)

Pully linings:	Patch repair pully linings at abutment to timber sill.	Included
Sashes:	Refix in position following patch repair of defective fabric, tightening of joints and replacement of missing fabric to match original.	Included
Beads:	Allow to replace parting stop beads, stop beads and storm mouldings to match original.	Included
Architrave:	Refix flush to wall.	Included
Sill:	Refix sill in original location.	Included

W2-28 (Widows Walk)

Note:	Generally as for W-27.	Included
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W2-29 (Widows Walk)

Note:	Generally as for W-27.	Included
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6.0 DEFINITION OF TERMS

6.1 DEFINITIONS GENERALLY

The following are definitions widely used in describing the works. Some definitions may amend slightly for specific trades and will be noted in the text relevant to the trade, however the general descriptions are as noted below.

ABS - as before scheduled or specified

UOS – unless otherwise scheduled or specified

Fabric:	All physical material of an element
Replace:	Where scheduled "replace" carefully remove entire section of element so described and replace with new work to match materials, profiles and finishes to that of the original <u>exactly</u> UOS.
Patch:	Where an element is scheduled 'patch', carefully check out defective areas of material without overly interfering with sound fabric, and fix new material to match the existing in all respects UOS, or use salvaged material as directed by the architect. The new section is to fit tightly showing minimum evidence of patching. Texture and finish to match the original UOS.
Salvage:	Carefully remove all fabric of nominated element including fixings, hardware, appendages etc. UOS, ensuring minimal disturbance to surrounding fabric and no damage to the nominated element. Store in a safe and secure place (or where nominated by architect) to ensure the element is not damaged, and allow to refit element in a position to be nominated.
Set aside:	Following careful removal of nominated fabric, store same in a safe and secure place or where nominated by architect.
Repair:	Where used in this specification the terms 'repair' or 'refix' shall refer to either of the following: <ol style="list-style-type: none"> 1) Replacement of missing or damaged material only and fixing of new materials to match existing adjacent finish. 2) Refixing of sound but dislodged material.
Reuse:	Items scheduled to be 'reused' shall remain in situ protected from undue disturbance or brought from elsewhere and reincorporated back into the works.

Appendix 2: Archaeological Assessment, Casey & Lowe, February 2017

Archaeological Assessment

Heathcote Hall

1-21 Dillwynnia Grove, Heathcote



Heathcote Hall, ca.1900, Picture Sutherland Shire, Sutherland Shire Libraries.

Report to

Tropman & Tropman Architects

On behalf of

Fuzortinn Pty Ltd

February 2017

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EXECUTIVE SUMMARY

This report assesses the potential archaeological resource at Heathcote Hall, 1-21 Dillwynnia Grove, Heathcote NSW.

RESULTS

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

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

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

RECOMMENDATIONS

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

Contents

EXECUTIVE SUMMARY	ii
RESULTS	ii
RECOMMENDATIONS	ii
1.0 Introduction	1
1.1 Background.....	1
1.2 Study Area	1
1.3 Statutory Constraints	2
1.4 Previous Reports	7
1.5 Authorship.....	7
1.6 Acknowledgements	7
1.7 Limitations.....	7
1.8 Glossary	7
1.9 Abbreviations	9
2.0 Historical Background	10
2.1 Historical Background	10
3.0 Archaeological Potential	20
3.1 Archaeological Potential	20
3.2 Site Inspections	20
3.3 Principles for assessing archaeological potential	27
3.4 Assessment Criteria.....	29
3.5 Archaeological Phases	31
3.6 Archaeological Potential	35
4.0 Archaeological Context	37
4.1 Comparative archaeological sites.....	37
4.2 Research questions	37
5.0 Heritage Significance	39
5.1 Heritage Significance.....	39
5.2 Heritage significance and archaeology.....	39
5.3 Basis of assessment of heritage significance	39
5.4 Discussion of Heritage Significance	42
5.5 Statement of Heritage Significance	45
6.0 Proposed works, impacts and mitigation.....	45
6.1 Description of proposed works	45
6.2 Impact of the proposed works	45
6.3 Mitigation of Impacts	45
7.0 Results and Recommendations	46
7.1 Results	46
7.2 Recommendations	46
8.0 Bibliography	47
8.1 Primary Sources.....	47
8.2 Secondary Sources	47
9.0 Appendix 1: SHR Heritage Listing	49

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Name	Date	Purpose	Author	Reviewed
Draft 1	16/9/16	Internal review	Sandra Kuiters	Tony Lowe
Draft 2	19/6/16	Issue to Tropman & Tropman	Sandra Kuiters	Tony Lowe
Final	31/1/17	Comments from Heritage Division	Sandra Kuiters	Tony Lowe
Final 2				

Archaeological Assessment

Heathcote Hall, 1-21 Dillwynnia Grove, Heathcote

1.0 Introduction

1.1 Background

Casey & Lowe Pty Ltd have been engaged by Tropman & Tropman Architects on behalf of Fuzortinn Pty Ltd to prepare an Archaeological Assessment of Heathcote Hall, 1-21 Dillwynnia Grove, Heathcote, NSW. This report is in compliance with requirements under Section 60 of the *Heritage Act 1977* and Heritage Council/Division guidelines and assesses the nature of potential archaeological remains within the study area.

1.2 Study Area

The subject site is located at 1-21 Dillwynnia Grove, Heathcote, within the local government area of Sutherland Shire (Lots 1 & 2 DP 725184). It is located to the north of Dillwynnia Grove, south of Boronia Grove and west of Tecoma Street (Figure 1.1 & Figure 1.2). Neighbouring properties are 23 Dillwynnia Grove and 24 Boronia Grove to the west.



Figure 1.1: Location plan of the Heathcote Hall study area (outlined in red and arrowed). Base map from SIX Maps, LPI.



Figure 1.2: Satellite image of the study area (outlined in red). Base map from SIX Maps, LPI.

1.3 Statutory Constraints

1.3.1 NSW Heritage Act 1977

The main legislative constraint on archaeological remains is the relics provisions of the *Heritage Act 1977*. According to Section 139:

- (1) *A person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.*
- (2) *A person must not disturb or excavate any land on which the person has discovered or exposed a relic except in accordance with an excavation permit.*
- (4) *The Heritage Council may by order published in the Gazette create exceptions to this section, either unconditionally or subject to conditions, in respect of any of the following:*
 - a. *any relic of a specified kind or description,*
 - b. *any disturbance or excavation of a specified kind or description,*
 - c. *any disturbance or excavation of land in a specified location or having specified features or attributes,*
 - d. *any disturbance or excavation of land in respect of which an archaeological assessment approved by the Heritage Council indicates that there is little likelihood of there being any relics in the land.*

A 'relic' is an item of 'environmental heritage'. Environmental heritage is defined by the *Heritage Act 1977* (amended) as:

those places, buildings, works, relics, moveable objects, and precincts of State or local heritage significance.

