

6.0 STATEMENT OF CONSERVATION POLICY

6.1 PREAMBLE

The draft Conservation Management Plan contained a comprehensive set of conservation policies by Conybeare Morrison. This section has been rewritten: incorporating the policy content of the draft Plan; grouping policies into categories; providing background discussion in support of certain policies or groups of policies; and adding to the policy framework.

For ease of reference, conservation policies have been grouped into seven broad headings:

- CONSERVATION PHILOSOPHY AND EXPERTISE
- USE AND MANAGEMENT
- STATUTORY REQUIREMENTS
- BUILDING FABRIC AND SPACES
- HOMESTEAD SETTING
- ARCHAEOLOGICAL RESOURCES
- MOVEABLE ITEMS

All conservation policies are based on the Assessment of Significance, which is set out at Section 4 of this Conservation Management Plan. The recommended policies for the Wolgan Valley Homestead and its landscape setting are set out in italics, numbered from Policy 1 to Policy 81.

In most cases the conservation policies are augmented by an explanation containing background information. To make the context clearer and to aid interpretation the policies should be read in conjunction with the associated text.

Policies relating to archaeological resources are included in the interests of completeness of the Conservation Management Plan. The authors of the conservation policy and implementation sections of this plan do not possess archaeological expertise and have drawn from the report of Australian Museum Business Services to understand the underlying archaeological potential of the site and the publication Historical Archaeological Sites of the Heritage Council of NSW for guidelines on management of archaeological resources.

Although the brief for this Conservation Management Plan does not include examination and assessment of the many items of moveable heritage that have been stored in the homestead and various items of farm equipment located in and around the outbuildings, policies have been included to recognise the likelihood that valuable interpretive material may be encountered.

6.2 CONSERVATION PHILOSOPHY, PROCEDURES AND EXPERTISE

6.2.1 PHILOSOPHY AND PROCEDURES

Policy 1

The future conservation management and use of the Wolgan Valley Homestead, associated structures and its landscape setting shall be in accordance with the definitions, principles, processes, practices and supporting guideline documents of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) and recognising the place as being an item of cultural significance at state and local levels.

Policy 2

The conservation management plan shall be endorsed by the property owner and manager, Emirates Hotels (Australia) Pty Ltd, as the main guide to future planning, use and works for the homestead building, associated structures and the valley landscape setting.

Policy 3

All work shall be undertaken on the basis of known evidence (Burra Charter Articles 3.2 and 20.1). Conjecture, guesswork or inaccurate replication is unacceptable.

Policy 4

The treatment of existing components and fabric and internal spaces shall be in accordance with their assessed levels of significance as generally set out in section 4.5 and policies to of this plan and have regard to the contributions, components and spaces made to the significance of the whole.

DISCUSSION

The importance of the place warrants a management regime based on best conservation practice and procedures. The conservation policy framework should be reviewed at regular intervals, particularly in the light of experience gained in operating a new range of activities of the site, and issues arising from time to time through the adaptation of buildings, maintenance, care and use of the surrounding land.

6.2.2 CONSERVATION MANAGEMENT EXPERTISE (Burra Charter Articles 4 and 30.)

Policy 5

Heritage management expertise should be enlisted to guide any future works proposals (other than minor works or routine maintenance) affecting:

- *The structural integrity of the homestead buildings and associated structures including any physical impacts on fabric of exceptional, high or moderate significance.*
- *General planning and layout of internal spaces, including insertion of partitions, walls or built in furniture.*
- *The immediate curtilage of the homestead buildings as defined on the plan at figure*
- *The oak tree, former orchard or kitchen garden areas adjacent to the homestead building.*

The expertise that may be required under this policy, include:

- *Heritage architect*
- *Structural engineer experienced in traditional building technologies*
- *Archaeologist*
- *Specialist landscape architect*
- *Horticulturist/aborist*

Policy 6

The Conservation Management Plan should form part of the conditions of engagement for consultants and contract staff, contractors and subcontractors prior to any work being executed.

DISCUSSION

This policy applies most specifically to any proposal to alter or add to the homestead building, workers hut or shearing shed or change their internal configurations.

A suitably qualified experienced heritage consultant should be engaged as part of the project team, involved from brief formulation and through to the construction phase to ensure the policies and guidelines of the Conservation Management Plan are followed and to undertake any detailed work which may be necessary.

Policy 7

The early homestead buildings employed construction techniques common to rural buildings in remote locations through the nineteenth century utilising locally available materials and traditional trade skills. Because intact surviving examples of these forms of construction are now rare, it is essential that those persons engaged in conservation works and maintenance works understand and follow the construction techniques and tools used, and are able to source appropriate materials where restoration and/or reconstruction is required.

The types of building fabric that particularly require specialist skills and knowledge are:

- *Timber slab construction*
- *Bush stone masonry*
- *"Bush carpentry" post and beam structures.*
- *Galvanised corrugated steel roofing and rainwater goods.*
- *Hardwood joinery – floor boards, doors, window frames.*
- *Door hardware of the period of the buildings – hinges, locks. NOTE: Some door latch devices were improvised in timber.*
- *Lath and plaster.*

- *Wattle and daub construction.*

DISCUSSION

The personnel responsible for care and maintenance of the property should establish a panel of appropriately skilled and experienced tradespersons or, if necessary, explore ways that the required skills can be developed.

6.3 USE AND MANAGEMENT

6.3.1 USE OF THIS CONSERVATION MANAGEMENT PLAN

Policy 8

Copies of the endorsed Conservation Management Plan shall be available on site for reference by the property management personnel, consultants, tradespersons and contractors.

Policy 9

Copies of the endorsed Conservation Management Plan shall be lodged with Lithgow City Council Library and the State Library of New South Wales.

Policy 10

*The Conservation Management Plan should be reviewed every five years or when new **major** works are proposed. The review should take into consideration any new information or data that becomes available. The review shall be made by a qualified heritage consultant. For the first two years an audit should be undertaken each year to ensure compliance with this plan.*

Policy 11

*The management of the place should be informed by an understanding of its cultural significance and the policy framework set out in this Conservation Management Plan. The Conservation Management Plan should be used to guide future decisions and any changes to development and operations on the site that would affect the significance of the place. **The Conservation Management Plan should be referred to in all contracts and made available to all Emirates Hotels (Australia) Pty Ltd personnel, property managers, tradespeople and sub-contractors prior to any works being executed.***

DISCUSSION

This conservation management plan provides policies to guide decision making on the management, use, adaptation and interpretation of the Wolgan Valley homestead in its rural valley setting. It provides practical information to assist in the documentation of any future works and recommendations that can be incorporated into an operational manual for the site.

Any proposal for new uses or physical changes must be tested by a heritage impact assessment responding to the assessed significance of the place and its components and the relevant policies and guidelines of the plan.

To ensure responsible custodianship of the heritage values of the Wolgan Valley homestead and its setting, all those responsible for decision-making and implementation of management decisions should be familiar with, and have access to, the conservation management plan, including:

- The person(s) responsible for maintenance and building services.
- The person(s) responsible for marketing and sales.

Where in-house expertise is not available or is lacking in respect of conservation skills, external consultants or selected tradespersons shall be employed. Advice from independent conservation consultants should be sought at least annually, to assist the management and the ongoing care of the place.

6.3.2 MANAGEMENT – RETENTION AND ENHANCEMENT OF SIGNIFICANCE

Policy 12

The site shall be managed in such a way that retention of natural, Aboriginal and cultural significance, including functional relationships, spaces, vistas and fabric is maximised.

