

Godden Mackay Logan

Heritage Consultants



Hadley Park

Conservation Management Plan

Revised Report

Report prepared for Penrith Lakes Development Corporation
September 2013

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Date:	29 November 2013	Date:	29 November 2013

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Executive Summary

Background

Hadley Park is a rare example of an old colonial farm complex in a remarkably unaltered condition, with surviving evidence of the original 1803 land grant boundary, original farm buildings from 1806–1812, continued family associations and long history of agricultural use.

The main building Hadley Park House was probably built by 1810 although there is no documentary or physical evidence that provides a firm date of construction. Located on the river flat between the Nepean River and Old Castlereagh Road, it was designed as a substantial residence with views of neighbouring farms and landmarks. Buildings such as Hadley Park which date to the early 1800s are significant and rare examples of our colonial heritage.

The aim of this CMP is to provide an assessment of the heritage significance of Hadley Park and its components, as well as guidelines to assist in the future management of this significance.

Hadley Park is considered to be of exceptional significance and satisfies five of the Heritage Council heritage criteria at the State level. Consequently, it is likely to meet the requirements of the Heritage Council for listing on the State Heritage Register.

The heritage curtilage defined in the CMP comprises the land bound on the north, south and west by the original 1803 land grant boundaries as far as the Nepean River, with the eastern boundary just to the west of the main lake of the new Penrith Lakes development. This area provides for the retention of links with the Nepean River and a rural setting surrounding the buildings.

In 2010-2011, PLDC undertook extensive works to ensure that significant fabric was stabilised and propped. These works were based on specialist advice from heritage practitioners Hughes Truman (engineer) and Truman Zaniol (architect) with the support of the NSW Heritage Office and were implemented consistent with best practices in conservation.

Constraints and Opportunities

Hadley Park is not listed as a heritage item on Penrith City LEP 2010 but has been included on the amended plan exhibited as a Planning Proposal in May 2013. As an item listed on the Heritage Schedule of Penrith City LEP approval is required from Penrith City Council for any conservation or development works. Given its recognition as having State heritage significance Hadley Park would also qualify for listing on the State Heritage Register. If this was to occur the approval of the Heritage Council would also be required for such proposals as well as the need to maintain the buildings to published minimum standards. A SHR owner is also eligible to apply for grant funding under the Heritage Act and receive discounted local council, water and land rates.

Management Policies and Guidelines

The CMP provides a range of policies and guidelines to assist in the future management of Hadley Park.

The key outcome of such recommendations is that the exceptional heritage significance of Hadley Park as a rare early colonial farming estate is used as the principal guide to its future conservation and management.

On this basis any proposed action should be assessed on the basis of their impacts on heritage significance with the aim to conserve and restore fabric and elements of exceptional and high significance and reconstruct or replace where there are no feasible alternatives.

The archaeological resource is an important record of the history of use of Hadley Park and has been addressed in a specific archaeological handbook for Hadley Park.

The setting and key views identified in the CMP which give historical and social context to Hadley Park as a cultural landscape are important considerations for the siting of any future development within the area.

Further works are needed to ensure the long term conservation of Hadley Park. These include conservation works to bring the buildings to a secure and maintainable state and additional works associated with a specific future compatible adaptive reuse.

Future Use and Development

Section 6.8 of the CMP identifies management areas for future use and provides guidelines for new development. This has been supplemented by further work undertaken by Heritage Consultants, Godden Mackay Logan, *Hadley Park Conservation & Reuse Opportunities*, CMP Addendum 2013 which identifies graded areas of heritage significance and potential areas within the property where sympathetic development could occur without adversely affecting the heritage values of the place.

Those areas identified as being of the highest significance are the most intact and important areas of the site and those of lower significance are more amenable to change adaption and the introduction of new development. It should be recognised, however, even those areas of higher significance should be able to be adapted and changed to support and enhance a long term use and management of the place.

The CMP identifies a number of possible uses for Hadley Park.

1. The least impact heritage use would to continue to use the buildings on the basis of an ongoing agricultural business or as a house museum.
2. Hadley Park house could also be used as a domicile (providing bedroom and lounge facilities) for an appropriate residential use (eg farm house and guest accommodation associated with tourist/eco use) with facilities such as modern bathroom, laundry and kitchen provided by a new building to the rear.
3. The location of Hadley Park near the scenic Nepean River and surrounds provide a great opportunity for establishing a writers or artists retreat.

Two potential development sites have been identified. Site 1 located on the ridge to the south of Hadley Park house complex is suitable for low key development which would not adversely impact visually on either Hadley Park or the adjoining Nepean Park. Site 2 immediately to the rear of Hadley Park house provides an ideal opportunity to provide an ancillary development to support accommodation uses of the house.

These potential development sites would provide a new owner with options for a viable and sympathetic use and generate funds to conserve Hadley Park and associated outbuildings.



1.0 Introduction

Cover Photo: Hadley Park House, 2010.

1.0 Introduction

1.1 Preamble

This Conservation Management Plan (CMP) has been prepared by Godden Mackay Logan Pty Ltd (GML) for the Penrith Lakes Development Corporation (PLDC) for Hadley Park, Old Castlereagh Road, Castlereagh. Hadley Park is located within the Penrith Lakes Development Scheme ('the Scheme') area, within the City of Penrith Local Government Area (LGA).

Hadley Park is a rare example of an old colonial farm complex in a remarkably unaltered condition, with surviving evidence of the original 1803 land grant boundary, original farm buildings from 1806–1812, continued family associations and long history of agricultural use.

This CMP incorporates the work of several specialists commissioned concurrently by PLDC. These are Clouston Associates, Truman, Zaniol and Associates Pty Ltd, Hughes Trueman Pty Ltd, JBA, and Muru Cultural Heritage Services. Geoffrey Britton, Environmental Design and Heritage Consultant, was engaged directly by GML to provide input into the cultural landscape assessment.

1.2 Aims of the CMP

This CMP was commissioned by PLDC to satisfy condition of consent 40(i) of Development Application 4 (DA4) for the implementation of the Scheme as follows:

Condition 40(i)—A Conservation Management Plan shall be prepared for Hadley Park and include matters associated with Nepean Park and surrounding lands and be submitted to the Heritage Council for approval.

The aim of this CMP is to provide an assessment of the heritage significance of Hadley Park and its components, as well as guidelines to assist in the future management of this significance. A number of specialist studies have been undertaken on the Scheme area in the past. This CMP incorporates, but is not limited to, the following:

- Revised documentary research, using primary resources, and historical assessment.
- Pre-European history of the site, Indigenous values assessment and conservation policy.
- Historical archaeology assessment and management recommendations.
- An assessment of the heritage curtilage of Hadley Park and recommendations to manage and interpret its setting.
- Identification of possible viable uses for the buildings which are compatible with the cultural significance of Hadley Park.
- Identification and documentation of urgent structural stabilisation works, and ongoing conservation works to bring the site to a maintainable standard.
- Recommendations for site interpretation.

1.3 The Study Area

Hadley Park is located at RMB 113 Old Castlereagh Road, Castlereagh, some 11 kilometres north of Penrith and 54 kilometres west of Sydney (see Figure 1.1).

Hadley Park is located within the Scheme area, comprising Lots 1 and 2 in DP 87060.

Hadley Park is an old colonial (pre-1820s) farm complex comprising an uncommon 1811–1812 two-storey homestead of brick nogging construction, clad externally in brickwork, with a jerkin-head roof, separate verandah along three elevations and intact internal layout and detailing. The site includes an early, possibly 1806-1810, single-storey weatherboard cottage built of split timbers with feather-edged weatherboard walling. Other site features include outbuildings, sheds, underground well and silos, windbreaks and a nineteenth-century domestic garden with fruit trees, privet edging, and former kitchen (vegetable) garden.

Hadley Park is located on the river flat between the Nepean River and Old Castlereagh Road and is surrounded by ongoing quarrying and remediation (see Figure 1.2). It should be noted that quarrying and remediation has already occurred in parts of the Hadley Park property (see Figure 1.3) and that this section of Old Castlereagh Road will soon be removed by quarrying.

Nepean Park, another early colonial homestead located on its original grant allotment, lies immediately to the south of Hadley Park. It is privately owned, although PLDC own the eastern portion of the grant.

The Scheme area is surrounded by the Blue Mountains escarpment, which dominates the western skyline, the town of Cranebrook and the Cranebrook escarpment to the east. The City of Penrith urban area lies to the south of the Scheme area.

1.4 Planning Background

1.4.1 The Penrith Lakes Scheme

In 1979 three independent companies—Ready Mixed Concrete Limited, BMI Limited, Pioneer Concrete Services Limited—combined their landholdings and operations to undertake the extraction of sand and gravel and rehabilitation works on the Castlereagh floodplain. These companies joined to form PLDC, which began operations in 1980.

In 1981 the Department of Planning and Environment (the Department) completed a Regional Environmental Plan to provide the framework to implement the Penrith Lakes Scheme.

In 1984 the Department completed a Regional Environmental Study which recommended a large lakes area (both wildlife and recreational) as the preferred rehabilitation option for the Scheme area.

The Scheme is implemented under the provisions of the Sydney Regional Environmental Plan No. 11—Penrith Lakes Scheme (SREP11), gazetted in 1986. The Minister for Urban Affairs and Planning is the consent authority for any works covered by SEPP Major Development (eg mining extraction). Conditions of Consent have increased over the past 25 years in response to new development applications associated with changes to the Scheme (DA1–DA4) and as a consequence of changes to the statutory controls relating to the Scheme area.

1.4.2 The Deed of Agreement 1987

In 1987 the NSW State Government and PLDC entered into a formal deed of agreement (the Deed) to implement the Scheme. The Deed defines the processes to be adopted by both parties to achieve a planned extraction of sand and gravel to meet Sydney's medium-term needs and to provide major water-orientated facilities for western Sydney.

Under the Deed, rehabilitation works are to provide significant community benefits, including the preservation of selected heritage sites, within the Scheme area. These heritage items identified in Schedule 12 of the Deed are listed below:

- *Hadley Park, Lots 1 and 2, MPS (OS) 8807, Parish of Castlereagh, County of Cumberland (shown as Heritage Item number 1 on the Structure Plan).*
- *Nepean Park, part Portion 48, Parish of Castlereagh, County of Cumberland (shown as Heritage Item number 2 on the Structure Plan).*
- *McCarthys Cemetery, part Portion 82, Parish of Castlereagh, County of Cumberland (shown as Heritage Item number 3 on the Structure Plan).*
- *Upper Castlereagh Methodist Church and Hall, part Portion 71, Parish of Castlereagh, County of Cumberland (shown as Heritage Item number 4 on the Structure Plan).*
- *Upper Castlereagh School and Residence, part Portion 54, Parish of Castlereagh, County of Cumberland to which Permanent Conservation Order No 339 under the Heritage Act 1977 applies (shown as Heritage Item number 5 on the Structure Plan).*
- *Methodist Cemetery part Portion 71, Parish of Castlereagh, County of Cumberland (shown as Heritage Item number 6 on the Structure Plan).*

An extract of the Deed relevant to Hadley Park, supplied to GML by PLDC, is included at Appendix A.

Note: In the Deed plans, the 'recommended minimal curtilage for retention of site' represents the minimal 'no quarrying' area to preserve the heritage site, and the 'minimal curtilage for retention of site context' represents the area where quarrying is permitted and the landform is to be rehabilitated (see Appendix A and Figure 1.2). While these two areas were intended to preserve the heritage items identified in Schedule 12, the boundaries were based on the landform at the time of the deed and should not be confused with the boundaries defined in the assessment of 'heritage curtilage' of Hadley Park in Section 4.5 of this CMP (see Figure 4.3).

1.4.3 Previous Studies

This CMP builds on previous heritage and specialist documentation undertaken for the Scheme area focusing on Hadley Park. These are:

- Clouston Associates, Hadley Park Landscape Management Plan (draft), April 2010.
- Hughes Trueman Consulting Engineers, Hadley Park—Main House and Kitchen Structural Works (Stage 1 Stabilisation)—Tender Drawings 06S211-200 to 201 and 204 to 210, April 2010.
- Truman, Zaniol & Associates, Tender Pricing Schedule of Works, Heritage Architectural Specification and Schedule of Rates (draft), 30 March 2010.
- Godden Mackay Logan Pty Ltd, Penrith Lakes Development, Hadley Park—Interim Archaeological Report (Draft), November 2009.
- Godden Mackay Logan Pty Ltd, Penrith Lakes Archaeological Management Plan (includes Hadley Park Archaeological Handbook), 2010.

- Godden Mackay Logan Pty Ltd, Penrith Lakes Interpretation Strategy, 2008.
- Geoffrey Britton's, cultural landscape assessment, 2007.

A full Bibliography is included in Section 8.0.

1.5 Heritage Listings

1.5.1 Statutory Listings

a) NSW State Heritage Register

Heritage items of particular importance to the people of New South Wales are listed on the NSW State Heritage Register (SHR), which was created in April 1999 by amendments to the *Heritage Act 1977* (NSW) (the Heritage Act).

Hadley Park is not listed on the SHR.

b) Penrith Council's Local Environmental Plan

The site is located within the City of Penrith LGA.

The aim of *Penrith Local Environmental Plan 1991* (LEP) (Environmental Heritage Conservation) is to assist in the conservation and enhancement of the heritage items and heritage conservation areas within the City of Penrith LGA.

Hadley Park is not listed in Schedule 2, Part 1 Heritage Items, of the Penrith LEP 1991.

A draft amendment to Penrith LEP 1991 is currently being reviewed by the Department of Planning. Schedule 1 and the accompanying heritage map of the draft amendment to Penrith LEP 1991 has identified a number of heritage items within the Scheme area, including Hadley Park.

c) State Regional Environmental Plan

The Scheme is implemented under the provisions of the Sydney Regional Environmental Plan No 11 (SREP11)—Penrith Lakes Scheme.

Hadley Park is listed in the SREP11—Schedule 3 Items of the environmental heritage as 'Hadley Park, lots 1 and 2, MPS (OS) 8807, Parish of Castlereagh, County of Cumberland' (see Appendix B).

d) Register of the National Estate

On 1 January 2004, a new national heritage system was established under the *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth) (EPBC Act). The Register of the National Estate (RNE) will continue as a statutory register until February 2012. During this period the Minister for the Environment, Heritage and the Arts (the Minister) is required to continue considering the RNE when making decisions under the EPBC Act. This transition period allows states, territories, local and the Australian Government to complete the task of transferring places to appropriate heritage registers, where necessary.

Hadley Park is not listed in the RNE.

1.5.2 Non-statutory Listings

The value of non-statutory listings is to alert the community, local councils and the Heritage Branch, NSW Department of Planning, to significant items that may be considered for listing on the SHR and/or on the relevant LEP. Non-statutory listings indicate a general high public esteem in which items are held.

a) National Trust of Australia (NSW) Register

Hadley Park has been included in the National Trust of Australia (NSW) Register. The inventory sheet (included at Appendix D) provides the following summary statement of heritage significance of Hadley Park:

Hadley Park built c1811 is probably the oldest remaining building in the Nepean Valley. In form and much of its fabric, it survives intact as an extremely early and rare example of a domestic farmhouse built in the first quarter of the nineteenth century. The two storey single pile form and jerkin head roof reveal construction techniques and stylistic features of NSW's earliest building tradition. No earlier house in NSW preserves this form as purely as Hadley Park. Hadley Park retains its original 80 acre property and rural setting as sold to Charles Hadley in 1811. This farm holding remains an intact example typical of the size and manner of subdivisions of farmland adjacent to Governor Macquarie's town along the Nepean and Hawkesbury Rivers.

1.6 Methodology and Terminology

This report uses the terminology, methodology and principles contained in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999* (The Burra Charter) and the National Trust publication *The Fifth Edition, The Conservation Plan*, 2000, by James Semple Kerr. The Burra Charter has been widely accepted as the standard for heritage conservation practice in Australia.

Hadley Park was inspected by the GML project team in February–March 2010 to identify and establish the physical layout, age and overall condition of the fabric and to account for key phases of the development of the site.

The Burra Charter provides the following definitions used in this report:

Place—means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Site-specific terminology used in this report:

Hadley Park—‘Hadley Park’ is the historical name given to the property by Charles Hadley Sr in 1811. ‘Hadley Park House’ is also referred to in other studies as ‘Hadley Park’ and the ‘main farmhouse’. For the purposes of this CMP, ‘Hadley Park’ refers to the place as a whole and ‘**Hadley Park House**’ refers to the two-storey house.

Weatherboard Cottage—the location of the weatherboard cottage to the north of Hadley Park House, comprising two rooms, possibly a bedroom and a living space, with an external fireplace used for cooking, suggests that it was possibly built as a residence rather than as a kitchen outbuilding. Thus this building is referred to in this CMP as the ‘Weatherboard Cottage’ rather than the ‘Kitchen’.

Charles Hadley—there are two Charles Hadleys associated with the site in the nineteenth century: Charles Hadley (1771–1828) and his son Charles Hadley (1814–1891). The original owner is




referred to in this report as 'Charles Hadley Sr' and the younger (Hadley Sr's eldest son) is referred to as 'Charles Hadley Jr', to assist in distinguishing them. 'Hadley' is also spelt 'Adley' in some documents.






Martin Mentz—the original 1803 land grantee, is also spelt in other documents as 'Mintz' and 'Mince'. For consistency, Mentz is used in this report.

Castlereagh Road—originally and until recently, the road to the east of Hadley Park (parallel to the river) was referred to as 'Castlereagh Road'. Following quarrying, this road has been realigned, the new road named 'Castlereagh Road' and the original road renamed 'Old Castlereagh Road'. We have used this terminology (Old Castlereagh Road) in this report except when we refer to the original road historically.

1.7 Structure and Contents of the CMP

This CMP is divided into the following sections:

	Introduction	<ul style="list-style-type: none"> • Aims of the CMP • The study area • Heritage listings • Methodology and terminology used in the CMP 	
Step 1 of the Burra Charter process—Investigate and understand significance	Historical Outline	<ul style="list-style-type: none"> • History of Hadley Park (construction dates, ownership, changes at the place, uses) • Historical context of the place • Chronological timeline 	
	Analysis of Evidence	<ul style="list-style-type: none"> • The setting of Hadley Park • Key phases of development • Site/fabric analysis • Comparative analysis • Indigenous values • Movable property/industrial archaeology • Archaeological potential 	

	Significance Assessment <ul style="list-style-type: none"> • Assessment of heritage significance using the NSW State assessment criteria • Summary statement of heritage significance • NSW State historical themes • Heritage curtilage assessment • Grading of significance of key elements 	 <p>4.0</p>
Step 2 of the Burra Charter process— Develop Policy	Constraints and Opportunities <ul style="list-style-type: none"> • Constraints and opportunities arising from heritage significance • Constraints and opportunities arising from the physical condition and integrity of the place • Owner's requirements • Constraints arising from heritage listings and statutory controls relating to heritage • Possible future compatible uses • Opportunities 	 <p>5.0</p>
	Conservation Policy <ul style="list-style-type: none"> • Conservation policies 	 <p>6.0</p>
Step 3 of the Burra Charter process—Manage the place in accordance with policy	Implementation <ul style="list-style-type: none"> • Conservation Works • Recommended studies and ongoing advice 	 <p>7.0</p>
Bibliography		 <p>8.0</p>

Appendices

Appendix A—The Deed of Agreement 1987 (extract).

Appendix B—Sydney Regional Environmental Plan 11, Penrith Lakes Scheme, Schedule 3: Items of the environmental heritage (extract).

Appendix C—Hadley Park, State Heritage Inventory (Inventory Sheet).

Appendix D—Hadley Park, National Trust (NSW) (Inventory Sheet).

Appendix E—Land Title Search.

Appendix F—Review of archival and physical evidence (extract from Geoffrey Britton's landscape assessment, 2007).

Appendix G—Truman, Zaniol & Associates, Hadley Park—Main House and Kitchen structural works (stage 1 stabilisation) Drawings 06S211-200 to 201 and 204 to 210, dated 28 April 2010).

Appendix H—Heritage Branch, Department of Planning, Standard Exemptions for works requiring Heritage Council approval, revised 2009.

Appendix I—The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999.

Appendix J—Plant audit and location (extract from Clouston Associates, Hadley Park Landscape Management Plan (draft) 2010).

Appendix K—Heritage Branch, Department of Planning, Minimum Standards of Maintenance and Repair, 1999.

Appendix L—Godden Mackay Logan Pty Ltd, Hadley Park Archaeology Handbook, 2010.

Appendix M—Muru Cultural Heritage Services, Bush Tucker Plants, 2010.

Appendix N—Muru Cultural Heritage Services, Recording of Movable Heritage Items at Hadley Park (draft), 2010.

1.8 Limitations

This report relies on the work of other consultants engaged directly by PLDC for the purposes of the CMP. These are Clouston Associates, Truman, Zaniol and Associates Pty Ltd, Hughes Trueman Pty Ltd, JBA, and Muru Cultural Heritage Services. GML has not reviewed their work for quality or accuracy and cannot warrant this information is always correct, complete or up-to-date.

While the client brief for the preparation of this CMP did not include consultation with stakeholders, Liliana Duran of GML and Don Truman of Truman, Zaniol and Associates, attended a meeting on 26 February 2010 with members of the immediate Hadley-Childs family at PLDC's office in Penrith. The family kindly shared their recollections and photographs of the site.

Hadley Park was inspected by the project team in February–March 2010. Access to the first floor of the main farmhouse was limited due to safety concerns and the fragility of the fabric.

1.9 Author Identification

This CMP was written by Liliana Duran, Heritage Consultant, and Geoff Ashley, Senior Associate, with strategic input from Sheridan Burke, Partner, and Sharon Veale, Senior Associate, of Godden Mackay Logan.

The documentary research was undertaken by Mark Dunn, Historian. Anita Yousif, Heritage Consultant, provided input into the archaeological potential and assessment sections of the CMP. Margarita Goumas assisted with the report graphics. Geoffrey Britton, Environmental Design and Heritage Consultant, sub-consultant to GML, provided input into the cultural landscape assessment.

This CMP incorporates the input of several specialists commissioned concurrently by PLDC. These are Clouston Associates, Truman, Zaniol and Associates Pty Ltd, Hughes Trueman Pty Ltd, JBA, and Muru Cultural Heritage Services.

Geoff Ashley, Senior Associate, of Godden Mackay Logan, reviewed the report and was the responsible person for the overall direction and quality of the work for GML.

This CMP has been updated by Catherine Forbes, Senior Built Heritage Advisor, Godden Mackay Logan, to incorporate reference to Nepean Park, the adjoining property to the south of Hadley Park.

1.10 Acknowledgements

The project team was guided and assisted by Dani Drewry, Environmental Manager, Natural and Cultural Heritage; and Stephen Ritherdon, Project Manager, Heritage Works, of Penrith Lakes Development Corporation.

Jaqueline Flower, descendant and tenant of Hadley Park between 1996 and 2008, assisted with access to the buildings during the site inspections and kindly shared her recollections of the property.

Members of the immediate Hadley-Childs family attended a meeting at PLDC's office in Penrith on 26 February 2010 and kindly shared their reminiscences and photographs of the site.



Figure 1.1 Plan showing the location of the Penrith Lakes Scheme area (circled). (Source: PLDC)



Figure 1.2 2010 aerial showing the location of Hadley Park (RES No. 6) and Nepean Park (RES No. 5) within the Penrith Lakes Scheme area (circled). (Source: PLDC)

Note: the term 'Conservation Zone' used above refers to an area set aside by PLDC as a non quarry zone for either cultural and/or environmental values. This conservation zone has no legal standing.

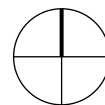


Figure 1.3 2010 aerial showing the original 1803 land grant boundaries of Hadley Park (portion 47). (Source: PLDC)

Note: Hadley Park core (shown in detail in Figure 1.4 below) is in the centre of the lot, with mining to the east, while the land to the west has been refilled after quarrying.

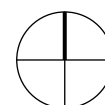
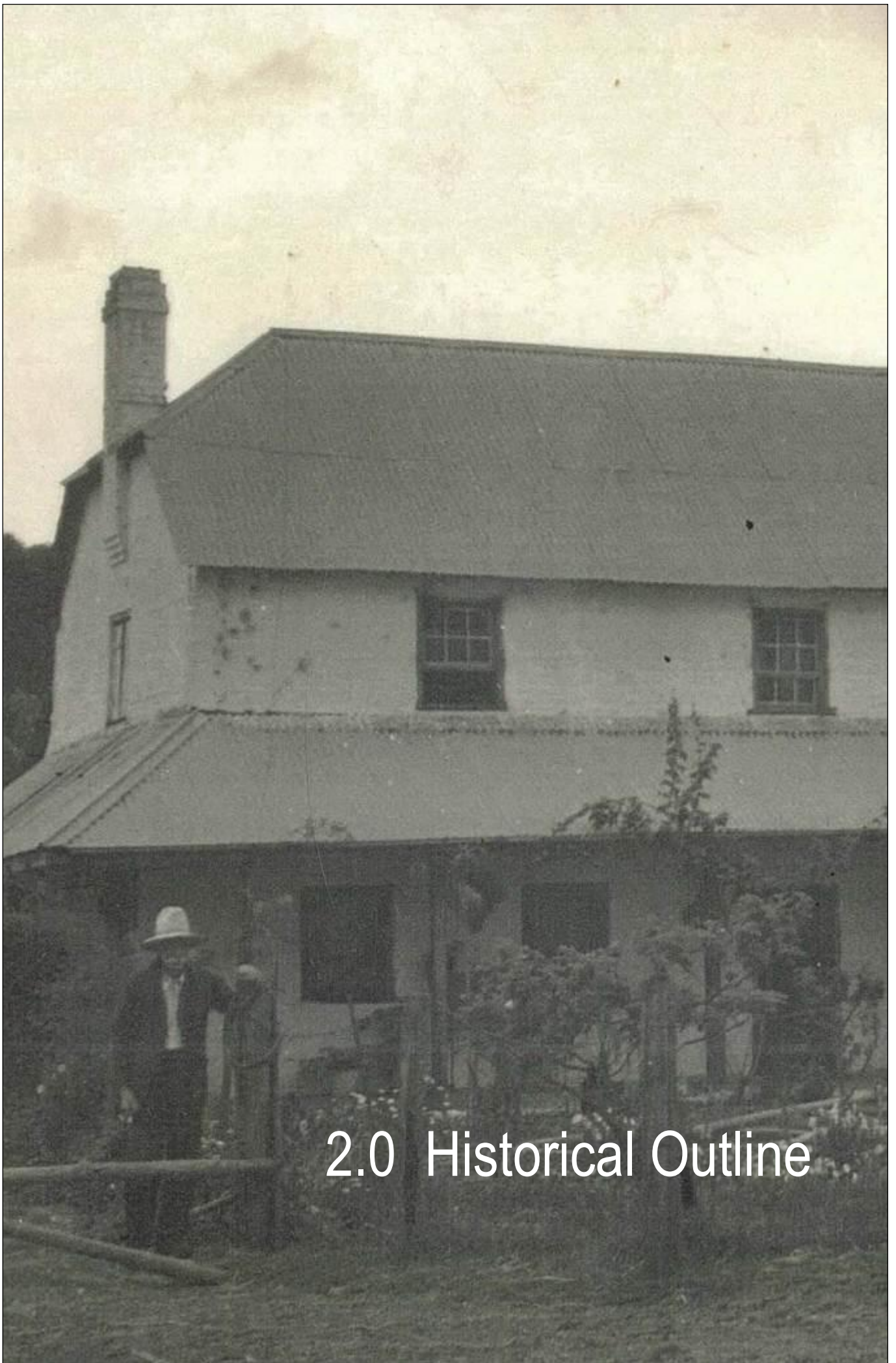


Figure 1.4 2010 aerial showing the existing buildings at Hadley Park. These buildings are described in detail in Section 3.0 of this CMP. (Source: Google Earth)



2.0 Historical Outline

Cover Photo: Hadley Park House and Garden, c1900. (Source: Private Collection).

2.0 Historical Overview

2.1 Pre-European Occupation

Section 2.1 has been written by Muru Cultural Heritage Services for this CMP.

Hadley Park is located on the banks of the Nepean River in the area known as Cranebrook. The surrounding area has a long history of Aboriginal occupation. Rock shelters on the west side of the river have been excavated and show evidence of Aboriginal activity extending back approximately 20,000 years and open sites on Emu Plains date back at least 7,000 years.¹ In the immediate vicinity of Hadley Park, prehistoric artefacts have been identified, suggesting that Aboriginal people camped on the high ground adjacent to Cranebrook Creek.²

When Europeans first arrived in the Sydney region, the Darug people were the traditional owners of the Country extending from the coast west into the Blue Mountains and from Port Hacking in the south to the Hawkesbury River in the north.

The location of the clan territory determined the resource base which was available to be exploited. Those clans close to the coast and the estuaries exploited fish as their main source of protein, while those inland (*Bidjigal-tugagal-tugara*) depended on possums, wallabies, eels, and occasionally kangaroos. The men hunted and fished while the women gathered fruits and dug up yams and fern roots. The *burrawang*, a palm-like cycad which still grows near the Lapstone Monocline, provided abundant seeds, but these were poisonous and required treatment by soaking them in water for several days, then pounding and cooking, to remove the poisonous compounds. Other 'yams' grew along the rich alluvial floodplain, and formed an important staple for the Darug and Darkinjung people adjacent to the Hawkesbury and Nepean rivers.³

The complex social network which existed among the Aboriginal people extended to ritual payback. This meant that the extended family of an injured or dead person was responsible for ensuring justice was done. This practice had consequences for Aboriginal people, as the death or injury of a relation required 'payback', and this was often against white settlers.

Fire was used as a land management tool. Regular low intensity burning of the open woodlands across the Cumberland Plain maintained an environment particularly suitable for edible plant species, particularly those producing tubers, to the detriment of other species. The fact that many of the yam beds along the Hawkesbury provided a regular food resource suggests that some care was been taken to ensure that the resource was renewable. It seems likely that fire-breaks were burnt near the margins of the rivers and creeks to ensure that the rich resources associated with the riverbanks were not lost due to wildfires.

When women gathered the yams, they often broke off the top part and reburied it, to ensure it would be there again the following year. In the same way, new grass growing after a fire would attract wallabies, kangaroos and other herbivorous animals, increasing the carrying capacity of the environment. Fire was also used for driving kangaroos and wallabies to be speared for food in what was known as a 'walbunga' or wallaby kill. The Darug 'cleaned up their country', and created an environment which provided them with an abundance of food. This was totally at odds with the European practice of excluding fire from crops and buildings. However, traditional burning was still taking place at Castlereagh as late as the early 1820s.

It seems likely that the land fell within the territory of one of two clans – either the Boorooberongal to the north near Richmond or the Mulgoa clan to the south near Penrith and Mulgoa. On balance, it seems likely that the Mulgoa clan claimed this area. One Aboriginal informant, Nellie Oolonga, was documented as stating that when Europeans first arrived she and her family were camped near where McCarthy's Farm was later located to the south of Hadley Park. Nellie almost certainly belonged to the Mulgoa clan.⁴

Within a few years of European settlement Aboriginal people were displaced and driven away from the most economically productive areas close to the coast and rivers. The first settlements along the Hawkesbury River adjacent to Windsor and Richmond were established in 1794, and from that time until 1805 open hostilities existed between the settlers and the local clans.⁵

The visits of the first Europeans to the Hawkesbury and Nepean rivers are well documented by Hunter, Tench, Collins and other First Fleet writers. On the first inland trip, Tench was not contacted by any local Aboriginal people, although they were certainly aware of his presence, but on the second major trip to the Hawkesbury in 1791, the initial contacts were all friendly. Food was shared, gifts were exchanged, and the Darug people paddled Europeans backwards and forwards across the river.

The second expedition to the Hawkesbury also produced friendly results. The Europeans met an old man named Go-me-bee-re, and he was soon joined by his son Yal-lah-mien-di (later corrupted to Yarramundi), and his grandson Jim-bah, all of the Boorooberongal clan. Their wives and their other children remained on the far bank of the river. This first meeting passed with good will on both sides, and later that night the Boorooberongal displayed their prowess as karadji (doctors) by curing Colebe, a coastal Aborigine, of a pain caused by an old spear wound. The descendants of Go-me-bee-re and Yarramundi make up a significant proportion of the people who have registered a Native Title claim for the Sydney area on behalf of the Darug people.

This amicable meeting was typical of early contacts, with exchange of gifts and a general atmosphere of co-operation. It was also observed that several of the Aborigines including Gomebeeree had already suffered the effects of smallpox, before they had even seen an European. If the death toll in the west was similar to that on the coast, probably more than half of the inland Darug were already dead when the Governor made this initial contact.⁶

One particularly serious problem occurred along the banks of the Hawkesbury, where the yam beds provided the staple vegetable component of the Darug diet. By 1795, the vast majority of the yam beds had been destroyed and replaced with crops. When the Aboriginal people attempted to harvest the crops which now grew on the riverbanks, they were driven off. A few settlers maintained good relations with the Aborigines, but others shot any Aboriginal they saw on their land. The two economic systems were competing for the same rich soil to provide food, a circumstance which inevitably led to conflict.

The Reverend Fyshe Palmer, writing in June 1795 to Doctor John Disney, gives a good account of the situation:

The natives of the Hawkesbury lived on the wild yams on the banks. Cultivation has rooted out these, and poverty compelled them to steal Indian corn to support nature. The unfeeling settlers resented this by unparalleled severities. The blacks in return speared two or three whites, but tired out, they came unarmed, and sued for peace. This, government thought proper to deny them, and last week sent sixty soldiers to kill and destroy all they could meet with, and drive them utterly from the Hawkesbury. They seized a native boy who had lived with a settler, and made him discover where his parents and relations concealed themselves. They came upon them unarmed and unexpected, killed five and wounded many more. The dead they hang on gibbets, in terrorem. The war may be universal on the part of the blacks, whose improvement and civilization will a long time be deferred. The people killed were unfortunately the most friendly of the blacks, and one of them more than once saved the life of a white man.⁷

The shortage of eligible European women in the colony led to many settlers acquiring Aboriginal women, frequently against their will. This practice often resulted in attacks on the farms where the women were being held. The subsequent clashes resulted in an estimated 26 whites being killed along the banks of the Hawkesbury between 1794 and 1800, but no record was kept of the number of Aboriginal people who were killed during this time. It is likely that somewhere between 150 and 200 Darug and Darkinjung people were killed.⁸

Later accounts confirm the reason why the hostilities between the Aboriginal people and the settlers along the Hawkesbury River flared up again early in the new century. Governor Hunter reported on 2nd January 1800:

Two native boys have lately been most barbarously murdered by several of the settlers at the Hawkesbury River, notwithstanding orders have upon this subject been repeatedly given pointing out in what circumstances only they were warranted in punishing with such severity.⁹

The trial of the murderers of the two Aboriginal boys resulted in them being found guilty, but they were released after a few days gaol, ostensibly because their farms were in danger of being destroyed. This reasoning should be seen in the light of the fact that food was still scarce in the colony, so the threatened loss of a number of productive farms could have had a significant effect on the food reserves of the colony.

Governor Hunter correctly places the blame for the problems with the settlers:

Much of the hostile disposition which has occasionally appear'd in those people [the Aborigines] has been put too often provoked by the treatment which many of them have received from the white inhabitants, and which have scarcely [sic] been heard of by those who have the power of bestowing punishment.¹⁰

Unfortunately, it was not only the settlers who committed atrocities. A deep hatred grew up between the Aborigines and the soldiers who were stationed near the Hawkesbury. The reason for this situation was also recorded by Hunter:

Their violence against the military proceeded from a soldier having in a most shameful and wanton manner kill'd a native woman and child.¹¹

In 1805, two local elders, Yarramundi and Yarragowhy, met with Governor King regarding loss of land and access to the river. The Governor agreed that there would be no additional farms established further down the Hawkesbury, but by this time virtually all of the land suitable for farming had been taken up or at least granted. However, Aboriginal people could still hunt and gather in some areas, and for the most part the Darug people around the Nepean and Hawkesbury Rivers seem to have lived amicably alongside the settlers.

Land grants in the vicinity of Hadley Park may have been made as early as the mid 1790s, although most of the early farms were north of the junction with the Grose River. Grants in 1803 included those in the area of Hadley Park. Certainly by 1806 Charles Hadley was living on the property.

In April 1789, a disease believed to be smallpox was observed amongst the Aboriginal people in the Sydney area. Between 50–90% of the Aboriginal population in the vicinity of Sydney died, and some Darug clans were almost wiped out. The *cadigal* clan was reduced to only three male survivors by 1791 and the last of these died in 1805. The *bidjigal* clan from the Hills District had almost completely died out from smallpox before the first Europeans set foot on their territory.¹²

By the time Hadley Park was established, it is likely that few of the Mulgoa clan remained alive. Some Aboriginal people were still living on properties south of Penrith in the 1820s, but it seems that most of these belonged to the 'South Creek tribe', or *wianamattagal*. They are recorded in the 1830s receiving government blankets at Penrith. In 1836 there were only two men and one woman on the blanket list recorded as belonging to the 'Nepean tribe'—James Docketty, John Wooloboy and John's wife, who was not named. In 1838 three men and one woman are listed as 'Nepean tribe'—Billy Warranby, Boolugia, John Wooloboy and his wife. In 1840 there is only one man, Stephy, listed as 'Mulgoa tribe' living at Penrith, but three other men are recorded living at Castlereagh, Jacky, Cocky and Henry. Henry was a Gundungurra man from the Cox's River. Nellie was probably included with her husband Cooman's clan at Liverpool, and it is likely that other women from the Mulgoa clan were also recorded with their husband's clans.¹³ There is no evidence that any of these people had any particular connection with Hadley Park. The approach adopted by the Traditional Owners, the Darug people, has been to claim ownership over the entire tribal territory rather than to identify clan areas or location within those areas which have special significance. However, there are certainly descendants of Nellie Oolonga and probably John Wooloboy still living in the Sydney area.

2.2 Early European Exploration and Settlement 1789–1803

In June 1789, a party led by Governor Phillip reached the banks of the Nepean River near to the future sites of Penrith and Castlereagh. Although Phillip returned to Sydney town after a few days, the exploration party continued under Captain Watkin Tench who wrote favourably of the good soil and broad river he encountered.¹⁴ Land that could be planted with crops and used for grazing was of the utmost importance to the fledgling colony, which by mid-1789 was dangerously low on fresh food, with small farms around Rose Hill and Sydney town not being able to produce enough surplus food for the colony. However, the isolation of the Nepean region from the main areas of settlement meant that it was at least three years before the first Europeans moved into the area on a permanent basis.

In April 1794, it was reported by Governor Phillip's successor, Lieutenant Governor Grose, that 22 settlers had taken up land on the banks of the Hawkesbury River with a good road from Sydney having been cut through to the banks of the river at present-day Windsor, allowing direct communication with the settlement at Parramatta and on into Sydney.¹⁵ These first farms were on the river around the present-day area of Windsor; however, by 1795 there were 400 European settlers on the Hawkesbury River, with the farms extending '30 miles along the banks on both sides of the river'.¹⁶ 30 miles, the equivalent of 48 kilometres, suggests farmers had settled along the Nepean River within the present-day Penrith Lakes area around Hadley Park, although most reports place the first farms closer to the junction of the Grose River, to the north of the site.

The suggestion that there may have been some settlers along the river bank around Castlereagh in the mid-to-late 1790s is weakened by the then-isolation of the place and difficulty in travelling to and from there at this time. Further, it was not until 1803 that any land claims were officially recognised, with grants being made out by Governor King predominantly to discharged former soldiers as well as to free settlers and emancipists.¹⁷ King made 31 grants from 1803, most with direct river frontage, of which 24 were to ex-soldiers. Unlike the earlier grants around Richmond and Windsor in the north, these Castlereagh allotments were regimented, with straight boundaries on the north and south and the eastern boundaries aligned to (Old) Castlereagh Road, which had been put through to join the new farming district with Windsor to the north in 1803 (via the Northern Road).¹⁸ The carefully planned grants further point to the 1803 grants as being the first phase of European occupation of the site.

The grants were larger than their northern neighbours as well, ranging between 70 and 160 acres, with size reflecting social standing in the colonial hierarchy. Married non-commissioned officers were entitled to grants up to 150 acres plus 10 acres per child, single officers up to 130 acres, married privates 100 acres plus 10 acres per child and single privates up to 90 acres. Ex-soldiers were also entitled to seeds and implements from the government stores, food and clothing for a year and the services of convicts if they could support and feed them.¹⁹

The Castlereagh area, known variously as 'Mulgrave Place' (which was later to refer to the area around Richmond and Windsor) and 'the District of Evan' quickly became one of the colony's major agricultural regions. Grants were given on the proviso that areas would be cleared, put under cultivation and not transferred for five years. In the Castlereagh area along the banks of the Nepean River, this condition was quickly acted upon, with enough trees cleared from the banks of the river that Governor King had to intervene, forbidding further clearances as early as 1804.²⁰

2.3 Martin Mentz 1803–1811

Martin Mentz arrived in the colony in 1791, a free settler aboard the *Albemarle*, one of the ships of the Third Fleet. On arrival, Mentz enlisted in the New South Wales Corps as a private under Captain John Townsend. Townsend was transferred to Norfolk Island in 1791 where he stayed, acting as Lieutenant-Governor until 1799, with Mentz appearing to have served there during this time as well.

In March 1803, Mentz was discharged from the Corps and was one of the 24 ex-soldiers to be granted land in the District of Evan on the Nepean River in 1803 by Governor King. He received his grant on 30 June 1803 totalling 80 acres with river frontage (see Figure 2.1). The grant was made with a standard clause that applied to all the Castlereagh grants—if the land remained unoccupied for one year after the grant was made it would revert to the ownership of the Crown. Similarly, if the land was sold within five years of the grant being made, the sale would be considered null and void and would revert to the Crown.²¹

Mentz proceeded to clear and cultivate his land in accordance with the terms of the grant. By 1805 he had cleared 20.5 acres and planted 14 acres with wheat, five with maize and one and 1 ½ acres with barley. A further 29 acres were used for grazing and it was reported that Mentz, along with his wife, a child and two servants, was off the government stores, which gives some indication to his success.²² Mentz had been purchasing goods from the government stores at Parramatta and Toongabbie from as early as 1803. He is listed in Rowland Hassall's account books (Hassall was in charge of the stores) for the years 1803 and 1804 as having purchased a range of household and agriculture items including pepper, shirt buttons, dungarees, tobacco, bushels of wheat, shoes, pork, writing paper and one duck.²³

In addition to his crops, Mentz had some horses on the property; he advertised in the *Sydney Gazette* in November 1809 for the return of a stray bay mare that had gone missing from his property at the Nepean River. In this advertisement, Mentz advised that the mare could be returned to him or a Mr Landrin at Parramatta or Mr Marr of Sydney.²⁴ In August 1806, he leased 30 acres to Charles Hadley (Sr) for £45, with the promise to sell the land to Hadley at the expiry of the lease in two years time (although this sale is not recorded as having proceeded).²⁵ It appears, though, that Mentz continued to live on a portion of his property as both his and Hadley's name appear on an address from the Hawkesbury settlers, welcoming Governor Bligh in 1807.

In 1810, Mentz was granted a spirits licence in Sydney and moved into town with his family, selling his remaining Nepean land holdings. In September 1810, he transferred 50 acres to Anne Lander for £150, with an absolute transfer of property to the same in August 1811.²⁶ (Note Anne Lander's name is spelt

differently on each note in the Old Register—noted as ‘Anne Laud’ in 1810 then corrected to ‘Anne Lander’ in 1811.)

Of particular interest is that the Old Register entry for Lander mentions the transfer of ‘50 acres of land at the Nepean and a dwelling house’, dated 6 September 1810, with the addition of ‘all buildings and appurtenances’ in the final transfer of 1811.²⁷ Although no other detail is given in the transfer of the building or appurtenances mentioned, it does point to the existence of a collection of buildings, including a dwelling house, on the site by 1810. It is possible that at least one of these buildings is the Weatherboard Cottage that remains on site and which has been previously suggested as dating from c1806, while the dwelling house could be the current two-storey house.

Mentz never returned to the Nepean district, drowning in Sydney Harbour in 1813.

2.4 Hadley Park: Charles Hadley Senior 1806–1828

Charles Hadley (Sr) arrived for the first time in New South Wales as a convict aboard the *Matilda*, one of the ships of the Third Fleet. Assigned to Dr John Harris, Hadley gained an absolute pardon and returned to England. In 1805 he returned to New South Wales, arriving at Norfolk Island aboard the whaler *Ocean* and finally back in Sydney in March 1806 aboard the *Argo*.²⁸

By August 1806, Hadley (Sr) was living at Castlereagh on the Nepean River, having secured a lease of 30 acres of land from Martin Mentz, as discussed above. There is little information from these early years in regards to what Hadley (Sr) was doing on the property. In February 1807, his name, along with Mentz’s, appeared on an address of welcome to the newly arrived Governor Bligh. In 1812, Hadley married Sarah Phillips, a fellow passenger on the *Argo*, at St Matthews in Windsor. He had already had a son with Sarah (Charles Hadley Jr, born 1810).²⁹ By 1825 Charles and Sarah had seven children, two boys and five girls aged between 15 and 4. With his family growing, Hadley (Sr) was also building his farm and his reputation in the district. His house at Hadley Park, had become a local landmark and reference point—as is illustrated in a transaction for a nearby property (Portion 45) in April 1812, which states—‘Thomas Francis (of the Nepean) agreeing to build a house equal to that of Charles Hadley’.³⁰ Hadley (Sr) himself signed as a witness to this agreement.

By 1821, Hadley was listed as holding 300 acres at Castlereagh in the District of Evan. He had 40 cleared acres, 70 horned cattle, 20 hogs and four horses.³¹ To hold this livestock he must have had pens, stables and enclosed yards as part of his property. This land included a series of smaller holdings (between 40 and 80 acres) purchased in the area from 1814 and a larger purchase of 200 acres known as ‘Gandell’s Farm’ which he acquired in 1817.³² Interestingly, the total acreage of Hadley’s purchases in this period was more than 200 acres as reported in 1821, which may indicate an error on behalf of the reporter, an approximation or that some of the transfers were either not included or not finalised.

Also during this period Hadley had successfully applied for a publican’s licence to sell liquor. Hadley was licensed as early as April 1817, appearing on a list of publicans in that year. His inn, known as ‘the First and Last’, was the only one at Castlereagh at this time.³³ Although there is no direct evidence of where Hadley had his First and Last Inn, a memorial to the Branch of Magistrates in 1822 for the renewal of the licence gives some indication. In it, Hadley notes that for ‘the preceding four years (he) has regularly taken out the Licence for retailing Spiritous liquors at his premises in the District of Evan’. Hadley could have referred to his house Hadley Park as his premises, although his large landholdings in the district could have included an inn elsewhere.

As well as his trade in liquor, Hadley was involved in the lucrative fresh-meat market. From 1815 he supplied meat to the Emu Plains government stores—1000 pounds per annum in 1817 which by 1824

was recorded as having risen to 6000 pounds. Hadley was the only tenderer supplying meat to the Emu Plains stores in 1824.³⁴

Hadley's reputation in the district continued to rise through the later 1810s and early 1820s with his being confirmed appropriate to serve as a juror in 1819, being a benefactor to the Windsor Bible Association in 1822 and being a subscriber to local funds such as for the school, a new bridge, the Waterloo Fund and a gold testimonial cup for Governor Macquarie.³⁵ However, his increasing profile attracted unwanted attention as well. On 20 August 1822, five armed men broke into his house and attacked Hadley, his wife and children. The five men were apparently not intent on the death of Hadley, taking only a watch with them when they left. When Hadley's servants tried to intervene they were threatened with firearms, which the attackers discharged in the air as they left to dissuade any pursuit.³⁶ Despite this setback, which left Hadley in a 'very dangerous state', his fortunes continued to rise. In 1824 he made an application to the governor for a grant of 150 acres to allow him to depasture his flock. In his application he noted that all his 400 acres had been acquired via purchase and that he had never received a grant. In September 1824 he was granted the 150 acres.³⁷

In early 1827, Charles's wife Sarah left him for a neighbour, John Griffiths. Hadley noted she had gone without 'cause or provocation,' leaving behind her nine children, and warned the residents of the colony via the *Sydney Gazette* not to provide credit to her as he would not be responsible for any debts incurred. Although they were never reconciled, it appears that Hadley (Sr) had some recompense as Griffiths Farm was later promised to his son Thomas in his will. Indeed, Thomas did not have long to wait, as Charles Hadley died in September 1828. In his will, as well as leaving Griffiths Farm to Thomas (80 acres), he left Charles Hadley Jr Mentz's farm of 80 acres (Hadley Park), his daughter Anne (who had married a neighbour, James Landers) £50 sterling and among his remaining six daughters he left the proceeds from the sale of his produce, goods and chattels. The estate was valued at £4000 (not including land), with the money raised from the sale of 200 head of his cattle in January 1830 reaching £1390.³⁸³⁹

While the sale dispersed many of Hadley's assets, including two of his farms, one 160 acres and another of 40 acres, Hadley Park, the economic and family centre of the estates, was left in the family to be managed by Charles Hadley Jr.

2.5 Charles Hadley Junior 1828–1891

Charles Hadley (Jr) continued in his father's footsteps, maintaining the farm at Castlereagh throughout the remaining years of the nineteenth century. In May 1833, he married Hannah Howell, with whom he had nine children, seven of who survived into adulthood. Charles Hadley (Jr) also followed his father's lead in community involvement, being an active member of the local Anglican church and allowing local sporting matches to be held on his land (a boxing contest was held at Hadley Park in the 1830s). His brother Thomas occupied the adjacent farm, known as 'Oldwright's farm'. In 1888 tragedy struck Thomas's family when his son Victor was accidentally killed when a gun he was carrying discharged.⁴⁰

Some details of Hadley Park from this period have survived through inscriptions inside the family prayer book, recorded by Terry Kass in a 1996 conservation plan for Hadley Park.⁴¹ As well as family details, the prayer book recorded four floods—three high floods between 1864 and 1867 that came into the house and another that flooded the yard in 1870—as well as the destruction of a barn through fire in 1873 and its replacement in 1874. The floods of 1867 were particularly heavy—newspaper reports stated that Hadley (Jr) lost all his furniture and goods, with everything on his place being carried away.⁴² The June 1867 flood peaked at 19.57 metres, the highest recorded flood event of the nineteenth century in the district.⁴³

An 1885 survey of landholders and their returns for the Castlereagh area noted that Charles Hadley (Jr), at Hadley Park, had 80 acres with nine horses, five cattle and four pigs, while he also held a further 13 horses, nine cattle and four more pigs on a nearby holding.⁴⁴ From these numbers and a later return in 1900 stating the property was under cultivation with maize and barley, it would appear that Hadley (Jr) had by then moved away from the beef cattle industry which his father had pursued so lucratively. The closure of the government farm at Emu Plains in the mid-nineteenth century and larger beef producers west of the mountains had reduced the profit margin for this style of farming on a small scale in the Cumberland Plain area.

In November 1891, Charles Hadley (Jr) died after a long illness during an influenza epidemic. His wife, to whom he had left everything in his will, died just six days later from the same illness.⁴⁵ The farm and lands then passed to Hadley's (Jr) children. Hadley Park itself was inherited by William Alvan Hadley Childs, the husband of Charles's oldest daughter, Louisa Matilda Hadley. Under the terms of the will, Louisa actually inherited the northern portion of the site which included the house, while her brothers Thomas and Charles were to get an even share in the southern portion.⁴⁶ Charles was declared bankrupt in 1888 (as was his brother William) while Thomas conveyed his share in the farm in 1897.

2.6 Hadley Park 1891–1978

In April 1892, Hadley Park was assessed for stamp duties by Charles Hadley's (Jr) two sons, George and William. The 80 acre property was assessed as having a value of £800 with the 'largest portion of it under cultivation'. It was noted that a brick house of seven rooms plus barn, stable and outbuildings were on the property, though in a dilapidated state.⁴⁷ An assessment of the property for Castlereagh Municipal Council for 1898 listed the owner and occupier as William Childs, with a house and 40 acres of land at an annual rate value of £30.⁴⁸ Two years later, *Yewen's Directory of the Landholders of New South Wales* 1900 listed William Childs farming maize and barley as well as operating a dairy farm.

William Charles Hadley Childs was the son of Louisa Matilda and William Alvan Childs.⁴⁹ In August 1905, through an order of the Supreme Court in Probate Jurisdiction, he repurchased all the disparate blocks that had been separated from Hadley Park in the will of Charles Hadley Jr. He paid £900 plus a further £100 to the official assignee of the two bankrupt estates. These transactions reunited the farm estate to its original 80 acres.⁵⁰

William ran the property as a dairy farm, an increasingly common land use along the river at Castlereagh from the late nineteenth century, and he built a dairy building at Hadley Park in c1930s to milk the herds. A 1941 survey by the University of Sydney's Department of Geography shows all the land between (Old) Castlereagh Road and the river being used for dairying purposes.

In November 1948, William applied for the property to be brought under the Real Property Act. A plan accompanying the Real Property Act showed an 'old stone house' on the northern portion of the site with lagoons and fencelines also indicated (see Figure 2.7). The property, was recorded as 94 acres 6.5 perches.⁵¹ William requested the title to be issued on his name and that of his son William George Childs, farmer of Castlereagh. William died in July 1950 before the Real Property Act was finalised.⁵² His will provided for his son William George Childs to inherit the southern portion, while his two daughters Hannah and Esla inherited the northern portion including the house. As part of the Death Duty estate valuation, it was noted that the northern portion equalled 44 acres 6 ½ perches and included a brick cottage with attic, weatherboard kitchen, iron garage, two sheds, feeders, dairy and bails, four pit silos, water supply, clearing and fencing. On the southern portion of 50 acres, the improvements were noted as pit silos, orchard, water supply, clearing and fencing and an unfinished galvanised-iron hay

shed. The livestock included 55 dairy cows, 22 dairy heifers, two bulls and two farm horses, all valued at £1271.⁵³

Between 1940 and 1961, a few changes were made to the site as evidenced through aerial photographs from the period. A new hay shed was erected to the south of the dairy buildings precinct and part of the southern portion (formerly Lot 2 DP 87060) was planted with orchards back to the river front. These had been removed by 1978 (see Figures 2.8 to 2.10).

Esla and Hannah Childs continued to own Hadley Park until 1972 when the site was transferred to Quarries Pty Limited.

2.7 Hadley Park 1978–2010

Quarrying, gravel and sand extraction had started along the Nepean River at Castlereagh as early as the 1880s, mainly around Birds Eye Corner. At first these small-scale operations restricted their mining to the actual river and the river banks. However, as the available sand resource was exhausted, companies began to buy the adjacent farm sites for their future potential. From the 1970s, as technology and mining techniques improved, the growing profitability of the mining operations saw the first serious incursions into the farm sites. Pressure grew on the remaining landholders as the quarries and sand mines expanded and most of the properties around the river were bought up by mine and gravel companies.

In 1972 the western portions of Hadley Park closest to the river (Lots 1 and 2 DP 87060) were sold to Quarries Pty Limited. Quarries Pty Limited had been established in the 1930s to quarry basalt at Prospect. In 1978 Quarries Pty Limited transferred the Hadley Park site to Blue Metal and Gravel Ltd, a subsidiary of Quarries Pty Limited set up to sell the aggregate from the quarries themselves in 1935.⁵⁴ Blue Metal and Gravel Ltd was to become Blue Metal Industries which was then bought out by Boral Ltd in 1982. By 1979 the larger quarrying companies that were operating at Castlereagh had combined their interests and commenced operating as part of the Penrith Lakes Development Corporation.

In 1996, Jacqueline Flower, a descendant of the Hadley family, moved into Hadley Park where she lived (albeit in separate living quarters rather than in the house) until 2008. In 2008-2009 the main farmhouse was propped and a series of physical surveys were carried out to assess the fabric and condition of the buildings. As at 2010 the main farmhouse is unoccupied.

2.8 Chronological Timeline

Date	Event
1789	Exploration/survey by Governor Phillip and Captain Watkin Tench of the Nepean River and Castlereagh district. First Europeans to see the river.
1791	Martin Mentz arrives as free settler on board the <i>Albemarle</i> in the Third Fleet and enlists in the NSW Corps.
1791	Charles Hadley (Sr) arrives as a convict on board the <i>Matilda</i> in the Third Fleet.
1794	First 22 settlers take up land on the Nepean River around the site of present day Richmond and Windsor.
1803	Governor King makes the first series of land grants in the District of Evan. This includes the formalisation of (Old) Castlereagh Road, which acts as a boundary line for the allotments.
1803 (June)	Martin Mentz, ex-NSW Corps, granted 80 acres of land in the District of Evan. 140 acres was granted to William Tonks (now Nepean Park). ⁵⁵

Date	Event
1805	Charles Hadley (Sr) returns to NSW from England after receiving a free pardon.
1806 (August)	Mentz leases 30 acres to Charles Hadley (Sr).
1810 (September)	Mentz transfers 50 acres of land plus a dwelling house to Anne Lander. This appears to be the earliest mention of a dwelling and other buildings on the Hadley Park site.
1810	Anne Lander transfers the property to Charles Hadley (Sr).
1812	Charles Hadley (Sr) marries Sarah Phillips.
1812 (April)	Hadley Park house of Charles Hadley (Sr) mentioned in the land transfer of neighbouring property.
1817	Charles Hadley (Sr) granted a licence to sell liquor. His inn is called the 'First and Last' (unknown location but within the District of Evan).
1822	Hadley Park broken into and Charles Hadley (Sr) severely bashed. Homestead constructed on adjoining land (Nepean Park) by John Single. ⁵⁶
1824	Charles Hadley (Sr) supplying beef to the government stores.
1827	Hadley's (Sr) wife Sarah leaves Charles and family for his neighbour John Griffiths.
1828 (Sept)	Charles Hadley (Sr) dies. Hadley Park inherited by his eldest son Charles Hadley Jr.
1864	Hadley Park flooded.
1867	Major flood comes into the house (19.7m).
1873	Barn destroyed by fire.
1874	Barn rebuilt.
1891 (November)	Charles Hadley (Jr) dies, followed by his wife Hannah (six days later).
1892	The northern portion of Hadley Park including the house is inherited by Hadley's (Jr) daughter Louisa Matilda and her husband William Childs. The rest of the property is divided between his two sons Thomas and Charles.
1905	The original land grant portion of 80 acres is reconsolidated by William Charles Hadley Childs (son of Louisa and William). William Charles Hadley Childs establishes a dairy farm on the site.
c1930s	Dairy built on the site.
1948	Hadley Park brought under the Real Property Act.
1950	William Charles Hadley Childs dies and the property is split between his son William George Childs and his two daughters, Hannah and Esla.
c1950s	Hay shed built on the southern portion of Hadley Park.
1972	Hadley Park transferred from the family to Quarries Pty Limited—after of 166 years of ownership by the Hadley-Childs family.
1978	Hadley Park transferred from Quarries Pty Limited to Blue Metal and Gravel Limited.
1996	Jacqueline Flower, a descendant, moves into Hadley Park.
1998	Penrith Lakes Development Corporation takes ownership of Hadley Park.
2000	Sand mining commences on Hadley Park site by the PLDC.
2008	Jacqueline Flower moves out. Temporary props are installed in the main farmhouse and physical/archaeological investigation is undertaken.

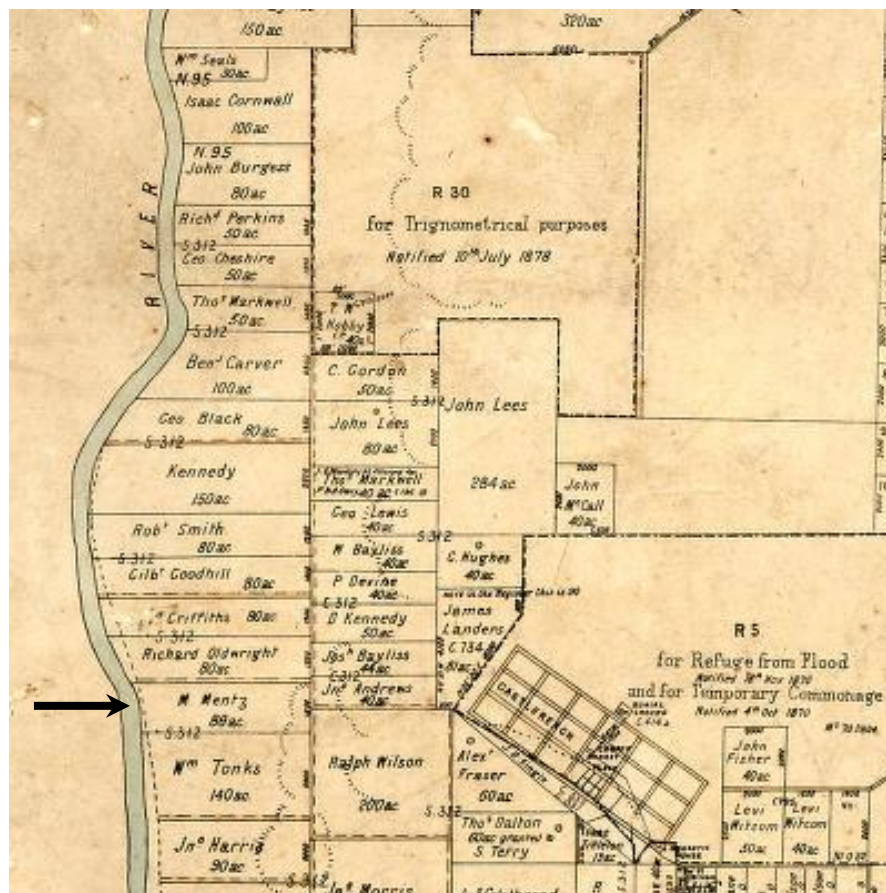


Figure 2.1 c1834 Parish map of Castlereagh showing the rectangular town reserve overlooking the floodplain grants of 1803 and later. (Old) Castlereagh Road runs in a straight line along the eastern boundary of the riverfront grants, heading north from Birds Eye Corner. This plan shows the different sizes of the various allotments but also their straight boundaries laid down over the Darug land. Hadley Park is located on Martin Mentz's allotment seen towards the bottom of this plan (arrowed). (Source: NSW Department of Lands)



Figure 2.2 An undated (c1900) photograph of Hadley Park looking to the front of the house. Note: the picket fence to the left and the entrance gate separating the front garden from the front paddock. (Source: Penrith City Library Local Studies Collection)



Figure 2.3 Undated (c1900) photograph of Hadley Park east (front) presentation. Note: the upper floor windows (now replaced) and the front gate and garden. (Source: private collection).



Figure 2.4 Undated (prior to c1950) photograph showing the cream shed in its former location closer to the road (to the left). (Source: private collection).



Figure 2.5 Undated (c1960s) photograph looking across fields to Hadley Park from (Old) Castlereagh Road. Outbuildings and sheds associated with the property can be seen to the left of the main farmhouse. Note: the Chinese Windmill Palms (*Trachycarpus fortunei*) to the front of the main farmhouse and a dense band of trees to the northwest that would have provided an effective windbreak from this direction. Among these trees would be the Peppercorn Trees and Kurrajongs known to have been planted in the nineteenth century. (Source: Penrith City Library Local Studies Collection)



Figure 2.6 1968 photograph showing Hadley Park with fields ready for planting in the front. Taken at a time when turf-growing was the principal use of the front paddock, this photograph shows mature Kurrajongs and Peppercorn Trees (*Schinus areira*) behind the homestead to the northwest and the old Kurrajong to the southwest. (Source: Penrith City Library Local Studies Collection)



Figure 2.8 Detail of a 1940 aerial photograph showing Hadley Park (arrowed). (Source: PLDC). Hadley Park would have been partially visible from Nepean Park in the early years due to the lack of vegetation along the creek.



Figure 2.9 Detail of a 1947 aerial photograph showing Hadley Park (arrowed). The main farmhouse and outbuildings are clearly visible. The building to the south of the complex is the 1930s dairy. (Source: Department of Lands)



Figure 2.10 Detail of a 1961 aerial photograph of Hadley Park. Comparison to Figure 2.9 shows the new hay shed erected to the south of the dairy building. (Source: Department of Lands)

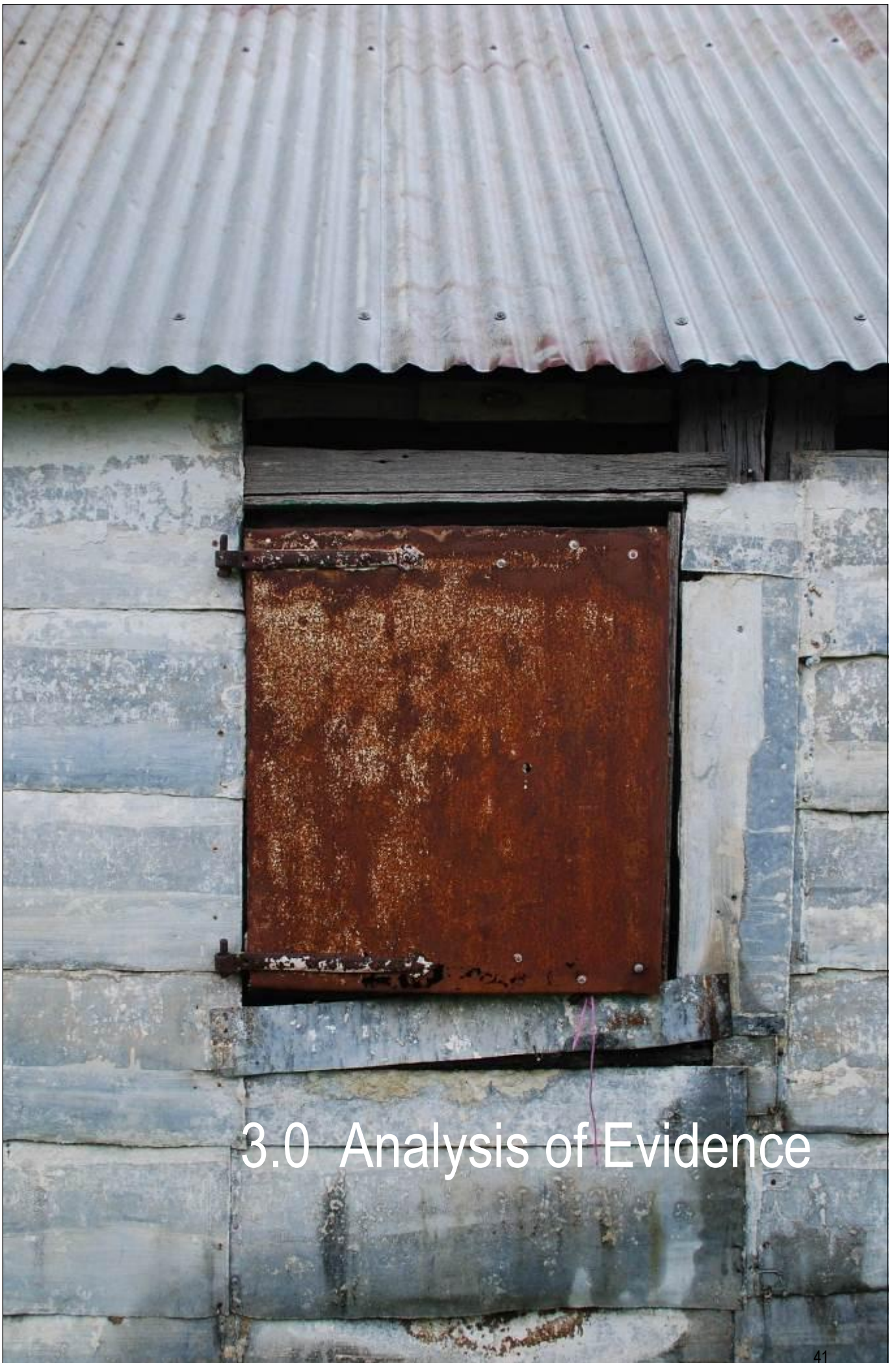


Figure 2.11 Detail of a 1978 aerial photograph of Hadley Park. The main entrance drive back to (Old) Castlereagh Road can be clearly seen to the right (circled and arrowed) as can the lagoons and Cranebrook Creek tributary that ran through the property. (Source: Department of Lands)

2.9 Endnotes

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Cover Photo: Weatherboard Cottage, 2010.

3.0 Analysis of Physical and Documentary Evidence

3.1 The Setting of Hadley Park

Hadley Park is located on the river flat between the Nepean River and Old Castlereagh Road, surrounded by major quarrying and remediation works. The Blue Mountains escarpment dominates the western skyline. The town of Cranebrook and the Cranebrook escarpment lie to the east of the Scheme area. The City of Penrith urban area is situated immediately to the south. The Nepean Park property is located directly to the south of Hadley Park.

Since 2000 part of the land directly to the east and west of Hadley Park has been quarried. Upon completion of quarrying (expected in 2017–2018), a recreational lake is proposed for the land to the east of Hadley Park. The land to the west of Hadley Park, between the back lagoon, part of the former Cranebrook Creek tributary and the Nepean River, is to be rehabilitated to a terrain similar to that prior to quarrying. Rehabilitation has already commenced in parts of the Hadley Park property.

A Landscape Management Plan is currently being prepared by Clouston Associates to provide 'guidance on the possible design, management and future adaptive re-use of the homestead, the immediate gardens and landscape setting that comprise Hadley Park'. The following summary description of the landscape character of Hadley Park is taken from Clouston Associates, Hadley Park Landscape Management Plan (draft), 2010:

The Blue Mountains Escarpment with the densely wooded and numerous deep gorges dominate the horizon to the west of Hadley Park.

The lower and more distant Castlereagh Escarpment with its cleared landscape and urban setting defines the horizon to the east of Hadley Park.

*The remnant stand of *Angophora subvelutina* gives an indication of the original higher ridges isolated and divided on the floodplain by the numerous creek tributaries, freshwater swamps and lagoons.*

The remaining overall landscape character of the area between the Nepean River and the higher ground on which stand the properties of Hadley Park and Nepean Park is one of a wide river floodplain divided by the fenceline set-out of the original land grants.

Pasture lands immediately to the north and east of the fenced house garden are currently used for grazing livestock.

Landscape setting beyond the immediate grazed areas and west of the house comprise tree and shrub windbreaks, rough pasture grass, freshwater back swamps with a large water body being the remains of the original Cranebrook Creek tributary.

The landscape setting directly to the west of the neighbouring Nepean Park is currently under commercial agricultural cultivation.

The homesteads within the Castlereagh valley provided views of neighbouring farms and prominent landmarks in the local area. Hadley Park house is oriented east–west looking towards the Castlereagh escarpment in the east and the Blue Mountains in the west. To the north, the property once overlooked properties where relatives of the Hadley-Childs family once had farming interests—Oldwright, Griffiths and Kennedy—as well as to the mass concrete house on the ridge top off Smith Road. Nepean Park, lying to the south of Hadley Park, had views in all directions, including looking out over Hadley Park to the north and neighbouring farms to the south. The siting of the Anglican Christ Church in 1878, away from the valley, reflects that it was perhaps constructed as much to serve the Castlereagh community along the ridge-line as for the inhabitants of the north of the valley. This notwithstanding, its location on the edge of the terrace suggests it was designed to be viewed from a considerable distance to the south

and west. The visual relationship with Hadley Park demonstrates the direct important historical social connection.

The following summary of key views to and from Hadley Park is taken from Clouston Associates, Hadley Park Landscape Management Plan (draft) 2010:

- *Clear distant views from the house looking east to Christ Church and the higher ground of the Castlereagh Escarpment.*
- *Clear views north to the remnant stand of Angophora subvelutina.*
- *Views north remain between Hadley Park and Howell's House located on the sandstone outcrop close to Smith Road.*
- *Views north east to Landers Inn will be obstructed by a land bridge/weir and may not exist post construction of the land bridge.*
- *Views are obscured between Hadley Park and Nepean Park by dense vegetation and a modern farm storage shed. (Note: The landscape was much more open during the nineteenth and early twentieth centuries and these obstructions did not exist. Nepean Park would have looked out over Hadley Park, although Hadley Park did not look towards Nepean Park. Even so the two properties constructed their farm buildings in between the two houses, effectively turning their backs on each other.)*
- *Views south west to The Poplars are probably not possible given the 3km distance.*
- *No views are available south to McCarthy's Cemetery, the School Group and Methodist Church due to the distance and topography.*
- *Views between Hadley Park and (Old) Castlereagh Road are obscured by existing bunds but the mature tree canopy of Hadley Park is clearly visible from the road.*
- *Overall views to and from Hadley Park are currently blocked by bunds that surround the property and which are associated with the continuing quarrying activity.*
- *No views are available between Hadley Park and the Nepean River due to the topography.*



Figure 3.1 Hadley Park (to the left) and Nepean Park (to the right) are a pair of surviving early-colonial adjoining farms with substantial dwellings, once common in the Penrith area, now surrounded by an extensive mining landscape. (Source: Clouston Associates, Hadley Park Landscape Management Plan, 2010)



Figure 3.2 2010 photograph of Hadley Park as viewed from the intersection of the former entrance driveway and Old Castlereagh Road shown in the 1978 aerial (see Figure 2.11). This image illustrates the original setting and design intent as a substantial house 'to be seen' from the road. The visual setting of Hadley Park is enhanced by the Blue Mountains escarpment to the west behind Hadley Park. Before the official crossing of the Blue Mountains in 1814, the Nepean and the escarpment represented the edge of the district.



Figure 3.3 2010 photograph of Hadley Park as viewed from Puddledock at 1268 Old Castlereagh Road, illustrating the human-made landscape created as a result of intensive quarrying in the surrounding area.



Figure 3.4 The reciprocal viewline between Hadley Park and Christ Church, located on the edge of the Castlereagh terrace, demonstrates the direct important historical social connection. (Source: Clouston Associates, Hadley Park Landscape Management Plan, 2010)



Figure 3.5 The homestead at Nepean Park, to the south of Hadley Park, also designed with a second storey that would be above any rising flood waters.



Figure 3.6 2010 photograph of the lagoon of the former Cranebrook Creek tributary—an important local drainage feature which lies to the immediate west of Hadley Park. The broad area to the west of the creek channel has been excavated for sand and gravel quarrying, rehabilitated to a terrain approximating that which existed prior to operations and remains largely open down to the Nepean high bank as it has been traditionally for the past 200 years.

3.2 Key Phases in the Development of Hadley Park

Physical evidence associated with the key phases in the development of Hadley Park and the existing key built elements associated with each phase are described in detail below (see Figure 3.7). These phases are:

- Phase 1: 1803–1806—original land grants.
- Phase 2: 1806–1828—Hadley Park built by Charles Hadley (Sr).
- Phase 3: 1828–1900—little building development/the floods.
- Phase 4: 1900–c1950—development of dairy farming.
- Phase 5: c1950–1960s—mining use.
- Phase 6: 1970s–present—extensive quarrying and remediation within the Scheme area.



Figure 3.7 Plan showing the key phases of development of Hadley Park and surviving key elements relating to each phase of development. (Source: Base plan provided by Truman, Zaniol and Associates Pty Ltd, edited by GML, 2010)
 Note: The buildings have been numbered to assist with locating them on the plan and to distinguish them throughout the CMP. The numbering of the building does not indicate their specific order of occurrence or level (grading) of significance.

3.2.1 Discussion of Building Dates

There is no documentary or physical evidence that provides a firm date for the construction of Hadley Park House and the nearby Weatherboard Cottage. Documentary evidence supports the idea that someone was living on site by 1806, that a dwelling was there by 1810 and in 1812 there was a dwelling of reasonable quality. However, the physical evidence also supports a construction period up until the c1840s or later. While it is likely that Hadley Park House and Weatherboard Cottage are from the period 1806-1812, it is still possible these could have been built later, replacing buildings constructed in the period 1806-1812.

Historical sources record that by 1806 Charles Hadley Sr had secured a lease of 30 acres from Mentz. The reference to the transfer of the property from Mentz to Anne Lander in 1810 and the final transfer of 1811 appear to be the earliest references to the existence of a collection of buildings, including a dwelling, on the Hadley Park property. There is no documentary evidence that Hadley leased or owned other properties in the area at the time. Thus it is possible that he lived at Hadley Park soon after leasing the property in 1806.

The location of the Weatherboard Cottage to the north of Hadley Park House, comprising two rooms, possibly a bedroom and a living space, and with an external fireplace used for cooking, suggests that the Weatherboard Cottage was possibly built as a residence rather than as a kitchen outbuilding, typically built to the rear of the house. Both the Weatherboard Cottage and the two-storey Hadley Park House are located within the 30 acre portion leased to Hadley Sr in 1806.

The condition of the transaction for a nearby property (Oldwright's farm) confirms the existence of Hadley's house by 1812. It is likely that the provision 'to build a house equal to that of Charles Hadley' referred to the more substantial two-storey house rather than to the smaller, more rudimentary, single-storey cottage.

The earliest known plan showing a house on the site is the 1948 plan accompanying the Real Property Act application (Figure 2.7).

Physical investigation undertaken by the project team in 2008–2010 has identified evidence of old colonial (pre-1840s) construction technique and use of materials, the main indicators being: the use of split and adzed timbers derived from bush pole, the use of early sandstock (early handmade) bricks, few handmade nails used for fixing shingles and battens and weatherboards and use of pegged joints, evidence of battens for shingle roofing, brick nogging construction, evidence of limewash finish, and use of more primitive methods of timber framing (vertical timber slab construction) in the outbuildings.

In summary, and based on an analysis of available documentary and physical evidence, a possible construction sequence is that the Weatherboard Cottage was constructed between 1806 and 1810, and following this Hadley Park House was constructed, most likely before 1812.

While further works at the site may assist with further verification of fabric date, this early remaining physical evidence interpreted in the light of the available documentary information and interviews with family descendants has determined a reasonable understanding of the development and uses of the place. This is discussed in detail below.

3.2.2 Phase 1: 1803–1806

The original 80 acre 1803 land grant to Martin Mentz was defined by straight boundaries to the north and south, with the western boundary aligned to the Nepean River and the eastern boundary

aligned to the access road (later to be named Castlereagh Road) that extended parallel to the course of the river and further north joined the Northern Road to provide a connection between this farming area with Richmond and Windsor (see Figure 1.3). Clearing and occupation of the land would have commenced by this time, so that the overall character of the landscape evident today is related to this earliest development phase (see Figures 3.2 and 3.8). No built elements relating to this phase of development survive at the site.



Figure 3.8 2010 photograph showing the fenceline setout of the original (1803) boundary to the south of Hadley Park, adjacent to Nepean Park.

3.2.3 Phase 2: 1806–1828

The existing key built elements relating to each phase of development are described in detail below.

These are:

- Hadley Park House (1)
- Weatherboard Cottage (2)
- Site of the former 'Wash House' (3)
- Well (underground) and Water Pump (4)
- Former Stables (or storage shed) Outbuilding (5)
- Water Tank (6)

Note: The buildings listed above have been numbered to assist with locating them on the plan (Figure 3.7) and to distinguish them throughout the CMP. For example, 'Hadley Park House' is

shown on the plan as building '1', the 'Weatherboard Cottage' as building '2', etc. The numbering does not indicate their specific order of occurrence or grading of significance.

a) Hadley Park House

Hadley Park House was built on the elevated terrace along the eastern side of the Cranebrook Creek tributary, adjacent to (Old) Castlereagh Road. It was designed as a substantial residence with the main elevation facing the road.

Hadley Park House is a freestanding symmetrical construction, rectangular in plan, part two-storey (front) and part single-storey (rear). The two-storey section has a jerkin-head roof, a brick chimney at the north end, and a false brick chimney at the south end (for building symmetry).

Internally, the two-storey section comprises a central hallway, a timber staircase leading to the first floor, and two rooms (one on either side) on the ground floor. A wrap-around verandah extends along three elevations (north, east and south). The rear portion comprises three storerooms under a skillion roof. The first floor contains a central stairwell/hall, and a bedroom on each side.

Hadley Park House is a timber post and beam construction using sandstock brick nogging between the timber uprights. The facades have an external brickwork face to weatherproof the building. The roof is framed in split rafters with battens for shingles (now replaced with corrugated iron).