A relic as further defined by the Act as:

any deposit, object or material evidence that:

- a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement; and*
- b) is of State or local heritage significance.*

Any item identified as an historical archaeological site or relic cannot be impacted upon without an **excavation permit**. An excavation permit forms an approval from the Heritage Council for permission to 'disturb' a relic.

1.3.2 State Heritage Register

Heathcote Hall is listed as a heritage item of State significance on the State Heritage Register (SHR 00191; Appendix 1). The SHR curtilage encompasses the entire study area (Figure 1.3). The SHR listing for Heathcote Hall states:

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

Archaeological remains or relics within an SHR-listed area receive protection as a matter of course. Removal of relics would require an approval under Section 60 or an exemption under Section 57(2) of the *Heritage Act 1977*. An approval under Section 60 requires the identification of suitably qualified archaeologists to undertake this work as part of writing a Research Design for the application and undertaking any field recording.

1.3.3 S57(2) Exemptions

If certain types of maintenance and minor works are assessed as having minimal impact on the heritage significance of the place, the Heritage Act allows the Minister for Planning, on the recommendation of the Heritage Council, to grant exemptions for certain activities which would otherwise require approval under the NSW Heritage Act.

There are two types of exemptions which can apply to a heritage item listed on the State Heritage Register:

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

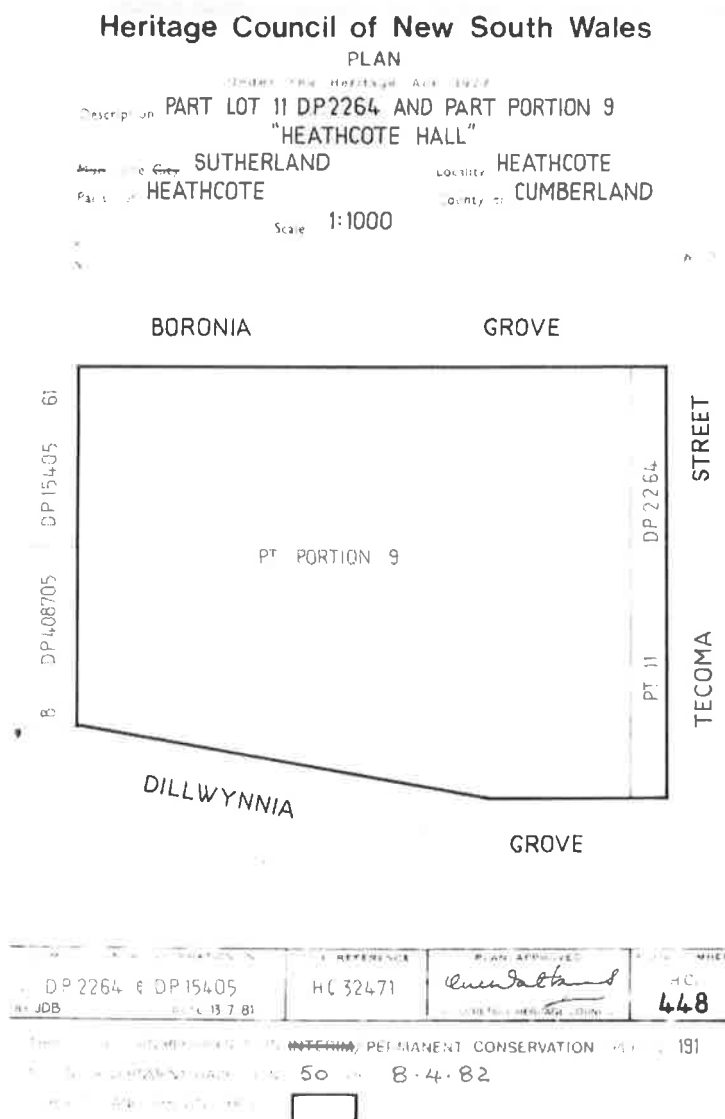


Figure 1.3: Plan showing the curtilage of SHR 00191, the study area. North is at the top of the plan. Heritage Council of New South Wales, 1982, Part Lot 11 D.P.2264 and Part Portion 9 'Heathcote Hall'.

1.3.3.1 Statutory and Non-statutory Guidelines

The management of heritage sites in New South Wales should conform to the requirements of the *Burra Charter* of Australia ICOMOS. Many of the following guidelines provide for best practice conservation approaches and can be used to inform all the management of the archaeological remains. There are a range of archaeological guidelines which inform the management of the place:

Archaeological Assessment Guidelines, NSW Heritage Office, Department of Urban Affairs & Planning, 1996.

Assessing Significance for Archaeological Sites and 'Relics', Heritage Branch, Department of Planning, 2009.

NSW Heritage Manual, NSW Heritage Office, Department of Urban Affairs & Planning, 1996.

Historical Archaeological Investigations: A Code of Practice, NSW Department of Planning, 2006.

Historical Archaeological Sites, Investigation and Conservation Guidelines, Department of Planning and NSW Heritage Council, 1993.

Excavation Director's Assessment Criteria, NSW Heritage Office.

ICHAM Charter, The ICOMOS Charter for the Protection and Management of Archaeological Heritage, ICOMOS International, 1990.

Practice Note – The Burra Charter and Archaeological Practice, Australia ICOMOS 2013.

Recommendation on International Principles Applicable to Archaeological Excavations, UNESCO, 1956.

Heritage Interpretation Policy and Guidelines, Heritage Information Series, NSW Heritage Office, August 2005.

Photographic Recording of Heritage Items, Heritage Information Series, NSW Heritage Office, 2006.

1.3.4 Sutherland Shire LEP 2015

Although the provisions of the Sutherland Shire LEP 2015 are primarily geared for built heritage items, it also includes the following requirements which are relevant to archaeological heritage:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (c) to conserve archaeological sites,

(2) Requirement for consent

Development consent is required for any of the following:

- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):

- (a) notify the Heritage Council on its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

The study area is listed as an item of State heritage significance (I1703) on the Sutherland Shire LEP 2015 (Figure 1.4). There are several other sites listed in the immediate vicinity of the study area (Table 1.1). It is not listed on the Register of the National Estate, or the National Trust register.