Policy 13

Decisions about conservation and use must take into account, and be consistent with, the relative significance of the whole and the individual components.

Policy 14

Management of the homestead complex should incorporate at all times measures to minimise risk through use, undertaking works and natural hazards. Effective means of protecting the homestead complex from bushfire or accidental fire should be provided including control of low ground fire fuel in the vicinity of the buildings, pressured water supply for hoses and fire extinguishers.

Policy 15

Future management of Wolgan Valley Homestead should be aimed at achieving the following objectives:

- *Achievement of excellence in heritage management in accordance with recognised national and international guidelines;*
- *To provide an integrated approach for the buildings and the precinct in which they belong, that reflects the significance of all components and respects traditional techniques;*
- *To ensure new development within the homestead complex is sited so that an appropriate visual and historic curtilage is preserved for all items of cultural significance; and*
- *To provide for the ongoing security of the Wolgan Valley Homestead complex.*

6.3.3 USE OF THE PLACE

Policy 16

Future uses of the homestead and ancillary buildings should be compatible with the historic role and aesthetic character of the place, sensitive to its setting and respect the surviving significant building fabric and spatial qualities, both exterior and interior.

Policy 17

Maximise opportunities for equal access that do not conflict with retention of significance.

DISCUSSION

The buildings and other rural structures require extensive stabilisation and conservation works. Furthermore, some physical changes can be anticipated to adapt buildings for compatible uses that aid in the financial viability of the place and facilitate interpretation of its significance.

Given the significance of the fabric, the delicate nature of the buildings and the terrain, achieving full compliance with access for disabled persons in accordance with AS1428.1 and 2 may be difficult. Careful deliberation will be required, with the assistance of a specialised access consultant.

6.3.4 INTERPRETATION (BURRA CHARTER ARTICLE 25)

Policy 18

The significance of Wolgan Valley Homestead complex warrants a high standard of interpretation. A person qualified in interpretation techniques should be engaged to prepare an interpretation plan for the Wolgan Valley homestead and advise on appropriate format, content and location for interpretive material, where it can be readily accessible to visitors and interested parties.

In particular, the brief for the consultant should be to address the issues of the fragility of the homestead and associated structures and the most suitable location for interpretive material.

Policy 19

Public access may be permitted on a strictly regulated basis for special interest groups such as students, researchers and recognised heritage groups who acknowledge the special qualities and rarity of the homestead and associated buildings as educational resources. Public visitation should not be intrusive or adversely affect the secluded nature of the homestead

and the resort. Numbers shall be restricted and persons visiting should register a genuine interest in the Wolgan Valley Homestead to qualify for access.

DISCUSSION

The primary concern for interpretation is to consider how the buildings and associated structures should be meaningfully presented and whether using the homestead or the workers hut as the interpretive venue is appropriate. Incorporation of interpretive material is likely to be detrimental to the character of these items and prejudicial to their ongoing preservation given their relatively fragile nature. Incorporation of an interpretive facility in a new building(s) elsewhere on the site would allow greater scope.

6.3.5 RECORDING (BURRA CHARTER ARTICLE 32)

Policy 20

The buildings and associated structures should be photographically recorded, and accurate measured drawings in CAD format prepared, in the present state and photographically recorded on completion of conservation and/or adaptation works. The archival record is to be in accordance with the guidelines established by the NSW Heritage Office: "How to prepare Archival Records in Heritage Items (1994)" and "Guidelines for Photographic Recording of Heritage Items (1994)".

Policy 21

The records associated with the conservation of Wolgan Valley Homestead should be lodged in a permanent archive on site and at the NSW State Library, where they can be publicly available subject to security and privacy requirements.

Policy 22

Maintain an accurate, indexed record of all physical changes made within the immediate curtilage zone of the homestead complex. Supervision of this ongoing task should be written into the job specification of an appropriate full time staff member. This record should incorporate an archival photographic record of the affected area before, during and after any future conservation works.

DISCUSSION

The high levels of significance and relative fragility of the Wolgan Valley homestead means that an accurate record of the physical evidence is an urgent priority. A photographic and measured drawing record will serve a number of important purposes:

- To encapsulate the appearance and condition of the homestead and associated buildings in their present state as a resource for future research and development of knowledge about nineteenth century vernacular rural building techniques and the life style and customs of the people who made used and occupied the buildings.
- As an aid to interpretation for the site and its history.
- To form the basis for documentation of the essential stabilisation and conservation works.

To ensure continuity and consistency of management of the heritage resources, it is important to keep a systematic record of all changes that occur.

6.3.6 MAINTENANCE

Policy 23

A preventative maintenance plan should be established as a high priority, following the guidelines established by the NSW Heritage Office setting out the scope and intervals for inspections and identifying requirements for special expertise in traditional building technologies. A systematic record of the location, scope, time and personnel involved is to be kept for all maintenance undertaken at the Wolgan Valley homestead.

Ongoing maintenance of the place shall include regular inspections (including termite inspections) and allow for prompt follow up work and repair where required in accordance with the Burra Charter Article 16.

DISCUSSION

Guidelines for a maintenance plan are provided in Section 7.0. A maintenance plan should be written as a stand-alone document, not embedded in the larger volume of a conservation management plan. In the case of the Wolgan Valley homestead and its associated structures, the specialised nature of the construction techniques and building materials and unusual circumstances of some of the maintenance issues; eg: wombats undermining the buildings, the maintenance plan will require detailed alteration to matters not usually encountered.

6.4 STATUTORY REQUIREMENTS

6.4.1 BUILDING CODE OF AUSTRALIA

Policy 24

Future use and adaptation of the homestead complex will need to consider the requirements of the Building Code of Australia. The unique cultural and physical characteristics of the homestead complex do not necessarily come within the definitions of the Code. Future uses may be governed by the ability to achieve deemed satisfactory compliance solutions, which will require the assistance of a Building Code consultant.

6.4.2 PLANNING CONSENT AND HERITAGE IMPACT ASSESSMENT

Policy 25

Proposed works, other than maintenance or minor works, affecting the homestead complex shall be subjected to a heritage impact assessment procedure throughout the briefing and design process, culminating in a Heritage Impact Statement that demonstrates compliance with the relevant policies and guidelines of the Conservation Management Plan.

Policy 26

The Minister of Planning is the consent authority pursuant to Section 3A of the EP&A Act. Prior consultation with staff of the Department of Planning should precede any application for changes to the homestead complex or its curtilage.

Policy 27

Applications for works affecting the homestead complex and its setting shall take into account the provisions of Part 4 – Heritage of Lithgow City Council Local Environmental Plan 1994.

Policy 28

The homestead complex and setting shall be managed with due regard to the NSW Heritage Act 1977 (as amended).

6.5 BUILDING FABRIC AND SPACES

6.5.1 PRESERVATION OF SIGNIFICANT ITEMS AND FABRIC (BURRA CHARTER ARTICLE 17)

Policy 29

All remaining sound and/or restored fabric of the original or early construction phases of the homestead and associated structures rated as exceptional or high significance is to be preserved (refer to Section 4.5.1) This policy applies to:

- *Homestead slab building*
- *Remains of the kitchen*
- *Worker's slab hut*
- *Shearing and tack shed*

Additionally, the plantings and locations of kitchen gardens are to be preserved, subject to horticultural advice on the longevity and treatment of surviving specimens.