Physical investigation undertaken in 2008 revealed evidence of a timber bearer and timber sole plate below the first course of bricks of the eastern wall in bedroom 1 and a sandstock brick floor in the dining room and store room within the rear (skillion-roofed) portion of the house (see Figures 3.21 and 3.22).

b) Weatherboard Cottage

As noted above, the Weatherboard Cottage was possibly built as early as 1810, making it one of the earliest standing structures in the region. It is a single-storey, timber-framed cottage built of split timbers derived from bush pole, with a hipped roof. It is rectangular in plan, comprising two rooms and the remains of an external brick fireplace (for cooking) attached to the north elevation. It was originally walled with feather-edged weatherboards and finished internally with limewash.

Physical investigation in 2008 revealed later hessian or sailcloth and masonite ceilings (now removed), an earlier lath and plaster ceiling, and battens for shingles (now replaced with corrugated-iron roofing).

c) Site of the former 'Wash House'

The former wash house was built out the back of the house to accommodate the bathroom and laundry. The existing structure is a 1950s–1960s post and beam construction with a skillion roof replacing an earlier timber slab building on the site. It is located in a small horse paddock and has a shelter for a horse.

d) Well (underground) and Water Pump

An underground circular brick well, covered with timber slabs, is located directly to the west of the Weatherboard Cottage. The shed is a twentieth-century addition, probably introduced at the time of the conversion of the water pump to electrical power. The shed is a timber-framed structure clad in corrugated-iron sheets.

e) Former Stables (or storage shed) Outbuilding

The former stables (or storage shed) outbuilding is a post and beam construction, comprising four bays, with a gabled roof clad in corrugated metal sheeting. It was extended to the east in c1950–1960s and has been recently used as a storage shed and garage.

f) Water Tank

The water tank is a circular corrugated-iron tank supported by four circular bush poles, sawn timber beams and a platform consisting of sawn planks.



Figure 3.9 Looking north from the existing driveway into Hadley Park, a surviving portion of the early approach from Old Castlereagh Road into Hadley Park (see Figure 3.7).



Figure 3.10 Hadley Park House, east presentation, showing the original layout with a cottage garden to the front of the house, in contrast with the front paddock which was kept as a field. Historical sources note that the front paddock was later used for turf growing in the 1980s. The immediate plantings comprised fruit trees, shrubs and perennials in the front garden, and a vegetable (kitchen) garden area to the northeast.



Figure 3.11 Hadley Park House, east elevation, showing the symmetrical facade arrangement, the separate verandah and the front garden with its central entrance pathway to the house. Some form of ornamental bedding may have existed either side of the dividing path.



Figure 3.12 Looking north along the front garden showing the east (front) verandah. In the early colony (pre-1820s), verandahs were not common and were found mainly on important buildings or on the houses of important or aspiring settlers. Prior to 1820 houses were introspective and verandahs were not regarded as living space but as a shelter to protect the main (internal) rooms from the weather.



Figure 3.13 Northeast presentation of Hadley Park House showing the jerkin-head gable and wrapping-around verandah.



Figure 3.14 East presentation of Hadley Park House, showing the front garden layout.



Figure 3.15 South presentation of Hadley Park House showing the privet edging along the verandah. The (temporary) props were introduced in 2008.



Figure 3.16 Detail of original multi-paned sash window (three small light bottom sash and six light top sash).



Figure 3.17 Looking south along the east verandah showing original timber chamfered posts and beams, and later rafters and battens supporting the corrugated-iron roof.



Figure 3.18 Detail of the original, typically solid, six-panelled door. Note the concrete floor (date unknown).



Figure 3.19 Exterior photograph showing the external brick face and limewash finish. While examples of brick nogging construction are common in the Hawkesbury Nepean area (see comparative examples in Section 3.4 below), the walls are typically plastered on the inner face, and feathered weatherboards nailed to the timber uprights on the external face. The external brick cladding at Hadley Park is uncommon.



Figure 3.20 Interior photograph showing the original brick nogging construction. The timber uprights provided the structure for walls and openings and were set directly into the ground. The walls are constructed of 230mm solid brickwork (no cavity). The concrete floor and the concrete skirting were introduced in the 1930s.



Figure 3.21 Interior photograph showing the location of the surviving timber sole plate. The timber structure has disintegrated into the soil. The floor would have been timber boards.



Figure 3.22 Interior photograph showing detail of the surviving sandstock brick floor in the dining room within the skillion-roofed portion to the rear of Hadley Park House.



Figure 3.23 Interior photograph showing detail of the original timber post and chamfered beam at the junction, with later wallpaper covering.



Figure 3.24 Interior photograph showing detail of the original lath and plaster ceiling and exposed timber chamfered beams. Note the (temporary) props were introduced in 2008.



Figure 3.25 Interior photograph showing a later asbestos sheet ceiling and the recent 2008 propping.



Figure 3.26 Interior photograph showing the original fireplace on the north elevation of Hadley Park House.



Figure 3.27 Internal view of the entrance hall (ground floor) showing the original internal solid six-panelled door and the stair leading to the first floor.



Figure 3.28 Interior photograph illustrating the (typically) low ceilings.



Figure 3.29 Interior photograph showing the skillion roof to the rear of Hadley Park House. Note the use of split timbers and battens for shingles.



Figure 3.30 Interior photograph of the attic space to the rear of Hadley Park House, possibly built as a storage area above the potential flood waters. Note the access opening on the western wall off the stairwell.



Figure 3.31 Interior photograph of the first floor showing original internal joinery and stairwell hall.



Figure 3.32 Interior view of the first floor, showing the original timber beaded skirting and chair rail and evidence of limewash finish. The timber floorboards and joists are supported on timber beams which bear onto the brickwork. Note the original opening fitted with a later window (see Figures 2.3 and 2.6).

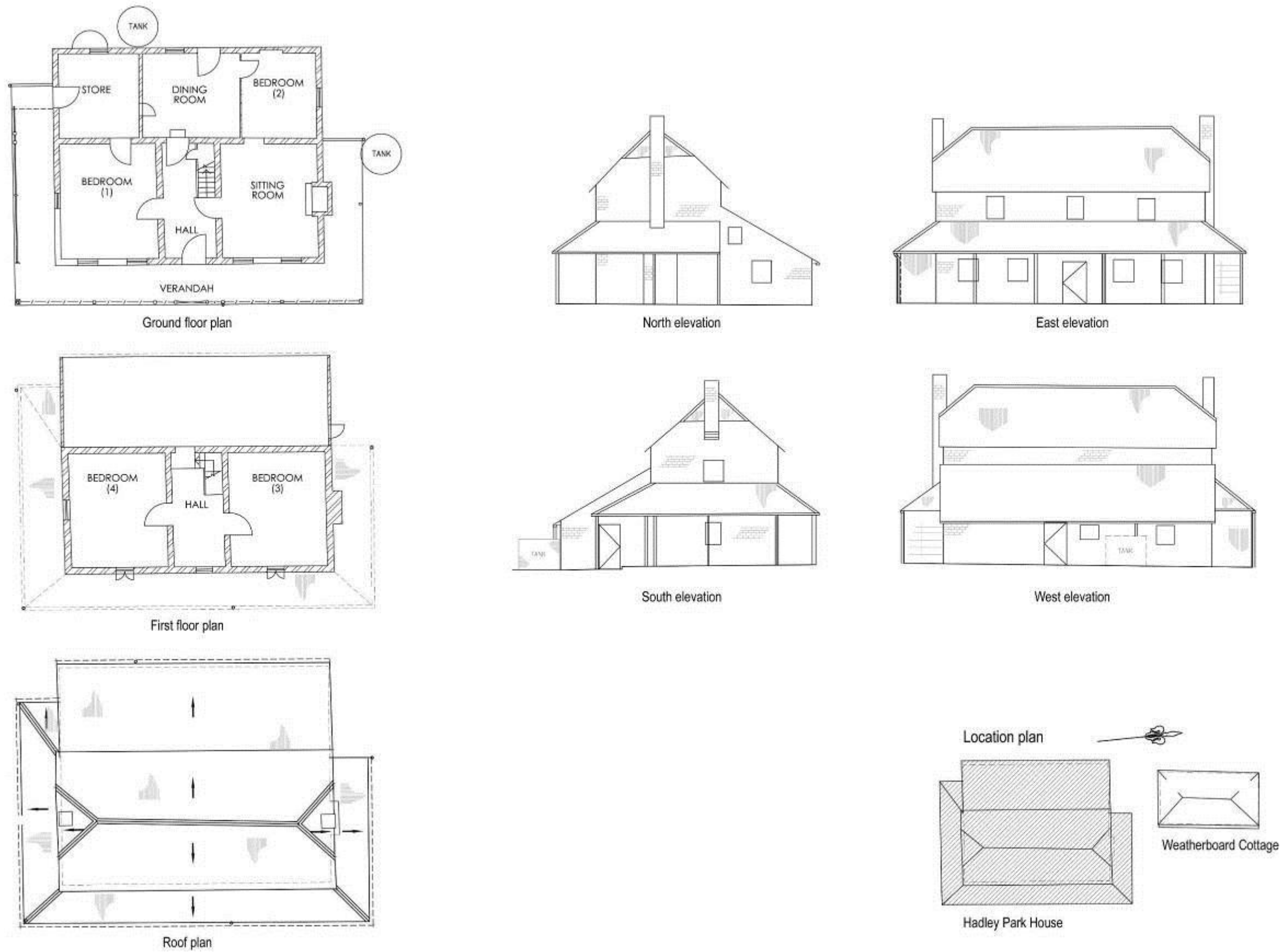


Figure 3.33 Hadley Park House. Existing plans and elevations (not to scale). (Source: Truman, Zaniol and Associates Pty Ltd, 2010)

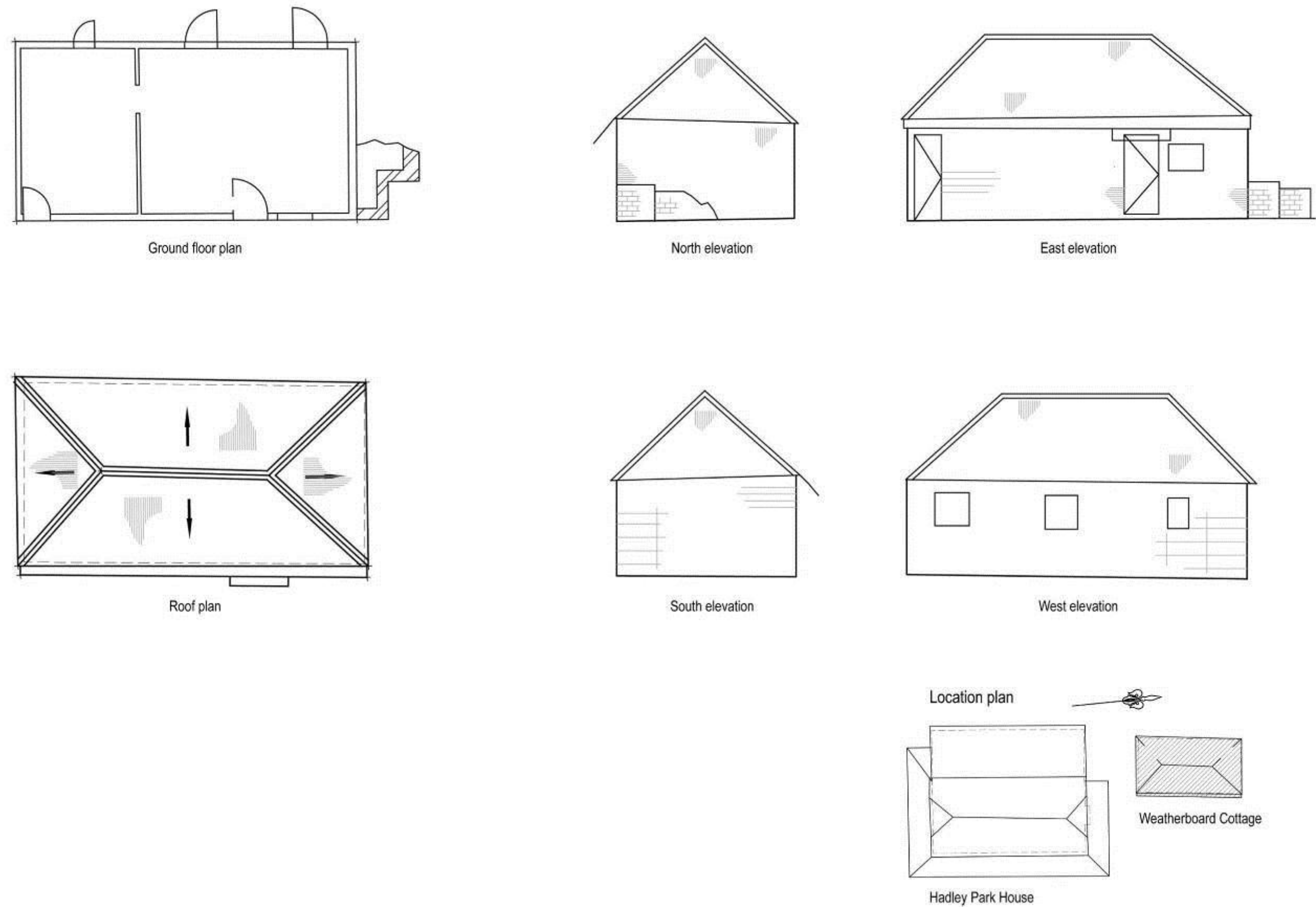


Figure 3.34 Weatherboard Cottage. Existing plans and elevations (not to scale). (Source: Truman, Zaniol and Associates Pty Ltd, 2010)



Figure 3.35 East presentation of the Weatherboard Cottage. Hadley Park House to the left.



Figure 3.36 North presentation of the Weatherboard Cottage with Hadley Park House in the background. Note the original window openings fitted with tin shutters (hinged) and tin sheet walling (unknown date) on the west elevation. The elevated water tank is supported by four circular bush poles, sawn timber beams and a platform consisting of sawn planks.



Figure 3.37 Detail of the north elevation showing the remains of the external fireplace (used for cooking) built of incombustible materials unlike the adjoining structure (typical of cottage construction). Jacqueline Flower, descendant and tenant of Hadley Park to the left.



Figure 3.38 East elevation. The replacement of original weatherboards with horizontal timber boarding, corrugated-iron sheets, and the recycled panelled door and tin sheet awning illustrate the use of replacement fabric as available.



Figure 3.39 Interior photograph showing the original split timbers lined with weatherboards forming the south and east walls of the cottage.



Figure 3.40 Interior photograph showing the split timbers and battens for shingles.



Figure 3.41 Detail of pegged (timber) joint. Note original weatherboards and replacement with tin sheeting (unknown date) below.



Figure 3.42 Detail of the internal wall (west elevation) showing the original structure forming the opening and original weatherboards (upper section). Note lower walling replaced with tin sheets (unknown date).



Figure 3.43 Interior view of the Weatherboard Cottage showing the partition wall between the two rooms.



Figure 3.44 Interior detail of the Weatherboard Cottage showing the sandstock brick floor with cement covering.



Figure 3.45 Site of the former 'wash house'. Note the use of recycled vertical timber slabs.



Figure 3.46 The well (covered with timber slabs) and the later shed.



Figure 3.47 The brick well and water pump (to the right), the site of the former 'wash house' (to the left) and the septic tank (to the north) illustrate the availability of services and living conditions. The shed is a twentieth-century addition, probably introduced at the time of the adaptation of the water pump to electrical power.



Figure 3.48 The water tank is a circular corrugated-iron tank supported by four circular bush poles, sawn timber beams and a platform consisting of sawn planks.



Figure 3.49 North presentation of the original portion of the former stables (or storage shed) outbuilding. Note the line of trees to the west to protect the buildings from the winds.



Figure 3.50 South presentation of the former stables (or storage shed) outbuilding showing the original portion (to the left) and the 1950s–1960s addition (to the right).



Figure 3.51 South presentation of the original portion of the former stables (or storage shed) outbuilding showing original vertical timber slab construction.



Figure 3.52 Interior view of the original portion of the former stables (or storage shed) outbuilding showing original timber slab construction and replacement with corrugated-iron sheets.

3.2.4 Phase 3: 1828–1900

This phase is characterised by very little development, probably associated with a number of floods that came into Hadley Park House between 1864 and 1870.

Historical sources indicate that a barn was destroyed by fire in 1873 and rebuilt the following year, and that by 1892 there was a brick house, a barn, stables and outbuildings on the site. The barn was demolished in the 1960s and replaced with the present-day dairy head stalls, feed storage shed and storage shed (building '9' shown on Figure 3.7).

3.2.5 Phase 4: 1900–c1950

This phase is characterised by the establishment of dairy farming on the property, an increasingly common land use in the area in the late 1890s–1900, along with mixed farming and orchards.

Historical records indicate that by 1950 four silos were located on the site. Geographical survey undertaken in 2008 revealed evidence of underground silos to the east of the Hadley Park House, and to the east of the dairy head stalls, feed storage shed and storage shed (see Figures 3.7 and 3.77). The silos are a typical feature of early-twentieth-century dairy farming and were used for the storage of cattle feed. The silos were infilled in c1950s–1960s. A tennis court occupied the area to the southeast of Hadley Park House between the garden and the former cream shed by the 1920s and was demolished by the 1950s.

The existing key built elements in this phase of development relate to the use of the site as a dairy farm and are located to the south of the old colonial farm/domestic area (see Figure 3.7). These are:

- Former Cream Shed (7)
- Dairy and Milk Storage Shed (8)
- Dairy Head Stalls/Feed Storage Shed/Storage Shed (9)

Note: The buildings listed above have been numbered to assist with locating them on the plan (Figure 3.7) and to distinguish them throughout the CMP (eg the former cream shed is shown on the plan as building '7', the dairy and milk storage shed as building '8', etc).

a) Former Cream Shed

The former cream shed is a small post and beam structure with a gabled roof. It was moved from its former location slightly to the east (closer to the road, see Figure 2.4) and extended to the north in the 1950s–1960s to accommodate its recent use as a welding workshop.

b) Dairy and Milk Storage Shed

The dairy and milk storage shed was built in the 1930s–1940s. It comprises the milking stalls (within the west portion) and the milk storage shed (within the east portion), both with gabled roofs and rectangular in plan.

c) Dairy Head Stalls, Feed Storage Shed, and Storage Shed

The dairy head stalls (south portion), feed storage shed (middle portion) and storage shed (north portion) are a typical early-twentieth-century dairy timber-framed construction. One row of the dairy feed stalls, including the roof above, was demolished in c1950s–1960s.



Figure 3.53 Exterior photograph of the former cream shed. Note the extension to the north for use as a workshop.



Figure 3.54 Exterior photograph of the former cream shed showing the replacement corrugated-iron sheet wall and the 1950s–1960s extension to the north.



Figure 3.55 The milk storage shed (to the left) and milking stalls (to the right).



Figure 3.56 Interior view of the milking stalls (west portion).



Figure 3.57 Exterior view of the dairy head stalls, feed storage shed and storage shed, looking south along the early access road from Old Castlereagh Road into Hadley Park.

3.2.6 Phase 5: c1950–1960s

Alterations carried out during this period include the extension of the former stables (or storage shed) outbuilding (east portion), the extension of the former cream shed (north portion), the demolition of one row of the dairy feed stalls, and the infill of underground silos.

A number of small outbuildings were added to the rear of Hadley Park House to accommodate modern services. A substantial hay shed was built to the south, adjacent to Nepean Park.

Historical sources record that at the time the southern portion of Hadley Park was planted with orchards, which by 1978 had been removed from the site.

The existing key built elements relating to this phase of development are described below (see Figure 3.7). These are:

- Bathroom Outbuilding (10)
- Toilet Outbuilding (11)
- Guest Bedroom (12)
- Hay Shed (13)

Note: The buildings listed above have been numbered to assist with locating them on the plan (Figure 3.7) and to distinguish them throughout the CMP (eg the 'Bathroom Outbuilding' is shown on the plan as building '10', the 'Hay Shed' as building '13', etc).

a) Bathroom and Toilet Outbuildings

The bathroom and toilet outbuildings were built sometime between 1950 and 1970 to the west of Hadley Park House. The construction is of load-bearing concrete blocks with cement render finish. The bathroom and toilet are connected to Hadley Park House through a covered walkway, forming a gabled roof.

b) Guest Bedroom

The guest bedroom outbuilding was built sometime in the 1950s–1960s to the southwest of Hadley Park House. The guest bedroom is a load bearing concrete blockwork construction with a hipped roof.

c) Hay Shed

The hay shed is a substantial, tall, post and beam construction, built of bush poles sometime between 1947 and 1961. The hay shed is rectangular in plan, comprising three bays, and has a gabled roof clad in corrugated iron. The south and west walls are also clad in corrugated iron. It is well removed from Hadley Park House (see Figure 3.2). The hay shed has been used for the storage of hay and farm machinery (see Figure 3.63).



Figure 3.58 North presentation of the external bathroom showing the covered walkway and Hadley Park House to the left.



Figure 3.59 Interior view, looking south along the covered walkway connecting Hadley Park House (to the left) and the external bathroom and toilet (to the right).



Figure 3.60 North presentation of the guest bedroom, originally built as a kitchen but never used for this purpose.



Figure 3.61 Interior view of the guest bedroom. Jacqueline Flower, a descendant and tenant of Hadley Park, to the right.



Figure 3.62 The hay shed and its immediate context to the south of Hadley Park, adjacent to Nepean Park.



Figure 3.63 Interior view of the hay shed.

3.2.7 Phase 6: 1970s–present

This phase is characterised by the modification of the landform directly to the east and west of Hadley Park associated with the extensive quarrying and remediation in the immediate area by PLDC (see Figure 1.3).

Limited and localised physical investigation and emergency (temporary) works were undertaken in 2008 by PLDC to inform the Penrith Lakes Development and the CMP projects. These works are summarised below.

a) Hadley Park House

The works below were limited to the footprint of Hadley Park House.

Opening-up:

- Lifting up of selected floor boards.
- Removal of wall finishes to identify horizontally-embedded timber elements generally (for example lintels, wall plates, chair rails, bearing plates and top plates).
- The wall to upper floor junction at the south wall.
- Selected timber posts generally.
- Partial removal of some concrete slabs internally.

Testing:

- Drill testing of beams.

Archaeological Investigation:

- Excavation of 10 test pits (six internal and four external) to identify the nature of the subgrade below the concrete slabs (for example compacted earth floor), any remnants of timber flooring (for example floor bearers), and the level and nature of the bottom plate or footing to external and internal walls.

Propping:

- Props in Bedroom 1, Bedroom 2 and Sitting Room to support the upper floor (see Figure 3.33).
- Props to west end of beam over the dining room within the single-storey portion to the rear of the house.

Short-term structural works undertaken:

- Installing (temporary) bracing to stabilise the south wall.

b) The Hadley Park Site Generally

In 2008 GML engaged the Archaeological Computing Laboratory at the University of Sydney to undertake remote sensing surveys to identify sub-surface archaeological features at four sites within the Penrith Lakes Scheme area, including Hadley Park, to inform the archaeological management plan for the Penrith Lakes Scheme area by GML. The summary of results in the survey report identified several archaeological features within the area surrounding the building

group, including service lines, silage pits and evidence of a former structure (possibly the former cream shed), these are shown in Figure 3.77.

3.3 Hadley Park Gardens and Landscape

Historical accounts of the development of the grounds around Hadley Park are contained in the review of archival and physical evidence undertaken by Geoffrey Britton in 2007 and in the Hadley Park Landscape Management Plan 2010 (LMP) (draft), undertaken concurrently by Clouston Associates. Britton's report focuses on the domestic core—the house, cottage and garden area. An extract is included at Appendix F. The quotes below are taken from the Clouston's Hadley Park LMP. The LMP includes a plant audit and location of individual species, this is included at Appendix J.

The longstanding character of the Hadley Park landscape has been one of a simple working farm. Most of the area was cleared by 1806 and has remained so, with typically only the old colonial farm/domestic area and former creek channel to the immediate west having any substantial concentration of trees.

3.3.1 Garden Layout

The original settler design was probably primarily functional to provide food (kitchen garden), protection from the strong westerly winds (windbreak) and comfort/social standing (traditional cottage garden form).

The post-war garden layout demonstrates continuation of earlier plantings, including opportunistic plant self seeding, additional fruit trees, fashionable/popular plantings of the period and the sharing and swapping of local cuttings/seedlings.

The contemporary layout follows the post-war principles and is attractive in an eclectic fashion but lacks a clear structure. The gardens are now predominantly ornamental and cottage garden in character with a small area under kitchen garden production.

Fencing to the front of the house separating the garden from the front paddock has changed from the picket fence evident in the c1900 photograph (see Figure 2.2) to a replacement with wiremesh panel fencing by c1965 (see Appendix F, Sections 2.1.4 and 2.1.7). Some form of ornamental bedding may have existed either side of the dividing path to the house.

An early brick paving for a pathway between the Hadley Park House and the Weatherboard Cottage was noted in Britton's 2007 report (see Appendix F). This is not longer extant.

3.3.2 Accessways

The earliest known road providing access from Old Castlereagh Road into Hadley Park was located about halfway across the historical grant and roughly parallel to the east–west boundaries. The entrance approach was from Old Castlereagh Road to the east, and then north into the open area south of Hadley Park House (see Figures 2.4, 2.8 and 2.11). A small portion of this early access road survives today (see Figure 3.7 and 3.9).

The 1978 aerial (Figure 2.11) shows an earlier access road or track to the creek between Hadley Park House and the former stables (or storage shed) outbuilding, leading from the southern side of the house down to an earlier crossing of the Cranebrook Creek (see Appendix F, Section 2.1.6).

3.3.3 Historic Plantings

Based on document research and discussions with Ms Flower few early plantings remain. Remnant and self seeded Peppercorns (Schinus ariera) indicate an original line of windbreak planting on the western side of the house and a small number of citrus trees with an anecdotal age each of 200 years are still in evidence (see Figures 3.7 and 3.65 to 3.67). Condition of these few heritage plants is, in most cases, fair to poor.

3.3.4 Contemporary Plantings

Eclectic plantings around the immediate homestead have been planted in recent years and add character and interest, but in places tend to be at odds with the original simple layout of the garden.

The mature canopy from the trees planted during the mid 1960s on the east facing fenceline of the Hadley Park homestead clearly define the property when viewed from Castlereagh Road.

Existing plantings include self seeded generational plantings from original species planted in the 19th century, salvaged and relocated plants from surrounding quarried areas and family descendants' personal favourites.

Dense and overgrown plantings in the immediate area of the homestead in some places obscure views to and from the house.

The condition of contemporary plantings are ranged broadly through poor/fair/good with the majority in the fair to good range.

3.3.5 Indigenous Plantings

Original plant communities would have included alluvial floodplain, River-flat Forest, Grey Box-Ironbark Woodland which are part of the endangered Cumberland Plain Woodland.

Remnants pockets of indigenous vegetation can be found on the banks of the Nepean River and Cranebrook Creek and on a few of higher ridges across the site.

The assessment of Indigenous values prepared by Muru Cultural Heritage Services for PLDC includes a list of bush tucker plants in the river flat eucalyptus forest vegetation community. This is included at Appendix M (referred to as Figure 1).



Figure 3.64 The taller vegetation within the area provided protection from strong winds that are otherwise a major environmental constraint to living and working on the lowlands plain. The former stables to the right.



Figure 3.65 The orange trees adjacent to the former stables are a historic landscape element of the site. The Chinese windmill palms (*Trachycarpus fortunei*) to the east of Hadley Park House are a later, inter-war addition (see Figures 3.10 and 3.14).



Figure 3.66 The large old cabbage gum tree as viewed from the hay shed, looking northeast.



Figure 3.67 The lemon tree to the rear of Hadley Park House.

3.4 Comparative Analysis

Comparable items have been identified by searching the State Heritage Inventory by local government area (Macquarie's towns: Castlereagh, Richmond, Windsor, Wilberforce and Pitt Town), item type (homestead, cottage, farmhouse, house), date of construction (1788–c1840), architectural style (old colonial), and construction technique and use of materials (brick-nogging, weatherboard, timber slab).

It can be concluded from this brief comparative assessment that Hadley Park is an uncommon and outstanding example of an old colonial farm complex in remarkably unaltered condition, due to the surviving evidence of the historical 1803 grant allotment, its intact original 1806-1812 fabric in its rural setting, and long history of agricultural use.

A summary of comparable items is included below.

Cox's Cottage

Address: 2 St Thomas Road, Mulgoa.

LGA: Penrith.

Date of construction: 1811, extended by 1820 forming a double pitched hip roof encompassing the verandah.

Current use: residence.

Summary description: single-storey, long horizontal proportion, it has a back skilling and jerkin-head roof and an addition to the side.

Timber frame and brick-nogging construction clad externally with weatherboards. Site of early buildings, including a detached kitchen to the rear (replaced). It retains its rural setting in the Mulgoa valley. It formed the nucleus of the Mulgoa settlement.



Figure 3.68 Cox's Cottage. (Source: SHI).

Macquarie Fields House

Address: Quarter Sessions Road, Macquarie Fields.

LGA: Campbelltown.

Date of construction: 1810 to 1840.

Current use: residence.

Summary description: a rare surviving example of a substantial colonial farm estate on the Cumberland Plain, in open, cleared land. It comprises a homestead group, garden and outbuildings set on the highest ridgeline overlooking the valley. The site comprises a two-storey house, nineteenth and twentieth-century outbuildings, and the remnants of a colonial brick structure, possibly a store or barn.



Figure 3.69 Macquarie Fields House. (Source: SHI)

Bowman House

Address: 368–370 Windsor Street, Richmond.

LGA: Hawkesbury.

Date of construction: 1817 to 1820, extended by 1824.

Current use: function centre and tea rooms.

Summary description: original section is timber frame and brick-nogging construction clad externally with weatherboards. It has a steeply pitched roof clad in slate, dormer windows, surrounding verandah with stone flagging and projecting rooms at each end. Former barn and brick stables block with a cobbled courtyard between.

Owned by the Bowman family until its subdivision into two semi-detached houses (by 1930).

Rouse Hill House and Farm

Address: Windsor Road, Rouse Hill.

LGA: Blacktown.

Date of construction: 1813 to 1818.

Current use: HHT (function centre and tea rooms).

Summary description: a largely intact estate set on top of a ridge containing a two-storey house with outbuildings and intact colonial garden. It has a separate two-storey brick service wing. Occupied by the family until recently.



Figure 3.70 Rouse Hill House and Farm. (Source: www.hht.net.au)

Rose Cottage

Address: Rose Street, Wilberforce.

LGA: Hawkesbury.

Date of construction: 1810s to 1817 (pre-1820).

Current use: museum.

Summary description: single-storey cottage in an elevated setting of mixed vertical timber slab and split lath with mud infill construction, clad in weatherboards. It comprises four rooms and a verandah to the north. The roof is framed in split rafters for shingle roofing. It has a skillion-roofed kitchen (possibly 1830s), a single-storey c1880 timber slab outbuilding, twentieth-century outbuildings and a forecourt area. Substantial stabilisation works were undertaken in 1994. It retains its relationship with the land and was occupied by the family from 1809 until 1961.



Figure 3.71 Rose Cottage. (Source: SHI)

Nepean Park

Address: Old Castlereagh Road, Castlereagh.

LGA: Penrith.

Date of construction: c1822 replacing an earlier cottage to the south (now enveloped by additions).

Current use: privately-owned residence.

Summary description: two-storey farmhouse built of rendered sandstock brick, with outbuildings, garden and orchard in its rural setting. The house features a panelled front door with sidelights and arched fanlight, stone flagged front verandah and cellar. The rear verandah has been enclosed and added at one side.



Figure 3.72 Nepean Park. (Source: GML 2008)

Camden Park Mansion

Address: Camden Park, Camden.

LGA: Wollondilly.

Date of construction: 1832-1835, north-west wing added in 1880.

Current use: residential, 400 acres owned by the Macarthur-Stanham family, 1583 hectares of the original grant owned by the John Macarthur Agricultural Institute.

Summary description: a two-storey house of stuccoed sandstock brick facades with a sandstone portico and a grand colonnade verandah facing the garden and hipped roof. Windows are fitted with louvred shutters and have sandstone surrounds. Intact internally, including fine cedar joinery and furniture. It is regarded as one of the finest of the nation's nineteenth-century homesteads, and an outstanding example of Australian colonial period, Regency style architecture and one of architect John Verge's finest achievements of Palladian influence. It is also of historical significance for its use as the home of the Macarthur family.



Figure 3.73 Camden Park Mansion (Source: SHI).

Gundayne House Group

Address: The Bucketts Way, Booral.

LGA: Great Lakes.

Date of construction: c1860.

Current use: Residence.

Summary description: a two-storey brick residence with stucco and lime facades (finished in rough cast render in the 1960s), hipped roof, verandah supported on timber tapered columns, and intact Cedar joinery. The house retains its rural setting which comprises a small rubble building which possibly predates the house, and the remains of the original garden layout and plantings. The site includes the remains of a weatherboard school room, underground will and weatherboard church.



Figure 3.74 Gundayne House Group (Source: SHI).

Clear Oaks Moxey's Farm House

Address: 135 Francis Street, Richmond

LGA: Hawkesbury

Date of construction: 1819 – 1819.

Current use: residence

Summary description: a two-storey brick farmhouse with limewash finish, with wrap-around verandah to ground floor supported on timber posts, gabled roof and intact joinery. Six-pane light on the ground floor and three-pane windows on the first floor. Associated with the local Onus and Moxey families.

Osborne Homestead

Address: Old Castlereagh Road, Agnes Banks.

LGA: Penrith.

Date of construction: 1820.

Current use: residence

Summary description: a simple brick stuccoed farmhouse with a flagged verandah, timber shutters to ground floor windows, and tall chimneys, comprising four rooms on the ground floor and two rooms on the first floor. The site includes a later detached kitchen block and cellar behind the house and the remains of an early barn of timber slab construction.



Figure 3.75 Osborne Homestead (Source: SHI).

3.5 Indigenous Values

Section 3.5 has been written by Muru Cultural Heritage Services for the purposes of this CMP.

Hadley Park is part of the wider local Castlereagh Flood plain and hence part of the regional Blue Mountains/Cumberland Plain landscape.

Hadley Park has been assessed using the concept of an Aboriginal Cultural Landscape provided in the Department of Environment, Climate Change and Water publication 'What is an Aboriginal Cultural Landscape?'¹

Aboriginal Cultural Landscape—an Aboriginal cultural landscape is 'a place or area valued by an Aboriginal group (or groups) because of their long and complex relationship with that land. It expresses their unity with the natural and spiritual environment. It embodies their traditional knowledge of spirits, places, land uses, and ecology. Material remains of the association may be prominent, but will often be minimal or absent'.²

Aboriginal cultural landscapes can be assessed according to a number of components. Table 3.1 below includes an explanatory note of what constitutes the component, as well as the evidence for this that is relevant to Hadley Park.

Table 3.1 Hadley Park Aboriginal Cultural Landscape.

Component	Reference to Hadley Park
Environmental Significant biodiversity and a diverse range of ecological systems and associations, all of which contributed to the continuing existence of Aboriginal peoples in the region over many thousands of years, and which are valued in different ways by Aboriginal communities today.	Remnant section of former Cranebrook Creek tributary. Bush Tucker plantings (refer to Appendix M, Figure 1).
Cultural Heritage Material remains of this continuing occupation in the form of a diverse array of Aboriginal sites and places known to the Aboriginal communities, some of which will be recorded on the Department of Environment, Climate Change and Water's Aboriginal Heritage Information Management System.	Identified artefacts.
People, Places and Events Extensive historical records from 1788 through to today which record observations of Aboriginal people and lifestyles, wars, massacres, social and cultural events, population census, social interactions, language etc, and which influence Aboriginal community values today.	Potential Aboriginal/European connections. Early settlement of the flood plain.
Aboriginal Community Values An Aboriginal population made up of people who have traditional association and knowledge of the region, as well as others who live, work and play within the region, all of whom may attribute various values with the area, derived from the distant and recent past, through to the present day.	Protection of Aboriginal cultural heritage.
Associations Aboriginal people do not view heritage places as individual points or sites, but rather as associated places within a broad landscape where all sites have a relationship with, and contribute to, other sites.	Connections between the former Cranebrook Creek tributary and settlement patterns on the floodplain.

For the purposes of this report, Hadley Park landscape has been divided into three Aboriginal cultural heritage zones. These are described below and shown in Figure 3.76.

Table 3.2 Hadley Park Aboriginal Cultural Heritage Zones.

Aboriginal Cultural Heritage Zone	Summary Description	Identified Values
Zone 1—Cranebrook Creek Tributary	Comprises the remnant of Cranebrook Creek tributary and the associated creek banks. It has been identified that there is a high potential for Aboriginal sites to exist within 200m of the Cranebrook Creek area. The area also has a value as it is one of only 3 remnant sections of this creek and offers significant interpretative potential	Potential for Aboriginal Sites. Remnant Section of Cranebrook Creek tributary.
Zone 2—Hadley Park	This section is the balance of the Hadley Park conservation area and has the general potential for Aboriginal Sites.	Potential for Aboriginal Sites.
Zone 3—Hadley Park Homestead	As part of building stabilisation works, several potential Aboriginal artefacts were identified in a series of test pits within and around the house. The artefacts identified and recovered from the Historical archaeological work were found in varying contexts but all within disturbed layers. These layers were introduced fill, levelling fill, and disturbed natural A horizons. The artefacts found in this context are of little scientific value given the disturbed nature and uncertain origin of fills but the artefacts hold value to the local Aboriginal Community.	Potential for Aboriginal Sites.



Figure 3.76 Hadley Park Aboriginal Cultural Heritage Zones. Zone 1 is Cranebrook Creek tributary, Zone 2 is Hadley Park, Zone 3 is Hadley Park Homestead. (Source: Muru Cultural Heritage Services).

3.6 Movable Property

An inventory of movable items at Hadley Park was undertaken by Muru Cultural Heritage Services for PLDC (this is included as Appendix N).

Although an assessment of movable heritage was not undertaken as part of this CMP, consultation with PLDC indicates that there is a collection of related objects and salvaged fabric stored on site and at other places, as well as items understood to be in possession of family members associated with the colonial phase of the house. Examples of these include the front garden gate and purpose-made furniture currently stored in the Weatherboard Cottage, everyday utensils made on site and used as tableware, garden tools and in the sheds (farming tools), clothes, toys and other domestic archival collections (eg photographs), and other items of eclectic character purchased more recently (postwar and later) by its occupants.

The inventory was prepared in consultation with the former tenant and family descendant Jacqueline Flower. This collection warrants further investigation and assessment.

3.7 Historical Archaeology

3.7.1 Introduction

'Archaeological potential' refers to the likelihood of archaeological remains to survive at a site. The potential for relics to survive at a site depends on a wide range of site modifications and the site formation processes that have operated there. These processes include the physical development of the site (for example the phases of building construction) and the associated activities that occurred there.

The following discussion of the potential archaeological resource within the Hadley Park property is based on the historical research presented in Section 2.0, an analysis of available historical plans and aerials, and a review of previous reports including the results of a geophysical survey and a test excavation within the footprint of Hadley Park House.

In 2008 GML engaged the Archaeological Computing Laboratory at the University of Sydney to undertake remote sensing surveys to identify subsurface archaeological features at four sites within the Penrith Lakes Scheme area, including Hadley Park, to inform the Archaeological Management Plan (AMP) for the Penrith Lakes Scheme area undertaken by Godden Mackay Logan. The summary of results in the survey report identified several archaeological features within the Hadley Park site including service lines, silage pits and a possible former structure, all located in the area south of Hadley Park House (see Figure 3.77).

In the second half of 2008, GML was engaged by PLDC to undertake archaeological test excavation within the footprint of Hadley Park House to inform the Penrith Lakes Scheme and the Hadley Park CMP projects. The test excavation was undertaken pursuant to the endorsed Exception to the Standard Excavation Permit under Section 139(4) of the *Heritage Act 1977* (NSW) and resulted in identification of the original construction technique, subsequent modifications and discovery of artefacts contained in the subfloor and yard deposits that provided valuable information about the Hadley Park residents.³ These are discussed below (see Table 3.3).

3.7.2 Site Landuse

Documentary research indicates that there has been a continuous non-Aboriginal use of the site for over 200 years. In this time a number of activities have taken place with the potential to both

deposit and disturb archaeological relics. The extensive clearing that was likely undertaken after the site was granted in 1803 to Martin Mentz and the ongoing use of the site as agricultural land since that time is likely to have disturbed any potential evidence relating to the pre-Hadley Park use of the land.

The site has been mainly used for residential purposes and exhibits the characteristics of a domestic compound with outbuildings and associated farm structures concentrated around Hadley Park House. This was an area of high activity with a high potential for evidence of former structures (skillions, ancillary buildings, privies etc) and associated artefacts.

The site of Hadley Park was flooded several times over the course of the nineteenth and early twentieth centuries. Floodwaters have the potential to move artefacts from their place of original deposition, washing them into hollows etc.

Sand and gravel mining would have disturbed or destroyed any archaeological remains in areas where those activities have occurred.

3.7.3 The Potential Archaeological Resource

Given the history of the site and the land use outlined above, there is potential for the following historical archaeological remains to be at the site in some undisturbed or disturbed form.

- Evidence of early land use and land clearing dating to the period of the first grant (bush burning, tree removals). These resources are only likely to survive at depth in the immediate vicinity of the compound area as quarrying around the site will have destroyed most evidence of this kind.
- Foundations and associated structural remains of the demolished structures, including those identified by ground penetrating radar (rectangular frame of a structure, silage pits and services).
- Artefacts accumulated under the floors within Hadley Park House and the Weatherboard Cottage. The 2008 test excavation within Hadley Park House footprint yielded an interesting artefact assemblage recovered from secure deposits (this is described in detail below). Artefacts can also be accumulated in discrete locations, commonly in refuse pits but also in informal 'dumps'. These locations are easily forgotten on rural properties and can become unanticipated finds during ground disturbance works.
- Evidence of former paths, road cuttings, fords etc are also archaeological relics that often survive as remnants in the landscape and only become visible when vegetation has been cleared. Sealed driveways and turf may provide a protective layer, covering underlying deposits and earlier features.

The kinds of relics that may survive in different parts of the site, and their potential for survival, are described in Table 3.3 below.

Table 3.3 The Potential Archaeological Resource of Hadley Park.

Potential Archaeological Resource	Likely Archaeological Remains	Archaeological Potential
Evidence of land-clearing activities (eg cleared tree stumps, remnant natural landform such as gullies and rills etc)	The study area has been the subject of partial site clearance in the early nineteenth century. On completion of the land clearing, the area around the Hadley Park farm complex was generally the subject of only non-intensive agricultural uses, eg farming and orcharding. In these areas, archaeological evidence of historical land forms and land clearing have a relatively high potential to survive. In areas subjected to ploughing (especially mechanised) and subsequent quarrying, there is a minimal potential for the survival of such archaeological evidence, as the level of ground disturbance is high.	Low
Agricultural remains (eg deposits indicating cultivated areas)	Archaeological relics (eg seed remains and deposits indicating early agriculture) in those areas of the study area used for agriculture in the nineteenth and early twentieth centuries would generally be ephemeral in nature, highly susceptible to damage or disturbance by later farm activities and quarrying, as well as natural processes, and difficult to identify and date by visual inspection should they survive. Archaeological investigation (eg microbotanical sampling) would have some potential to identify the location and extent of cultivated areas, and might possibly identify plant types that were cultivated in the early years of settlement.	Low
Former structural elements and activities carried out in them	There have been a number of work and domestic structures on the site over the last 200 years, with some of these structures still standing (see Figure 3.7). Historical records indicate that Hadley Sr was licensed as early as 1817 to sell liquor, and that he operated an inn known as the 'First and Last', in the District of Evan. It is possible that the inn may have been located on the Hadley Park property; however, there is no firm evidence of this. Historical sources record that Hadley Sr supplied meat to the Government Stores between 1815 and 1824. A slaughter yard may have existed on the site, in which case it may have existed in this general area. Such a yard may be represented in the archaeological record by fencepost/postholes, compacted surfaces, isolated artefacts etc. Two barns (pre-1873) are known to have existed on the site (probably on the site of the dairy head stalls/feed storage shed, storage shed) (see Figure 3.7, building '8'). These might be represented in the archaeological record by postholes, footings, piers, compacted surfaces etc. One of the barns is thought to have burnt down and might therefore be represented in the archaeological record by charcoal and ash deposits. Archaeological evidence of former structures might include: brick piers, postholes, slabs, brick and concrete wall footings; defunct services; differential soil deposits, compact surfaces etc; and isolated artefacts.	High

Potential Archaeological Resource	Likely Archaeological Remains	Archaeological Potential
Existing farm structures and associated activities	A number of farm structures exist on the site including former stables, former cream shed, dairy and milk storage shed, dairy head stalls/feed storage shed/storage shed, and hay shed (see Figure 3.7, buildings 5, 6, 7 and 8 respectively). Archaeological evidence of the activities undertaken in these areas may survive as isolated artefacts (discarded or lost), soil deposits, compacted surfaces, brick piers etc.	Low to Moderate
Under-floor artefacts and deposits within the extant and former structures	Artefacts located in discrete areas under the floors within Hadley Park House and adjacent Weatherboard Cottage. The 2008 test excavation within the footprint of Hadley Park House revealed a notable artefact assemblage including a variety of finds ranging from domestic and personal to construction elements. They have slipped between ill-fitting floor boards or impressed into dirt floors. There is a potential for a similar assemblage to exist within the footprint of the Weatherboard Cottage and within the footprint of other existing or former structures on the site.	High
Former landscaping—flower beds, kerbs and edging, garden paths, tree roots and associated garden furniture	Soil deposits (eg introduced loams in the otherwise clayey substrate). Cuts (eg pits excavated for the introduction of plantings). Stone and/or brick edging/kerbs (in situ and ex situ). Remains of tree roots or 'shadows' in the soils reflecting decayed roots. Artefact fragments (eg broken flower pots, gardening tools etc). Postholes and compacted surfaces.	Moderate
Former kitchen (vegetable) garden	A kitchen (vegetable) garden of at least twentieth century date is known to have been located to the northeast of Hadley Park House. Botanical remains that may survive.	Low to Moderate
1920s tennis court	A tennis court was located to the southeast of Hadley Park House in the 1920s, but removed by 1950. The tennis court may be represented in the archaeological record by differences in soil deposits and compact surfaces.	High
Driveway and paths	Geophysical survey identified the compacted surface of the driveway and, below that, features of what may be evidence of the early access road (see Figure 3.7). The former road might be represented in the archaeological record by different soil deposits, gravels and compaction, and kerbing.	High
Bridges, crossings and pathways	The existing crude creek crossing is a recent intervention but it is not known if it replaced an earlier bridge—if not the original one—or a subsequent replacement of an earlier structure. Evidence of an earlier bridge exists at the location of the present crossing, as well as the formation of an earlier access to the bridge on the eastern side of the channel' (Britton 2007). Archaeological evidence of historic crossings may survive as compacted surfaces, gravel deposits, timber posts, stone kerbing etc.	High

Potential Archaeological Resource	Likely Archaeological Remains	Archaeological Potential
Water storage and supply structures	A well and a tank stand exist to the west of the Weatherboard Cottage (see Figure 3.7, buildings 4 and 6). The well itself is an archaeological feature. Further, artefacts often accumulate in the bottom of wells as a result of deliberate discard and accidental loss.	Moderate
Services—sewer and water pipes etc	Metal and terracotta pipes. Trenches—cuts and fills.	Moderate to High
Pits—refuse and silage	Geophysical survey and surface survey has confirmed the existence of a number of silage pits on the site (see Figure 3.7). The silos are archaeological relics in their own right (although of limited significance). They may also contain isolated artefacts discarded or lost. The pits would be represented in the archaeological record by cuts in the natural deposits and fill. Work areas often became locations for discarded objects and were sometimes used for waste disposal, eg in pits. There is potential for such to exist on the site. The pits would be represented in the archaeological record by cuts in the natural deposits and artefact-rich fill. Other artefacts may have been dumped on the surface and subsequently covered by soil deposits. These would be shallow concentrations of artefacts.	Refuse—Moderate Silage—High
Isolated artefacts	Isolated finds can be present in all areas of the site; however, their relationships to specific structures and phases would remain unclear due to their possible displacement by factors such as erosion and flooding.	Low
Historic fencelines/ posts	Hadley Park has been used for agricultural purposes for over 200 years and those activities are often reflected in the location of existing and past fencelines. Physical evidence of the fenceline setout of the original (1803) boundary to the south of Hadley Park, adjacent to Nepean Park survives (see Figure 3.8). Past fencelines may be represented in the archaeological record by postholes in other parts of the site.	Low

3.7.4 Summary of Archaeological Potential

Hadley Park has a high potential for historical archaeological remains, covering over 200 years of occupation, to survive in situ. As indicated by the low degree of disturbance and the results of geophysical survey and test excavation, a range of archaeological features and deposits associated with Hadley Park House, as well as the earlier phases of occupation, survive at the site. These features include the remains of the early entrance driveway from Old Castlereagh Road, associated services and elements of water supply, silage pits, remains of former buildings including the former cream shed and former nineteenth-century barns, and artefacts that may have survived as part of underfloor deposits within the structures or as part of yard deposits within the building's footprints and/or surrounding them.

There is less likelihood that archaeological remains such as tree stumps from early land clearing, original land grant fencelines and/or posts and agricultural remains will have survived due to the high level of disturbance by subsequent activities involving ploughing and quarrying. Their potential for survival on the site, therefore, is generally assessed as being low.



Figure 3.77 Ground penetrating radar image showing the location of a former structure (dashed rectangle), possibly the remains of the former cream shed (previously located closer to the road), underground silos (circles) and services (dashed lines). (Source: Archaeological Computing Laboratory, University of Sydney, 2008)

3.8 Endnotes

- ¹ Department of Environment, Climate Change and Water, 'What is an Aboriginal cultural landscape?', viewed July 2010, <<http://www.environment.nsw.gov.au/resources/cultureheritage/commconsultation/09783factsheet2.pdf>>
- ² Buggy, S 1999, *An approach to Aboriginal Cultural Landscapes*, Historic Sites and Monuments Board of Canada, Ottawa, as cited in Department of Environment, Climate Change and Water, 'What is an Aboriginal cultural landscape?', viewed July 2010, <<http://www.environment.nsw.gov.au/resources/cultureheritage/commconsultation/09783factsheet2.pdf>>
- ³ Godden Mackay Logan 2010, Penrith Lakes Development—Hadley Park, Results of Archaeological Test Excavation, report prepared for Penrith Lakes Development Corporation, April 2010.



4.0 Significance Assessment

Cover Photo: Hadley Park as viewed from the intersection of Old Castlereagh Road and the former entry drive into Hadley Park, 2010.

4.0 Significance Assessment

4.1 Introduction

Assessments of heritage significance aim to identify whether a place has heritage values, establish what those values may be, and determine why the place (or element of a place) may be considered important and valuable to the community. The terms 'heritage value' and 'heritage significance' are broadly synonymous with 'cultural significance', which is the term that *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999* uses to denote 'aesthetic, historic, scientific or social value for past, present or future generations'.¹ This definition of cultural significance is broadly consistent with definitions used by other organisations including the Australian Heritage Council, the National Trust of Australia (NSW) and the Heritage Branch, NSW Department of Planning.

Assessments of cultural significance rely on an understanding and analysis of these values, which have been derived from an examination of the context of the place, the way in which its extant fabric demonstrates its function, its associations and its aesthetic qualities. An understanding of the historical context of a place and consideration of the physical evidence are therefore key components in significance assessment.

The Burra Charter provides the following definitions used in this CMP:

Cultural significance—means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

Fabric—means all the physical material of the place including components, fixtures, contents, and objects.

Use—means the functions of a place, as well as the activities and practices that may occur at the place.

Associations—mean the special connections that exist between people and a place.

Meaning—denote what a place signifies, indicates, evokes or expresses.

The National Trust publication, *The Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*, 2000, by James S Kerr, provides the following definition of cultural landscape:

Cultural Landscape—a landscape designed, improved or, at least, affected by human activity (either deliberate, incidental, or a combination of both).

4.1.1 Assessment of the Heritage Significance using the NSW State Heritage Assessment Criteria

The *NSW Heritage Manual*, published by the NSW Heritage Office and Department of Urban Affairs and Planning, sets out a detailed process for undertaking assessments of heritage significance within the context of New South Wales² and provides a set of specific criteria for assessing the significance of a place. These criteria are:

Criterion (a)—an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);

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

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

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

Criterion (e)—an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);

Criterion (f)—an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area); and

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

The threshold for inclusion on the State Heritage Register (SHR) is that a place meets one or more of the assessment criteria listed above.

It should be noted that an item is significant in terms of the particular criterion if the kind of attributes listed in the inclusion guidelines help to describe it. Similarly, the item is not significant in terms of that particular criterion if the kind of attributes listed in the exclusion guidelines help to describe it. The inclusion and exclusion guidelines are a checklist only—they do not cancel each other out. The exclusion guidelines should not be applied in isolation from the inclusion guidelines, but should be used to help in reviewing and qualifying the conclusions reached.

4.1.2 Archaeological Sites and Relics Assessment Criteria

'Archaeological significance' refers to the heritage significance of archaeological relics (known or potential).

Archaeological 'relics' are defined and protected by the *Heritage Act 1977* (NSW) (the Heritage Act) which serves as a statutory tool designed to conserve New South Wales' environmental heritage.

The Heritage Act provides the following definitions:

Heritage Item—the Heritage Act defines a heritage item as 'a place, building, work, relic, moveable object or precinct'.

Relic—the Heritage Act (as amended in December 2009) defines a 'relic' to mean:

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.*

The assessment of archaeological significance for Hadley Park is undertaken by applying the criteria expressed in the Heritage Branch, NSW Department of Planning, publication *Assessing Significance for Historical Archaeological Sites and Relics*, December 2009.

4.2 Assessment of the Heritage Significance of Hadley Park

4.2.1 Criterion (a)—an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> Shows evidence of a significant human activity Is associated with a significant activity or historical phase Maintains or shows the continuity of a historical process or activity 	<ul style="list-style-type: none"> Has incidental or unsubstantiated connections with historically important activities or processes Provides evidence of activities or processes that are of dubious historical importance Has been so altered that it can no longer provide evidence of a particular association

Hadley Park, like its neighbour Nepean Park, is situated on one of the first Castlereagh land grants made by Governor King in 1803. Although the mining operations have modified the landscape in parts of the Hadley Park property, the links with the Nepean River and the alignment of (Old) Castlereagh Road, which served as original boundaries to the west and east respectively, and the fence line set out firmly marking the boundaries, are still in evidence in parts of the site. Physical evidence of a cultural landscape from this period survives today, demonstrating land clearing activities associated with agriculture and over 200 years of continued European occupation and farming (primarily agricultural) use.

Hadley Park has associations with the earliest phase of European settlement of Australia (1803) and with the establishment of the township of Castlereagh, one of the five towns established during the Macquarie era (1810–1820). It illustrates concepts of old colonial government administration and estate planning, the exploration of the inner districts in search of better agricultural land, the establishment of major roads and transport routes to areas beyond Sydney, and old colonial social structure.

Hadley Park has historical significance due to the rare and intact 1806–1812 construction and fabric of this early period of colonial architecture in New South Wales.

Hadley Park represents an early colonial settlement pattern having being first associated with Martin Mentz, a soldier, settler and, later, with Charles Hadley Sr, a former convict. The Castlereagh grants were surveyed and subdivided, and selecting the type of settler given the land was according to social status (as opposed to the indiscriminate nature of the settlement where a grant formalised a pre-existing condition). Martin Mentz, a former soldier settler of the Castlereagh area who came to colony in 1791, is an example of the first Castlereagh grantees 'pattern'. Hadley Sr is an example of the second wave of ex-convicts taking over. Historical records indicate that Hadley Sr was a prominent farmer, having progressed from being a tenant farmer to land owner and inn keeper, owning 550 acres of land in the district by 1824 and successfully making the transition into the society through market-orientated production. This illustrated Macquarie's vision of Sydney as more than a penal colony and an example of how the convict system was supposed to work into the future through reform and agricultural/building work.

Hadley Park is historically significant as part of a broader Aboriginal cultural landscape, with the creek and river margins within and adjacent to the Hadley Park site most strongly associated with pre-European cultural landscape use.

Hadley Park is considered to be of State heritage significance under this criterion.

4.2.2 Criterion (b)—an item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of NSW (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> Shows evidence of a significant human occupation Is associated with a significant event, person, or group of persons 	<ul style="list-style-type: none"> Has incidental or unsubstantiated connections with historically important people or events Provides evidence of people or events that are of dubious historical importance Has been so altered that it can no longer provide evidence of a particular association

While other grants away from the river were sold or absorbed into larger land holdings, Hadley Park retained its individual identity as one landholding, remaining Hadley's family place of residence and the economic centre of his agricultural network. It was occupied by six generations of the Hadley-Childs family for over 200 years, until descendant Jacqueline Flower moved out in 2008. This association with a single family over successive generations, with continued use of the land since 1806, is notable for its continuity and ability to provide progressive information on the way of life of its occupants and further information on the history of the property.

Hadley Park is considered to be of local heritage significance under this criterion.

4.2.3 Criterion (c)—an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> Shows or is associated with, creative or technical innovation or achievement Is the inspiration for a creative or technical innovation or achievement Is aesthetically distinctive Has landmark qualities Exemplifies a particular taste, style or technology 	<ul style="list-style-type: none"> Is not a major work by an important designer or artist Has lost its design or technical integrity Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded Has only a loose association with a creative or technical achievement

Of great historical importance are the remaining 1803 lot boundaries of Hadley Park that are both evidence of the early settlement pattern associated with the Nepean River and also of the survival of a cultural landscape from this period. While the landscape itself has in recent times been altered in significant parts of the site through quarrying, the essential relationship of farm complex, land and river are retained, demonstrating the interaction of the early European settlers with the Australian landscape.

Hadley Park comprises an uncommon two-storey house that was most likely built between 1811–1812, of timber and brick-nogging construction, clad externally in brickwork, with a jerkin-head roof, and intact internal layout and detailing, and a single-storey Weatherboard Cottage that possibly predates the house (1806–1810), built of split timbers with feather-edged weatherboard walling. These two buildings are rare survivors from the early period of colonial architecture in New South Wales and provide important evidence of vernacular construction technique and design of the period.

While in relatively poor condition they are largely intact and, along with several early outbuildings, strongly evoke the colonial establishment of the farm.

The design of the house, with a domestic garden with fruit trees, privet edging and a kitchen garden, provide evidence of nineteenth-century lifestyle and taste.

The homesteads within the Castlereagh valley provided views of neighbouring farms and of prominent landmarks in the local area. In the case of Hadley Park, these included views to farms formerly located to the north (ie Oldwright, Griffiths and Kennedy) where the family once had farming interests, views of the mass concrete house on the ridge top off Smith Road, and views to Christ Church, located on the edge of the Castlereagh terrace. Some of these views are still evident, demonstrating these historical and social connections.

The two adjoining early colonial farms at Hadley Park and Nepean Park are a landmark feature within the Castlereagh farming plateau, and a surviving example of a collection of rural properties that once made up the wider agricultural landscape of the area.

Hadley Park is considered to be of State heritage significance under this criterion.

4.2.4 Criterion (d)—an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> Is important for its associations with an identifiable group Is important to a community's sense of place 	<ul style="list-style-type: none"> Is only important to the community for amenity reasons Is retained only in preference to a proposed alternative

While there has been a loss of connection with the landscape of this area general—in particular with the parts of the site where quarrying has occurred, such that the social significance cannot at this stage be established—the reconnection with the local Indigenous community has commenced and there are further opportunities as part of the landscape rehabilitation (for example through activities such as bush tucker re-vegetation of the creek banks).

Hadley Park is significant to the Hadley-Childs family for its continued occupation and use for over 200 years. The family shares associations with the well established local farming community through marriage, site tenancy, ownership, religious affiliations and employment since the colonial era. Examples of this are the Howell's, Oldwright's farms and the connections with the Church.

The ongoing presence of the local family groups with continuing use of the land has created an enduring attachment to the landscape.

The public esteem in which Hadley Park is regarded is demonstrated by the listing on the National Trust (NSW) register.

Oral history studies conducted in the area in 1998, coupled with public protest and media coverage of the Penrith Lakes Development Scheme in the 1990s, demonstrate the ongoing social attachment and value of the area to the local community.

Hadley Park is considered to be of local heritage significance under this criterion.

4.2.5 Criterion (e)—an item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> • Has the potential to yield new or further substantial scientific and/or archaeological information • Is an important benchmark or reference site or type • Provides evidence of past human cultures that is unavailable elsewhere 	<ul style="list-style-type: none"> • The knowledge gained would be irrelevant to research on science, human history or culture • Has little archaeological or research potential • Only contains information that is readily available from other resources or archaeological sites

Hadley Park has major research potential due to the rare and substantially intact 1806–1812 construction and fabric.

The history of Hadley Park indicates a gradual process of accretion and consolidation of the property, with the addition of necessary new buildings and other improvements, but without substantial alterations to the early colonial structures or disturbance in the immediate area around the house and cottage.

The archaeological survey and assessment of Hadley Park that formed part of the Penrith Lakes Archaeological Management Plan conclude that the Hadley Park curtilage has high research in relation to non Indigenous archaeology.

Further archaeological investigation would enhance our knowledge about the way the early grants developed from modest timber shelters into prosperous and respectable households. Intact archaeological features and deposits may shed more light onto the construction date of the timber cottage, its construction elements, evidence of its early garden and information about its first occupants.

With its continuous occupation over two centuries, the site offers a range of archaeological remains from different phases of occupation that may provide information about the location of structures that are no longer extant and the development and use of the site from the early days of settlement.

Hadley Park has the potential in the lands that have not been quarried to retain evidence of Indigenous occupation that could contribute to an understanding of the Indigenous cultural landscape of this area.

Hadley Park is of considerable interest due to its archaeological research potential and is considered to be of State heritage significance under this criterion.

4.2.6 Criterion (f)—an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> Provides evidence of a defunct custom, way of life or process Demonstrates a process, custom or other human activity that is in danger of being lost Shows unusually accurate evidence of a significant human activity Is the only example of its type Demonstrates designs or techniques of exceptional interest Shows rare evidence of a significant human activity important to a community 	<ul style="list-style-type: none"> Is not rare Is numerous but under threat

Hadley Park, together with its neighbour Nepean Park, has exceptional significance as rare, surviving, intact evidence of one of the Castlereagh grants made during the earliest phase of European settlement in Australia (1803).

Hadley Park comprises an uncommon two-storey house that was mostly likely built between 1811–1812, of timber and brick-nogging construction, clad externally in brickwork, with a jerkin-head roof, and intact internal layout and detailing; and a single-storey Weatherboard Cottage that possibly pre-dates the house (1806–1810), built of split timbers with feather-edged weatherboard walling. These two buildings are rare survivors from the early period of colonial architecture in New South Wales and provide important evidence of vernacular construction technique and design of the period.

Hadley Park is considered to be of State heritage significance under this criterion.

4.2.7 Criterion (g)—an item is important in demonstrating the principal characteristics of a class of NSW's (or a class of the local area's): cultural or natural places; or cultural or natural environments

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> Is a fine example of its type Has the principal characteristics of an important class or group of items Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity Is a significant variation to a class of items Is part of a group which collectively illustrates a representative type Is outstanding because of its setting, condition or size Is outstanding because of its integrity or the esteem in which it is held 	<ul style="list-style-type: none"> Is a poor example of its type Does not include or has lost the range of characteristics of a type Does not represent well the characteristics that make up a significant variation of a type

The whole of the Hadley Park site is an outstanding representative example of an old colonial farm complex in remarkable, unaltered condition, due to the surviving evidence of the 1803 land grant, its intact original 1806–1812 fabric and layout of the cottage, house and gardens as originally intended. The house, cottage and other farm structures, generally of vernacular design and construction, form an interesting juxtaposition with more substantial farm villas of this early colonial period around Sydney, such as Camden Park Mansion (see Section 3.4).

Hadley Park is considered to be of State heritage significance under this criterion.

4.3 Summary Statement of Heritage Significance

Hadley Park is considered to be of exceptional significance at State level for the following reasons.

Hadley Park, like its neighbour Nepean Park, is situated on one of the first Castlereagh land grants made by Governor King in 1803. Physical evidence of a cultural landscape from this period survives today, demonstrating land clearing activities associated with over 200 years of continued European occupation and agricultural use.

Hadley Park has associations with the earliest phase of European settlement of Australia demonstrating concepts of old colonial government administration and estate planning, the exploration of the inner districts in search of better agricultural land, the establishment of major roads and transport routes to areas beyond Sydney, and old colonial social structure.

Hadley Park represents an early colonial settlement pattern having being first associated with Martin Mentz, a soldier settler and, later, with Charles Hadley Sr, a former convict illustrating Macquarie's vision of Sydney as more than a penal colony and how the convict system was supposed to work into the future through reform and agricultural/building work.

Of great historical importance are the remaining 1803 lot boundaries of Hadley Park and its neighbour Nepean Park, both evidence of the early settlement pattern associated with the Nepean River and also of the survival of a cultural landscape from this period. While the landscape itself has in recent times been altered in parts of the site through quarrying, the essential relationship of farm complex, land and river are retained, demonstrating the interaction of the early European settlers with the Australian landscape.

Hadley Park comprises an uncommon two-storey house that was mostly likely built between 1811–1812, and a single-storey Weatherboard Cottage which possibly pre-dates the house (1806–1810). These two buildings are rare intact survivors from this early period of colonial architecture in New South Wales. While in relatively poor condition these two buildings along with several early outbuildings, provide important evidence of vernacular construction technique and design and strongly evoke the colonial establishment of the farm.

Hadley Park has major archaeological research potential due to its overall rarity and intactness.

The whole of the Hadley Park site is an outstanding representative example of an old colonial farm complex in remarkable, unaltered condition. The house, cottage and other farm structures, generally of vernacular design and construction, form an interesting juxtaposition with more substantial farm villas of this early colonial period around Sydney such as Camden Park.

Hadley Park is historically significant as part of a wider Indigenous cultural landscape of the area.

Potential exists for discovery of Indigenous sites on the parts of the site where quarrying has not occurred, in particular on the banks of the Nepean river and on the banks of the former Cranebrook Creek tributary.

While there has been a loss of connection with the landscape of this area generally—in particular with the parts of the site where quarrying has occurred, such that the social significance cannot at this stage be established—the reconnection with the local Indigenous community has commenced and there are further opportunities as part of the landscape rehabilitation (for example through activities such as bush tucker re-vegetation of the creek banks).

4.4 NSW State Historical Themes relating to Hadley Park

The *NSW Heritage Manual* identifies the historic themes relevant to New South Wales within which the heritage values of a place can be assessed. The New South Wales historic themes which apply to Hadley Park are discussed below.

Table 4.1 NSW State historic themes relating to Hadley Park.

NSW Historical Theme	Hadley Park
Convict Explanatory note: Activities relating to incarceration, transport, reform, accommodation, and working during the convict period of NSW (1788–1850)	Convicts worked on Hadley Park for its earliest owners, Martin Mentz and Charles Hadley Sr. As an emancipist, Hadley Sr represented one of the largest groups of colonial landholders before 1820 and was an example of how the convict system was supposed to work through reform and agricultural work. Convicts were an integral part of the operation of the colonial farms in the Castlereagh district, helping to clear the land and work the fields.
Agriculture Explanatory note: Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture.	Hadley Park is one of a collection of rural properties that made up the wider agricultural landscape of the Castlereagh area. The owners and occupiers of Hadley Park from 1803 until the 1980s undertook cropping, grazing and orcharding as part of the working of the property. These various land-use systems are still evident in the outbuildings and farm structures that survive at Hadley Park.
Environment—Cultural Landscape Explanatory note: Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings.	The landscape around Hadley Park demonstrates over 200 years of European use. The 1803 land grant can be discerned in the surviving portions of fencelines and accessways, with the land clearance for the early agricultural use, plantings, buildings (domestic and agricultural) and recent mining activity all contributing to the layers of the cultural landscape.
Land Tenure Explanatory note: Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal.	Hadley Park is one of a series of grants made out along the Nepean River in the District of Evan by Governor King in 1803. Between 1803, when the first grants were surveyed, until the 1980s, when intensive gravel and sand mining began, the agricultural landscape of the area remained largely unchanged, with the original grants still evident in the landscape in the form of the surviving fence and accessway alignments.
Accommodation Explanatory note: Activities associated with the provision of accommodation, and particular types of accommodation.	Hadley Park House is the oldest colonial two-storey house in the Castlereagh district. Dating from 1811–1812 the house demonstrates one of the earliest phases of domestic construction in the area. Its two-storey construction was possibly a reaction to the regular flooding of the Nepean River in this area, as well as representing the social status and aspirations of Hadley Sr.

NSW Historical Theme	Hadley Park
Domestic Life Explanatory note: Activities associated with creating, maintaining, living in and working around houses and institutions.	Hadley Park House was the centre of the property's domestic life. The complex included a separate kitchen (cottage) nearby and outbuildings. The wash house, tank stand, cottage garden and vegetable garden all add to the domestic setting of the site.
Mining Explanatory note: Activities associated with the identification, extraction, processing, and distribution of mineral ores, precious stones and other such inorganic substances.	The Nepean River around Castlereagh has been used as a source for gravel and sand mining since the 1880s, with these smaller operations expanding in the 1940s and 1950s to supply the growing Sydney suburbs' building and infrastructure projects. Since the 1980s, the Penrith Lakes Development Corporation has acquired most of the individual properties along the riverfront at Castlereagh.

4.5 Heritage Curtilage

4.5.1 Curtilage Assessment Methodology and Terminology

This CMP uses the principles and definitions contained in *the Heritage Curtilages* guideline publication by the NSW Heritage Office and Department of Urban Affairs and Planning 1996.

Heritage curtilage—means the area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. It can apply to either:

- land which is integral to the heritage significance of items of the built heritage; or
- a precinct which includes buildings, works, relics, trees or places and their setting.

The NSW Heritage Office guidelines identify four types of heritage curtilages. These are defined below:

Lot Boundary Heritage Curtilage—where the heritage curtilage coincides with the legal boundary of the heritage item.

Reduced Heritage Curtilage—where the heritage curtilage does not necessarily relate to the total legal boundary of the heritage item but to a lesser area which is considered to be still sufficient to retain and interpret the heritage significance of the place.

Expanded Heritage Curtilage—where the heritage curtilage may need to be greater than the legal boundary of the heritage item to protect the landscape setting or visual catchment of the heritage item.

Composite Heritage Curtilage—this type of curtilage relates to the area encompassing a group of heritage items which have a homogeneous distinctive character (conservation area). (Note this boundary does not necessarily relate to their individual lot boundaries but to the perimeter of the area.)

The Burra Charter provides the following definitions:

The setting—means the area around a place, which may include the visual catchment.

A related place—means a place that contributes to the cultural significance of another place.

4.5.2 Aspects Considered in the Assessment of the Heritage Curtilage of Hadley Park

In defining the area surrounding Hadley Park, which is essential for retaining and interpreting its heritage significance, the following aspects have been considered:

- Historical allotment.
- Use.
- The siting of the house and key views.
- The layout and design of the buildings.
- Site features.

a) Historical allotment

Hadley Park, like its neighbour Nepean Park, is located on the original land grant made in 1803 (portion 47) as shown in Figure 4.1 below. The allotment has links with the Nepean River and the alignment of (Old) Castlereagh Road which served as the original boundaries to the west and east respectively. The site also retains evidence of the fence alignment along the southern boundary, adjacent to Nepean Park.

The historical grant portion is integral to the significance of Hadley Park, as well as to the appreciation of the original setting and character of the homestead in its rural context, demonstrating this significant historical phase of earliest colonial settlement.

It should be noted that the approved Penrith Lakes Development Scheme does not allow for the retention of the landform of the historical allotment entirely, with the area to the east of Hadley Park to comprise a recreational lake.



Figure 4.1 2010 aerial showing the original 1803 historical allotment. (Source: PLDC, edited by GML)

b) Use

The occupiers of Hadley Park from 1803 until the 1970s undertook land clearing activities associated with agriculture, cropping, grazing and orcharding as part of the working of the property. These various land use systems are still evident in the landscape, outbuildings, farm sheds and other structures at Hadley Park, documenting and illustrating this range of activities.

c) The siting of the house and key views

Hadley Park was one of many farmhouses within the rich alluvial flats of the Hawkesbury-Nepean area in the nineteenth century. The study by Colleen Morris and Geoff Britton, *Colonial Landscapes of the Cumberland Plain and Camden, NSW—A survey of selected pre-1860 Cultural Landscapes from Wollondilly to Hawkesbury LGAs*, 2008—provides an identification and assessment of a number of colonial landscapes that relate to the early European (pre-1860) period.

Morris and Britton's 2008 report describes three siting typologies related to development on flood plain alluvial soils: the summit model, the Loudon model, and the lowland (or flatland) model. The summit model refers 'to an early building group that has been sited on a prominent local knoll, bench, plateau, escarpment or ridgeline such that, with the (intentional) accentuation of mature trees, the group assumes a local landmark quality'. The Loudon model 'is effectively the model for siting buildings in hilly countries, or in any country where the surface is varied ... It is similar to the previous (summit) model only the buildings are sited further down the ridgeline or knoll with the rising grounds behind being planted both for effect and shelter'. Hadley Park and Nepean Park follow the lowland (or flatland) model, being sited on a slight rise within the Castlereagh valley floor. The following description is taken from Morris and Britton:

Homesteads sited on the basis of this model either make use of a slight rise within a broad valley floor, such as Hadley Park and neighbouring Nepean Park (Castlereagh valley), or are positioned on a broad flat area within more undulating to hilly land ... While the topography may not be dramatic the homestead group may still have some visual prominence in the context of its surrounding landscape as Hadley Park, Nepean Park ...

The traditional landscape context for these homesteads is generous open space where, despite the absence of dramatic topography, the flat open character allows good vistas to the building and immediate garden group. As a result of the relative lack of elevation, the background landscape may assume greater significance such that it is important to retain unencumbered both the space in front of the homestead and the space between the homestead and the background landscape.

Another aspect of significance for sites to which this model is applicable is that there is often a sharp contrast between the main homestead group and the surrounding rural landscape in terms of density and/or type of vegetative cover.

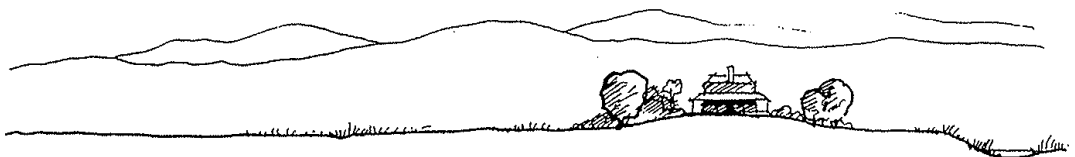


Figure 4.2 Hadley Park follows the lowland (or flatland) model, being sited on a slight rise within the Castlereagh valley floor. (Source: Morris and Britton).

The key views to and from Hadley Park identified in Section 3.1 of this CMP are the distant views from Hadley Park looking east to Christ Church and to the Castlereagh Escarpment, the clear views north to the remnant stand of *Angophora subvelutina*, and the views north to Howell's House, located on the sandstone outcrop close to Smith Road. The ability to interpret the significance of the site is increased if new development preserves these key visual corridors.

The view from Nepean Park north to Hadley Park is currently obscured by trees and a large modern agricultural shed, as well as several smaller farm buildings located on the Hadley Park property. Reopening of this view by removal of the large shed and selective thinning of more recent vegetation could assist in enhancing the relationship between the two properties. However, it should be recognized that both properties have over many years built their farm buildings on the land between the two houses (as this was the only high ground) and thus have effectively turned their backs on each other.

d) The layout and design of the buildings

The design of the old colonial farm/domestic area as the centre of the domestic life—with outbuildings and planned open spaces, the front entrance through a fenced gateway and cottage garden, and the driveway approach into the house passing the buildings relating to farming activities (barn, stables)—are of typical colonial arrangement, illustrating nineteenth-century aesthetic taste.

The original design intent of Hadley Park House as a substantial house facing the road ('to be seen' and to convey the importance of the property and its occupants), with the outbuildings to the rear and farm sheds of secondary character well set back from the 'domestic' area (to the south); and the relationship between the buildings and the overall site where these are located, are all important aspects in defining the heritage curtilage.

e) Site features

The heritage curtilage needs to incorporate significant site features including the extant portion of the early entry drive from Old Castlereagh Road into Hadley Park (see Figure 3.2), historic plantings described in Section 3.3, and historical archaeology described in Section 3.7.

4.5.3 Assessment of the Heritage Curtilage of Hadley Park

Within the current design framework, the proposed heritage curtilage and the broader setting of Hadley Park need to consider the post quarrying situation which is no longer the entire historic 1803 allotment. As noted above, the approved Penrith Lakes Development Scheme comprises a recreational lake to the east of Hadley Park.

As it is not practical to retain the whole of Hadley Park's original land grant area, due to a substantial portion being inundated by the proposed new lake, a reduced heritage curtilage has been considered. A composite heritage curtilage that combines both the properties of Hadley Park and Nepean Park could be considered, but is beyond the scope of this report as the properties are in separate ownerships. The two properties together comprise the most intact remnants of the early Castlereagh subdivision and both retain their early agricultural setting. The heritage curtilage shown in Figure 4.3 below provides for the retention of the key historic relationships between the Hadley Park farm complex and the Nepean river and sufficient land to provide an appropriate and useful agricultural setting for the group. This heritage curtilage is bordered on the north, south and west by the original 1803 grant boundaries as far as the Nepean River, with the eastern boundary just to

the west of the proposed road east of Hadley Park. The proposed heritage curtilage will also allow for the early entry drive into Hadley Park to be re-established off the proposed access road to the east of the farm group. The broader setting of both Hadley Park and Nepean Park beyond the heritage curtilage includes the key views described in Section 3.1 of this CMP, the overall landscape including remnant indigenous plantings, and interpretation of the historic allotment boundaries and related places which give historical and social context to both Hadley Park and Nepean Park.



Figure 4.3 2010 aerial showing the area surrounding Hadley Park (heritage curtilage) which is essential for retaining and interpreting the heritage significance of Hadley Park. (Source: PLDC, edited by GML)

4.6 Grading of Significance of Key Elements

A clear understanding of the contribution that each element, or its components, make to the overall significance of the place provides the basis for making decisions affecting the place, not only by suggesting constraints but identifying potential areas which can tolerate adaptation or new development.

The Heritage Branch, NSW Department of Planning, publication 'Assessing Heritage Significance', 2001 provides the standard terms used for the assessment of the significance of individual elements. This is included in Table 4.2 below.

As part of this process, the grading of significance of Hadley Park seeks to reflect the extent to which particular components of the place retain and/or provide meaningful evidence of the nineteenth-century phases of development, as well as the relative importance of historical layering and its overall intactness.

Table 4.2 NSW Heritage Branch, standard grading of significance.

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

Table 4.3 below, describes the application of this standard grading of significance grading to Hadley Park.

Table 4.3 Grading of Significance of Hadley Park.

Application of Standard Grading of Significance to Hadley Park	Key Elements
<p>Exceptional Significance</p> <p>Explanatory note: Elements which provide evidence of the original construction, uses and activities on the site. This generally refers to the original land grant (1803) and to unaltered original elements relating to the establishment of the old-colonial farm (phase 2: 1806-1828). Original elements which have undergone alterations of minor nature which do not detract from significance.</p>	<p>Physical evidence of the historical 1803 land grant including links with the Nepean river (which served as boundary), the surviving fence line setout in parts of the site, and the cultural landscape of this period associated with agriculture.</p> <p>Hadley Park House and Garden</p> <p>The topographical setting of the house on the flat terrace facing the road and Castlereagh and the open character associated with agricultural use. Views to Christ Church and Cranebrook Terrace to the east demonstrating the siting of Castlereagh (the religious/education/social core), on a ridge, out of reach of floodwaters, with views back to the farms along the river, and the historical and social connections. Hadley Park and Nepean Park together as a surviving example of a collection of rural properties that once made up the wider agricultural landscape of the area and as a landscape feature within the Castlereagh farming plateau. The surviving portion of the early entry drive from Old Castlereagh Road into Hadley Park, passing the buildings relating to farm activities and into the south elevation of Hadley Park House. The rare original construction and fabric: timber and brick-nogging clad externally in brickwork. The pre-1840 colonial detailing and overall 'introspective' design response (as opposed to open to the exterior) illustrated in the use of shuttered windows, solid panelled doors, the verandah as a shelter to protect the internal spaces from the weather (as opposed to a living space). The external building envelope, symmetrical design, and original roof form (jerkin-head roof). The original internal layout and spaces. The original/early internal finishes: limewash wall finish, lath and plaster ceilings (timber boards in less important rooms), sandstock brick floor. The original/early external and internal joinery: multi-paned sash windows (three small light bottom sash and six light top sash), stair, skirtings, chair rails.</p>

Application of Standard Grading of Significance to Hadley Park**Key Elements****Weatherboard Cottage**

The layout of the cottage to the north of the house.
 The rare original construction and fabric: split and adzed timbers derived from bush pole with feather-edged weatherboard walling, external brick fireplace.
 The external building envelope and original roof form (hipped roof).
 The simplicity of construction and minimal fenestration (for light and ventilation, with glassless windows fitted with shutters).
 The original internal layout and spaces: two rooms and an external fireplace used for cooking and heating.
 The original/early internal finishes: limewash finish, Hessian ceiling, sandstock brick floor, internal dividing wall.