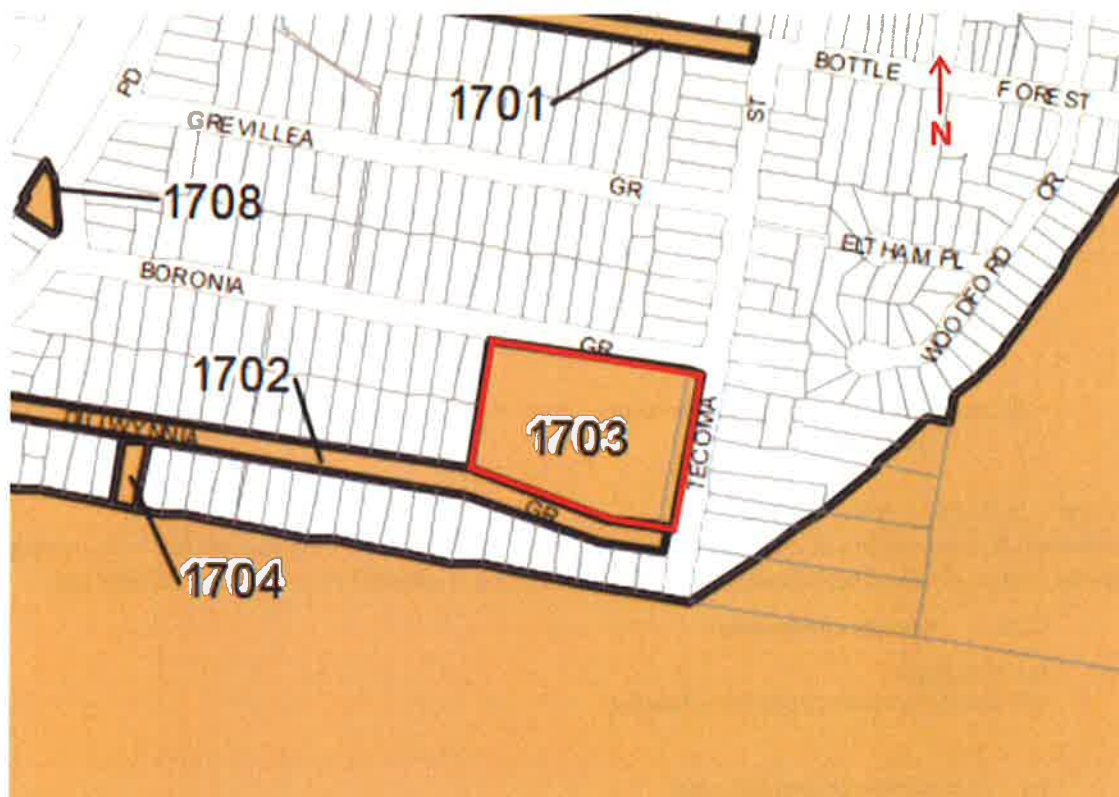


Figure 1.4: The study area is outlined in red. Brown shading indicates an item of significance. The large brown area to the south of the study area is the Royal National Park. Detail from Sutherland Shire LEP 2015, Heritage Map - Sheet HER_001E.

Table 1.1: Sutherland Shire LEP 2015, Schedule 5 Heritage Items in the vicinity of the study area, Heathcote Hall. The study area itself is shaded grey.

Item No.	Item Name	Address	Property Description	Significance
1701	Street trees—Blue Gum, <i>Eucalyptus pilularis</i> (Blackbutt) and Stringybark	Outside 37R–39R Bottle Forest Road (and former brickpit embankment)	MGA Zone 56, 316800°E, 6226640°N	Local
1702	Cultural street trees, <i>Lophostemon confertus</i> (Brush Box)	Dillwynnia Grove	MGA Zone 56, 316660°E, 6226300°N	Local
1703	Heathcote Hall and grounds of Heathcote Hall	1–21 Dillwynnia Grove (corner of Tecoma Street)	Lots 1 and 2, DP 725184	State
1704	‘Kennet Villa’—house	40 Dillwynnia Grove	Lot 9, DP 14918	Local
1708	House	1 Wilson Parade	Lot 20, DP 1128889	Local

1.4 Previous Reports

The property has been subject to several other heritage conservation reports, however, only the most recent has been consulted during the reparation of the present report:

- Anne Warr Heritage Consulting, 2016, *Heathcote Hall 1-21 Dilwynnia Grove Heathcote NSW, Conservation Management Plan*, prepared for Fuzotinn Pty Ltd.

Sketches of the grounds and plantings made by Stuart Read and Bruce Edgar, Heritage Branch, in 2000 were provided by Geoffrey Britton and have been used to establish the route of the main drive and turning circle.

1.5 Authorship

This report was written by Sandra Kuiters, Archaeologist/Artefact Specialist, Casey & Lowe Pty Ltd. Section 2 has been copied from the CMP produced by Anne Warr Heritage Consulting, 2016. The report was initially reviewed and edited by Tony Lowe, Director, Casey & Lowe Pty Ltd. This revision, taking into account the Heritage Division's comments on the CMP and the original Archaeological Assessment, is by Tony Lowe who also inspected the house and grounds.

1.6 Acknowledgements

Tasman Storey, Tropman & Tropman Architects
Dr Anne Warr
Geoffrey Britton

1.7 Limitations

It is not the intention of any archaeological assessment to make an exhaustive study of all historical resources but to research enough historical material to make an accurate assessment of the heritage significance of the historical archaeological remains within the study area.

This report is designed to meet the requirements of the NSW Heritage Division for an analysis of the property's potential to retain significant historical remains. It does not include a research design which should be written for the lodgement of an excavation permit although it does comment on the type of research questions that the site may answer.

This report does not deal with the potential to find remains associated with Aboriginal occupation of the site, both pre and post-European occupation.

1.8 Glossary

The following terms are used in this report:

Historical Archaeology (Non-Indigenous/European)

Historical Archaeology (in NSW) is the study of the physical remains of the past, in association with historical documents, since the British occupation of New South Wales in 1788. As well as identifying these remains the study of this material can help elucidate the processes, historical and otherwise, which have created our present surroundings. Historical archaeology includes an examination of how the late 18th and 19th-century arrivals lived and coped with a new and alien environment, what they ate, where and how they lived, the consumer items they used and their trade relations, and how gender and cultural groups interacted. The material remains studied include:

- **Archaeological Sites:**
 - below ground: these contains relics which include building foundations, occupation deposits, rubbish pits, cesspits, wells, other features, and artefacts.
 - above ground: buildings, works, industrial structures and relics that are intact or ruined.
- cultural landscapes: major foreshore reclamation
- maritime sites: infrastructure and shipbuilding
- shipwrecks
- structures associated with maritime activities.

Archaeological Potential

Archaeological potential is here used and defined as a site's potential to contain archaeological relics which fall under the provisions of the *Heritage Act 1977* (amended). This potential is identified through historical research and by judging whether current building or other activities have removed all evidence of known previous land use.

Archaeological Site

A place that contains evidence of past human activity. Below ground sites include building foundations, occupation deposits, features and artefacts. Above ground archaeological sites include buildings, works, industrial structures and relics that are intact or ruined.