- The oak tree
- Orchard and fruit trees
- Kitchen garden site – (west of homestead)
- Kitchen garden site (north of homestead)

DISCUSSION

Section 7.0 of this plan provides more detailed information on the approach to be taken to preservation of the items of exceptional or high significance identifying individual building components.

Policy 30

All remaining sound and/or restored fabric of the buildings and structures rated as moderate significance is to be preserved, except where adaptation may be required to accommodate a compatible new use, or except where the structure is not capable of stabilisation and constitutes a danger to the public. This policy applies to:

- Privy
- Slaughter House
- Creamery/meat safe
- Wattle and daub house.
- Fences

NOTE: This policy does not apply to the ruins of the barn which have been assessed as incapable of reconstruction and dangerous.

6.5.2 TREATMENT OF ITEMS AND FABRIC OF LOW SIGNIFICANCE AND INTRUSIVE ITEMS

Policy 31

Items rated as low significance that contribute to the setting and meaning of the more significant elements of the site may be retained, subject to them being in sound condition and not creating a burden on funds for maintenance that should be allocated to more significant elements and subject to adaptive re-use requirements. This policy applies to:

- Garage
- Small prefabricated shed
- Open shelter structure
- Skillion roofed sheds (2)
- Small cottage
- 1950's house

The utilitarian structures may be used for site maintenance equipment, vehicle storage and other activities associated with management of the rural landscape and buildings and other functions that are not compatible with items of exceptional, high or moderate significance.

The 1950's cottage and house may be retained. Demolition should only be considered if no suitable uses are found for these items.

Policy 32

Items of no significance and intrusive items should be removed from the site, taking care, where attached, to avoid damage to fabric of more significance.

DISCUSSION

Items and fabric of moderate significance and some items of low significance would generally be retained and preserved in the circumstances of this site, where even the most utilitarian objects have potential to assist in the interpretation of the history and operations of a remote rural property.

The tests for retention of items of low significance are that they do assist in an understanding of rural vernacular building and farming operations and can continue to be functional.

If not useful, items and fabric of no significance should be removed to avoid additional maintenance costs.

Intrusive items and fabric should be removed because they have been assessed as detrimental to the heritage significance of the place.

6.5.3 RESTORATION AND RECONSTRUCTION (BURRA CHARTER ARTICLES 18, 19)

Policy 33

Restoration to an original form or appearance shall be undertaken for items of exceptional, high and medium significance, which have been altered, or damaged, or have deteriorated but are largely intact, for example:

- *Post and beam primary structure*
- *Timber slab walls*
- *Roof framing members*
- *Corrugated steel roofing (including where land over original shingles.)*
- *Corrugated steel wall sheeting*
- *Gutters and downpipes (where originally installed.)*
- *Stone base walls and footings, fireplaces and chimneys*
- *Timber floors*
- *Stone floors*
- *Board lined doors*
- *Improvised door locks and catches*
- *Windows*
- *Fences*
- *Lath and plaster*
- *Pressed metal ceilings*

DISCUSSION

Restoration works should be based on thorough research and an understanding of the traditional building technologies involved.

Policy 34

Reconstruction is permissible where sufficient original form and fabric of exceptional, high or moderate significance remains or sufficient documentary evidence can be obtained for an authentic outcome, in accordance with Articles 3.2 and 20.1 of the Burra Charter. Reconstruction based on conjecture is not permissible.

Policy 35

Reconstruction should be identifiable on close inspection or through additional interpretation (Burra Charter Article 20.2).

DISCUSSION

For example, this policy would apply to replacement of obviously missing sections of slab wall construction or galvanised steel wall or roof linings, missing timber floor boards, missing structural elements such as vernacular posts or roof framing members and missing windows, which can be reproduced to match those still in place.

Reconstruction should involve thorough research to understand the original construction materials and details, careful sourcing of replacement materials and, when completed, should be identifiable on close inspection or through additional interpretation.

6.5.4 ADAPTIVE RE-USE (Burra Charter – Article 21)

Policy 36

The conserved buildings and structure may be adapted to serve compatible functions, which must be subjected to critical assessment in terms of impacts prior to making any decision on new uses.

No works should be visible on the exteriors of the buildings and structures of exceptional, high or moderate significance.

Following further consideration it may be found that items of exceptional significance; ie: the homestead and the worker's hut are limited in their ability to accommodate any active use and, if this proves to be the case, should be treated as interpretive resources.

New uses that would require physical changes to building envelopes or internal reconfigurations should be directed to the structures of low significance built in the second half of the twentieth century.

DISCUSSION

More detailed guidelines for adaptive re-use are set out in Section 7.0 of this Conservation Management Plan.

6.5.5 PHYSICAL INTERVENTION NEW WORKS (BURRA CHARTER ARTICLE 22)

Policy 37

Any physical intervention into the fabric and spatial characteristics of the significant buildings and structures should be based on careful study of the significance of all the elements which may be affected. In general, permanent physical impacts on components of exceptional, high or moderate significance is to be avoided

Policy 38

No additions should be made to the homestead or workers' hut. If new structures are required, they should be positioned and designed as separate single-storey buildings, such that they do not detract from the heritage significance of the place or distort interpretation of its historic evolution to the present time. New structures of this kind shall only be located in the vicinity of the outlying ancillary farm buildings of low or neutral significance or on the site of the fibro cottage should it be demolished.

Policy 39

New buildings or works for introduced elements in buildings of exceptional, high and moderate significance, such as fitouts, furniture and the like should not attempt to create nineteenth century or early twentieth century period stylistic details. New works should be complementary to, but not compete with, the rustic architectural character and spatial qualities of the significant buildings of the homestead complex.

Policy 40

No new structures should be erected, or physical works undertaken, that would affect the area of the orchard, kitchen garden or significant cultural plantings.

Policy 41

Existing spaces within the slab homestead, workers hut and shearing shed shall not be subdivided or diminished by built in fitments, screens and the like.

Policy 42

Any new works for fitments, furniture, services and the like should be designed and constructed to minimise physical impacts on fabric of significance. New works should be capable of easy removal without damage; ie: they should be reversible.

Discussion

Application of the principle of reversibility is critical to avoiding permanent physical impact on relatively fragile fabric. In considering any proposed change the ability to make it reversible should be a major criterion in assessing whether it should occur.

Policy 43

Works to introduce new services should be incorporated into existing spaces or building cavities in such a way that fabric and spatial characteristics of exceptional, high, or moderate significance is not adversely affected.

Where this requirement can not be met, alternative solutions are required, such as:

- Battery or solar powered lighting*
- Bottled gas for heating or food preparation in free standing equipment.*

Policy 44

New work should be identifiable as new work on close inspection.

Discussion

The rural vernacular character of the structures of the homestead allows some latitude with regard to Policy 44. The important consideration is that there should not be an attempt to make new work look old – to fake the ageing process. However, it is in the nature of farm buildings that construction relies to a high degree on improvisation, the use of whatever is readily available and salvaged materials. This approach may continue to be followed in adaptation or reconstruction of the homestead complex.

6.5.6 SPECIFIC POLICIES FOR EXISTING INDIVIDUAL ELEMENTS

The significance ratings and implications of the existing fabric provide a general guide for opportunities for future change within Wolgan Valley Homestead Complex (refer to Section 4.0 Gradings of Significance). All conservation and adaptive reuse work should be based on retention of a maximum of original fabric **and/or material** and should involve the least possible amount of physical intervention.