Outbuildings

The former stables (or storage shed) outbuilding (west portion), built of vertical timber slabs.
 Water storage and water supply structures (water tank, well, wash-house, septic tank).

Landscape/Historic Plantings

Remnant Indigenous vegetation on the banks of the Nepean river, and in other parts of the site associated with a number of streams and small creeks (on the banks of the former Cranebrook Creek tributary, to the north of Hadley Park House). The remains of the former Cranebrook Creek tributary, evidence of the Nepean river's tributaries and the waterbody which may have been the supply to the house and garden and as surviving evidence of the landscape features that were once a distinctive element across the Castlereagh Valley.
 The overall functional layout, for shelter and sustain—windbreaks (Peppercorns and Kurrajongs), to the west to protect the buildings; open fields in front of the building group (associated with agricultural use and to preserve views); and the open planned space around Hadley Park House with a cottage garden to the front with fruit trees, privet edging, a kitchen garden area, and a fence defining the domestic area, all part of the original design of the house.

Movable Property

Movable items associated with the colonial phase of the house, subject to further assessment, may be of exceptional significance. Examples of these include the front garden gate and purpose made furniture and everyday utensils made on site and used in the house and in the sheds (eg farming tools), clothes, and other domestic archival collections (eg photographs).

High Significance

Explanatory note:
 Elements part of a later phase of development.
 These particularly relate to the establishment and development of dairy farming on the site (phase 4: 1900-c1950) within the context of the growth of dairying as a major landuse in the area and their ability to demonstrate the historical pattern of development of Hadley Park associated with ongoing use.

- Former cream shed.
- Dairy and milk storage shed.
- Dairy head stalls, feed storage shed, and storage shed.
- Silos.

Application of Standard Grading of Significance to Hadley Park	Key Elements
<p>Moderate Significance</p> <p>Explanatory note: Elements part of a later phase of development (c1950-1960s) related to the continued occupation of the house. Elements which illustrate the vernacular historical pattern of segregating the various functions in separate structures—eg additions by the family which reflect personal taste, local fashion, and the availability of building materials, and which add character and interest, but which are not associated with the old colonial phase/architecture which is considered of greater significance. Elements which make a contribution to the item's significance but which may not be in good condition. Elements which provide evidence of historical layering, but which are not a threat to the conservation of original fabric.</p>	<ul style="list-style-type: none"> • Bathroom outbuilding. • Toilet outbuilding. • Guest bedroom outbuilding. • Hay shed. • Extension to the east of the former stables (or storage shed) outbuilding. • Extension to the north of the former cream shed (workshop). • Hadley Park House and Garden: Postwar and later internal wallpaper linings. • Weatherboard Cottage: Flat sheet tin cladding (of unknown date, possibly associated with repairs to damage by floods). • 1950-recent garden additions eg Chinese Windmill Palms. • Movable items of diverse nature purchased more recently (Postwar and later). • Indigenous: remnant creek tributary bank.
<p>Little Significance</p> <p>Explanatory note: Elements part of recent development (1970s–present) and altered elements with little individual heritage significance which do not contribute to the significance of the place as a whole.</p>	<ul style="list-style-type: none"> • Recent equipment and miscellaneous associated with farm activities (eg movable chicken pens) and the like. • Indigenous: low density background scatter of stone material (in relation to stratified archaeological scientific value, but may be of value to the Indigenous community).
<p>Intrusive Elements</p> <p>Explanatory note: Elements which, if removed, would improve appreciation, and/or ongoing use, and/or ongoing conservation of fabric of higher significance.</p>	<ul style="list-style-type: none"> • Hadley Park House 1930s concrete slabs and skirtings inside the house (Note although identified as having some significance to the family relating to social conditions and availability of new building materials (improvement), the concrete slabs and skirtings promote rising damp, encouraging the deterioration of brickwork, and are considered intrusive). • Hard cement finish to brickwork, concrete verandah floor, temporary bracing and propping (although necessary in the short term), upper floor replacement windows. • Species identified as invasive weeds and vegetation encroaching or threatening the structural integrity of the buildings.

4.7 Indigenous Values

Out of the DA4 consultation, the community asked a series of questions that they required answers to before they could give their cultural values. PLDC has engaged appropriate consultants to provide a report to the community so that they can identify their values in accordance with their

request. Once the community identifies its values these will be incorporated into the report and a copy provided to DECCW.

4.8 Endnotes

- ¹ Australia ICOMOS, The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 1999, Australia ICOMOS Inc, Burwood VIC, 2000.
- ² NSW Heritage Office and NSW Department of Urban Affairs and Planning 1996, NSW Heritage Manual, Sydney; and NSW Heritage Office 2001, Assessing Heritage Significance (a NSW Heritage Manual update).



5.0 Constraints and Opportunities

Cover Photo: Park and the Weatherboard Cottage in their mining setting, 2010.

5.0 Constraints and Opportunities

5.1 Introduction

The development of conservation policies associated with the retention of the heritage significance of Hadley Park requires consideration of a range of issues. These can be divided into the following categories:

- constraints and opportunities arising from heritage significance;
- constraints and opportunities arising from the physical condition and integrity of the place;
- the owner's requirements;
- heritage listings and statutory controls that must be taken into account when considering changes to the place;
- possible future compatible uses; and
- other opportunities associated with the conservation and management of the place.

5.2 Constraints Arising from Heritage Significance

5.2.1 Generally

The assessment of significance in Section 4.0 of this CMP concludes that Hadley Park is of heritage significance at State level. Opportunities to retain, reinstate and interpret key aspects of heritage significance for present and future generations should be investigated, implemented and integrated into the future use and care of the place.

The following constraints and opportunities arise from the identified heritage values:

- The retention and interpretation of the original land grant and the essential relationship of farm complex, land, river and landscape from this period.
- The retention of the overall intactness and the potential of the 1806-1812 construction and fabric (of exceptional interest) for research and interpretation.
- The management of an appropriate setting for Hadley Park, that is the heritage curtilage and the broader setting which includes key views to and from Hadley Park and related places which give historical context to Hadley Park, in particular the links with Christ Church, Nepean Park and Castlereagh.
- The continuing use of the land, as a key element of its significance and cultural landscape value.
- The continuing family and community, associations with the place, including the association with the Indigenous Darug people which continues into the future.
- The retention of the suite of related cultural landscape elements—archaeology, built form, etc—that contribute to the cultural landscape.
- The retention of the archaeological significance of the property and mitigation of any necessary impacts on this archaeological significance.

- The retention of the integrity of the parts of the site where quarrying has not occurred, in particular on the banks of the Nepean river and on the banks of the former Cranebrook Creek tributary where potential exists for discovery of Indigenous sites.

5.2.2 Guiding Principles

The future conservation and development of the place should be carried out in accordance with the principles of the Australia ICOMOS Burra Charter, particularly the following articles:

- *Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. (Article 1.2, Burra Charter)*
- *Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible. (Article 3.1, Burra Charter)*
- *Changes to a place should not distort the physical or other evidence it provides, nor be based on conjecture. (Article 3.2, Burra Charter)*
- *A place should have a compatible use. (Article 7.2, Burra Charter)*
- *Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place. (Article 8, Burra Charter)*
- *The contributions of all aspects of cultural significance of a place should be respected. If a place includes fabric, uses, associations or meanings of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance. (Article 15.4, Burra Charter)*

Following from these principles, adverse impacts on components, fabric or other aspects of significance, including use, should only be permitted where:

- it makes possible the recovery of aspects of greater significance;
- it helps ensure the security and viability of the place;
- there is no feasible alternative (eg to meet safety and/or legal requirements);
- the area, element, fabric or other aspect of significance is adequately recorded; and
- full assessment of alternative options has been undertaken to minimise adverse impacts.

The Burra Charter includes the following definitions that should be used in relation to the conservation processes referred to in relation to Hadley Park:

Conservation—means all the processes of looking after a place so as to retain its cultural significance.

Maintenance—means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation—means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration—means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction—means returning the place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

Adaptation—means modifying a place to suit the existing use or a proposed use.

Compatible use—means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

5.3 Constraints Arising from the Physical Condition and Integrity of the Place

5.3.1 The Hadley Park Site

The quarrying of a substantial part of the Hadley Park property to the east and west of the building group has impacted its overall integrity as an early colonial landscape. However, in accordance with its obligations, PLDC has already, and will continue to, rehabilitate some of this landform to a terrain approximating that which existed prior to quarrying operations. This landform reconstruction provides an opportunity for uses associated with its historic farm use to be recovered, as well as allowing for an appreciation of that cultural landscape.

The immediate landscape setting and gardens in the farm complex area, while needing maintenance, contributes to the character of the site and has a high degree of value as an evolved landscape.

In general terms, while the buildings across the site are in a poor to fair to condition, PLDC has been undertaking a variety of necessary investigation works and has undertaken emergency works to protect the site (see Section 3.2.6 and below). Hadley Park House itself has been vacant since 2008 when tenant Jacqueline Flower was provided alternative accommodation so the emergency (temporary) works could be undertaken.

The physical investigation undertaken in association with the emergency temporary works was limited to a photographic survey and remote sensing survey, using ground penetrating radar within the immediate house and cottage precinct, together with localised and limited opening-up, testing and archaeological investigation within the footprint of Hadley Park House.

Some localised removal and identification of internal wallpaper linings (essentially postwar and later wallpapers) was undertaken by International Conservation Services and Karmen Grech Designs for PLDC for the purpose of structural investigation.

An inventory of movable items at Hadley Park was undertaken by Muru Cultural Heritage Services for PLDC, in consultation with former tenants and family descendants (this is included as Appendix N).

The summary of the structural issues and currently proposed works for the house and cottage discussed below is based on the following documents:

- Hughes Trueman, Hadley Park Homestead and Kitchen Structural Engineering Issues, dated 11 June 2010.
- Truman, Zaniol & Associates, Tender Pricing Schedule of Works, Heritage Architectural Specification, and Schedule of Rates (draft), 30 March 2010.

- Hughes Trueman Consulting Engineers, Hadley Park—Main House and Kitchen Structural Works (Stage 1 Stabilisation)—Drawings 06S211-200 to 201 and 204 to 210 (these drawings are included at Appendix G).

5.3.2 Hadley Park House

The structural timber elements of Hadley Park House are generally in very poor condition. The timber posts have very extensive termite damage and the timber plates on which the brickwork was originally supported have decayed completely in most areas. The result is that the loads, originally carried by the timber posts and horizontal timber plates, are now mostly carried by the brickwork which was originally intended as infill walling (non-load bearing). The floor and roof have variable degrees of termite damage but there are significant areas of major damage. In addition to this, the walls incorporate horizontal timber plates associated with fixing points for skirtings, chair rails, lintels, bearing plates below beam and the like. These appear to occupy half the wall width (ie the full width of the internal brick infill wall) resulting in additional weak points. The brickwork itself has areas of localised significant fretting due to water damage, including rising damp, and requires urgent repair. In some cases the fretting is so severe that replacement of bricks is necessary. The concrete floor slabs and skirtings installed inside the house and in the verandah, removed in some locations prior to the 2008 works, further contribute to the retention of moisture. Metal ties and timber walers were installed at some point (date unknown) to stabilise the south wall. Additional bracing was installed in 2008. Temporary propping has been installed through the house to support the first floor and ceilings.

The external envelope of the house is in fair condition only and the roof sheeting, rain water goods and door and window joinery all require conservation works to assist weather tightness and prevent access by birds and vermin.

In summary, Hadley Park House is in a very frail condition and requires urgent extensive structural stabilisation and urgent substantial repairs. Notwithstanding its poor condition, the overall integrity of the house as a good representative example of early colonial architecture remains high.

5.3.3 Weatherboard Cottage

The structural timber elements of the Weatherboard Cottage have extensive termite damage and are generally in poor condition. The external envelope of the cottage is in a poor condition and the roof and wall sheeting, rain water goods and door and window joinery all require conservation works to assist weather tightness. Notwithstanding its poor condition, the overall integrity of the Weatherboard Cottage is also high.

5.3.4 Outbuildings and Sheds

The outbuildings are generally in a fair structural condition, although substantive conservation works would be needed to bring them to a functional state. The original timber elements of the tank stand are in very poor condition and require urgent structural stabilisation (refer to Figure 3.48). The relatively recent hay shed requires works to connect and brace its timber pole frame structure.

5.4 Owner's Requirements

5.4.1 PLDC Obligations and Actions

In 1987 the NSW State Government and PLDC entered into a formal deed of agreement (the Deed) to implement the Scheme. Under the Deed, rehabilitation works are to provide significant community benefits, including the preservation of five heritage sites (no quarrying areas) within the Scheme area, including Hadley Park. (Note these heritage sites are listed in Schedule 12 of the Deed, see Appendix A.)

This CMP was commissioned by PLDC to satisfy condition of consent 40(i) of Development Application 4 (DA4) for the implementation of the Scheme as follows:

Condition 40(i)—A Conservation Management Plan shall be prepared for Hadley Park and include matters associated with Nepean Park and surrounding lands and be submitted to the Heritage Council for approval.

PLDC does not intend to retain ownership of Hadley Park in the longer term and at some point PLDC will transfer Hadley Park to the NSW Government. In meeting its obligations to preserve Hadley Park, PLDC has undertaken numerous investigations and reports to inform its conservation efforts and has already undertaken emergency conservation works (see Section 3.2.7).

PLDC proposes to undertake further conservation works at Hadley Park as discussed below.

5.4.2 Proposed Urgent Structural Stabilisation Works

Over several years PLDC has been considering a number of future use options for Hadley Park that in turn affect the nature and degree of conservation works that could be undertaken; one of the concerns being that some works may pre-empt a decision on future use. Ultimately, it has been decided to proceed with necessary structural stabilisation works to protect the buildings. These works will not pre-empt a decision on future use.

The limited removal of intrusive elements encouraging the deterioration of the fabric and essential works required to warrant structural stability and weather tightness are proposed to be undertaken by PLDC.

As advised by Truman, Zaniol and Associates Pty Ltd Architects, who have been providing heritage advice to PLDC on the conservation works requirements of Hadley Park:

- *It has become apparent there are a number of issues PLDC need to negotiate with the NSW Government in relation to not only Hadley Park but all Penrith Lakes heritage significant sites, and such resolution will take considerable time.*
- *In the urgent, it is essential that Hadley Park's significant fabric be at least stabilised. To that end, immediate stabilisation, including propping in a totally reversible manner has been undertaken to the outbuildings and main house following engineering details and heritage conservation input by Hughes Trueman and Truman Zaniol and the informing of NSW Heritage Office (now Heritage Branch)....along with associated archaeological permits for test pits and investigation on the main house to understand the building's construction details and structural condition.*

Further, Truman, Zaniol advise that:

The nominated stabilisation works are supported by management procedures and protocols to ensure conservation best practice. Archival photographic and laser scanning recording and supplementary measured

drawings have been undertaken, a soft furnishings Management Strategy, Archival Management Protocol and Conservation Management Plan [this document] have all been prepared to guide the works, and specialist trades people have been asked to facilitate the works under the direction of experienced heritage architects engineers, and archaeologists.¹

The report by Truman, Zaniol and Associates Pty Ltd Architects includes the following summary of the proposed works:

Following the limited investigation, and consideration of ongoing negotiation with the NSW Government, PLDC determined that structural and architectural details and schedules be prepared for essential stabilisation works to the main house and kitchen [weatherboard cottage], which generally include the following:

- securing existing roofing and maintaining as necessary;*
- maintaining and repairing existing rainwater goods;*
- providing new temporary and reversible guttering and downpipes to the kitchen [weatherboard cottage] and lead flashings to the main house verandah and roof abutments;*
- securing existing kitchen wall and ceiling/roof fabric with reversible ties and tin sheet as necessary;*
- protecting extant timber door and wall cladding with reversible ply and polycarbonate sheets;*
- bird proofing both buildings with reversible bird wire to eaves;*
- general structural ties, props, and brick helli tie crack stitching in mortar joints;*
- removal of 1937 concrete floor around perimeter of brick walls to the main house and undertaking structural underpinning of walls insertion of chemical injected DPC, and repairing deteriorated bricks at ground floor in brick work to match existing; and*
- providing reversible polycarbonate sheet protection to nominated windows from birds, rain/hail without prejudice to future repair options.*

All the above works are considered interim apart from the necessary brick remedial works/footings to the main house ground floor, while ongoing negotiations for the whole Penrith Lakes Scheme are facilitated. An ongoing monitoring of grounds and building fabric will be undertaken by PLDC and their heritage architect based on a maintenance plan to be prepared to supplement the essential stabilisation works.²

Details of the proposed urgent structural stabilisation works noted in the above summary have been identified in a report by Hughes Trueman Consultant Engineers, titled 'Hadley Park Homestead and Kitchen Structural Engineering Issues', dated June 2010, as follows:

Hadley Park House:

- Underpinning the brick walls onto sound footings and to sound bearing material.*
- Repairing and replacing brickwork.*
- Crack repair and reinforcing brickwork.*
- Desalination brickwork.*
- Installing an injected damp course.*
- Preservation of intact sole plates where possible.*

- *Replacement of embedded horizontally timber grounds.*
- *Bracing the south wall (already partially done).*
- *Tying down the roof with some localised roof strengthening.*
- *Localised timber post repair.*
- *Maintaining props and re-propping the upper floor and the ceiling below the roof.*
- *Timber preservative treatment.*
- *Termite baiting and monitoring.*

Weatherboard Cottage:

- *Localised grading around the perimeter.*
- *Replacing some roof timbers.*
- *Propping the roof.*
- *Augmenting wall bracing.*
- *Reconnecting disconnected timber joints.*
- *Timber preservative treatment.*
- *Termite baiting and monitoring.*

It is considered that the proposed urgent works noted by the architect and engineer above are sound from a conservation viewpoint and also necessary, and would provide a solid basis for a next phase to conserve the structures in a maintainable way prior to determination of an ultimate new use and associated further works.

It recommended as part of these works that work also be undertaken to the outbuildings and landscape to ensure all high-risk fabric issues be attended to, including clearing of intrusive vegetation where physically impacting on the fabric of the buildings, done in consultation with a landscape specialist.

It is understood that in accordance with the soft furnishings strategy, in some cases it will be necessary to carefully remove and store some wallpapers to undertake essential wall investigation and report. Section 4.0 identifies that the generally postwar wallpapers are not highly significant but should be retained as far as possible to await decision of future use and conservation approach.

Archaeological Impacts of the Proposed Works

The proposed underpinning or rebuilding of all external and internal walls of Hadley Park House would result in the destruction of in-situ archaeology in the areas that are required to be excavated for this underpinning. Both the potential and significance of archaeological remains in these areas have been assessed as high (the CMP and the AMP). If regrading of ground surfaces was proposed around the cottage this could also result in a significant impact on the high potential of high significance in-situ archaeological remains.

While the significance of the archaeological remains is considered to be high, the absolute necessity and urgency of the underpinning works is such that impacts on the archaeological

resource will be necessary. For any disturbance or work that is likely to expose or disturb a relic, approval will be required from the Heritage Council pursuant to Section 139 of the Heritage Act 1977 (see Section 5.5.1 below).

5.4.3 Requirements for Further Works

The proposed urgent structural stabilisation works have been reviewed as part of this CMP. These works are considered very necessary and appropriate given the very poor structural condition of the house, and the poor weather-tightness of the external envelopes of both the house and cottage when seen against the high level of assessed heritage significance of both structures.

However, while these works will retard to some extent deterioration and will structurally stabilise the buildings such that threat of collapse is minimised, further repair works in the short to medium period (one to three years) are required to bring the buildings to a maintainable standard in which the external envelope and internal spaces can be accessed and appreciated without the presence of the temporary propping and ply and polycarbonate sheeting that will form part of the current proposed works. Conservation policy will define these works more fully, but they are likely to include restoration and reconstruction of doors and windows, guttering and downpipes, roof sheeting and wall finishes, and removal of the remaining concrete flooring. Beyond that stage would be further restoration, reconstruction and adaptive reuse associated with yet to be determined future uses. These stages may be undertaken after the transfer of ownership.

In summary, the following stages in the conservation of Hadley Park can be defined:

- Stage 1—the emergency (temporary) works completed in 2008.
- Stage 2—the currently proposed (temporary) urgent structural stabilisation works, to be undertaken immediately.
- Stage 3—the recommended essential external and internal conservation works to fully recover the external form and fabric and the internal spaces and structure free of props, to be undertaken within 1 to 3 years.
- Stage 4—adaptation works associated with the implementation of compatible uses, to be undertaken in association with the transfer of ownership from PLDC.

5.5 Constraints Arising from Heritage Listings and Statutory Controls

5.5.1 The NSW Heritage Act

State Heritage Register

Heritage items of particular importance to the people of New South Wales are listed on the NSW State Heritage Register (SHR), which was created in April 1999 by amendments to the *Heritage Act 1977* (NSW) (the Heritage Act).

Hadley Park is not listed on the SHR. However, this CMP has found that Hadley Park has significance at State level and therefore, it is anticipated that at some stage it will be nominated for listing on the SHR and, if listed, that statutory protection will apply when making changes at the place.

Pursuant to Section 57(1) of the Heritage Act, the approval of the Heritage Council of NSW is required for any proposed development within sites listed on the SHR, including subdivision, works

to the grounds or structures or disturbance of archaeological 'relics'. Unless an item constitutes a danger to its occupants or the public, demolition of a listed item is prohibited.

To gain approval for works to alter, damage, demolish, move or carry out development on land on which a listed building, work or relic is located, an application must be made to the Heritage Council (Section 60 application). Section 60 application forms are available from the Heritage Branch of the New South Wales Department of Planning. These generally need to be accompanied by a CMP, particularly for large and/or complex sites and/or where a significant level of development is proposed. A Heritage Impact Statement (HIS) is also usually required, setting out the impacts of the proposed development on the significance of the place and consistency of the proposal with the CMP or other relevant documents.

Exemptions

Section 57(2) of the Heritage Act provides for a number of Exemptions to Section 57(1) approval requirements. Exempt development does not require prior Heritage Council approval. There are two types of Exemptions: Standard and Specific.

Standard Exemptions apply to all items on the SHR and generally include minor and non-intrusive works and are in some instances subject to some qualifications. Typical exempted works include maintenance (to buildings and gardens), minor repairs and repainting in approved colours. The Standard Exemptions for works requiring Heritage Council approval are attached at Appendix H.

Specific exemptions apply only to items on the SHR and are gazetted and included on the SHR listing, or identified in a CMP for the item endorsed by the Heritage Council. Exemptions do not apply to the disturbance, destruction, removal or exposure of archaeological 'relics'.

Minimum Standards of Maintenance and Repair

Section 118 of the Heritage Act provides for the regulation of minimum standards for the maintenance and repair of items on the SHR. The minimum standards cover the areas of weatherproofing, fire protection, security, and essential maintenance.

In accordance with the above, an inspection to ensure the item is being managed in accordance with the minimum standards must be conducted at least once every year (or at least once every three years for essential maintenance and repair standards).

Failure to meet the minimum standards may result in an order from the Heritage Council to do or refrain from doing any works necessary to ensure the standards are met. Failure to comply with an order can result in the resumption of land, a prohibition on development, or fines and imprisonment.

Heritage Act—Archaeological Provisions

The Heritage Act also contains provisions for archaeological relics, Interim Heritage Orders, Orders to Stop Work, and Stage Agency Section 170 Heritage and Conservation Registers that are appropriate to Hadley Park whether or not it is on the SHR.

An archaeological relic is defined under the Heritage Act as 'any deposit, object or material evidence which relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and is of State or local heritage significance'. Under Section 139 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 carried out in accordance with an excavation permit. Should a relic

be discovered or located, regardless of whether an excavation permit has been issued, the Heritage Council must be informed.

The Hadley Park Archaeology Handbook which accompanies the Penrith Lakes Archaeological Management Plan 2010 contains detailed assessments of the archaeological sensitivity and significance of the Hadley Park site. This is included at Appendix L.

Exceptions

Under Section 139 (4) the Heritage Council may permit an exception to the requirement of an excavation permit, subject to conditions.

5.5.2 The National Parks and Wildlife Act 1974

The National Parks and Wildlife Act 1974 (NSW) (NPW Act) is the primary legislative framework for the protection and management of Aboriginal heritage in New South Wales. While the assessment of Aboriginal heritage is beyond the scope of this report, the NPW Act is relevant to the Scheme area due to the presence of identified sites of Aboriginal significance.

Under this Act an Aboriginal artefact refers to 'any deposit, object or material evidence (not being a handicraft made for sale) relating to Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains' (Part 1, Section 5(1)). It includes Aboriginal skeletal remains, either pre-contact in date or not occurring within cemeteries also used by non-Aboriginal people (for example, historic cemeteries).

Under Section 90(1) of the NPW Act it is illegal to destroy, deface or damage an Aboriginal object or place in New South Wales without prior consent of the Director General of the National Parks and Wildlife Service. Activities which might have an impact on Aboriginal objects (or sites) or Aboriginal places usually require approval of the Director General of the Department of Environment and Conservation (NSW) under Section 87 or Section 90 of the Act. For approval under Section 87 a permit is required to disturb, move and/or take possession of an Aboriginal object. Consent under Section 90 is required to destroy, deface or damage an Aboriginal object or place.

It is understood that at least one potential Indigenous artefact has been identified during the building investigations at Hadley Park.

5.5.3 State Regional Environmental Plan

The Scheme is implemented under the provisions of the Sydney Regional Environmental Plan No. 11—Penrith Lakes Scheme (SREP11), gazetted in 1986. The Minister for Planning is the consent authority. Conditions of Consent have increased over the past 25 years in response to new development applications associated with changes to the Scheme (DA1–DA4) and as a consequence of changes to the statutory controls relating to the Scheme area.

Hadley Park is listed in the SREP11—Schedule 3 Items of the environmental heritage as 'Hadley Park, lots 1 and 2, MPS (OS) 8807, Parish of Castlereagh, County of Cumberland' (see Appendix B).

5.5.4 Penrith Council's Local Environmental Plan

The site is located within the City of Penrith LGA.

The aim of *Penrith Local Environmental Plan 1991* (LEP) (Environmental Heritage Conservation) is to assist in the conservation and enhancement of the heritage items and heritage conservation areas within the City of Penrith LGA.

Hadley Park is not listed in Schedule 2, Part 1 Heritage Items, of the Penrith LEP 1991.

However, Penrith City Council is still the consent authority for all works within the Scheme area not included under SEPP Major Development. All works to Hadley Park not covered by the SEPP (eg mining extraction) other than exempt works, such as routine maintenance and repair, must be submitted to Penrith Council for approval.³ PLDC should consult with Penrith City Council regarding the proposed urgent structural stabilisation works described in Section 5.4.2.

A draft amendment to Penrith LEP 1991 is currently being reviewed by the Department of Planning. Schedule 1 and the accompanying heritage map of the draft amendment to Penrith LEP 1991 has identified a number of heritage items within the Scheme area, including Hadley Park.

Part 2, Clause 8 of Penrith LEP 1991 contains the following provisions for heritage items:

- (1) A person must not, in respect of a building, work, tree, relic or place that is a heritage item:*
- (a) demolish or alter the building or work;*
 - (b) damage or move the relic;*
 - (c) excavate for the purpose of exposing the relic;*
 - (d) damage or despoil the place or tree;*
 - (e) erect a building on, or subdivide, land on which the building, work or relic is situated or that comprises the place; or*
 - (f) damage any tree on land on which the building, work or relic is situated or on the land which comprises the place,*
- except with the consent of the Council.*

If listing of Hadley Park should proceed it would seem reasonable that the listed area be the same as the recommended heritage curtilage in Section 4.5.3 and Figure 4.3 of this CMP, being lands within the 1803 grant boundary to the west of the new proposed road alongside the main lake as far as the Nepean River.

5.5.5 The Building Code of Australia 2010

Produced and maintained by the Australian Building Codes Board, the purpose of the Building Code of Australia 2010 (BCA) is to 'enable the achievement and maintenance of acceptable standards of structural sufficiency, safety (including safety from fire), health and amenity for the benefit of the community now and in the future'.⁴ The BCA sets out mandatory performance requirements 'which must be met by building materials, components, design factors, and construction methods in order for a building to meet the relevant functional standards'.⁵ The BCA also sets out deemed-to-satisfy provisions that set out the means of achieving compliance with the performance requirements.

The *Environmental Planning and Assessment Act 1979* (NSW) (EP&A Act) contains the legislation applicable to the development of buildings. Under the EP&A Act, all new buildings and new building work must be carried out in accordance with the BCA. The Act does not apply the BCA

retrospectively to existing buildings, and there is generally no requirement for an existing building to comply with the BCA unless the use of an existing building is changed. In this case, the main requirement for compliance in respect of change of use is that the structural capacity and fire safety of the building be appropriate for the new use. In cases of existing buildings undergoing alterations and/or additions, 'the new work must comply with the BCA' and 'some discretion is available for councils to require upgrading of the existing part of the building to meet the BCA, based on either fire safety or volume of work only'.

5.5.6 Disability Discrimination Act 1992

The *Disability Discrimination Act 1992* (Cwlth) (DDA) is a Commonwealth Act that requires that all public buildings be accessible to people with disabilities. The DDA makes it unlawful to discriminate against people with disabilities and aims to remove the direct and indirect barriers preventing equal opportunities for disabled persons and thus their full participation in the community. The DDA applies a broad definition to the term 'disability', to include physical and intellectual disabilities as well as mental illnesses.

The DDA relates to the provision of goods and services, access to facilities and physical access to public places. Section 23 of the DDA states that failing to provide access for people with a disability is not considered unlawful if:

the premises are so designed or constructed as to be inaccessible to a person with a disability; and

any alteration to the premises to provide such access would impose unjustifiable hardship on the person who would have to provide that access.

'Unjustifiable hardships' in complying with the requirements of the DDA may include financial burden as well as adverse heritage impacts. If strict adherence to these requirements were likely to cause adverse heritage impacts to significant fabric, then alternative means of meeting the objectives of the codes/legislation should be investigated. (In these cases, specialist input could be sought from the Heritage Council Fire, Access and Services Advisory Panel (FASAP).)

5.6 Possible Future Compatible Uses

5.6.1 Use of House and Cottage

The key factors to consider in determining a compatible new use are:

- the significance and integrity of the house and cottage fabric and spaces;
- the potential to recover a 'living' pastoral landscape with farming/market gardening operations on the retained curtilage/restored landform; and
- the potential value of the place for public visitation as part of the Penrith Lakes Scheme but acknowledging the more remoteness of this site as a destination and the fragility of the buildings.

The ideal would be for the house to be used as it always has been, as a farmhouse for the family farming the property. Provided the proposed use for the house is low key and requires minimal reliance on modern services (particularly plumbing) within the existing building, Hadley Park House could be used as a domicile with separate kitchen, bathroom and laundry facilities provided (possibly in a separate pavilion to the rear of the existing house). Issues affecting the adaptation of

the house to modern living include the low floor to ceiling heights, the floor surfaces at ground floor level, and its current very poor condition.

Alternatively, a new building could be constructed for the accommodation of a tenant/farmer within the heritage curtilage as discussed in Section 5.6.2 below, but situated outside of the historic house, garden and farm complex. It should be recognised, however, that buildings without uses are rarely maintained as required to ensure their longevity. Thus, it would be preferable to make the house habitable and useable than to leave it empty.

The adaptation of the old Weatherboard Cottage would be more difficult due to its extreme fragility. Thus, the preferred option for the building is that it be conserved and not used as accommodation.

Options for use could include:

Option 1—Rural Residential Accommodation

The house should be limited to low impact residential accommodation (eg living and sleeping accommodation) with modern kitchen, bathroom and laundry facilities provided elsewhere. Options considered include adaptive re-use of the outbuildings to the rear of the house (ie guest bedroom, toilet and/or bathroom outbuildings) or the replacement of these ancillary buildings with a new building of similar scale and footprint. The new pavilion style building could be linked to the existing house by a breezeway/covered link. Lighting and power to the house should also be kept to a minimum and should include only that which is necessary to make the house habitable. New services for modern technologies such as telephone, internet and television should be provided in the new building.

This is a desirable approach as it allows for the continuity of the residential use of the building, without impacting greatly on its significant fabric and setting. This option was explored in the report: 'Hadley Park Conservation and Reuse Opportunities, Heritage Advice, Draft Report', completed by GML in December 2012.

Option 2—House Museum/Interpretive Centre

This use will preserve the place as found and prevent occupation that may put the place at risk. It would also provide for limited and controlled access to the public (eg open days). This option provides a home for the moveable heritage associated with the property, but is unlikely to be sustainable. It would also require the provision of suitable site additions such as parking and facilities for visitors, as well as caretaker accommodation.

Option 3—A Combination of the Above

This is the combination of the above, that is, a house museum with controlled and limited access to the public and combined with ongoing farming activities catered for through the provision of separate accommodation for a caretaker/tenant farmer in a new cottage well removed from Hadley Park House and the Weatherboard Cottage.

Option 4—Boutique Guest Accommodation

Hadley Park House could be repaired and adapted as described in Option 1 above and leased as boutique guest accommodation. This may have a lower level of impact than permanent accommodation in that there would be a lower level of expectation for modern conveniences, particularly if the place is promoted as accommodation in a unique historic farmhouse.

Option 5—Eco Accommodation/Farm Stay

Additional guest cabins may be provided within the heritage curtilage, but outside the historic house, garden and farm complex. Refer to Section 5.6.2 below. This style of accommodation could be linked to the farm activities on the property as well as the activities being provided by the surrounding Penrith Lakes Scheme (eg Wildlife Lake, Great River Walk, water based activities on the adjoining lake to the east). The area surrounding the new cabins would need to be landscaped in such a way to provide vegetative screening from both the entrance road and the Nepean River. This option was also explored in the report: 'Hadley Park Conservation and Reuse Opportunities, Heritage Advice, Draft Report', completed by GML in December 2012.

Option 6—Artists' or Writers' Retreat

Accommodation could be provided as described in options 4 and 5 above, with the house and farm providing inspiration for artists and writers. The more recent barn may be adapted as an art studio/workshop.

Option 7—Use of Farm Buildings

The existing farm buildings (eg the dairy buildings, additions to the original stables and hay shed) may be adapted and used for new farm activities, including animal sheds, produce storage and processing.

5.6.2 Use of Site Generally

A summary of potential land uses for Hadley Park garden and adjoining lands is included below.

Gardens

- Limited open days and visitor numbers for guided tours only of the restored and reinstated gardens.
- The vegetable garden and orchard may be re-established to the east and north of the house to provide for the family and guests.

Land west of the former Cranebrook Creek tributary

- Commercial agriculture practices that reflect and interpret past agricultural practices.
- Opportunities for pasture, organic vegetables, orchard, native plant propagation nursery and turf farming.

Land north of Hadley Park House

- Building development is not recommended in this area.
- Commercial agriculture practices that reflect and interpret past agricultural practices.
- Opportunities for pasture, organic vegetables, orchard and native plant propagation nursery.

Land east of Hadley Park House

- Unsealed private road off sealed access road to re-instate original approach to Hadley Park.

- Sealed access road to access Hadley Park and Nepean Park to be located on the eastern boundary of the extant grant allotment and positioned below the existing house level by approximately two metres to reduce visual encroachment to house and gardens.
- Potential for open pasture/fruit orchards between Hadley Park and garden and the proposed lower access road located closer to lake edge.

Land south of Hadley Park House

- Potential for a new development (eg new residence or cabins) in the area to the south of the hay loft.
- Potential for small scale market garden.
- Potential for open parkland areas adjoining the proposed lake to create an active hub well away from the Hadley Park House and including a waterfront beach edge for hand propelled craft.
- Opportunity for a viewing platform looking south across the main lake to a possible urban centre.

5.7 Other Opportunities

Other opportunities identified by GML in the context of the desired outcomes for the site as a whole in consultation with PLDC are included below:

- The opportunity to interpret the original land grant portion (eg with new fencing and/or plantings along the original boundary lines in parts of the site).
- The opportunity to interpret early colonial ways of living through archaeology, movable heritage, industrial archaeology, use of outbuildings (eg former wash house, well and water pump).
- The opportunity to interpret the social and historical associations and related places (eg as a key component of the heritage trail/walk within the Scheme area, with an interpretative centre located within a strategically located building—perhaps the former cream shed).
- The opportunity to interpreting the links with the development of Castlereagh (eg direct view lines and the siting of Christ Church).
- The reinstatement of orchards to the south of the property, adjacent to Nepean Park.
- The opportunities for the sheds to remain operational for uses associated with farming activities (eg storage or workshops).
- The opportunity to return movable property that was originally part of the site for interpretation.
- Participation of former caretaker/descendant in interpretation of aspects of household/farming life, chores and routines, where appropriate.
- The reinstatement of historical landscaping (eg windbreaks, former garden layouts, paddocks).

- Opportunities for reconnection with the local Indigenous community as part of the landscape rehabilitation, for example through activities such as bush tucker re-vegetation of the creek banks, increased (guided) access for the Indigenous community and the general public and a walkway along the river.

5.8 Summary of Issues and Opportunities

The following key issues and opportunities will need to be addressed as conservation policy.

While there has been a significant impact from mining operations on the landscape and its use, there are opportunities to recover a large extent of the original curtilage and useful land associated with Hadley Park as part of proposed rehabilitation of the landform. In particular, this will recover the particular relationship between the farm complex and Nepean River as well as the existing portion of the early access road from Old Castlereagh Road into Hadley Park. This would provide for the recovery of the cultural landscape value of the site.

The area of the proposed heritage curtilage that covers an area from the farm complex to the Nepean River accepts that the eastern part of the former grant area to Old Castlereagh Road will be under the lake permanently and therefore would serve no useful purpose by being included.

The Hadley Park House and cottage are very significant early colonial remains and while their degree of integrity is high they are in a very poor structural and overall condition. In continuing to meet its obligations, PLDC has undertaken substantive investigation and emergency propping works and now proposes further urgent structural stabilisation works.

PLDC should consult with Penrith City Council regarding the proposed urgent structural stabilisation works described in Section 5.4.2. The proposed works are likely to have impacts on areas that contain significant archaeological remains. For any disturbance or work that is likely to expose or disturb a relic, approval will be required from the Heritage Council pursuant to Section 139 of the Heritage Act.

This CMP strongly supports both the need for, and the scope of, these currently proposed urgent structural stabilisation works. However, more works beyond the proposed scope will be necessary to bring the house, cottage and site generally to a maintainable state free of props and temporary coverings. A further stage of works is likely to occur once the future ownership and use is determined. These works are outlined in Section 7.0.

5.9 Endnotes

- ¹ Truman Zaniol & Associates Pty Ltd, Hadley Park: Consideration of Options and Associated Scope of Works for the Place (Draft), 6 May 2010, p 3.
- ² *ibid.*
- ³ JBA, Memo to Dani Drewry (Penrith Lakes Development Corporation) regarding Draft Amendment No.1 to Penrith LEP 1991 (Environmental Heritage Conservation), 5 February 2010.
- ⁴ The Australian Institute of Building, Canberra, ACT, viewed 19 May 2010 <<http://www.aib.org.au/buildingcodes/bca.htm>>.
- ⁵ *ibid.*



6.0 Conservation Policies

Cover Photos:

Top left: Hadley Park House, 2010.

Top right: Hadley Park, undated (Source: Private Collection).

Middle left: Movable Property, 2010.

Middle right: '*Cours de La Nepean au dessous de l'habitation*', Sabatier LJB (undated) (Source: nla.pic-an13174502).

Bottom left: Kitchen Garden, undated (Source: Private Collection).

Bottom right: Hadley Park, land to the south adjacent to Nepean Park, 2010.

6.0 Conservation Policy

6.1 Introduction

The development of conservation policies is an essential prerequisite to making decisions about the future of a place of cultural significance. The conservation policies in this section take into account the heritage values and significance grading of Hadley Park identified in Section 4.0 and the key client and management issues and opportunities identified in Section 5.0.

These conservation policies seek to guide the long-term conservation of the place, address the practical requirements of PLDC in meeting its obligations relating to the implementation of the Penrith Lakes Scheme, and guide the planning of ongoing conservation works to protect the fabric from further deterioration.

These conservation policies generally seek to:

- provide the framework for the implementation of this CMP;
- provide the basis for assessing proposals for change/new work;
- provide for the retention, revealing, enhancement and interpretation of aspects of significance;
- provide the basis for the retention of an appropriate setting for Hadley Park;
- provide the general approach for the care of the fabric and to guide the planning of urgent structural stabilisation works and other essential conservation works;
- identify intrusive elements threatening the appreciation and/or structural integrity of the fabric;
- identify feasible and compatible future use alternatives for the place and buildings;
- identify opportunities for areas which can tolerate new elements, including new buildings, roads and landscaping;
- identify opportunities for increased access to the place, community engagement, and interpretation of heritage values;

The conservation policies are organised in the following categories:

- Conservation Planning—these are general policies that identify relevant processes for the implementation of this CMP.
- Conserving Heritage Significance—these are policies relating to appropriate conservation processes relative to the significance of site elements, conservation of significant associations and intangible values, and Indigenous heritage.
- Conserving the Archaeological Resource—these are policies relating to the management of both historic and Indigenous archaeology.
- Conserving the Setting of Hadley Park—these are policies relating to the conservation of the heritage curtilage and the broader setting and visual catchment of Hadley Park.

- Conserving the Landscape and Garden—these are policies relating to the conservation of the Indigenous and introduced landscape elements of Hadley Park, including the garden.
- Conserving the Buildings—these are policies relating to the conservation of the fabric of the buildings including movable property.
- Future Use and New Development—these policies identify compatible use alternatives for the site as well as buildings. This section includes an outline of design guidelines for limited new development within the heritage curtilage that supports the appropriate use and conservation of Hadley Park.
- Interpretation—these are policies identifying interpretation opportunities.

The conservation policies in this section are numbered sequentially and are accompanied by actions for implementation where appropriate. This numbering does not denote a priority.

6.2 Conservation Planning

These policies seek to integrate heritage conservation into the management of Hadley Park, both under the management of PLDC and by a future owner.

Policy 1—Hadley Park should be managed in accordance with the principles contained in *The Burra Charter: The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance 1999*.

Policy 2—This CMP should be adopted by PLDC as the principal guiding document in the conservation and management of Hadley Park.

Actions • Submit the CMP to the Heritage Council for endorsement in accordance with condition of consent 40(i) of DA4 relating to the Penrith Lakes Scheme.

Policy 3—Make the endorsed CMP available to relevant government agencies, lessees, groups who have identified the place as significant, and to the general public.

Actions Make the CMP available:

- to Penrith City Council;
 - on the PLDC website for public access;
 - to people who have associations with the place;
 - to any lessees or contractors; and
 - to the owner of Nepean Park.
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Policy 4—Co-ordinate this CMP with other associated management plans affecting Hadley Park to ensure consistency of aims, approach and outcomes. These include (but are not limited to) the following:

- Hadley Park Landscape Management Plan.
- Penrith Lakes Conservation Management Plan.
- Penrith Lakes Archaeological Management Plan and Hadley Park Archaeological Handbook.
- Hadley Park Soft Furnishings Management Strategy, Schedules of Structural Stabilisation Works and Maintenance Schedules.

Policy 5—The management of Hadley Park should be informed by an ongoing program of research.

- Actions**
- Undertake further research towards the conservation needs of individual elements of the place where the CMP does not cover unanticipated issues.
 - Undertake the recommended planning and research listed in Section 7.2 of this CMP.

Policy 6—Only appropriate qualified and experienced heritage practitioners should:

- make determinations that may impact on the heritage values of Hadley Park;
- provide advice with respect to carrying out changes at Hadley Park; and/or
- undertake conservation works at Hadley Park, including maintenance and repairs.

Policy 7—Incorporate appropriate clauses in any contracts relating to Hadley Park (eg lease agreements) to ensure the place is conserved, managed and interpreted in a manner that is consistent with this CMP.

Policy 8—Ensure appropriate resources, both human and financial, are made available to implement this CMP.

Policy 9—Provide for regular monitoring, review and reporting on the practical implementation of the CMP.

- Actions**
- Update the CMP where implementation indicates gaps, issues, superseded content, changed conditions, etc.
 - Undertake a formal review and update of the CMP at no more than five-year intervals and submit changes to the Heritage Council of NSW for endorsement.

Policy 10—The assessment of heritage significance undertaken for this CMP indicates that Hadley Park has cultural significance at State level. Thus, it is anticipated that Hadley Park may ultimately be listed on the NSW State Heritage Register (SHR) and, if listed, that Heritage Act protection will apply when making changes at the place.

- Actions**
- Nominate Hadley Park for listing on the NSW SHR based on the statement of significance and heritage curtilage in this CMP.

Policy 11—If listed on the SHR, any maintenance works and minor repairs should be undertaken in compliance with the standard exemptions under Section 57(2) of the Heritage Act which do not require the approval of the Heritage Council of NSW. The Standard Exemptions for works requiring Heritage Council approval are included at Appendix H. No application to or agreement with the Heritage Council is required to invoke these standard exemptions.

Policy 12—If listed on the SHR, any proposed development within the site should be submitted to the Heritage Council of NSW for approval, pursuant to section 57(1) of the Heritage Act.

- Actions**
- Seek advice from a suitably qualified and experienced heritage practitioner at the beginning of the project to guide new proposals and follow the policies and recommendations in the CMP.
 - Prepare a Statement of Heritage Impact for any works other than cyclical maintenance and minor repairs to ensure that the CMP has been consulted and all reasonable steps have been taken to ameliorate adverse impacts, including consideration of alternatives and mitigative measures.
 - Submit Section 60 Application through the Heritage Branch, NSW Department of Planning.

Policy 13—Until such time as Hadley Park is listed on the NSW SHR, all works to Hadley Park not covered by SEPP Major Development (eg mining extraction) other than exempt works (such as maintenance and minor repairs) must be submitted to Penrith City Council for approval.

- Actions**
- PLDC to consult with Penrith City Council as the consent agency for works not covered by the SEPP.

Policy 14—The existing listings of Hadley Park on the *Penrith Council Local Environmental Plan 1991*, *Sydney Regional Environmental Plan 11—Penrith Lakes Scheme*, and the National Trust of Australia (NSW) should be reviewed and updated to incorporate the findings and management recommendations contained in this CMP.

- Actions**
- PLDC to request that Penrith City Council and the National Trust review and update the current listing of Hadley Park to reflect the significance and heritage curtilage defined in Section 4.5.3 and Figure 4.3 of this CMP.

Policy 15—A Development Control Plan should be prepared by Council and referenced in the amended Penrith Council LEP 1991 to ensure that new development in the immediate vicinity of Hadley Park, including Nepean Park, does not adversely impact on the physical setting and significant views to and from Hadley Park.

Policy 16—Before and during works carried at the site, an archival recording should be undertaken in accordance with Heritage Branch, NSW Department of Planning, guidelines for items of State significance.

Policy 17—PLDC and any future owner to establish and maintain a centralised system of ongoing site recording as part of the management of the place, not only to document works that have been undertaken, but also to guide future action based on the success or otherwise of particular works or programs.

Actions • Undertake an inventory of existing archival records and records held by PLDC and hand over to any future owner.

Policy 18—The conservation of the place should provide for the participation of groups/individuals who have associations with the place, particular interest, and/or who may be affected by the management of the place. Key stakeholders include (but are not limited) to the following:

- the Heritage Branch, NSW Department of Planning;
 - Penrith City Council;
 - the Hadley-Childs family;
 - traditional owners, the Darug people, from the Mulgoa and Boorooboorong groups; and
 - special interest groups such as the National Trust (NSW), Nepean District Local Historical Society, Nepean District Historical Archaeology Group, etc
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6.3 Conserving Heritage Significance

These policies recognise that the contribution of all aspects of significance (values) and evidence of historical layering should be conserved and that significance will guide the ongoing conservation processes affecting the place.

The exceptional heritage significance of Hadley Park as a rare early colonial farming estate should be the principal determinant in guiding its future conservation and management.

The relative degrees of significance may result in a different conservation approach.

The Burra Charter promotes a cautious approach to change: 'do as much as necessary to care for the place and to make it functional, but otherwise change it as little as possible so that its cultural significance is retained'. As a general rule, the greater the significance, the greater the care.

Policy 19—Any proposed actions affecting the place should be assessed for potential adverse heritage impacts, applying the principles of the Burra Charter and with reference to the grading of significance of affected elements and conservation policies contained in this CMP.

Generally, the following conservation processes will apply to elements of varying levels of significance:

- **Exceptional significance**—Elements of exceptional significance require the highest level of care in their management. Preserve, restore, or reconstruct.
- **High significance**—Elements of high significance require a high level of care in their management. Conserve, restore, or reconstruct. Can tolerate adaptation for the retention of heritage values.
- **Moderate significance**—Elements of moderate significance require care in their management. Conserve, restore, or reconstruct. Can tolerate adaptation for the retention of heritage values. Demolition should only be considered where in conflict with the conservation of elements of greater significance or where there is no feasible alternative.
- **Little significance**—Care is required in the management of elements of little significance but they can generally tolerate more change. May be retained or adapted but substantial alterations or removal may be acceptable.
- **Intrusive elements**—Removal of intrusive elements is recommended.

Policy 20—Adverse impacts on components, fabric or other aspects of significance (including use) should only be permitted where:

- it makes possible the recovery of aspects of greater significance;
- it helps ensure the security and viability of the place;
- there is no feasible alternative (eg to meet safety and/or legal requirements);
- the area, element, fabric or other aspect of significance is adequately recorded; and
- full assessment of alternative options has been undertaken to minimise adverse impacts.

Conserving Intangible Values

These policies seek to conserve significant associations and meanings linked to continuity of use, sense of place, sense of connection to community, sense of attachment to the land, and aspects generally relating to social significance.

Policy 21—The connection between Hadley Park and all people who have associations or attachment to the place should be retained and fostered.

- Actions**
- PLDC and any future owner to foster and interpret the association of Hadley Park with the Hadley-Childs family through access to the place and interpret their associations with the local farming community (through working the land, family and community life).
-

Policy 22—A professional oral history program should be implemented as part of the broad Penrith Lakes Scheme Oral History Study to further an understanding of the history of Hadley Park and the people associated with it.

Actions

- Work with Penrith City Library Local Studies Collection to implement an ongoing program of community-based historical research, oral history and family history research relating to the place.

Conserving Indigenous Heritage Values

Policy 23—While there has been a loss of connection with the cultural landscape from quarrying, the reconnection with the local Indigenous community has commenced and further opportunities should be implemented to recover this connection and to conserve their heritage values.

Actions

- Conserve the Indigenous cultural landscape (refer to Policy 40).
- Conserve the potential Indigenous archaeological resource (refer to Policy 24-26).

6.4 Conserving the Archaeological Resource

Policy 24—The Hadley Park Archaeology Handbook contained in the Penrith Lakes Archaeological Management Plan, 2010, includes detailed policies for managing the historic archaeological resource at the place, including appropriate mitigative strategies and relevant approval requirements and processes. Archaeological management zones and policies relevant to each zone are included at Appendix L.

Actions

- Ensure that any ground disturbance in areas identified as having archaeological potential is preceded by an assessment of impacts and managed according to the recommendations in the Hadley Park Archaeological Handbook 2010 and the requirements of the *Heritage Act 1977* (NSW), and the *National Parks and Wildlife Act 1974* (NPW Act).
- Under Section 139 of the Heritage Act, 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 carried out in accordance with an excavation permit. Should a relic be discovered or located, regardless of whether an excavation permit has been issued, the Heritage Council of NSW must be informed.
- Under Section 90(1) of the NPW Act it is illegal to destroy, deface or damage an Aboriginal object or place in New South Wales without prior consent of the Director General of the National Parks and Wildlife Service. Activities which might have an impact on Aboriginal objects (or sites) or Aboriginal places usually require approval of the Director General of the Department of Environment and Conservation (NSW). Under Section 87 a permit is required to disturb, move and/or take possession of an Aboriginal object. Under Section 90, consent is required to destroy, deface or damage an Aboriginal object or place.

Policy 25—Should unexpected or unrecorded archaeological remains be encountered during any ground disturbance at Hadley Park, works should cease in the affected area and a suitably qualified and experienced heritage practitioner should be consulted to undertake an assessment and advise on appropriate action.

Policy 26—Always consider alternative locations for ground disturbance if it may adversely impact on significant archaeological remains.

6.5 Conserving the Setting of Hadley Park

These policies focus on the importance of retaining an appropriate setting for Hadley Park, which includes its heritage curtilage, the surrounding area and its visual catchment—which is essential to the significance of Hadley Park. These policies should be referred to when considering new development in the vicinity of Hadley Park.

Conserving the Heritage Curtilage of Hadley Park

The heritage curtilage defined in this CMP provides for the retention of the links with the Nepean River and sufficient land surrounding the buildings to provide useful land for farming and also for a heritage curtilage that can be maintained under a single ownership.

Policy 27—The heritage curtilage defined in this CMP (see Figures 4.3 and 6.1) should be retained as the minimum area required to conserve the heritage significance of Hadley Park. Subdivision of the heritage curtilage should not occur.

Policy 28—The curtilage defined in this CMP comprises the land bound on the north, south and west by the original 1803 land grant boundaries as far as the Nepean River, with the eastern boundary just to the west of the proposed new access road adjacent to the main lake to the east (see Figure 6.1). This heritage curtilage will allow for a portion of the early entry road and the traditional approach experience into Hadley Park to be reinstated.

The heritage curtilage of Hadley Park, as defined in this CMP, no longer includes the land to the east (within the historical 1803 allotment) that will be under the lake. These boundary lines and the links with (Old) Castlereagh Road (to be removed by quarrying) should be interpreted where feasible.

Actions

- Interpret the portion of the original historical lot allotment under the lake by using interpretative landscape elements following the boundary lines into the lake.
- Interpret original boundary lines within the heritage curtilage with fencing and/or new plantings.

Policy 29—The overall rural agricultural/vernacular character within the heritage curtilage of Hadley Park should be conserved and interpreted.

Conserving the Setting of Hadley Park

The setting of Hadley Park includes the heritage curtilage described above; the key views described in Section 3.1 of the CMP; the overall landscape (including remnant Indigenous vegetation), and links with related places which give historical and social context to Hadley Park, including the setting of Castlereagh (which was the core of community life), and links with other farms that were part of the original Castlereagh grants group.

Policy 30—The physical setting of Hadley Park includes the relationship of the setting of Castlereagh on the Cranebrook Terrace, with views back to the farms along the river and views to and from prominent landmarks in the local area. Although compromised by recent development, the reciprocal view line between Hadley Park and Christ Church is still discernible and should be conserved and not obscured by new development in the vicinity of Hadley Park or within the heritage curtilage (including landscaping), for appreciation of this important historical and social relationship.

Policy 31—Other links with related places which give historical and social context to Hadley Park should be conserved or interpreted.

Actions

- Conserve existing views north to Howell's House (also known as Smith Road) while maintaining effective windbreaks.
- Interpret links with related places within Penrith Lakes as part of the proposed heritage trail (eg Landers Inn, Nepean Park).

Policy 32—Views of Hadley Park and Nepean Park together should be conserved for appreciation of the collection of rural properties that once made up the wider agricultural landscape of the area. Avoid introducing new planting or structures that will obscure views over Hadley Park from Nepean Park.

Actions

- Interpret links with Nepean Park (through the historic themes of working the land, and its use as a school house) as part of the proposed Penrith Lakes heritage trail.

Policy 33—Views from Hadley Park north to the remnant stand of *Angophora subvelutina* should be conserved for appreciation of the landscape that was once a distinctive element across the Castlereagh Valley.

Conserving the Traditional Approach Experience

While Old Castlereagh Road will be removed by quarrying, the historical link with Hadley Park will be interpreted with the proposed new access road into Hadley Park that approaches Hadley Park around the main lake from the retained section of Old Castlereagh Road to the north.

Policy 34—The traditional approach experience into Hadley Park from the east, with the Blue Mountains escarpment in the background, passing the buildings relating to farm activities and into the south elevation of Hadley Park, should be conserved for appreciation of the farm complex as it was originally intended.

Policy 35—The surviving portion of the early entry road into Hadley Park within the heritage curtilage should be conserved and connected to the proposed new access road adjacent to the main lake (see Figure 6.1).

6.6 Conserving the Landscape and Garden

These policies seek to define the conservation approach for the landscape and the garden.

These policies recognise that while quarrying of a substantial part of the Hadley Park has impacted its overall integrity as an early colonial landscape, PLDC will continue to reconstruct parts of the landform to similar configuration.

Policy 36—The overall functional and unpretentious character of Hadley Park, where the prevailing element that has given shape to the physical form has been the economic benefit of the land (commercial agricultural use) and the ongoing needs of a working farm (as opposed to a design dominated by aesthetic considerations), should be conserved.

Policy 37—The topographical setting of the house sitting on a slight rise within the Castlereagh Valley, between the river and the town, should be conserved and not obscured in any future works and landscaping. The areas to the east and southeast should remain clear of high plantings.

Policy 38—The overall open landscape character associated with the agricultural use should be conserved. Following the end of quarrying, landform reconstruction will be required to reinstate the boundaries of the heritage curtilage to a similar landform. Landform reconstruction within the heritage curtilage should approximate the paddocks that have historically characterised Hadley Park.

Policy 39—The remains of the former Cranebrook Creek tributary (draining to the Nepean River and water body which may have been the supply to the house and garden) to the west of the building group should be conserved as a natural feature.

- Actions**
- Progressively replace invasive weeds from the creek channel and margins (when dead) with appropriate native species in consultation with a heritage landscape specialist. Aim to eradicate weeds in the long term through maintenance while maintaining effective windbreaks.
 - Link the former Cranebrook Creek tributary to the wildlife lake to the north.
 - Reinstate or interpret the earlier route to the former creek tributary crossing and identify opportunities to link to the farm and river.
 - Consider replacing the recent creek tributary crossing with a traditional timber bridge structure in its former location (subject to archaeological assessment of the former location).
-

Policy 40—Although Hadley Park is predominantly a cultural landscape where Indigenous vegetation has been traditionally cleared and suppressed, open natural landscape and remnant Indigenous vegetation survives on the banks of the Nepean River, on the margins of the former Cranebrook Creek tributary, to the north of Hadley Park and in other parts of the site. These remnants should be conserved and used as the basis for consolidation.

Actions

- Implement bush tucker re-vegetation as part of the landscape rehabilitation. (A list of bush tucker plants is included at Appendix M).

Policy 41—The propagation of historic plant material on the site and appropriate replanting is an important means of ensuring the ongoing representation of the earlier species and stock. Ensure propagation of seedlings from original plant species, or self seeded stock from former plantings, where possible. Conserve historic plantings by propagating and replacing with the same species and in a similar location wherever possible, in consultation with a heritage landscape specialist.

Policy 42—The immediate landscape and garden surrounding the house has high significance as an evolved landscape. The simple functional layout and design of the garden and landscape surrounding the house for shelter (windbreaks) and sustenance (fruit trees, vegetable garden area), and the use of ornamentals for hedging closer to the house, should be conserved.

The lowlands plain is exposed to harsh winds from the west and for this reason the farm established lines of trees (Kurrajongs and Peppercorn trees) parallel to the building group. Effective windbreaks should be maintained to protect the buildings.

Policy 43—The geometrical layout of the front garden with a central access path into the house and a fence defining the domestic area should be conserved.

Actions

- Reinstall the timber post fence and picketed farm fence to the front of the house based on documentary evidence (see Figures 2.2 and 2.3) to enhance interpretation of the original layout and for security/privacy if appropriate (eg future lease).
- Reinstall the front gate in consultation with a suitably qualified and experienced heritage practitioner.

Policy 44—Conserve evidence of early property boundary alignments and fences and interpret other alignments where fences no longer exist.

Actions

- Reconstruct early fences for interpretation of the original layout, in particular fencing along the 1803 land grant boundaries, where appropriate, feasible and compatible with new use. New fences to be a traditional rural post and wire fence.

Policy 45—The open space to the front of the building group (house paddock/fields) should be conserved as open space and ideally used for agricultural purposes.

Policy 46—Consider enhancement of the lawn area (site of former tennis court) to the southeast of the house for interpretation of social/leisure aspects of the use of the site.

6.7 Conserving the Buildings

These policies acknowledge that Hadley Park has exceptional heritage significance due to the rare and substantially intact nature of its 1806–1812 construction and fabric. While the buildings currently retain their integrity, they are also in very frail condition and in need of urgent structural stabilisation, repair and reconstruction works. Thus, these works should be undertaken as a matter of highest priority. In summary, the following staged approach has been defined:

- Stage 1—the emergency temporary works completed in 2008.
- Stage 2—the currently proposed urgent structural stabilisation works, to be undertaken immediately.
- Stage 3—the essential conservation works required to bring the buildings to a secure and maintainable state. These works should be undertaken within one to three years and generally involve substantial restoration and reconstruction to fully recover the external form and fabric and the internal spaces and structure free of temporary props.
- Stage 4—the further works associated with future compatible uses and would involve adaptive re-use.

Conserving Hadley Park House

This section recognises that while the contribution of all periods to the significance of Hadley Park House should be conserved, aspects of significance associated with the early colonial farm period (1806–1900) are considered of greater significance because of their rarity and integrity. Thus, retaining, revealing, enhancing and interpreting these aspects should guide the approach for the care for the fabric of the house. This should not be confused with returning the building to its original 1811–1812 condition. The authenticity of the fabric is an essential aspect of the house's exceptional significance and should be conserved and appreciated.

The preferred approach for the house is to be conserved for a low key use, possibly associated with both limited accommodation (use as a domicile with facilities provided elsewhere) and interpretative uses. Compatible use alternatives for the house are discussed in detail under 'Future Use and New Development' below.

Policy 47—In addition to emergency temporary works undertaken in 2008 (Stage 1 works), further urgent structural stabilisation works (Stage 2 works) are proposed to retard the deterioration of the fabric and to structurally stabilise the buildings such that the threat of collapse is minimised. These proposed works are summarised in Section 5.4.2 of this CMP.

- Actions**
- The proposed Stage 2 works have been discussed with the Heritage Branch, Department of Planning and Penrith City Council should be consulted.
 - Continue archival recording during the proposed urgent structural stabilisation works (refer to site recording Policy 16 above).

Policy 48—While the proposed urgent structural stabilisation works (Stage 2 works) are considered necessary and appropriate given the very poor structural condition of the buildings, further essential conservation works (Stage 3 works) should be undertaken in the medium-term to bring the buildings to a maintainable standard in which the external envelope, internal structure and internal spaces can be fully accessed and maintained.

These works are likely to include substantial restoration and reconstruction of the external envelope including doors and windows, guttering and downpipes, roof cladding and internal works to wall finishes and ceilings, the removal of the remaining concrete slabs, reconstruction of timber floors and repairs to ceilings and stairs for access to the upper floor. This work would include the permanent restoration/reconstruction of the timber structural elements to allow the structure to be free of temporary propping.

Actions • Undertake the works outlined in Section 7.1.2 of this CMP within the next one to three years to secure and weatherproof the external building envelope and to fully recover the internal structure and internal spaces free of temporary props.

Policy 49—Further works associated with the yet to be determined future compatible use (or combination of uses) should be undertaken (Stage 4 works). These works could include preservation, restoration, reconstruction and adaptation. It is most likely that these works would be undertaken after the transfer of ownership from PLDC, to ensure ongoing protection of the place.

Policy 50—The rare original/early construction—timber and brick-nogging clad externally in brickwork—should be conserved as a matter of the highest priority. Generally, allow physical intervention only in circumstances where it will support retention of significance.

Policy 51—The pre-1820 colonial detailing and overall ‘introspective’ design response of the house demonstrated in the use of shuttered windows, solid panelled doors, and the introduction of the verandah as a shelter to protect the internal spaces from the weather should be conserved.

Policy 52—The historical pattern of segregating the various functions in separate structures (kitchen, stores, washrooms, privies) should be continued in future uses. Apart from the introduction of minor services to provide for a low-key use for the house, no adaptation or additions to the house should occur.

Policy 53—The external building envelope, symmetrical design and original roof form (jerkin-head roof) should be conserved.

Policy 54—The original internal layout and internal spaces should be conserved. No subdivision or alterations to the original internal spaces should be allowed.

Policy 55—The original/early internal finishes—limewash wall finish, lath and plaster ceilings and timber boards ceilings in less important rooms, sandstock brick floor—should be conserved.

Policy 56—The original/early external and internal joinery—multi paned sash windows, stair to the upper floor, timber skirtings—should be conserved.

Policy 57—The later upper floor windows should be replaced to match the original multi-paned sash windows on the ground floor (see Figure 2.3).

Policy 58—The original plaster finishes—limewash and lath and plaster finish, should be conserved and examples of later linings (eg postwar and later wallpaper linings, timber battened ceilings) should be retained as evidence of continuity of use where feasible and not in conflict with the conservation of original/early fabric of greater significance, including structural elements, in consultation with a heritage specialist.

Policy 59—Although the 1930s concrete slabs and skirtings inside the house have been identified as having some significance for the family associated with social conditions and the use of new building materials (improvement), the concrete slabs and skirtings promote rising damp encouraging the deterioration of the brickwork and are considered intrusive. While partial removal is proposed as part of the urgent structural stabilisation works to allow access for underpinning, full removal of the concrete slabs and skirtings should be undertaken as part of the Stage 3 works discussed above. These works should include the reconstruction of timber floors, and repair and reconstruction of the brickwork and plaster finishes.

Conserving the Weatherboard Cottage

These policies recognise that while aspects of significance associated with the early colonial farm period (1806–1900) of the cottage are considered of greater (Exceptional) significance, the replacement of the later tin sheet walling with weatherboards, to restore the cottage to this period, would require substantial intervention. Thus, the preferred approach for the cottage is to be preserved in its current condition and not to be used as a domicile but rather used for a low-key use, possibly associated with interpretation, with the tin sheet walling to be retained as evidence of historical layering associated with damage caused by floods, and to communicate the ‘still unknown’ aspects about the history of the place.

Policy 60—The rare original/early construction and fabric—split and adzed timbers derived from bush pole with feather-edged weatherboard walling, and external brick chimney—should be preserved where this is feasible.

Policy 61—The external building envelope and original roof form—hipped roof—should be conserved.

Policy 62—The simplicity of construction and minimal fenestration (for light and ventilation, with glassless windows fitted with shutters) should be conserved.

Policy 63—The original internal layout—two rooms, an external brick fireplace used for cooking and heating, and the internal space—should be conserved. No subdivision or alterations to internal spaces should be allowed.

Policy 64—The original/early internal linings—limewash finish, internal timber dividing wall, Hessian ceiling, sandstock brick floor—should be conserved.

Conserving the Outbuildings, Farm Sheds and other Structures

Policy 65—The original construction and fabric of the former stables (or storage shed) outbuilding (west portion)—built of vertical timber slabs, should be conserved. Generally, allow physical intervention only in circumstances where it will support retention of significance. The addition to the east may be adapted in consultation with a heritage specialist.

Policy 66—The early water storage and water supply structures to the rear of the house—water tank, well, wash-house, septic tank, etc should be conserved.

Policy 67—The farm sheds associated with dairying should be conserved as evidence of this major landuse on the site and in the local area in the 1900–1950s for interpretation of aspects of the subsequent evolution of the place within the context of the history of Castlereagh.

Conserving Hadley Park Movable Heritage

Policy 68—A Movable Heritage Conservation Management Plan should be undertaken by an experienced heritage practitioner.

Actions

- PLDC to undertake further identification and assessment of movable property stored on site and at other places in consultation with organisations and individuals known to hold movable items (eg former tenant and family descendant Jacqueline Flower, and extended family member such as Elsa and Margaret Turner).

Policy 69—Significant movable property should be conserved and returned to the house and managed as an integral part of the fabric of the house to present the sequence of changes associated with continuity of use.

General Principles for Physical Intervention

- a) Generally, allow physical intervention only in circumstances where it will support retention of significance.
- b) Generally, where reconstruction is used as a means of interpreting Hadley Park, it should be based on documentary and archaeological evidence and identified as such.
- c) A cautious approach should be taken to activities that will result in physical intervention and/or removal of elements of the site of moderate or higher significance. The same approach will apply to introducing new elements.
- d) Problems with the condition of the fabric should not be dealt with in isolation but considered with regard to the building as a whole.
- e) The conservation of significant fabric in situ will be the preferred approach unless precluded by severely deteriorated condition or and/legislative requirements.
- f) Historical fabric should not be repaired or replaced unnecessarily to make the building look 'as new'.

- g) Generally, support repair over replacement of failed elements and make changes only after careful consideration. Do the least possible in order to conserve the greatest amount of historical fabric.
- h) Generally, respect the original design by using matching or compatible materials and finishes when undertaking repairs, unless a new material is considered a better option for protecting the historical fabric (eg such a sacrificial finish to prevent water damage). Do not risk heritage fabric with the application of unproven new materials. Seek advice from a heritage specialist to guide these decisions.
- i) Conservation works should physically protect the fabric without obscuring the evidence of the original construction and should not prevent future conservation action.
- j) Works should be supervised by a suitably qualified and experienced heritage practitioner as appropriate.
- k) Should unexpected or unrecorded evidence be encountered during works at the site, works should cease in the affected area and a suitably qualified and experienced heritage practitioner should be consulted to advise on appropriate action.
- l) Ensure that all relevant personnel attend heritage awareness training on induction which reflects the content and intent of the CMP.

6.8 Future Use and New Development

This CMP most strongly supports the re-establishment of agricultural uses at Hadley Park in general. Thus, it is considered that the best way to maximise public benefit would be to combine the farming use with a low-key use for the house and cottage. This could mean that Hadley Park House could be used for accommodation (domicile with facilities provided elsewhere) or a new building could be constructed for accommodation of a tenant/farmer within the heritage curtilage. As discussed above, the preferred option for the Weatherboard Cottage is for the building to be preserved and not used as a domicile but for interpretative uses.

It should be noted that the whole of Hadley Park within the heritage curtilage, beyond the immediate area surrounding the buildings, including the rehabilitated areas to the east and west of the property, holds high heritage significance. Ideally, new development should not occur within the heritage curtilage. However, this CMP recognises that the ongoing conservation and use of the place as a working farm and garden may necessitate the addition of new structures to meet the operational needs of the farm, such as accommodation for land manager/tenant/farmer, possibly a family, and new roads, circulation paths, and other facilities for maintenance staff.

The management precincts defined below provide the preferred alternatives to continue or interpret the historical uses on the site, and seek to the retention of a useful setting for the buildings and for uses that can be accommodated within the existing buildings with minimal physical change/adaptation. It should be noted this concept of 'management precincts' relates to use and development opportunities. The heritage curtilage should remain in single ownership and subdivision of the lot should not be allowed.

Other opportunities identified to reveal and communicate aspects of significance which could be incorporated into the detailed landscape design of the parklands/lakes and included in Figure 6.1.

It is considered that the introduction of a new building within management area 'D'—the area to the south of Hadley Park (see Figure 6.1), although of high significance, would be acceptable provided this is carefully undertaken in accordance with the guidelines for new development provided below and subject to a detailed design resolution in consultation guided by a heritage specialist.

Management Area 'A'

This area comprises the early colonial farm/domestic area and the land to the north and west of Hadley Park House and outbuildings to the creek tributary.

Hadley Park House, Weatherboard Cottage and Garden

- Use of Hadley Park House as a domicile with facilities (bathroom, kitchen) provided elsewhere (eg adaptive re-use of outbuildings or in new building).
- Limited intervention for use as 'house-museum'.
- Preservation of the Weatherboard Cottage for interpretative use. Use as a domicile should not occur.
- Limited open days and visitor numbers for guided tours only of the house, cottage and garden. Tour group size should reflect the 'small family' size/occupation of the buildings.
- Opportunity to reinstate the front fence and gate for interpretation of original garden layout and for security/privacy as appropriate (eg future lease of house).

Land North and West of Hadley Park House to the Creek Tributary

- Domestic live stock enclosure.
- Maintain as open space with no new structures and retain views to the north (through windbreaks).
- Opportunity to reinstate (or interpret) earlier route to creek tributary crossing and to link to farm and river to the west.

Outbuildings

- Opportunity to remain operational for uses associated with farming activities—eg storage or services.
 - The adaptive re-use of the c1950s-1960s Guest Bedroom, Toilet and Bathroom outbuildings (shown as building '12', '10' and '11' respectively in Figure 3.7). Alternatively, the Guest Bedroom, Toilet and Bathroom could be replaced with a new single-storey building within the total existing building footprint of these structures to accommodate contemporary facilities to support the use of the house for accommodation.
-

Management Area 'B'

This area comprises the sheds relating to the use of the Hadley Park for dairy farming and the surrounding land, which comprises the sites of the former 1880s barn, the former site of the cream shed and underground silos.

- Farm sheds to remain operational for uses associated with farming use—eg storage, workshops
 - Opportunity for interpretative centre—eg within the former cream shed.
 - Opportunity to conserve the early entry access road and approach into Hadley Park House.
 - Opportunity for small scale market garden.
 - This area has high archaeological potential and provides opportunities to conserve and interpret the site of the former 1880s barn, the former site of the cream shed and the underground silos.
-

Management Area 'C'

This area comprises the house (front) paddock and fields to the east and is bound by the proposed new road and public open recreation space adjacent to the main.

- The preferred option for this area is to remain as open pasture land.
 - Opportunity to conserve the early entry access road and approach into Hadley Park House.
 - The area should remain as open space with unimpeded views to Hadley Park and the Blue Mountains escarpment beyond and views between Hadley Park and Cranebrook Terrace to the east.
 - Opportunity to include areas of open parkland that provide for family and special events (eg market or festival to celebrate local produce).
-

Management Area 'D'

This area comprises the 1950s–1960s Hay Shed and land to the south of Hadley Park adjacent to Nepean Park.

- The Hay Shed should remain operational for uses associated with farming use/hay storage.
 - Opportunity for fruit orchard interpreting historical use on the site.
 - Opportunity for new freestanding building to accommodate a land manager/tenant for maintenance and passive surveillance of the buildings and grounds to the south of the Hay Shed (shown as building '13' in Figure 3.7) with screening plantings to preserve views from Nepean Park to the north (see Figure 6.1).
 - Alternatively, opportunity for a small number of new cabins for guest accommodation.
-

Management Area 'E'

This comprises the rehabilitated land to the west of the former Cranebrook Creek tributary to the river edge (area 'F').

- The rehabilitated area between the former Cranebrook Creek tributary and the Nepean river provides opportunities for either traditional and/or innovative forms of agriculture. However, forms of agriculture that would require the addition of major farm structures (eg substantial buildings or large forest trees) that would compete with the original design intent of the house as the dominant element in the building group should not occur. Only the river edge and historical boundary lines may be planted with taller species for interpretation of original allotment.
 - Opportunity to interpret the 1803 land grant boundaries where these boundaries and curtilage passes through the edge of the wildlife park to the north.
 - Opportunity for native plant propagation nursery.
-

Management Area 'F'

This area comprises the sensitive river edge and remnant Indigenous vegetation.

- Opportunity for limited guided access for the Indigenous community and the general public (eg walkway along the river and interpretation of Indigenous occupation and use of the land and river and their continuing association with the land).
-

Guidelines for New Development

These policies seek to guide changes at the place compatible with the potential uses identified above. While new development per se should not occur within the heritage curtilage, this CMP recognises that implementing these future uses at the place may necessitate the addition of a new building within management area 'D' for accommodation of a land manager/tenant/farmer. As a general rule, new development should be located in areas of low archaeological potential.

Policy 70—The detailed design of any new structures within management area 'D' should be in accordance with the heritage management objectives for the site as a whole in terms of character, siting, scale, form, materials, colours and detailing. Generally, the following principles should apply:

- a) Maintain the open rural/vernacular character within the heritage curtilage.
- b) New development should respond to the established functional pattern in a similar way (eg new roads, fences, landscaping should reinforce the orthogonal geometry of the land grants and historical layout).
- c) The historical visual and functional relationships between buildings and the open space surrounding the buildings should be conserved.

- d) The new residence and/or cabins should be freestanding, single-storey, rendered masonry or timber construction, with a traditional pitched roof so that Hadley Park House remains as the dominant/distinctive element in the group.
- e) Ensure views to and from the site assessed as having heritage significance are maintained and not obscured by new elements including new plantings.

6.9 Interpretation

These policies seek to promote community engagement, improve access to the place and to enhance appreciation of aspects of significance through appropriate interpretation.

Policy 71— An Interpretation Plan should be prepared for Hadley Park which builds on the themes and interpretative methods identified in the Penrith Lakes Interpretation Strategy, 2008, and addresses the implementation and practical requirements of future uses on the site and future owner.

Interpretative opportunities identified in this CMP include:

- Audio tour of the property using oral history as part of the Penrith Lakes heritage trail.
- Opportunity to link with the Great River Walk which will potentially pass by parts of Hadley Park to the east.
- Opportunities for participation of former tenant and descendant Jacqueline Flower in interpretation of aspects of household and farming life, chores and routines.
- Opportunities to link with areas outside the Penrith Lakes Scheme area such as the National Park, and with Muru Mittigar, as part of Castlereagh tourism.
- Opportunity to integrate interpretation with the detailed landscape of parkland setting (refer to Figure 6.1).

Policy 72—The conservation of the cultural landscape, the layout of the farm complex, and the intact fabric of the buildings and archaeology should be the primary interpretative resource.

Methods that should be used include conserving original features and fabric, interpreting former elements based on documentary and archaeological evidence, and introducing interpretative devices such as signage.

Undertaking the proposed urgent stabilisation and ongoing conservation works outlined in Section 7.0, implementing an appropriate use for the site, and the reestablishment of the landform to similar configuration after quarrying has ceased should be implemented as a matter of highest priority.

Policy 73—Collaborative opportunities for interpretation, promotion, education, and potential uses (eg house-museum) should be investigated with appropriate conservation agencies.

Actions • Investigate collaborative opportunities with the Historic Houses Trust, National Trust (NSW), etc

Policy 74—Collaborative opportunities should be investigated to implement a future commercial use on the site as well as opportunities to further research and assess intangible values (eg the value of the landscape as a source for inspiration).