Archaeological Investigation or Excavation

The manual excavation of an archaeological site. This type of excavation on historic sites usually involves the stratigraphic excavation of open areas.

Archaeological Monitoring

Archaeological monitoring is recommended for those areas where the impact of the works is not considered to mean the destruction of significant archaeological fabric. Nevertheless the disturbance of features both suspected and unsuspected is possible. In order to provide for the proper assessment and recording of these features an archaeologist should inspect the works site at intervals they consider to be adequate and to be 'at call' in case the contractor uncovers remains that should be assessed by the archaeologist.

Monitoring is a regular archaeological practice used on many building and development sites.

Research Design

A set of questions which can be investigated using archaeological evidence and a methodology for addressing them. A research design is intended to ensure that archaeological investigations focus on genuine research needs. It is an important tool which ensures that when archaeological resources are destroyed by excavation, their information content can be preserved and can contribute to current and relevant knowledge.

Research Potential

The ability of archaeological evidence, through analysis and interpretation, to provide information about a site that could not be derived from any other source and which contributes to the archaeological significance of that site and its 'relics'.¹

¹ NSW Heritage Branch 2009:11.

Relic

Means any deposit, artefact, object or material evidence that:

(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

(b) is of State or local heritage significance.

(NSW *Heritage Act 1977*, Definitions, Part 1.4)

1.9 Abbreviations

Bk	Book
NSW BDM	NSW (Registry of) Births, Deaths & Marriages
c.	circa
CT	Certificate of Title
CMP	Conservation Management Plan
DP	Deposited Plan
HRA	<i>Historical Records of Australia</i>
LEP	Local Environment Plan
LPI	Land and Property Information (NSW)
ML	Mitchell Library
N.D.	not dated
NAA	National Archives of Australia
No	Number
SMH	<i>Sydney Morning Herald</i>
SIX	Spatial Information Exchange, NSW LPI [website: https://six.nsw.gov.au/wps/portal]
SLNSW	State Library of NSW
SRNSW	State Records of NSW

2.0 Historical Background

2.1 Historical Background

The historical background written for the CMP prepared by Anne Warr Heritage Consulting in April 2016 was considered sufficient basis from which to assess the potential for archaeological remains. Part of this research has therefore been reproduced here. The only additional research undertaken was to obtain good copies of the plans for production of overlays for this report, or where additional research was considered to be relevant to the understanding of the potential archaeological remains.

Heathcote Hall was completed in 1887 for Sydney businessman, Abel Harber and his family, to a design by the leading Sydney architectural firm of Rowe and Green, for a sum of £7,000. Heathcote Hall is described on the State Heritage Register as being 'an imposing two storey building designed in the Victorian Italianate style and is one of the oldest and grandest buildings in the Sutherland Shire'. In 1892 the property was taken over by the mortgagees and offered as first prize in a Queensland lottery. The winner of the lottery, Samuel Gillette, sold the property to Mrs Jessie Fotheringham Brown in 1901. In 1927, the fifty-acre property was subdivided into 168 suburban lots with Heathcote Hall remaining on a four-acre block. The blocks sold very slowly, and in 1945 the Heathcote Hall Estate Limited sold the Hall on its reduced four-acre block to Mrs Mimina Farrelly, wife of Mr Joseph Farrelly. The Farrelly family continued to live on the property until July 2015 when it was sold to Fuzortinn Pty Ltd.

The heritage values of Heathcote Hall as a late nineteenth-century grand mansion on a large estate, encapsulating the aspirations of a Sydney businessman, has been recognized with a Permanent Conservation Order under the NSW Heritage Act in 1982, with listing on the State Heritage Register in 1999 and listing as an item of local heritage significance under the Sutherland Shire LEP 2000. In 2000, the NSW Heritage Council provided a grant of \$150,000 to undertake emergency works on the property, notably the tower.

2.1.1 Phase A: Pre European settlement

- c.40,000 BCE, Aboriginal settlement in areas around Sydney.

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

- 1788, First European settlement in Sydney Cove.
- 1815, First European landholder at Kurnell – James Birnie.
- 1835, parishes of Sutherland, Heathcote, Bulgo and Wattamolla proclaimed.
- 1843, Bottle Forest appears on maps (Figure 2.1). No development appears within the study area at this time.
- 9 April 1845, Crown Land Sale, lots sold for one pound per acre.
 - Lot 16 sold to John Annan, 20 acres
 - Lot 17 sold to W. T. Flemming, 31 acres
 - Lot 22 sold to G. Coleson, 24 acres
- 1845, the Illawarra Road, which ran from Sydney via Lugarno through Heathcote to the Illawarra, was completed.
- Mid 1860s, Bottle Forest almost deserted (Figure 2.2). Illawarra Road proved a failure.
- 1864, main Illawarra Road via Tom Ugly's Point completed, replacing the failed Illawarra Road as the main road into the Illawarra.
- 1879, the National Park (now Royal National Park) proclaimed.