Wolgan Valley Homestead Complex

Policy 45

*The Wolgan Valley Homestead Complex should not be restored to any earlier period. All elements of the property, including those from the twentieth century, **where adapted for appropriate uses**, should be retained and conserved.*

Slab Hut Homestead

Policy 46

*The Slab Hut Homestead is assessed as having exceptional significance, however it is in a badly deteriorated state. As a matter of urgency priority should be given to stabilising the building. Termite attack should be investigated, **further undermining by wombats should be prevented** and a management strategy put in place for the all structures in the Wolgan Valley Homestead Complex.*

Policy 47

*There is an opportunity to adaptively re-use the Slab Hut Homestead a resource associated with Emirates Hotels (Australia) Pty Ltd's proposed resort **and or interpretive purposes**. In undertaking such a use the form of the building would be retained.*

Policy 48

A full assessment of the interior of the building should be undertaken once the building has been stabilised and therefore safe to enter. Existing fabric showing the various phases of change should be retained to allow the interpretation of the homestead. This would include elements such as the pressed metal ceilings.

Policy 49

Restore the house interiors where the earlier features are retained and repaired. Where possible the existing fabric should be retained and repaired rather than replaced.

Policy 50

*Consideration could be given to **placing a structure in the location of the former kitchen to meet a new function, such as a kitchen, in relation to the future use of the homestead that would not be suitable in the homestead's rooms**. Evidence such as location of former posts should be used to determine the layout and dimensions of the building. Care should be taken to locate any existing building materials that may still be on the property to incorporate within this work. New contemporary material could be incorporated within the design of the structure to allow its function within any adaptive re-use proposal. **Measures should be taken to make it clear that the building is not intended to accurately replicate the former kitchen.***

Workers' Hut

Policy 51

*The Men's Quarters/Workers Hut should be stabilised and **restored to be** adaptively reused as part of the proposed resort and could be used for interpretation of accommodation used by shearers and occasional workers on the property.*

Privy

Policy 52

The Privy should be stabilised. Consideration should be given to ensure it is operational as a pit toilet for use by guests and visitors. Use of existing corrugated steel sheet located on the site should be used for cladding of the timber structure.

Outbuildings

Policy 53

*All the outbuildings should be retained for the interpretation of the homestead and complex. These could be adaptively reused as storage facilities associated with the proposed resort, **or, where not capable of adaptation**, managed ruins (eg. the meat house and slaughterhouse). The shearing shed could be used to store saddles, or garage the proposed resort's maintenance/ agricultural equipment. **The garages and sheds to the south and west of the shearing shed can continue to be used to accommodate vehicles and equipment used for the care of the site as a whole.** Where possible extant materials stored on the site should be used.*

House and Cottage dating to the Webb Phase

Policy 54

*There is an opportunity to retain these two later domestic structures and the later outbuildings **if a viable use arises or otherwise demolish.***

Wattle and Daub Hut

Policy 55

The wattle and daub hut should be stabilised as a high priority and retained as a managed ruin.

Landscape Feature: Remnant Mature Eucalypts

Policy 56

Mature Eucalypts located southeast of the homestead are significant remnant stands and provide a visual appreciation of the scale of the former forests within the valley. These trees should be retained. Development should be avoided within the root zone 'drip zone' of these trees to avoid adverse impact on them. The planting of new trees of the same species in close proximity to the existing should be undertaken to plan for their succession. The plantings should be scattered rather than grouped together forming a stand which may impact on the significant vista to the southeast.

Exotic Plantings and Fruit Trees – Garden Reconstruction

Policy 57

The significant exotic plantings and fruit trees located around the homestead site should be retained on the site. An arborist should be engaged to report on the condition of trees and advise on pruning and maintenance works. Trees and vegetation around buildings and yards should be trimmed to guard against fire and to protect the built fabric from damage from falling limbs.

Policy 58

The oak tree appears to be approximately 150 years old and is currently in a deteriorated condition. Decayed material should be removed from the trunk, selectively pruned and fertilised in accordance with advice from an experienced arborist.

Policy 59

Research should be conducted on nineteenth century fruit tree plantings and availability sourced to reinforce existing plantings. Consideration should be given to the restoration and reconstruction of the kitchen gardens. The orchard and kitchen garden could be utilised by the future owners and managers and form part of the interpretation of the place.

Internal Access Roads and Tracks

Policy 60

Retain the existing farm tracks to clearly define and reflect site access and use over time.

Policy 61

Further research should be undertaken to determine the early Wolgan Road that crossed through the Valley and passed to the west and north of the homestead. This route should be interpreted to ensure an understanding of this historic significance.

Family Grave Sites

Policy 62

The private graveyard associated with Wolgan Valley Homestead Complex should be retained on site. Access should be available to all family members or upon request by members of the general public who may require access for research purposes.

Policy 63

There are issues associated with vandalism to the grave stones at the cemetery associated with the Walker phase. A protective fence should be placed around the cemetery to ensure the headstones and associated structures are conserved and protected.

6.6 Homestead Setting

Policy 64

Conserve and maintain identified significant views and vistas to and from Wolgan Valley Homestead Complex. Wolgan Valley Homestead Complex is located at a critical T-junction of waterways and is surrounded by escarpments. Ensure that the principal views and vistas from the homestead verandah, looking south and north along the creek and river lines, are retained.

Policy 65

Any future development should be carefully screened to reduce its visibility. Screening along the river or creek lines could include dense riparian zone revegetation to minimise visibility as seen from the main drive or tracks into the property when entering and exiting.

Policy 66

The view across the creek from the homestead complex is the traditional outlook to paddocks and foot slopes. Ensure that any revegetation along the creek east of the Homestead complex is planted in a manner that retains the view of pastureland from the homestead verandah.

Policy 67

*The pastoral setting of Wolgan Valley Homestead Complex should be retained and conserved as it contributes to the significance of the place. The curtilage of the Homestead Complex should include its cleared, pastoral setting. To achieve this, the valley floor should continue to be cleared, preferably using grazing cattle, and should include the original 1000 acre land grant and an expanded visual curtilage to the west and south and along the access road and **include the wattle and daub hut.***

Policy 68

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships between the existing homestead and associated outbuildings should be avoided.

Policy 69

Retention of grazing and pasture land should be retained in the visual catchment of the Wolgan Valley Homestead Complex and should include some considerable distance north, south and west of the homestead complex to retain clear views of the length and full depth of the valley. This should include the valley foot and tail slopes with rock outcrops above, unfettered by tall and dense tree plantings in the foreground and middle ground.

6.7 ARCHAEOLOGICAL POTENTIAL

Policy 70

A comprehensive archaeological assessment should be carried out to determine the quality and significance of subsurface strata for more detailed interpretation of the site. This applies to the areas that have not been greatly disturbed to date. No activity should take place which could destroy a potential archaeological resource.

Policy 71

Care should be taken in undertaking any future excavation works. Should any archaeological remnants be encountered, such as footings from previous structures, work should stop and an archaeologist be engaged to access the remains and advise on progress. This may require archival recording.

DISCUSSION

Aboriginal and European cultural archaeological sites are protected under the National Parks and Wildlife Act 1974 and the Heritage Act respectively. Although excavation permits may not be required due to the application of Part 3A of the Environmental Planning and Assessment Act, 2000, contact should be made with the National Parks and Wildlife Service and the NSW Heritage Office for clarification.