Actions

- Investigate collaborative opportunities with Penrith Regional Gallery and the Lewers Bequest and NSW Arts and consider establishing an 'artist in residence' tenancy

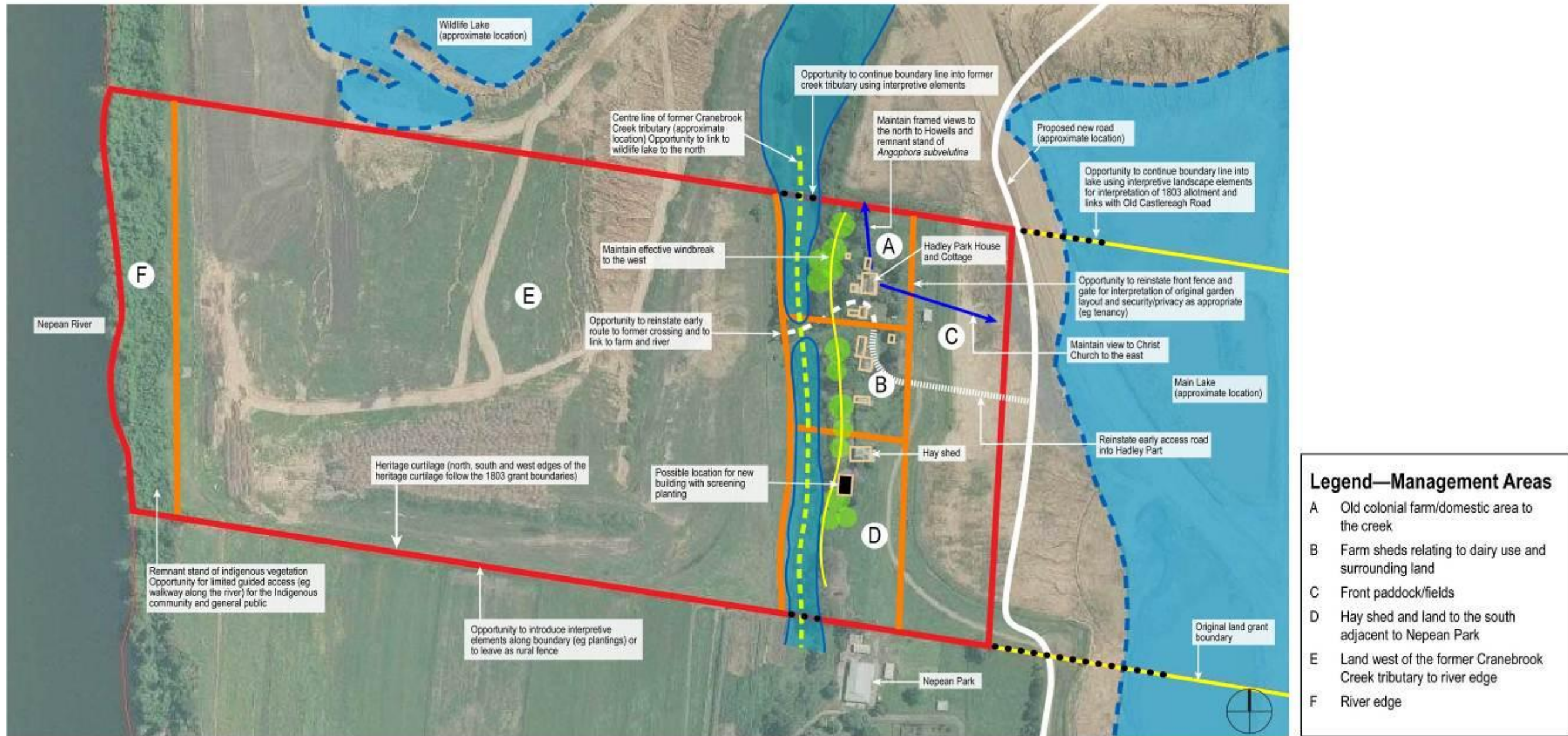


Figure 6.1 Concept plan showing the management areas, compatible uses and other opportunities identified.



7.0 Implementation

Cover Photo: Water Tank, 2010.

7.0 Implementation

7.1 Staged Implementation of Conservation Works

The following staged approach for the care of the building fabric has been defined in Section 6.7:

- Stage 1—the emergency (temporary) works completed in 2008.
- Stage 2—the currently proposed urgent structural stabilisation works, to be undertaken immediately.
- Stage 3—the recommended essential external and internal conservation works to fully recover the external form and fabric and the internal spaces and structure free of props, to be undertaken within 1 to 3 years.
- Stage 4—adaptation works associated with the implementation of compatible uses, to be undertaken after transfer of ownership from PLDC.

The works identified in these stages are noted below, together with a recommended timing for this stage.

7.1.1 Stages 1 & 2: Urgent Structural Stabilisation Works (Immediate)

These works follow emergency (Stage 1) stabilisation works undertaken by PLDC in 2008 and should be undertaken immediately to protect the structure of the house and cottage in particular.

The proposed works are identified in the following documents that are included in Appendix G of this CMP:

- Hughes Trueman Consulting Engineers, Hadley Park—Main House and Kitchen Structural Works (Stage 1 Stabilisation)—Drawings 06S211-200 to 201 and 204 to 210; and
- Truman, Zaniol & Associates, Tender Pricing Schedule of Works, Heritage Architectural Specification, and Schedule of Rates (draft), 30 March 2010.

The report by Truman, Zaniol and Associates Pty Ltd Architects includes the following summary of the proposed works:

Following the limited investigation, and consideration of ongoing negotiation with the NSW Government, PLDC determined that structural and architectural details and schedules be prepared for essential stabilisation works to the main house and kitchen [weatherboard cottage], which generally include the following:

- *securing existing roofing and maintaining as necessary;*
- *maintaining and repairing existing rainwater goods;*
- *providing new temporary and reversible guttering and downpipes to the kitchen [weatherboard cottage] and lead flashings to the main house verandah and roof abutments;*
- *securing existing kitchen wall and ceiling/roof fabric with reversible ties and tin sheet as necessary;*
- *protecting extant timber door and wall cladding with reversible ply and polycarbonate sheets;*
- *bird proofing both buildings with reversible bird wire to eaves;*

- *general structural ties, props, and brick helli tie crack stitching in mortar joints;*
- *removal of 1937 concrete floor around perimeter of brick walls to the main house and undertaking structural underpinning of walls insertion of chemical injected DPC, and repairing deteriorated bricks at ground floor in brick work to match existing; and*
- *providing reversible polycarbonate sheet protection to nominated windows from birds, rain/hail without prejudice to future repair options.*

All the above works are considered interim apart from the necessary brick remedial works/footings to the main house ground floor, while ongoing negotiations for the whole Penrith Lakes Scheme are facilitated. An ongoing monitoring of grounds and building fabric will be undertaken by PLDC and their heritage architect based on a maintenance plan to be prepared to supplement the essential stabilisation works.

Details of the proposed urgent structural stabilisation works noted in the above summary have been identified in a report by Hughes Trueman Consultant Engineers, titled 'Hadley Park Homestead and Kitchen Structural Engineering Issues', dated June 2010, as follows:

Hadley Park House

- *Underpinning the brick walls onto sound footings and to sound bearing material.*
- *Repairing and replacing brickwork.*
- *Crack repair and reinforcing brickwork.*
- *Desalination brickwork.*
- *Installing an injected damp course.*
- *Preservation of intact sole plates where possible.*
- *Replacement of embedded horizontally timber grounds.*
- *Bracing the south wall (already partially done).*
- *Tying down the roof with some localised roof strengthening.*
- *Localised timber post repair.*
- *Maintaining props and re-propping the upper floor and the ceiling below the roof.*
- *Timber preservative treatment.*
- *Termite baiting and monitoring.*

Weatherboard Cottage

- *Localised grading around the perimeter.*
- *Replacing some roof timbers.*
- *Propping the roof.*
- *Augmenting wall bracing.*
- *Reconnecting disconnected timber joints.*

- *Timber preservative treatment.*
- *Termite baiting and monitoring.*

An ongoing monitoring of grounds and building fabric will be undertaken by PLDC and their heritage architect based on a maintenance plan to be prepared to supplement these essential stabilisation works. These works will include:

- Removal of intrusive vegetation encroaching the buildings in consultation with a heritage landscape specialist, and maintenance of grounds and garden in accordance with the Hadley Park Landscape Management Plan, 2010.
- Works to protect the buildings from damage by fire including removal of vegetation, rubbish and any other material that could create a fire hazard (eg any stores of inflammable materials), maintenance of electrical services, etc.
- Eradication of pest and vermin.

7.1.2 Stage 3: Further Essential Conservation Works (Short-term—within 1–3 years)

While the proposed urgent structural stabilisation works (Stage 2) are considered necessary and appropriate given the very poor structural condition of the buildings, these works in the main are of a temporary nature until more substantial structural works—to bring the buildings to a maintainable standard in which the external envelope, the internal structure and the internal spaces can be fully recovered, accessed and maintained—can be undertaken.

These essential conservation works are likely to include substantial restoration and reconstruction and can generally be organised in the following categories:

- External works to secure the fabric from damage or deterioration due to weather, including roof drainage systems, stormwater drainage systems, roofs, external walls, external doors, windows and other elements intended to exclude weather elements or which may be at risk of damage by high winds.
- Removal of intrusive elements encroaching or threatening the structural integrity of the buildings, including full removal of concrete slabs and skirtings inside the house and verandah floor,
- Essential internal works to allow full access to all parts of the buildings for inspections and maintenance (but not public access), including permanent structural repair and reconstruction of the internal timber floor, wall and roof structure, repair of timber flooring and repairs to ceilings and stair for access to the upper floor.
- Works to protect the buildings from damage by vandalism, including hardware repairs, locking mechanisms, fencing, gates, lighting, and security/surveillance systems.
- Removal of temporary propping and bracing for the recovery of internal spaces on completion of internal works.

7.1.3 Stage 4: Further Conservation Works Associated With Future Use

Further preservation, restoration, reconstruction and adaptation will be required to implement the (yet to be determined) future uses at the place.

These works could include preservation, restoration, reconstruction and also adaptation associated with the particular use. It is most likely that these works would be undertaken at the time of or immediately after the transfer of ownership from PLDC to ensure ongoing protection of the place.

7.2 Recommended Studies and Ongoing Advice

The management of the place should be informed by an ongoing program of research and maintenance. PLDC and subsequent owners should continue the extensive program of assessment and specialist advice to address the conservation needs of aspects not covered by this CMP and the Hadley Park Landscape Management Plan. These include (but are not limited to) the following:

- a) Suitable tree replanting guide.
- b) Ongoing operational plans including but not limited to: weed management plan, pest management plan, bushfire management plan.
- c) Schedules of Works for the recommended essential works outlined in Section 7.1 above.
- d) Routine Inspection Schedules and Maintenance Program for the buildings and grounds, garden including specifications for all relevant areas in consultation with suitable heritage specialist. Key areas to be included are: water ingress, white ants management, site drainage, grounds and garden maintenance, and security.
- e) An immediate response system for undertaking emergency corrective maintenance—that is, work that provides temporary support, shelter or security after accidental damage, detailing responsibility for implementation of urgent repairs.
- f) A Movable Property Conservation Management Plan.
- g) An Interpretation Plan for Hadley Park building on the Penrith Lakes Heritage Strategy, 2008, which addresses the practical needs and opportunities associated with the implementation of future use and owner.
- h) Ongoing conservation advice to inform the detailed design of the parklands/lakes, reconstruction of the landform, and new development within the heritage curtilage for implementation of future use.



8.0 Bibliography

Cover Photo: Weatherboard Cottage, 2010.

8.0 Bibliography

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9.0 Appendices

Cover Photo: Hay Shed, 2010.

9.0 Appendices

Appendix A

The Deed of Agreement 1987 (extract) (Source: PLDC)

Appendix B

Sydney Regional Environmental Plan 11, Penrith Lakes Scheme, Schedule 3: Items of the environmental heritage (extract)

Appendix C

Hadley Park, State Heritage Inventory (Inventory Sheet)

Appendix D

Hadley Park, National Trust (NSW) (Inventory Sheet)

Appendix E

Land Title Search

Appendix F

Review of archival and physical evidence (extract from Geoffrey Britton's landscape assessment, 2007)

Appendix G

Hughes Trueman Consulting Engineers, Hadley Park—Main House and Kitchen Structural Works (Stage 1 Stabilisation)—Drawings 06S211-200 to 201 and 204 to 210

Truman, Zaniol & Associates, Tender Pricing Schedule of Works, Heritage Architectural Specification, and Schedule of Rates (draft), 30 March 2010.

Appendix H

Heritage Branch, Department of Planning, Standard Exemptions for works requiring Heritage Council approval, 2009

Appendix I

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999

Appendix J

Plant audit and location (extract from Clouston Associates, Hadley Park Landscape Management Plan (draft) 2010)

Appendix K

Heritage Branch, Department of Planning, Minimum Standards of Maintenance and Repair, 1999

Appendix L

Godden Mackay Logan, Hadley Park Archaeology Handbook, 2010

Appendix M

Muru Cultural Heritage Services, Bush Tucker Plants, 2010

Appendix N

Muru Cultural Heritage Services, Recording of Movable Heritage Items at Hadley Park (draft), 2010

Appendix O

Hadley Park Conservation and Reuse Opportunities, Heritage Advice, Draft Report, prepared by Godden Mackay Logan, December 2012

Appendix A

The Deed of Agreement 1987 (extract) (Source: PLDC)

"Uncontrolled Copy"

THE HONOURABLE BARRIE JOHN UNSWORTH, M.P.

THE HONOURABLE ROBERT JOHN CARR, M.P.

THE MINISTER ADMINISTERING THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT, 1979

PENRITH LAKES DEVELOPMENT CORPORATION LIMITED

PENRITH LAKES SCHEME:

DEED OF AGREEMENT

DATED:

FREEHILL, HOLLINGDALE & PAGE

SOLICITORS & NOTARIES
MLC CENTRE, MARTIN PLACE
SYDNEY N.S.W. 2000
AUSTRALIA

CA3229A - 6/7/87



THE HONOURABLE BARRIE JOHN UNSWORTH, M.P.

THE HONOURABLE ROBERT JOHN CARR, M.P.

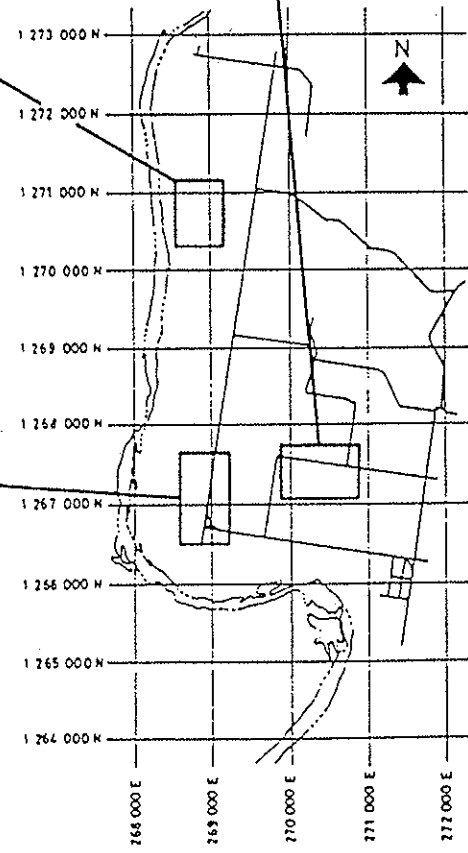
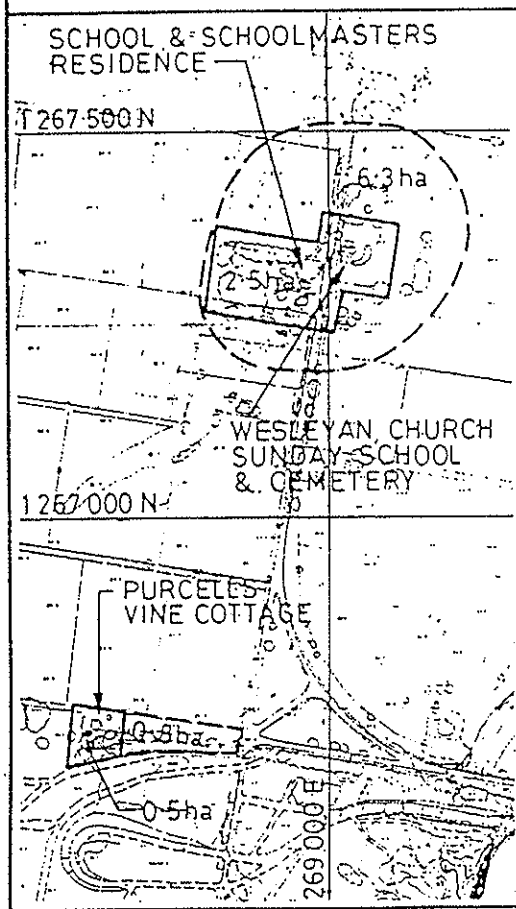
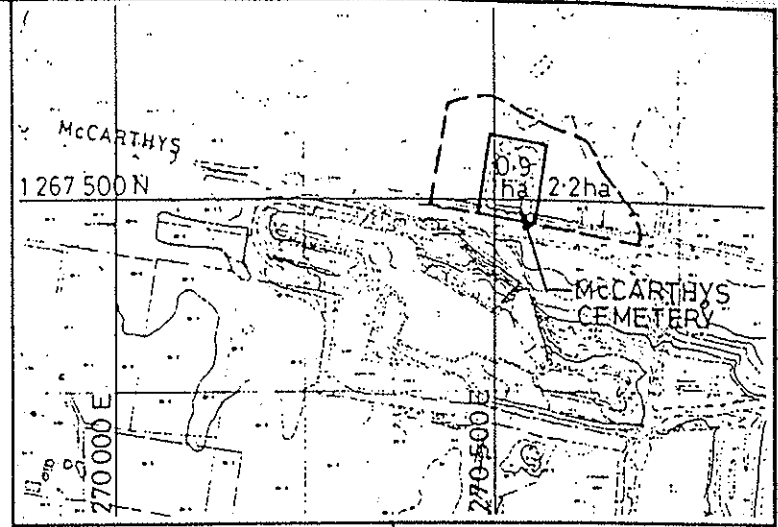
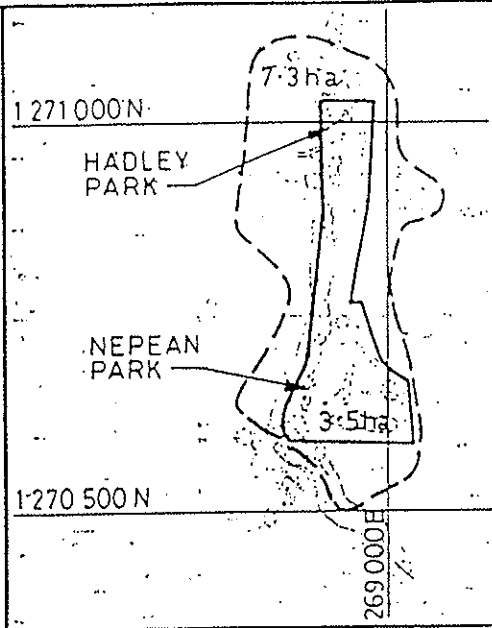
THE MINISTER ADMINISTERING THE ENVIRONMENTAL PLANNING AND
ASSESSMENT ACT, 1979

PENRITH LAKES DEVELOPMENT CORPORATION LIMITED

PENRITH LAKES SCHEME:
DEED OF AGREEMENT EXHIBITS

Compiled by:
PENRITH LAKES DEVELOPMENT CORPORATION LTD
Greg Leghissa (Chief Operating Officer), Dani Drewry (Natural & Cultural
Heritage), John Mulally (John Mulally and Associates) and Peter McGhee,
(McGhee Development Solutions)

on 27/11/08



SCALES

CURTILAGE MAPS 1:10 000
LOCATION MAP 1:100 000

- RECOMMENDED MINIMAL CURTILAGE FOR RETENTION OF SITE
(Preservation of significant structures & vegetation - no quarrying to be permitted in this area)
- RECOMMENDED MINIMAL CURTILAGE FOR RETENTION OF SITE CONTEXT
(Quarrying permitted in this zone & land levels re-instated to original topography)

HISTORICAL SITES

FIG. 2.2

31 UCI 1996

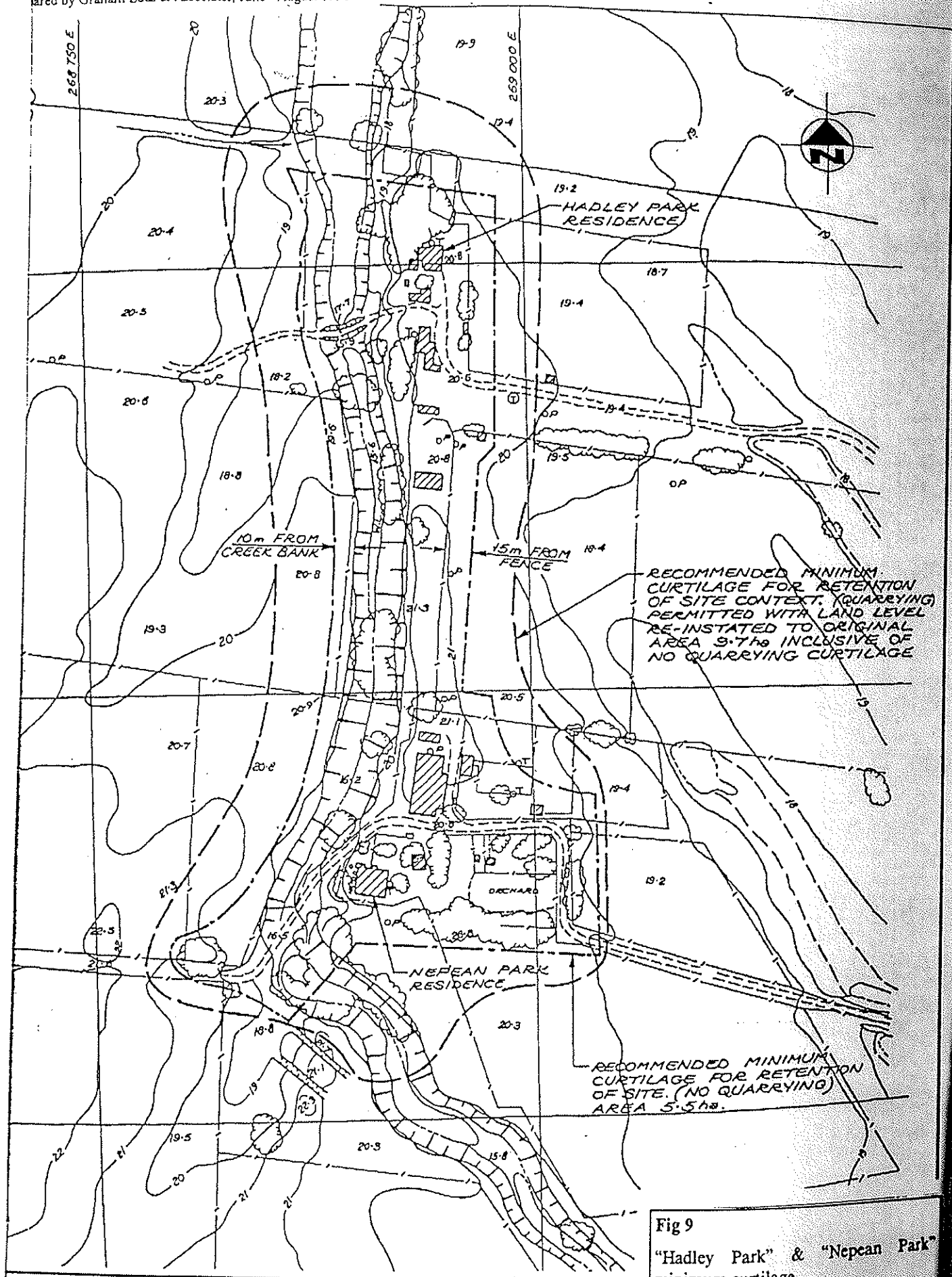


Fig 9

"Hadley Park" & "Nepean Park"
 minimum curtilage

PLDC - showing extent of proposed
 quarrying
 Current Landscape Manual curtilage
 plan.

SCHEDULE 12HERITAGE ITEMS

Hadley Park, Lots 1 and 2, MPS (OS) 8807, Parish of Castlereagh, County of Cumberland (shown as Heritage Item number 1 on the Structure Plan).

Nepean Park, Part Portion 48, Parish of Castlereagh, County of Cumberland (shown as Heritage Item number 2 on the Structure Plan).

McCarthy's Cemetery, part Portion 82, Parish of Castlereagh, County of Cumberland (shown as Heritage Item number 3 on the Structure Plan).

Upper Castlereagh Methodist Church and Hall, part Portion 71, Parish of Castlereagh, County of Cumberland (shown as Heritage Item number 4 on the Structure Plan).

Upper Castlereagh School and Residence, part Portion 54, Parish of Castlereagh, County of Cumberland to which Permanent Conservation Order No. 339 under the Heritage Act 1977 applies (shown as Heritage Item number 5 on the Structure Plan).

Methodist Cemetery part Portion 71, Parish of Castlereagh, County of Cumberland (shown as Heritage Item number 6 on the Structure Plan).

JAB



Appendix B

Sydney Regional Environmental Plan 11, Penrith Lakes Scheme, Schedule 3: Items of the environmental heritage



New South Wales Consolidated Regulations

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SYDNEY REGIONAL ENVIRONMENTAL PLAN NO 11--PENRITH LAKES SCHEME - SCHEDULE 3

SCHEDULE 3 – Items of the environmental heritage

(Clause 13)

Hadley Park, lots 1 and 2, MPS (OS) 8807, Parish of Castlereagh, County of Cumberland (shown as Heritage Item No 1 on the structure plan).

Nepean Park, part portion 48, Parish of Castlereagh, County of Cumberland (shown as Heritage Item No 2 on the structure plan).

McCarthys Cemetery, part portion 82, Parish of Castlereagh, County of Cumberland (shown as Heritage Item No 3 on the structure plan).

Upper Castlereagh Methodist Church and Hall, part portion 71, Parish of Castlereagh, County of Cumberland (shown as Heritage Item No 4 on the structure plan).

Upper Castlereagh School and Residence, part portion 54, Parish of Castlereagh, County of Cumberland (shown as Heritage Item No 5 on the structure plan). *Permanent Conservation Order No 339* under the [Heritage Act 1977](#), applies to Upper Castlereagh School.

Methodist Cemetery, part portion 71, Parish of Castlereagh, County of Cumberland (shown as Heritage Item No 6 on the structure plan).

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Appendix C

Hadley Park, State Heritage Inventory (Inventory Sheet)



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Hadley Park

Item

Name of Item: Hadley Park

Primary Address: RMB 113 Castlereagh Road, Castlereagh, NSW 2749

Local Govt. Area: Penrith

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	1	-	DP	87060

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
RMB 113 Castlereagh Road	Castlereagh	Penrith	Castlereagh	Cumberland	Primary

Statement of Significance

It is difficult to overestimate the significance of this complex, still extant in its original 1803 grant, and still in a remarkably unaltered condition. As a building it is one of the earliest extant buildings in the colony; in its condition and setting it is probably unique (Penrith Lakes Scheme RES 1983:99)

Date Significance Updated: 27 Jul 99

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

History

Historical Notes: Conservation Plan, August 1996

Graham Eddes

Assessment of Significance

SHR Criteria a)

[Historical Significance]

Hadley Park is a rare example of a farmhouse from c1811-1812 and it possesses on the site a single storey outbuilding which may be an earlier cottage dating from c1806. Hadley park is the oldest example amongst a notable group of surviving farmhouses and other dwellings in the Castlereagh area, an early centre of agricultural production. The property has the ability to demonstrate its relationship to the farming of its surrounding farmland and the continuing agricultural land use of the district which survives from the late 18th century (G. Edds 1996: 6)

SHR Criteria c)

[Aesthetic Significance]

The main farmhouse is aesthetically distinctive and is a landmark within the Castlereagh farming plateau. The main farmhouse is outstanding because of its integrity, its rural setting and its fabric intactness (G. Edds 1996: 6)

SHR Criteria d)

[Social Significance]

The main farmhouse in particular was built for Charles Hadley, a notable example of the second wave of settlers in the area who successfully made the

transition from a subsistence to a market economy. The property has had an association with the Hadley family and its descendants from its construction until the present day, an association almost unrivalled for continuity and length of time in Australia. The farming complex, together with 'Nepean Park' adjacent, make an outstanding pair within the Castlereagh/Nepean River farming plateau. (G. Edds 1996: 6)

SHR Criteria e)
[Research Potential]

The single storey outbuilding, possibly the earliest timber cottage on the site c1806, maybe the oldest timber cottage known to survive in Australia. The main farmhouse is an extremely rare surviving example of a jerkin head roof structure embodying a most unique and unusual timber structure and clad externally with brickwork. The technical excellence of the timber roof structure is paralleled by 'Elizabeth Farm' Parramatta, 'Old Government House' Parramatta and 'St. Mathew's Anglican Church' Windsor and because of this technical excellence the building cannot be described as vernacular. The single storey outbuilding and main farmhouse's relative intactness of form, interior spaces and detailing, dating from c1806 make the building precinct a rare survival of the earliest period of colonial architecture in Australia (G. Edds 1996: 6)

SHR Criteria f)
[Rarity]

The Hadley Park property containing the improvements thereon is considered to be very rare/scarc and of State significance. (G. Edds 1996: 6)

Assessment Criteria

Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
<i>Regional Environmental Plan</i>			25 Nov 94		

References, Internet links & Images

None

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

Data Source

The information for this entry comes from the following source:

Name: Gazette NSW Statutory Listings

Database Number: 5000915

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to the [Database Manager](#).

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Appendix D

Hadley Park, National Trust (NSW) (Inventory Sheet)

CASTLEREAGH

HADLEY PARK

Castlereagh Rd

(Town or District)

Post Code 2750 City of
Local Govt. Area PenrithAuthor of D Fox, K Mate
Proposal J Broadbent
edited G DawsonDate of
Proposal Oct 1984

(Name or Identification of Listing)

(Address or Location)

Suggested
Listing Category CLASSIFIEDBibliography
M O'Neill, Story of Castlereagh
D Fox & K Mate, Conservation plan for
Uni of NSW Architecture Dept, 1984Owner and Address 1985:
Penrith Lakes Development
Corporation P/L
P.O. Box 616
Penrith 2750Committee
(Trust Use) HBCCouncil APPROVED
(Trust Use) CLASSIFIED

Description Briefly cover the points on the following check list where they are relevant and within your knowledge.

Style Built c1811.

Construction History:

The house stands on a grant of 80 acres made to Martin Mince in 1803. He leased part of the property to Charles Hadley in 1806 and sold the whole to Hadley in 1811. Hadley (1771-1828) arrived as a convict on the Third Fleet in 1791 and was pardoned in 1805. The house was probably built between 17 August 1811 (date of Hadley's purchase) and 1st April 1812, when a lease between Samuel Foster and Thomas Francis referred to "Thomas Francis agreeing to build a house equal to that of Charles Hadley's ..." The property has been continuously occupied by Hadley's descendants to date, and was owned by them until 1971. It is now owned by the Penrith Lakes Development Corporation. The present boundaries of Portions 1 and 2 DP 87060 follow closely the original 80 acre grant.

Description:

The house is a two storey single pile building with a skillion at the rear. The footings are probably logs laid in shallow trenches. The structure is a frame of timber posts and beams with infill and outer cladding of soft red bricks which were probably fired on the property. The large internal beams suggest that the upper walls may be carried on the frame independently of the lower walls. The simple straight corrugated ... (see over)

Reasons for listing

Hadley Park built c.1811 is probably the oldest remaining building in the Nepean Valley. In form and much of its fabric, it survives intact as an extremely early and rare example of a domestic farmhouse built in the first quarter of the nineteenth century. The two storey single pile form and jerkin head roof reveal construction techniques and stylistic features of NSW's earliest building tradition. No earlier house in NSW preserves this form as purely as Hadley Park.

Hadley Park retains its original 80 acre property and rural setting as sold to Charles Hadley in 1811. This farm holding remains an intact example typical of the size and manner of subdivisions of farmland adjacent to Governor Macquarie's town along the Nepean and Hawkesbury Rivers.

Sketch plan and photos
Attach additional photos
if any.

committee references:

CSC/14 17/1/72: referred to
CSC/19 19/6/72: deferred
HBC/245 25/11/78: recommended CLASSIFY
HEC/246 5/2/79: recommended CLASSIFY
Council 5/3/79: approved RECORD
HBC/347 11/11/85: recommended CLASSIFY
HBC/350 24/2/86: referred to
COUNCIL 24/3/1986: Approved CLASSIFIED
HBC/351: 17/3/86 Editorial considered
Owner advised CLASSIFIED 16/4/1986: copy for LGA: form letter HBC/5a

DESCRIPTION (CONTINUED):

iron verandah on chamfered timber posts is of unknown date (probably not original). The jerkinhead roof, now covered with corrugated iron, has construction typical of the early nineteenth century, with oversized beams and rafters laid on their sides. The symmetry of the building is maintained by a false chimney on the south side. The lower windows are nine-paned, while the upper windows have been replaced in the twentieth century. The interior contains many intact early features. Some doors are original. Floors were originally compacted earth, replaced with timber in the main part, and bricks under the skillion (the bricks have since been covered with concrete). There are original fireplaces. A history of ceiling finishes is visible: original sailcloth in two rooms; remnants of lath and plaster; hessian bags hung over exposed ceiling joists; ripple iron; and a recent addition of plywood sheets. Ceiling heights in the skillion section are 5' 10" (1.75m).

Significant outbuildings are a slab hut with a corrugated iron roof, which is thought to pre-date the house, and was once used as a kitchen; many parts formerly of horizontal slabs have been replaced with metal sheeting. Also a simple timber wash house. There is a non-significant modern bathroom and residential wing.

Curtilage to be Portions 1 and 2, DP 87060.

Condition is poor, with severe rising damp (probably aggravated by the present concrete screed around the building); uneven settlement probably because of rotting timber footings; termite and rot damage; and deterioration of lath and plaster and other finishes. The gable end walls are bowing severely.

Appendix E

Land Title Search

Land Title Search – Hadley Park

The land relating to Hadley Park currently consists of three lots -
Lots 1 & 2 in DP 87060 and Lot 482 in DP 849952

Lots 1 & 2 in DP 87060

- 1803 Crown Grant dated 30th June
To Martin Mince of 80 acres being Portion 47 of the Parish of Castlereagh
- 1806 Conveyance dated 12th August
Martin Mince to Charles Hadley
- 1811 Transfer dated 16th August
Martin Mince to Anne Lauder
- 1811 Conveyance dated 17th August
Anne Lauder to Charles Hadley
- 1905 Conveyance dated 18th December Bk 799 No. 722
To Thomas Hadley (1st part) Thomas Charles Hadley (2nd part) George Joseph Hadley (3rd part) Mrs Hannah Amelia Carman and William Carmen (4th part) Lancelot Threlkeld Lloyd (5th part) , William Charles Hadley Childs and Hannah Eliza Hannah and Walter Tracey Hannah (7th part) Henry Holland (8th part) William Charles Hadley Childs (9th part)
- 1906 Statutory Declaration Thomas Hadley dated 4th January
1906 Statutory Declaration Charles Hadley dated 4th January
- 1948 Surveyors plan dated 14th November
- 1949 Conveyance dated 4th April Bk 2083 No. 347
W.H. Childs to W.G. Childs
- 1951 Probate in the will of W.C. Hadley Childs dated 6th July
- 1949 **Primary Application No. 37060** dated 4th April
William Charles Hadley Childs of Castlereagh, farmer, containing 94 acres 6 ½ acres being Portion 47 of the Parish of Castlereagh

Land subdivided into two portions using the 1948 surveyor's plan as Lots 1 & 2 DP 87060. The Certificates of Title issued from the Primary Application are issued in the names of William Charles Hadley Childs (44 acres 6 ½ perches – Lot 1 in DP 87060 to CT 67733-116) and William George Childs (50 acres – Lot 2 in DP 87060 to Ct 67733-115)

Lot 1 DP 87060

- 1953 Certificate of Title Volume 6733 Folio 116 dated 19th October
William Charles Hadley Childs of Castlereagh, farmer, containing 44 acres 6 ½ perches being Lot 1 in DP 87060
- 1953 Application by Transmission No. F 976717 dated 25th November
To Esla Louisa Childs and Hannah Howell Childs, both of Castlereagh, spinsters
- 1972 Transfer No. N357369 dated 4th May
To Quarries Pty Limited
- 1978 Application No. Q604637 dated 24th July
Blue Metal & Gravel Limited
- 1998 Transfer No. 5415479 dated 16th December
To Penrith Lakes Development Corporation Ltd

Current title Lot 1 in DP 87060
Current Owner Penrith Lakes Development Corporation Ltd

Lot 2 DP 87060

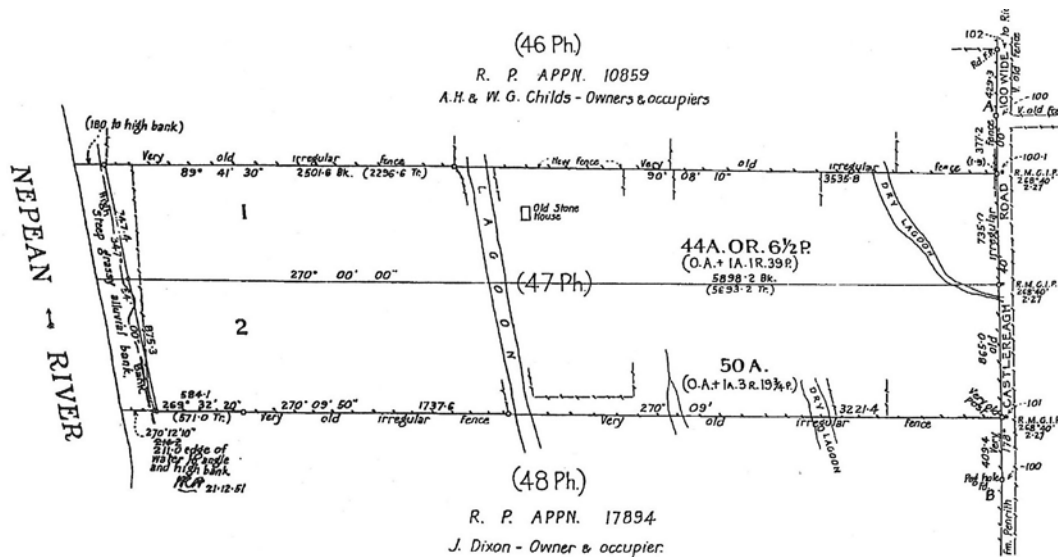
1953 Certificate of Title Volume 6733 Folio 115 dated 19th October
William George Childs of Castlereagh, farmer, containing 50 acres being Lot 2 in DP 87060

1972 Transfer No. N357368 dated 4th May
To Quarries Pty Limited

1978 Application No. Q604637 dated 24th July
Blue Metal & Gravel Limited

1998 Transfer No. 5415479 dated 16th December
To Penrith Lakes Development Corporation Ltd

Current title Lot 2 in DP 87060
Current Owner Penrith Lakes Development Corporation Ltd



Lots 1 & 2 in DP 87060. A subdivision (dated Nov 1948) of Portion 47 of the Parish of Castlereagh

Lot 482 in DP 849952

- 1803 Crown Grant dated 30th June
To William Touke of **140 acres being Portion 48 of the Parish of Castlereagh**
- 1819 Release dated 25th June Bk C No. 89
Thomas Rose and Charles Hadley to John Single

Abstract of will of John Single
Abstract of Will of Sarah Single
- 1873 Conveyance dated 29th October Bk 138 No. 808
C.W. Single (1st Part) J.B. Single (2nd part) and James Fraser (3rd part)
- 1891 Conveyance dated 29th February Bk 458 No. 778
Jno Single to Joseph Single
- 1891 Conveyance dated 1st May Bk 462 No. 90
J.D Single to Isabel Cork
- 1910 Mortgage dated 29th January
Isabel Cork to F.C.U. Gilder

Death of Isabel Cork
- 1912 Conveyance dated 30th January Bk 956 No. 900
F.A.H. Cork to E.J. Keith
- 1912 Mortgage dated 30th January
E.J. Keith to Perpetual Trustee
- 1912 Primary Application No. 1789 dated 27th May
Edward Joseph Keith of near Penrith, farmer, **containing 160 acres being Portion 48 of the Parish of Castlereagh**
- 1913 Certificate of Title Volume 2349 Folio 141 dated 13th March
Edward Joseph Keith of near Penrith, farmer, containing 160 acres being Portion 48 of the Parish of Castlereagh
- 1916 Transfer No. A237135 dated 22nd March
To John Charles Fletcher of Parramatta, farmer
- 1922 Transfer No. A825243 dated 30th May
To Ernest Leslie Raymond Keech near Penrith, farmer
- 1929 Transfer No. B914782 dated 19th November
To S.B. Grange & Son Limited
- 1932 Transfer No. C153950 dated 26th November
to Athol Collins Powell of part (40 acres)

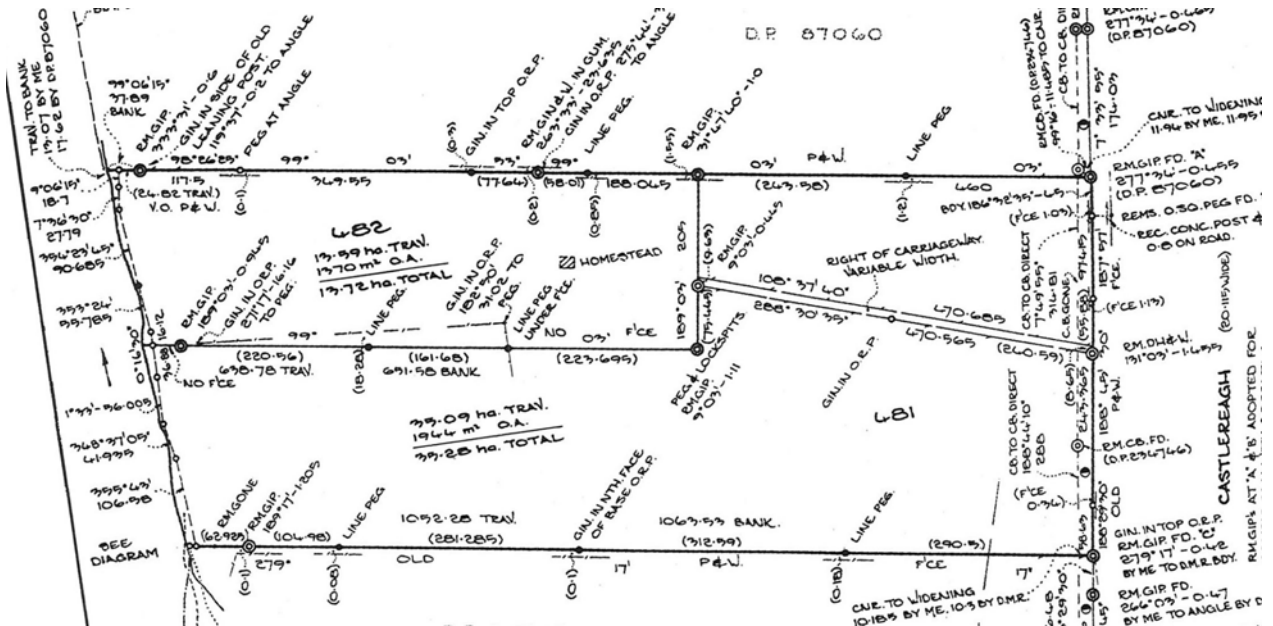
Residue (120 acres) to CT 4558-110
- 1932 Certificate of Title Volume 4558 Folio 110 dated 13th December
S.B. Grange & Son Limited containing **120 acres**
- 1933 Transfer No. C195130 dated 13th July
To Joseph Herbert Dixon of Croydon, dairy farmer
- 1964 Death of Joseph Herbert Dixon

1966 Section 94 Application dated 10th March
To Marjorie Ruth Dixon, spinster, Keith Robert Samuel Dixon, farmer, Helen Elizabeth Dixon, spinster, Colin William Dixon, farmer, all of Penrith

1966 Transfer No. K265242 dated 2nd February
To Nepean Park Pty Limited

1995 Subdivision of land into Lots 481 (containing Homestead) & 482 in DP849952

Current Title Lot 482 DP 849952
Current Owner Nepean Park Pty Limited



Shows lots 481 and 482 in DP 849952 a subdivision of Portion 48 of the Parish

Appendix F

Review of archival and physical evidence (extract from Geoffrey Britton's landscape assessment, 2007)

2 Conservation Analysis

2.1 Review of archival evidence

2.1.1 Undated Photograph (c.1900)



Source: Private Photographic Collection

This is the earliest available photography and probably dates to the turn of the century. Notable elements evident in the photograph are the ornamental gate separating the front garden from the front paddock, the picketted farm gate at left, the unidentified tree near the gate, the extensive shrubbery within the front garden and the clear view behind the house to the Lapstone Monocline beyond.

A young tree is shown recently planted near the front gate clearly indicating that a symmetrical portal was intended at the front gate framing the view along the house axis to the east. Further to the left there are two larger shrubs. One looks suspiciously like the weedy Wild Tobacco Tree (*Solanum mauritianum*) that still plagues the site, or perhaps a *Brugmansia* sp., while the mounded shrub to the left may well be the existing Small-leaf Privet hedge as this is known to be an old planting.

At the extreme right side of the photograph the forms of taller trees are evident suggesting either the retention of indigenous tree species or, more likely, the maturing of much earlier plantings. The planted front garden contrasts markedly with the front paddock which is kept as a field.

2.1.2 Undated Photograph (c.1908)



Source: Private Photographic Collection

With the front gate open this early family photograph provides an excellent record of the earlier form of the ornamental gate joinery and its scale. Curiously, between this photograph and the previous one the gate hanging arrangement appears to have changed with the ornamental gateposts being removed by this later photograph.

The unidentified tree behind the family group has a ladder propped against it suggesting the possibility of it being a fruit tree. (The same tree has gone by about 1917.) A deciduous shrub is evident against the house verandah while the conspicuous foliage of two date palms (*Phoenix* sp.) dominates the garden behind the group. The type of date palm is intriguing as it looks much like the Canary Island Date Palm (*P. canariensis*) though at this time the species was only becoming available in Australia and was mostly used experimentally by the Royal Botanic Gardens, Sydney for sites such Macquarie Street and Centennial Park. More likely it is one of the other date palm species such as *P. sylvestris* or *P. dactylifera*.

2.1.3 Undated Photograph (c.1915)



Source: Private Photographic Collection

Evident in this photograph of the stables block is the taller tree to the right (Kurrajong?), a small spreading tree to the right of the stables, the branches of another tree to the left of the building (one of the existing citrus trees?) and the relatively clear views through to the escarpment beyond suggesting little screening vegetation in between at this time.

2.1.4 Undated Photograph (c.1965)



Source: Private Photographic Collection

This mid-1960s photograph shows a relatively bare garden where almost all of the vegetation of earlier views has gone. The Chinese Windmill Palm (*Trachycarpus fortunei*) – so much a feature of the present garden – was probably introduced during the interwar period.

The front fence has been replaced by wire mesh panels while the ornamental gate is still present but with a different post support system.

2.1.5 Undated Photograph (c.1960s?)



Source: PCC Library Photographic Collection LGPH E018 at www.penrithcity.nsw.gov.au/index.asp?id=458

This photograph appears to have been taken from within the southern of the two main front paddocks of Hadley Park with the dividing fenceline in the foreground. Very little taller vegetation is evident in front of the building group with only the conspicuous Chinese Windmill Palms (*Trachycarpus fortunei*) being the most obvious.

The tall tree to the left of the homestead may be a large Kurrajong (*Brachychiton populneus*) (also evident in the 1986 photograph) that has now been removed. A dense band of trees is prominent to the northwest of the homestead that likely includes more Kurrajongs and Peppercorn Trees. This vegetation would have provided an effective windbreak from this direction.

Lower plantings are evident in the front garden while the upper canopies of some plants can be seen above the profiles of outbuildings to the left. Some vegetation can be seen to the immediate south of the front milking shed.

2.1.6 Undated Oblique Aerial Photograph (c.1971)



Source: Private Photographic Collection

A notable feature of this excellent, and rare, oblique aerial view of Hadley Park is the large block of mature vegetation to the northwest of the house. Among these trees would be the Peppercorn Trees and Kurrajongs known to have been planted in the 19th century as well as the unmistakable profile of a large conifer.

The view also shows that the ornamental front gate is still present, a kitchen garden is well in evidence to the northeast of the house (along with fencing), the earlier access road to the creek clearly sweeps past the stables and old citrus trees, and the creek channel is surprisingly devoid of taller vegetation.

2.1.7 May 1978 photograph



Source: Daphne Kingston in PHA newsletter Phanfare No. 215 Nov-Dec 2005 p.6

Despite being a narrow view of the homestead this photograph reveals a Chinese Windmill Palm (since blown over) covered below with Cat's Claw Climber (*Macfadyena unguis-cati*) at the northeast corner of the homestead; a young White Cedar (*Melia azedarach* var. *australasica*) to the south of the homestead and various shrubs (or young trees) and perennials in the front garden.

The front fence at this time was a wire mesh panel fence.

2.1.8 July 1986 photograph



Source: Fox & Associates now with Penrith City Council (File HS 1986\C008)

Apart from the earliest archival and 1971 aerial photographs this 1986 view is one of the most helpful of the main homestead area.

Taken at a time when turf-growing was the principal use of the front paddock the photograph reveals persistent mature Kurrajongs and Peppercorn Trees (*Schinus areira*) behind the homestead to the northwest and the old Kurrajong to the southwest. All of these large Kurrajongs have since died.

Other conspicuous plantings include the oleanders to the extreme right of the view, the Laurestinus (*Viburnum tinus*) at the front fence obscuring part of the verandah, the Chinese Windmill Palm to the left of the homestead and the Crepe Myrtle (*Lagerstroemia indica*) and Oleander (*Nerium oleander*) further to the left.

The dark, vertical form in front of the former kitchen block is apparently the palm, with trailing Cat's Claw Climber, since blown over in a storm.

Fencing to the front appears to have been changed since the 1978 photograph and a metal (catalogue type?) gate is evident on the path axis.

2.2 Review of physical evidence

2.2.1 Immediate Homestead Area

This area – described by Edds & Associates (1996) as the House Paddock - is the most complex part of the site on account of the greatest number of surviving layers of interventions and the greatest concentration of current plant material. The large number of plants within this area are described on **Figure L3** along with an indication, where known, of relative age.

Important plantings are mentioned in **Section 2.3** below and include old Peppercorn Trees, fruit trees, Privet hedging and roses. Lantana has formed thickets in the northern part of this area.

Other key elements of the earlier layout of the farm group include the front garden layout, an earlier kitchen garden area, the survival of the early front garden gate and the direct sightline to Christ Church from the homestead.

2.2.2 Southern Outbuildings Area

The area from about the feed shed and dairy stalls to the boundary with Nepean Park includes mainly farm outbuildings, a long paddock between an early north-south fenceline and the creek channel, an old dump area behind the hay shed and some variable vegetation (**Figures L1** and **L2**).

Significant vegetation includes Broad-leaved Apples (*Angophora intermedia* [Syn. *A. subvelutina*]) near the boundary with Nepean Park, a lone, young *Eucalyptus deanei* and old Peppercorn Tree behind the feed shed and a large Cabbage Gum (*Eucalyptus amplifolia*) to the east of the recent milking shed. Other plants include a Monterey Cypress (*Cupressus torulosa*) within the dump area (planted about 40 years ago), a dense carpet of English Ivy (*Hedera helix*) to the back of the recent milking shed and a Mulberry at the southeast corner of the hay shed.

A group of relocated plant material from former farms within the Castlereagh Valley has been recently planted to the north of the large Cabbage Gum. These plants include Nectarines, a Pear tree, a Mulberry and an Edible Fig.

A dense thicket of Lantana forms a wall at the junction with the upper creek bank between the recent milking shed and the hay shed.

2.2.3 Eastern Paddock

A small section of the former front paddock remains to the east of the homestead. This area was more recently used for turf-growing and remains as a largely open space.

2.2.4 Former Cranebrook Creek Channel

This important local drainage feature remains largely intact apart from the more recent localised filling to make the crude crossing. Much of this area is heavily weed-infested with Honey Locust (*Gleditsia triacanthos*) though there are also some old Weeping Willows (*Salix babylonica*).

Indigenous species include several old Cabbage Gums (*Eucalyptus amplifolia*) in the southern section and areas of River Oak (*Casuarina cunninghamiana*).

The taller vegetation within this area (including the weed species for now) provides valuable protection from strong winds that are otherwise a major environmental constraint to living and working on the lowlands plain.



ABOVE: A late 2006 view within the former Cranebrook Creek channel at Hadley Park looking north. Most of the enclosing vegetation is Honey Locust with some Willows and occasional remnant Cabbage Gums.

BELOW LEFT: A large remnant Cabbage Gum (*Eucalyptus amplifolia*) near the boundary with Nepean Park, 2006. **BELOW RIGHT:** The creek channel north of the causeway, 2006.



2.2.5 West of Channel

The broad area to the west of the creek channel has been excavated for sand and gravel quarrying then filled to levels approximating those prior to operations and remains largely open down to the Nepean high bank as it has been traditionally for the past 200 years.

2.3 Development of the Grounds

2.3.1 19th Century

No records were found to describe the early site as a cultural landscape beyond the basic descriptions of agricultural enterprise contained in the early muster accounts. From this it is likely that in the early flurry of activity when the two-storey house was built the central homestead area would have also had a kitchen garden and fruit trees at least.

Though entirely conjectural, it is also reasonable to surmise that some windbreak plantings may have been undertaken at this early stage although it is also possible that some of the taller riparian species of locally indigenous vegetation may have been retained along the upper banks of the former Cranebrook Creel channel. Several very large old eucalypts remain along the southern part of the channel near the boundary with Nepean Park.

Surviving old trees in the vicinity of the homestead include several Peppercorn Trees that trace out a line to the immediate west of, and parallel with, the homestead and outbuilding group. Along the same alignment old Kurrajongs also survived at the site until very recently. It is likely that these species were introduced to the site during the 19th century. (Similar old plantings of these species remain at Nepean Park to the south.)

Several old fruit trees remain near the homestead including two orange trees at the southeast corner of the garage addition and an old red plum tree behind the 1960s bedroom addition (though this latter tree could be an early 20th century planting) with progeny of various ages. A very depauperate old yellow plum tree was also recorded at the southern side of the garage addition in January 1999 but this has since died. It is likely that the orange trees, at least, were 19th century introductions.

Planted ornamental vegetation evident in the earliest surviving photographs may well include those from the later 19th century though none of these survive. The distinctive Chinese Windmill Palms do not appear in these early photos. Other vegetation that appears to be old enough to have been planted in the 19th century includes the hedge of a small-leaf Privet (*Ligustrum* sp.) along the southern side of the homestead.

The simple geometric layout of the front garden space with its central axial pathway is probably an early one. Some form of ornamental bedding – one of the few non-functional concessions within the working farm context – may have existed either side of the dividing path.

Some fenceline alignments surrounding the homestead group have been known to have changed within recent decades though several remain unchanged from the 19th century. Those that remain substantially intact – though with replacement fabric – include the two parallel north-south lines from the more recent dairy milking shed back to the boundary fence with Nepean Park; the north-south line across the front of the homestead from the early entry road to the northern boundary fence; and the north-south line to the immediate west of the creek channel (north of the crossing).

Vestiges of the earlier fence alignment behind the main building group and part of the early east-west fenceline that once divided the front paddocks are also discernible. Most other extant fencelines have been installed more recently.

The earliest known access road linking Castlereagh Road and the farm group was located about halfway across the grant and roughly parallel with the east-west boundaries. A short

section of this road remains to the immediate east of the feed shed and dairy head stalls. This access may have been unchanged from the earliest farm period.

The western side of the building group was always dominated by the steep banks of the former Cranebrook Creek channel. An early crossing (likely a log and earth bridge) had been built to negotiate this feature and enable ready access to the western part of the farm. The existing crude creek crossing is a recent intervention but it is not known if it replaced an early bridge – if not the original one – or a subsequent replacement of an earlier structure.

Evidence of an earlier bridge exists at the location of the present crossing as well as the formation of an earlier access to the bridge on the eastern side of the channel.

Another important surviving grounds element of the 19th century is the ornamental gate formerly from the fence in front of the homestead. The gate, now stored in the former kitchen block, was located at the end of the path on axis with the front door. Archival photographic evidence indicates that the lower panelling and detailing of the gate had been altered over the years – probably a function of maintenance. The gate originally had scalloped base joinery which is now missing.

2.3.2 20th Century

Development of the grounds in the earlier half of the 19th century is less well documented than either the 19th century phase or the latter part of the 20th century. It is likely that some of the vegetation evident in 1910s photographs was from the early 20th century. The relatively fast-growing Chinese Windmill Palms that are now a feature of the present grounds may date from the interwar period. A possible early 20th century planting is the old Peppercorn tree next to the washhouse.

Other plants likely to have been introduced about the interwar period include the Kurrajong next to the Oak Tree (*Quercus robur*) south of the bedroom block and the two old roses in the front bed at the northeast side of the homestead. The Wisteria behind the homestead near the southwest corner and the Hydrangea (pale pink form) in front of the former kitchen block may also date from this period.

Another interesting rose exists at the northeast corner of the front garden enclosure that may date with the others if not earlier. It is simply known as *Rosa* 'Hadley' and probably warrants further investigation to confirm its identity and possible provenance.

Three earlier plantings known from archival photographs include a Loquat tree (*Eriobotrya japonica*) near the upper bank of the channel and west of the homestead (died about 20 years ago), a large Mulberry (*Morus alba*) tree at the northeast corner of the former kitchen block (predating the existing trees in this location) and an unidentified tree (Kurrajong?) to the north of the axial front path evident in a c. 1912 view.

More additions and modifications to the grounds are known from the latter part of the 20th century – particularly the 1960s period – with the greatest number of changes occurring within the past five or so years. Most of these recent changes have been associated with the sand and gravel extraction operations across much of the former grant area though the prolonged drought conditions have likely also taken a heavy toll on some of the oldest plantings around the homestead group.

The large Jacaranda (*Jacaranda mimosifolia*) to the north of the former kitchen block and the Flame Tree (*Brachychiton acerifolius*) towards the creek channel appear to have been planted about 50 years ago while the *Rosa* 'Frau Karl Drushki' in the front garden is at least 50 years old. The grape (*Vitis* cv.) vine attached to the former milking shed along the front fenceline also appears to be old.

The time when the rear bedroom addition was built also marked a phase of new plantings around the homestead. The Oak Tree behind the bedroom block dates to this period as do the Pink Cestrum and the Bottlebrush (*Callistemon viminalis*) at the southeast corner, the

edible Fig Tree (*Ficus carica*) between the bedroom block and the old stables and the Oleander and Laurestinus at the front fenceline.

Other plantings possibly from the mid-century period include the Oleander to the east of the former kitchen block, the *Bignonia rosea* northeast of the Oleander, the Poinsettia (*Euphorbia* sp.) in front of the WC and another palm in the rockery north of the bedroom block. The lemon tree and an old *Campsis* climber on the northern side of the homestead may be from this period.

The hollow stump with a native bee's nest between the homestead and the channel was relocated to this position in about the 1960s.

Plantings known from the 1970s and early 1980s include the White Cedar to the north of the old stables, the Cypress (*Cupressus* spp.) and Pecan Nut Tree (*Carya illinoensis*) along the front fenceline and the Bottlebrush at the northeast corner of the former kitchen block. (All of the present plantings along the front fenceline are from the latter part of the 20th century.)

More recent plantings include the large and spectacular *Cereus uruguayanus* was planted in this location about 15 years ago though the earlier plant it was propagated from was originally located behind the WC. Others from the past 10 to 20 years include the two pear (*Pyrus* cvv.) cultivars and lemon tree (*Citrus limon*) along the front fence and the *Tibouchina* in the front garden.

Other plantings have been relocated to Hadley Park from other sites within the Castlereagh Valley. Included with these relocated plants is the *Camellia* 'Aspasia Macarthur' from Vine Cottage which is old and highly significant. There is also another camellia from Vine Cottage with red flowers and a white-flowered camellia from a site opposite 'Cook's'.

Other relocated plants include a loquat and a plum tree behind the guest room, three bottlebrushes, three *Acer* sp.? (one of which has died) and an old mandarin tree to the northwest of the building group (west of the old Peppercorn Tree), a Norfolk Island Pine (*Araucaria heterophylla*) on the site of the former barn, a large stump covered with *Tecomaria* west of the pine, three crepe myrtles, an unidentified deciduous tree and other fruit trees in the area from the feed shed around to the front fenceline.

Within the front garden (southern half) and near the *Tibouchina* edging is evidence of an ornamental pond that is at least 50 years old. The rockery within the rear courtyard is probably from the 1960s.

A tennis court once occupied the area to the immediate southeast of the homestead between the southern front garden fence and the early milking shed. The court seems to have been used or maintained for only a relatively short period from about the 1920s up to about 1950 (Steding, 2006).

2.4 Views

2.4.1 Views out from Hadley Park

Most of the homesteads within the Castlereagh Valley provided views of neighbouring farms and distant landmarks along prominent ridgelines in the local area. These visual connexions were often given further emphasis where members of the same extended families took over ownership of nearby properties.

In the case of Hadley Park key views remain directly to the east of Christ Church on the western edge of the Castlereagh township escarpment. The modest Anglican timber box is maintained in a brilliant white-painted finish that emphasises its prominence overlooking the Valley. As with many families within the local area the Hadley family continued a long involvement with this church community. It is important that this traditional viewline between the two places remains unimpeded.

Other special visual connexions with Hadley Park formerly included the former grant areas, to the north, of Oldwright, Griffiths and Kennedy where members of the Hadley-Childs families once had farming interests. Of these the latter grant is the most enduring where a direct sightline exists between the Hadley Park homestead core and the mass concrete house on the ridgetop off Smith Road.

The traditional western outlook to the all-pervasive Lapstone Monocline is also important as it dominates the western horizon for the whole Valley. This is not to suggest that views need to be especially made to the western ridge but that the observation simply refers to the fact the edge of the Blue Mountains represents an important landmark and reference point in the Valley landscape.

While the close traditional proximity between Hadley Park and its immediate colonial neighbour, Nepean Park, is important the need to emphasise direct views between the homestead groups is probably less important than views of the two homestead groups together as a composition from further afield.

2.4.2 Views to site

The reciprocal view of Hadley Park from Christ Church and the Cranebrook Terrace is also an important cultural feature within the Valley and should be vigorously maintained.

Other important views of the site from within the Valley and western lookouts should also be maintained and, as indicated above, particularly views of the combined homestead complexes of Hadley Park and Nepean Park.

2.4.3 Views within the site

The traditional sequence of entering the Hadley Park farmstead area has been from the east then southeast of the homestead with a final approach from the south. It would be highly desirable that this orientation sequence is maintained as far as possible for any future approach to the homestead.

Other traditional ways of experiencing the site are from the creek channel crossing – either experiencing the views of the monocline escarpment and Nepean River vegetation at the end of the former grant or views of the outbuildings when crossing from the west or, while on the bridge, views along the channel. In both cases the central channel crossing frames distinctive views of the site and it is most desirable that a crossing is retained in this location.

2007

FIGURE L1

REMNANT HADLEY PARK CULTURAL LANDSCAPE

Remnant Vegetation, Layout & Key Features

Drawn based on
2006 aerial photograph
cf. PLDC

HADLEY PARK -
NEPEAN PARK
Traditional 1803
land grant boundary

HADLEY PARK -
CRANE BROOK
CK.

SILVER OAK (*Grevillea robusta*)
MURDER (Morus alba)

3 x OLD CABBAGE GUMS
(*Eucalyptus amplipetala*)

*Angophora
intermedia*
group

Existing
(temporary)
site access
via Nepean
Park.

HADLEY PARK CONSERVATION MANAGEMENT PLAN

Approximate line
of traditional bdy
(1803) between
HADLEY PARK and
old night land
grant

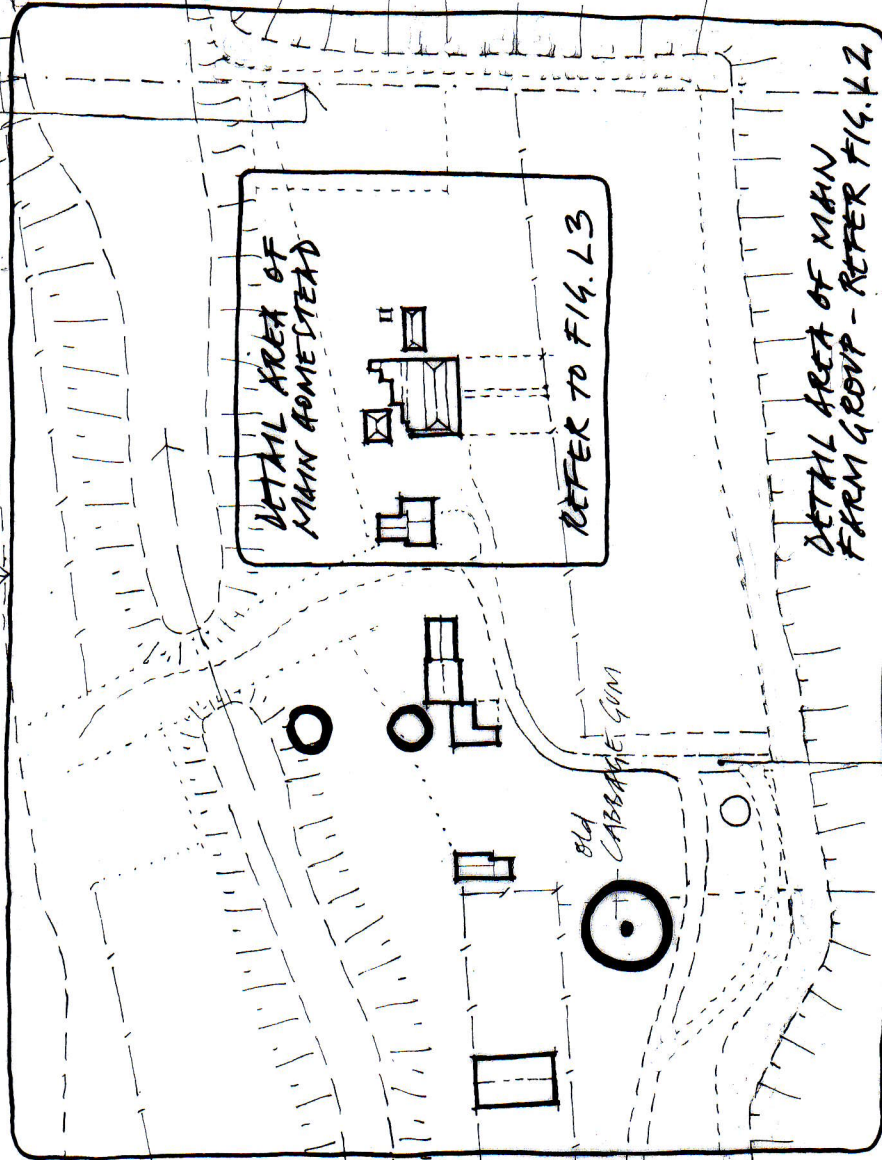
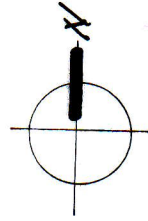
AREA
EXCAVATED &
REFILLED

DETAIL AREA OF
MAIN HOMESTEAD

REFER TO FIG. L3

DETAIL AREA OF MAIN
FARM GROUP - REFER FIG. L2

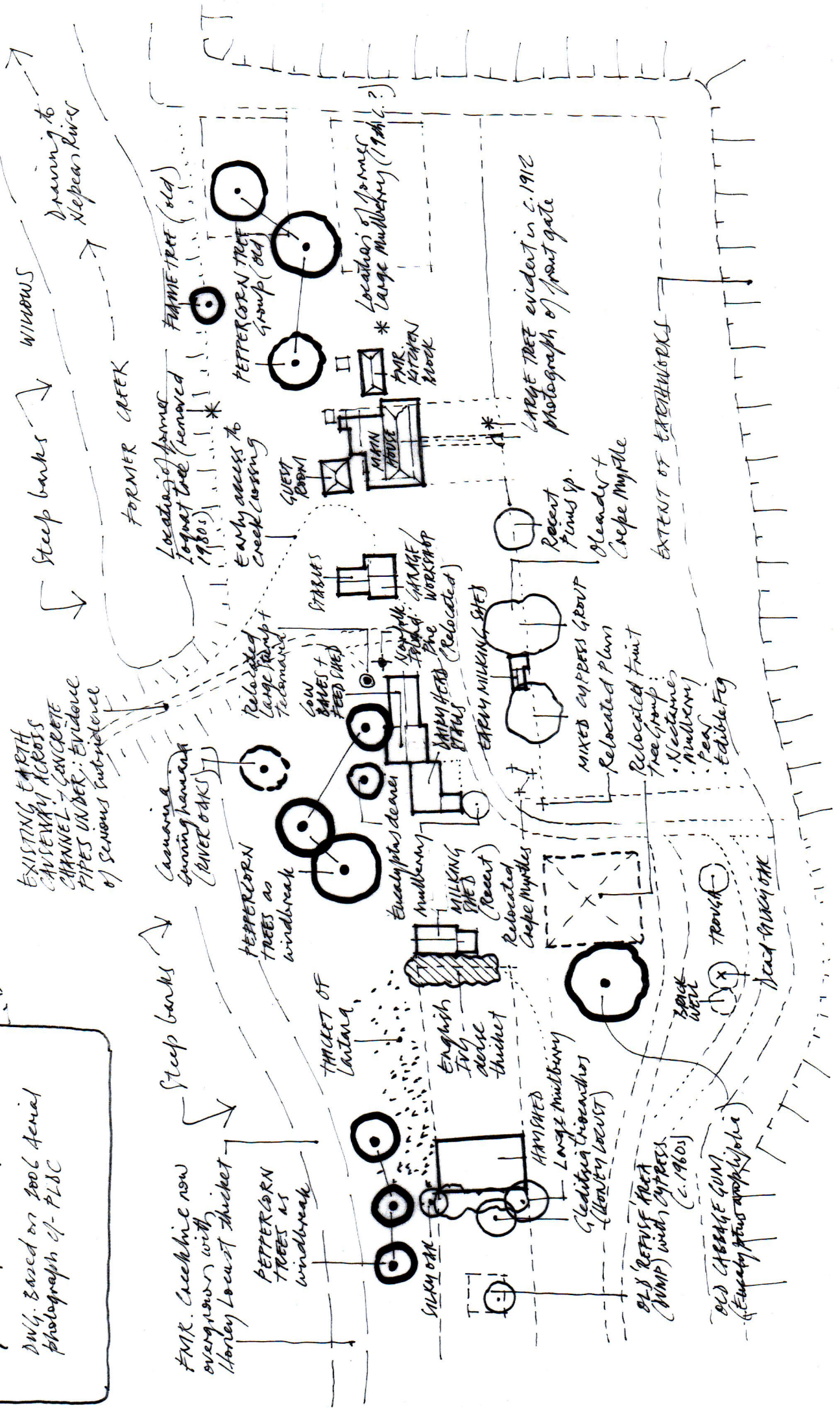
REMNANT OF EARLY FARM
ACCESS FROM CASTLEBAGH RD.



HADLEY PK. CONSERVATION MANAGEMENT PLAN

- MAIN FARM GROUP:
KEY PLANTINGS, LAYOUT
& INDIGENOUS SPECIES

DWG. Based on 2006 female photograph of PLSC



Appendix G

Hughes Trueman Consulting Engineers, Hadley Park—Main House and Kitchen Structural Works (Stage 1 Stabilisation)—Drawings 06S211-200 to 201 and 204 to 210

Truman, Zaniol & Associates, Tender Pricing Schedule of Works, Heritage Architectural Specification, and Schedule of Rates (draft), 30 March 2010

HADLEY PARK MAIN HOUSE & KITCHEN STRUCTURAL WORKS (STAGE 1 STABILISATION)

WORKS PHILOSOPHY

- WP1. REPAIRS ARE AIMED AT PROVIDING STRUCTURAL STABILITY TO THE BUILDINGS WHILE CONSERVING AND PRESERVING HERITAGE FABRIC.
- WP2. WHERE TIMBER ELEMENTS ARE SCHEDULED TO BE REPLACED THIS IS TO BE DONE ON A LIKE FOR LIKE BASIS INCLUDING DIMENSIONS AND DECORATIVE FEATURES (FOR EXAMPLE : ADZING TO EXPOSED FACES, CHAMFERS, BEVELS AND THE LIKE).
- WP3. ALL NEW TIMBER TO BE SEASONED HARDWOOD FREE OF SPLITS OR DEFECTS.
- WP4. AT SPLICES TRIM AND SHAPE TIMBER TO MATCH ADJACENT ORIGINAL TIMBER.
- WP5. REPAIR DETAILS SHOWN ARE INDICATIVE ONLY. THEY WILL NEED TO BE DIMENSIONALLY ADAPTED TO SUIT SITE GEOMETRY.
- WP5. ALL BOLTS AND BRACKETS EXPOSED TO THE WEATHER OR EMBEDDED IN EXTERNAL WALLS ARE TO BE GRADE 316 STAINLESS STEEL.
- WP6. ALL TIE WIRE AND INTERNAL BOLTS AND BRACKETS TO BE HOT DIP GALVANISED.
- WP7. PRE DRILL WHEN NAILING EXISTING MEMBERS.
- WP8. PROVIDE TEMPORARY PROPPING AND BRACING WHERE NECESSARY TO STABILISE ELEMENTS PRIOR TO AND DURING WORKS.
- WP9. WHERE POSSIBLE EXISTING MATERIAL IS TO BE KEPT IN ITS ORIGINAL LOCATION AND REPAIRED. WHERE SALVAGEABLE MATERIAL MUST BE REMOVED OR REPLACED IT SHOULD BE REUSED ELSE-WHERE IF POSSIBLE.

GENERAL NOTES

- G1. THESE STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL APPROVAL CONDITIONS, ARCHITECTURAL AND OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK.
- G2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH SOUND HERITAGE CONSERVATION PRACTICE.
- G3. ALL SET OUT DIMENSIONS SHOWN ON THESE STRUCTURAL DRAWINGS SHALL BE VERIFIED BY THE BUILDER ON SITE. DO NOT SCALE THESE STRUCTURAL DRAWINGS FOR DIMENSIONS.
- G4. UNLESS NOTED OTHERWISE ALL LEVELS ARE IN METRES AND ALL DIMENSIONS ARE IN MILLIMETRES.
- G5. THE METHOD OF CONSTRUCTION AND THE MAINTENANCE OF BUILDING STABILITY SAFETY DURING CONSTRUCTION ARE THE RESPONSIBILITY OF THE BUILDER. IF ANY STRUCTURAL ELEMENT PRESENTS DIFFICULTY IN RESPECT OF CONSTRUCTABILITY OR SAFETY, THE MATTER SHALL BE REFERRED TO THE STRUCTURAL ENGINEER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
- G6. DURING CONSTRUCTION THE STRUCTURE SHALL BE PROTECTED AND MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERLOADED. THE BUILDER SHALL PROVIDE TEMPORARY BRACING, SHORING AND PROPPING IN ORDER TO KEEP THE BUILDING WORKS AND EXCAVATIONS STABLE AT ALL TIMES. ALL TEMPORARY WORKS SHALL BE APPROVED BY THE ARCHITECT AND/OR STRUCTURAL ENGINEER PRIOR TO IMPLEMENTATION.
- G7. THE BUILDER IS RESPONSIBLE FOR THE ADEQUACY OF ALL TEMPORARY WORKS INCLUDING SHORING, PROPPING AND BRACING AND WHERE NECESSARY IS TO ENGAGE A STRUCTURAL ENGINEER TO DESIGN AND CERTIFY HIS TEMPORARY WORKS.
- G8. IF THERE IS A DISCREPANCY IN MEMBER SIZES FOR ANY COMPONENT, ASSUME FOR PRICING PURPOSES ONLY THAT THE LARGER OR MORE EXPENSIVE SIZE IS CORRECT. REFER TO STRUCTURAL ENGINEER FOR DECISION BEFORE DETAILING OR CONSTRUCTION.
- G9. DETAIL AND SECTION IDENTIFICATION
- 1

S01

— DETAIL OR SECTION REFERENCE

— DRAWING REFERENCE

CONCRETE

- C1. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH AS3600 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS
- C2. CONCRETE QUALITY
- * C2.1 ALL CONCRETE SHALL COMPLY WITH AS1379.
 - * C2.2 NO BRECCIA TYPE AGGREGATE IS TO BE USED
 - * C2.3 COMPRESSIVE STRENGTH GRADES
- | ELEMENT | STRENGTH GRADE (MPa) | CEMENT TYPE TO AS3972 | SLUMP (mm) | MAXIMUM AGGREGATE SIZE (mm) |
|----------|----------------------|-----------------------|------------|-----------------------------|
| FOOTINGS | 25 | SL | 80 | 20 |
- * C2.4 NO ADMIXTURES SHALL BE USED IN CONCRETE UNLESS APPROVED BY THE STRUCTURAL ENGINEER IN WRITING.
- C3. CONCRETE PROFILES
- * C3.1 SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
 - * C3.2 BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE THE SLAB THICKNESS.
 - * C3.3 NO HOLES, CHASES, OR EMBEDMENT OF PIPES OTHER THAN SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ENGINEER.
- MAINTAIN COVER TO REINFORCEMENT AT THESE DETAILS.
- * C3.4 CONSTRUCTION JOINTS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE TO THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
- * C3.5 CONDUITS, PIPES ETC. SHALL ONLY BE LOCATED IN THE MIDDLE ONE THIRD OF SLAB DEPTH AND SPACED AT NOT LESS THAN 3 DIAMETERS. DO NOT PLACE PIPES OR CONDUITS WITHIN THE COVER TO THE REINFORCEMENT.
- C4. THE FINISHED CONCRETE SHALL BE A DENSE HOMOGENEOUS MASS, COMPLETELY FILLING THE FORMWORK, THOROUGHLY EMBEDDING THE REINFORCEMENT AND FREE OF STONE POCKETS. COMPACT ALL CONCRETE WITH MECHANICAL VIBRATORS, INCLUDING FOOTINGS AND SLABS ON GROUND.
- C5. CURING OF CONCRETE
- CURE ALL CONCRETE AS FOLLOWS:
- KEEP SURFACES CONTINUOUSLY WET FOR 3 DAYS, FOLLOWED BY
 - PREVENTION OF MOISTURE LOSS FOR THE NEXT 4 DAYS, USING POLYTHENE SHEETING OR WET HESSIAN PROTECTED FROM WIND AND TRAFFIC, AND THEN
 - ALLOW GRADUAL DRYING OUT
- CURING COMPOUNDS MAY BE USED, PROVIDED THAT THEY COMPLY WITH AS3799, AND DO NOT AFFECT FLOOR FINISHES. PVA BASED CURING COMPOUNDS ARE NOT ACCEPTABLE.

FOUNDATIONS

- F1 FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING INTENSITY OF 150 kPa ON UNDISTURBED STIFF CLAY
- FOUNDATION MATERIAL SHALL BE APPROVED FOR THIS BEARING PRESSURE BEFORE PLACING MEMBRANE, REINFORCEMENT OR CONCRETE.
- F2 FOOTINGS SHALL BE PLACED CENTRALLY UNDER WALLS UNLESS NOTED OTHERWISE.