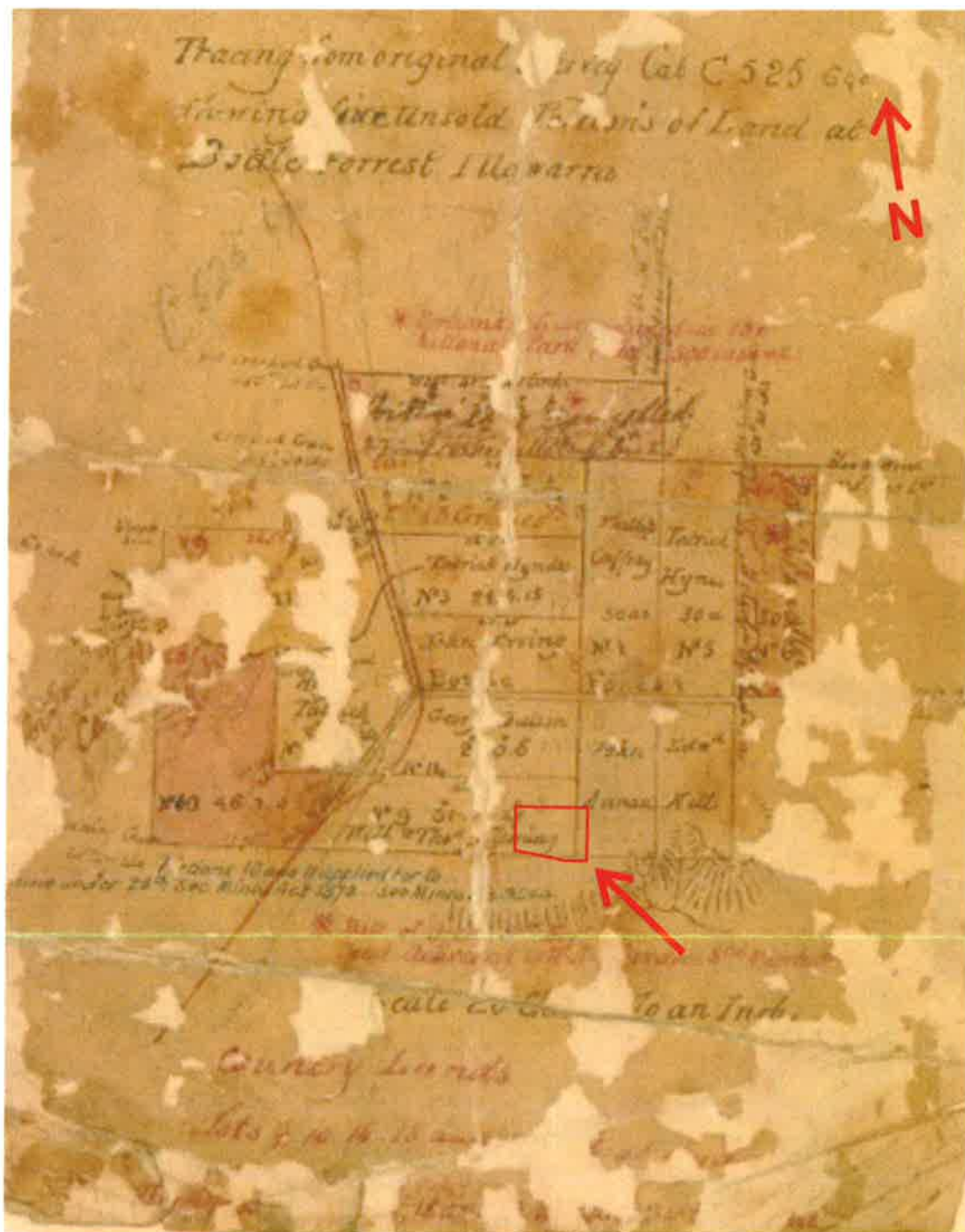


Figure 2.1: Survey of portions in the Bottle Forest with the approximate location of the study area outlined in red and arrowed. Darke, C.525.690 Crown Plan, SRNSW.

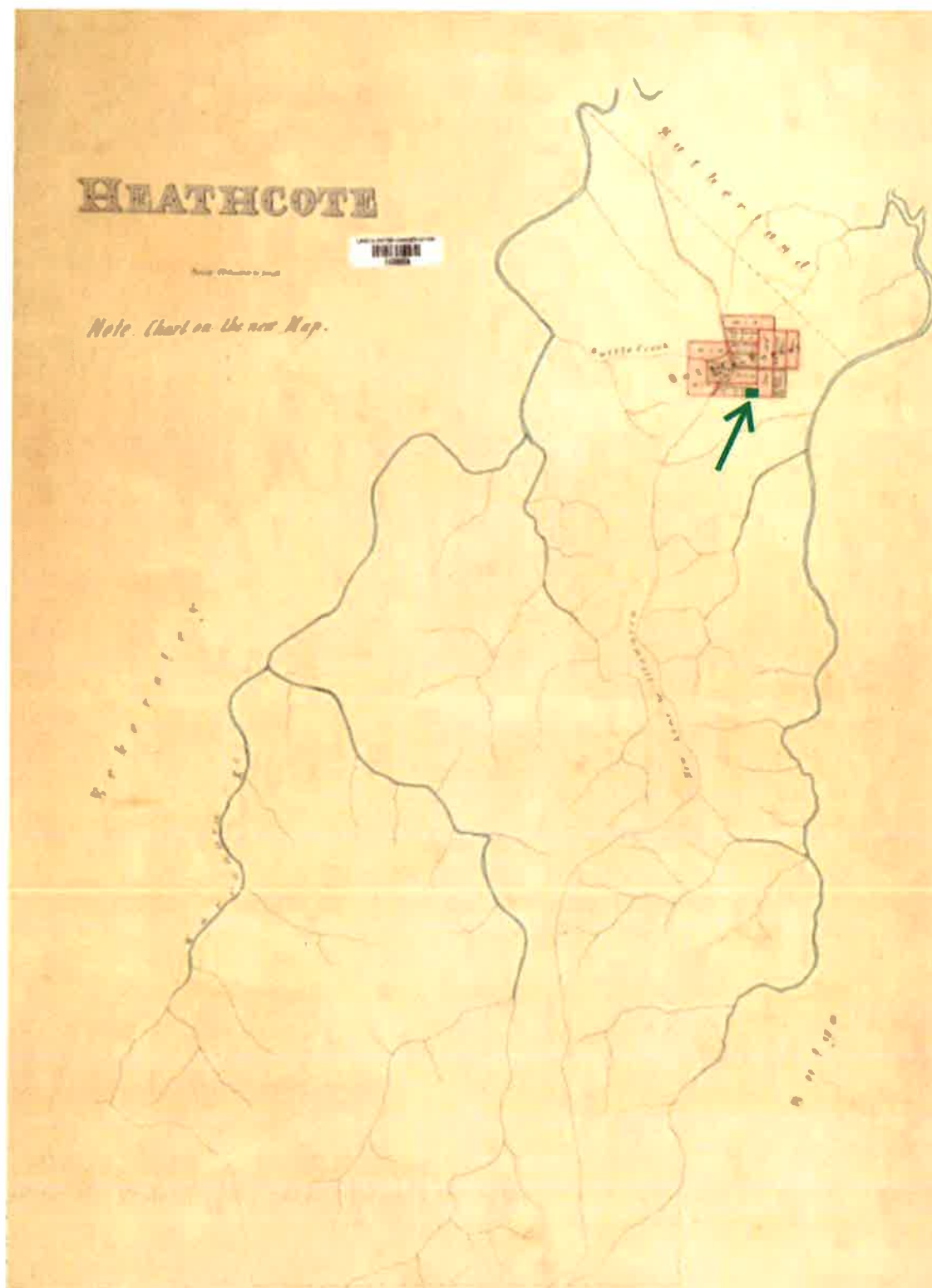


Figure 2.2: Parish of Heathcote, probably dating from the 1860s to 1880s. The study area is marked and arrowed in green. SR Map 228.