6.8 MOVABLE HERITAGE

6.8.1 CONTENTS OF BUILDINGS AND ITEMS ON SITE

Policy 72

Interpretation of movable heritage items should be in accordance with an Interpretation Plan prepared by an appropriately experienced consultant, and should incorporate the following:

- *Inform and capture the essence of the place, its history, previous uses, cultural significance and context in an easily accessible manner;*
- *Utilise alternative, innovative means to interpret the place, such as media coverage and electronic (audio/ visual);*
- *Designed to minimise visual intrusion, to be sympathetic with the heritage item and based on an integrated system for all signage; and*
- *Be manufactured of high quality, durable materials.*

Policy 73

Any artwork and movable heritage items of exceptional or high significance, held by the owner, should be housed in conditions that ensure their physical condition is not compromised. A register of all items should be established.

Policy 74

Movable heritage should be integral to the interpretation of the site and be assessed for suitability for interpretation.

Policy 75

The various buildings within the Wolgan Valley Homestead Complex store items of moveable heritage associated with both domestic and farming use including farm equipment, books, furniture, and files. The Webb Family should be encouraged to donate, or sell, to the new owner, Emirates Hotels (Australia) Pty Ltd, items that may contribute to the significance of the place.

Policy 76

The heritage significance of the movable collection should be assessed before making decisions on managing them. Significant items of movable heritage should be professionally archived and retained and housed on site and interpreted to

provide an understanding of the significance of the place and the pastoral process associated with the site. This may require acquisition by any new owner and collecting policies prepared.

Policy 77

Care should be taken in examining the contents of the house to search for remnants such as windows frames that may be used in the repair of the buildings.

Policy 78

Farm machinery associated with the place should be retained on site as a means of interpreting the historic use.

DISCUSSION

Contents, fixtures and objects which contribute to the cultural significance of a place should be retained at the 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 (Burra Charter, Article 10).

6.8.2 ART WORK ASSOCIATED WITH WOLGAN VALLEY HOMESTEAD COMPLEX

Policy 79

NSW Heritage Office Movable Heritage Principles should be adopted and implemented by Emirates Hotels (Australia) Pty Ltd. In particular:

- *Retain movable heritage within its relationship to places and people;*
- *Provide community access to Movable heritage and encourage interpretation;*
- *Ensure a detailed inventory and photographic record is prepared/ preserved and continued;*
- *Ensure safe storage to prevent theft and deterioration of fabric;*
- *A register should be kept of all items loaned to organisations for promotional or interpretation purposes;*
- *A signed contract stipulating the terms and conditions of any loan, appropriate storage and handling requirements, and insurances required, should be lodged with the owner prior to any items being removed from the collection.*

DISCUSSION

In accordance with the Burra Charter (Article 11) related places and related objects make to the cultural significance of the place should be retained. Records should be kept about objects that relate to Wolgan Valley Homestead, and efforts should be made to keep in touch with their owner or custodian to help retain the connection.

Policy 80

*Consideration should be given to securing or acquiring objects that may become available for loan or purchase. **If it is not possible to acquire or borrow items of artwork, efforts should be made to obtain good copies for interpretive purposes.** Various items of artwork exist which depict Wolgan Valley Homestead Complex. These works belong to various owners, both private and institutional and include the following:*

- *Three sketches by Julia Murray, that date to 1859, depicting Wolgan Gap, Wolgan Valley Hut, and Wallerawang House (owned by Mrs Eunice Murray, formerly of Warrawang – photograph of sketches supplied by Prof Ian Jack))*
- *Unknown artist, oil painting of Wolgan Valley Homestead Complex, (owned by J Nicol, of Wallerawang).*
- *Unknown artist, Wolgan Valley Homestead, Pencil drawing (owned by Mr Danny Whitty, of Wallerawang).*

Policy 81

NSW Heritage Office Movable Heritage Principles should be adopted and implemented by Emirates Hotels (Australia) Pty Ltd. In particular:

- *Retain movable heritage within its relationship to places and people;*
- *Provide community access to Movable heritage and encourage interpretation;*
- *Ensure a detailed inventory and photographic record is prepared/ preserved and continued;*
- *Ensure safe storage to prevent theft and deterioration of fabric;*
- *A register should be kept of all items loaned to organisations for promotional or interpretation purposes;*
- *A signed contract stipulating the terms and conditions of any loan, appropriate storage and handling requirements, and insurances required, should be lodged with the owner prior to any items being removed from the collection.*

7.0 IMPLEMENTATION

7.1 CONSERVATION PHILOSOPHY AND EXPERTISE

7.1.1 GENERALLY

“Emirates intends to establish a truly unique Australian resort destination in the Wolgan Valley at the foot of the World Heritage listed Blue Mountains.

Emirates will create a resort facility of the highest standards that offers guests the opportunity to experience both the rich heritage of the region and the Australian wilderness in a completely natural manner.”¹

The homestead and its associated buildings, fence lines and plantings make a vital contribution to the ambience of the site. The Wolgan valley is a very special landscape: within it the part which contains the homestead has an even greater sense of identity for the homestead being there to establish a tangible link with the valley’s history and the feeling for what was a remote outpost of the Wallerawang holdings.

The resort will rely on specialised expertise to implement land management systems, regeneration of flora and fauna and environmental sustainability on an ongoing basis. Similarly, there is a need, on an ongoing basis, for specialist expertise in managing and maintaining the physical structures, remnant plantings and immediate curtilage of the homestead complex.

It will be important to ensure continuity of his type of involvement to develop a sound knowledge base and cost effective custodianship of the place. There are several ways that the necessary specialist expertise can be called upon when required, without disproportionate costs and duplication of effort.

7.1.2 PANEL OF EXPERTS AND SPECIAL SUPPLIERS

A systematically maintained register of specialist skills and knowledge should be kept at the Resort. At this time it is envisaged the consultants, tradespersons, suppliers that will be called upon to include:

- Conservation architect
- Archaeologist
- Horticulturalist
- Pest inspection and extermination service
- Persons skilled in “bush carpentry” and use of adzes.
- Supplier of hardwood
- Supplier of galvanised iron
- Joinery shop
- Painter
- Electrician
- Plumber and drainer
- Roofer

Others may be needed as needs arise.

¹ Urbis JHD. Emirates Luxury Resort/Wolgan Valley Concept Plan, October 2005.

7.1.3 IN HOUSE KNOWLEDGE

The relevant on site management personnel should be: familiar with the conservation management plan; maintain systematic records of all works and maintenance undertaken including properly indexed copies of drawings; specification and reports; and be well informed about the history of the buildings and their setting and the materials used. In this way on site management personnel will be able to make well informed judgements about when specialist expertise is required and who can provide it.

7.1.4 SYSTEMATIC PREVENTATIVE MAINTENANCE REGIME

Ensure properly qualified and experienced persons are called upon to implement the preventative maintenance programme. (Refer to section 7.2 following).

7.2 USE AND MANAGEMENT

7.2.1 MAINTENANCE GUIDELINES

A Preventative Maintenance Plan has been prepared for the Wolgan Valley Homestead in a stand-alone manual. The plan sets out a detailed inspection for preventative maintenance.

The plan considers in addition to the fabric which is related to the heritage significance of the place, elements which, have little or no bearing on heritage significance, such as drainage, plumbing, electrical installations and fire services, which should also be periodically inspected.