EXCAVATION AND ARCHAEOLOGY

- EA1 ALL EXCAVATIONS ARE TO ADHERE TO THE SPECIFIED ARCHAEOLOGICAL AND MONITORING PROTOCOLS

REINFORCEMENT FOR CONCRETE

- R1. REINFORCEMENT QUALITY AND NOTATION
- * R1.1 BAR REINFORCEMENT
- | SYMBOL | BAR SHAPE | STRENGTH GRADE (MPa) | DUCTILITY CLASS | TO COMPLY WITH AUST. STANDARD |
|--------|---------------------------------------|----------------------|-----------------|-------------------------------|
| N | DEFORMED RIBBED BAR | 500 | NORMAL | AS 4671 |
| R | PLAIN ROUND BAR | 250 | NORMAL | AS 4671 |
| *Y | Deformed Bar
*See Note -superseded | 410 | Normal | AS 1302 |
- ALL REINFORCING BARS SHALL BE GRADE D500N TO AS 4671 U.N.O. REINFORCEMENT NOTATION IS AS FOLLOWS:
- NUMBER OF BARS IN GROUP, BAR GRADE, NOMINAL BAR SIZE IN mm, SPACING IN mm e.g. 17 N16-250, WHERE N16 DENOTES A DEFORMED RIBBED BAR, OF GRADE 500MPa NORMAL DUCTILITY STEEL, WITH A NOMINAL 16mm DIAMETER, AT 250 SPACING.
- * NOTE: Y BARS MAY BE REPLACED WITH N BARS OF SAME SIZE, i.e. DEFORMED RIBBED BAR OF GRADE 500, NORMAL DUCTILITY STEEL.
- * R1.2 MESH REINFORCEMENT
- | SYMBOL | BAR SHAPE | STRENGTH GRADE (MPa) | DUCTILITY CLASS | TO COMPLY WITH AUST. STANDARD |
|--------|---|----------------------|-----------------|-------------------------------|
| RL | RECTANGULAR MESH OF DEFORMED RIBBED BARS | 500 | LOW | AS 4671 |
| SL | SQUARE MESH OF DEFORMED RIBBED BARS | 500 | LOW | AS 4671 |
| L...TM | TRENCH MESH | 500 | LOW | AS 4671 |
| *F | RECTANGULAR OR SQUARE MESH OF PLAIN WIRE
*See note -superseded | 450 | | AS 1304 |
- ALL MESH SHALL BE GRADE 500L TO AS 4671 UNO. THE NUMBERS FOLLOWING THE SYMBOL DENOTE THE PRODUCT CODE. FOR EXAMPLE, SL92 DENOTES A SQUARE MESH OF 9mm (NOMINAL DIAMETER) DEFORMED RIBBED BARS AT 200mm CENTRES, OF GRADE 500MPa LOW DUCTILITY STEEL.
- *NOTE: F MESH MAY BE REPLACED WITH RL OR SL MESH OF THE SAME CONFIGURATION.
- R2. COVER TO REINFORCEMENT
- COVER TO REINFORCEMENT FOR DURABILITY SHALL BE AS FOLLOWS U.N.O.
- | CONDITION | MINIMUM COVER |
|--|---------------|
| SURFACES IN CONTACT WITH GROUND:
WITHOUT MEMBRANE | 50mm |
- COVER SHALL NOT BE LESS THAN THE SIZE OF THE AGGREGATE OR THE MAIN BARS.
- PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE COVER TO REINFORCEMENT.
- COVER MAY NEED TO BE INCREASED TO SUIT FIRE RATING -SEE DRAWINGS.
- SUPPORT REINFORCEMENT ON MILD STEEL PLASTIC TIPPED CHAIRS, PLASTIC CHAIRS OR CONCRETE CHAIRS AT NOT GREATER THAN 1 METRE CENTRES BOTH WAYS.
- IN EXPOSURE CONDITION B2 OR C (TO AS3600) USE ONLY PLASTIC OR CONCRETE CHAIRS.
- TIE BARS AT ALTERNATE INTERSECTIONS.

USE OF PROPRIETARY MATERIALS

- PM1 ALL PROPRIETARY MATERIALS MUST BE USED STRICTLY ACCORDING TO THE MANUFACTURERS INSTRUCTIONS.

CLAY BRICK MASONRY

- M1. BRICK REPAIRS SHALL BE CARRIED OUT WITH SALVAGED BRICKS FROM SITE OR BRICKS FROM ELSEWHERE OF AS CLOSE A MATCH AS POSSIBLE IN COLOUR, TEXTURE & SIZE. BRICKS TO BE APPROVED BY THE SUPERINTENDENT.
- M2. EXISTING MORTAR SHALL BE ANALYSED FOR COMPOSITION BY APPROPRIATE TESTING LABRATORY. NEW MORTAR SHALL MATCH EXISTING.
- M3. SALVAGE AND REUSE EXISTING MORTAR SUPPLEMENTED WITH NEW MORTAR
- M4. WHERE SUITABLE BRICKS CAN NOT BE SOURCED THEN THE BUILDER IS TO HAVE BRICKS MANUFACTURED TO MATCH EXISTING. THE BUILDER IS TO PREPARE A SAMPLE OF TEN BRICKS FOR THE ARCHITECTS APPROVAL PRIOR TO MANUFACTURING THE REMAINDER
- M5. ALL MANUFACTURED BRICKS ARE TO BE PERMANENTLY MARKED TO IDENTIFY THEM AS NON-ORIGINAL. THE NATURE OF THE MARK IS TO BE AGREED WITH THE ARCHITECT
- M6. ALL LOOSE FRETTED BRICKWORK IS TO BE REMOVED FROM EXPOSED FACES
- M7. BRICKS WITH LESS THAN 15 mm OF LOSS OF FACE MAY REMAIN IN-SITU IF DESALINATED AND SOUND
- M8. BRICKS WITH MORE THAN 15 mm OF LOSS BUT LESS THAN 30mm OF LOSS MAY BE ROTATED AND RE-USED IF DESALINATED AND SOUND. THE VOID SPACE IS TO BE MADE UP WITH MORTAR
- M9. DESALINATE BRICKS THAT ARE SALVAGED FROM ELSEWHERE.

DESALINATION

- DS1. BRICKS ARE TO BE DESALINATED IN ACCORDANCE WITH THE ARCHITECTS SPECIFICATION

BRICK STITCHING

- BS1. REMEDIAL BRICK REINFORCING IS TO BE CARRIED OUT USING 6mm STAINLESS STEEL HELIBARS BY HELIFIX FIXED WITH LIME MORTAR, (NOT WITH HELIBOND, CEMENTITIOUS MORTARS OR EPOXY MORTARS)
- BS2. BRICK REINFORCING SHOWN ON THE DRAWINGS IS INDICATIVE OF LAYOUT. DETAILED LAYOUT IS TO BE AGREED ON SITE WITH THE STRUCTURAL ENGINEER AND ARCHITECT

POST SUPPORT

- PS1. MAINTAIN SOUND POSTS AND POST REMNANTS IN-SITU. ALLOW TO PROP AND SUPPORT AS REQUIRED
- PS2. ANY PROPOSED REMOVAL IS TO BE CONFIRMED WITH THE ARCHITECT AND ENGINEER PRIOR TO REMOVAL

SUPERINTENDENT

- SU1. THE PRINCIPAL AND SUPERINTENDENT IS THE PENRITH LAKES DEVELOPMENT CORPORATION. THE ARCHITECT IS TRUMAN ZANIOL & ASSOCIATES. THE ENGINEER IS HUGHES TRUEMAN. WHERE ANY INSTRUCTION DURING THE COURSE OF THE WORKS IS THE SUBJECT OF A VARIATION IT IS TO BE APPROVED BY THE SUPERINTENDENT PRIOR TO BEING ACTED ON.

DRAWING SCHEDULE

- 200 STRUCTURAL NOTES SHEET 1
201 STRUCTURAL NOTES SHEET 2
202 NOT USED
203 NOT USED
204 GROUND FLOOR
205 FIRST FLOOR SHEET 1
206 CEILING PLAN
207 ROOF PLAN
208 DETAILS SHEET 1
209 DETAILS SHEET 2, REPAIRS GUIDE AND TYPICAL DETAILS
210 KITCHEN PLAN

NOT FOR CONSTRUCTION

0	ISSUED FOR TENDER	28-04-10	GM	SAW	X	SAW
H	RE-ISSUED FOR TENDER COORDINATION	16-02-10	MOW	SAW	X	SAW
G	ISSUED FOR TENDER COORDINATION	28-01-10	MOW	SAW	X	SAW
F	ISSUED FOR REVIEW	10-12-09	MOW	SAW	X	SAW
E	ISSUED FOR INFORMATION	30-11-09	MOW	SAW	X	SAW
D	ISSUED FOR ARCHITECTS REVIEW	30-09-09	GM	SAW	X	SAW
C	REVISED AS SHOWN	12-12-08	MOW	AN	X	SAW
Revision	Amendment or reason for issue	Issue date	Drawing Completed by	Designed & dwg. checked by	Verified by X = Not verified	Issue authorised (*)

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Project
HADLEY PARK
113 CASTLEREAGH RD
CASTLEREAGH

Client
PENRITH LAKES DEVELOPMENT CORP.

Architect
TRUMAN ZANIOL & ASSOCIATES

Drawing Title
STRUCTURAL NOTES
SHEET 1

Scales

Client Project No.

Drawing No.

06S211-200

Sheet

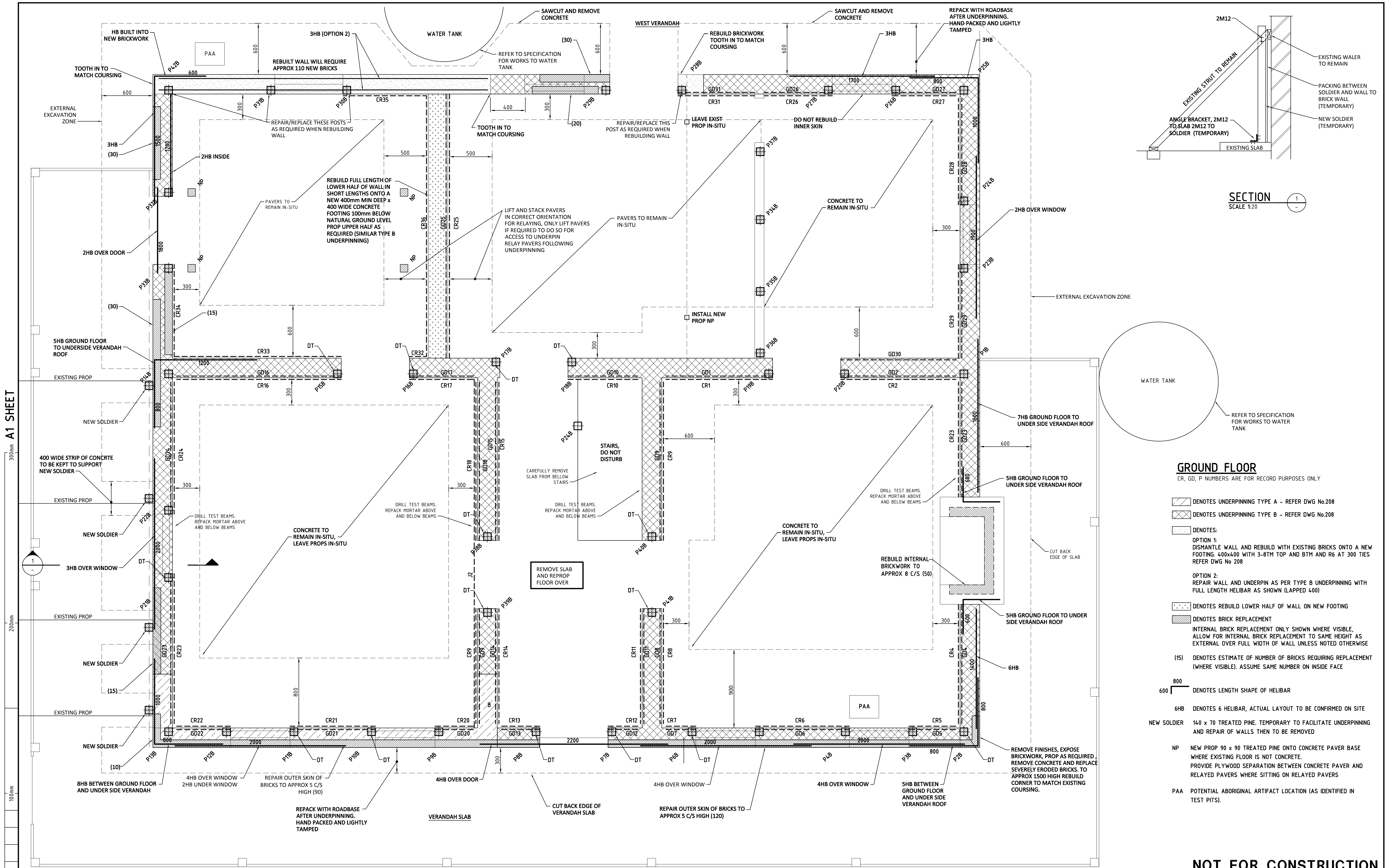
1

of

9

Revision

0



- GROUND FLOOR**
CR, GD, P NUMBERS ARE FOR RECORD PURPOSES ONLY
- DENOTES UNDERPINNING TYPE A - REFER DWG No.208
 DENOTES UNDERPINNING TYPE B - REFER DWG No.208
 DENOTES:
OPTION 1:
DISMANTLE WALL AND REBUILD WITH EXISTING BRICKS ONTO A NEW FOOTING. 400x400 WITH 3-8TH TOP AND BTM AND R6 AT 300 TIES REFER DWG No.208
OPTION 2:
REPAIR WALL AND UNDERPIN AS PER TYPE B UNDERPINNING WITH FULL LENGTH HELIBAR AS SHOWN (LAPPED 400)
 DENOTES REBUILD LOWER HALF OF WALL ON NEW FOOTING
 DENOTES BRICK REPLACEMENT
INTERNAL BRICK REPLACEMENT ONLY SHOWN WHERE VISIBLE. ALLOW FOR INTERNAL BRICK REPLACEMENT TO SAME HEIGHT AS EXTERNAL OVER FULL WIDTH OF WALL UNLESS NOTED OTHERWISE
(15) DENOTES ESTIMATE OF NUMBER OF BRICKS REQUIRING REPLACEMENT (WHERE VISIBLE). ASSUME SAME NUMBER ON INSIDE FACE
800
600 DENOTES LENGTH SHAPE OF HELIBAR
6HB DENOTES 6 HELIBAR, ACTUAL LAYOUT TO BE CONFIRMED ON SITE
NEW SOLDIER 140 x 70 TREATED PINE. TEMPORARY TO FACILITATE UNDERPINNING AND REPAIR OF WALLS THEN TO BE REMOVED
NP NEW PROP 90 x 90 TREATED PINE ONTO CONCRETE PAVER BASE WHERE EXISTING FLOOR IS NOT CONCRETE. PROVIDE PLYWOOD SEPARATION BETWEEN CONCRETE PAVER AND RELAYED PAVERS WHERE SITTING ON RELAYED PAVERS
PAA POTENTIAL ABORIGINAL ARTIFACT LOCATION (AS IDENTIFIED IN TEST PITS).

NOT FOR CONSTRUCTION

0	ISSUED FOR TENDER	28-04-10	GM	SAW	X	SAW
M	RE-ISSUED FOR TENDER COORDINATION	26-03-10	GM	SAW	X	SAW
L	RE-ISSUED FOR TENDER COORDINATION	16-02-10	MOW	SAW	X	SAW
K	ISSUED FOR TENDER COORDINATION	28-01-10	MOW	SAW	X	SAW
J	ISSUED FOR REVIEW	10-12-09	MOW	SAW	X	SAW
H	ISSUED FOR INFORMATION	30-11-09	MOW	SAW	X	SAW
G	ISSUED FOR ARCHITECTS REVIEW	30-09-09	GM	SAW	X	SAW
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Project
HADLEY PARK
113 CASTLEREAGH RD
CASTLEREAGH
Client
PENRITH LAKES DEVELOPMENT CORP.
Architect
TRUMAN ZANOLI & ASSOCIATES

Drawing Title
GROUND FLOOR
Scales
1:20 AT A1
Drawing No.
06S211-204
Client Project No.
Sheet
3 of 9
Revision
0

A1 SHEET

300mm

200mm

100mm

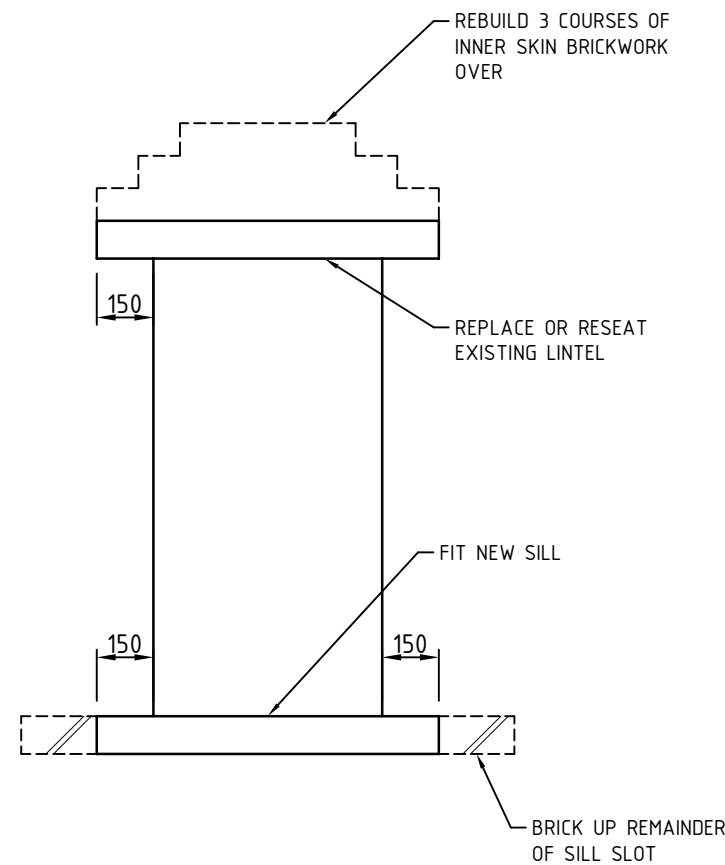
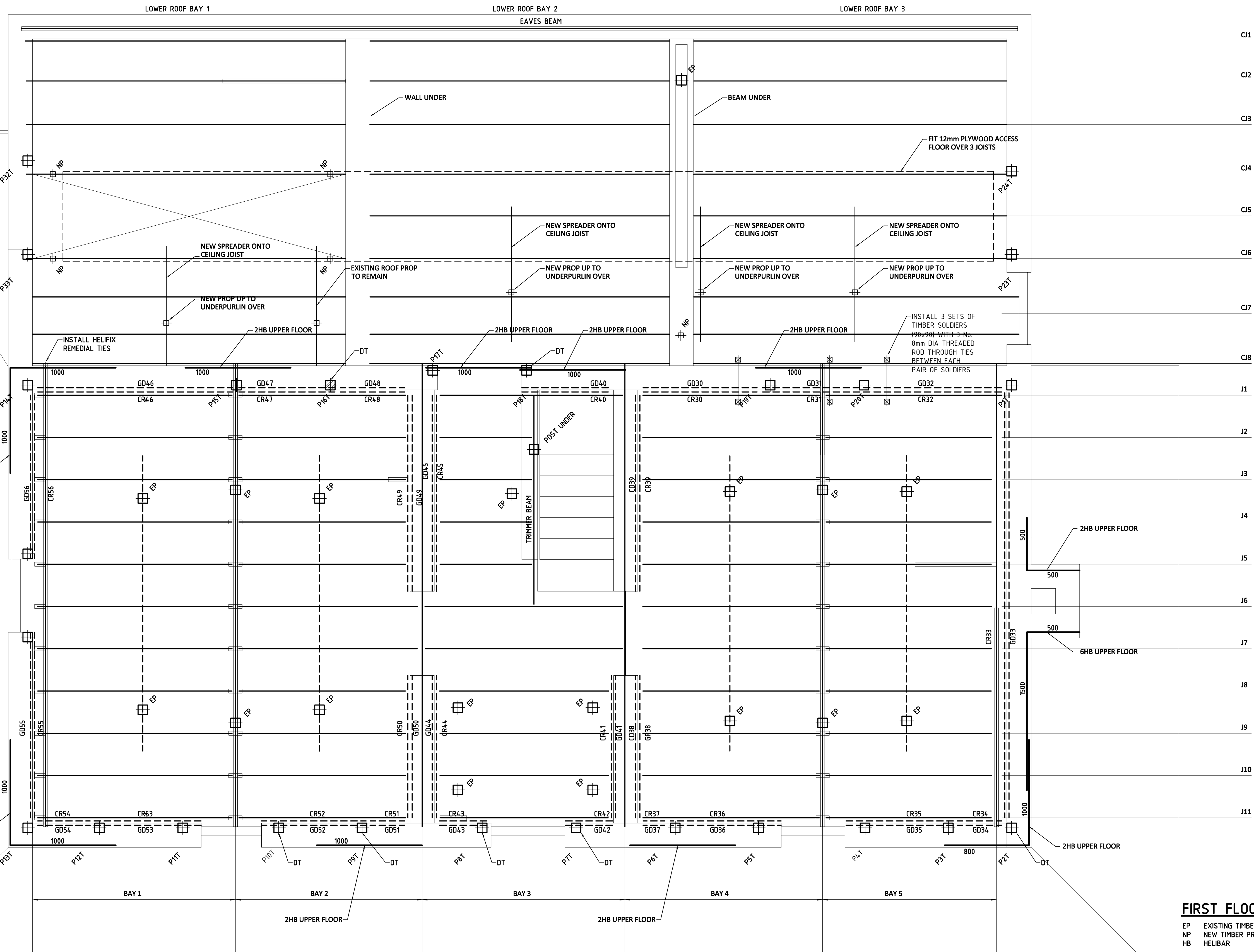
A1 SHEET

300mm

200mm

100mm

0



INTERNAL ELEVATION OF
SOUTH ELEVATION WINDOW
W12

FIRST FLOOR AND LOWER CEILING PLAN

EP EXISTING TIMBER PROP UNDER
NP NEW TIMBER PROP UNDER
HB HELIBAR

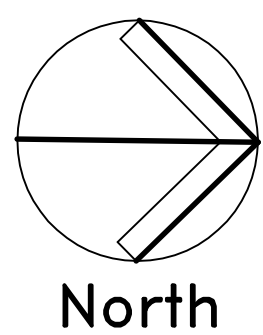
NOT FOR CONSTRUCTION

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H	RE-ISSUED FOR TENDER COORDINATION	16-02-10	MOW	SAW	X	SAW
J	ISSUED FOR TENDER COORDINATION	28-01-10	MOW	SAW	X	SAW
H	ISSUED FOR REVIEW	10-12-09	MOW	SAW	X	SAW
G	ISSUED FOR INFORMATION	30-11-09	MOW	SAW	X	SAW
F	ISSUED FOR ARCHITECTS REVIEW	30-09-09	GM	SAW	X	SAW
E	REVISED AS SHOWN	15-12-08	MOW	AN	X	SAW
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Project
HADLEY PARK
113 CASTLEREAGH RD
CASTLEREAGH

Client
PENRITH LAKES DEVELOPMENT CORP.

Architect
TRUMAN ZANIOI & ASSOCIATES

Drawing Title
FIRST FLOOR SHEET 1

Scales
1:20 AT A1

Drawing No.
06S211-205

Client Project No.

Sheet
4 of 9

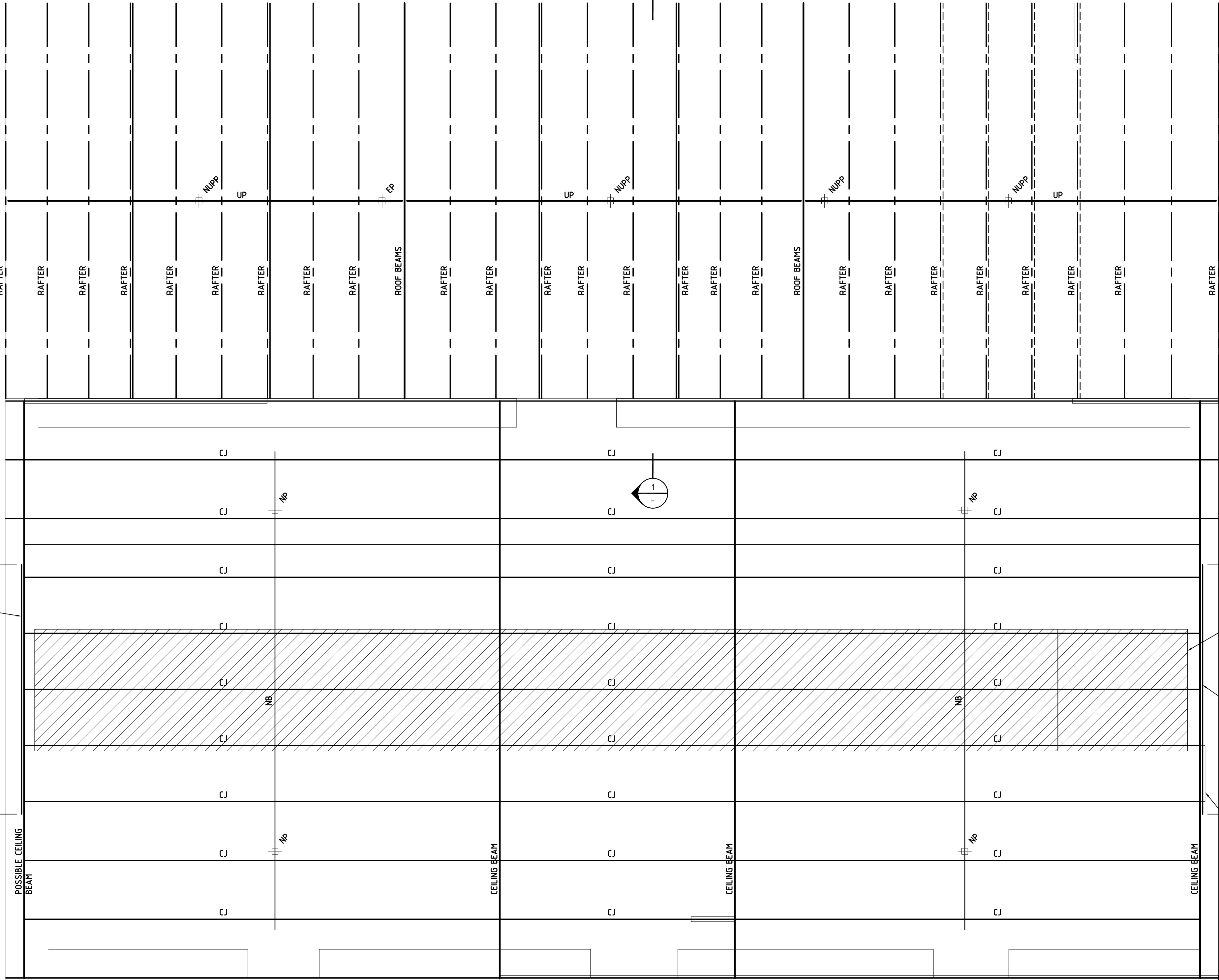
Revision
0

FILENAME: P:\S1_Leonards\06S211\06S211-205.dwg

TIME: 11:00am PLOTTED BY: gmcuden DATE: 28-4-10

3HB INSIDE GABLE
(ALLOWANCE ONLY.
CHECK ON SITE)

2000



UPPER CEILING PLAN AND LOWER ROOF PLAN

REMOVE ALL STRAW VEGETATION AND OTHER DEBRIS FROM THE ROOF SPACE.

NP NEW PROP UNDER 90x90 TIMBER ALIGNED ABOVE PROP UNDER FLOOR BELOW
NB NEW BEARER 140x70 TO SUPPORT CJ, SUPPORTED BY NEW PROPS (NP) BELOW
EP EXISTING PROP UNDER, MAINTAIN IN POSITION
NUPP NEW UNDER PURLIN PROP FROM CEILING JOIST BELOW 90x90
HB HELIBAR

INTERNAL TEMPORARY PROPS TO BE GRADE F7 MINIMUM TREATED

Copyright

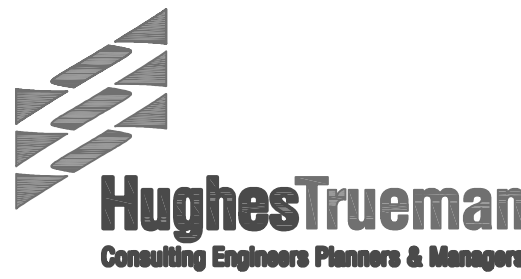
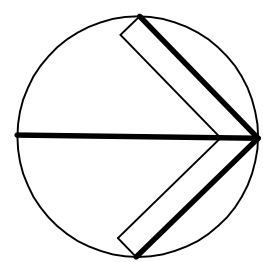
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Project
HADLEY PARK
113 CASTLEREAGH RD
CASTLEREAGH

Client
PENRITH LAKES DEVELOPMENT CORP.

Architect
TRUMAN ZANIOI & ASSOCIATES

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Drawing Title
CEILING PLAN

Scales
1:20 AT A1

Drawing No.
06S211-206

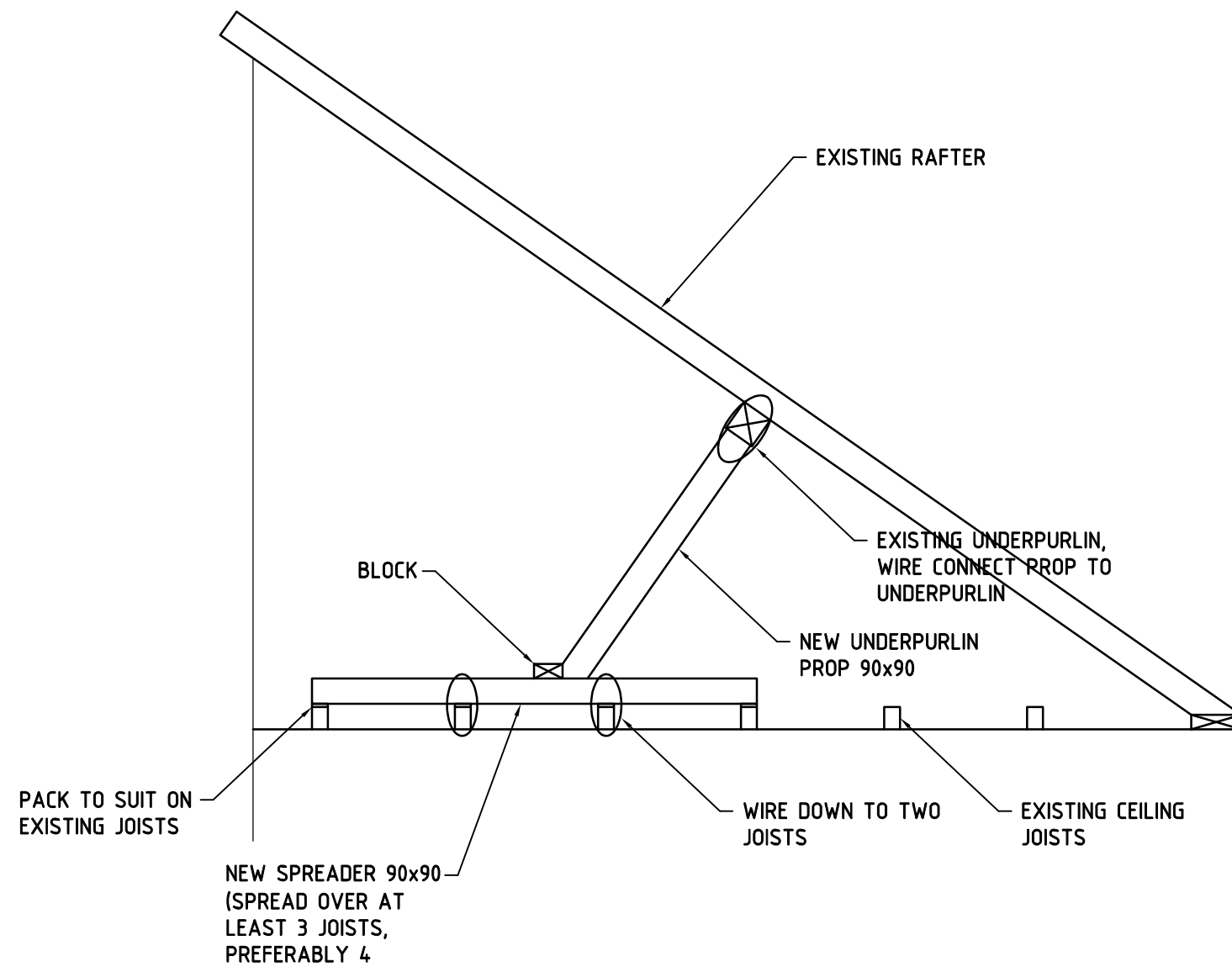
Client Project No.

Sheet
5 of 9

Revision
0

SECTION 1 TYPICAL AT NUPP

SCALE 1:20

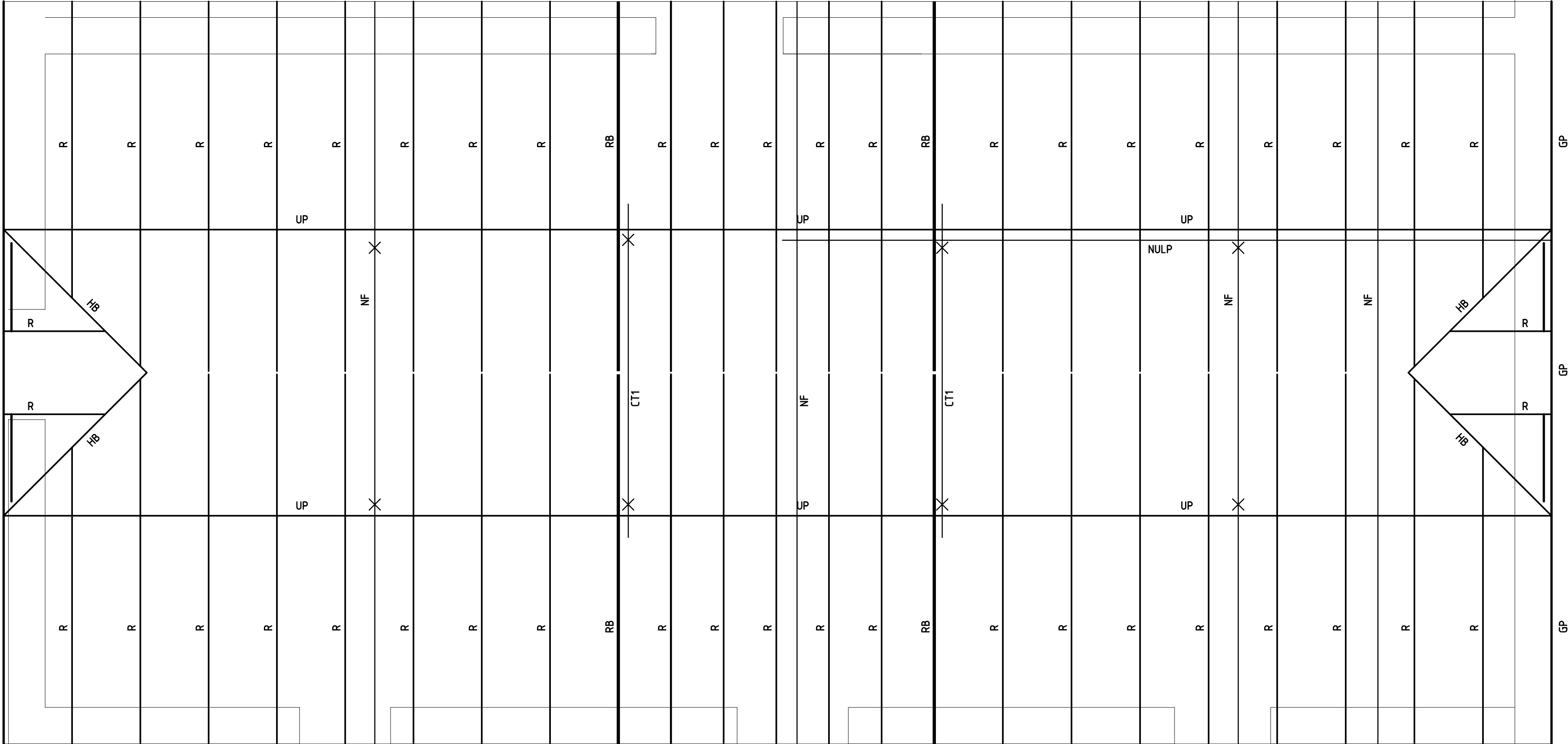


WIRES TO BE GALV 4mm FENCING WIRE.
DRILL PROPS AS REQUIRED TO SECURE WIRE.
DO NOT DRILL EXISTING TIMBERS

12mm PLYWOOD ACCESS FLOORING LAID
OVER 3 JOISTS TO ALLOW ROOF ACCESS.
PACK BETWEEN PLYWOOD AND JOISTS
WITH CARPET UNDERLAY OR SIMILAR TO
TAKE UP UNEVENNESS. WIRE TIE INTO
POSITION

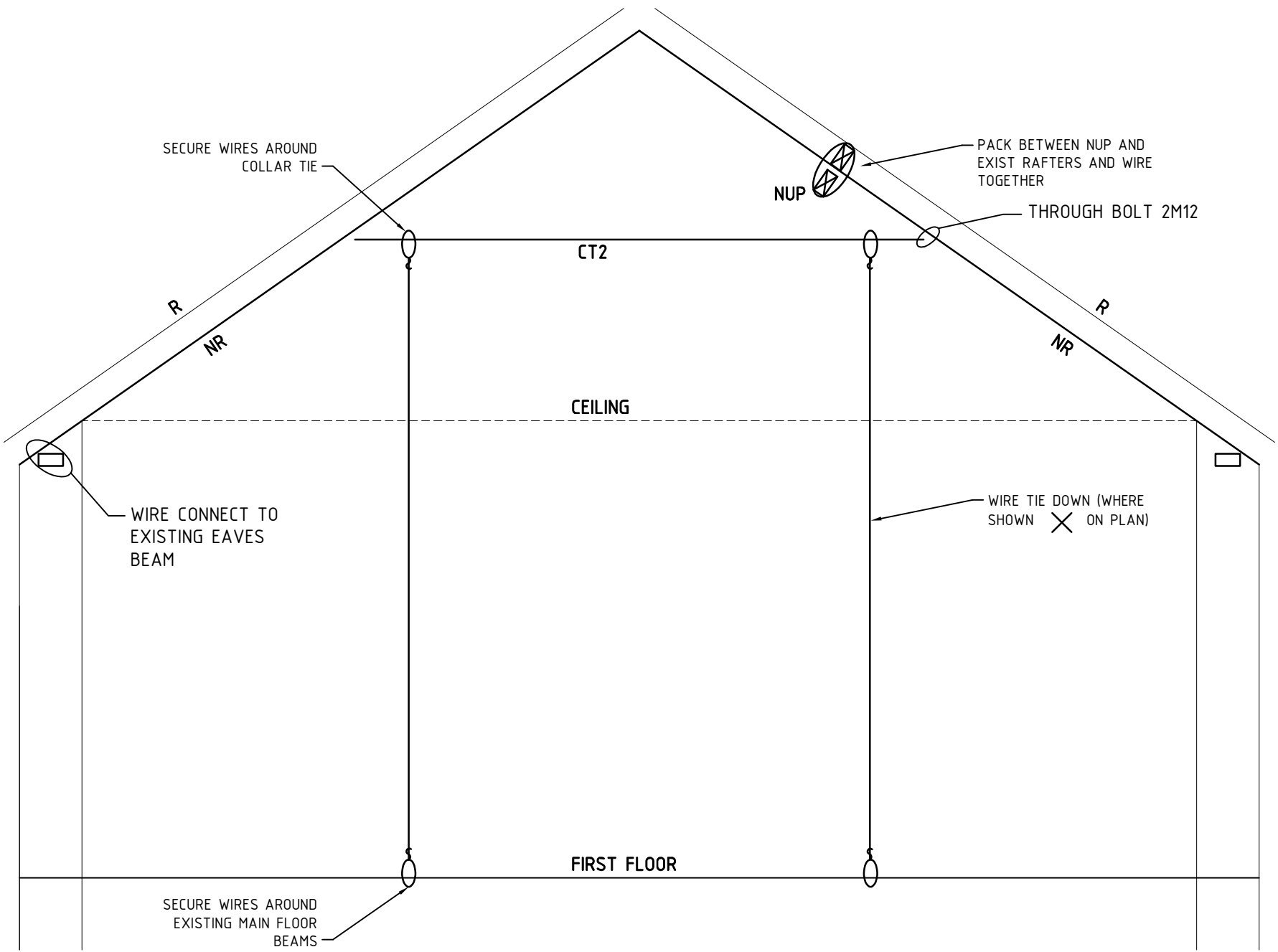
3HB INSIDE FACE
WITHIN GABLE AND
MORTAR FILL CRACK

PATCH AND REPAIR
BRICKWORK (15)



UPPER ROOF PLAN

- RB ROOF BEAM
- HB HIP BEAM
- UP UNDER PURLIN
- GP GABLE PLATE
- NF NEW FRAME, REFER SECTION
- CT1 NEW COLLAR TIE FITTED TO ROOF BEAMS WITH WIRE CONNECTION 120x45 F7
- CT2 NEW COLLAR TIE FITTED TO NF WITH M12 BOLTS
- NUP NEW UNDER PURLIN PACKED OUT TO SUPPORT RAFTERS
- NR NEW RAFTER
- R EXISTING RAFTER
- X TIEDOWN POINT. USE WIRE TIE DOWN 4mm GALVANISED, AGREE TIE DOWN LOCATIONS WITH THE ENGINEER



SECTION ON NEW FRAME

NR RAFTER 140x45 F7
CT2 190x45 F7

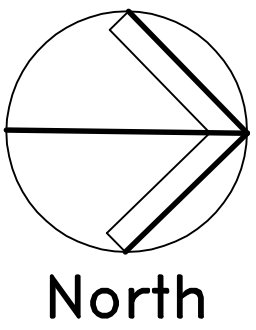
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L	RE-ISSUED FOR TENDER COORDINATION	16-02-10	MOW	SAW	X	SAW
K	ISSUED FOR TENDER COORDINATION	28-01-10	MOW	SAW	X	SAW
J	ISSUED FOR REVIEW	10-12-09	MOW	SAW	X	SAW
H	ISSUED FOR REVIEW	10-12-09	MOW	SAW	X	SAW
G	ISSUED FOR INFORMATION	30-11-09	MOW	SAW	X	SAW
F	ISSUED FOR ARCHITECTS REVIEW	30-09-09	GM	SAW	X	SAW
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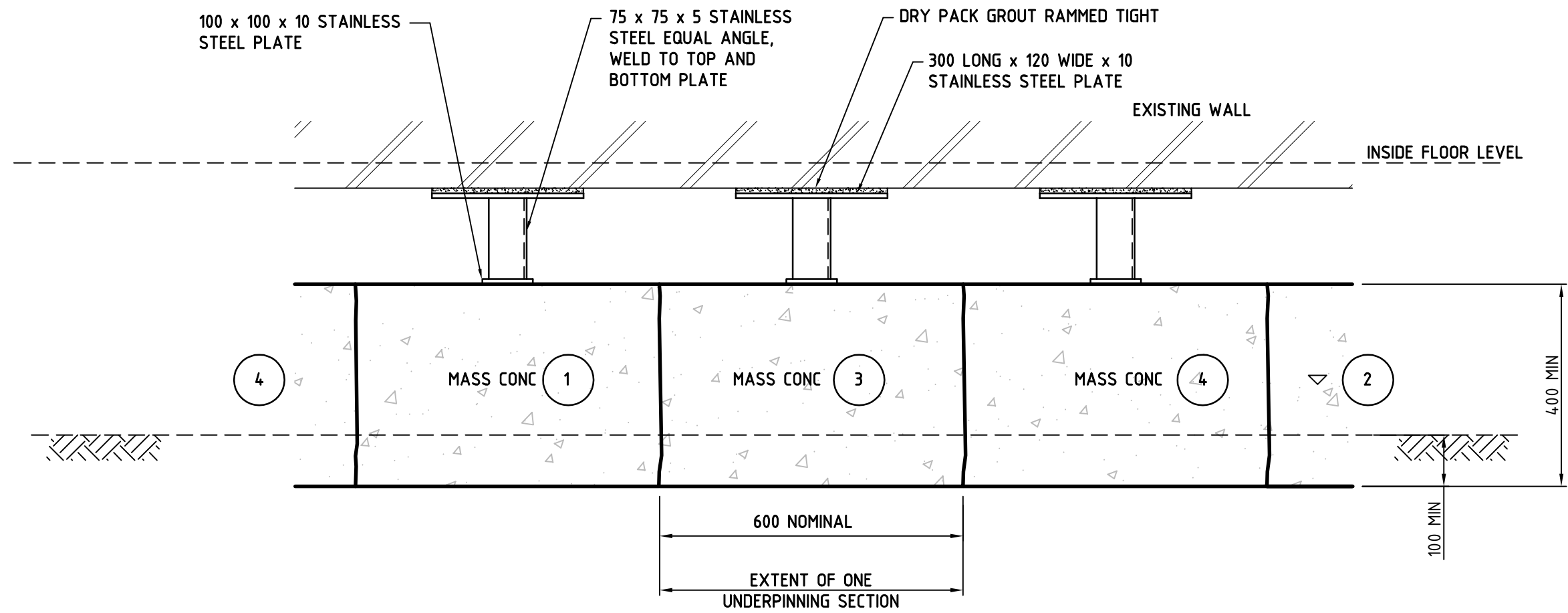


Project
HADLEY PARK
113 CASTLEREAGH RD
CASTLEREAGH

Client
PENRITH LAKES DEVELOPMENT CORP.

Architect
TRUMAN ZANIOL & ASSOCIATES

Drawing Title ROOF PLAN	
Scales 1:20 AT A1	Client Project No.
Drawing No. 06S211-207	Sheet 6 of 9
	Revision 0

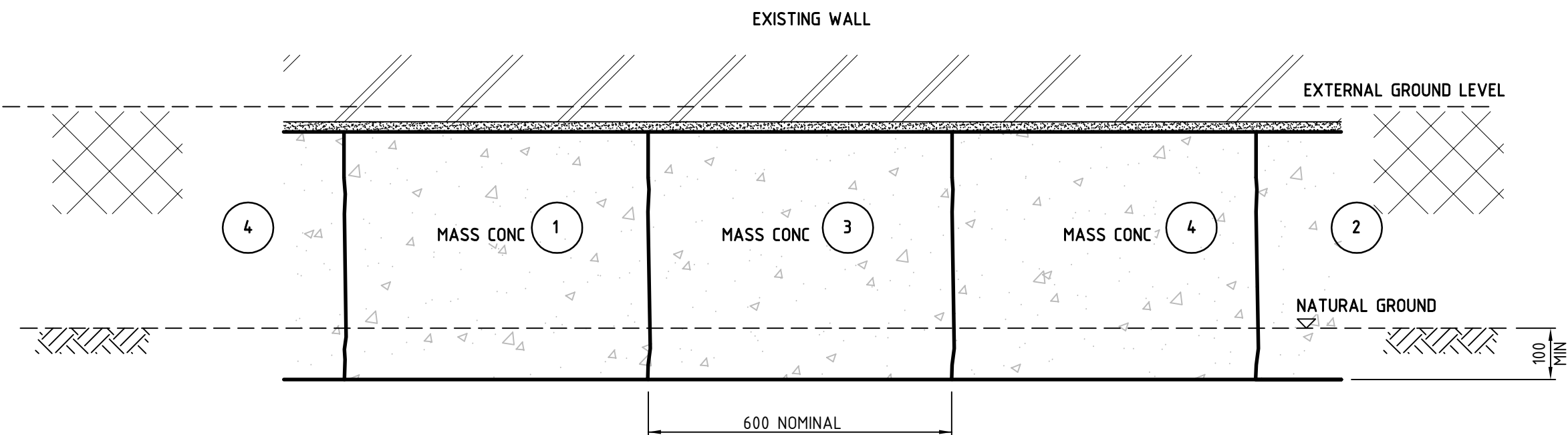


ELEVATION

UNDERPINNING TYPE A

LENGTH OF UNDERPINNING PANELS TO BE CONFIRMED BY SITE TRIALS
PROPS TO BE AT 600 MAX CTS

- * EXCAVATE PANELS 1 AND PLACE CONCRETE
- * AFTER 24 HRS FIT STAINLESS STEEL STRUTS AND DRY PACK GROUT TO PANELS 1
- * 8 HRS AFTER DRY PACK GROUTING EXCAVATE PANELS 2
- * AFTER 24 HRS FIT STAINLESS STEEL STRUTS AND DRY PACK GROUT TO PANELS 2
- * AND SO ON FOR PANELS 3 AND 4

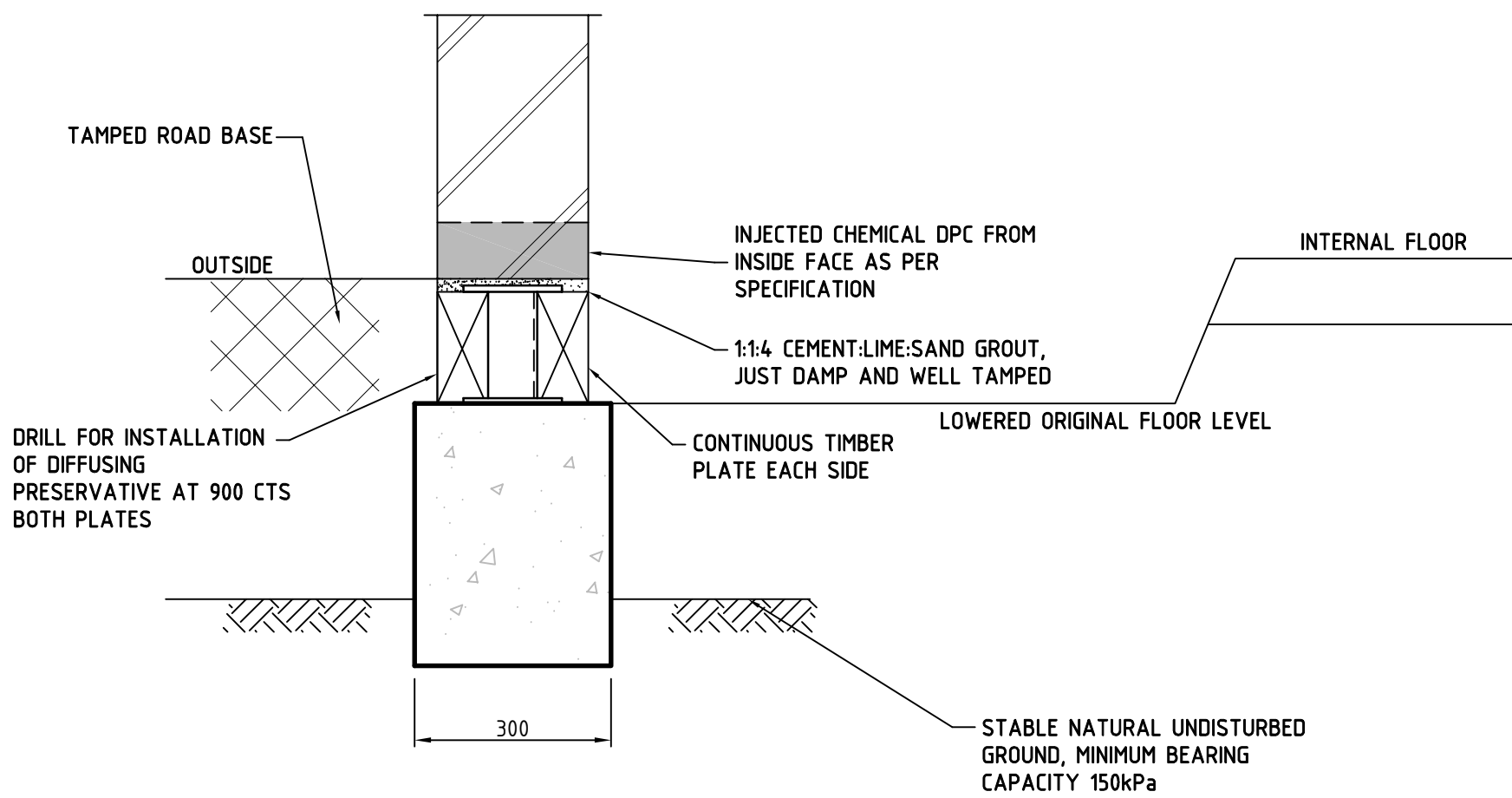


ELEVATION

UNDERPINNING TYPE B

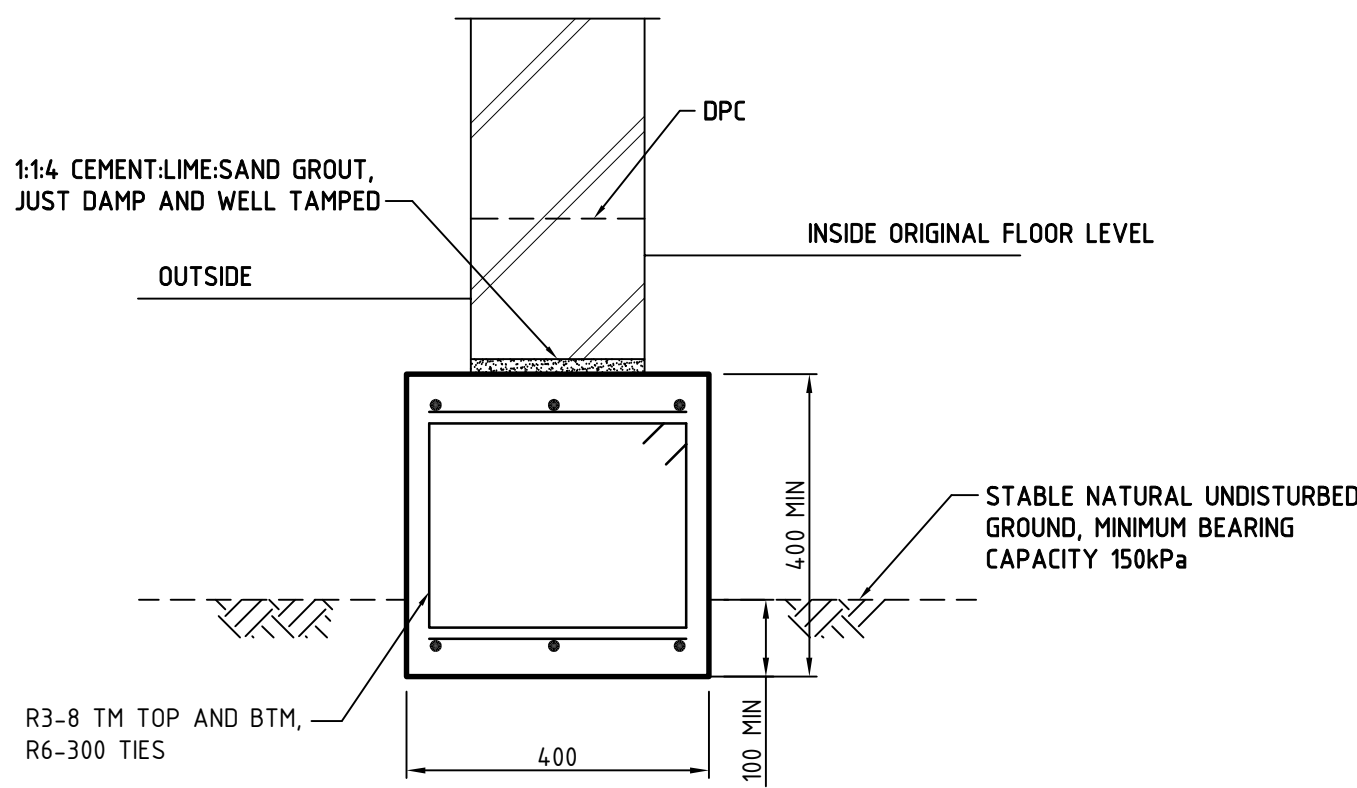
LENGTH OF UNDERPINNING PANELS TO BE CONFIRMED BY SITE TRIALS

- * EXCAVATE PANELS 1 AND PLACE CONCRETE
- * AFTER 24 HRS CARRY OUT DRY PACK GROUTING TO PANELS 1
- * 8 HRS AFTER DRY PACK GROUTING EXCAVATE PANELS 2
- * AFTER 24 HOURS CARRY OUT DRY PACK GROUTING TO PANELS 2
- * AND SO ON FOR PANELS 3 AND 4

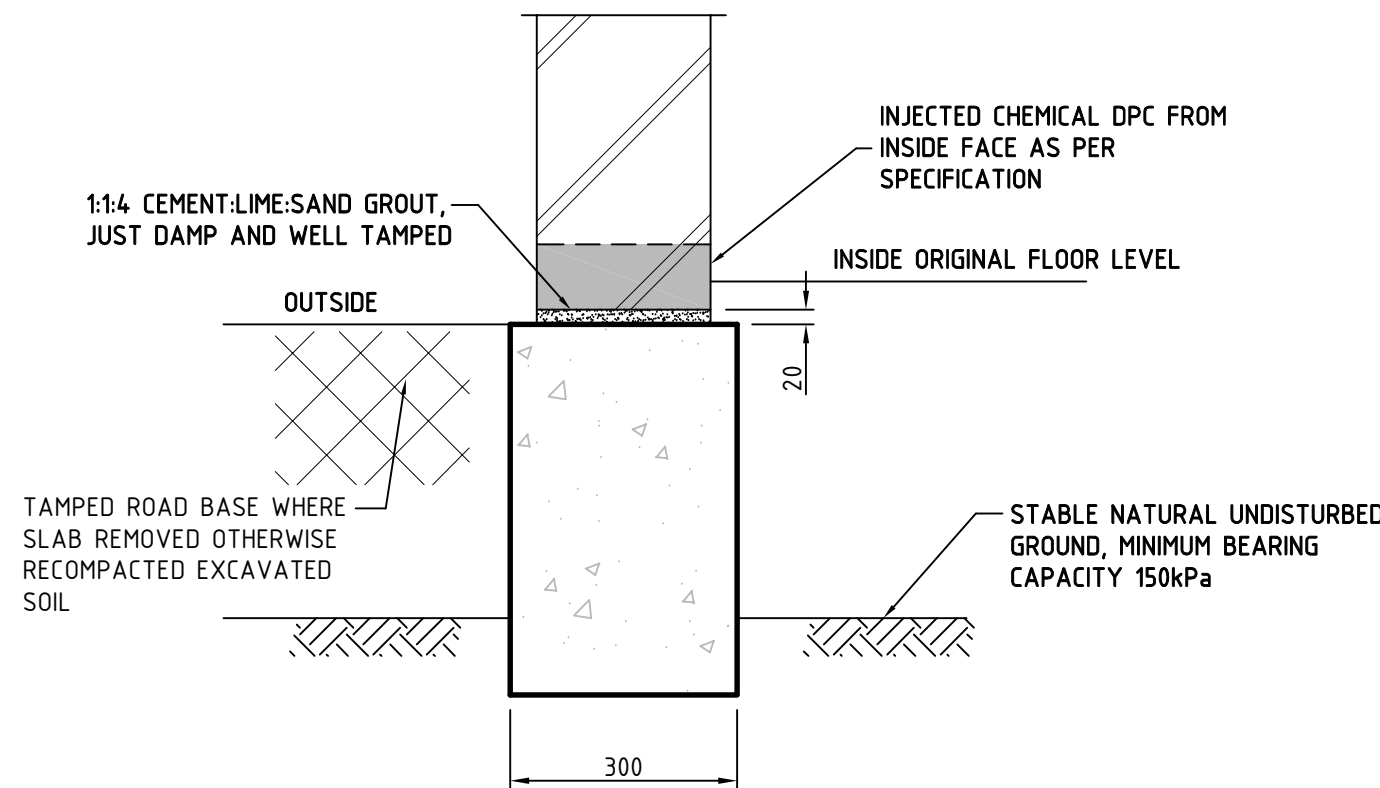


SECTION

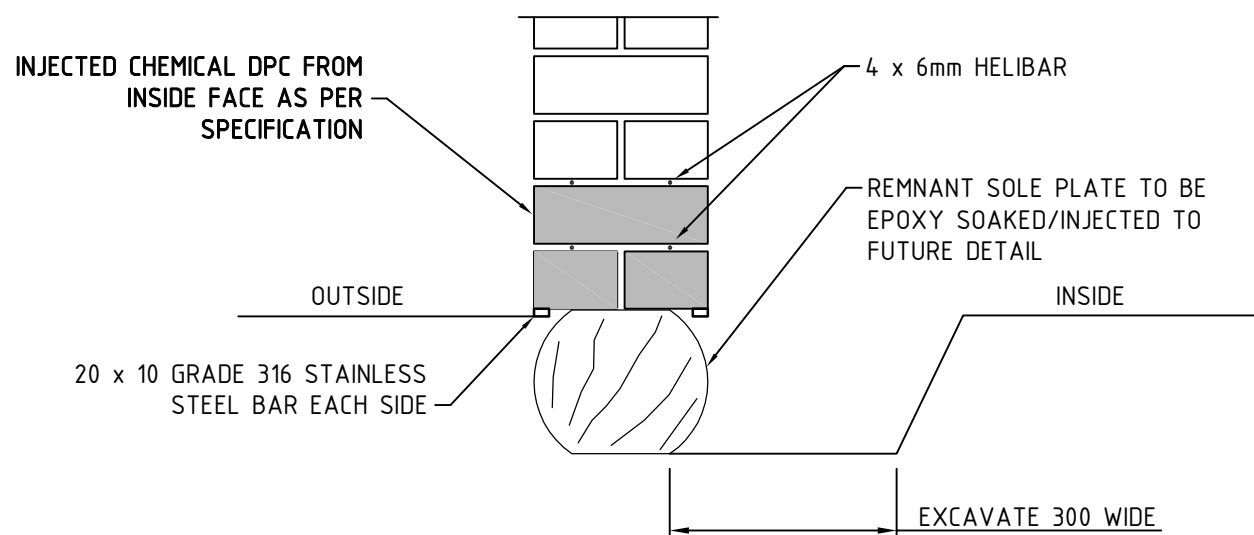
TIMBER PLATES TO SEASONED HARDWOOD F17 MIN GRADE
DURABILITY GRADE: CLASS 1
FINISH TO ARCHITECTS SPECIFICATION - SHAPED TO SUIT WALL WIDTH AND GROUND LEVELS.
AGREE DIMENSIONS WITH ARCHITECT ON SITE.



OPTION 1 WALL REBUILDING

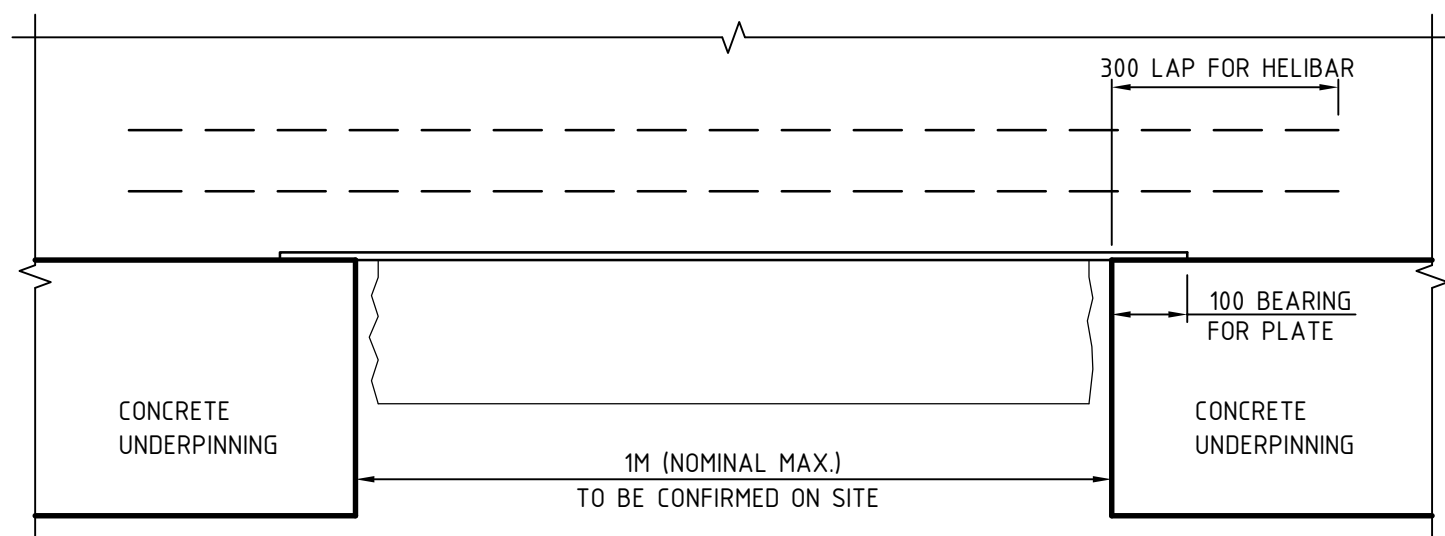


SECTION



SECTION ON RETAINED SOLE PLATE

AN ALLOWANCE IS TO BE MADE TO CONSERVE A MAXIMUM OF 5 METRES OF ORIGINAL TIMBER SOLE PLATE. THIS WILL BE LIKELY TO BE IN THE FORM OF 5 SECTIONS OF 1 METRE LENGTH. THE SOLE PLATES TO BE CONSERVED ARE TO BE AGREED BETWEEN THE BUILDER AND SUPERINTENDENT DURING EXCAVATION.



ELEVATION ON RETAINED LENGTH OF SOLE PLATE

NOT FOR CONSTRUCTION

0	ISSUED FOR TENDER	28-04-10	GM	SAW	X	SAW
J	RE-ISSUED FOR TENDER COORDINATION	16-02-10	MOW	SAW	X	SAW
H	ISSUED FOR TENDER COORDINATION	28-01-10	MOW	SAW	X	SAW
G	ISSUED FOR REVIEW	10-12-09	MOW	SAW	X	SAW
F	ISSUED FOR ARCHITECTS REVIEW	30-09-09	GM	SAW	X	SAW
E	REVISED AS SHOWN	15-12-08	MOW	AN	X	SAW
D	REVISED AS SHOWN	12-12-08	MOW	AN	X	SAW
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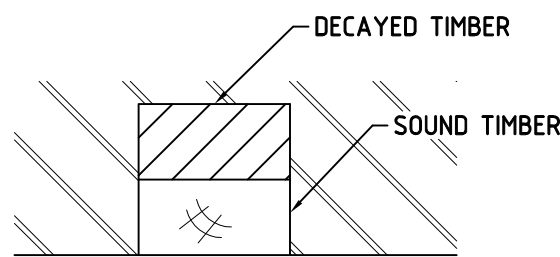
HughesTrueman
Consulting Engineers Planners & Managers

ABN 53 831 529 091
Level 2, 60 Pacific Hwy, P.O. Box 151, ST LEONARDS NSW 2065
T 02 9439 2633 F 02 9438 4505 stleonards@hughestrueman.com.au

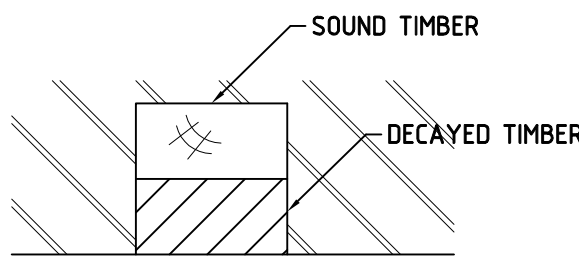


Project HADLEY PARK 113 CASTLEREAGH RD CASTLEREAGH	Client PENRITH LAKES DEVELOPMENT CORP.	Architect TRUMAN ZANIOL & ASSOCIATES
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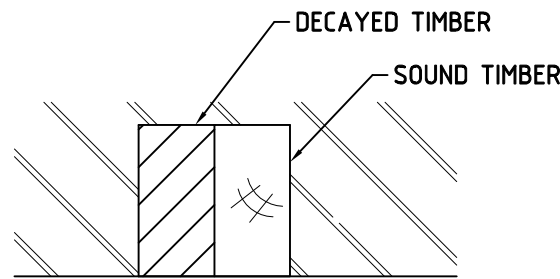
Drawing Title DETAILS SHEET 1	Scales 1:10 AT A1	Client Project No.
Drawing No. 06S211-208	Sheet 7 of 9	Revision 0



TAKE POST OUT AND AUGMENT OR REPLACE. REMOVED POST TO BE SALVAGED AND RECYCLED



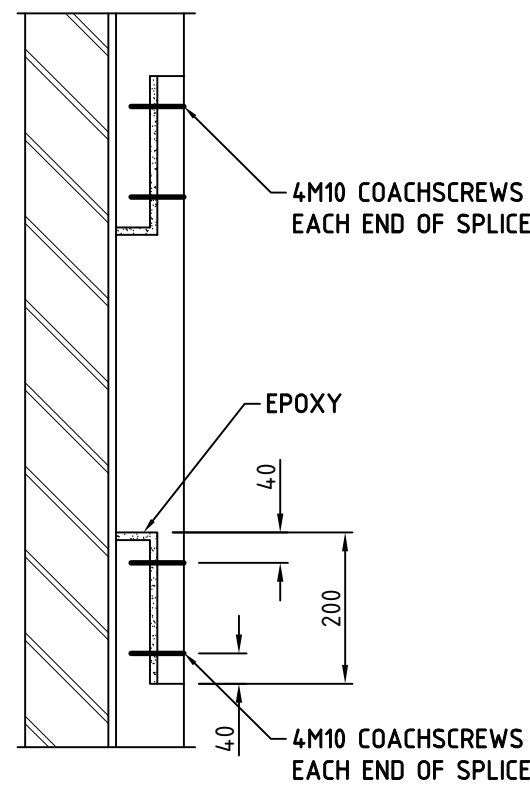
REPAIR IN SITU



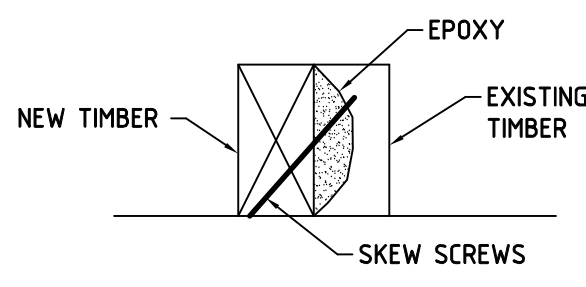
TAKE OUT AND REPAIR OR REPAIR IN SITU

TYPICAL ACCESSABILITY REPAIR GUIDE FOR POSTS

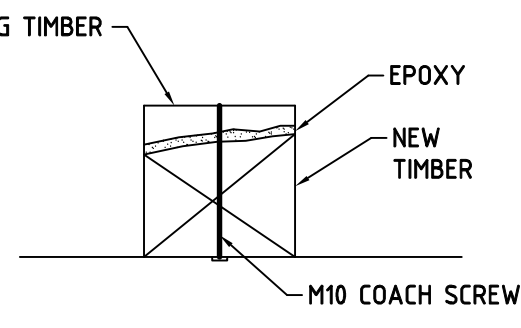
SEE TYPICAL REPAIR DETAILS FOR INSITU REPAIRS AND REMOVAL REPAIRS
SCALE 1:10



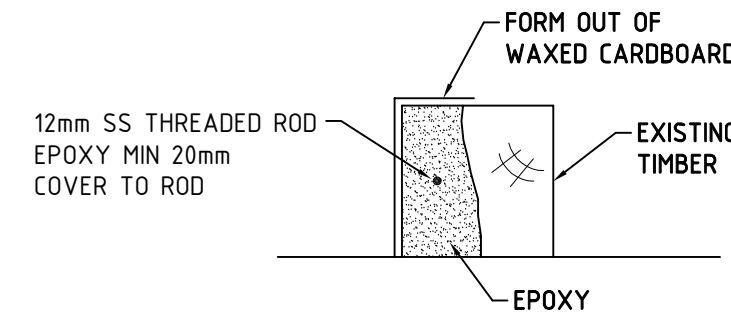
TYPICAL POST SPLICE
SCALE 1:10



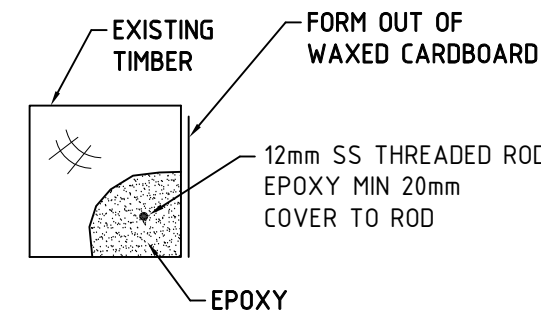
AUGMENT 1



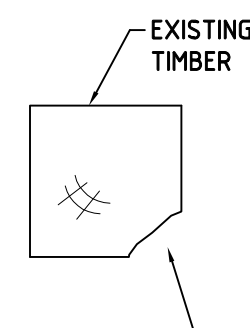
AUGMENT 2



EPOXY REINF 1



EPOXY REINF 2

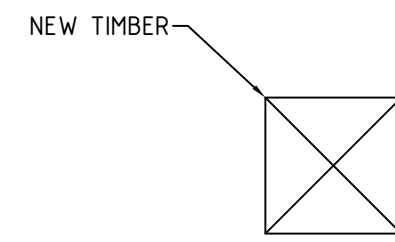


NO ACTION

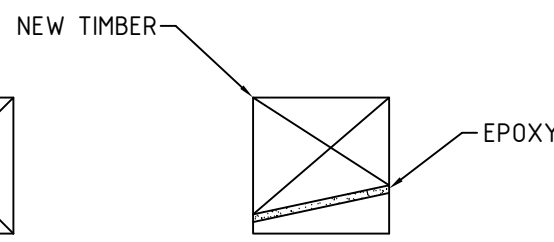
TYPICAL INSITU REPAIRS

(THIS ONLY APPLIES TO POSTS INDICATED ON PLAN AS BEING REPAIRED AT THIS STAGE)

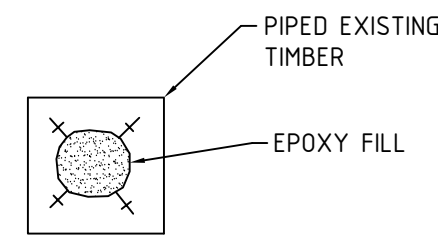
SCALE 1:10



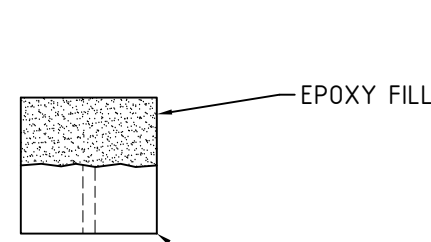
REPLACE T01



SHAPE AND PACK T02



EPOXY T03



EPOXY T04

TYPICAL REMOVED POST REPAIR

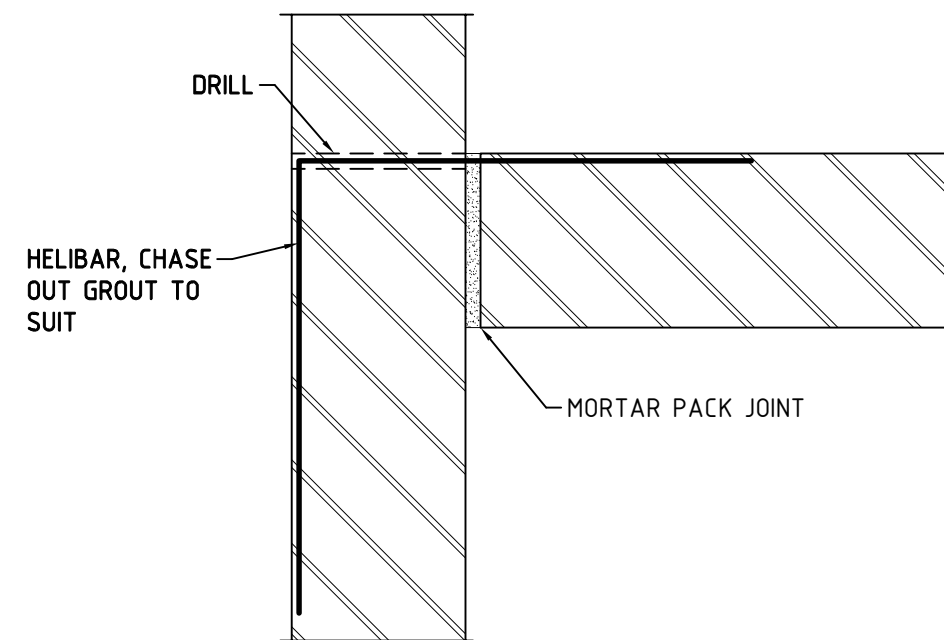
(THIS ONLY APPLIES TO POSTS INDICATED ON PLAN AS BEING REPAIRED AT THIS STAGE)

SCALE 1:10

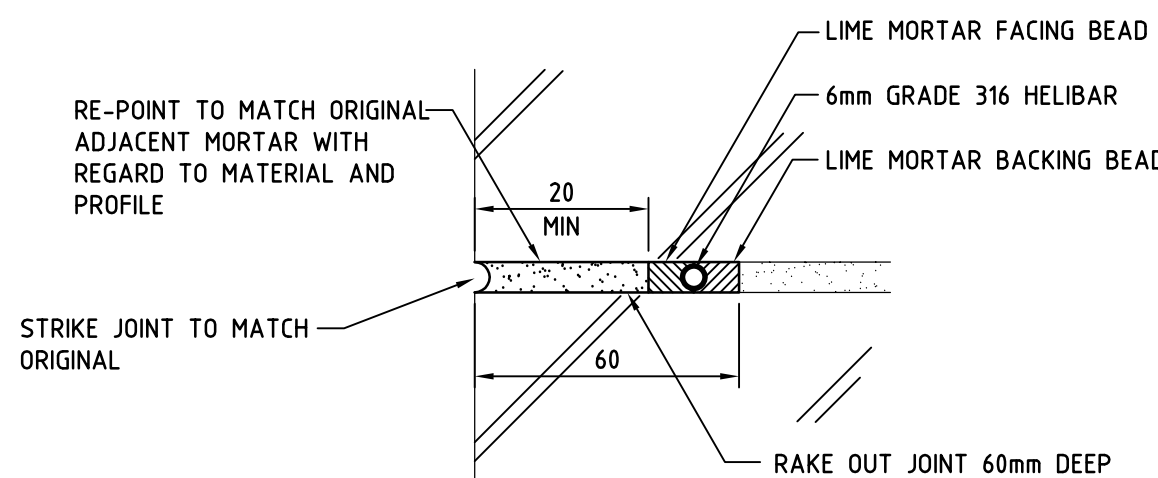
TIMBER POST REPAIRS

ALL COACH SCREWS TO BE COUNTERSUNK

NOTE:
IF EXISTING POSTS THAT ARE NOT SCHEDULED FOR REPAIR REQUIRE REPAIR THEN THEY ARE TO BE BROUGHT TO THE SUPERINTENDENTS ATTENTION AND REPAIRED AS PER THE TYPICAL DETAILS.