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

- 13 March 1883, Portion 9 conveyed to Abel Harber.
- 1885, railway works camp established at Cawleys Creek, south of Waterfall.
- March 1886, Waterfall, Heathcote and Loftus railway line began operating.
- 3 July 1886, western side of Heathcote, gazetted as Village of Heathcote, was subdivided and sales began. Eastern side and Portion 12 on western side remained Bottle Forest.
- c.1885-1886, Gatekeeper's cottage built.
- November 1886, a school established at Heathcote.
- 1887, 'This is one of the plans referred to in a contract signed by us this 25th day of April 1887' - note on architectural drawings prepared by Rowe and Green Architects, headed: 'Plans of villa for A. Harber Esq. Heathcote'.
- 19 May 1887, Abel Harber mortgaged his property.
- c.1887, Heathcote Hall built. Cost £7,000.
- 5 January 1889, Lot 11 DP 2264 (part of Portion 8) transferred to Abel Harber (Figure 2.3).
- 1889, after building the Imperial Arcade in the city, Harber sustains heavy financial losses and is forced to mortgage the property to Edward Terry.
- c.1892, Liquidation of Abel Harber. The bank crashes of 1892 meant that it was difficult to find a purchaser for such an expensive property in an outlying area (Figure 2.4). The property had been transferred to the mortgagees in 1892 and efforts to sell it had not been realized.
- 28 January 1896, Conveyance to Samuel Gillett for £7,000.
- 1897, Converted to Torrens Title.
- 1899, Samuel Gillet offered Heathcote Hall for sale or lease (Figure 2.5). It had ten rooms, a kitchen, pantry, cellar, bathroom, laundry and a kitchen garden. It was on 48 acres and fenced.

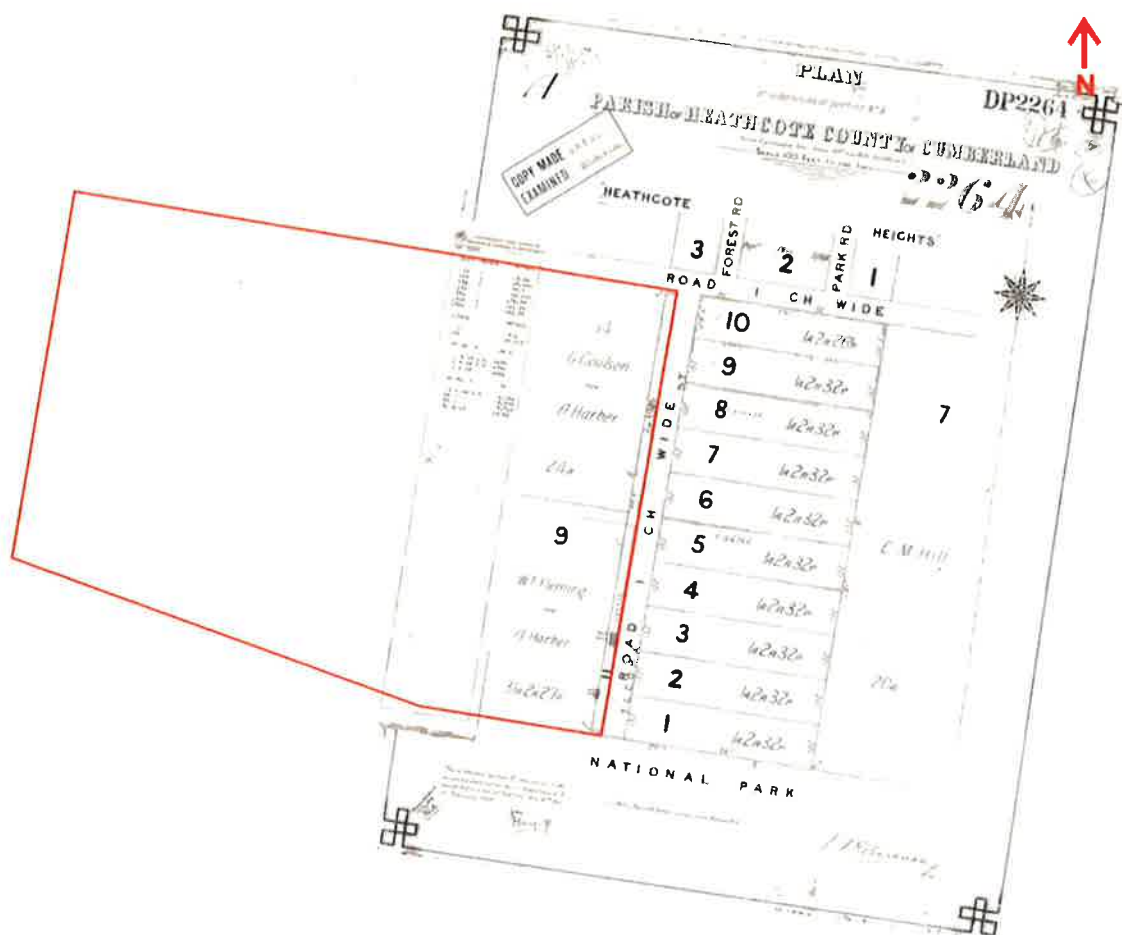


Figure 2.3: Subdivision plan of Portion 8 showing outbuildings of Heathcote Hall encroaching on Portion 11. The plan is schematic and therefore cannot be used to locate the outbuildings with a high degree of accuracy. DP 2264, LPI.

TO LET, or for SALE, HEATHCOTE HALL,
 a substantially-built MANSION, 10 rooms and out-
 houses, 3 minutes from **Heathcote** station; land comprises
 50 acres, of which several acres are laid out in garden and
 splendid orchard. Cards to inspect from

Figure 2.4: Advertisement for Heathcote Hall, *Sydney Morning Herald* 9 April 1892, p.6.

TO Let or for Sale, Heathcote Hall, Heathcote, contg.
 10 rms., kit., pantry, cellar, bathroom, laundry, kit.
 garden, and 48 acres land, fenced, adjoining **Heathcote**
 railway station. For terms apply **S. GILLET**, **Heathcote.**

Figure 2.5: Advertisement for Heathcote Hall, *Sydney Morning Herald* 30 October 1899, p.10.

2.1.4 Phase D: 1901-1927 Single-family occupation

- 10 May 1901, Heathcote Hall transferred to Mrs Jessie Fotheringham Brown, wife of Edmund Lamb Brown
- 1906, Sutherland Shire proclaimed.
- 1920, Valuer General described the following improvements: 'B house & off [offices i.e. outbuildings] slate rf, WB cott 2 rms iron rf Brick stables etc'.
- 10 November 1925, Edmund Brown dies. His widow, Jessie resides in Heathcote Hall for several years.
- 27 February 1926, Heathcote Hall Ltd formed. Heathcote Hall held by company under Contract for Sale from Jessie Fotheringham Brown.