The main maintenance issues relevant to heritage conservation policies in the Maintenance Plan are:

- Timber wall and roof framing
- Roof material
- Roof plumbing – gutters, valley gutters and downpipes
- Windows and doors
- External envelope materials
- Hardwood slab construction
- Sandstone
- Timber board linings
- Timber floors
- Fences
- Ground surrounding buildings

In all cases, preventative maintenance is essential to avoid costly major repair programs in the future. Preventative maintenance requires periodic building inspections by suitably experienced personnel to assess the condition of materials and finishes (and building services also).

Internal structures are not subject to the same deterioration from the weather and climatic effects as external envelope elements. Therefore, while it is noted that internal components should be included in inspection cycles, maintenance issue likely to arise are relatively straightforward.

Guidelines that are more specific are provided herein for major external envelope elements, as a précis of the key items to be addressed in the Maintenance Plan.

7.2.2 INSPECTION INTERVALS AND MAINTENANCE LOG BOOK

A comprehensive maintenance inspection should be undertaken annually. Roof inspection should be at no greater interval than monthly. Observations should be entered into a log, identifying:

- Item, time of inspection, condition.
- Action required.
- Trade/expertise required
- Estimated cost
- Actual cost
- Action completed date and whom.

The maintenance log book should incorporate columns to enter the date of initiating maintenance work for each item identified and date of completion.

The record of amounts expended against maintenance items will provide valuable information for budgeting future maintenance needs.

7.2.3 ROOF ELEMENTS

Constant vigilance is critical to ensure that roof finishes and drainage of the type found at the Wolgan Valley Homestead do not fail.

Significantly, the structures rely on older type galvanised iron to keep water out and shade verandahs. This material will be subject to the need for replacement from time to time, which requires replacement materials to be sourced. In this regard second hand iron sheets in good condition are appropriate.

The roof areas of all structures should be subject to inspection, at not less than monthly intervals. Attention must be given to drainage systems including gutters, falls and outlets. Flashings, cappings, penetrations and the like should also be examined at these items.

7.2.4 TIMBER WINDOWS

Annual inspections of all windows should be made from inside and outside to check whether there is any breakdown of putty, beadings and storm moulds permitting water entry. Timber sills are generally the parts of timber windows subject to worst weathering.

7.2.5 EXTERNAL ENVELOPE MATERIALS

The existing external envelope materials for slab sidings, top and bottom rails and framing members are traditional and were locally sourced. In the event of replacement being necessary, turpentine is the preferred material which should be worked by tradespersons skilled in the use of adzes.

7.2.6 BUILDING MAINTENANCE GENERALLY

There will be elements not critical to maintenance the buildings heritage significance that come within an overall building management system, which would address inspection and maintenance programmed for:

- Electrical installations

- Lighting
- Fire services installations
- Plumbing and drainage in any new toilet and kitchen areas

7.2.7 CONSERVATION PRINCIPLES

Maintenance work to significant fabric should cause minimum intervention to the fabric in accordance with the principles of the ICOMOS Burra Charter. To retain this significance both the interior and exterior form and detail need to be conserved and maintained.

7.2.8 MAINTENANCE TERMINOLOGY

Corrective Maintenance

Work necessary to bring a building to an acceptable standard and as recommended by a Conservation Management Plan.

Emergency Corrective Maintenance

Work that must be initiated immediately for health, safety, security reasons or that might result in the rapid deterioration of the structure or fabric if not undertaken (for example roof repairs after storm damage, or repair of glazing). An emergency response system, nominating 24-hour response personnel should be prepared.²

Planned Maintenance

Work to prevent failure that recurs predictably within the life of the building, such as cleaning gutters or painting.

The complexity and the specialist skill required for individual tasks will determine who carries out the work for both emergency and planned maintenance. Maintenance tasks can be categorised as follows:

Housekeeping Maintenance

Carried out by property managers and staff

Second line Maintenance

Carried out by specialist building trades people with appropriate heritage experience.

Funding Budget and Priorities

Regular expenditure of small amounts of funds is more beneficial and more cost effective, than large injections of capital every 20 years. Simple things such as blocked down-pipes and leaking gutters can be corrected and so prevent the need for major repairs.

Adequate ongoing funding must be identified to ensure the success of such preventative maintenance and so avoid accelerating deterioration requiring major repair works and higher repair costs.

² The Maintenance of Heritage Assets Information Sheet 1.1, NSW Heritage Office

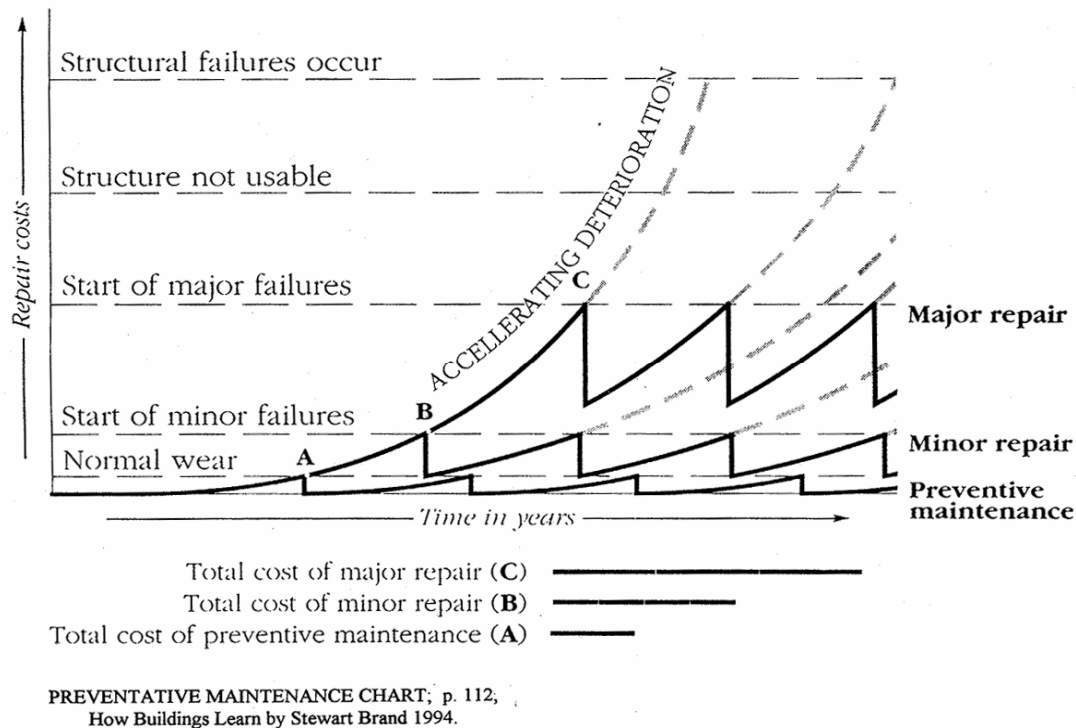


Figure 1. 1 Preventative Maintenance Chart. [Source: Stewart Brand, How Buildings Learn, 1994, p112]

Invariably the cost of desirable works in any one year will exceed the budget. Priorities need to be laid down and are influenced by:

- occupational health and safety
- security of premises
- statutory requirements
- vandalism
- increased operating costs
- loss of revenue
- disruption to business operations
- likely failure of critical building fabric
- policy decisions.

Physical Assessment

Constant vigilance and systematic physical inspections of all facets of the site and buildings are vital to control escalating maintenance issues.

Early Warning Systems

It is important to encourage non-maintenance staff to report maintenance issues both large and small. Vigilance by staff on a day-to-day basis can greatly enhance cost and safety outcomes.