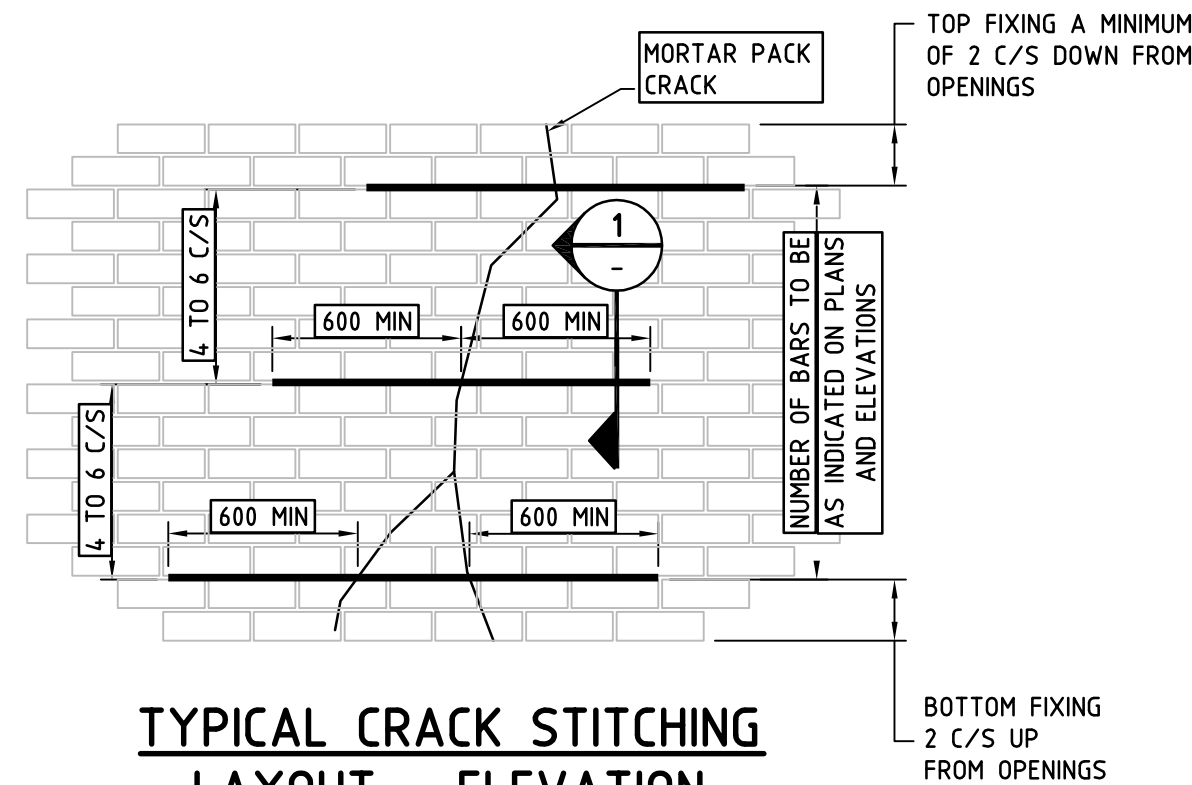


HELIBAR AT INTERNAL WALL TO EXTERNAL WALL CONNECTION
SCALE 1:10



TYPICAL CRACK STITCHING DETAIL

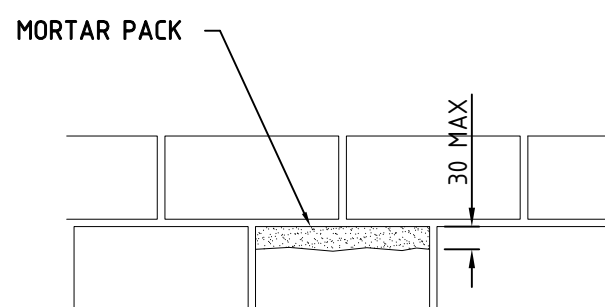
SECTION 1 - 2
1: 2



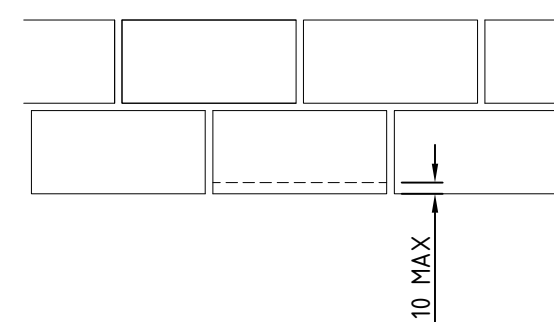
TYPICAL CRACK STITCHING LAYOUT - ELEVATION

ACTUAL SETOUT TO BE CONFIRMED ON SITE WITH THE ENGINEER - BAR LENGTH SHOWN ON PLAN
SCALE 1:20

REMEDIAL CRACK STITCHING



BRICKS TO TURN AROUND - PLAN
SCALE 1:10



BRICKS TO REMAIN IN-SITU - PLAN
SCALE 1:10

BRICK REPLACEMENT

REFER ALSO TO NOTES ON DWG. 200

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0	ISSUED FOR TENDER	28-04-10	GM	SAW	X	SAW
H	RE-ISSUED FOR TENDER COORDINATION	16-02-10	MOW	SAW	X	SAW
G	ISSUED FOR TENDER COORDINATION	28-01-10	MOW	SAW	X	SAW
F	ISSUED FOR REVIEW	10-12-09	MOW	SAW	X	SAW
E	ISSUED FOR ARCHITECTS REVIEW	30-09-09	GM	SAW	X	SAW
D	REVISED AS SHOWN	15-12-08	MOW	AN	X	SAW
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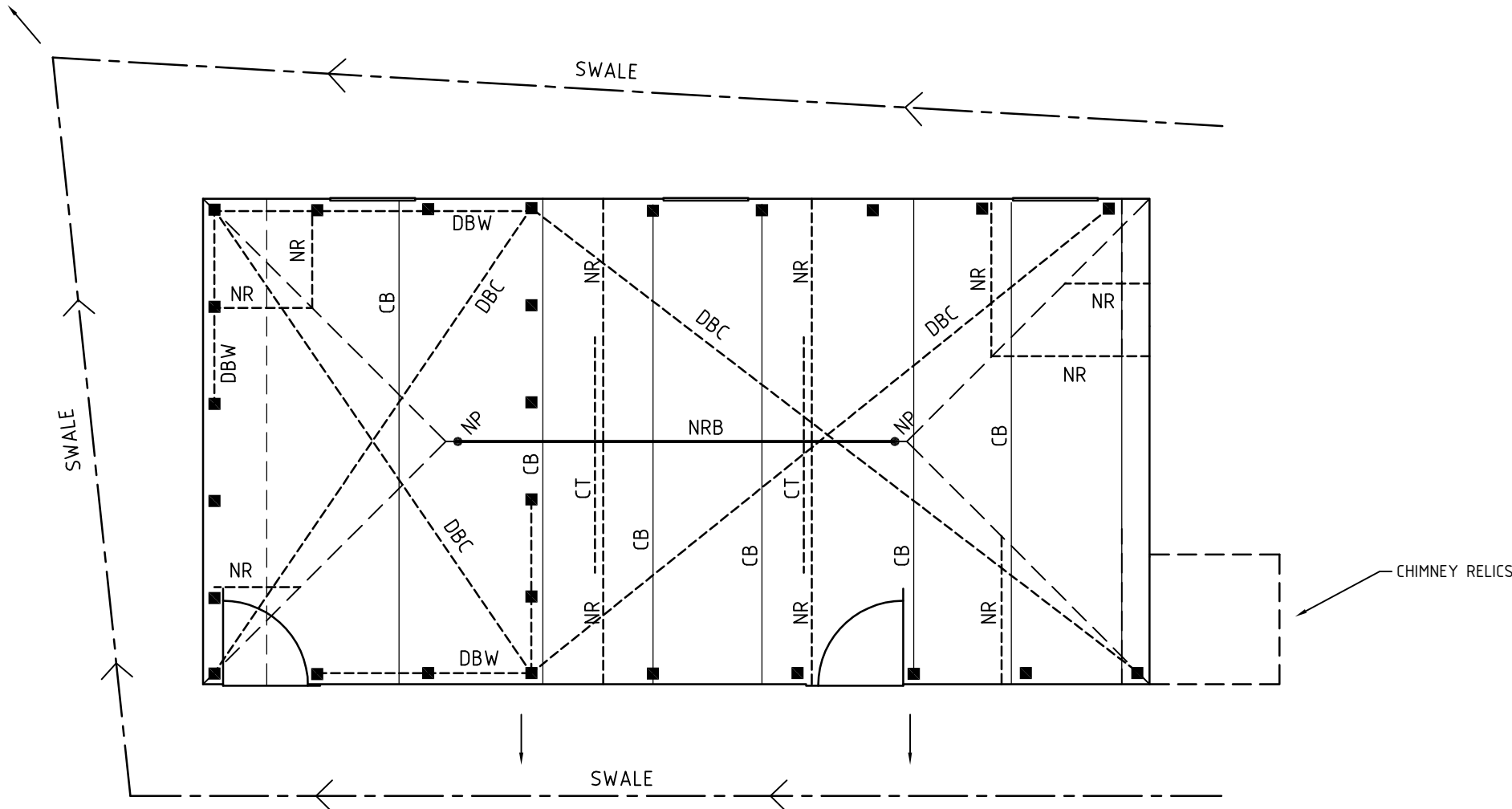


Project
HADLEY PARK
113 CASTLEREAGH RD
CASTLEREAGH

Client
PENRITH LAKES DEVELOPMENT CORP.

Architect
TRUMAN ZANIOI & ASSOCIATES

Drawing Title DETAILS SHEET 2 REPAIRS GUIDE AND TYPICAL DETAILS	Scales	Client Project No.
Drawing No. 06S211-209	Sheet 8 of 9	Revision 0



KITCHEN REPAIRS

SCALE 1:50

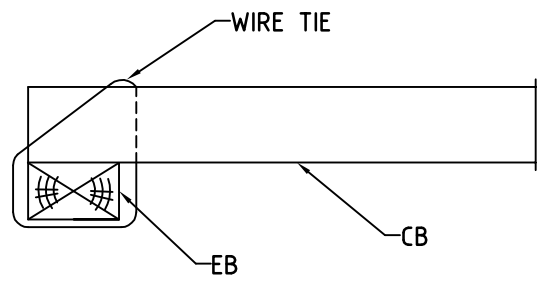
- NR NEW RAFTER - BUSH POLE EQUIVALENT TO 90 x 45 F14 HARDWOOD
- DBC DIAGONAL WIRE BRACING AT CEILING LEVEL
- DBW DIAGONAL WIRE BRACING IN WALL
- NP NEW TEMPORARY PROP - 90 x 90 TREATED F7 ONTO CONCRETE PAVER
- CT NEW COLLAR TIE TO NR - BOLT M12 - 90 x 45 F14 HARDWOOD
- NRB NEW TEMPORARY PROPPING RIDGE BEAM. WIRE IN POSITION AND PACK BETWEEN NRB AND RAFTERS WITH CARPET UNDERLAY AND TIMBER AS REQUIRED TO SUPPORT EXISTING RIDGE - 140 x 45 TREATED F7
- CB EXISTING CEILING BEAM

LOCALLY REGRADE SURFACE TO ENSURE A MINIMUM FALL OF 1:100 AWAY FROM THE BUILDING. FINAL LAYOUT TO BE AGREED ON SITE AFTER LEVEL SURVEY BY BUILDER.

TERMITES: MAINTAIN TERMITE BAITING STATIONS.

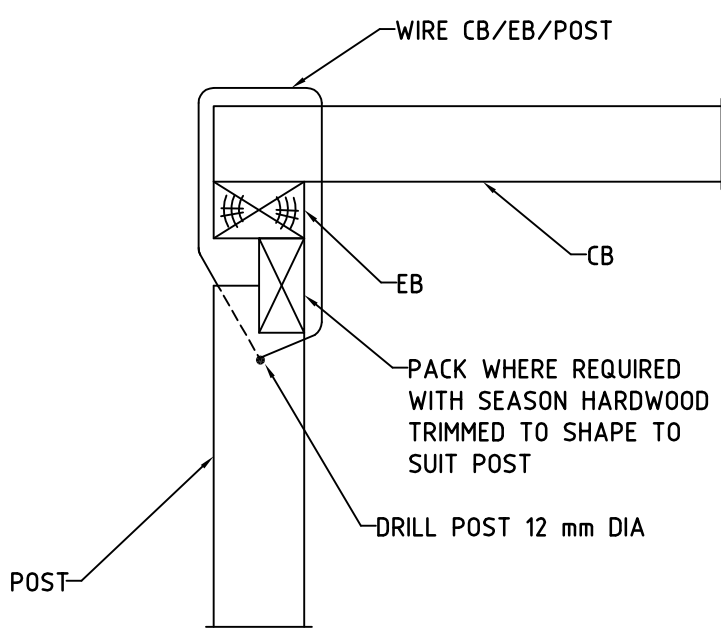
WIRE BRACES TO BE 4mm GALVANISED WIRE TWISTED TO TENSION.

FIT DIFFUSING PRESERVATIVE TO POST BASES WHERE ACCESSIBLE WITHOUT REMOVING FINISHES.



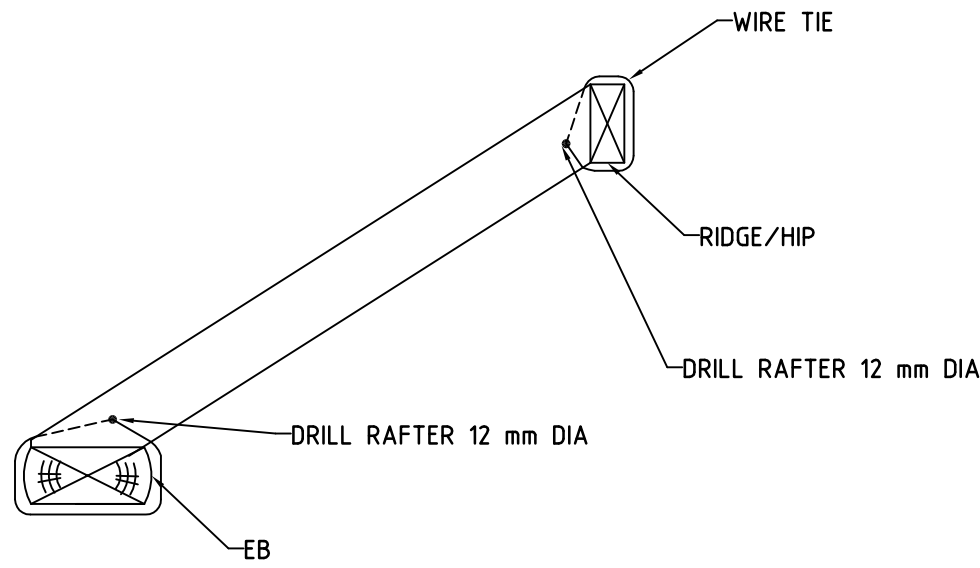
TYPICAL CB TO EB CONNECTION

SCALE 1:10



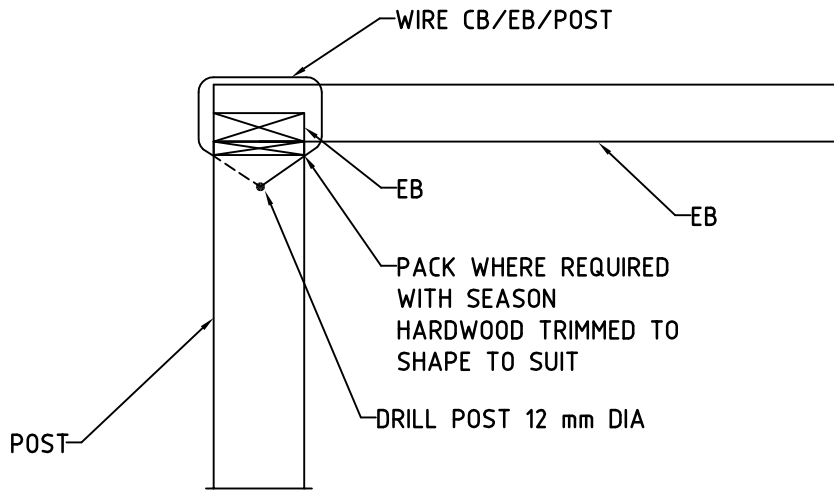
POST TO EB/CB WITH PACKER

SCALE 1:10



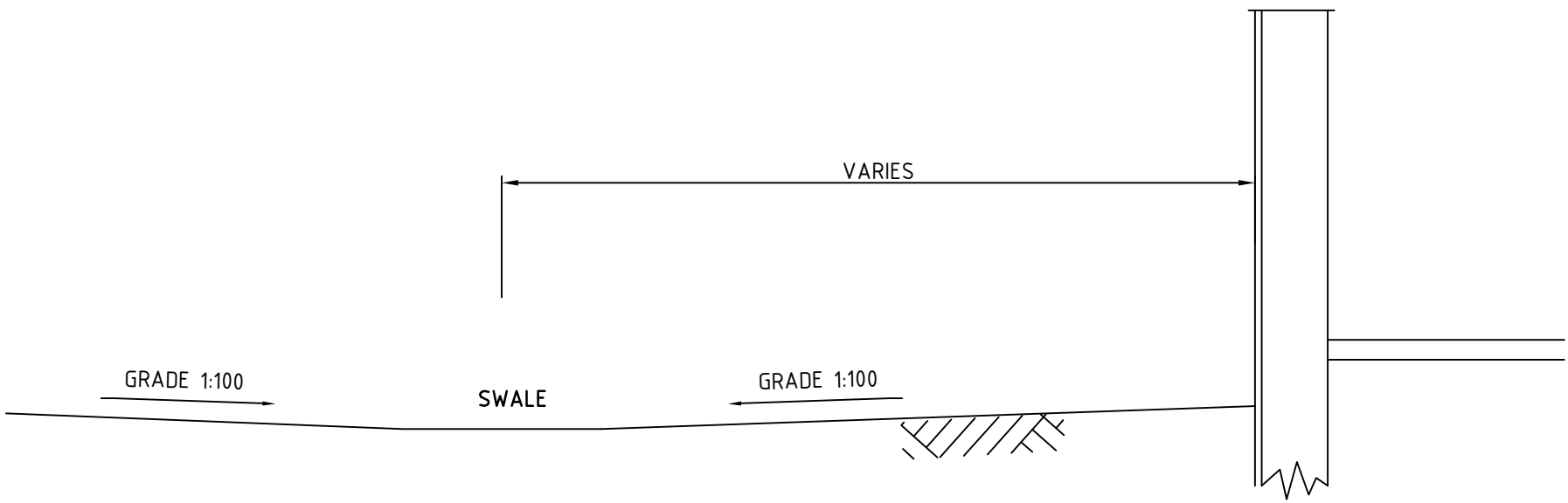
TYPICAL NEW RAFTER INSTALLATION

SCALE 1:10



CORNER POST AT EB

SCALE 1:10



GRADING SECTION

SCALE 1:10

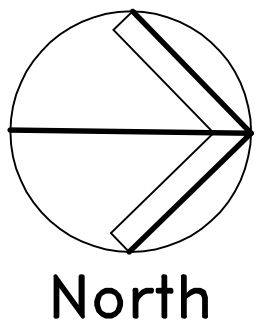
NOT FOR CONSTRUCTION

Revision	Amendment or reason for issue	Issue date	Drawing Completed by	Designed & dwg. checked by	Verified by X = Not verified	Issue authorised (*)
0	ISSUED FOR TENDER	28-04-10	GM	SAW	X	SAW
L	RE-ISSUED FOR TENDER COORDINATION	26-03-10	GM	SAW	X	SAW
K	RE-ISSUED FOR TENDER COORDINATION	16-02-10	MOW	SAW	X	SAW
J	ISSUED FOR TENDER COORDINATION	28-01-10	MOW	SAW	X	SAW
H	ISSUED FOR REVIEW	10-12-09	MOW	SAW	X	SAW

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Sheet
9 of 9
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Appendix H

Heritage Branch, Department of Planning, Standard Exemptions for works requiring Heritage Council approval, 2009

HERITAGE INFORMATION SERIES

STANDARD EXEMPTIONS FOR WORKS REQUIRING HERITAGE COUNCIL APPROVAL

Heritage Council



of New South Wales

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INTRODUCTION

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

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

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

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

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

These guidelines have been prepared to inform owners and managers of heritage items listed on the State Heritage Register about the standard exemptions. They also explain how to develop site specific exemptions for a heritage item.

The State Heritage Register

Heritage places and items of particular importance to the people of New South Wales are listed on the State Heritage Register. The Register was created in April 1999 by amendments to the *Heritage Act 1977*.

The key to listing on the State Heritage Register is the level of significance. Only those heritage items which are of **state significance in NSW** are listed on the State Heritage Register.

To check whether an item is listed on the register, check the online heritage database on the homepage of the Heritage Branch, Department of Planning:

www.heritage.nsw.gov.au

This online database lists all statutorily protected items in NSW. It may be accessed from the homepage, via the Listings tab, then Heritage databases.

WHY HAVE STANDARD EXEMPTIONS?

The standard exemptions apply to all items listed on the State Heritage Register. These exemptions came into force on 5 September, 2008. They replace all previous standard exemptions.

The current exemptions replace those gazetted on 4 April 2006 and as amended 28 April 2006. They relate to a broad range of minor development and will result in a more streamlined approval process.

The purpose of the standard exemptions is to clarify for owners, the Heritage Branch and local councils what kind of maintenance and minor works can be undertaken without needing Heritage Council approval. This ensures that owners are not required to make unnecessary applications for minor maintenance and repair.

The Heritage Council has prepared guidelines to help owners and managers to interpret and apply the standard exemptions. Those guidelines were first published in 2004 and have been incorporated into this document.

HOW WILL EXEMPTIONS ALREADY IN PLACE BE AFFECTED BY THE NEW STANDARD EXEMPTIONS?

1. **Standard Exemptions:** The new standard exemptions replace all existing standard exemptions.
2. **Site Specific Exemptions:** Some heritage items have site specific exemptions for works other than those in the standard list. Site specific exemptions will continue to remain in force.

WHAT OTHER APPROVALS ARE NECESSARY TO DO WORK ON A HERITAGE ITEM?

The exemptions only reduce the need to obtain approval from the Heritage Council, under section 60 of the Heritage Act, to carry out works to a heritage item listed on the State Heritage Register. You should check with your local council for information on additional development and building approvals, and with the Heritage Branch for other approvals which may be required under the Heritage Act, such as an Excavation Permit.

HOW TO RELATE THE STANDARD EXEMPTION CLAUSES TO YOUR HERITAGE ITEM

The standard exemption clauses can be grouped under two headings:

- maintenance and repairs;
- alterations.

Clauses have been kept as concise as possible to avoid ambiguities. The terminology used is consistent with the Australia ICOMOS *Burra Charter*. Australia ICOMOS is the Australian Chapter of International Council on Monuments and Sites, a UNESCO-affiliated international organisation of conservation specialists. The *Burra Charter* is a nationally accepted standard for assessing and managing change to heritage items.

Before you develop firm proposals for changes to the heritage item, take the following actions:

- [1.] Check the boundaries of the item to which the State Heritage Register listing applies;
- [2.] Check the exemptions which apply to your heritage item;
- [3.] Read these explanatory notes to ensure that the work you propose is exempted, and check if prior Heritage Council notification and endorsement is required before the works are commenced;
- [4.] If the work is not exempted, apply to the Heritage Council for approval under section 60 of the Heritage Act;
- [5.] Check with the local council concerning other approvals that may be required;
- [6.] Check with the Heritage Branch if the work you propose involves the disturbance of relics more than 50 years old.

SCHEDULE OF STANDARD EXEMPTIONS

HERITAGE ACT, 1977

NOTICE OF ORDER UNDER SECTION 57(2) OF THE HERITAGE ACT, 1977

I, the Minister for Planning, pursuant to subsection 57(2) of the Heritage Act 1977, on the recommendation of the Heritage Council of New South Wales, do by this Order:

- 1. revoke the Schedule of Exemptions to subsection 57(1) of the Heritage Act made under subsection 57(2) and published in the Government Gazette on 22 February 2008; and**
- 2. grant standard exemptions from subsection 57(1) of the Heritage Act 1977, described in the Schedule attached.**

FRANK SARTOR
Minister for Planning
Sydney, 11 July 2008

SCHEDULE OF EXEMPTIONS TO SUBSECTION 57(1) OF THE

HERITAGE ACT 1977

MADE UNDER SUBSECTION 57(2)

GENERAL CONDITIONS

1. These general conditions apply to all of the following Exemptions.
2. Anything done pursuant to the following Exemptions must be carried out in accordance with relevant Guidelines issued by the Heritage Branch including *“The Maintenance of Heritage Assets: A Practical Guide” 1998, “Movable Heritage Principles” 2000 and “The Heritage Council Policy on Managing Change to Heritage Items”*.
3. The following Standard Exemptions do not apply to anything affecting objects, places, items or sites of heritage significance to Aboriginal people or which affect traditional access by Aboriginal people.
4. The Director, and Managers employed by the Heritage Branch,- Department of Planning; the Executive Director, Tenant and Asset Management Services, employed by the Sydney Harbour Foreshore Authority; the Executive Director Culture & Heritage employed by the Department of Environment and Climate Change and the General Manager, Sustainability employed by the Sydney Water Corporation may perform any of the functions of the Director-General of the Department of Planning (Director-General) under these exemptions.

The authorisation to the Executive Director, Tenant and Asset Management Services of the Sydney Harbour Foreshore Authority is restricted to land for which it is the delegated approval body under section 169 of the Heritage Act, and the preparation and submission of information required to demonstrate that compliance with the criteria contained in these exemptions is satisfied, must not be carried out by the Executive Director, Tenant and Asset Management Services.

The authorisation to the Executive Director Culture & Heritage of the Department of Environment and Climate Change is restricted to land for which it is the delegated approval body under section 169 of the Heritage Act, and the preparation and submission of information required to demonstrate that compliance with the criteria contained in these exemptions is satisfied, must not be carried out by the Executive Director Culture & Heritage.

The authorisation to the General Manager, Sustainability employed by the Sydney Water Corporation is restricted to land for which it is the delegated approval body under section 169 of the Heritage Act, and the preparation and submission of information required to demonstrate that compliance with the criteria contained in these exemptions is

satisfied, must not be carried out by the General Manager, Sustainability.

5. In these Exemptions, words shall be given the same meaning as in the *Heritage Act 1977* ("the Act") unless the contrary intention appears from the context of the exemption.
6. Anything done pursuant to the following Exemptions must be specified, supervised and carried out by people with knowledge, skills and experience appropriate to the work.

Guidelines

In addition to the above guidelines listed in paragraph two, the Heritage Council adopted further guidelines on 7 April 2004 (revised 2009) for use in interpreting and applying the standard exemptions.

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

STANDARD EXEMPTION 1: MAINTENANCE AND CLEANING

1. The following maintenance and cleaning does not require approval under subsection 57(1) of the Act:

- (a) the maintenance of an item to retain its condition or operation without the removal of or damage to the existing fabric or the introduction of new materials;
- (b) cleaning including the removal of surface deposits, organic growths or graffiti by the use of low pressure water (less than 100 psi at the surface being cleaned) and neutral detergents and mild brushing and scrubbing.

NOTE 1: Traditional finishes such as oils and waxes must continue to be used for timber surfaces rather than modern alternative protective coatings such as polyurethane or acrylic which may seal the surface and can cause damage.

NOTE 2: Surface patina which has developed on the fabric may be an important part of the item's significance and if so needs to be preserved during maintenance and cleaning.

Guidelines

Maintenance is distinguished from repairs, restoration and reconstruction as it does not involve the removal of or damage to existing fabric or the introduction of new materials. It is a continuing process of protective care. Typical maintenance activity includes:

- *the removal of vegetation and litter from gutters and drainage systems;*
- *resecuring and tightening fixings of loose elements of building fabric;*
- *lubricating equipment and services which have moving parts;*
- *the application of protective coatings such as limewash, polish, oils and waxes to surfaces which have previously had such coatings applied; and*
- *cleaning by the removal of surface deposits using methods other than aggressive mechanical or chemical techniques such as high pressure, high temperature or strong solvents which may affect the substrate.*

This standard exemption applies to the maintenance of all types of heritage items including buildings, works, landscapes, cemeteries and movable heritage. Reference should be made to other relevant standard exemptions (#12, 14 and 17) for particular types of items.

STANDARD EXEMPTION 2: REPAIRS

1. 1. Repair to an item which is of the type described in (a) or (b) below does not require approval under subsection 57(1) of the Act:

- (a) the replacement of services such as cabling, plumbing, wiring and fire services that uses existing service routes, cavities or voids or replaces existing surface mounted services and does not involve damage to or the removal of significant fabric;
- (b) the repair (such as refixing and patching) or the replacement of missing, damaged or deteriorated fabric that is beyond further maintenance, which matches the existing fabric in appearance, material and method of affixing and does not involve damage to or the removal of significant fabric.

NOTE 1: Repairs must be based on the principle of doing as little as possible and only as much as is necessary to retain and protect the element. Therefore replacement must only occur as a last resort where the major part of an element has decayed beyond further maintenance.

NOTE 2: Any new materials used for repair must not exacerbate the decay of existing fabric due to chemical incompatibility, obscure existing fabric or limit access to existing fabric for future maintenance.

NOTE 3: Repair must maximise protection and retention of fabric and include the conservation of existing detailing, such as vents, capping, chimneys, carving, decoration or glazing.

Guidelines

This standard exemption is not intended to allow the cumulative replacement of large amounts or a high proportion of the fabric of an item. If replacement of large amounts of fabric is necessary, an application will be required to be submitted under s. 60 of the Heritage Act. If there is uncertainty about whether the proposed extent of repair is exempt from approval, advice should be sought from the Heritage Branch, Department of Planning.

Repairs should have detailed specifications and carried out by licensed tradespeople with experience in the conservation of heritage buildings. It is essential that the composition of elements of the fabric such renders, mortars, timber species and metal types remain the same to assist with matching appearance and avoiding chemical incompatibility.

Repair may involve reconstruction which means returning an item to a known earlier state. This may involve the use of new or recycled materials.

Reconstruction must satisfy a four-part test to qualify for exemption from approval:

- 1. The nature of the earlier state being reconstructed must be known. Where there is conjecture about the earlier state of the fabric or where it is proposed to change the appearance, material or method of fixing of the fabric an application under s.60 of the Heritage Act will be required.*
- 2. The replacement fabric must be matching in appearance and method of fixing. The use of salvaged or recycled fabric can be a valuable resource in matching appearance in preference to the use of new fabric which may appear obtrusive. However the damage to other heritage buildings by the salvaging of fabric for reuse is unacceptable. Salvaged materials must be judiciously sourced so as not to encourage secondary damage to other heritage resources. The use of artificial ageing techniques to assist the matching of new with original fabric is only advocated where there is an obtrusive mismatch of materials which negatively impacts on the heritage significance of the item. Ideally, new and original fabric should be subtly discernable on close examination to assist interpretation of the history of change to the building.*
- 3. The fabric being replaced must be beyond further maintenance. The replacement of fabric may only occur where fabric is missing or it is so damaged or deteriorated that it is beyond further maintenance. In many cases the judgement about the level of deterioration and the effectiveness of further maintenance will require the advice of a person who is suitably experienced in similar heritage conservation projects. If it is unclear that the fabric is beyond further maintenance, its replacement will require the submission of an application under s. 60 of the Heritage Act.*
- 4. Significant fabric must not be damaged or removed. In all cases of repair, the damage or removal of significant fabric is not permitted without approval. Significant fabric is that which contributes to the heritage significance of the item. The identification of the level of significance of fabric will usually require the advice of a person who is suitably experienced in similar heritage conservation projects. The damage or removal of significant fabric will require the submission of an application under s. 60 of the Heritage Act.*

New material used in repairs should where possible be date stamped in a location which is not conspicuous but is legible on close examination. Archival recording of removed and replacement fabric is advocated and should be used in interpretive displays where practicable.

STANDARD EXEMPTION 3: PAINTING

1. Painting does not require approval under subsection 57(1) of the Act if the painting:
 - (a) does not involve the disturbance or removal of earlier paint layers other than that which has failed by chalking, flaking, peeling or blistering;
 - (b) involves over-coating with an appropriate surface as an isolating layer to provide a means of protection for significant earlier layers or to provide a stable basis for repainting; and
 - (c) employs the same colour scheme and paint type as an earlier scheme if they are appropriate to the substrate and do not endanger the survival of earlier paint layers.
2. Painting which employs a different colour scheme and paint type from an earlier scheme does not require approval under subsection 57(1) of the Act, provided that:
 - (a) the Director-General is satisfied that the proposed colour scheme, paint type, details of surface preparation and paint removal will not adversely affect the heritage significance of the item; and
 - (b) the person proposing to undertake the painting has received a notice advising that the Director-General is satisfied.
3. A person proposing to undertake repainting of the kind described in paragraph 2 must write to the Director-General and describe the proposed colour scheme, paint type, details of surface preparation and paint removal involved in the repainting. If the Director-General is satisfied that the proposed development meets the criteria set out in paragraph 2(a) the Director-General shall notify the applicant.

NOTE: Preference should be given to the re-establishment of historically significant paint schemes of the item that are appropriate to the significance of the building.

Guidelines

Painting of surfaces which have not previously been painted such as face brickwork, stone, concrete or galvanised iron is likely to adversely affect the heritage significance of the item and is not exempt from approval under this standard exemption. Likewise, the stripping of paint coatings which were intended to be protective may expose the substrate to damage and cause the loss of the historical record and significance of the building. In cases where surface preparation has revealed significant historic paint layers, repainting should facilitate the interpretation of the evolution of the building by displaying appropriately located sample patches of historic paint schemes. This

information should also be examined if it is proposed to recreate earlier finishes or paint schemes.

Paint removal of failed layers to achieve a stable base for repainting is exempt from approval but intervention should be minimised to avoid the loss of the significant historical record. Where old paint layers are sound they should be left undisturbed. The removal of paint with a high content of lead or other hazardous materials requires considerable care and use of experienced tradespeople as its disturbance can create health hazards. If the removal of such paint layers will adversely affect the heritage significance of the item, an application will be required under section 60 of the Heritage Act.

Reference should be made to The Maintenance Series, NSW Heritage Branch, particularly Information Sheets 6.2 Removing Paint from Old Buildings, 7.2 Paint Finishes and 7.3 Basic Limewash which are available online at www.heritage.nsw.gov.au.

STANDARD EXEMPTION 4: EXCAVATION

- 1. Excavation or disturbance of land of the kind specified below does not require approval under subsection 57(1) of the Act, provided that the Director-General is satisfied that the criteria in (a), (b) or (c) have been met and the person proposing to undertake the excavation or disturbance of land has received a notice advising that the Director-General is satisfied that:**
 - (a) an archaeological assessment, zoning plan or management plan has been prepared in accordance with Guidelines published by the Heritage Council of NSW which indicates that any relics in the land are unlikely to have State or local heritage significance; or**
 - (b) the excavation or disturbance of land will have a minor impact on archaeological relics including the testing of land to verify the existence of relics without destroying or removing them; or**
 - (c) a statement describing the proposed excavation demonstrates that evidence relating to the history or nature of the site, such as its level of disturbance, indicates that the site has little or no archaeological research potential.**
- 2. Excavation or disturbance of land of the kind specified below does not require approval under subsection 57(1) of the Act:**
 - (a) the excavation or disturbance of land is for the purpose of exposing underground utility services infrastructure which occurs within an existing service trench and will not affect any other relics;**
 - (b) the excavation or disturbance of land is to carry out inspections or emergency maintenance or repair on underground utility services and due care is taken to avoid effects on any other relics;**
 - (c) the excavation or disturbance of land is to maintain, repair, or replace underground utility services to buildings which will not affect any other relics;**
 - (d) the excavation or disturbance of land is to maintain or repair the foundations of an existing building which will not affect any associated relics;**
 - (e) the excavation or disturbance of land is to expose survey marks for use in conducting a land survey**
- 3. A person proposing to excavate or disturb land in the manner described in paragraph 1 must write to the Director-General and describe the proposed excavation or disturbance of land and set out why it satisfies the criteria set out in paragraph 1. If the Director-General is satisfied that the proposed development meets the criteria set out in paragraph 1 (a), (b) or (c) the Director-General shall notify the applicant.**

NOTE 1: Any excavation with the potential to affect Aboriginal objects must be referred to the Director-General of the Department of Environment and Climate Change.

NOTE 2: If any Aboriginal objects are discovered on the site, excavation or disturbance is to cease and the Department of Environment and Climate Change is to be informed in accordance with section 91 of the National Parks and Wildlife Act, 1974.

NOTE 3: This exemption does not allow the removal of State significant relics.

NOTE 4: Where substantial intact archaeological relics of State or local significance, not identified in the archaeological assessment, zoning plan, management plan or statement required by this exemption, are unexpectedly discovered during excavation, work must cease in the affected area and the Heritage Council must be notified in writing in accordance with section 146 of the Act. Depending on the nature of the discovery, additional assessment and possibly an excavation permit may be required prior to the recommencement of excavation in the affected area.

NOTE 5: Archaeological research potential of a site is the extent to which further study of relics which are likely to be found is expected to contribute to improved knowledge about NSW history which is not demonstrated by other sites or archaeological resources.

STANDARD EXEMPTION 5: RESTORATION

1. Restoration of an item by returning significant fabric to a known earlier location without the introduction of new material does not require approval under subsection 57(1) of the Act.
2. The following restoration does not require approval under subsection 57(1) of the Act, provided that the Director-General is satisfied that the criteria in (a) have been met and the person proposing to undertake the restoration has received a notice advising that the Director-General is satisfied:
 - (a) the restoration of an item without the introduction of new material (except for fixings) to reveal a known earlier configuration by removing accretions or reassembling existing components which does not adversely affect the heritage significance of the item.
3. A person proposing to undertake restoration of the kind described in paragraph 2 must write to the Director-General and set out why there is a need for restoration to be undertaken and the proposed material and method of restoration. If the Director-General is satisfied that the proposed development meets the criteria set out in paragraph 2(a), the Director-General shall notify the applicant.

Guidelines

Restoration in accordance with clause 1 of this standard exemption does not involve the removal of fabric and only relates to the return of fabric which has been removed to storage or has been dislodged from its original location.

STANDARD EXEMPTION 6: DEVELOPMENT ENDORSED BY THE HERITAGE COUNCIL OR DIRECTOR-GENERAL

1. Minor development specifically identified as exempt development which does not materially impact on heritage significance, by a conservation policy or strategy within a conservation management plan which has been endorsed by the Heritage Council of NSW or by a conservation management strategy endorsed by the Director-General does not require approval under subsection 57(1) of the Act.
2. A person proposing to do anything of the kind described in paragraph 1 must write to the Director-General and describe the proposed development. If the Director-General is satisfied that the proposed development meets the criteria set out in paragraph 1, the Director-General shall notify the applicant.

Guidelines

This standard exemption does not exempt development that is consistent with a conservation policy or strategy contained in an endorsed conservation management plan or interim conservation management strategy other than development that is specifically identified as exempt development in that conservation plan or strategy.

STANDARD EXEMPTION 7: MINOR ACTIVITIES WITH LITTLE OR NO ADVERSE IMPACT ON HERITAGE SIGNIFICANCE

1. Anything which in the opinion of the Director-General is of a minor nature and will have little or no adverse impact on the heritage significance of the item does not require approval under subsection 57(1) of the Act.
2. A person proposing to do anything of the kind described in paragraph 1 must write to the Director-General and describe the proposed activity. If the Director-General is satisfied that the proposed activity meets the criteria set out in paragraph 1, the Director-General shall notify the applicant.

Guidelines

This standard exemption has the potential to relate to a wide range of minor development. In determining whether a proposed development is minor the Director may have regard to the context of the particular heritage item such as its size and setting. For instance a development may be considered to be minor in the context of Prospect Reservoir's 1200ha curtilage whereas a similar proposal affecting an item on a smaller site may not be considered to be minor.

In order to assess whether a proposal has an adverse affect on heritage significance it is necessary to submit a clear and concise statement of the item's heritage significance and an assessment of whether a proposal impacts on that significance.

STANDARD EXEMPTION 8: NON-SIGNIFICANT FABRIC

1. The following development does not require approval under subsection 57(1) of the Act, provided that the Director-General is satisfied that the criteria in (a) have been met and the person proposing to undertake the development has received a notice advising that the Director-General is satisfied:
 - (a) the alteration of a building involving the construction or installation of new fabric or services or the removal of building fabric which will not adversely affect the heritage significance of the item.
2. A person proposing to do anything of the kind described in paragraph 1 must write to the Director-General and describe the proposed development. If the Director-General is satisfied that the proposed development meets the criteria set out in paragraph 1(a), the Director-General shall notify the applicant.

Guidelines

In order to assess the level of significance of fabric it is necessary to submit a clear and concise statement of the item's heritage significance and to grade the fabric of the place in accordance with its association with or impact on that significance. It may not always be concluded that more recent fabric is of less or no heritage significance.

STANDARD EXEMPTION 9: CHANGE OF USE

1. The change of use of an item or its curtilage or the commencement of an additional or temporary use does not require approval under subsection 57(1) of the Act, provided that the Director-General is satisfied that the criteria in (a) and (b) have been met and the person proposing to undertake the change of use has received a notice advising that the Director-General is satisfied:
 - (a) the use does not involve the alteration of the fabric, layout or setting of the item or the carrying out of development other than that permitted by other standard or site specific exemptions; and
 - (b) the use does not involve the cessation of the primary use for which the building was erected, a later significant use or the loss of significant associations with the item by current users;
2. A person proposing to change the use of an item or its curtilage or to commence an additional or temporary use of an item or its curtilage in the manner described in paragraph 1 must write to the Director-General and describe the changes proposed. If the Director-General is satisfied that the proposed development meets the criteria set out in paragraph 1(a) and (b), the Director-General shall notify the applicant.

Guidelines

For the purposes of this standard exemption any change of use which is inconsistent with specific conditions of any previous approval or consent such as hours of operation or nature of conduct of an activity requires approval under section 57(1) or the modification of an approval under section 65A of the Heritage Act.

STANDARD EXEMPTION 10: NEW BUILDINGS

1. Subdivision under the *Strata Scheme (Freehold Development) Act* or *Strata Scheme (Leasehold Development) Act* of the interior of a building that has been constructed since the listing of the item on the State Heritage Register or the publication of an interim heritage order in the Gazette which applies to the land does not require approval under subsection 57(1) of the Act.
2. Alteration to the interior of a building which has been constructed since the listing of the item on the State Heritage Register or the publication of an interim heritage order in the Gazette which applies to the land does not require approval under subsection 57(1) of the Act.

Guidelines

Subdivision to which clause 1 of this standard exemption applies must not subdivide the curtilage of the exterior of a building other than approved car spaces. A strata plan which otherwise proposes the subdivision of the curtilage of a heritage item requires approval under section 57(1) of the Heritage Act.

For the purposes of clause 2 of this standard exemption, alterations to the interior of a building:

- *do not include internal alterations to additions to buildings which existed prior to the listing of the site on the State Heritage Register or publication of the interim heritage order;*
- *must not affect the external appearance of the building such as by balcony enclosure or window screening; and*
- *must not be inconsistent with any specific conditions of a previous approval.*

Such alterations require approval under section 57(1) of the Heritage Act.

STANDARD EXEMPTION 11: TEMPORARY STRUCTURES

- 1. The erection of temporary structures does not require approval under subsection 57(1) of the Act, provided that the Director-General is satisfied that the criteria in (a) and (b) have been met and the person proposing to erect the structure has received a notice advising that the Director-General is satisfied:**
 - (a) the structure will be erected within and used for a maximum period of 4 weeks after which it will be removed within a period of 2 days and not erected again within a period of 6 months; and**
 - (b) the structure is not to be located where it could damage or endanger significant fabric including landscape or archaeological features of its curtilage or obstruct significant views of and from heritage items.**
- 2. A person proposing to erect a structure of the kind described in paragraph 1 must write to the Director-General and set out the nature of the structure, the use for the structure and how long it will remain in place and the next occasion on which it is anticipated that the structure will be erected. If the Director-General is satisfied that the proposed development meets the criteria set out in paragraphs 1(a) and 1(b) the Director-General shall notify the applicant.**

Guidelines

The cumulative impact of the multiple use of this standard exemption will be considered by the Director in the assessment of the simultaneous construction of a number of temporary structures or a succession of temporary structures which may have a prolonged adverse impact on heritage significance of the item.

STANDARD EXEMPTION 12: LANDSCAPE MAINTENANCE

- 1. Landscape maintenance which is of the type described below does not require approval under subsection 57(1) of the Act:**
 - (a) weeding, watering, mowing, top-dressing, pest control and fertilizing necessary for the continued health of plants, without damage or major alterations to layout, contours, plant species or other significant landscape features;**
 - (b) pruning (to control size, improve shape, flowering or fruiting and the removal of diseased, dead or dangerous material), not exceeding 10% of the canopy of a tree within a period of 2 years;**
 - (c) pruning (to control size, improve shape, flowering or fruiting and the removal of diseased, dead or dangerous material) between 10% and 30% of the canopy of a tree within a period of 2 years;**
 - (d) removal of dead or dying trees which are to be replaced by trees of the same species in the same location; or**
 - (e) tree surgery by a qualified arborist, horticulturist or tree surgeon necessary for the health of those plants.**
- 2. A person proposing to undertake landscape maintenance in the manner described in paragraph 1(b) 1(c) or 1(d) must write to the Director-General and describe the maintenance proposed and provide certification by a qualified or experienced arborist, horticulturist or tree surgeon that the maintenance is necessary for the tree's health or for public safety. If the Director-General is satisfied that the proposed maintenance meets these criteria, the Director-General shall notify the applicant.**

NOTE 1: In relation to cemeteries, landscape features include monuments, grave markers, grave surrounds, fencing, path edging and the like.

NOTE 2: Other standard exemptions may apply to landscape maintenance such as #4 Excavation and #6 Development endorsed by the Heritage Council; and #7 Minor works with no adverse heritage impact.

Guidelines

Landscape features and gardens can be of heritage significance in their own right. They are often vital to the curtilage of a heritage item and fundamental to the setting of other (eg; built or archaeological) heritage items and important to the appreciation of their heritage significance. Landscape setting is by its nature evolving and often requires more regular maintenance than other elements of heritage fabric. Horticultural advice may be required to ensure a regime of maintenance appropriate to the retention of the heritage significance of a place.

General advice about landscape maintenance is provided by The Maintenance of Heritage Assets: A Practical Guide Information Sheet 9.1 Heritage Gardens and Grounds, printed versions available from the Heritage Branch, Department of Planning.

General advice about heritage gardens is also available on the Heritage Branch website at: http://www.heritage.nsw.gov.au/06_subnav_10.htm and at: www.gardenhistorysociety.org.au.

STANDARD EXEMPTION 13: SIGNAGE

- 1. The erection of signage which is of the types described in (a) or (b) below does not require approval under subsection 57(1) of the Act:**
 - (a) temporary signage which is located behind or on the glass surface of a shop window which is not internally illuminated or flashing and is to be removed within eight weeks; or**
 - (b) a real estate sign indicating that the place is for auction, sale or letting and related particulars and which is removed within 10 days of the sale or letting of the place;**
- 2. The erection of signage which is of the types described in (a) or (b) below does not require approval under subsection 57(1) of the Act, provided that the Director-General is satisfied that the criteria in (a) and (b) respectively have been met and the person proposing to erect it has received a notice advising that the Director-General is satisfied:**
 - (a) the erection of non-illuminated signage for the sole purpose of providing information to assist in the interpretation of the heritage significance of the item and which will not adversely affect significant fabric including landscape or archaeological features of its curtilage or obstruct significant views of and from heritage items; or**
 - (b) signage which is in the form of a flag or banner associated with a building used for a purpose which requires such form of promotion such as a theatre or gallery, which is displayed for a maximum period of eight weeks and which will not adversely affect significant fabric including landscape or archaeological features of its curtilage;**
- 3. A person proposing to erect signage of the kind described in paragraph 2 must write to the Director-General and describe the nature and purpose of the advertising or signage. If the Director-General is satisfied that the proposed development meets the criteria set out in paragraph 2(a) or 2(b), the Director-General shall notify the applicant.**
- 4. Signage of the kind described in paragraphs 1 and 2 must:**
 - (a) not conceal or involve the removal of signage which has an integral relationship with the significance of the item;**
 - (b) be located and be of a suitable size so as not to obscure or damage significant fabric of the item;**
 - (c) be able to be later removed without causing damage to the significant fabric of the item; and**
 - (d) reuse existing fixing points or insert fixings within existing joints without damage to adjacent masonry.**

Guidelines

In addition to the requirements of clause 4 of the standard exemptions, signage may be controlled by development control plans or signage policies prepared by the relevant local council. The operation of the standard exemptions do not affect the requirements for consent by local councils or the need to satisfy any signage policies which may have been adopted by them.

Additional forms of signage not addressed by this standard exemption may not require approval under section 57(1) of the Heritage Act if they satisfy the requirements of other standard exemptions such as Standard Exemption 7 (Minor Activities with no Adverse Impact on Heritage Significance) or Standard Exemption 8 (Non-significant Fabric).

Signage in accordance with clause 2(a) of the standard exemption for the purpose of assisting the interpretation of heritage significance:

- requires approval under section 57(1) of the Heritage Act if additional information is provided which is unrelated to heritage interpretation such as commercial promotion or sponsorship; and*
- must be in accordance with Interpreting Heritage Places and Items published by the Heritage Council and available online.*

STANDARD EXEMPTION 14: BURIAL SITES AND CEMETERIES

1. Development on land within a burial site or cemetery which is of the type described in (a), (b) or (c) below does not require approval under subsection 57(1) of the Act:
 - (a) the creation of a new grave;
 - (b) the erection of monuments or grave markers in a place of consistent character, including materials, size and form, which will not be in conflict with the character of the place; or
 - (c) an excavation or disturbance of land for the purpose of carrying out conservation or repair of monuments or grave markers;

provided that there will be no disturbance to human remains, to relics in the form of grave goods, associated landscape features or to a place of Aboriginal heritage significance.
2. A person proposing to carry out development in the manner described in paragraph 1(b) or (c) must write to the Director-General and describe the development proposed. If the Director-General is satisfied that the proposed development meets the criteria set out in paragraph 1, the Director-General shall notify the applicant.
3. This exemption does not apply to the erection of above-ground chambers, columbaria or vaults, or the designation of additional areas to be used as a burial place.

NOTE 1: Other standard exemptions apply to the maintenance, cleaning and repair of burial sites and cemeteries.

Guidelines

In addition to burial remains and artefacts, above ground cemetery elements may include headstones, footstones and other burial markers or monuments and associated elements such as grave kerbing, iron grave railings, grave furniture, enclosures and plantings. It is important that cemeteries listed on the State Heritage Register have a conservation policy or conservation management plan endorsed by the Heritage Council and that it records the history and significant fabric of the place with policies for conservation, relocation and the erection of new monuments and grave markers.

Additional advice about the management of heritage cemeteries is provided in:

- Cemeteries: Guidelines for their Care and Conservation, *Heritage Council of NSW and Department of Planning, 1992;*
- Skeletal Remains, *NSW Heritage Council, 1998;*
- Guidelines for Cemetery Conservation, *National Trust of Australia (NSW), 2002.*

STANDARD EXEMPTION 15: COMPLIANCE WITH MINIMUM STANDARDS AND ORDERS

1. Development which is required for the purpose of compliance with the minimum standards set out in Part 3 of the *Heritage Regulation 1999* or an order issued under either:
 - (a) section 120 of the *Heritage Act 1977* regarding minimum standards of maintenance and repair; or
 - (b) section 121S of the *Environmental Planning and Assessment Act 1979* regarding an order which is consistent with a submission by the Heritage Council under subsection 121S(6) of that Act;does not require approval under subsection 57(1) of the Act.

Guidelines

This standard exemption is intended to facilitate and expedite compliance with orders and minimum standards of maintenance and repair.

The Minimum Standards of Maintenance and Repair replaced the “wilful neglect” provisions of the Heritage Act in 1999. The minimum standards are contained in Part 3 of the Heritage Regulation 2005 and are reproduced in the Heritage Information Series published by the Heritage Branch, Department of Planning. The minimum standards only apply to items listed on the State Heritage Register and relate to:

- *weather protection;*
- *fire prevention and protection;*
- *security; and*
- *essential maintenance and repair to prevent serious or irreparable damage.*

Maintenance and repair which exceed the minimum standards in the Regulation may be exempt from approval under other standard exemptions (refer to #1 and #2).

Orders under s.121S(6) of the EP&A Act are those given by a council or other consent authority in relation to an item listed on the State Heritage Register, land to which an interim heritage order applies or a heritage item listed under an environmental planning instrument. Orders must not be given in relation to items listed on the State Heritage Register or land to which an interim heritage order relates unless the consent authority has given notice of it to the Heritage Council and considered any submission made by it.

STANDARD EXEMPTION 16: SAFETY AND SECURITY

1. The following development does not require approval under subsection 57(1) of the Act, provided that the Director-General is satisfied that the criteria in (a) or (b) have been met and the person proposing to undertake the development has received a notice advising that the Director-General is satisfied:
 - (a) the erection of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access or secure public safety which will not adversely affect significant fabric of the item including landscape or archaeological features of its curtilage; or
 - (b) development, including emergency stabilisation, necessary to secure safety where a building or work or part of a building or work has been irreparably damaged or destabilised and poses a safety risk to its users or the public.
2. A person proposing to undertake development of the kind described in paragraph 1 must write to the Director-General and describe the development and, if it is of the kind set out in 1(b), provide certification from a structural engineer having experience with heritage items confirming the necessity for the development with regard to the criteria set out in 1(b) and any adverse impact on significant fabric. If the Director-General is satisfied that the proposed development meets the criteria set out in paragraph 1(a) or (b), the Director-General shall notify the applicant.

Guidelines

Development exempt under this standard exemption must be for the temporary or emergency securing of safety for users or the public. Permanent upgrading of site or building security may be exempt under other standard exemptions such as #7 (Minor Activities with little or no Adverse Impact on Heritage Significance) or #8 (Non-significant Fabric). Development described in 1(b) of this exemption is intended to apply in circumstances where there has been damage caused by a sudden change in circumstances of the building such as a catastrophic event, rather than safety risks which may arise from ongoing neglect of maintenance.

Emergency maintenance and repairs such as required following a storm event may be exempt under other standard exemptions such as #1 (Maintenance and Cleaning) and #2 (Repairs). More intrusive means of upgrading security which may damage significant fabric will require the submission of an application under section 60 of the Heritage Act.

Development in accordance with this exemption must be undertaken with minimal intervention to significant fabric.

STANDARD EXEMPTION 17: MOVABLE HERITAGE ITEMS

1. The temporary relocation of movable heritage items, including contents, fixtures and objects, to ensure their security, maintenance and preservation, for conservation or exhibition, to ensure health or safety, the need for a controlled environment for those heritage items, or to protect the place, and which are to be returned to their present location within six months, does not require approval under subsection 57(1) of the Act.
2. A person proposing to relocate a movable heritage item as set out in paragraph 1 must advise the Director-General in writing of the proposed location and the reasons for its relocation. If the Director-General is satisfied that the temporary relocation meets the criteria set out in paragraph 1 the Director-General shall notify the applicant.

Guidelines

Movable heritage items or objects which are listed on the State Heritage Register must be specifically referred to in the gazetted listing. Unless specifically listed, the movable content of buildings such as furniture, paintings and other decoration is not movable heritage for the purposes of the Heritage Act which triggers approval requirements to “move, damage or destroy it”.

The permanent relocation of an item of movable heritage such as listed ships or railway rolling stock will require the submission of an application under section 60 of the Heritage Act.

Additional advice regarding movable heritage is provided by:

- Objects in Their Place: An Introduction to Movable Heritage, NSW Heritage Council, 1999; and
- Movable Heritage Principles, NSW Heritage Council and Ministry for the Arts, 1999.

END

Appendix I

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999

The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance)

Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988 and 26 November 1999.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Using the Charter

The Charter should be read as a whole. Many articles are interdependent. Articles in the Conservation Principles section are often further developed in the Conservation Processes and Conservation Practice sections. Headings have been included for ease of reading but do not form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained in the following Australia ICOMOS documents:

- Guidelines to the Burra Charter: Cultural Significance;
- Guidelines to the Burra Charter: Conservation Policy;
- Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports;
- Code on the Ethics of Coexistence in Conserving Significant Places.

What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the Australian Natural Heritage Charter and the Draft Guidelines for the Protection, Management and Use of Aboriginal and Torres Strait Islander Cultural Heritage Places.

Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important as tangible expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

Articles

Article 1. Definitions

For the purposes of this Charter:

1.1 *Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Explanatory Notes

The concept of place should be broadly interpreted. The elements described in Article 1.1 may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.

1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.

1.3 *Fabric* means all the physical material of the *place* including components, fixtures, contents, and objects.

1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.

1.5 *Maintenance* means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction*.

1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

1.7 *Restoration* means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.

1.9 *Adaptation* means modifying a *place* to suit the existing *use* or a proposed use.

1.10 *Use* means the functions of a place, as well as the activities and practices that may occur at the place.

1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

1.12 *Setting* means the area around a *place*, which may include the visual catchment.

1.13 *Related place* means a *place* that contributes to the *cultural significance* of another place.

1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.

1.15 *Associations* mean the special connections that exist between people and a *place*.

1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses.

1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

The term cultural significance is synonymous with heritage significance and cultural heritage value.

Cultural significance may change as a result of the continuing history of the place.

Understanding of cultural significance may change as a result of new information.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Fabric may define spaces and these may be important elements of the significance of the place.

The distinctions referred to, for example in relation to roof gutters, are:

- maintenance — regular inspection and cleaning of gutters;
- repair involving restoration — returning of dislodged gutters;
- repair involving reconstruction — replacing decayed gutters.

It is recognised that all places and their components change over time at varying rates.

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

Associations may include social or spiritual values and cultural responsibilities for a place.

Meanings generally relate to intangible aspects such as symbolic qualities and memories.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

Conservation Principles

Article 2. Conservation and management

2.1 *Places of cultural significance* should be conserved.

2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.

2.3 *Conservation* is an integral part of good management of *places of cultural significance*.

2.4 *Places of cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

3.1 *Conservation* is based on a respect for the existing *fabric, use, associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.

3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.

4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

Article 5. Values

5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a *place*.

Article 6. Burra Charter Process

6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the *place* in accordance with the policy.

6.2 The policy for managing a *place* must be based on an understanding of its *cultural significance*.

6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

Article 7. Use

7.1 Where the *use* of a *place* is of *cultural significance* it should be retained.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biological diversity and geodiversity for their existence value, or for present or future generations in terms of their scientific, social, aesthetic and life-support value.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

The Burra Charter process, or sequence of investigations, decisions and actions, is illustrated in the accompanying flowchart.

7.2 A place should have a compatible use.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change, to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of practices which contribute to the cultural significance of the place.

Article 8. Setting

Conservation requires the retention of an appropriate visual *setting* and other relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Aspects of the visual setting may include use, siting, bulk, form, scale, character, colour, texture and materials.

Other relationships, such as historical connections, may contribute to interpretation, appreciation, enjoyment or experience of the place.

Article 9. Location

9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.

9.2 Some buildings, works or other components of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.

9.3 If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

Article 12. Participation

Conservation, *interpretation* and management of a *place* should provide for the participation of people for whom the place has special *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

Article 13. Co-existence of cultural values

Co-existence of cultural values should be recognised, respected and encouraged, especially in cases where they conflict.

For some places, conflicting cultural values may affect policy development and management decisions. In this article, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

Conservation Processes

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these.

There may be circumstances where no action is required to achieve conservation.

Article 15. Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

When change is being considered, a range of options should be explored to seek the option which minimises the reduction of cultural significance.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

Article 16. Maintenance

Maintenance is fundamental to *conservation* and should be undertaken where *fabric* is of *cultural significance* and its *maintenance* is necessary to retain that *cultural significance*.

Article 17. Preservation

Preservation is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Preservation protects fabric without obscuring the evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered;
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

Article 18. Restoration and reconstruction

Restoration and *reconstruction* should reveal culturally significant aspects of the *place*.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

Article 20. Reconstruction

20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In rare cases, reconstruction may also be appropriate as part of a *use* or practice that retains the *cultural significance* of the place.

20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

Article 21. Adaptation

21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.

21.2 *Adaptation* should involve minimal change to significant fabric, achieved only after considering alternatives.

Article 22. New work

22.1 New work such as additions to the *place* may be acceptable where it does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.

22.2 New work should be readily identifiable as such.

Article 23. Conserving use

Continuing, modifying or reinstating a significant *use* may be appropriate and preferred forms of *conservation*.

Article 24. Retaining associations and meanings

24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.

24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.

Conservation Practice

Article 26. Applying the Burra Charter process

26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

26.3 Groups and individuals with *associations* with a *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

Adaptation may involve the introduction of new services, or a new use, or changes to safeguard the place.

New work may be sympathetic if its siting, bulk, form, scale, character, colour, texture and material are similar to the existing fabric, but imitation should be avoided.

These may require changes to significant *fabric* but they should be minimised. In some cases, continuing a significant use or practice may involve substantial new work.

For many places associations will be linked to use.

The results of studies should be up to date, regularly reviewed and revised as necessary.

Statements of significance and policy should be kept up to date by regular review and revision as necessary. The management plan may deal with other matters related to the management of the place.

Article 27. Managing change

27.1 The impact of proposed changes on the *cultural significance* of a *place* should be analysed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes following analysis to better retain cultural significance.

27.2 Existing *fabric, use, associations* and *meanings* should be adequately recorded before any changes are made to the *place*.

Article 28. Disturbance of fabric

28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29. Responsibility for decisions

The organisations and individuals responsible for management decisions should be named and specific responsibility taken for each such decision.

Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Documenting evidence and decisions

A log of new evidence and additional decisions should be kept.

Article 32. Records

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34. Resources

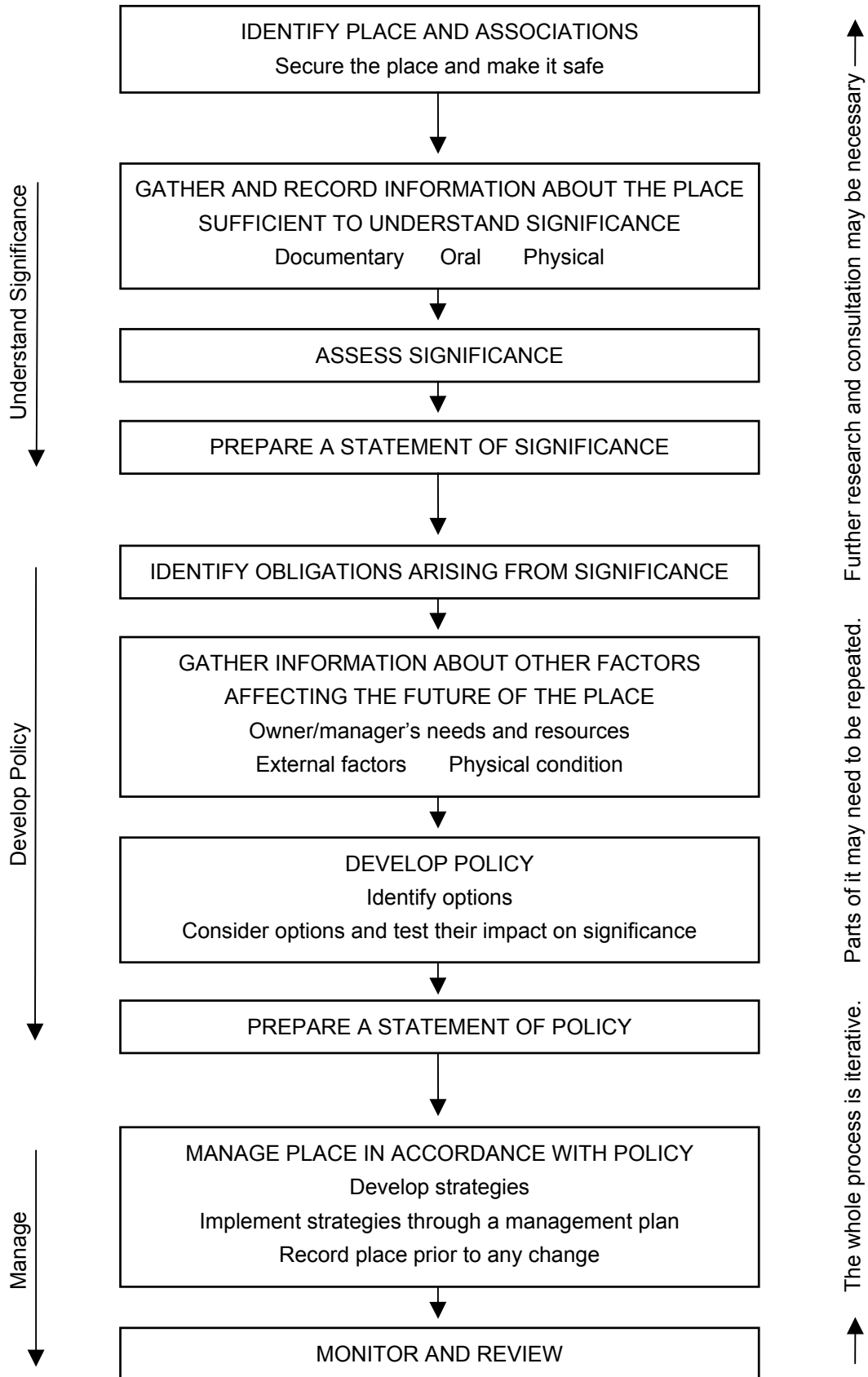
Adequate resources should be provided for *conservation*.

The best conservation often involves the least work and can be inexpensive.

Words in italics are defined in Article 1.

The Burra Charter Process

Sequence of investigations, decisions and actions



Appendix J

Plant audit and location (extract from Clouston Associates, Hadley Park Landscape Management Plan (draft) 2010)

HADLEY PARK – PRIMARY CURTILAGE PLANT AUDIT
JUNE 2008

Condition: Poor/Fair/Good

Plant No.	<i>Botanical Name</i>	Common Name	Condition	Recommendation	Comment
TREES					
1	<i>Acer spp.</i>	Maple	Good	Pruning around base	
2	<i>Acer spp.</i>	Maple	Good	Clear around trunk	Windbreak
3	<i>Acer spp.</i>	Maple	Good	Clear around trunk	Windbreak
4	<i>Acmena smithii</i>	Lilly Pilly	Good	Retain	Retain as windbreak. Imported from Castlereagh Road
5	<i>Acmena smithii</i>	Lilly Pilly	Good	Retain	Retain as windbreak. Imported from Castlereagh Road
6	<i>Acmena smithii</i>	Lilly Pilly	Good	Retain	Windbreak.
7	<i>Araucaria heterophylla</i>	Norfolk Island Pine	Poor	Remove	Failing
8	<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	Good	Retain	Windbreak. Imported from Castlereagh Road
9	<i>Brachychiton populifolius</i>	Kurrajong	Poor	Retain and conserve informed by the Burra Charter principles	Failed. Since removed (Sept.2009)
10	<i>Carya illinoensis</i>	Pecan Nut	Good	Prune. Maintain using appropriate horticulture practice	Local Historical significance
11	<i>Casuarina cunninghamiana</i>	River She-oak	Good	Remove Lantana	
12	<i>Corymbia maculata</i>	Spotted Gum	Good	Retain	Windbreak. Imported from Castlereagh Road
13	<i>Cupressus lusitanica</i>	Mexican Cypress	Good	Maintain using appropriate horticulture practice.	
14	<i>Cupressus lusitanica</i>	Mexican Cypress	Good	Maintain using appropriate horticulture practice.	

Plant No.	Botanical Name	Common Name	Condition	Recommendation	Comment
105	<i>Rosa x Hybrida</i>	Pink Rose	Good	Maintain using appropriate horticulture practice	
106	<i>Tibouchina lepidota</i> 'Alstonville'	Glory Bush	Good	Maintain using appropriate horticulture practice	
107	<i>Viburnum tinus</i>	Viburnum	Good	Prune	
108	<i>Weigela bicolour</i>	Variegated Weigela	Good	Maintain using appropriate horticulture practice	

Plant No.	Botanical Name	Common Name	Condition	Recommendation	Comment
CLIMBERS					
109	<i>Hedera helix</i>	English Ivy	Good	Prune back to original hedge style	Close to power pole and shed has evidence of past invasion. Species potentially invasive. Will require appropriate management
110	<i>Hedera helix</i>	English Ivy	Good	Prune back to original hedge style	Close to power pole and shed has evidence of past invasion. Species potentially invasive. Will require appropriate management
111	<i>Monstera deliciosa</i>	Fruit Salad Plant	Good	Relocate	Too close to 1806 Slab Hut Foundations
112	<i>Philodendron selloum</i>	Philodendron	Good		Reclassified as Philodendron
114	<i>Tecomaria capensis</i>	Fire Flower	Good	Recommend reassessment of condition/weed potential in future	Vigorous species, but beyond primary curtilage
115	<i>Vitis vinifera</i> 'Isabella'	Fruiting Grape	Good	Maintain using appropriate horticulture practice	
116	<i>Wisteria sinensis</i>	Wisteria	Good	Recommend relocation/removal	Vigorous species located too close to the fragile fabric of the main house

Plant No.	Botanical Name	Common Name	Condition	Recommendation	Comment
89	<i>Murraya paniculata</i>	Orange Jessamine	Good	Retain as windbreak until future assessment	Relocated from Castlereagh Road
90	<i>Murraya paniculata</i>	Orange Jessamine	Good	Retain as windbreak until future assessment	Relocated from Castlereagh Road
91	<i>Murraya paniculata</i>	Orange Jessamine	Good	Retain as windbreak until future assessment	Relocated from Castlereagh Road
92	<i>Nerium oleander</i>	Oleander	Good	Prune	
93	<i>Nerium oleander</i>	Oleander	Poor	Strangulation by climber. Rejuvenate by clearing vegetation	
94	<i>Prunus persica</i>	Peach	Good	Remove climber. Maintain using appropriate horticulture practice	
95	<i>Prunus persica</i>	Peach	Good	Remove climber. Maintain using appropriate horticulture practice	
96	<i>Prunus persica</i>	Dwarf Peach	Good	Prune to shape. Young age class. Possible relocation	
97	<i>Pyrus communis</i>	Clapps Pear	Good	Maintain using appropriate horticulture practice	
98	<i>Pyrus communis</i>	Nashi Pear	Good	Maintain using appropriate horticulture practice	
99	<i>Rosa x Hybrida</i> 'Frau Karl Drutski'	Rose	Good	Maintain using appropriate horticulture practice	
100	<i>Rosa x Hybrida</i> 'Burgandy Iceberg'	Rose	Good	Maintain using appropriate horticulture practice	
101	<i>Rosa x Hybrida</i> 'Samantha'	Rose	Good	Maintain using appropriate horticulture practice	
102	<i>Rosa x Hybrida</i> 'Hadley'	Rose	Good	Maintain using appropriate horticulture practice	
103	<i>Rosa x Hybrida</i> 'Lady X'	Rose	Good	Maintain using appropriate horticulture practice	
104	<i>Rosa x Hybrida</i>	Cerise Rose	Good	Maintain using appropriate horticulture practice	

Plant No.	Botanical Name	Common Name	Condition	Recommendation	Comment
80	<i>Jasminum mesnyi</i>	Yellow Jasmine	Good	Possible relocation	Assess for possible relocation/replacement as formal entry point to Hadley House
81	<i>Ligustrum sininse</i>	Small Leafed Privet – Hedge	Good	Maintain regular hedge pruning practice as the species potentially invasive. Recommend some individual plant relocation to consolidate and re-instate hedge	The remaining parts of the hedge located here are significant to the contemporary history of Hadley Park
82	<i>Ligustrum sininse</i>	Small Leafed Privet – Hedge	Good	Maintain regular hedge pruning practice as the species potentially invasive. Recommend some individual plant relocation to consolidate and re-instate hedge	The remaining parts of the hedge located here are significant to the contemporary history of Hadley Park
83	<i>Ligustrum sininse</i>	Small Leafed Privet – Hedge	Good	Maintain regular hedge pruning practice as the species potentially invasive. Recommend some individual plant relocation to consolidate and re-instate hedge	The remaining parts of the hedge located here are significant to the contemporary history of Hadley Park
84	<i>Ligustrum sininse</i>	Small Leafed Privet – Hedge	Good	Maintain regular hedge pruning practice as the species potentially invasive. Recommend some individual plant relocation to consolidate and re-instate hedge	The remaining parts of the hedge located here are significant to the contemporary history of Hadley Park
85	<i>Ligustrum vulgare aurea</i>	Golden Privet	Good	Maintain regular hedge pruning practice as the species potentially invasive	Reassess at future date.
86	<i>Macrozamia communis</i>	Burrawang	Good	Relocate to a more secluded position	Sharp spike leaves could be potential hazard for visitors
87	<i>Murraya paniculata</i>	Orange Jessamine – Hedge	Good	Relocate	Possible relocation post any assessment of Hadley House foundations
88	<i>Murraya paniculata</i>	Orange Jessamine	Good	Retain as windbreak until future assessment	Relocated from Castlereagh Road

Plant No.	<i>Botanical Name</i>	Common Name	Condition	Recommendation	Comment
65	<i>Cereus elegans</i>	Night Flowering Cereus			Previously removed
66	<i>Cestrum elegans</i>	Pink Cestrum	Good	Prune. Maintain using appropriate horticulture practice	
67	<i>Cestrum fusciculatum</i>	Purple Cestrum	Good	Prune. Maintain using appropriate horticulture practice	
68	<i>Chaenomeles japonica</i>	Flowering Quince	Good	Prune. Maintain using appropriate horticulture practice	
69	<i>Chaenomeles japonica</i>	Flowering Quince	Good	Prune. Maintain using appropriate horticulture practice	
70	<i>Chaenomeles japonica</i>	Flowering Quince	Good	Prune. Maintain using appropriate horticulture practice	
71	<i>Citrus limon</i>	Lemonade	Good	Prune. Maintain using appropriate horticulture practice	
72	<i>Citrus limon</i>	Rough Lemon	Fair	Remove vine. Maintain using appropriate horticulture practice	Local Historical significance Traditional farmhouse lemon
73	<i>Citrus sinensis</i>	Valencia Orange	Good	Arborist assessment. Maintain using appropriate horticulture practice	Local Historical significance
74	<i>Citrus sinensis</i>	Valencia Orange	Fair	Arborist assessment. Maintain using appropriate horticulture practice	Local Historical significance
75	<i>Eriobotrya japonica</i>	Loquat	Good	Maintain using appropriate horticulture practice	Local Historical significance
76	<i>Hibiscus syriacus</i>	Syrian Hibiscus	Good	Prune	
78	<i>Hydrangea macrophylla</i>	Hydrangea	Good	Maintain using appropriate horticulture practice. Remove climber	Plant relocated from Nepean Park
79	<i>Hydrangea macrophylla</i>	Hydrangea	Good	Maintain using appropriate horticulture practice	Assessment for possible relocation

Plant No.	<i>Botanical Name</i>	Common Name	Condition	Recommendation	Comment
52	<i>Trachycarpus fortunei</i>	Chusan Palm	Good	Retain	Local Historical significance
53	<i>Trachycarpus fortunei</i>	Chusan Palm	Good	Retain	Local Historical significance
54	<i>Quercus robur</i>	English Oak	Good	Relocate	Arborist assessment for possible relocation

Plant No.	<i>Botanical Name</i>	Common Name	Condition	Recommendation	Comment
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SHRUBS

55	<i>Callistemon species</i>	Bottlebrush	Good	Maintain using appropriate horticulture practice	
56	<i>Callistemon species</i>	Bottlebrush	Good	Maintain using appropriate horticulture practice	
57	<i>Callistemon species</i>	Bottlebrush	Good	Maintain using appropriate horticulture practice	
58	<i>Callistemon species</i>	Bottlebrush	Good	Maintain using appropriate horticulture practice	
59	<i>Callistemon species</i>	Bottlebrush		Previously removed	
60	<i>Camellia japonica</i>	Pink Camellia 'Macarthur'	Good	Prune. Maintain using appropriate horticulture practice	
61	<i>Camellia japonica</i>	Red Camellia	Good	Prune. Maintain using appropriate horticulture practice	
62	<i>Camellia japonica</i>	Pink Camellia 'Lady Loch'	Good		Possible relocation post any assessment of foundations of Hadley House
63	<i>Camellia species</i>	White Camellia	Good	Maintain using appropriate horticulture practice	
64	<i>Cassia bicapsularis</i>	Cassia	Good	Maintain using appropriate horticulture practice	

Plant No.	Botanical Name	Common Name	Condition	Recommendation	Comment
42	<i>Prunus x domestica</i>	Plum	Good	Maintain using appropriate horticulture practice	Local Historical significance
43	<i>Salix babylonica</i>	Weeping Willow	Poor	Remove lantana and balloon vine	Species is part of historical cultural plantings of the area but potentially invasive close to waterways. Will need appropriate management in future
44	<i>Salix matsudana</i>	Tortured Willow	Poor	Remove. Has been subject to borer	Close proximity to adjacent Pecan
45	<i>Schinus ariera</i>	Peppercorn Tree	Good	Remove Lantana	Local Historical significance Species is part of historical cultural plantings of the area but potentially invasive close to waterways. Will need appropriate management in future
46	<i>Schinus ariera</i>	Peppercorn Tree		Remove	Overtaken by self sown <i>Grevillea robusta</i>
47	<i>Schinus ariera</i>	Peppercorn Tree	Good	Retain	Local Historical significance Windbreak. Species is part of historical cultural plantings of the area but potentially invasive
48	<i>Schinus ariera</i>	Peppercorn Tree	Good	Retain	Local Historical significance Windbreak. Species is part of historical cultural plantings of the area but potentially invasive
49	<i>Trachycarpus fortunei</i>	Chusan Palm	Good	Retain	Local Historical significance
50	<i>Trachycarpus fortunei</i>	Chusan Palm	Good	Retain	Local Historical significance
51	<i>Trachycarpus fortunei</i>	Chusan Palm	Good	Relocate	Local Historical significance Arborist assessment for possible relocation to give clear sightline to front of the main house

Plant No.	<i>Botanical Name</i>	Common Name	Condition	Recommendation	Comment
27	<i>Lagerstroemia indica</i>	Crepe Myrtle	Good	Maintain using appropriate horticulture practice	
28	<i>Lagerstroemia indica</i>	Crepe Myrtle	Good	Maintain using appropriate horticulture practice	
29	<i>Lagerstroemia indica</i>	Crepe Myrtle	Good	Maintain using appropriate horticulture practice	
30	<i>Melaleuca bracteata</i> 'Revolution Gold'	River Tea Tree	Good	Maintain using appropriate horticulture practice	
31	<i>Melia azedarach</i>	White Cedar	Good	Maintain using appropriate horticulture practice	
32	<i>Melia azedarach</i>	White Cedar	Good	Retain. Species has self seeded	Arborist assessment recommended for removal of adjacent young sapling
33	<i>Melia azedarach</i>	White Cedar	Good	Prune as required	
34	<i>Melia azedarach</i>	White Cedar			Has been removed
35	<i>Morus alba</i>	Mulberry Tree	Poor	Remove. Mature	Species is part of historical cultural plantings of the area but potentially invasive
36	<i>Morus alba</i>	Mulberry Tree	Fair	Prune. Mature	Species is part of historical cultural plantings of the area but potentially invasive therefore may need appropriate management in future
37	<i>Olea europaea</i>	Olive Tree	Fair	Arborist assessment for possible relocation	Close proximity to adjacent tree
38	<i>Pinus caribaea</i>	Slash Pine	Fair	Maintain using appropriate horticulture practice	Local Historical significance
39	<i>Prunus x domestica</i>	Plum	Good	Remove	Local Historical significance
40	<i>Prunus x domestica</i>	Plum	Good	Maintain using appropriate horticulture practice	Local Historical significance
41	<i>Prunus x domestica</i>	Plum	Good	Maintain using appropriate horticulture practice	Local Historical significance

Plant No.	Botanical Name	Common Name	Condition	Recommendation	Comment
15	<i>Cupressus lusitanica</i>	Mexican Cypress	Good	Maintain using appropriate horticulture practice	
16	<i>Cupressus torulosa</i>	Bhutan Cypress	Good	Maintain using appropriate horticulture practice	
17	<i>Eucalyptus amplifolia</i>	Cabbage Gum	Good	Retain	Local Historical significance. Known as widow maker as has propensity to drop limbs unexpectedly
18	<i>Eucalyptus deanei</i>	Mountain Blue Gum	Good	Retain	Unusual eucalypt for river flat community. Two other of the species sited on boundary between Nepean Park and Hadley Park
19	<i>Ficus carica</i>	Eating Fig	Good	Arborist assessment for possible relocation	
20	<i>Grevillea robusta</i>	Silky Oak	Fair	Remove	Extremely close to hay shed wall and will in time cause problems with undermining foundations and shed wall structure
21	<i>Jacarandah mimosifolia</i>	Jacarandah	Good	Maintain using appropriate horticulture practice	Local Historical significance
22	<i>Jacarandah mimosifolia</i>	Jacarandah	Poor	Remove heavy ivy infestation. Maintain using appropriate horticulture practice	Local Historical significance
23	<i>Juniperus virginiana</i>	Pencil Cedar	Good	Maintain using appropriate horticulture practice	
24	<i>Lagerstroemia indica</i>	Crepe Myrtle	Good	Maintain using appropriate horticulture practice	
25	<i>Lagerstroemia indica</i>	Crepe Myrtle	Fair	Prune. Deadwood	
26	<i>Lagerstroemia indica</i>	Crepe Myrtle	Fair	Maintain using appropriate horticulture practice	

117	<i>Wisteria sinensis</i>	Wisteria	Good	Recommend relocation/removal	Vigorous species located too close to the fragile fabric of the main house
118	<i>Wisteria sinensis</i>	Wisteria			Previously removed
119	<i>Wisteria sinensis</i>	Wisteria – Hedge	Good	Recommend relocation/removal	Vigorous species located too close to the fragile fabric of the main house
120	<i>Wisteria sinensis</i>	Wisteria – Hedge	Good	Recommend relocation/removal	Vigorous species located too close to the fragile fabric of the main house

Appendix K

Heritage Branch, Department of Planning, Minimum Standards of Maintenance and Repair, 1999

HERITAGE INFORMATION SERIES

MINIMUM STANDARDS OF MAINTENANCE AND REPAIR



NSW
Heritage Office

DISCLAIMER

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Front cover graphics:

Aboriginal hand stencils, South Coast. *Photograph courtesy of National Parks and Wildlife Service*

Interior of Belltrees shearing shed, built near Scone in NSW in 1879 by architect J. Horbury Hunt.