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

- 1927, Heathcote Hall Ltd subdivided the estate and began selling lots in 1927 with two lots sold in December of that year.
- September 1928, Heathcote Hall was advertised for lease 'for a period of from 1 to 3 years with or without its considerable furnishings'. At the time, the house was occupied by Mr Harry Stork, a local building contractor and Director of Heathcote Hall Estate. The grounds were leased to Miss I Pocklington who opened tearooms. Around this time, Heathcote Hall was being used as a guesthouse, and was considered to be the centrepiece of the estate.
- The house was advertised for sale in 1928 (Figure 2.6). The advertisement mentions a 'spacious underground tank', indicating the presence of underground water cistern. It also mentions that the house was recently renovated.
- 1928, rail motor introduced between Sutherland and Waterfall.
- A Valuer's Fieldbook for 1929 recorded the property, including a stables and old shed.
- A new CT was issued to Heathcote Hall Estate Ltd on 14 July 1933 for Heathcote Hall on 4 acres 1 rood 12 perches, including the residue of lot 11 DP 2264.²
- During the Great Depression of the early 1930s, Heathcote Hall estate was believed to have been a camp for squatters.³
- By 1940, a tennis court had been built but was in bad repair. The house was also in need of repairs. An iron garage remained but all other outbuildings, including the stables, had been demolished.⁴
- In 1941, the Australian military recorded the house and grounds, including a corrugated galvanised iron garage, two lavatories with pan service, and a lean-to fowl house (Figure 2.7). This plan is not to scale and appears to be largely schematic.
- An aerial photograph taken in 1943 shows the layout of the house and grounds (Figure 2.8).

This fine mansion is structurally in as good order as the day it was built, with an interior lay-out of quite modern design. Interior furnishings are of cedar. ~~Maori~~ serve. If not sold by 3 cottage will be open to self another cottage near retentious design.

floorings. Slate roof. Eminently suitable for a private residence, public or private institution or for continuance as a residential. Recently repainted and renovated. An area of 4 acres, 1 rood, 12 perches is included in the property, with 523 feet frontage to Dillwynnia Grove, 523 feet to Boronia Grove, and 383 feet to Tecoma Street. Golf putting green. Spacious underground tank, connected by electric pump with overhead tanks. Delco Lighting installation and plant with new storage batteries included with the property. Also blinds and floor coverings, and new cooking range. Buyer may take over the furniture and plant connected with the residential and tea-room at a low valuation. Telephone connected. Dining and Drawing Room, each 20 x 16 feet. Two Bedrooms, same size. Four other Bedrooms, Billiard Room, Cellar, etc. The reserve on the whole property is less than half what it would cost to build the mansion to-day. Exceptionally easy terms given to approved buyer.

Figure 2.6: Part of advertisement for Heathcote Hall, *Illawarra Mercury*, 14 April 1928, p.6.

² CT 4583 f 102.

³ 'Heathcote Hall, Heathcote', *Sutherland Shire Historical Society Bulletin*, April 1968, p 1.

⁴ Valuer General, Fieldbook, Book 70 Sutherland, C Riding, 1929-46, 11/12781, No 9128.

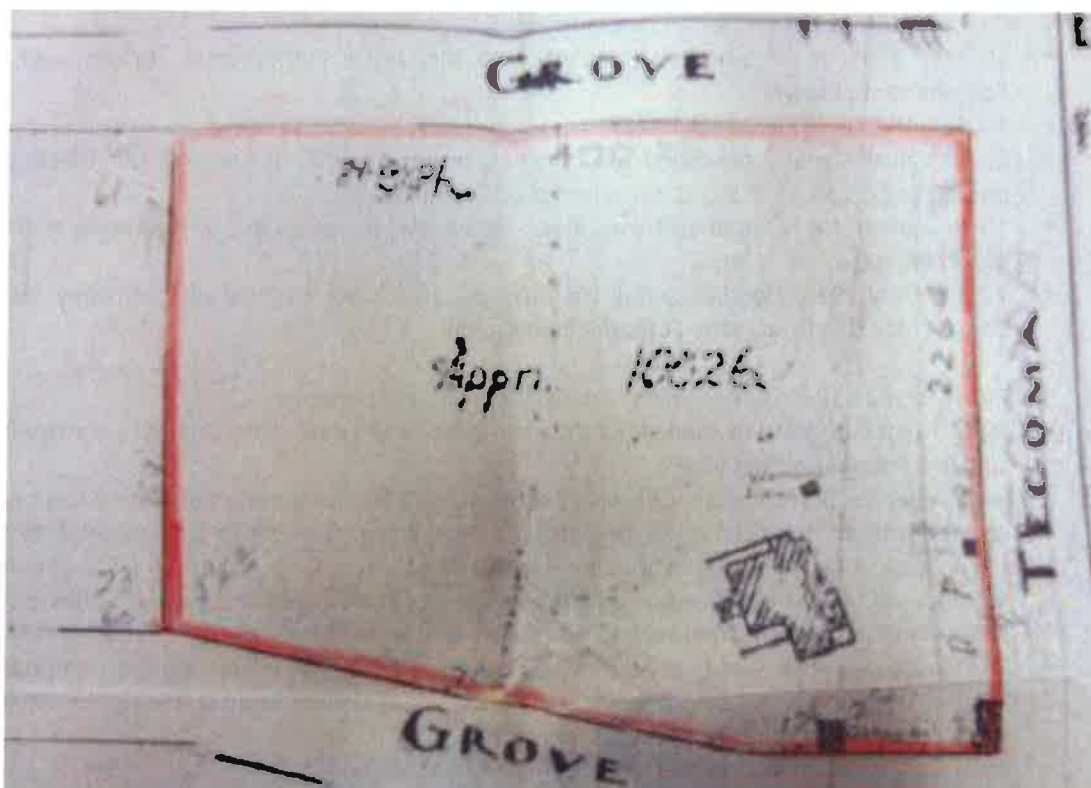


Figure 2.7: Site plan on blueprint copy of plan showing outbuildings surrounding the house. Note the plan is not to scale. North is at the top of the image. Heathcote Hall, Heathcote, CRS 459/1, NAA, 518/1/1714, cf Anne Ware Heritage Consulting 2016: 43.



Figure 2.8: Aerial photograph of the study area (outlined in red) taken in 1943. The western and north-eastern sections of the property are clearly vacant at this time.

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

- 2 May 1945, the remainder of the property, which contained the house named 'Heathcote Hall', was sold by Heathcote Hall Estate Limited to Mrs Mimina Consuelo Farrelly, wife of Joseph Michael John Farrelly, a Naval Petty Officer of Sydney who had served in WWII. The couple had married in 1939 and had three children: Michael (born 1939), Ramon (born 1949) and Maxine (born 1958).
- The Valuer's Fieldbook dated 24 June 1946 noted the changes made, 'Some renovation to ceilings. Roof repaired & Tower [?] being attended to. More renovation contemplated'.⁵
- 1980, electric train introduced to Loftus, Engadine, Heathcote and Waterfall.
- During the 1980s and 1990s the Farrellys used the grounds for training and stabling horses. A number of sheds, stables and outbuildings were purpose-built for this activity in the north of the site (Figure 2.10).
- Mimina Farrelly died at Heathcote on 7 November 1985, aged 65. The Heathcote Hall property was transferred to Mr Joseph Farrelly on 2 July 1987.
- 1996, the movie *The Munsters' Scary Little Christmas* is filmed at the property.