Establish an early warning system process including adequate training of all staff on a regular basis in Occupation Health and Safety and environmentally sensitive issues. Ensure emergency 24 hour contact numbers are adequately displayed in the workplace and encourage staff participation in caring for the place. After maintenance staff have resolved the reported issues, advise staff of the outcome so the early warning process is nurtured.

Regular Inspections

All properties should be inspected at regular intervals to identify any deterioration and required maintenance work including cleaning.

Inspections should be carried out using standard forms to assist comparison with previous inspections. It is desirable to use the same people over a long period to aid continuity with maintenance assessment. It is necessary to develop skills in detecting the first signs of failure. Do not attempt to carry out work or inspections that may expose you or others to danger, and seek the help of relevant specialists if necessary.

Each element of the building should be thoroughly scrutinized. Ensure there is no sign of movement or loose fixings in the structure. Check cladding for loose or raised fixings, sheet edges, cappings and surfaces that are deformed. Look for rust stains around fixings, where sheets are over lapped and around flashing. Check for dissimilar metals at flashings. Loose fixings can indicate batten failure. Confirm vermin are sound.

Expenditure Categories

Expenditure falls into four main groups:

- Committed expenditure
- Planned maintenance tasks that are known to occur every year such as maintenance contracts for security, cleaning and pest inspection;
- Variable expenditure includes regular tasks such as painting and minor repairs and maintenance that comes under Planned Maintenance; and
- Managed Expenditure that relates to unplanned maintenance works carried out. This includes “Make good” expenditure to bring the structure up to a habitable state prior to occupation (Corrective Maintenance) and emergency expenditure resulting from damage by accident or the elements (Emergency Corrective Maintenance).

7.3 INTERPRETATION

7.3.1 OVERVIEW

The homestead complex is a rich interpretative resource for the Wolgan Valley resort. Its presence alone enhances the experience of entering this part of the Wolgan Valley. Although it is proposed to cease cattle grazing, the homestead and its outbuildings provide a tangible link with the history of use and occupancy of the site. As viewed on the first approach to the site the group of low lying buildings have iconic value. In the aspect from the Resort accommodation they will be an attractive element in the middle distance of the vista down the valley.

An interpretive strategy is set down in this section that can form the basis of a brief for an Interpretation Plan that explains the significance of the site, the activities that took place there and the stories of those who lived and worked there in the wider context of settlement in the area and, in particular, the relationship to Wallerawang Homestead (Barton Park).

7.3.2 HISTORIC THEMES

The Interpretation Plan can ensure that visitors to Wolgan Valley Homestead Complex have an understanding of the historic phases of development of this significant recreational area. The Interpretation Plan should incorporate the Natural, Aboriginal and Cultural significance of the site. Historic Themes in the Interpretation Plan should include:

Convicts
Mining
Industry
Agriculture
Pastoralism
Cultural Landscape – Orchards
Transportation
Town and Village Development
Land Tenure
Accommodation – Slab Hut
Leisure

The historic association with Wallerawang Homestead (Barton Park) forms part of the significance of the place and should be interpreted. Historic information regarding the extent of the Walker pastoral empire should form part of that interpretation.

7.3.3 VENUES

It is essential that the spaces in the homestead buildings continue to be evocative of their originally intended purposes. Interpretation in situ, if not carefully considered, can radically alter the character of spaces - distorting rather than informing about their qualities and former uses. The buildings should not be turned into Museum pieces, - each one had a function as part of a working farm. In this regard the following parameters apply:

- The homestead should continue to have a domestic character.
- The workers' hut should continue to present as a rudimentary shelter for the farm labourers and shearers.
- The privy should remain as it is (except perhaps for addition of a door if it is to be used).
- The shearing shed should retain the evidence of the activities of shearing sheep, sorting wool, storage of equipment and a workshop.
- The meat room and slaughterhouse can be interpreted as managed ruins.
- The outlying farm buildings, house and cottage of lesser significance may be adapted to new uses if required, although they may be found to be useful to fulfil needs not dissimilar to their previous functions.

It is a conclusion of this Conservation Management Plan that none of the buildings of the homestead complex is a suitable venue for the depth and breadth of interpretation that will provide visitors with a meaningful experience. It is strongly recommended that the major interpretive facility be placed in a suitably designed new structure away from the homestead complex. Interpretation may be arranged in a purpose designed building or space to orientate visitors and introduce them to the site and the range of activities on offer. In this way, when in direct contact with the homestead complex of other parts of the valley there will already be a comprehension of that which is being observed.

The experience can be enhanced by guide maps, fold out brochures, audio tour devices and signs, provided they are discretely positioned, unobtrusive and concise.

7.3.4 INTERPRETATION CONTENT AND QUALITY

Appropriate interpretation should be co-ordinated so that the historic essence of the place is captured. Interpretive devices may include revealed fabric of the items, activity programs, archaeological remnants, signage, photographs, artwork, illustrations [recorded oral history](#) or other media as appropriate.

The rich and interwoven historic themes of the Wolgan Valley warrant an interpretive facility of the highest quality.

Text should be well written, relevant and capture the interest of the reader. Graphics should be high quality and imaginative.

Movable items are best displayed in the context of their use. In many instances spaces within the homestead, the workers hut and the shearing shed would be the most appropriate places for items of equipment, furniture and personal items that can enhance understanding of the way these spaces were used and occupied.

Only movable items or artefacts that have no direct connection with the homestead or are fragile or valuable should be displayed in a separate interpretive venue.

7.3.5 ORAL HISTORY

Within Wallerawang there are numerous local community members who have stories to tell about the local history of Wolgan Valley. These memories should be recorded for posterity. Consideration should be given to engaging the local community in an oral history project. This could form part of the interpretation of the place.

7.4 ARCHIVAL RECORDING

7.4.1 GENERALLY

Maintenance of an ongoing record of the homestead complex is essential to provide a systematic database for its care and management, as well as a valuable resource for interpretation and research.

7.4.2 MEASURED DRAWINGS

Emirates resorts (Australia) have commissioned a measured drawing record to be undertaken parallel with completion of this Conservation Management Plan. The process of detailed measuring and drawing provides intimate contact with the buildings to learn more about their construction, materials, condition and character.

The measured drawings are also valuable for interpretive purposes and will be used to document the conservation works.

7.4.3 GUIDELINES

The following guidelines apply to the future recording tasks at the homestead complex:

Ensure archival recording is undertaken in accordance with the NSW Heritage Office publication *How to Prepare Archival Records in Heritage Items* (1998) and *Guidelines for Photographic Recording of Heritage Items* (1994) and is conducted prior to, during and after adaptation of significant fabric and is to be lodged in a publicly accessible place.

Photographic archival records should employ techniques that ensure the long term viability of the images recorded and employ archival standard materials.

The owner should ensure all historic research, copies of drawings, documents (including plans, methodology, scope of works and progress of all works associated with heritage fabric) and archaeological reports are lodged in a publicly accessible place to assist with future research of the buildings.

Site fabric investigations should be carefully carried out to expose earlier fabric layers that are at present covered or inaccessible. Such investigation would include paint scrapes to enable the preparation of paint schemes.

A record must be kept of maintenance procedures, new evidence and future decisions for the place.

Fabric of cultural significance unavoidably removed in the process of adaptation must be kept safely to enable its future possible reinstatement. Such items should be professionally catalogued and protected.