Artefacts from the site of first Government House Archaeology Collection. *Photograph courtesy of Museum of Sydney on the site of first Government House*

Grose Valley, Blue Mountains, NSW. *Photograph courtesy of NSW National Parks and Wildlife Service*

Back cover graphics:

Australia Square, Sydney

Entrance to the central temple, Sze Yup Temple, Glebe. *Photograph by Karl Zhao*

Lands Department Building, Sydney

The bow of iron steamer, *Merimbula*, wrecked near Currarong in 1928. *Photograph by David Nutley*

Snowy Mountains Scheme. *Photograph courtesy of the Snowy Mountains Hydro-electric Authority*

St Mark's Anglican Church, Darling Point, Sydney. *Photograph by Stuart Humphreys*

Belltrees Shearing Shed, near Scone, NSW.

Detail from the crypt floor of St Mary's Cathedral, Sydney. *Photograph courtesy of St Mary's Cathedral*

MINIMUM STANDARDS FOR MAINTENANCE AND REPAIR

Major amendments to the Heritage Act 1977 passed both houses of State Parliament and came into effect on 2 April 1999. The changes are the result of substantial review of the NSW heritage system.

One of the changes in policy reflected in the new legislation is the establishment of Minimum Standards. Since the original Heritage Act was passed in 1977 the “wilful neglect” provisions had been ineffective in preventing the deterioration of heritage items. In the twenty years of its operation there were no successful prosecutions under this section of the Act.

The section has therefore been deleted and replaced. Owners of items listed on the **State Heritage Register** are now required to ensure that heritage significance is maintained. Owners are required to achieve minimum standards of maintenance and repair.

The standards are set out in the Regulation, and relate to:

- weatherproofing;
- fire protection;
- security; and
- essential maintenance.

These are minimum standards to ensure that heritage significance is maintained. They do not require owners to undertake restoration works, but where works are needed owners may be eligible to apply for financial assistance through the Heritage Incentives Program.

Where these standards are not met and the heritage significance of the item is in jeopardy the Heritage Council will now have the power to order repairs after consultation with the owner.

As a last resort, if negotiations have failed and the owner does not comply with the order, the Heritage Council can arrange for the works to be carried out and charge the expenses to the owner. The Minister may consent to the Heritage Council's prosecution of the owner for failure to comply with an order under this section of the Act.

A copy of the *Heritage Amendment Regulation 1999*, extracted from the New South Wales Government Gazette No.27, 1999, pages 1 – 9, is included for your information.

What is the State Heritage Register?

Heritage places and items of particular importance to the people of New South Wales are listed on the State Heritage Register. The Register was created in April 1999 by amendments to the *Heritage Act 1977*.

The key to listing on the State Heritage Register is the level of significance. Only those heritage items which are of **state significance in NSW** are listed on the State Heritage Register.

The Register replaces the old system of permanent conservation orders as a means of listing items of state significance

The Register forms part of the State Heritage Inventory, an electronic database of all protected heritage items in New South Wales. To check whether an item is listed on the Register, consult the **State Heritage Inventory** on the internet through the Heritage Office home page: **www.heritage.nsw.gov.au**

Heritage Amendment Regulation 1999

under the

Heritage Act 1977

His Excellency the Governor, with the advice of the Executive Council, has made **the following Regulation under** the *Heritage Act 1977*.

CRAIG KNOWLES, M.P.,
Minister for Urban Affairs and Planning

Explanatory note

The object of this Regulation is to impose minimum standards with respect to the maintenance and repair of buildings, works and relics that are listed on the State Heritage Register or within a precinct that is listed on that Register.

This Regulation is made under the *Heritage Act 1977*, including sections 118 (as substituted by the *Heritage Amendment Act 1998*) and 165 (the general regulation-making power).

Clause 1 Heritage Amendment Regulation 1999

Heritage Amendment Regulation 1999

1 Name of Regulation

This Regulation is the *Heritage Amendment Regulation 1999*.

2 Commencement

This Regulation commences on 2 April 1999.

3 Amendment of Heritage Regulation 1993

The *Heritage Regulation 1993* is amended as set out in Schedule 1.

4 Notes

The explanatory note does not form part of this Regulation.

Heritage Amendment Regulation 1999

Amendments

Schedule 1

Schedule 1 Amendments

(Clause 3)

[1] Part 1, heading

Insert before clause 1:

Part 1 Preliminary**[2] Clause 3 Interpretation**

Insert at the end of clause 3:

(3) Notes in the text of this Regulation do not form part of this Regulation.

[31] Part 2, heading

Insert before clause 4:

Part 2 Fees and forms**[4] Part 3**

Insert after clause 9:

Part 3 Minimum standards of maintenance and repair**9A Minimum standards imposed**

Pursuant to section 118 of the Act, the standards set out in this Part are imposed as minimum standards with respect to the maintenance and repair of a building, work or relic that is listed or within a precinct that is listed on the State Heritage Register.

Note. Section 119 of the Act requires the owner of the building, work or relic to ensure that it is maintained and repaired to standards that are not less than the minimum standards imposed by this Part. Nothing in this Part affects any requirement for the approval under Part 4 of the Act of any aspect of maintenance or repair.

Heritage Amendment Regulation 1999**Schedule 1****Amendments****9B Inspection**

- (1) The building, work or relic, and its curtilage or site, must be inspected to identify maintenance and repairs that are needed to ensure compliance with section 119 of the Act in respect of the standards set out in clauses 9C-9H.
- (2) The inspection must be carried out at least once every 12 months in the case of the standards set out in clauses 9C-9G and at least once every 3 years in the case of the standards set out in clause 9H.

Note. The maintenance and repair requirements of section 119 of the Act are ongoing and are not limited to matters identified by an inspection carried out for the purposes of this clause.

- (3) The inspection is to be carried out by a person with expertise and experience appropriate to the nature of the item concerned.
- (4) In the case of a relic kept in a repository or as part of a collection, the inspection is to extend to the conditions under which the relic is kept.
- (5) In the case of a relic that is attached to or forms part of land, the inspection is to include an assessment of the stability of the site of the relic.

9C Weather protection

- (1) The following systems or components, if present, must be maintained and repaired (including by being cleaned and secured) when and to the standard necessary to ensure a reasonable level of protection for the building, work or relic, and its curtilage or site, against damage or deterioration due to weather:
 - (a) surface and sub-surface drainage systems,
 - (b) roof drainage systems, including gutters, rainwater heads, downpipes and stormwater drainage systems,
 - (c) water storages, dams, ponds, retention basins, watercourses, batters, levee banks, sea-walls and other flood and erosion mitigation measures,

Heritage Amendment Regulation 1999

Amendments Schedule 1

- (d) roofs, walls, doors and windows (including the glass components of doors and windows) and other components intended to exclude sun, rain, wind, hail, snow or other weather elements, including their security against the effects of high winds;
 - (e) systems or components which might be at risk of damage or dislodgment by high winds, including damage by falling trees and branches, tidal inundation or wave action;
 - (f) systems and components such as damp proof courses, flashings, ventilation systems and other measures intended to prevent the ingress of water or dampness or to reduce its effects;
 - (g) lightning conductors;
 - (h) any other system or component designed to protect the building, work or relic or its curtilage or site against damage or deterioration due to weather.
- (2) Doors and windows of a building may, as an alternative to being repaired, be boarded up, but only:
- (a) if the building is unoccupied, or
 - (b) as a short term measure pending repair.
- (3) If an opening to a building is designed or intended to have a door, window or other closure in place and does not have the door, window or other closure in place, the opening must be boarded up.

9D Fire protection

- (1) Vegetation, rubbish and any other material that could create a fire hazard for the building, work or relic is to be removed and not permitted to accumulate.

Note. Vegetation and other items can be of heritage significance, and their removal may require the approval of the Heritage Council or the local council.

Heritage Amendment Regulation 1999**Schedule 1 Amendments**

- (2) The following systems or components, if present, must be maintained and repaired when and to the standard necessary to ensure a reasonable level of protection for the building, work or relic against damage or destruction by fire:
- (a) lightning conductors,
 - (b) fire detection and control systems, including smoke and heat detectors and fire sprinkler systems and including associated alarm and communication systems,
 - (c) stores of inflammable materials or rubbish,
 - (d) building services such as electricity, gas and heating systems,
 - (e) any other system or component designed to protect the building, work or relic from damage or destruction by fire.

9E Additional fire protection for unoccupied buildings

- (1) The following additional fire protection measures must be taken for the protection of a building that is to be unoccupied for a continuous period of 60 days or more:
- (a) heating or gas services must be shut down, gas or oil supply to those services must be turned off at the mains or other point of connection to supply, and portable gas or oil storages must be removed,
 - (b) permanent or temporary smoke detection systems must be installed with associated communication systems connected to the Fire Brigade and, if the building will be unoccupied for a period of 6 months or more, provided with a permanent power supply.
- (2) This clause does not apply to any outbuilding within the curtilage or site of a building unless the outbuilding has been constructed or adapted for use as a dwelling.
- (3) The use of a building for storage of goods or materials does not constitute occupation of the building for the purposes of this clause if the building ordinarily has another use or is a building of a kind not ordinarily used for storage.

Heritage Amendment Regulation 1999**Amendments Schedule 1****9F Security**

- (1) Fencing or surveillance systems appropriate to the nature and location of the building, work or relic must be installed to secure it and its site and prevent vandalism.
- (2) The following systems or components, if present, must be maintained and repaired when and to the standard necessary to ensure a reasonable level of security for the building, work or relic:
 - (a) boundary and internal fences and gates, **including associated locking mechanisms**,
 - (b) in the case of a building, the walls, roof and other building elements, doors, windows and other closures, including glazing and associated locking and latching mechanisms,
 - (c) any electronic surveillance or alarm system installed on the site,
 - (d) any other system or component designed to ensure the security of the building, work or relic.
- (3) Doors and windows of a building may, as an alternative to being repaired, be boarded up, but only:
 - (a) if the building is unoccupied, or
 - (b) as a short term measure pending repair.
- (4) If an opening to a building is designed or intended to have a door, window or other closure in place and does not have the door, window or other closure in place, the opening must be boarded up.

9G Additional security measures for unoccupied buildings

- (1) The following additional security measures must be taken for the protection of a building that is to be unoccupied for a continuous period of 60 days or more:
 - (a) if an electronic surveillance or alarm-system is installed, the system must be connected to a Police Station or a commercial security provider,

Heritage Amendment Regulation 1999

Schedule 1 Amendments

- (b) if no electronic surveillance or alarm system is installed, arrangements must be in place for regular surveillance of the building, work or relic, as appropriate to its nature and location.
- (2) This clause does not apply to any outbuilding within the curtilage or site of a building unless the outbuilding has been constructed or adapted for use as a dwelling.
- (3) The use of a building for storage of goods or materials does not constitute occupation of the building for the purposes of this clause if the building ordinarily has **another use or is a building of a kind** not ordinarily used for storage.

9H Essential maintenance and repair

- (1) Essential maintenance and repair of a building, work or relic (being maintenance and repair necessary to prevent serious or irreparable damage or deterioration) must be carried out whenever necessary.
- (2) Essential maintenance and repair includes:
 - (a) the taking of measures (Including inspection) to control pests such as termites, rodents, birds and other vermin, and
 - (b) the taking of measures to maintain a stable environment for in-situ archaeological relics.
- (3) The requirement for essential maintenance and repair extends to (but is not limited to) the following:
 - (a) foundations, footings and supporting structure of any building, work or relic,
 - (b) structural elements such as walls, columns, beams, floors, roofs and roof structures, and verandah or balcony structures,
 - (c) exterior and interior finishes and details,
 - (d) systems and components (such as ventilators or ventilation systems) intended to reduce or prevent damage due to dampness,

Heritage Amendment Regulation 1999

Amendments Schedule 1

- (e) fixtures, fittings and moveable objects attached to the building, work or relic, or to its curtilage or site,
- (f) landscape elements on the site of and associated with the building, work or relic, including vegetation, garden walls, paths, fences, statuary, ornaments and the like.

9I Conservation management plans

- (1) A **conservation management plan** is a plan prepared by the owner of a building, work or relic for the conservation of the building, work or relic.
- (2) A conservation management plan endorsed by the Heritage Council for a building, work or relic may:
 - (a) provide that a standard set out in this Part does not apply to the building, work or relic (in which case the standard does not apply to it), or
 - (b) impose additional standards of maintenance and repair for the building, work or relic (in which case those standards are imposed as minimum standards with respect to the maintenance and repair of the building, work or relic, in addition to those set out in this Part).

[5] Part 4, heading

Insert before clause 10:

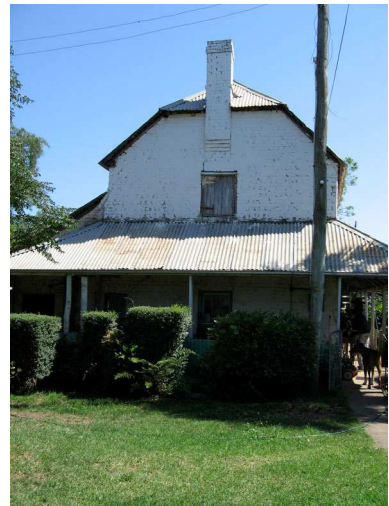
Part 4 Miscellaneous

Appendix L

Godden Mackay Logan, Hadley Park Archaeology Handbook (draft), 2008 (extract)

Godden Mackay Logan

Heritage Consultants



Penrith Lakes Scheme

Hadley Park Archaeology Handbook

(Part of Appendix A—Archaeological Management Plan)

Draft Report

Report prepared for Penrith Lakes Development Corporation
September 2008

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Report Register

The following report register documents the development and issue of the report entitled Penrith Lakes Scheme—Archaeological Management Plan (Hadley Park Archaeology Handbook), undertaken by Godden Mackay Logan Pty Ltd in accordance with its quality management system. Godden Mackay Logan operates under a quality management system which has been certified as complying with the Australian/New Zealand Standard for quality management systems AS/NZS ISO 9001:2000.

Job No.	Issue No.	Notes/Description	Issue Date
07-0365	1	Draft Report	September 2008

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Hadley Park—Archaeology Handbook

1.0 Introduction

Hadley Park is a highly intact Georgian homestead with associated outbuildings and gardens. It is a prominent local landmark and retains links to a number of local and historical families, including the Hadley family.

2.0 Description and Setting

The Hadley Park group consists of 'Hadley Park' (a two-storey Georgian homestead) and a possibly earlier two-room slab cottage to its immediate north. Ancillary structures of largely utilitarian function are located around the main building, including a former washroom, stables, milking shed, hay sheds, WC, workshop, a tank stand, an area once occupied by a c1920 tennis court, and gardens.

Much of the land surrounding the Hadley Park conservation area has been quarried. An area of un-quarried farmland lies to the north. 'Nepean Park' (a homestead of slightly later date) is located to the south of Hadley Park. Views to the east capture 'Christ Church' on a prominent escarpment, while other views encompass a Mass Concrete House on a ridge top to the north (on Smith Road). The foothills of the Blue Mountains, across the Nepean River, dominate the western vista.

Significant nineteenth century plantings at Hadley Park include peppercorn trees, native kurrajongs, mature fruit trees, Chinese windmill palms, a cactus and a small-leaf privet hedge. Twentieth century plantings include an oak tree, a wisteria, a mulberry tree, a flame tree, a jacaranda, an oleander, cypresses and a fig tree. The immediate surroundings of the homestead contain an ornamental garden.

3.0 Phases of Development

Date	Event
	Mulgoa country, the traditional land of the Mulgoa people.
1803	80 acres originally granted to Martin Mince (or Mentz) in 1803. Mince farmed 50 acres and leased his remaining 30 acres (on the northern side of the grant) to Charles Hadley.
1811	In 1811, Martin Mince sold all 80 acres of his grant to Ann Landers for £150 who then immediately transferred the property to Charles Hadley for the same sum. He then named it 'Hadley Park'.



Figure 1 Hadley Park from the south

Location

RMB 113 Castlereagh Road (Portion 47).

Located on the western side of Castlereagh Road (lots 1 and 2 DP87060).

On the river flat between the Nepean River and Castlereagh Road in the central west part of the Scheme area.

Historic Use

Farm and homestead.

Present Use

Vacant; residence until mid-2008.

Associated People

Original grantee Martin Mince (or Mentz).

The Hadley and Childs families.



Figure 2 Hadley Park from the east.



Figure 3 Hadley park from the east.

Key References

Archaeological Computing Laboratory, University of Sydney, May 2008, Ground Penetrating Radar Survey of Sites in the Penrith Lakes Scheme, report prepared for PLDC.

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Britton G and C Morris 1999, Castlereagh Cultural Landscape Study, report prepared for PLDC.

Nepean District Historical Archaeology Group 2003, In Search of the Early Nepean Pioneers, unpublished report.

Stedinger Associates 2006, European Heritage Within the Penrith Lakes Scheme, A Conservation Management Plan (Masterplan), report prepared for PLDC.

Stedinger Associates Pty Ltd 2007, Hadley Park: A Conservation Management Plan and Schedule of Works, prepared for PLDC.

Lavelle S, Anne Bickford and Associates and The Nepean District Historical Archaeology Group, 1997, DA4 Management Study Heritage Assessment—Penrith Lakes Scheme Area, Castlereagh, NSW, prepared for PLDC.

Fox and Associates, March 1987, Heritage Study of the City of Penrith, prepared on behalf of Penrith City Council

Date	Event
1811–1828	Hadley is believed to have built the single-storey slab cottage north of the extant residence c1806 during early tenancy and then, between 1811 and 1828, built the main farmhouse, the former stables, a milking shed, a barn (which burnt down in 1873) and other farmhouse outbuildings (possibly including a wood storage shed). By 1822 Hadley had expanded his land holdings to 400 acres, including an orchard and a slaughter yard (supplying meat to the Government Stores, 1815–1824). He was also recorded in 1826 as an innkeeper of the 'First and Last Inn' but no building on the site has ever been identified as the inn.
1828	Charles Hadley died and left Hadley Park to son Charles Hadley Jnr.
1828–1891	Worst flood in the Nepean district in 1867—only the top floor of the homestead remained above flood levels. Charles Hadley Jnr remained at Hadley Park until his death in 1891, and was responsible for several modifications. His eldest daughter Louise Matilda, and husband William Alvin Childs, inherited the property.
c1900–1950s	In 1905 Hadley Park was in the ownership of William Charles Hadley Childs, the eldest son of Louise Matilda Hadley and William Alvin Childs. Following his death the property was divided in two between his son and daughters; however, it continued to be farmed as one concern. Dairy farming continued into the 1950s. A number of modifications were made to the property 1900–1950.
Present	Currently unoccupied but until mid-2008 it was occupied by Jacqueline Flower, a sixth generation descendant of Charles Hadley.

4.0 Archaeological Potential

4.1 Introduction

'Archaeological potential' refers to the likelihood of archaeological remains to survive at a site. It should be distinguished from 'archaeological significance' which refers to the heritage values of any remains that may prove to have survived. Thus, there may be 'low potential' for certain remains to survive, but if they do survive, they might be assessed as being of 'High significance' (for example, if they are rare examples from the convict period).

The potential for relics to survive at a site depends on the 'site formation processes' that have operated there. These processes include the physical development of the site (for example the phases of building construction) and the activities that occurred there.

Ask: Have parts of the site been subject to actions that may have deposited relics (on the one hand) or which might have destroyed relics (on the other hand)?

For example, a site that has been graded by earthmoving machinery may have low archaeological potential because grading works often disturb or remove archaeological evidence. Some archaeological remains are more vulnerable to disturbance (for example, botanical remains), while others are more robust (for example, wall footings).

4.2 Site Formation Processes

The Hadley Park property has been occupied for c200 years. In that time, a number of activities have taken place with the potential to both deposit and disturb archaeological relics. The kinds of relics that may survive in the different parts of the site, and their potential for survival, are described below by archaeological zone.

All ground disturbance works at the site should proceed with the following in mind:

- The area in the immediate vicinity of the main house and timber cottage was historically a high activity area, and there is high archaeological potential for evidence of former structures (skillions, ancillary buildings, privies etc) and isolated artefacts.
- The area of the sheds, to the south of the house, was historically a high activity area, and there is high archaeological potential for evidence of farm activities.
- Agricultural activities in some areas (especially east and north of the house and buildings) are likely to have disturbed or destroyed archaeological relics in those locations.
- Rural properties often accumulate artefacts in discrete locations, commonly in refuse pits but also in informal 'dumps'. These locations are easily forgotten and can become unanticipated finds during ground disturbance works.
- Evidence of former paths, road cuttings, fords etc are also archaeological relics that often survive as remnants in the landscape that only become visible when vegetation has been cleared.
- The site of Hadley Park was flooded several times over the course of the nineteenth and early twentieth



Figure 4 Hadley Park from the south.

Gradings of Archaeological Potential

High

Historical research indicates that there was previous human activity or development in the area and that physical evidence of this activity would have been created. There has been little or no evidence of subsequent ground disturbance. There is a very good chance that physical evidence of this previous activity or development (archaeological remains) will survive in situ.

Moderate

Historical research indicates that there was previous human activity or development in the area and that physical evidence of this activity may have been created. There has been some ground disturbance in the area. There is some chance that physical evidence (archaeological remains) will survive in situ.

Low

Historical research indicates that there has been no human activity or development in the area, or that there would be little or no physical evidence of any former activity or development. The area has been subject to significant ground disturbance. It is unlikely that any physical evidence of previous activity or development (archaeological remains) would be present.



Figure 5 Hadley park masonry.

Gradings of Archaeological Significance

Archaeological remains are generally graded as being of local, State or National significance.

These grades are sometimes further subdivided so that a place can be of Low, Moderate or High local, State or National significance.

Burra Charter

Article 1.2—Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.



Figure 6 Hadley Park from the north.

centuries. Floodwaters have the potential to move artefacts from their place of original deposition, washing them into hollows etc. Artefacts recovered from the surface or near the surface across the site should not be regarded as being in situ without other supporting evidence. Being a flood plain subject to hot dry summers, the ground surface tends to be hard and artefact-impermeable. Artefacts dropped on the surface would therefore be less likely to embed in the soils and be sealed under later deposits. The location of artefacts within the landscape (particularly smaller objects such as coins, marbles, buttons etc) may therefore not be related to the occupation of the area (that is, they may not be in situ).

- Sand and gravel mining would have disturbed or destroyed any archaeological remains in areas where those activities have occurred.
- Sealed driveways and turf may provide a protective layer, covering underlying deposits and earlier features.

5.0 Archaeological Significance

5.1 Introduction

'Archaeological significance' refers to the heritage significance of archaeological relics (known or potential).

Assessments of heritage significance endeavour to establish why a place or item is considered important and why it is valued by a community. Significance assessments are carried out applying a range of criteria expressed in a variety of documents including *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 1999* (for general application), the *NSW Heritage Manual* (for assessing State and local significance) and the *Environment Protection and Biodiversity Conservation Act 1999* (Cwth) (for places of National significance).

While all of the assessment criteria may be applied to archaeological remains, the most relevant criteria relate to the research potential of the remains (that is, their ability to provide information), as well as their associations with significant historical places, events or people. Remains that have higher research potential would generally have greater heritage significance.

Archaeological remains should be managed according to

their significance, which can influence the degree of impact that may be acceptable, or the level of investigation and recording that may be required. In some cases, the most appropriate management strategy may be to protect the remains from any impact or to retain any exposed archaeological remains in situ.

5.2 Summary Statement of Significance

Hadley Park is significant at the local, State and National level because it:

- Demonstrates the early settlement of the Castlereagh area (historical significance).
- Contains two of Australia's earliest buildings including a slab cottage thought to predate 1806 (historical significance).
- Has close associations with the original grantee, Martin Mince, and early Castlereagh families the Hadleys and the Childs. The association with the Hadley family is ongoing (associative significance).
- Has a close physical relationship with nearby Nepean Park (associative significance).
- Displays a distinctive jerkin-headed farmhouse and garden and is a local landmark (aesthetic significance).
- Is an early colonial property, valued by the community as part of the history of Penrith (social significance).
- Demonstrates early construction materials and techniques (scientific significance).
- Has high archaeological potential (scientific significance).
- Is a highly intact example of a Georgian rural residence (rarity value).
- Is one of two of the earliest surviving homesteads in the district, state and nation (rarity value).
- Is a fine example of a Georgian farmhouse group (representative significance).



Figure 7 Timber cottage north of Hadley Park, viewed from the east

NSW Heritage Manual Criteria

Criterion (a)—Important in the course, or pattern, of our cultural history.

Criterion (b)—Strong or special association with the life or works of a person, or group of persons.

Criterion (c)—Demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement.

Criterion (d)—Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

Criterion (e)—Potential to yield information that will contribute to an understanding of cultural history.

Criterion (f)—Possesses uncommon, rare or endangered aspects of cultural history.

Criterion (g)—Important in demonstrating the principal characteristics of a class of cultural places.

Other Assessment Criteria

1. Can the site contribute knowledge that no other resource can?
2. Can the site contribute knowledge that no other site can?
3. Is this knowledge relevant to general questions about human history or other substantive questions relating to Australian history, or does it contribute to other major research questions?

(Bickford A and S Sullivan 1984¹)



Figure 8 Hadley Park sheds.

Need for a Research Framework

The archaeological remains at a site are a finite resource. Where subsurface disturbance or excavation is required and remains cannot be retained in situ (not disturbed or destroyed), it is essential that the research potential of the archaeological resource be fully realised.

An Archaeological Research Design (ARD) helps to ensure that this occurs. It provides a research framework for the archaeologist, including a range of 'research questions' that help the archaeologist formulate excavation methodologies prior to work commencing. A number of research 'historic themes' have been developed to provide a framework for developing these research questions.

An ARD sets out the appropriate excavation methodologies for a proposed excavation. Excavation methodologies should be designed to best answer the research questions posed by the ARD, and to contribute to interpretation and other mitigative strategies.



Figure 9 Timber cottage north of Hadley Park (note the metal cladding).

6.0 Archaeological Research Design

The following research framework should be applied to any archaeological investigation undertaken within the Hadley Park site. Others research questions relevant to particular archaeological zones are presented below.

6.1 Research Questions—General

- What physical evidence of former activities survives at the site?
- What is the extent of the surviving archaeological evidence?
- What is the nature of extant archaeological features?
- What is the date of the identified features?
- What can the cultural evidence contribute to our knowledge about this site or other sites?

6.2 Research Questions—Penrith Lakes Precinct Generally

- What evidence is there of the pre-European landscape?
- Is there physical evidence of Aboriginal and non-Aboriginal contact?
- What does the archaeological evidence tell us about the types of people that lived and worked in the area (in terms of socio-economic groups, race, religion, nationalities etc)?
- How did the inhabitants of the area respond to the environment? What evidence is there of strategies for survival in a difficult environment?
- What does the archaeological evidence tell us about the diet of the inhabitants of the rural area? Can comparisons be made between rural and urban communities based on the archaeological evidence?
- Does the archaeological resource shed any light on relations between convicts and free settlers, and adherents of the different religions, in the area?
- What does the archaeological record tell us about nineteenth century links between the rural west and Sydney city?
- What evidence is there of the nineteenth century floods and local responses to them?

6.3 Research Questions—Specific to Hadley Park

The archaeological evidence at Hadley Park might be used to address the following questions. Additional questions for specific parts of the site are also presented below, by archaeological zone.

- Is there any archaeological evidence to test or confirm the accuracy of the musters records from 1805–1806 and 1811?
- Does the archaeological evidence clarify the debates concerning the date of the timber cottage next to the Hadley Park brick homestead? Does it support the claim that this is the oldest surviving timber structure in the country?
- What does the archaeological resource tell us about the phases and kinds of construction at Hadley Park?
- Is there any archaeological evidence of former landscaping around Hadley Park?
- What archaeological evidence is there of self-sufficiency at the site (for example, vegetable gardens, dairying, wells etc)?
- What evidence is there of sanitation and waste disposal around the site?
- Is there evidence of nineteenth-century water supply (wells, cisterns etc)?
- What does the archaeological evidence reveal about the animals raised at the site and how they were managed (yards, fences, stables, etc)? Is there any evidence of slaughter yards that Hadley is said to have operated in the 1820s?
- Is there any evidence of a building that may have been the 'First and Last Inn', which Hadley is said to have run c1826? Is there any evidence to suggest that Hadley Park itself operated as the inn for a brief period?
- What does the archaeological evidence tell us about the living arrangements of, and social intercourse between, the different social classes living at the site in the 1840s (namely, the Hadley's, their domestic servants, their agricultural labourers (ticket-of-leave men) and the 'others' recorded in the 1841 census)?



Figure 10 Hadley Park from the east.



Figure 11 Hadley Park from the north.



Figure 12 The rear of Hadley Park.



Figure 13 Hadley Park chimney.



Figure 14 Hadley Park front garden.



Figure 15 Garden east of timber cottage.

7.0 Archaeological Management

The potential archaeological resource at the Hadley Park group makes an important contribution to the area's heritage values. It must be managed in accordance with its assessed significance. Where possible, significant remains should not be disturbed and should be retained in situ. Future masterplanning and design development will need to take account of the location and significance of the potential archaeological resource. Proposed development requiring ground disturbance may need to be preceded by archaeological investigation, or modified where it will impact on significant archaeological remains.

The potential archaeological resource must be managed by applying the principles and policies in this Archaeological Management Plan.

7.1 Roles and Responsibilities

- Penrith Lakes Development Corporation (PLDC) has ultimate responsibility for the appropriate management of archaeological resources within the Penrith Lakes Scheme.
- PLDC should appoint a Heritage Officer as the primary point of contact and communication for the management of heritage issues within the Penrith Lakes Scheme.
- The PLDC Heritage Officer should be consulted before ground disturbance is undertaken in areas identified as being of archaeological sensitivity. If in doubt—ask.
- The PLDC Heritage Officer must be responsible for applying the principles and policies in this document. The PLDC Heritage Officer should consult with relevant heritage professionals and, where appropriate, the Heritage Branch, NSW Department of Planning if in doubt.
- Contractors involved in ground disturbance of archaeologically sensitive areas must be informed of their obligations in relation to archaeological issues by the PLDC Heritage Officer. A copy of this Archaeology Handbook must be provided to site contractors. Contractors are also responsible for the appropriate management and treatment of the archaeological remains, in consultation with the

PLDC Heritage Officer.

- Where the development of the site is determined to be a 'major project' under Part 3A of the *Environmental Planning and Assessment Act 1979* (NSW), the Minister for Planning would be the consent authority for the project. This AMP should be submitted with the Concept Application and related Project Applications. Consents should be conditioned such that works carried out in accordance with the provisions of this document require no further consents.

7.2 General Policies—Archaeological Management

The following policies form the basis of archaeological management at the site.

Prioritise Management of Historical Archaeological Relics—Appropriate management of historical archaeological relics (known and potential) should be given high priority in the management of the site's heritage values.

Minimise Archaeological Impacts—Ground disturbance should be minimised or avoided in areas of archaeological potential, where possible.

In Situ Retention—Archaeological relics of State significance should be retained in situ, where possible.

Site Protection—Strategies should be put in place to minimise or avoid uncontrolled disturbance of areas of archaeological potential (for example restricted movement of heavy machinery across these areas).

Archaeological Investigation—Where disturbance of areas of archaeological potential is proposed, this disturbance should be preceded by, or undertaken in conjunction with, archaeological investigation and recording.

Underground Utility Services—Excavation or ground disturbance for the purpose of exposing or accessing underground utility services infrastructure is generally appropriate where the excavation or disturbance would occur within an existing trench and the excavation or disturbance would not affect known or potential archaeological remains (other than the service infrastructure itself).

Statutory Framework

If relics of National significance would be significantly impacted by works, it may be necessary to refer the matter to the Australian Government Minister for Environment, Water, Heritage and the Arts (applying the *Environment Protection and Biodiversity Conservation Act 1999*).

The Penrith Lakes Scheme has been declared a 'major project' governed by Part 3A of the *Environmental Planning and Assessment Act 1979* (NSW). In most cases, the Minister for Planning will be the consent authority.

The Penrith Lakes Scheme is implemented under the provisions of *Sydney Regional Environmental Plan 11* (SREP 11). The Minister for Planning is also the consent authority under the SREP.

The Minister for Planning can approve works and can condition that approval such that the works are undertaken in accordance with this AMP.

For all other circumstances, the provisions of the *Heritage Act 1977* (NSW) would apply.

The Heritage Act provides automatic statutory protection to 'relics'. The Heritage Act defines a 'relic' as:

Any deposit, object or material evidence relating to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and which is 50 or more years old.

Sections 139–145 of the Heritage Act prevent the excavation of a relic, except in accordance with a gazetted exception or an excavation permit issued by the Heritage Council of NSW (except where specified by other prevailing legislation).

The site has the potential to contain historical archaeological relics as defined by the Heritage Act.

The management of the Penrith Lakes Scheme heritage resource is also governed by the provisions of a confidential Deed entered into between PLDC and State government in 1987, and the conditions of consent attaching to a number of DAs. Always consult these before commencing works that may impact on the archaeological resource.



Figure 16 Hadley Park from the south.

Consultation and Liaison

If Aboriginal objects are exposed by ground disturbance, consult with those parties identified in the Aboriginal Cultural Heritage Management Plan (this may include the Department of the Environment and Climate Change (DECC), Aboriginal community representatives and others). Consult the guidelines for consultation published by the DECC.

The PLDC Heritage Officer should consult with heritage professionals and/or the Heritage Branch, NSW Department of Planning, as appropriate.

The PLDC Heritage Officer may wish to involve community groups in the management of the archaeological resource.



Figure 17 Hadley Park from the north.

Suitably Qualified Personnel—Any archaeological investigation or recording should be undertaken by suitably qualified personnel. The archaeologist on site (Excavation Director) must have the authority to stop or redirect works, as required, to allow archaeological relics to be appropriately investigated or recorded.

Contractors and Subcontractors—Suitable clauses should be included in all contractor and subcontractor contracts to ensure that on-site personnel are aware of their obligations in relation to the site's archaeological significance. Site inductions should include a heritage component. Relevant contracts should include provision for potential delays related to the discovery of unexpected archaeological remains.

Notification—The Heritage Branch, NSW Department of Planning, should be notified of the commencement and completion of any archaeological investigations.

Reporting—The results of any archaeological investigation should be presented in an Archaeological Excavation Report within 12 months of completion of the investigation and a copy of the report should be submitted to the Heritage Branch, NSW Department of Planning and Mitchell Library.

Conservation and Storage of Artefacts—PLDC (or its successors) is responsible for the safekeeping of relics recovered from the site unless alternative arrangements are negotiated with the Heritage Branch, NSW Department of Planning. 'Safekeeping' may include cleaning, stabilising, labelling, cataloguing, storing etc in an appropriate repository.

Interpretation—Interpretation of archaeological remains should occur within the Penrith Lakes Scheme where appropriate and should be undertaken in accordance with the policies and recommendations identified in the Penrith Lakes Scheme Interpretation Strategy (2008) and relevant Special Element Interpretation Plans.

Unexpected Aboriginal Archaeological Objects—If any unexpected Aboriginal archaeological objects are exposed during site works, work should cease and consultation with relevant Aboriginal community representatives and the Department of the Environment and Climate Change should be initiated.

Unexpected Relics of National Significance—If any unexpected remains of potentially National heritage significance are encountered during site works, work should

cease until a proper assessment has been made by a heritage professional. It may be necessary to make a 'referral' to the Australian Government Minister for the Environment, Water, Heritage and the Arts.

Disputes and Uncertainty—Should disagreement or uncertainty arise concerning the application of this AMP, the matter should be referred to the Heritage Branch, NSW Department of Planning for determination.

7.3 Specific Management—Hadley Park Group Management Zones

The site has been divided into a number of management zones below. The zones are illustrated in Figures 23 and 24. Figures 22, 23 and 24 also illustrate known structures and archaeological features at the site. The results of the geophysical survey are illustrated in Figure 25. For each management zone the following is provided:

- A summary of potential archaeological relics and their significance.
- Research questions that the potential archaeology in the zones might be used to address, and which should guide future excavation methodologies.
- Management recommendations for the various zones, based on likely and anticipated actions, and the identified potential relics.

Remember: if a specific circumstance is not covered in this Archaeology Handbook use the policy framework in Part A of the Archaeological Management Plan for guidance.



Figure 18 Hadley Park from the south.



Figure 19 Hadley Park from the northeast.



Figure 20 Hadley Park.

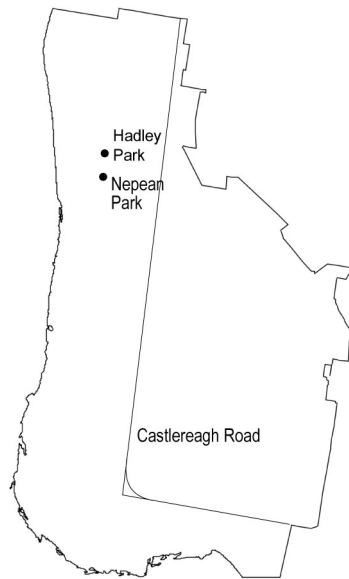


Figure 21 Location Plan within the Scheme Area.

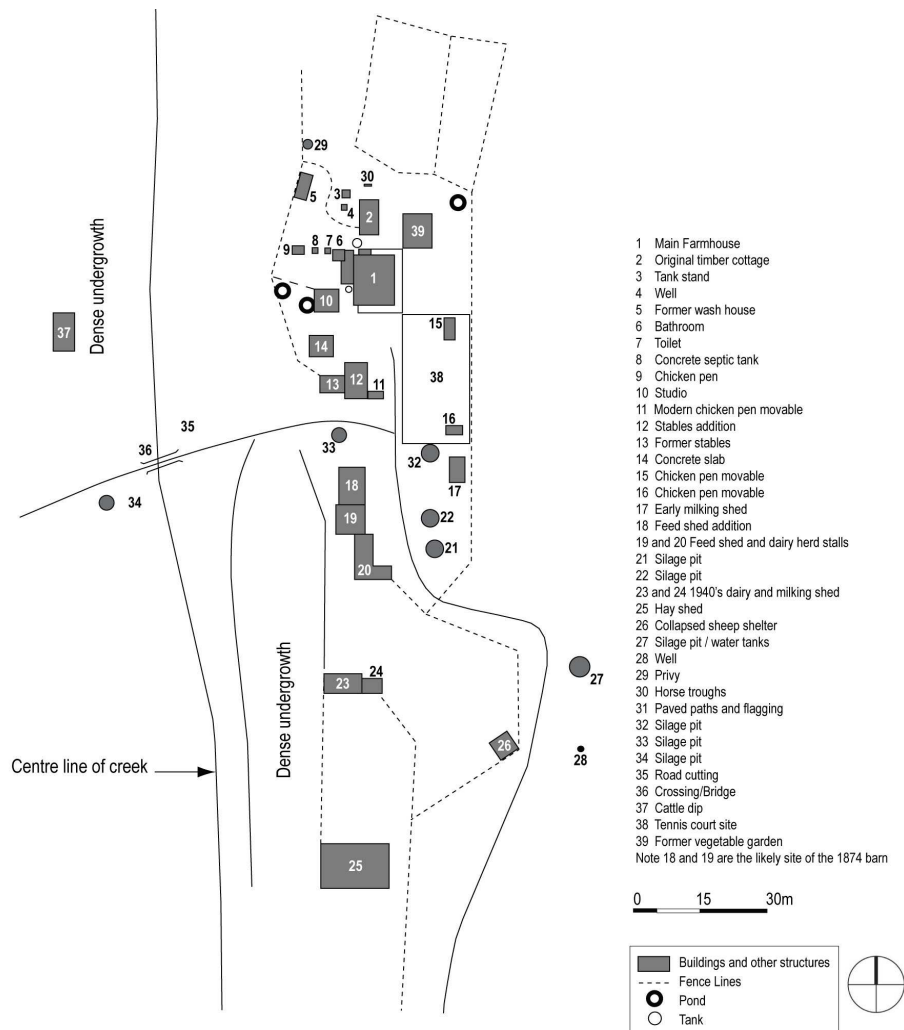


Figure 22 Schematic drawing showing the layout of the Hadley Park group.

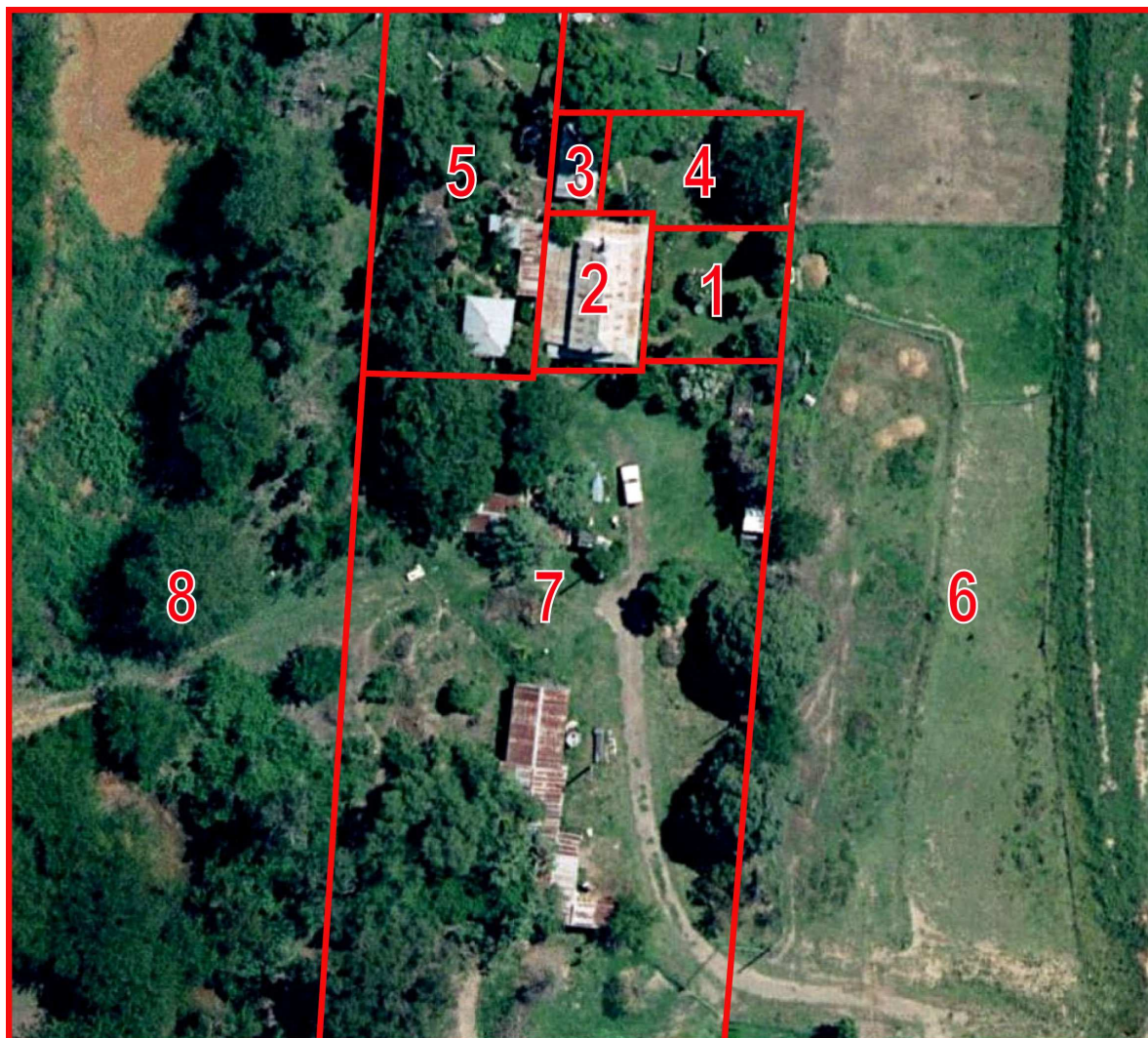


Figure 23 Aerial view of the Hadley Park group showing archaeological management zones. The main residence is in Zone 2 and the slab cottage in Zone 3. (Base photo: Google Earth)



Figure 24 Aerial view of the Hadley Park group showing archaeological management Zone 9. (Base photo: Google Earth)



Figure 25 Ground Penetrating Radar (GPR) image showing location of former structure (dashed rectangle), silage pits (circles) and services (dashed lines). (Source: Archaeological Computing Laboratory, University of Sydney)

Zone 1—Hadley Park Front Garden

Potential Relics

Potential Relics	Possible Archaeological Evidence	Archaeological Potential	Archaeological Significance
Turning circle—it was common for grand homesteads to have a turning circle for carriages and, later, automobiles. These were commonly located at the front entrance to the main house so that visitors could pass directly from the vehicle to the front door.	Compacted deposits and road base. Gravel surface. Kerbing (stones, brick, concrete). Deposits reflecting the location of edge planting (flower beds etc).	Moderate	High
Former landscaping—flower beds, kerbs and edging, garden paths, tree roots etc.	Soil deposits (eg introduced loams in the otherwise clayey substrate). Cuts (eg pits excavated for the introduction of plantings). Stone and/or brick edging/kerbs (in situ and ex situ). Remains of tree roots or 'shadows' in the soils reflecting decayed roots. Artefact fragments (eg broken flower pots, gardening tools etc).	Moderate	High
Evidence of former plantings—macrofossils and microfossils.	Botanical remains are sometimes preserved as: <ul style="list-style-type: none"> macrofossils (seeds, fruits, charcoals etc)—evidence of tree fruits and berry fruits such as peaches, apples and raspberries (all of which have notably hardy seeds) are most common. microfossils (pollen and phytoliths, ie silica microfossils). <p>With respect to macrofossils, these can be preserved in anaerobic sediments (usually permanently waterlogged/dry) and if charred (partially burnt) or mineralised (fossilised). There is low potential for such fossils to have survived within the front garden.</p> <p>With respect to microfossils, pollen requires anaerobic (usually permanently waterlogged/dry) conditions to persist. Given that the site has been subject to repeated wetting and drying there is a low potential for pollens to survive.</p> <p>Phytoliths are persistent in all conditions and may therefore survive at the site of the front garden.</p>	Low-to-Moderate	High
Evidence of former occupants and their activities—gardens are areas commonly used for work, play and entertainment.	Isolated artefacts that have been lost or discarded (coins, marbles, toys, gardening tools etc).	Moderate	High
Services—sewer and water pipes etc.	Metal and terracotta pipes. Trenches—cuts and fills.	Moderate-to-High	Low

Zone 1

Potential Relics	Possible Archaeological Evidence	Archaeological Potential	Archaeological Significance
Former structures—gardens were often furnished with temporary and light-weight permanent structures such as gazebos, trellises etc.	Post holes. Compacted surfaces. Ambiguous historical records suggest that an inn ('The First and Last Inn') may have existed in the vicinity of the main house. All excavation in this vicinity should proceed with this in mind.	Low	High

Research Questions Specific to the Hadley Park Front Garden

- How extensive was the original/early front garden? Where were its 'boundaries'?
- What was the layout of the original/early front garden? How was it landscaped? Did it have garden paths, garden beds etc, and where were they located?
- Did the front garden incorporate a turning circle?
- Was the front garden ever furnished with structures (such as gazebos, trellises)?
- What plants did the garden contain?
- What activities were carried out in the front garden?

Archaeological Management Regime—Hadley Park Front Garden

Minimise ground disturbance in the area of the front garden. If the following works are proposed they should be undertaken in the manner specified below:

Introducing New Landscaping

- As a general principle, archaeological relics should be left undisturbed where possible. However, the reinstatement of the original/early garden form in this area is a desirable heritage outcome that would justify the disturbance or destruction of the potential archaeological resource, provided the research potential of the garden's archaeology is met.
- New landscaping and plantings should be preceded and informed by a program of archaeological excavation which could be used to determine the location and nature of previous plantings and landscape features in the front garden.
- Avoid incremental destruction of the archaeological resource in the front garden (for example excavation of multiple root pits and garden beds over a long period). If there is an expectation that the reinstatement of historic landscaping will involve significant ground disturbance, data from the archaeological resource is best obtained in a controlled open area excavation across the entire front garden area.
- In relation to appropriate consents:
 - If this AMP has been endorsed by the Heritage Council of NSW, proceed with the works by following the methodology below.

- If the works do not form part of a Part 3A Major Project, and the AMP has not been endorsed by the Heritage Council of NSW, an excavation permit must be obtained from the Heritage Council pursuant to Section 139 of the *Heritage Act 1977* (NSW). The excavation methodology presented in this report should be submitted as the Archaeological Research Design in support of that application.
- If the works form part of a Part 3A Major Project, the following methodology should be observed.
- Open area excavation in the front garden should be carried out observing the following methodology:
 - Excavation should be carried out by experienced archaeologists. An excavation director should be appointed who has previously had excavation permits issued in their name by the Heritage Council of NSW (or delegate).
 - Before any excavations commence the area of the front garden should be investigated by geophysical survey to provide direction in relation to archaeologically sensitive areas and to augment any results obtained through the actual excavation.
 - Given the vulnerability to disturbance of the potential archaeological resource in the garden area, the proposed archaeological investigations should be undertaken by hand excavation (pick, shovel, trowel etc), although it may be necessary to remove some deposits (for example the first layer of turf) using a small bobcat. The excavation director should monitor any machine work carefully and should make recommendations for tracks used, access and egress points etc, as appropriate.
 - The archaeologist should have authority to direct site works, as required, in order to undertake all necessary investigation or detailed recording.
 - The depth of excavation required across the site should be determined by the excavation director, based on the nature of the subsurface profile.
 - The need for detailed investigation and recording of specific deposits or features should be determined by the excavation director throughout the course of the investigation to ensure that the important parts of the site are adequately investigated and recorded, and that resources are not employed in areas that do not warrant further investigation. The investigation should continue until the excavation director is satisfied that the research potential of the subsurface deposits has been realised and that the site has been adequately investigated and recorded, or that culturally sterile deposits have been encountered across the site.
- Archaeological investigations should include a soil sampling strategy:
 - Microfossil samples must be taken, primarily for pollen. These samples should comprise small bags of soil (c100g maximum weight) from the likely garden bed areas. It is vital that the samples be taken in a manner that minimises contamination by the topsoil. Thus, only samples from intact soil profiles should be taken. At least 10 soil samples should also be collected from the topsoil to act as a basis for comparison to the pollen samples.

Zone 1

- Macrofossil samples should be collected from across the front garden area, again from the strata beneath the topsoil. The archaeologist should also collect at least five samples from the topsoil for comparison purposes. All samples should be a minimum of 50 litres in volume. They should be wet-sieved on a 1mm mesh sieve to remove as much soil as possible. One litre from each sample should be retained unsieved.
- A minimum of 12 samples should be collected for each type (microfossils and macrofossils). The sieved material should be bagged.
- Samples should be taken from across the area in order to get best site coverage and spatial analysis data.
- If the soil is sodden when collected, and the samples contain a lot of organics, they should not be dried after sieving. They should be sealed in bags and analysed in a laboratory as soon as possible.
- Comprehensive site recording should be undertaken. The entire investigation process should be recorded photographically. Additional detailed site recording should be undertaken (measured drawings, context sheets etc) if and when archaeological deposits and features are encountered. Measured drawings should be made of physical remains. The location of exposed structural relics (such as kerbing and wall footings) should be recorded by survey.
- Any artefacts that are recovered should be provenanced according to their contexts. Artefacts should be conserved (washed and bagged) and stored in an appropriate repository, observing specialist conservation requirements where appropriate (for example for leather artefacts). Artefacts should be logged in a database that reflects current best-practice archaeological data recording.
- A report of the results of the fieldwork should be produced at the completion of the archaeological investigation. This report should include:
 - a description of the results of the investigation, including a discussion of the nature of the archaeological remains recorded;
 - a response to the research questions raised in this Archaeological Research Design;
 - a discussion of the relics recovered by excavation including artefact or sample analysis;
 - site records, including measured drawings and photographs;
 - a CD containing the artefact database; and
 - conclusions relating to the nature and extent of surviving archaeological remains.
- All relevant site personnel (including contractors) should attend a site induction prior to commencement of works on site to ensure that all are aware of the heritage issues associated with the site and the role of the excavation director and other archaeologists.
- In the event that archaeological evidence relating to Aboriginal use of the site is discovered, the Director of the NSW National Parks and Wildlife Service must be notified immediately, in accordance with Section 91 of the *National Parks and Wildlife Act 1974* (NSW). Appropriate

Aboriginal consultation must be undertaken consistent with Department of Environment and Climate Change guidelines.

Introducing New Services (Assumes Width of Trenches Does not Exceed c500mm)

- Do not run new services through the front garden area if alternatives are available. Always seek alternatives. (If the original/early garden is reinstated at the site, then after that has occurred the potential for archaeological relics to survive will be low and new services can be installed in this area without consideration of archaeological potential.)
- If active services exist in the front garden which need repair or replacement, confine excavation to previous service trenches (or seek alternatives).
- In relation to appropriate consents:
 - If this AMP has been endorsed by the Heritage Council of NSW, proceed with the works by following the methodology below.
 - If the works do not form part of a Part 3A Major Project, and the AMP has not been endorsed by the Heritage Council of NSW, proceed by way of an Exception application to the Heritage Branch, NSW Department of Planning (the application should provide for the excavation methodology presented below).
 - If the works form part of a Part 3A Major Project, and if the provisions of the Heritage Act do not apply, the works should be monitored by an archaeologist who has previously had excavation permits issued in their name by the Heritage Council of NSW (or delegate).
- Prior to the works commencing, a site induction of all relevant personnel should be undertaken by a qualified archaeologist, who would explain the obligations of all personnel and the appropriate excavation methodology for the management of the archaeological resource.
- The proposed works should be monitored by a qualified archaeologist in order to ensure that potential archaeological relics are identified and appropriately recorded. The archaeologist should be empowered to direct the excavation of the trenches etc and to halt works, as required.
- It would be appropriate for the works to be undertaken using a combination of machine and manual excavation, monitored and directed by an archaeologist.
- Generally, if relics of local significance or relics in highly disturbed contexts are encountered, they can be removed after being appropriately recorded (in words, photography, survey and measured drawings, as appropriate), then conserved and stored. This decision should be made only after a full significance assessment has been prepared by an archaeologist. However, relics of State or National significance (for example an in situ early nineteenth century well, nineteenth century refuse pit etc) should be kept in situ. This may require the re-routing of trenches.
- Wherever subsurface disturbance can be restricted, this should be done in order to reduce the impact on any potential archaeological relics at the site.

Zone 1

- In the event that archaeological evidence relating to Aboriginal use of the site is discovered, the Director of the NSW National Parks and Wildlife Service must be notified immediately, in accordance with Section 91 of the *National Parks and Wildlife Act 1974* (NSW). Appropriate Aboriginal consultation must be undertaken consistent with Department of Environment and Climate Change guidelines.
- On completion of the works, a succinct report should be prepared and submitted to the Heritage Branch, NSW Department of Planning that presents the results of the excavation, illustrated by photographs and survey plans and other drawings, as appropriate. It should include a CD-ROM containing the photographic images taken during the works, and a catalogue of those images.

Ongoing Garden Maintenance and Miscellaneous Ground Disturbance

- The ongoing care and maintenance of garden areas is generally a positive heritage outcome. Ground disturbance in the front garden for this purpose (for example mulching etc) is generally appropriate. If the original/early garden is reinstated at the site, then after that has occurred the potential for archaeological relics to survive here will be low and garden maintenance will be able to occur without consideration of archaeological potential.
- Ground disturbance in areas and deposits that are already clearly disturbed (for example much used garden beds) can take place without the need for consent or archaeological monitoring. If in doubt, consult an archaeologist.
- Where ground disturbance is required in areas *not* already clearly disturbed (for example for the improvement of drainage etc):
 - If this AMP has been endorsed by the Heritage Council of NSW, proceed with the works by following the methodology below.
 - If the works do not form part of a Part 3A Major Project, and the AMP has not been endorsed by the Heritage Council of NSW, proceed by way of an Exception application to the Heritage Branch, NSW Department of Planning (the application should provide for an archaeologist to monitor the works).
 - If the works form part of a Part 3A Major Project, and if the provisions of the Heritage Act do not apply, the works should be monitored by an archaeologist who has previously had excavation permits issued in their name by the Heritage Council of NSW (or delegate).
- Generally, if relics of local significance or relics in highly disturbed contexts are encountered, they can be removed after being appropriately recorded (in words, photography, survey and measured drawings, as appropriate), conserved and stored. This decision should be made only after a full significance assessment has been prepared by an archaeologist. However, relics of State or National significance (for example an in situ early nineteenth century well, nineteenth century refuse pit etc) should be kept in situ. This may require the redesign of landscape designs etc.

Zone 2—Footprint of Hadley Park Homestead

Potential Relics

Potential Relics	Possible Archaeological Evidence	Archaeological Potential	Archaeological Significance
Under-floor artefacts and deposits.	Artefacts located in discrete areas under the floors. These are commonly small artefacts (buttons, pins, coins, etc) that have slipped between ill-fitting floor boards.	High	High
Structural elements.	Earlier floors/paving, piers, post holes, impressions of floor joists and bearers, wall footings. Defunct services. Cellars.	High	High

Research Questions Specific to the Hadley Park Footprint

- Is there any evidence of the structural development of the house? Is there any evidence of structural modification?
- Is there evidence that can help to more specifically date the house?
- What evidence is there of the activities that took place in the house?
- What evidence is there of the occupants in the house? Are there any artefacts that can be dated to the original inhabitants of the house?
- What evidence is there of the earliest period of occupation? What changes over time are evident in the archaeological record in relation to occupants and activities?

Archaeological Management Regime—Hadley Park Footprint

Ground Disturbance for Any Reason Under the Floors

- Do not disturb the deposits under the floors of Hadley Park except for overwhelming conservation reasons (for example to ascertain and rectify structural and physical conservation problems) or overwhelming health and safety reasons (for example to prevent structural failure). Where ground disturbance would result from the physical conservation of the house (for example to rectify damp problems) this is appropriate.
- Where ground disturbance is required that would disturb less than 30% of the total floor area:
 - If this AMP has been endorsed by the Heritage Council of NSW, proceed with the works by following the methodology below.
 - If the works do not form part of a Part 3A Major Project, and the AMP has not been endorsed by the Heritage Council of NSW, proceed by way of an Exception application to the Heritage Branch, NSW Department of Planning (the application should provide for the excavation methodology presented below).

Zone 2

- If the works form part of a Part 3A Major Project, and if the provisions of the Heritage Act do not apply, proceed by following the methodology below.
- Where ground disturbance is required that would disturb more than 30% of the total floor area:
 - If this AMP has been endorsed by the Heritage Council of NSW, proceed with the works by following the methodology below.
 - If the works do not form part of a Part 3A Major Project, and the AMP has not been endorsed by the Heritage Council of NSW, proceed by way of an application for an Excavation Permit to the Heritage Branch, NSW Department of Planning (the application should provide for the excavation methodology presented below).
 - If the works form part of a Part 3A Major Project, and if the provisions of the Heritage Act do not apply, proceed by following the methodology below.
- Prior to works commencing, a site induction of all relevant personnel should be undertaken by a qualified archaeologist, who would explain the obligations of all personnel and the appropriate excavation methodology for the management of the archaeological resource.
- Where ground disturbance must occur, this should be undertaken by an archaeologist.
- The archaeologist should excavate the deposits applying the principles of stratigraphic excavation.
- Where exploratory ground disturbance is proposed for conservation reasons (for example to ascertain structural issues) the discrete areas of ground disturbance should be excavated within a controlled 1m x 1m square by an archaeologist.
- All under floor deposits should be sieved and finds provenanced by context.
- Any artefacts that are recovered should be washed, labelled and stored. Arrangements should be made for appropriate conservation to occur where artefacts with particular conservation requirements are found (for example leather and metal artefacts). Artefacts should be logged in a database that reflects current best-practice archaeological data recording.
- Wherever subsurface disturbance can be restricted, this should be done in order to reduce the impact on any potential archaeological relics at the site.
- Where historic structural remains are exposed, those remains should be left in situ unless this is impossible for overwhelming conservation or health and safety reasons. In any case, the location, nature, function, dimensions etc of these remains should be archaeologically recorded (text, photography, survey and measured drawing).
- If archaeological evidence relating to Aboriginal use of the site is discovered, the Director of the NSW National Parks and Wildlife Service must be notified, in accordance with Section 91 of the *National Parks and Wildlife Act 1974* (NSW). Appropriate Aboriginal consultation must be undertaken consistent with Department of Environment and Climate Change guidelines.

- On completion of the works, a succinct report should be prepared and submitted to the Heritage Branch, NSW Department of Planning that presents the results of the excavation, illustrated by photographs and survey plans and other drawings, as appropriate. It should include a CD-ROM containing an artefact database (if relevant) and any photographic images taken during the works, and a catalogue of those images.

Ground Disturbance in the Verandah Areas

- The existing verandah slab is a late addition and can be removed if necessary. Minimise ground disturbance should this occur. If the works occasion no ground disturbance, no consents are required in relation to archaeology. However, the works should be monitored by an archaeologist.
- If new verandahs are to be introduced, minimise ground disturbance. If the works occasion no ground disturbance, no consents are required with respect to archaeology.
- If ground disturbance is necessary in constructing a new verandah, the verandah areas should first be archaeologically investigated observing the methodology described above in relation to ground disturbance under the floors of Hadley Park.

Zone 2

Zone 3—Footprint of Timber Cottage North of Hadley Park

Potential Relics

Potential Relics	Possible Archaeological Evidence	Archaeological Potential	Archaeological Significance
Under-floor deposits.	Artefacts located in discrete areas under the floors. These are commonly small artefacts (buttons, pins, coins, etc) that have slipped between ill-fitting floor boards or impressed into dirt floors.	High	High
Structural elements.	Piers, post holes, impressions of floor joists and bearers, wall footings. Defunct services.	High	High

Research Questions Specific to the Timber Cottage North of Hadley Park

- Is there any archaeological evidence to support the claim that the timber cottage is the oldest surviving timber structure in the country? Is there evidence that can help to more specifically date the house?
- Is there any evidence of the development of the structure? Is there any evidence of structural modification over time?
- What evidence is there of the activities that took place in the structure?
- What evidence is there of the occupants in the structure? Are there any artefacts that can be dated to the original inhabitants of the structure?
- What evidence is there of the earliest period of occupation? What changes over time are evident in the archaeological record in relation to occupants and activities?

Archaeological Management Regime—Footprint of Timber Cottage North of Hadley Park

In undertaking the conservation of the timber cottage, seek an option for the floor that will involve no ground disturbance. The most desirable archaeological outcome would be for any archaeological relics in this area to be retained undisturbed and in situ as part of the conserved cottage.

Given the significance of the potential archaeological resource within the footprint of the timber cottage, it would be undesirable to archaeologically investigate it in a piecemeal manner. Therefore, if conservation of the timber cottage would cause significant ground disturbance of the cottage's floor area (ie greater than 2m²), the works should be preceded by an open area research excavation, observing the same excavation methodology as presented above for the Hadley Park footprint (Zone 2).

Very minor ground disturbance (for example exploratory excavation to ascertain the nature of the cottage's construction, in a total area not exceeding 2m²) may be undertaken but only by an archaeologist, treating the discrete disturbance as an opportunity for archaeological sampling. This limited excavation should be undertaken following the methodology provided above for the footprint of Hadley Park (Zone 2).

Zone 3

Zone 4—Front Garden of Timber Cottage

Potential Relics

Potential Relics	Possible Archaeological Evidence	Archaeological Potential	Archaeological Significance
Former landscaping—flower beds, kerbs and edging, garden paths, tree roots etc.	Soil deposits (eg introduced loams in the otherwise clayey substrate). Cuts (eg pits excavated for the introduction of plantings). Stone and/or brick edging/kerbs (in situ and ex situ). Remains of tree roots or 'shadows' in the soils reflecting decayed roots. Artefact fragments (eg broken flower pots, gardening tools etc).	Moderate	High
Former vegetable garden.	A vegetable garden of at least twentieth century date is known to have been located to the east of the timber cottage's front garden. See below for the kinds of botanical remains that may survive in the archaeological record.	Low-to-Moderate	Moderate
Evidence of former plantings—macrofossils and microfossils.	Botanical remains are sometimes preserved as: <ul style="list-style-type: none"> macrofossils (seeds, fruits, charcoals etc)—evidence of tree fruits and berry fruits such as peaches, apples and raspberries (all of which have notably hardy seeds) are most common. microfossils (pollen and phytoliths, ie silica microfossils). <p>With respect to macrofossils, these can be preserved in anaerobic sediments (usually permanently waterlogged/dry) and if charred (partially burnt) or mineralised (fossilised). There is low potential for such fossils to have survived within the front garden.</p> <p>With respect to microfossils, pollen requires anaerobic (usually permanently waterlogged/dry) conditions to persist. Given that the site has been subject to repeated wetting and drying there is a low potential for pollens to survive.</p> <p>Phytoliths are persistent in all conditions and may therefore survive at the site of the front garden.</p>	Low-to-Moderate	High
Evidence of former occupants and their activities—gardens are areas commonly used for work, play and entertainment.	Isolated artefacts that have been lost or discarded (coins, marbles, toys, gardening tools etc).	Moderate	High
Services—sewer and water pipes etc.	Metal and terracotta pipes. Trenches—cuts and fills.	Moderate-to-High	Low
Former structures—gardens were often furnished with temporary and light-weight permanent structures such as gazebos, trellises etc.	Post holes. Compacted surfaces. Ambiguous historical records suggest that an inn ('The First and Last Inn') may have existed in the vicinity of the main house. All excavation in this vicinity should proceed with this in mind.	Low	High

Zone 4

Research Questions Specific to the Timber Cottage Front Garden

- Is there evidence of the original/early front garden? Where were its 'boundaries'?
- What was the layout of the original/early front garden? How was it landscaped? Did it have garden paths, garden beds etc, and where were they located?
- Was the front garden ever furnished with structures (such as gazebos, trellises)?
- What plants did the front garden and vegetable garden contain?
- What activities were carried out in the front garden and vegetable garden?
- What changes over time are evident in the archaeological record in relation to occupants and activities?

Archaeological Management Regime—Timber Cottage Front Garden

For ground disturbance proposed within the front garden of the timber cottage observe the same recommendations and methodologies as are provided for Hadley Park Front Garden—Zone 1 (above).

Zone 5—The Rear (West) of Hadley Park and the Timber Cottage

Potential Relics

Potential Relics	Possible Archaeological Evidence	Archaeological Potential	Archaeological Significance
Water storage and supply structures.	A well and remains of a tank stand exist to the rear of the timber cottage. The well itself is an archaeological feature. Further, artefacts often accumulate in the bottom of wells as a result of deliberate discard and accidental loss. Ponds exist to the west of the house. Evidence of previous land forming (cuts in the natural stratigraphy, deposits of fill etc) may survive here.	Moderate	Moderate-to-High depending on date
Ablutions etc belonging to the main house and its additions.	A privy was located to the northwest of the timber cottage. A wash house, bathroom, toilet and concrete septic tank was located to the west of the main house. These features would be represented by brick footings, piers, service trenches and pipes, and concrete.	High	Low-to-High depending on date
Former structural elements.	This area has been the location of a large number of work and domestic structures over the last 200 years (some of which are still standing or otherwise known, and which are illustrated in Figure 1). Archaeological evidence of former structures might include: <ul style="list-style-type: none"> • brick piers, post holes, slabs, brick and concrete wall footings; • defunct services; and • differential soil deposits, compact surfaces etc. Ambiguous historical records suggest that an inn ('The First and Last Inn') may have existed in the vicinity of the main house. All excavation in this vicinity should proceed with this in mind.	High	Low-to-High depending on date
Isolated artefacts and disposal pits.	The rear of a house was often used as the location for the disposal of waste and the accumulation of discarded objects. This may be represented in the archaeological record by garbage pits (often with an artefact-rich fill) and isolated artefacts.	Moderate	Low-to-High depending on date

Research Questions Specific to the Rear (West) of Hadley Park and the Timber Cottage

- What evidence is there of the activities undertaken in this part of the property?
- What evidence is there of the disposal patterns at the site? What kinds of objects were disposed of or discarded? What does this tell us about the things that were valued at the site?
- Is there evidence of previous structures that have since been demolished and forgotten?
- What evidence is there of the activities that took place in the house and cottage?
- What evidence is there of the occupants of the house and cottage?

Zone 5

- What evidence is there of the earliest period of occupation? What changes over time are evident in the archaeological record in relation to occupants and activities?

Archaeological Management Regime—Rear (West) of Hadley Park and the Timber Cottage

Constructing New Buildings (Amenities, Dwellings etc)

If possible, avoid new structures in this zone that would cause significant ground disturbance in their construction. Favour structures that are suspended above the ground on piers, occasioning only minor and discrete ground disturbance.

- In relation to appropriate consents:
 - If this AMP has been endorsed by the Heritage Council of NSW, proceed with the works by following the methodology below.
 - If the works do not form part of a Part 3A Major Project, and the AMP has not been endorsed by the Heritage Council of NSW, proceed by way of an Exception application to the Heritage Branch, NSW Department of Planning (the application should provide for the excavation methodology presented below).
 - If the works form part of a Part 3A Major Project, and if the provisions of the Heritage Act do not apply, the works should be undertaken observing the following methodology.
- Prior to the works commencing a site induction of all relevant personnel should be undertaken by a qualified archaeologist, who would explain the obligations of all personnel and the appropriate excavation methodology for the management of the archaeological resource.
- The proposed works should be monitored by a qualified archaeologist in order to ensure that potential archaeological relics are identified and appropriately recorded. The archaeologist should be empowered to direct the excavation of the trenches etc and to halt works, as required.
- It would be appropriate for the works to be undertaken using a combination of machine and manual excavation, monitored and directed by an archaeologist.
- Generally, if relics of local significance or relics in highly disturbed contexts are encountered, they can be removed after being appropriately recorded (in words, photography, survey and measured drawings, as appropriate), then conserved and stored. This decision should be made only after a full significance assessment has been prepared by an archaeologist. However, where possible, relics of State or National significance (for example an in situ early nineteenth century well, nineteenth century refuse pit etc) should be kept in situ. This may require the redesign or relocation of the structure etc.
- If in situ retention of State significant relics is impossible for overwhelming conservation, health or safety reasons, they may be removed only after this has been demonstrated and by a qualified archaeologist observing the principles of stratigraphic excavation and ensuring appropriate recording (in words, photography, survey and measured drawings, as

appropriate) and conservation and storage of relics. In such a case, it may be necessary to expand the area of archaeological investigation beyond the area of the proposed pier/s.

- Wherever subsurface disturbance can be restricted, this should be done in order to reduce the impact on any potential archaeological relics at the site.
- In the event that archaeological evidence relating to Aboriginal use of the site is discovered, the Director of the NSW National Parks and Wildlife Service must be notified immediately, in accordance with Section 91 of the *National Parks and Wildlife Act 1974* (NSW). Appropriate Aboriginal consultation must be undertaken consistent with Department of Environment and Climate Change guidelines.
- On completion of the works, a succinct report should be prepared and submitted to the Heritage Branch, NSW Department of Planning that presents the results of the excavation, illustrated by photographs and survey plans and other drawings, as appropriate. It should include a CD-ROM containing the photographic images taken during the works, and a catalogue of those images.

Introducing New Services

- Avoid running new services through this area if alternatives are available. Always seek alternatives.
- If active services exist in the area which need repair or replacement, confine excavation to previous service trenches (or seek alternatives).
- In relation to appropriate consents:
 - If this AMP has been endorsed by the Heritage Council of NSW, proceed with the works by following the methodology below.
 - If the works do not form part of a Part 3A Major Project, and the AMP has not been endorsed by the Heritage Council of NSW, proceed by way of an Exception application to the Heritage Branch, NSW Department of Planning (the application should provide for the methodology below).
 - If the works form part of a Part 3A Major Project, and if the provisions of the Heritage Act do not apply, proceed by following the methodology below.
- Prior to the works commencing, a site induction of all relevant personnel should be undertaken by a qualified archaeologist, who would explain the obligations of all personnel and the appropriate excavation methodology for the management of the archaeological resource.
- The proposed works should be monitored by a qualified archaeologist in order to ensure that potential archaeological relics are identified and appropriately recorded. The archaeologist should be empowered to direct the excavation of the trenches etc and to halt works, as required.
- It would be appropriate for the works to be undertaken using a combination of machine and manual excavation, monitored and directed by an archaeologist.

Zone 5

- Generally, if relics of local significance, or relics in highly disturbed contexts, are encountered they can be removed after being appropriately recorded (in words, photography, survey and measured drawings, as appropriate), conserved and stored. This decision should be made only after a full significance assessment has been prepared by an archaeologist. However, relics of State or National significance (for example an in situ early nineteenth century well, nineteenth century refuse pit etc) should be kept in situ. This may require the re-routing of trenches etc.
- Wherever subsurface disturbance can be restricted, this should be done in order to reduce the impact on any potential archaeological relics at the site.
- In the event that archaeological evidence relating to Aboriginal use of the site is discovered, the Director of the NSW National Parks and Wildlife Service must be notified immediately, in accordance with Section 91 of the *National Parks and Wildlife Act 1974* (NSW). Appropriate Aboriginal consultation must be undertaken consistent with Department of Environment and Climate Change guidelines.
- On completion of the works, a succinct report should be prepared and submitted to the Heritage Branch, NSW Department of Planning that presents the results of the excavation, illustrated by photographs and survey plans and other drawings, as appropriate. It should include a CD-ROM containing the photographic images taken during the works, and a catalogue of those images.

Landscaping, Ongoing Garden Maintenance and Miscellaneous Ground Disturbance

- The ongoing care and maintenance of garden areas and the introduction of improved landscaping in this area would generally be a positive heritage outcome. Ground disturbance for this purpose is generally appropriate.
- The soil sampling strategy described above in relation to the front garden of Hadley Park and the timber cottage is not required for the rear area.
- Ground disturbance in areas and deposits that are already clearly disturbed (for example much used garden beds) can take place without the need for consent. If in doubt, consult an archaeologist.
- Where ground disturbance is required in areas *not* already clearly disturbed:
 - If this AMP has been endorsed by the Heritage Council of NSW, proceed with the works by following the methodology below.
 - If the AMP has not been endorsed by the Heritage Council of NSW, and the works do not form part of a Part 3A Major Project, proceed by way of an Exception application to the Heritage Branch, NSW Department of Planning. The application should recommend the methodology presented below.
 - If the works form part of a Part 3A Major Project, and if the provisions of the Heritage Act do not apply, the works should be undertaken following the methodology below.

- The recommended ground disturbance methodology for works in previously undisturbed areas is:
 - Prior to the works commencing, a site induction of all relevant personnel should be undertaken by a qualified archaeologist, who would explain the obligations of all personnel and the appropriate excavation methodology for the management of the archaeological resource.
 - The proposed works should be carried out in the presence of a qualified archaeologist in order to ensure that potential archaeological relics are identified, investigated and appropriately recorded. Where ground disturbance must occur, this should be undertaken by the archaeologist or another person under their direction.
 - If relics of local significance or relics in highly disturbed contexts are encountered, they can be removed after being appropriately recorded (in words, photography, survey and measured drawings, as appropriate), and then conserved and stored. This decision should be made only after a full significance assessment has been prepared by an archaeologist. However, relics of State or National significance (for example an in situ early nineteenth century well, nineteenth century refuse pit etc) should be kept in situ. This may require the redesign of landscape designs etc.
 - On completion of the works, a succinct report should be prepared and submitted to the Heritage Branch, NSW Department of Planning that presents the results of the excavation, illustrated by photographs and survey plans and other drawings, as appropriate. It should include a CD-ROM containing an artefact database and the photographic images taken during the works, and a catalogue of those images.
 - Any artefacts that are recovered should be washed, labelled and stored. Arrangements should be made for appropriate conservation to occur where artefacts with particular conservation requirements are found (for example leather and metal artefacts).
- Wherever subsurface disturbance can be restricted, this should be done in order to reduce the impact on any potential archaeological relics at the site.
- If archaeological evidence relating to Aboriginal use of the site is discovered, the Director of the NSW National Parks and Wildlife Service must be notified immediately, in accordance with Section 91 of the *National Parks and Wildlife Act 1974* (NSW). Appropriate Aboriginal consultation must be undertaken consistent with Department of Environment and Climate Change guidelines.

Zone 5

Zone 6—Agricultural Area East of Sheds etc

Potential Relics

Potential Relics	Possible Archaeological Evidence	Archaeological Potential	Archaeological Significance
Isolated artefacts.	This part of the site has been the subject of ongoing and repeated ground disturbance for agricultural purposes for over 100 years. The potential for in situ relics to survive here is low. Any relics that may survive are likely to be isolated finds with unclear relationships to the main house.	Low	Low (although very early artefacts may have High significance even if in disturbed contexts)
Evidence of former plantings—macrofossils and microfossils.	This part of the site has been the subject of ongoing and repeated ground disturbance for agricultural purposes for over 100 years. The potential for the survival of macrofossils or microfossils that reflect agricultural practices in the early and mid-nineteenth century is low. It would be difficult to relate any that may survive to a clear historical phase and therefore their research potential would be limited.	Low	Low given disturbed context

Research Questions Specific to the Agricultural Area East of Sheds etc

- What evidence is there of the agricultural activities that took place on the property?

Archaeological Management Regime—Agricultural Area East of Sheds etc

- Works involving ground disturbance in this area can be carried out without the need for further consultation or consents (so far as archaeology is concerned). However, if unexpected archaeological relics are encountered works must cease and an archaeologist should be engaged to assess the likely extent and significance of the relics.
- Where unexpected relics are exposed and the proposed ground disturbance would disturb or destroy them:
 - If this AMP has been endorsed by the Heritage Council of NSW, proceed with the works by following the methodology below.
 - If the AMP has not been endorsed by the Heritage Council of NSW, and the works do not form part of a Part 3A Major Project, notify the Heritage Branch, NSW Department of Planning of the discovery and proceed by way of an Exception application to the Heritage Branch. The application should recommend the following methodology. For significant damage to State significant relics it will be necessary to apply to the Heritage Branch, NSW Department of Planning, for an Excavation Permit.
 - If the works form part of a Part 3A Major Project, and if the provisions of the Heritage Act do not apply, the works should be undertaken observing the following methodology.

Zone 6

- The recommended ground disturbance methodology is:
 - If relics of local significance or relics in highly disturbed contexts are encountered, they can be removed after being appropriately recorded (in words, photography, survey and measured drawings, as appropriate), then conserved and stored. This decision should be made only after a full significance assessment has been prepared by an archaeologist. However, relics of State or National significance (for example an in situ early nineteenth century well, nineteenth century refuse pit etc) should be kept in situ. This may require the redesign of landscape designs etc.
 - If in situ retention of State significant relics is impossible for overwhelming conservation, health or safety reasons, they may be removed only after this has been demonstrated and by a qualified archaeologist observing the principles of stratigraphic excavation and ensuring appropriate recording (in words, photography, survey and measured drawings, as appropriate) and conservation and storage of relics.
- On completion of the works, a succinct report should be prepared and submitted to the Heritage Branch, NSW Department of Planning that presents the results of the excavation, illustrated by photographs and survey plans and other drawings, as appropriate. It should include a CD-ROM containing an artefact database and the photographic images taken during the works, and a catalogue of those images.
- Any artefacts that are recovered should be washed, labelled and stored. Arrangements should be made for appropriate conservation to occur where artefacts with particular conservation requirements are found (for example leather and metal artefacts).
- Wherever subsurface disturbance can be restricted, this should be done in order to reduce the impact on any potential archaeological relics at the site.
- If archaeological evidence relating to Aboriginal use of the site is discovered, the Director of the NSW National Parks and Wildlife Service must be notified immediately, in accordance with Section 91 of the *National Parks and Wildlife Act 1974* (NSW). Appropriate Aboriginal consultation must be undertaken consistent with Department of Environment and Climate Change guidelines.