Figure 2.9: Aerial view of the study area in 1955. Shire Maps, 1984.

⁵ Valuer General, Fieldbook, Book 70 Sutherland, C Riding, 1929-46, 11/12781, No 9128.



Figure 2.10: Aerial view in 1984 showing extensive horse stabling facilities in the north and west of the study area (outlined in red). Shire Maps, 1984.

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

- 1999, Draft Conservation Management Plan prepared for Heathcote Hall by Glen Cowell, Heritage Consultant for Mr Joseph Farrelly (owner). The plan was preliminary and was not endorsed by Heritage Office.
- 31 October 2000, A3 sketch by Stuart Read and Bruce Edgar of NSW Heritage Office, showing site details, remnant of old drive and significant plantings.
- 2003, Heathcote Hall undergoes repairs worth \$120,000 after a Heritage Council grant. The building's signature turret is stabilised and painted. In addition, \$15,000 was allocated for a detailed schedule of conservation works.
- 2004, Tanner Architects, Draft Conservation Management Strategy for Heathcote Hall, Aug 2004.
- On 1 March 2005, Joseph Michael Farrelly died.
- 2006, G & C Waller Builders, variation: Project, Heathcote Hall, Report Number: Hea001, 24.05.06
- 2006, Sutherland Council commissioned Truman, Zaniol & Associates to prepare: Heathcote Hall: Budget Estimate – Summary of Building and Landscape Works, Tecoma Street, Heathcote, NSW, August 2006. This schedule identified and costed works to renovate the buildings and grounds.
- 14 December 2007, a pre-DA meeting was held with representatives of the Heritage Office, Sutherland Council and Megan Jones of Tanners Architects representing the owner, Maxine Farrelly. The scheme presented was for a subdivision of the property into nine allotments, with Heathcote Hall sitting on one of the larger allotments.

- January 2008, the Heritage Office and Sutherland Council reached a joint position on the subdivision of Heathcote Hall – being that ‘the proposal as presented by the owner...was not acceptable’.
- 2008, preliminary estimate for conservation works to Heathcote Hall. Tanner Architects, June 2008.
- In July 2015 the three Farrelly children, Michael, Ramon and Maxine, sold Heathcote Hall to Fuzotinn Pty Ltd.
- 27th January 2016, Maxine Farrelly vacated Heathcote Hall.

3.0 Archaeological Potential

3.1 Archaeological Potential

Archaeological Potential is the degree to which archaeological remains are considered likely to survive within the study area in light of modern impacts. This section outlines the broad principles used to assess archaeological potential and the specific aspects of site which are likely to relate to the survival of archaeological remains. It then assesses the archaeological potential of the study area based on the above analysis, as well as the research potential of the archaeological remains. Section 5.0 will assess the Heritage Significance of the potential archaeological remains, and will further elaborate on their research significance, and Sections 1.1 will assess the potential impact of the proposed works within the study area and provide recommendations for dealing with any impacts.

3.2 Site Inspections

3.2.1 Site Visit, 2016

On 14 September 2016, Sandra Kuiters and Maggie Butcher of Casey & Lowe inspected the study area. Access was granted to most of the yard and grounds but access to the house itself was not possible. The immediate yard surrounding the house was partitioned off by a security fence, however, visual inspection through the fence was adequate to suit the needs of the inspection (Figure 3.1). A circular garden feature immediately behind the house was anecdotally said to be the below-ground cistern, now backfilled (Figure 3.2). Closer inspection was not possible but the location of the structure near the kitchen, laundry, bathroom and pump seems to coincide with this suggestion.

The land surrounding the house was very overgrown at the time of the visit, which impeded the identification of archaeological remains on the surface (Figure 3.3). Additionally, a large amount of building material and demolition rubble had been dumped throughout the site (Figure 3.4). This obscured potential archaeological remains, and made it difficult to distinguish potential *in situ* remains from dumped building materials. Nevertheless, several features made with machine-pressed brick were identified. Most of these were probably garden features such as garden beds and paths (Figure 3.5 & Figure 3.6), however, the footings of a demolished structure were located in the southeast corner of the site (Figure 3.7). These footings had a ceramic vent grill and appeared to be made of mismatched machine-pressed bricks. There were at least two types of mortar. The mortar consisted of a very hard grey cement with angular marine sand and a softer, paler grey sand mortar with frequent lumps of lime. The structure may date to the earliest phase of occupation, as a structure is shown in approximately this location on the 1889 subdivision plan (Figure 2.3). It may, however, be made from reused building materials and date to sometime in the 20th century. A larger structure is also located in the southwest corner of the site in the 1940s blueprint (Figure 2.7).

There was evidence of a continuum of land use and the constant building of new structures throughout the 20th century (Figure 3.9), however, most of the structures observed during the visit would have had a fairly minor impact on any potential remains below (Figure 3.10). It was also apparent that the level of the land had been built up and levelled out throughout parts of the site (Figure 3.11). It is likely that areas have also been cut down in the course of levelling works, although no specific examples of this were seen.

Traces of the formal gardens were evident in the front yard area of the house. These mostly consisted of glazed cable pattern tiles which edged the garden paths and remnant carriage loop (Figure 3.12).

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



Figure 3.1: Rear view of Heathcote Hall behind security fence. View to the west.



Figure 3.2: Circular garden feature in the back yard of the house said to be the backfilled cistern. View to the west.



Figure 3.3: Thick vegetation in the rear yard, near the eastern fence. The structure is a garden shed built some time after 1970. Archaeological evidence of the coach house may be located in this area. View to the northeast.



Figure 3.4: Mound of building materials dumped in front of shed built by Maxine Farrelly in the southeast corner of the site. View to the south.



Figure 3.5: Machine-pressed brick feature, probably a garden bed. Located in the rear yard (former kitchen garden area), approximately 10m west of the shed in Figure 3.2.



Figure 3.6: Garden path leading to the rear of the house. The date of the path is unknown. View to the southwest.



Figure 3.7: Brick footings in the southeast corner of the yard. View to the north.



Figure 3.8: Laundry pre-dating 1943. View to the south.



Figure 3.9: The fireplace of an outbuilding to the immediate west of the laundry in Figure 3.7. This structure first appeared in the 1955 aerial photograph.



Figure 3.10: Horse stables dating to the late 1970s-early 1980s in the north of the site. View to the north.



Figure 3.11: Area of level land in the southwest of the site. View to the southwest.