Zone 7—Sheds, Drive and Work Areas South of the Main House

Potential Relics

Potential Relics	Possible Archaeological Evidence	Archaeological Potential	Archaeological Significance
Evidence of the original, 1806 farmhouse (?)	<p>The historical sources record that before and during the construction of the main farmhouse, the Hadley family lived in a nearby timber cottage. It has always been assumed that the extant timber cottage immediately north of the main house is the one referred to, which would make it one of the earliest surviving timber structures in Australia. However, it is possible that the extant structure belongs to a slightly later period and that another timber structure, since demolished, was the one the Hadleys occupied.</p> <p>All ground disturbance in the vicinity of the main house should be undertaken with this in mind.</p> <p>In particular, geophysical survey has suggested the existence of a former structure south of the main house of the size of a small cottage (see Figure 24). No evidence of this building was visible by surface survey at the time of the geophysical survey. There is some possibility that this was the site of an early cottage.</p>	High	High
Evidence of farm activities carried out in the existing structures, and modifications to those structures over time.	A number of farm structures exist in this zone, including chicken pens, a milking shed, and feed sheds. Archaeological evidence of the activities undertaken in these areas may survive as isolated artefacts (discarded or lost), soil deposits, compacted surfaces, brick piers etc.	High	Low-to-High depending on date and levels of disturbance
Evidence of former structures and activities undertaken in them.	<p>This area has historically been used for a variety of farm activities and there is the potential for the remains of previous structures to survive here. These might include:</p> <ul style="list-style-type: none"> • brick piers, post holes, slabs, brick and concrete wall footings; • defunct services; and • soil deposits, compact surfaces etc. <p>In addition to the structural elements that have been previously identified in this zone, there remains the potential for other structures to once have existed here. For example, two barns (pre-1873) are known to have existed on the site (probably in the general area of the existing work sheds). These might be represented in the archaeological record by post holes, footings, piers, compacted surfaces etc. One of the barns is known to have burnt down and might therefore be represented in the archaeological record by charcoal and ash deposits.</p> <p>Archaeological evidence of the activities undertaken in these areas may also survive, eg as isolated artefacts.</p>	High	Low-to-High depending on date and levels of disturbance

Zone 7

Potential Relics	Possible Archaeological Evidence	Archaeological Potential	Archaeological Significance
	<p>Ambiguous historical records suggest that an inn ('The First and Last Inn') may have existed in the vicinity of the main house. All excavation in this vicinity should proceed with this in mind.</p> <p>Historical sources record that Charles Hadley supplied meat to the Government Stores between 1815 and 1824. A slaughter yard may have existed on the site, in which case it may have existed in this general area. Such a yard may be represented in the archaeological record by fence post/post holes, compacted surfaces, isolated artefacts etc.</p>		
Pits—refuse and silage.	<p>Geophysical survey and surface survey has confirmed the existence of a number of silage pits in this zone. These are archaeological relics in their own right (although of limited significance). They may also contain isolated artefacts discarded or lost. The pits would be represented in the archaeological record by cuts in the natural deposits and fill.</p> <p>Work areas often became locations for discarded objects and were sometimes used for waste disposal, eg in pits. There is potential for such pits to exist in this zone. The pits would be represented in the archaeological record by cuts in the natural deposits and artefact-rich fill. Other artefacts may have been dumped on the surface and subsequently covered by soil deposits. These would be shallow concentrations of artefacts.</p>	<p>Refuse—Moderate</p> <p>Silage—High</p>	<p>Refuse—High</p> <p>Silage—Low</p>
1920s tennis court.	A tennis court was constructed to the southeast of the main house in the 1920s, but removed before 1950. The tennis court may be represented in the archaeological record by differences in soil deposits, compact surfaces.	High	Low
Driveway and path.	The existing driveway appears to follow the early alignment of former driveways. Geophysical survey identified the compacted surface of the driveway and, below that, features of what may be an earlier road (see Figure 24). The earlier road might be represented in the archaeological record by different soil deposits, gravels and compaction, and kerbing.	High	High

Research Questions Specific to the Sheds, Drive and Work Areas South of the Main House

- Is it possible to identify and date the building whose footprint was identified by the geophysical survey? Is there any evidence that this building was the original residence of the Hadleys during the construction of the main house?
- What evidence is there of the farm activities that took place on the property? What agricultural products were produced in the early period of occupation?
- What evidence is there of early colonial diet in this area?

- What evidence is there of early agricultural technologies in the area?
- What evidence is there of the site's physical development and change over time?
- What evidence is there of the earliest period of occupation?
- Is there any evidence of the earliest (and changes in) alignment of the drive?

Archaeological Management Regime—Sheds, Drive and Work Areas South of the Main House

Ground Disturbance in the Area of the Possible Original Timber Slab Cottage

Do not undertake works involving ground disturbance in the area identified by geophysical survey as a potential building footprint (see Figure 24).

If environmental conditions (for example erosion) are causing the destruction of the area identified by geophysical survey as a potential building footprint, it would be appropriate to undertake an open area research excavation in order to ensure that valuable data are not lost. In that circumstance, follow the methodology presented above for the Hadley Park footprint (Zone 2 above).

Constructing New Buildings (Amenities, Dwellings etc)

Observe the recommendations and methodologies provided for Zone 5 above.

Introducing New Services

Observe the recommendations and methodologies provided for Zone 5 above.

Landscaping and Ongoing Garden Maintenance, Including Reinstatement of Driveway and Path/Cutting

- The ongoing care and maintenance of garden areas, and the introduction of improved landscaping in this area (such as the reinstatement of the original/early driveway and the path/cutting to the creek to the west), would generally be a positive heritage outcome. Ground disturbance for this purpose is appropriate.
- Ground disturbance in areas and deposits that are already clearly disturbed (for example much used garden beds) can take place without the need for consent (so far as archaeology is concerned). In doubt, consult an archaeologist.
- Where ground disturbance is required in areas *not* already clearly disturbed:
 - If this AMP has been endorsed by the Heritage Council of NSW, proceed with the works by following the methodology below.
 - If the AMP has not been endorsed by the Heritage Council of NSW, and the works do not form part of a Part 3A Major Project, proceed by way of an Exception application to the Heritage Branch, NSW Department of Planning. The application should recommend the methodology presented below.
 - If the works form part of a Part 3A Major Project, and if the provisions of the Heritage Act do not apply, the works should be undertaken following the methodology below.

Zone 7

- The recommended ground disturbance methodology for works in previously undisturbed areas is:
 - Prior to the works commencing, a site induction of all relevant personnel should be undertaken by a qualified archaeologist, who would explain the obligations of all personnel and the appropriate excavation methodology for the management of the archaeological resource.
 - The proposed works should be carried out in the presence of a qualified archaeologist in order to ensure that potential archaeological relics are identified, investigated and appropriately recorded. Where ground disturbance must occur, this should be undertaken by the archaeologist or another person under their direction.
 - If unexpected relics of local significance or relics in highly disturbed contexts are encountered, they can be removed after being appropriately recorded (in words, photography, survey and measured drawings, as appropriate), and then conserved and stored. This decision should be made only after a full significance assessment has been prepared by an archaeologist. However, relics of State or National significance (for example an in situ early nineteenth century well, nineteenth century refuse pit etc) should be kept in situ. This may require the redesign of landscape designs etc.
 - In reinstating the historic driveway and path, favour an approach that would cause minimal ground disturbance. If the reinstatement of these landscape features requires ground disturbance, and the possible disturbance or destruction of historic surfaces, this would be appropriate because the archaeological impacts would be mitigated by the positive heritage outcomes for the setting of the historic house and buildings. Prior to the ground disturbance occurring, the driveway and path should be investigated by a qualified archaeologist, using a sampling strategy (a minimum of five slit trenches bisecting the driveway and path at regular intervals) and observing the principles of stratigraphic excavation. The archaeologist should ensure appropriate recording (in words, photography, survey and measured drawings) and conservation and storage of movable relics.
 - On completion of the works, a succinct report should be prepared and submitted to the Heritage Branch, NSW Department of Planning that presents the results of the excavation, illustrated by photographs and survey plans and other drawings, as appropriate. It should include a CD-ROM containing an artefact database and the photographic images taken during the works, and a catalogue of those images.
 - Any artefacts that are recovered should be washed, labelled and stored. Arrangements should be made for appropriate conservation to occur where artefacts with particular conservation requirements are found (for example leather and metal artefacts).
- Wherever subsurface disturbance can be restricted, this should be done in order to reduce the impact on any potential archaeological relics at the site.
- If archaeological evidence relating to Aboriginal use of the site is discovered, the Director of the NSW National Parks and Wildlife Service must be notified immediately, in accordance

with Section 91 of the *National Parks and Wildlife Act 1974* (NSW). Appropriate Aboriginal consultation must be undertaken consistent with Department of Environment and Climate Change guidelines.

Conservation and Stabilisation of Farm Buildings

In undertaking the conservation and stabilisation of the farm buildings, seek an option for the floor surfaces that will involve minimal ground disturbance. The most desirable archaeological outcome would be for any archaeological relics in the building footprints to be retained undisturbed and in situ as part of the conserved and stabilised buildings.

If conservation or stabilisation of the farm buildings would cause ground disturbance of the floor areas, the works should be undertaken observing the methodology below:

- In relation to appropriate consents:
 - If this AMP has been endorsed by the Heritage Council of NSW, proceed with the works by following the methodology below.
 - If the works do not form part of a Part 3A Major Project, and the AMP has not been endorsed by the Heritage Council of NSW, proceed by way of an Exception application to the Heritage Branch, NSW Department of Planning (the application should provide for the excavation methodology presented below).
 - If the works form part of a Part 3A Major Project, and if the provisions of the Heritage Act do not apply, the works should be undertaken observing the following methodology.
- Prior to the works commencing, a site induction of all relevant personnel should be undertaken by a qualified archaeologist, who would explain the obligations of all personnel and the appropriate excavation methodology for the management of the archaeological resource.
- The proposed works should be monitored by a qualified archaeologist in order to ensure that potential archaeological relics are identified and appropriately recorded. The archaeologist should be empowered to direct the excavation of the trenches etc and to halt works, as required.
- It would be appropriate for the works to be undertaken using a combination of machine and manual excavation, monitored and directed by an archaeologist.
- Generally, if relics of local significance or relics in highly disturbed contexts are encountered, they can be removed after being appropriately recorded (in words, photography, survey and measured drawings, as appropriate), then conserved and stored. This decision should be made only after a full significance assessment has been prepared by an archaeologist. However, where possible, relics of State or National significance should be kept in situ. This may require the redesign of the conservation or stabilisation measures etc.
- If in situ retention of State significant relics is impossible for overwhelming conservation, health or safety reasons, they may be removed only after this has been demonstrated and by a qualified archaeologist observing the principles of stratigraphic excavation and ensuring appropriate recording (in words, photography, survey and measured drawings, as

Zone 7

appropriate) and conservation and storage of relics. In particular, if evidence of the burned barn is exposed in the form of an ash deposit, this deposit may be an excellent dating device for lower strata. The deposit and lower strata, should any be identified, should be excavated with particular care. (Note: if the works do not form part of a Part 3A Major Project, for significant damage to State significant relics it may be necessary to apply to the Heritage Branch, NSW Department of Planning, for an Excavation Permit.)

- Wherever subsurface disturbance can be restricted, this should be done in order to reduce the impact on any potential archaeological relics at the site.
- In the event that archaeological evidence relating to Aboriginal use of the site is discovered, the Director of the NSW National Parks and Wildlife Service must be notified immediately, in accordance with Section 91 of the *National Parks and Wildlife Act 1974* (NSW). Appropriate Aboriginal consultation must be undertaken consistent with Department of Environment and Climate Change guidelines.
- On completion of the works, a succinct report should be prepared and submitted to the Heritage Branch, NSW Department of Planning that presents the results of the excavation, illustrated by photographs and survey plans and other drawings, as appropriate. It should include a CD-ROM containing the photographic images taken during the works, and a catalogue of those images.

Zone 8—Area West of the House and Outbuildings to the Creek

Potential Relics

Potential Relics	Possible Archaeological Evidence	Archaeological Potential	Archaeological Significance
Evidence of former structures and activities undertaken in them.	<p>This area has historically been used for a variety of farm activities and there is the potential for the remains of previous structures to survive here. These might include:</p> <ul style="list-style-type: none"> brick piers, post holes, slabs, brick and concrete wall footings; defunct services; and soil deposits, compact surfaces etc. <p>Archaeological evidence of the activities undertaken in these areas may also survive as isolated artefacts.</p> <p>Historical sources record that Charles Hadley supplied meat to the Government Stores between 1815 and 1824. A slaughter yard may have existed on the site, in which case it may have existed in this general area. Such a yard may be represented in the archaeological record by fence post/post holes, compacted surfaces, isolated artefacts etc.</p>	Low-to-Moderate	High, depending on date
Bridges, crossings and path.	The extant path tracking west from the driveway follows a historic alignment to the remains of a bridge. Archaeological evidence of historic crossings, paths etc may survive as compacted surfaces, gravel deposits, timber posts, stone kerbing etc.	High	Moderate
Pits—refuse and silage.	A silage pit (possibly also a rubbish pit) is identified in this zone (see Figure 21). A pit is an archaeological relic in its own right. It may also contain artefacts discarded or lost. The pit would be represented in the archaeological record by a cut in the natural deposits and fill (in the case of a rubbish pit the fill would be artefact-rich).	Refuse—Moderate Silage—High	Refuse—High Silage—Low

Research Questions Specific to the Area West of the House and Outbuildings to the Creek

- What evidence is there of the original and early path alignment?
- Is there any evidence of previous creek crossings (bridges, fords)? What form did they take?
- What evidence is there of the farm activities that took place on the property?
- What evidence is there of the site's physical development and change over time?
- What evidence is there of the earliest period of occupation?

Zone 8

Archaeological Management Regime—Area West of the House and Outbuildings to the Creek

Constructing New Buildings (Amenities, Dwellings etc)

Observe the same management regime as described for Zone 5 above.

Introducing New Services

Observe the same management regime as described for Zone 5 above.

Landscaping and Ongoing Garden Maintenance

Observe the same management regime as described for Zone 5 above.

Zone 9—Area South of Driveway Entrance

Potential Relics

Potential Relics	Possible Archaeological Evidence	Archaeological Potential	Archaeological Significance
Evidence of former structures and activities undertaken in them.	<p>This area has historically been used for a variety of farm activities and there is the potential for the remains of previous structures to survive here. These might include:</p> <ul style="list-style-type: none"> brick piers, post holes, slabs, brick and concrete wall footings; defunct services; and soil deposits, compact surfaces etc. <p>Archaeological evidence of the activities undertaken in these areas may also survive as isolated artefacts.</p> <p>Ambiguous historical records suggest that an inn ('The First and Last Inn') may have existed in the vicinity of the main house. All excavation in this vicinity should proceed with this in mind.</p> <p>Historical sources record that Charles Hadley supplied meat to the Government Stores between 1815 and 1824. A slaughter yard may have existed on the site, in which case it may have existed in this general area. Such a yard may be represented in the archaeological record by fence post/post holes, compacted surfaces, isolated artefacts etc.</p>	Low-to-Moderate	High, depending on date
Evidence of farm activities carried out in the existing structures, and modifications to those structures over time.	<p>A number of farm structures exist in this zone, including a 1940s dairy and milking shed, hay shed and collapsed sheep shelter.</p> <p>Archaeological evidence of the activities undertaken in these areas may survive as isolated artefacts (discarded or lost), soil deposits, compacted surfaces, brick piers etc.</p>	Low-to-Moderate	High, depending on date
Pits/tanks.	<p>A silage pit or water tank has been identified in this zone (see Figure 21). This is an archaeological relic in its own right (although probably of limited significance). It may contain isolated artefacts discarded or lost in the pit/tank. The pit/tank would be represented in the archaeological record by a cut in the natural deposits, fill and, in some cases, sealed sides and base.</p>	High	Low-to-High depending on date and function
Wells.	<p>A well has been identified in the northeast corner of this zone (see Figure 21). The well itself is an archaeological feature. Further, artefacts often accumulate in the bottom of wells as a result of deliberate discard and accidental loss.</p>	High	Moderate-to-High

Zone 9

Potential Relics	Possible Archaeological Evidence	Archaeological Potential	Archaeological Significance
Driveway.	The existing driveway appears to follow the early alignment of former driveways. Geophysical survey identified the compacted surface of the driveway and, below that, features of what may be an earlier road (see Figure 24). The earlier road might be represented in the archaeological record by different soil deposits, gravels and compaction.	High	High
Historic fence lines/posts.	This area has been used for agricultural purposes for c200 years and those activities are often reflected in the location of existing and past fence lines. Past fence lines may be represented in the archaeological record by post holes.	Low	Moderate-to-High

Research Questions Specific to the Area South of the Driveway Entrance

- What evidence is there of the farm activities that took place on the property? What agricultural products were produced in the early period of occupation?
- What evidence is there of early colonial diet in this area?
- What evidence is there of early agricultural technologies in the area?
- What evidence is there of the site's physical development and change over time?
- What evidence is there of the earliest period of occupation?
- Is there any evidence of the earliest (and changes in) alignment of the drive?

Archaeological Management Regime—Area South of the Driveway Entrance

Ground Disturbance Within 5m of Dairy, Hay Shed and Sheep Shelter

Observe the same management regime as described for Zone 5 above (Landscaping, Ongoing Garden Maintenance and Miscellaneous Ground Disturbance).

Ground Disturbance More than 5m from Dairy, Hay Shed and Sheep Shelter

Observe the same management regime as described for Zone 6 above.

Reinstating Driveway

- The ongoing care and maintenance of garden areas and the introduction of improved landscaping in this area (such as the reinstatement of the original/early driveway) would generally be a positive heritage outcome. Ground disturbance for this purpose is appropriate.
- Where ground disturbance is required along the driveway:
 - If this AMP has been endorsed by the Heritage Council of NSW, proceed with the works by following the methodology below.

- If the AMP has not been endorsed by the Heritage Council of NSW, and the works do not form part of a Part 3A Major Project, proceed by way of an Exception application to the Heritage Branch, NSW Department of Planning. The application should recommend the methodology presented below.
- If the works form part of a Part 3A Major Project, and if the provisions of the Heritage Act do not apply, the works should be undertaken observing the methodology below.
- The recommended ground disturbance methodology for works along the driveway is as follows:
 - Prior to the works commencing, a site induction of all relevant personnel should be undertaken by a qualified archaeologist, who would explain the obligations of all personnel and the appropriate excavation methodology for the management of the archaeological resource.
 - The proposed works should be carried out in the presence of a qualified archaeologist in order to ensure that potential archaeological relics are identified, investigated and appropriately recorded. Where ground disturbance must occur, this should be undertaken by the archaeologist or another person under their direction.
 - If unexpected relics of local significance or relics in highly disturbed contexts are encountered, they can be removed after being appropriately recorded (in words, photography, survey and measured drawings, as appropriate), and then conserved and stored. This decision should be made only after a full significance assessment has been prepared by an archaeologist. However, relics of State or National significance should be kept in situ. This may require the redesign of landscape designs etc. (Note: if the works do not form part of a Part 3A Major Project, for significant damage to State significant relics it may be necessary to apply to the Heritage Branch, NSW Department of Planning, for an Excavation Permit.)
 - In reinstating the historic driveway, favour an approach that would cause minimal ground disturbance. If the reinstatement of this landscape feature requires ground disturbance and the possible disturbance or destruction of historic surfaces, this would be appropriate because the archaeological impacts would be mitigated by the positive heritage outcomes for the setting of the historic house and buildings. Prior to the ground disturbance occurring the driveway should be investigated by a qualified archaeologist, using a sampling strategy (a minimum of five slit trenches bisecting the driveway and path at regular intervals) and observing the principles of stratigraphic excavation. The archaeologist should ensure appropriate recording (in words, photography, survey and measured drawings) and the conservation and storage of movable relics.
 - On completion of the works, a succinct report should be prepared and submitted to the Heritage Branch, NSW Department of Planning that presents the results of the excavation, illustrated by photographs and survey plans and other drawings, as appropriate. It should include a CD-ROM containing an artefact database and the photographic images taken during the works, and a catalogue of those images.

Zone 9

- Any artefacts that are recovered should be washed, labelled and stored. Arrangements should be made for appropriate conservation to occur where artefacts with particular conservation requirements are found (for example leather and metal artefacts).
- Wherever subsurface disturbance can be restricted, this should be done in order to reduce the impact on any potential archaeological relics at the site.
- If archaeological evidence relating to Aboriginal use of the site is discovered, the Director of the NSW National Parks and Wildlife Service must be notified immediately, in accordance with Section 91 of the *National Parks and Wildlife Act 1974* (NSW). Appropriate Aboriginal consultation must be undertaken consistent with Department of Environment and Climate Change guidelines.

8.0 Endnotes

- ¹ Lavelle, S and A Bickford 1997, DA4 Management Study Heritage Assessment—Penrith Lakes Scheme Area, Castlereagh, NSW.
- ¹ Bickford, A and S Sullivan 1984, 'Assessing the Research Significance of Historic Sites', in Sullivan S and S Bowdler (eds) *Site Surveys and Significance Assessment in Australian Archaeology* (proceedings of the 1981 Springwood Conference on Australian Prehistory), Department of Prehistory, Research School of Pacific Studies, The Australian National University, Canberra.



Site plans with management zones overlaid. The main residence is in Zone 2 and the slab cottage in Zone 3. (Base photo: Google Earth)

Appendix M

Bush Tucker Plants (extract from Muru Cultural Heritage Services assessment, 2010)

The Hadley park area vegetation community pre-1788 was river flat eucalyptus forest, this being a significant and diverse resource for Aboriginal people in the area. Figure 1 - Bush Tucker Plants indicates some of the Bush Tucker plants in the River flat eucalyptus forest vegetation community.

Species	Habit	Food	Medicine	Resource	Darug Name
<i>Acacia binervia</i>	SHRUBS	X		X	
<i>Cissus hypoglauca</i>	GROUNDCOVERS, TWINERS & CLIMBERS	X		X	
<i>Ficus coronata</i>	TREES <20m	X		X	
<i>Hibiscus heterophyllus</i>	SHRUBS	X		X	
<i>Phragmites australis</i>	FORBS/FERNS	X		X	
<i>Pteridium esculentum</i>	FORBS/FERNS	X		X	
<i>Angophora subvelutina</i>	LARGE TREES >20m	X			
<i>Astroloma humifusum</i>	SHRUBS	X			
<i>Caesia parviflora</i>	FORBS/FERNS	X			
<i>Cyathea australis</i>	FORBS/FERNS	X			
<i>Eleocharis dulcis</i>	FORBS/FERNS	X			
<i>Exocarpos cupressiformis</i>	TREES <20m	X			
<i>Ficus rubiginosa</i>	TREES <20m	X			Dthaaman (Sydney people) (1)
<i>Geranium solanderi</i>	FORBS/FERNS	X			
<i>Gonocarpus tetragynus</i>	FORBS/FERNS	X			
<i>Hypericum gramineum</i>	FORBS/FERNS	X			
<i>Lissanthe strigosa</i>	SHRUBS	X			
<i>Marsilea mutica</i>	FORBS/FERNS	X			Nardoo (1)
<i>Rapanea variabilis</i>	TREES <20m	X			
<i>Tetragonia tetragonoides</i>	FORBS/FERNS	X			
<i>Typha orientalis</i>	FORBS/FERNS	X			Cumbungi (1)
<i>Alphitonia excelsa</i>	TREES <20m		X	X	Murr-rung (Illawarra people)
<i>Backhousia myrtifolia</i>	TREES <20m			X	
<i>Casuarina cunninghamiana</i>	LARGE TREES >20m			X	
<i>Casuarina glauca</i>	TREES <20m			X	
<i>Imperata cylindrica</i>	GRASSES			X	
<i>Persicaria hydropiper</i>	FORBS/FERNS			X	

Figure 1 - Bush Tucker Plants

Appendix N

Muru Cultural Heritage Services, Recording of Movable Heritage Items at Hadley Park (draft), 2010

Recording of Movable Heritage Items at Hadley Park

For Penrith Lakes Development Corporation

July 2010



MURU
Cultural
Heritage
Services



Purpose

This document provides the detail of the recording of heritage items located within the main house and out buildings at Hadley Park.

Recording Process

To facilitate the recording process, all items were given a unique identification number and a tag attached to the item.

Accession numbers for the objects given and each item tagged were divided into three parts: the first, "HP," was used for all objects and designates that they are part of the Hadley Park collection. The second, a series of two initials, designates the part of the house in which the object was kept, rather than used as set out in Table 1 - Codes for locations. The location of the object within the house, and thus the object's classification label, was determined in consultation with Jackie Flower, the property's caretaker, based on her memories of the house when it was occupied by her family.

Location designation for objects which did not easily fit this system (for example, the grinding stone) was also determined in consultation with Jackie as to where they most properly belonged in the house. The final part of the accession label is a number that was assigned sequentially according to the order in which we came across objects as we went around the house from room to room. In this way the numbers are somewhat arbitrary.

Oral histories from Jackie Flower were noted on the list where it was felt that it added to the understanding of the object.

PN	Pantry
KN	Kitchen
DR	Dairy
MS	Miscellaneous
BD	Bedroom
PL	Parlour
JF	Jackie Flower
TK	Tank
EX	Exterior
FB	Feed Bails
ST	Stable
DN	Dining Room

Table 1 - Codes for locations

Hadley Park Movable Heritage Inventory

PN=Pantry				
<u>Number</u>	<u>Object</u>	<u>Condition</u>	<u>Notes</u>	<u>Photo Number</u>
HP.PN.1	cupboard with door	Borer Beetle, dirt, rust	green on cupboard probably came from being placed alongside the kitchen dresser	IMG_0622; IMG_0623; IMG_0624
HP.PN.2	kitchen dresser	dirt, bird droppings, inactive Borer Beetle holes	top of kitchen dresser; kept on table	IMG_0625; IMG_0626
HP.PN.3	table	chipped paint, torn vinyl, dirt, dust, inactive Borer Beetle holes, rusty steel wheels	has spilt paint on top	
HP.PN.4	cross-cut saw	dirt, rust	always stored in pantry	
HP.PN.5	hand-saw	dirt, rust	extremely large	
HP.PN.6	bucket	rust, half of bottom missing	Used for whitewashing. Traces of whitewash still inside. Stored in pantry with whitewash and brush	
HP.PN.7a-b	mince	dirt, rust		
HP.PN.8a-c	mince	dirt, rust		
HP.PN.9	pressure lamp	dirt, missing its glass		
HP.PN.10a-b	billy can and lid	dirt, rust		
HP.PN.11	tray table	dirt, rust		



HP.PN.12	triangle sauce pan	dirt	part of set of three	
HP.PN.13	round enamel bowl	dirt, traces of blue paint on edge		
HP.PN.14a-b	spreader hook bar	dirt, rust	for hanging carcasses while dressing	
HP.PN.15	spreader bar	dirt	probably for sheep, calves, or pigs	
HP.PN.16	spreader bar	dirt	small bar, probably for sheep, calves, or pigs	
HP.PN.17	aluminium tin	dirt, sides dented		
HP.PN.18	kerosene primus	dirt, rust		
HP.PN.19	shoe horn	dirt, rust	anything handy went in the pantry, because there was no room for it elsewhere	
HP.PN.20	unused wick for kerosene heater	wrapping paper torn		
HP.PN.21	rat trap	dirt		
HP.PN.22	brush	dirt	not sure what it was used for	
HP.PN.23	jar	dirt, missing lid	held hand cream (possibly Barrier Cream?); JF thinks had blue lid	
HP.PN.24	kerosene pump	dirt, rust	used to fill up lamps	
HP.PN.25	secateurs	dirt, rust	garden stuff had its own shelf in the pantry	
HP.PN.26	secateurs	dirt, rust		
HP.PN.27	mincer	dirt, rust		



HP.PN.28	wire grill	dirt, rust	stored in the pantry on a nail in the wall; used in the kitchen	
HP.PN.29	cake cooling rack	dirt, rust	hung on a nail in the pantry, used in kitchen	
HP.PN.30	cake cooling rack	dirt, rust	hung on a nail in the pantry, used in kitchen	
HP.PN.31	blue bag		for use in laundry, to make whites whiter	
HP.PN.32	milk jug	dirt, some dents	used to bring milk in from dairy to the house	
HP.PN.33	mincer	dirt, rust		
HP.PN.34	light socket double adapter	dirt		
HP.PN.35	tap fitting	dirt, rust	went with garden stuff in pantry	
HP.PN.36	meat slicer	dirt, rust		
HP.PN.37	kerosene lamp base	dirt, rust	homemade	
HP.PN.38	glass flue from kerosene lamp	dirt	spare flue	
HP.PN.39				
HP.PN.40				

KN=Kitche				
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n				
<u>Number</u>	<u>Object</u>	<u>Condition</u>	<u>Notes</u>	<u>Photo Number</u>
HP.KN.1	grinding stone	rust on handle, green coloration	can see marks where stone was chipped out of the sandstone	IMG_0627; IMG_0628
HP.KN.2	table (round)	dust, chipped paint		IMG_0662; IMG_0663
HP.KN.3	kitchen dresser	dust, dirt, bora, chipped paint, broken glass pane	in two parts (top comes off for moving purposes)	IMG_0648; IMG_0649; IMG_0650
HP.KN.4	ironing board	dust, dirt, burn mark	missing its legs	IMG_0640; IMG_0641
HP.KN.5	meat safe	dust, dirt, rusted wire fly netting, chipped paint, bora		IMG_0636; IMG_0637; IMG_0639
HP.KN.6	child's chair	dirt, rust		
HP.KN.7	electric jug	dust		
HP.KN.8	hanging scales	dirt, rust	was used around farm as needed (e.g. to measure seed for planting)	
HP.KN.9	iron	dirt, rust	cast iron	
HP.KN.10	electric iron	dirt, rust, frayed cord		
HP.KN.11	bottle sealer	dirt, rust, rubber is missing		
HP.KN.12	small enamel baking dish	dirt	used to have bread and butter puddings and rice pudding in this	
HP.KN.13	colander	dirt, rust, dented		
HP.KN.14	preserving jar	dirt	indent in bottom is where tie went round the bottom and then over the lid	



HP.KN.15	griddle cake tin	dirt, rust		
HP.KN.16	griddle cake tin	dirt, rust		
HP.KN.17	glass jar	dirt	had plastic lid; would get these jars at Christmas time and reuse	
HP.KN.18a-b	tea pot	dirt		
HP.KN.19	glass jar	dirt	had plastic lid; would get these jars at Christmas time and reuse	
HP.KN.20a-b	glass jar with lid	dirt	honey jar	
HP.KN.21	jar of rum essence		still contains essence; used for Christmas cakes (family was teetotalers)	
HP.KN.22	medicine bottle	dirt		
HP.KN.23	toilet water bottle	dirt		
HP.KN.24	preserving jar	dirt, dust	glass says "FOWLERS NO. 28" (28 refers to jar size)	
HP.KN.25	egg ring	dirt		
HP.KN.26a-c	thermos	dirt	made in Australia; picture on thermos tells story of "Waltzing Matilda"	
HP.KN.27	metal cover	rust, broken bits at bottom		
HP.KN.28	enamel milk jug	rust, some holes at bottom		
HP.KN.29	enamel milk jug	rust, some holes, missing handle		
HP.KN.30.1	"Vacola" bottling set	dirt, rust, drip hole in bottom	12 glass jars (no. 27s); package of 12 lids; 12 clips; 3 bags of rings (perished);	



-42			thermometer packet (with "Violet" written on - JF's grandmother); "Vacola" boiling pot and lid; lived in pantry and used in kitchen	
HP.KN.31	sauce pan	dirt		
HP.KN.32	sauce pan	dirt	5 pint sauce pan; from same set as HP.KN.33	
HP.KN.33	sauce pan	dirt	3 pint; from same set as HP.KN.32	
HP.KN.34a-b	cake tin with spring bottom	dirt, rust		
HP.KN.35a-b	cake tin with spring bottom	dirt, rust		
HP.KN.36a-b	ice block maker with one paddle	dirt, seven paddles missing		
HP.KN.37	spice rack	dirt		
HP.KN.38	sauce pan lid	dirt		
HP.KN.39	sauce pan lid	dirt		
HP.KN.40	sauce pan lid	dirt		
HP.KN.41	sauce pan lid	dirt		
HP.KN.42	pudding steamer lid	dirt	from same set as HP.KN.43	
HP.KN.43	pudding steamer lid	dirt	from same set as HP.KN.42	
HP.KN.44	pudding steamer lid	dirt, pieces eroded	HP.KN.44-47 from same set	
HP.KN.45	pudding steamer lid	dirt	HP.KN.44-47 from same set	



HP.KN.46	pudding steamer lid	dirt	HP.KN.44-47 from same set	
HP.KN.47	pudding steamer lid	dirt	HP.KN.44-47 from same set	
HP.KN.48	green plastic saucer	dirt	from 50s or 60s	
HP.KN.49	boiler lid	dirt		
HP.KN.50	boiler lid	dirt		
HP.KN.51	boiler lid	dirt		
HP.KN.52	boiler lid	dirt		
HP.KN.53a-c	"Vacola" bottle with lid and clip	dirt, rust		
HP.KN.54	coffee jar	dirt, rust		
HP.KN.55	coffee jar	dirt, rust		
HP.KN.56	coffee jar	dirt, rust		
HP.KN.57	coffee jar	dirt, rust		
HP.KN.58	coffee jar	dirt, rust		
HP.KN.59	coffee jar	dirt, rust		
HP.KN.60	coffee jar	dirt, rust		
HP.KN.61	coffee jar	dirt, rust		
HP.KN.62	coffee jar	dirt, rust		
HP.KN.63	coffee jar	dirt, rust		
HP.KN.64	jam spoon	dirt	handmade on site	



HP.KN.65	flour tray	dirt, split piece of wood on one side		
HP.KN.66a-b	preserving jar and lid	dirt		
HP.KN.67a-b	preserving jar and lid	dirt		
HP.KN.68	measuring jug	cracked down side		
HP.KN.69	enamel milk jug	chips in enamel, rust		
HP.KN.70	sauce bottle	dirt, missing top		
HP.KN.71	cooling rack	dirt, rust	JF remembers the rack making nice ripples on lamingtons	
HP.KN.72	frying pan	dirt, rust	great for camping; lip for pouring off fat	
HP.KN.73	frying pan	dirt, rust	good for camping, handle folds in	
HP.KN.74	frying pan	dirt		
HP.KN.75	potato masher	dirt, rust, some missing paint		
HP.KN.76	slotted spoon	dirt, rust		
HP.KN.77	tongs	dirt, rust		
HP.KN.78	carving fork	dirt, rust		
HP.KN.79	carving fork	dirt, rust		
HP.KN.80	wooden spoon	dirt, small chip on back		
HP.KN.81	wooden spoon	dirt		



HP.KN.82	nut cracker	dirt, rust		
HP.KN.83	bottle opener	dirt, rust		
HP.KN.84a-f	bone-handled knives	dirt	from same set	
HP.KN.85	knife	dirt		
HP.KN.86	knife	dirt		
HP.KN.87	knife	dirt		
HP.KN.88	knife	dirt		
HP.KN.89	knife	dirt		
HP.KN.90	knife	dirt		
HP.KN.91	knife	dirt		
HP.KN.92	fork	tarnish	HP.KN.92-95 from same set	
HP.KN.93	fork	tarnish	HP.KN.92-95 from same set	
HP.KN.94	fork	tarnish	HP.KN.92-95 from same set	
HP.KN.95	fork	tarnish	HP.KN.92-95 from same set	
HP.KN.96	fork	tarnish	HP.KN.96-98 from same set	
HP.KN.97	fork	tarnish	HP.KN.96-98 from same set	
HP.KN.98	fork	tarnish	HP.KN.96-98 from same set	
HP.KN.99	fork	tarnish	HP.KN.99-101 from same set	
HP.KN.100	fork	tarnish	HP.KN.99-101 from same set	



HP.KN.101	fork	tarnish	HP.KN.99-101 from same set	
HP.KN.102	fork	tarnish		
HP.KN.103	fork	tarnish		
HP.KN.104	fork	tarnish		
HP.KN.105	dessert spoon	tarnish		
HP.KN.106	soup spoon	tarnish		
HP.KN.107	dessert spoon	tarnish		
HP.KN.108	dessert spoon	tarnish	HP.KN.108-109 from same set	
HP.KN.109	dessert spoon	tarnish	HP.KN.108-109 from same set	
HP.KN.110	dessert spoon	tarnish	HP.KN.110-111 from same set	
HP.KN.111	dessert spoon	tarnish	HP.KN.110-111 from same set	
HP.KN.112	dessert spoon	tarnish		
HP.KN.113	dessert spoon	tarnish		
HP.KN.114	dessert spoon	tarnish		
HP.KN.115	dessert spoon	tarnish		
HP.KN.116	dessert spoon	tarnish		
HP.KN.117	tea spoon	tarnish		
HP.KN.118	tea spoon	tarnish		
HP.KN.119	tea spoon	tarnish		



HP.KN.120	wooden handle	dirt	not sure what it came off from, but it is old and from the kitchen	
HP.KN.121	plastic bread bin	dirt		
HP.KN.122	chair	broken legs, missing seat	had cane seat	
HP.KN.123	fire poker	rust	homemade on site	
HP.KN.124	butter pat	dirt	homemade on site	
HP.KN.125	butter pat	dirt	homemade on site	
HP.KN.126	butter pat	dirt		
HP.KN.127	flour sieve	dirt, rust		
HP.KN.128	egg beater	dirt, rust	used by JF to make plenty-a cake	
HP.KN.129	fish scaler (possibly)	dirt, rust		
HP.KN.130	potato masher	dirt, rust		
HP.KN.131	whisk	dirt, rust		
HP.KN.132	rolling pin	dirt		
HP.KN.133	grater	dirt, rust		
HP.KN.134	ice cube maker	dirt	bottom tray missing	
HP.KN.135	ice cube maker	dirt	bottom tray missing	
HP.KN.136	ice cube maker	dirt	bottom tray missing	
HP.KN.137	ice cream tray	dirt		
HP.KN.138	enamel bowl	dirt, holes in bottom, rust		



HP.KN.139	colander	dirt		
HP.KN.140	nut cracker	dirt, rust	used to have a lot of nuts at Christmas time	
HP.KN.141	apple corer	dirt, some flaked paint		
HP.KN.142	peeler	dirt, rust		
HP.KN.143	tea spoon	dirt, rust	tea spoons would accidentally get thrown into the garden with the dish water	
HP.KN.144	tea spoon	dirt, rust		
HP.KN.145	can opener	dirt, rust		
HP.KN.146	peeler/corer	dirt		
HP.KN.147	bottle opener	dirt, rust	one end pops the top, the other is for twisting	
HP.KN.148	flour sifter	dirt, rust	still has the price tag on it, but well used	
HP.KN.149	rolling pin	dirt		
HP.KN.150	electric iron	dirt		
HP.KN.151	tape measure	dirt		
HP.KN.152	potato masher	dirt, rust		
HP.KN.153	toasting fork	dirt, rust	homemade on site; used in open fire of oven, or any other open fire	
HP.KN.154	grater	dirt, rust		
HP.KN.155	wire strainer	dirt, rust		



HP.KN.156	wire strainer	dirt, rust		
HP.KN.157	melon baller	dirt, rust		
HP.KN.158	bread knife	dirt, rust		
HP.KN.159	butter knife	dirt, rust, missing handle		
HP.KN.160	fork	dirt, rust		
HP.KN.161	skewer	dirt, rust, was painted	not sure why it was painted	
HP.KN.162	spoon	dirt, rust, starting to wear away in points		
HP.KN.163	skewer	dirt, rust		
HP.KN.164	cake tin	dirt, rust, holes in bottom		
HP.KN.165	serving platter		used in dining room but lived in kitchen	
HP.KN.166	serving platter		used in dining room but lived in kitchen	
HP.KN.167	glass bowl	dirt		
HP.KN.168	bottom of butter dish	dirt, crack in bottom		
HP.KN.169	juicer	dirt		
HP.KN.170	steel tumbler			
HP.KN.171	steel tumbler			
HP.KN.172	canister with lid	dirt		
HP.KN.173	rice canister with lid	dirt		
HP.KN.174	coffee canister	dirt, missing lid		



HP.KN.175				
HP.KN.176				
HP.KN.177				
HP.KN.178				
HP.KN.179				
HP.KN.180				
HP.KN.181				
HP.KN.182				
HP.KN.183				
HP.KN.184				
HP.KN.185				
HP.KN.186				
HP.KN.187				
HP.KN.188				
HP.KN.189				
HP.KN.190				

DR=Dairy				
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<u>Number</u>	<u>Object</u>	<u>Condition</u>	<u>Notes</u>	
HP.DR.1	milking stool	rust		
HP.DR.2	milking stool	rust		
HP.DR.3	milking stool	rust		
HP.DR.4	milking stool			
HP.DR.5	feed trough	moss growing on sides, dirt collected inside		
HP.DR.6	bucket	rust, cracked on sides, no bottom	used for carrying milk and feeding calves	
HP.DR.7	bucket	rust, holes in bottom	used for carrying milk and feeding calves	
HP.DR.8	bucket	rust, holes in bottom	used for carrying milk and feeding calves	

MS=Miscellaneous				
<u>Number</u>	<u>Object</u>	<u>Condition</u>	<u>Notes</u>	
HP.MS.1	vase	dust	homemade	
HP.MS.2	fly sprayer	dirt		
HP.MS.3	vender's milk carrier	dirt, rust, flaky paint	used as curiosity	



HP.MS.4a-b	crutches	dirt, one crutch missing bottom, one crutch bottom cracked, worn and dusty on top	kept behind the front door	
HP.MS.5	umbrella	dirt, 2 broken spokes, few holes	hung behind front door	
HP.MS.6	metal hook	dirt, rust	not sure what it was, probably belonged with stove. Miscellaneous use.	
HP.MS.7	net bag	dust, frayed	lived in cupboard under staircase. Shopping bag	
HP.MS.8	net bag	dust, frayed	lived in cupboard under staircase. Shopping bag	
HP.MS.9	plastic bag	dust	lived in cupboard under staircase. Shopping bag	
HP.MS.10	woven bag	dust	lived in cupboard under staircase. Shopping bag	
HP.MS.11	bag	dust	lived in cupboard under staircase. Shopping bag	
HP.MS.12	cane bag	one handle unravelling, dust	lived in cupboard under staircase. Shopping bag. Very old. Hand made. Wooden bottom	
HP.MS.13	part of a light fitting	dirt, rust		
HP.MS.14	adjustable fly screen	dirt	used around house as needed; was repainted	
HP.MS.15	Vita-Weat tin	dirt, rust	kept in wooden trunk on upstairs landing; contains egg collection	



HP.MS.16	Kraft Velveeta box	dirt, fraying on edges	kept in wooden trunk on upstairs landing; contains shell collection	
HP.MS.17	boot last	dirt, rust	lived in cupboard under staircase; for mending shoes on	

BD=Bedroom				
<u>Number</u>	<u>Object</u>	<u>Condition</u>	<u>Notes</u>	<u>Photo Number</u>
HP.BD.1	table	dirt, dust, missing decorations (gum and other seedpods), loose board on top	part of set with HP.BD.2, HP.BD.4, HP.BD.5	IMG_0658; IMG_0659; IMG_0660; IMG_0661
HP.BD.2	three-tiered shelf	dirt, dust, missing decorations (gum and other seedpods), loose board on top	part of set with HP.BD.1, HP.BD.4, HP.BD.5	IMG_0651; IMG_0652; IMG_0653
HP.BD.3	tin suitcase	flaked paint, missing carry- handle	strap added on for handle is not original	
HP.BD.4	picture frame	dirt, missing seed pod decorations	part of set with HP.BD.1, HP.BD.2, HP.BD.5	
HP.BD.5	picture frame	dirt, missing seed pod decorations	part of set with HP.BD.1, HP.BD.2, HP.BD.4	
HP.BD.6a-b	pair of leather shoes	worn leather, dirt	Auntie Elsa's good shoes	
HP.BD.7	old mattress	stained, ripped in places		



PL=Parlour				
<u>Number</u>	<u>Object</u>	<u>Condition</u>	<u>Notes</u>	
HP.PL.1	kerosene heater	dirt, rust, dust		
HP.PL.2	photo album	leather binding has worn off, some fraying on edges and inside, clasp missing	photos have been removed, but names of who was pictured are handwritten in	
HP.PL.3	vase	broken handles, dust		
HP.PL.4	fire poker	dirt, rust		
HP.PL.5	vase	dirt, broken piece at bottom	sat on mantelpiece, with broken end facing wall so couldn't tell	
HP.PL.5				
HP.PL.6				
HP.PL.7				
HP.PL.8				
HP.PL.9				
HP.PL.10				

JF=Jackie Flower				
<u>Number</u>	<u>Object</u>	<u>Condition</u>	<u>Notes</u>	<u>Photo Number</u>



HP.JF.1	typewriter	dust, dirt, chipped paint		
HP.JF.2	radiogram/record player	dust		IMG_0630; IMG_0631
HP.JF.3	rocking chair	broken seat, dust		IMG_0654; IMG_0655; IMG_0656; IMG_0657
HP.JF.4	bedroom dressing table	dust, dirt, chipped paint		IMG_0645; IMG_0646; IMG_0647
HP.JF.5	whatnot shelf	dust, dirt, chipped paint, broken hinge		IMG_0642; IMG_0643; IMG_0644
HP.JF.6	small trunk	dirt, rust		
HP.JF.7	large trunk	dirt, rust		
HP.JF.8	tricycle	dirt		
HP.JF.9	electric heater	dirt, rust		
HP.JF.10	kitchen chair	dirt	pair with HP.JF.11	
HP.JF.11	kitchen chair	broken side rail, loose seat	pair with HP.JF.10	
HP.JF.12	lantern	dust, dirt		
HP.JF.13	table	dirt, rotted leg		
HP.JF.14	electric jug	dirt, chip in lid		
HP.JF.15	folding chairs	dirt, broken leg	pair with HP.JF.16	
HP.JF.16	folding chairs	dirt	pair with HP.JF.15	
HP.JF.17	stuffed pheasant	dust, dirt		
HP.JF.18	travel trunk	dirt, rust	used by JF, may have belonged to JF's grandmother; not sure whether it was ever	



			at the house	
HP.JF.19	patty tin	dirt, rust		
HP.JF.20	griddle cake tin	dirt, rust		
HP.JF.21	honey jar	dirt		
HP.JF.22a-b	spice jar with stopper	dirt		
HP.JF.23a-b	spice jar with stopper	dirt		
HP.JF.24a-b	spice jar with stopper	dirt		
HP.JF.25	spice jar	dirt		
HP.JF.26	spice jar	dirt		
HP.JF.27	pepper and salt holder	dirt, rust		
HP.JF.28	bread roll basket	dirt, rust		
HP.JF.29	wooden rolling pin	dirt		
HP.JF.30a-b	cake tin with spring bottom	dirt, rust		
HP.JF.31	cast iron sauce pan	dirt, rust		
HP.JF.32	cast iron lid	dirt, rust		
HP.JF.33	glass milk bottle	dirt		
HP.JF.34	glass milk bottle	dirt		



HP.JF.35	glass milk bottle	dirt		
HP.JF.36	flour tray	dirt	for sifting out weevils	
HP.JF.37	kerosene lantern	dirt, rust		
HP.JF.38	alarm clock	dirt		
HP.JF.39a-b	glass decanter with stopper	dirt, stopper missing rubber piece		
HP.JF.40a-k	mincer	dirt, rust	attachments plus instructions	
HP.JF.41	wooden slotted spoon			
HP.JF.42	wooden slotted spoon			
HP.JF.43	wooden spoon	flaking lacquer		
HP.JF.44	wooden spoon			
HP.JF.45	wooden fork			
HP.JF.46	wooden fork			
HP.JF.47	wooden fork			
HP.JF.48	wooden fork			
HP.JF.49	metal soup spoon	tarnish, dirt		
HP.JF.50	knife			
HP.JF.51	knife			
HP.JF.52	lounge chair, single seater	dirt, ripped upholstery, some stuffing coming out	HP.JF.52-54 from same set	



HP.JF.53	lounge chair, double seater	dirt, ripped upholstery, some stuffing coming out	HP.JF.52-54 from same set	
HP.JF.54	lounge chair, single seater	dirt, ripped upholstery, some stuffing coming out	HP.JF.52-54 from same set	
HP.JF.55	adjustable tailor's dummy	rust		
HP.JF.56	pasta maker tool?	dirt, rust		
HP.JF.57	meat tenderizing hammer	dirt		
HP.JF.58	wooden ladle	dirt		
HP.JF.59	wooden spoon	dirt		
HP.JF.60	wooden spoon	dirt		
HP.JF.61	wooden spatula	dirt		
HP.JF.62	kerosene heater	dirt		
HP.JF.63	spoon rest			
HP.JF.64	plate			
HP.JF.65	plate			
HP.JF.66	plate			
HP.JF.67				
HP.JF.68				
HP.JF.69				



HP.JF.70				
HP.JF.71				
HP.JF.72				
HP.JF.73				
HP.JF.74				
HP.JF.75				
HP.JF.76				
HP.JF.77				
HP.JF.78				
HP.JF.79				
HP.JF.80				

TK=Tank				
<u>Number</u>	<u>Object</u>	<u>Condition</u>	<u>Notes</u>	
HP.TK.1	saucepan	dirt	used as water dipper	
HP.TK.2	bucket	rust, missing bottom	bucket always kept under tank for catching drips and carrying water	
HP.TK.3	bucket	rust, small holes in side and bottom	when washed hands under tank, washed them into bucket so could save water to throw onto garden	



EX= EXTERIOR				
HP.EX.1	shed door hinge	dirt, rust	point off duck-foot plough used as washer	
HP.EX.2	front garden gate	falling to pieces	photos of gate from 1907 family photos	
HP.EX.3	child's wheelbarrow	dirt, in pieces	made on farm for kids, toy for yard	
HP.EX.4	child's wheelbarrow	dirt, in pieces, bora	made on farm for kids, toy for yard	
HP.EX.5	wooden trunk	rust, flaking lining paper	used to live on verandah	

FB= Feed Bails				
<u>Number</u>	<u>Object</u>	<u>Condition</u>		
HP.FB.1	hook	dirt, rust		

ST=Stable				
<u>Number</u>	<u>Object</u>	<u>Condition</u>		



HP.ST.1	draft horse shoe	dirt, rust	front foot	
HP.ST.2	draft horse shoe	dirt, rust	back foot	
HP.ST.3	metal spike	dirt, rust		

DN=Dining Room				
<u>Number</u>	<u>Object</u>	<u>Condition</u>	<u>Notes</u>	
HP.DN.1	wooden tray	dirt		
HP.DN.2	chair	dusty, side piece missing	still has old leather seat	
HP.DN.3	chair	dusty, pieces loose, some broken carving at back		
HP.DN.4	chair	dirt, worn paint	chair has been cut down (back taken off); used to pinch your bum when you sat on it, good for a prank	
HP.DN.5	cut glass bowl	dirt, chipped rim		
HP.DN.6	vase	dirt		
HP.DN.7	dinner plate	dirt		
HP.DN.8	bread and butter plate	dirt		
HP.DN.9	bread and butter plate			
HP.DN.10	bread and butter plate			



HP.DN.11	bread and butter plate	dirt, some chips		
HP.DN.12	bread and butter plate			
HP.DN.13	bread and butter plate			
HP.DN.14	dinner plate			
HP.DN.15	soup bowl			
HP.DN.16	breakfast bowl			
HP.DN.17	breakfast bowl			
HP.DN.18	breakfast bowl			
HP.DN.19	breakfast bowl			
HP.DN.20	breakfast bowl			
HP.DN.21	breakfast bowl			
HP.DN.22	breakfast bowl			
HP.DN.23	breakfast bowl			
HP.DN.24	breakfast bowl			
HP.DN.25	saucer			
HP.DN.26	saucer			
HP.DN.27	saucer			
HP.DN.28	saucer			
HP.DN.29	saucer			



HP.DN.30	saucer			
HP.DN.31	saucer			
HP.DN.32	saucer			
HP.DN.33	saucer			
HP.DN.34	saucer			
HP.DN.35	saucer			
HP.DN.36	bowl		for nuts, candies, ice cream, etc.	
HP.DN.37	bowl		for nuts, candies, ice cream, etc.	
HP.DN.38	pitcher			
HP.DN.39	saucer			
HP.DN.40	saucer			
HP.DN.41	saucer			
HP.DN.42				
HP.DN.43				
HP.DN.44				
HP.DN.45				
HP.DN.46				
HP.DN.47				
HP.DN.48				



HP.DN.49				
HP.DN.50				

Appendix O

Hadley Park Conservation and Reuse Opportunities, Heritage Advice, Draft Report, prepared by
Godden Mackay Logan, December 2012

Godden Mackay Logan

Heritage Consultants



Hadley Park Conservation & Reuse Opportunities

Heritage Advice

Report prepared for Penrith Lakes Development Corp.
April 2013

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Job No.	Issue No.	Notes/Description	Issue Date
11-0308	1	Draft report	20 December 2012
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1.0 Introduction

This report has been prepared as a addendum to the conservation management plan (CMP) prepared by Godden Mackay Logan for Hadley Park in 2010 (GML, 2010).

The 2010 CMP provides a sound basis for exploring prudent and viable adaptive uses for the Hadley Park property by documenting the history of the place, identifying the significance of the property, examining key opportunities and constraints arising from its significance and condition, and proposing policies to guide its management and conservation.

Recognising that the key to the long term conservation of the house and property was to identify a sustainable sympathetic use GML undertook a further field inspection and assessment in November 2012.

The aim of this inspection was twofold.

Firstly, to re-examine and identify potential areas within the property that could be subject to appropriate development which would provide a suitable use and financial support to a future owner to maintain and manage the property in recognition of its high heritage significance.

Secondly, to determine whether there are any potential sites near Hadley Park house suitable for construction of a new sympathetic building which in combination with the existing house will provide a suitable long term use that does not adversely affect the State heritage values of the item.

No CMP has been prepared for the adjoining property Nepean Park to date, however, for the purposes of this report, the two properties are considered as a pair, due to their similarities in historical development and significance and their close proximity to one another. This report, therefore, takes into consideration the impact of development on the Hadley Park site on Nepean Park.

In undertaking this further assessment the identification of any suitable sites for development must be done in consideration of the historical development and heritage significance, land uses and key views, site analysis as well as the condition of the fabric for adaptive reuse of existing buildings within the Hadley Park property and impacts with regard to both Hadley Park and Nepean Park.

1.1 Historic development of Hadley Park

Hadley Park house and garden developed in stages as summarised below. These stages are discussed in detail in the CMP.

1803–1806—original land grants, possible construction of first house—slab hut

1806–1828—Hadley Park built by Charles Hadley—Hadley Park House, well, wash house, stables

1828–1900—little development; regular floods

1900–1960—development of dairy farm and associated outbuildings

1960–present—extensive quarrying

Evidence remains from each of these periods of development. Figure 1: Key Phases of Development shows which buildings belong to each phase of development

2.0 Heritage significance—Hadley Park and Nepean Park

Hadley Park and Nepean Park are both of state heritage significance. They are rare and excellent surviving examples of early colonial farms in close proximity to Sydney that still retain a considerable portion of their early land grant allotments, their early homesteads, associated domestic outbuildings and farm buildings, remnant gardens and rural setting. The houses are also excellent examples of early colonial vernacular design and construction.

3.0 Significance Elements

3.1 Significant elements—Hadley Park

Hadley Park comprises an early slab hut (original cottage, c1806), an early two storey brick nogged farmhouse with jerkin-head roof and verandah to three sides (c1811), early well, early stables, water tank, wash house remains, dairy farm buildings (early 20th century), and more recent development including outdoor toilet and wash facilities, guest room, hay shed and temporary caretaker accommodation. Old fruit trees and some larger trees remain from the early garden.

3.2 Significant elements—Nepean Park

Nepean Park comprises a large two storey colonial house with verandahs to three sides (c1822), domestic outbuildings (type and age unknown), various sheds and farm buildings (type and age unknown) and a large storage shed (very recent). Early fruit trees remain in the orchard and some larger trees also survive in the garden. Nepean Park is still used for agricultural activities (turf farming).

4.0 Land use

4.1 Current use of Hadley Park

In recent years the farmland surrounding Hadley Park, has been quarried for sand and gravel and thus the landform considerably changed. Only the land immediately surrounding the house and farm buildings has been left in its former state. The property is no longer operated as a farm and the house and farm buildings are unoccupied. A family member of the former owners lives in small temporary accommodation in the front garden due to the current state of the house. PLDC have undertaken extensive stabilisation works on the house to enable further conservation works to be undertaken when a suitable long term use is identified and implemented for the item.

4.2 Current use of Nepean Park

Nepean Park is currently used for turf farming and the house is still occupied by the family. Generally, the property appears to be in good condition (assessment from aerial photos and views looking into property from outside – property not inspected). Many of the older outbuildings and farm buildings appear to have been replaced with modern ones in response to changing farm needs.

4.3 Location of house and farm buildings

It is important to understand the way in which the Hadley Park and Nepean Park sites have developed and been used over time.

Both Hadley Park and Nepean Park houses have been built on the highest ground available on their respective allotments. This provided the best possible protection from the regular seasonal flooding that occurred along the Nepean River throughout the 19th century.

The associated outbuildings, such as kitchen and wash house, and the kitchen gardens were located in close proximity to the houses.

The farm buildings, associated with animal husbandry, storage and processing of farm produce, were also built on high ground above flood level. These were located close to the houses, but out of the primary view lines from the two houses.

The small tributary to Cranebrook Creek, which flowed immediately to the west of Hadley and Nepean Park houses, probably provided the early water supply to the houses. Wells were later built adjacent to the houses.

4.4 Farm land

The lower lying land to the east and west of the small ridge on which the houses were built, and which benefitted from the regular inundation and deposition of silt and nutrients by the floods, was used for agricultural activities, primarily the cultivation of various crops.

5.0 Views

5.1 Views from Hadley Park

Hadley Park house, which was built first, is oriented east-west to take advantage of the views to the Cranebrook escarpment in the east. The farmhouse also overlooked its farm, enabling the owner to monitor the condition of the crops and the activities taking place there.

The earliest farm buildings were built on the same ridge as the house, primarily to the north and south west, and did not infringe on the primary view lines from the house. Over time, farm buildings continued to be placed along this ridge, gradually extending further to the south and further away from the house. Refer to Figure 1: Key phases of development.

5.2 Views from Nepean Park

Nepean Park house, on the other hand, is oriented north-south. It overlooks the Cranebrook Creek tributary and the farmland of the neighbouring properties, including Hadley Park. Views from the house, particularly from the second storey windows, would have extended up and down the river flats to more distant properties as well. Nepean Park also has windows in its shorter and less important end elevations looking east and west with views to the Cranebrook Escarpment and the Blue Mountains.

The farm buildings have historically been located to the northeast of the house (1940 aerial photo), and do not obstruct the primary view lines from the house.

5.3 Views to Hadley Park and Nepean Park from the east

Both Hadley Park and Nepean Park are visible from the Cranebrook escarpment, although they are more clearly identified by the groups of large trees in their gardens than by the houses themselves.

Hadley Park farmhouse and farm buildings are more clearly visible from the new road which is being built to replace the former Old Castlereagh Road. They are set among large trees growing in the garden and along the bank of the Cranebrook Creek tributary.

The large shed at Nepean Park dominates the view of Nepean Park from the road. An old orchard and large trees screen the house from view allowing only small glimpses.

5.4 Views to Hadley Park and Nepean Park from the north and west

Hadley Park house is clearly visible from the north, but is hidden by the large trees in the garden and along the Cranebrook Creek tributary, when viewed from the Nepean River. Its farm buildings, however, are visible along the top of the ridge framed by some large trees.

Nepean Park House is clearly visible from the river and from the farmland behind Hadley Park as it sits out on a knoll on a bend of the Cranebrook Creek tributary. Its farm buildings are screened by trees.

5.5 Views between Hadley Park and Nepean Park

Hadley Park has never looked out on Nepean Park, although Nepean Park house does overlook the western farm area of Hadley Park.

6.0 Site Analysis

A summary of site features is illustrated on Figure 2: Site analysis

This diagram includes significant site features, modifications, use and views.

7.0 Graded zones of significance

7.1 Hadley Park

The Hadley Park site has been assessed to determine the relative significance of various areas within the site. Those areas identified as being of highest significance are the most intact and important areas of the site, and are essential to understanding the significance of the place as a whole. Areas that have been substantially altered or are less important in their contribution to the significance of the place are generally identified as being of lower significance. Refer to Figure 3.0: Graded zones of significance—Hadley Park Property. A number of significant trees are also shown.

Generally, those areas of lower significance are more amenable to change, adaptation and the introduction of new development. The areas of higher significance are much more sensitive to change, adaptation and new development. However, even when looking at the areas of higher significance, adaptation and change should still be possible provided it supports or enhances the significant aspects of the place and does not detract from them.

7.2 House and Garden

Figure 3.0 Graded Zones of Significance—Hadley Park House and Garden identifies the relative significance of the spaces within the house and garden.

8.0 Condition of Hadley Park house and outbuildings

8.1 House

Extensive stabilisation works have been undertaken to prevent further deterioration. This includes the addition of props and stays, drainage works, the addition of sacrificial render to remove salts and basic conservation works to early floor, wall and ceiling finishes. However, further repairs and conservation works are still required to provide for the adaptive reuse of the building once a preferred use is decided.

8.2 Slab cottage

The original cottage is also in poor condition and in need of repair. It has had an additional layer of cladding added to protect it from the weather.

8.3 Outbuildings

The various outbuildings are in different states of repair, but all require some work to make them usable.

9.0 Capacity of existing buildings for adaptation

9.1 Hadley Park House

When considering the capacity of the house to accommodate people, a balance needs to be made between conservation of original fabric and conservation of use. Conservation of fabric on its own does not ensure the survival of the building, nor does it ensure the conservation of the significant use of the place. In fact, in this situation, it works against conservation of use.

In its current state Hadley Park house is not habitable, and nor can it be made habitable without change being made to the early fabric. The house has no modern services installed. Electrical services, which need to be introduced for lighting and power for low key appliances, should be permitted. However, the introduction of plumbing (water supply and waste services), which would potentially have much greater impact on the historic fabric of the house, should be avoided.

New kitchen, bathroom and laundry facilities could be provided in a separate pavilion addition to the rear of the existing house and linked to the house by way a breezeway. The existing outbuildings currently located behind the house are identified as being of only moderate significance and could either be adapted or removed.

The existing house may be adapted to accommodate bedrooms and lounge facilities.

9.2 Slab cottage

The slab cottage could be adapted to low key uses that do not require a high standard of comfort or services.

9.3 Farm buildings

The oldest surviving farm building is the early stables located to the southwest of the house. The fragile state of this building reduces its capacity to be reused without substantial repair and conservation works being carried out to ensure its stability.

Other, more recent farm buildings, however, may be adapted to new farm uses.

New small scale farm buildings may also be introduced to the group, provided they respect the existing grouping and layout of the current complex on the site and do not intrude on the entrance driveway, key views along the entrance driveway and key views from the house. New buildings and animal enclosures should be kept to the west of the old fence line adjacent the existing driveway.

10.0 Potential uses

10.1 Hadley Park property

The CMP supports the reintroduction of farming activities to Hadley Park and examines several options that combine this use with a museum type function for the buildings. Ideally a farm use would be the most appropriate use for the property in that it would reinstate the original use of the property and contribute to an understanding of the historic rural context in which it was established.

However, it should be recognised that museums of this type are high maintenance, not well visited, and therefore not self-supporting. In addition, the size of the Hadley Park property is insufficient for the establishment of a commercially viable farm that could support the ongoing repair and maintenance required on the historic buildings. Therefore, alternate income generating uses need to be considered that can contribute to the long term survival of the property.

Although quarrying has changed the surrounding landscape and resulted in the loss of farmland and the inundation of areas under lakes, the Penrith Lakes Scheme has enabled the retention of the historic setting to some extent in that it has prevented the envelopment of the property by suburban development.

The Scheme also offers other opportunities that may be tapped into by the owners of the Hadley Park Property. These include access to water based recreational activities on the lakes and river, bushwalks along the river and the wildlife lake and more organised activities in the southern area of the scheme.

The above interests provides a great opportunity for Hadley Park to be used as accommodation site to enable the residents of Penrith and the wider community to experience and enjoy these recreational resources. Low key tourist accommodation on the site could include farm stay, retreat or eco type accommodation, catering for families, couples or small groups, including special interest groups (eg artists' or writers' retreat). This would most likely involve the introduction of sensitively designed and sited new structures to the site and adaptive reuse of Hadley Park House for accommodation purposes.

10.2 Hadley Park house

Hadley Park house may be used to provide boutique accommodation for those interested in experiencing the historic rural atmosphere that the place offers.

10.3 Hadley Park farm buildings

The existing farm buildings may be adapted to new farm or other uses, which support the activities on the property.

11.0 Potential development sites

With the consideration of the above opportunities and constraints the property was inspected by GML on November 2012 to determine if there were any potential sites which could be developed without impacting on the heritage values of Hadley Park (and Nepean Park).

Two sites were identified within the property that have development potential and may generate sufficient funds to enable a future owner to continue to use, manage and maintain the property and its key buildings. These potential development sites are identified on Figure 4: Potential development sites,

11.1 Development Site 1—New development within the property for an alternate use

Site 1 is located on the ridge to the south of Hadley Park house and farm complex. New cabins may be built in the area shown south of the existing group of farm buildings, in the area bounded by the hay shed to the north, the remains of the old post and wire fence (running parallel to the current north-south driveway linking Hadley Park and Nepean Park) in the east, the banks of the Cranebrook tributary in the west and Nepean Park in the south.

This area is suitable for new low key development (eg eco cabins) which will provide an income to support the ongoing care and maintenance of Hadley Park. It is out of the primary view lines of both Hadley Park and Nepean Park houses and therefore does not visually impact on either of these State heritage items. The site is also above the flood line an essential requirement for the siting of any future development. It also allows views to the eastern lake and escarpment and the Blue Mountains in the west.

Scale

The hay shed may be retained and adapted to a new use or demolished. The new development should be predominantly single storey, with cabin accommodation grouped in clusters. Strategic landscaping can be used to provide screening of the buildings from the road, Hadley Park and Nepean Park. The buildings should be of modern construction, but of a form and scale that responds to the existing farm buildings on the site.

The overall impact on the state significant items of Hadley Park House and Nepean Park would be negligible.

11.2 Development Site 2—New building to support adaptive reuse of Hadley Park House

Site 2 is located immediately to the rear of Hadley Park House and provides the ideal opportunity to provide an appropriate ancillary development which would support a sympathetic use of Hadley Park house as accommodation. Provided it is designed sympathetically and of an appropriate scale this development would not adversely affect the heritage values of Hadley Park house and its outbuildings. This type of development would be similar to that undertaken by the Historic Houses Trust to enable adaptive reuse of Exeter Farm.

Scale

A new building or annex to the rear of the Hadley Park house should be a simple single storey rectangular pavilion linked to the house by a breezeway. The existing buildings to the rear of the house may be retained and adapted, or removed as they are not of high significance. The new pavilion would contain kitchen, laundry and bathroom facilities and possibly a sunny dining/living space looking onto the rear garden. This building should be of modern construction but reflect the scale and form of the existing buildings on the site. The pavilion will not be visible from the road, the entrance to the property or from the river as it is behind the house and screened by mature trees.

This addition will allow the house to cater to modern living standards and will enable the house to be used by the family or promoted as boutique accommodation for guests.

12.0 Link to Nepean Park

A gate may be opened in the fence between Hadley and Nepean Parks to allow the two properties to operate together.

There is the potential to adapt the existing shed on Nepean Park, provided it is no longer needed for farm use, for larger group functions (eg function centre, restaurant, barn dances). Alternatively there is the potential to replace the shed with something smaller that is not so dominant in the landscape when viewed from the road. The new buildings should be modern in construction and be of a form and scale that fits the context of the existing farm complex.

13.0 Conclusion

Hadley Park and its adjoining neighbour Nepean Park are significant heritage properties which provide important physical evidence of our past colonial farming activities.

From the investigations, inspections and assessments undertaken by GML it is clear that the long term conservation of Hadley Park is dependent on determining a sympathetic and viable future use for the property.

The options of either a museum or continued farming use are unlikely to enable Hadley Park's survival. A sympathetic development for a small scale tourist or eco development which takes advantage of the activities available in close proximity to Hadley Park (the Hawkesbury River walks and river based activities, wildlife habitats, and the new water based recreational activities on Penrith Lake) appears to provide the most prudent and feasible option for providing a sustainable future for the place.

To achieve this, a site has been identified within the property which could provide for this need. This site has the key advantage of allowing new buildings to be constructed for accommodation while not impacting on the visual and heritage values of both Hadley Park and Nepean Park.

In addition, a further site has been identified adjacent to Hadley Park house where a new building could be constructed to provide facilities which would complement the use of Hadley Park house for accommodation purposes.

These developments would provide a new owner with a viable use and generate funds to conserve Hadley Park and its outbuildings. It would also give the wider community a unique opportunity to learn and experience the rich cultural history of Hadley Park.

3

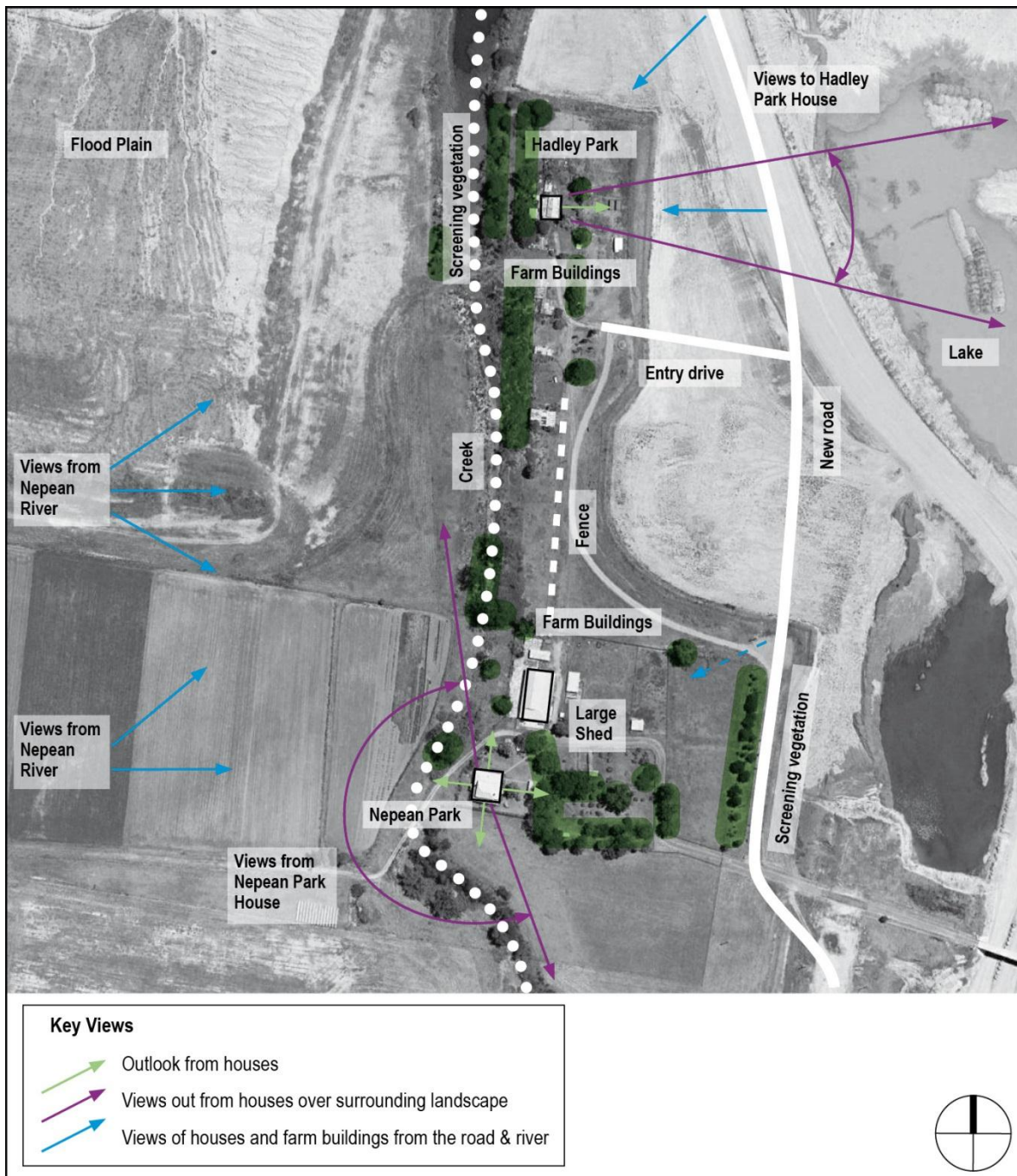


Figure 2: Site Analysis

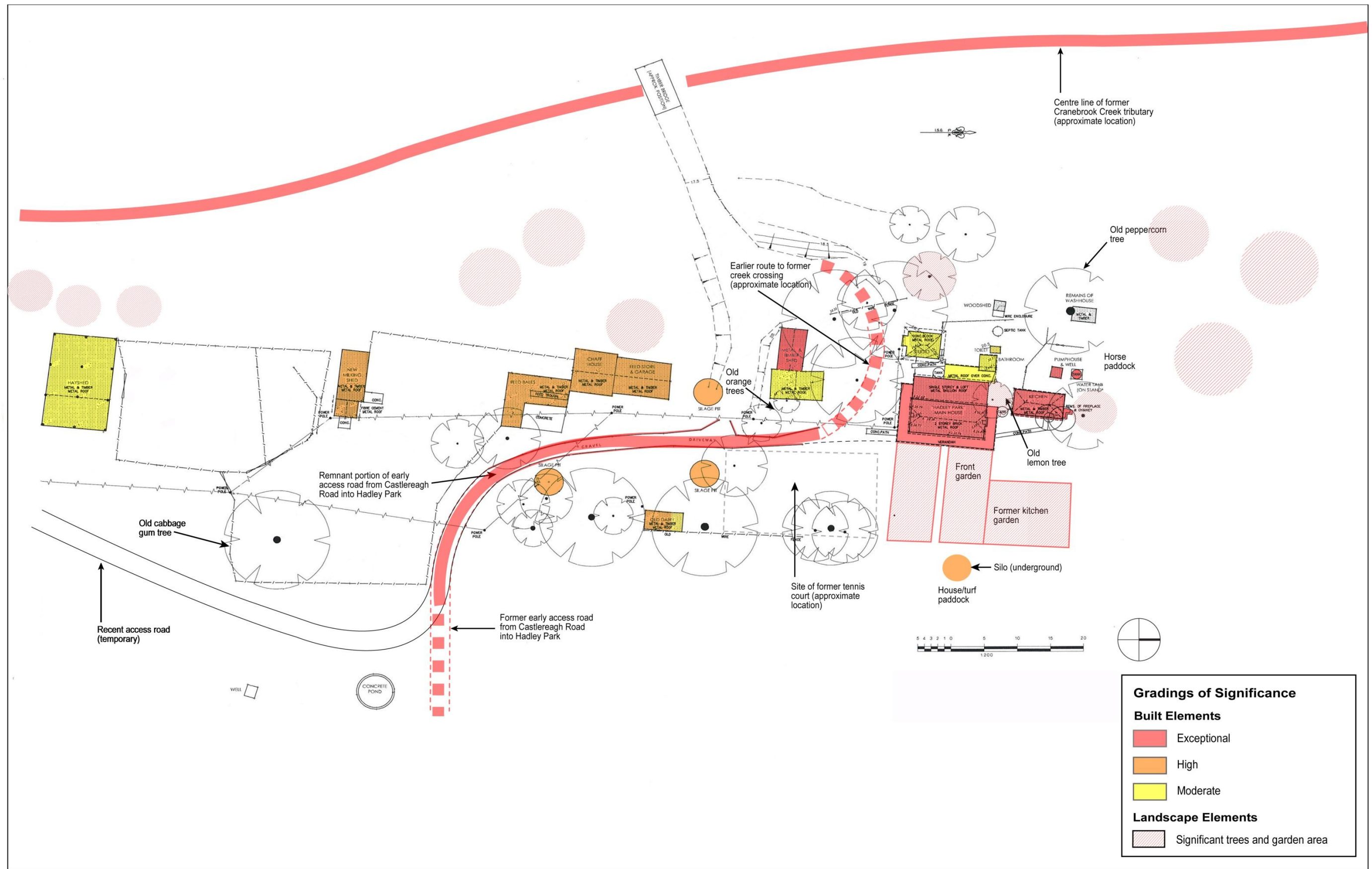


Figure 3: Graded Zones of Significance—Hadley Park House and Garden

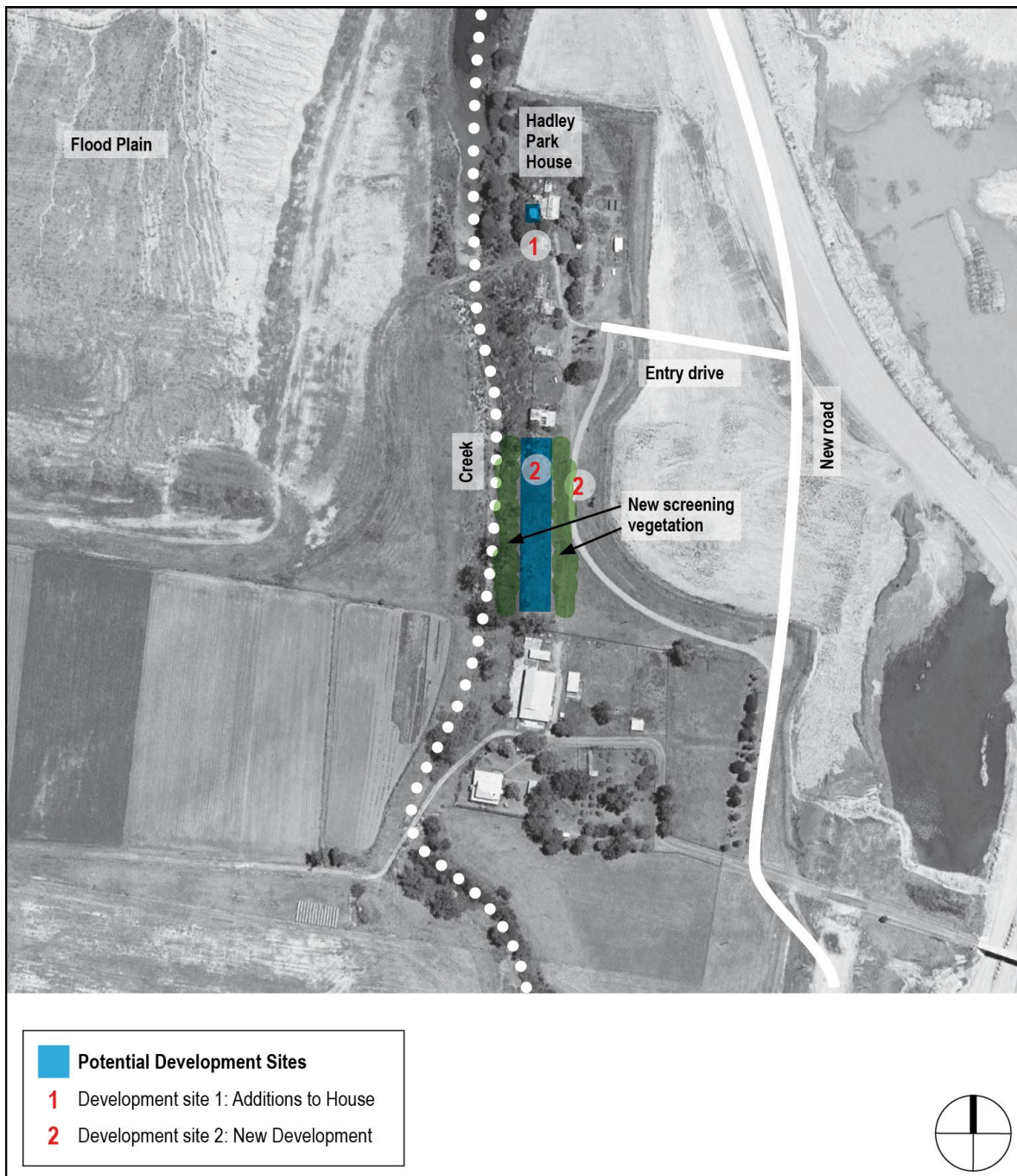


Figure 4: Potential Development Sites