7.5 ADAPTIVE RE-USE

7.5.1 USE AND DESIGN GUIDELINES

Conservation policies indicate that scope for adaptation of the homestead complex buildings may be limited by the constraints arising from their assessed significance, condition, fragility of fabric and requirement to retain and enhance the character of their spaces.

The following guidelines apply to the future uses of the buildings:

- Adaptation of the Slab Homestead and the Men's Quarters is acceptable only where the adaptation has minimal impact on the cultural significance of the place. Adaptation should involve minimal changes to significant fabric achieved only after considering alternatives.

- The interior of the Slab Homestead currently has no electricity, or running water. Consideration should be given to modifying the interiors of some rooms to provide these conveniences. For interpretation purposes services within the principal rooms should be discrete. In applying services the built fabric should not be chased.
- The following design guidelines should be incorporated in briefs for any new built elements within Wolgan Valley Homestead Complex:

Character: new work should respect and complement the architectural style of the existing heritage fabric which should not mimic heritage detailing. New work should be subservient to the character of the buildings and should not seek to dominate it;

Scale and massing: new works should be compatible in scale, form and massing to the significant fabric. New work should not overwhelm or take precedence over the existing character;

Materials, detail and colours: Generally materials selected should be quality products, well detailed and complementary to those already on site or in adjoining precincts. Colour for new work should be recessive so that the heritage fabric is given prominence.

- Care should be taken to ensure all new elements enhance the significance of the place. This applies equally to small elements such as signage and lighting. The architectural expression, materials, scale and proportion of the existing buildings should inform adaptive reuse designs or placement of any work.

7.5.2 POTENTIAL USES

A range of potential uses has been considered that relate to the operations of the Resort and the interpretive and research value of the homestead complex. The uses listed below are not meant to be exclusive. The list indicates the types of uses that would be compatible – other uses may be considered provided their impacts are of the same limited degree as those suggested here.

Slab Homestead

- Reading room/library
- Gathering place for social events, talks, briefings for field excursions.
- Morning and afternoon tea.
- Quiet place/retreat/contemplation.
- Interpretation

Workers Hut

- Overnight accommodation for persons visiting or persons engaged in research of the homestead complex.
- Interpretation.

Shearing Shed

- Interpretation
- Social events for resort
- Storage of building and site maintenance equipment
- Workshop

Meat House, Slaughterhouse

- Managed ruins
- Interpretation

Garages, Sheds

- Storage of agricultural supplies, vehicles, site maintenance equipment
- Storage/building materials, salvaged or stored building elements
- Toilets

Privy

- Use in conjunction with Workers Hut/or roped off
- Interpretation

7.6 ADDITIONAL FACILITIES

Depending upon the uses selected for the buildings, the need may arise for facilities that can not be compatibly housed in the spaces of the slab homestead, workers hut or shearing shed. There will be a need for toilets and possibly for a kitchen.

7.6.1 TOILETS

New toilets should not be constructed where they would adversely impact on the fabric or setting of the homestead complex. To be functional toilets should be in reasonable proximity to the slab homestead. As the critical views to and from the homestead are on the north east and west, the location that may be considered is on the south side near the water tank and close to the fence line.

There should be as much separation as possible between the south end of the homestead and any new structure in this area.

In accordance with the policies of this plan, a new structure of this type should be recognisable as not being an original building but should be compatible in appearance with the homestead complex, in which case it would be appropriate to use rustic materials such as corrugated galvanised steel, weatherboard or hardwood planks. It would not be appropriate to build the toilet in slab construction. The interior may employ contemporary materials, fixtures and finishes to a high standard of design.

7.6.2 KITCHEN

If a need arises for food preparation, storage or serving food at the homestead, a structure on the footprint of the former kitchen in accordance with policy 50, could serve this purpose. The internal fitout would need to incorporate the chimney (not necessarily functioning) but would otherwise employ contemporary materials, fixtures and finish to a high standard of design.

7.7 CONSERVATION WORKS

7.7.1 GENERALLY

The homestead complex requires a comprehensively documented conservation works programme to:

- Stabilise the structures
- Arrest further physical deterioration
- Reconstruct missing or irreparable damaged fabric
- Restore existing fabric where capable of retention

- Prolong the life of the buildings

The following guidelines apply to conservation works. These guidelines are based on previous experience, heritage best practice and observation of the approach taken for Baulkham Hills Council at the Bella Vista Farm buildings in western Sydney.

7.7.2 SURVEY

Identification of the extent and type of works required requires a comprehensive on site survey. The matters requiring attention should be marked up on copies of the measured drawings and photographed. Structural engineering advice is required on methods of stabilisation and rectification of structural defects.

7.7.3 DOCUMENTATION

The full extent of the works should be described by drawings (using the measured drawings as a base), detailed sketches and specifications.

Research is necessary to locate available sources of materials, in particular: hardwood for slab construction and “pole” framing and corrugated galvanised steel sheet.

Any changes to the scope of works during the conservation works programme should be recorded by amendments to the drawings, which should be continually kept up to date.

7.7.4 CONSTRUCTION APPROACH

To maintain the character and authenticity of the buildings the rule “do as much as necessary and as little as possible” should be followed. At all times those involved should keep in mind the rural nature of the buildings, especially the outbuildings. They have been subject to an ongoing process of change and renewal using whatever materials that came to hand.

The following guidelines apply to the construction approach to be taken:

- Keep existing significant fabric in situ to the maximum extent possible.
- Failed structural connections can be addressed by introducing ‘connectors’ of galvanised steel and wire rather than replacement of whole members.
- The structures were not built following conventional structural principles, particularly with regard to bracing. Where new bracing to provide structural stability is required it can be achieved by new introduced materials provided they are unobtrusive. Solutions such as stainless steel rigging with turnbuckles are more suitable than more bulky timber or steel straps. If timber bracing is required it should be clearly identifiable as an introduced element.
- Where framing is to be replaced, the new material should be similar, eg:
 - Log rafters and beams
 - Corner posts out of roughly squared tree trunks
 - Top and bottom plates for hardwood slabs
- Much of the corrugated iron wall sheeting has been put in place in an ad hoc manner to fill gaps or replace removed hardwood slabs. Where this has been done the sheeting may be removed and replaced with hardwood slabs where the evidence indicates this was the original construction or otherwise corrugated galvanised steel sheeting in a more substantially constructed manner.

7.7.5 PHYSICAL INTERVENTION

Generally, with regard to fabric and spaces of exceptional, high or moderate significance, physical intervention should be kept to a minimum. This requirement applies to:

- The slab homestead
- The workers hut
- The shearing shed
- The privy
- The meat house
- The slaughterhouse

Physical interventions should have minimal physical impact and, except for works for stabilisation, reversible.

Fixings to significant fabric should be kept to a minimum, be as small as possible, and be of a type that, if removed, allows easy repair of the original surface.

Any new items to be placed in significant spaces should not be set across windows and positioned in a manner that might be expected of furniture within each particular space.

7.8 SIGNS

The character of the group of rustic buildings would be adversely affected by inappropriate use of signs. The slab homestead should maintain a domestic atmosphere and not be made to look like a museum piece. Similarly, the shearing shed should continue to present as a working building where signs would not be expected to be seen.

There may be circumstances that warrant limited use of signs, such as:

1. Place identification sign at the entry to the homestead complex.
2. Direction signs – to various activities on the site.
3. Signs to identify or direct to specific facilities – toilets, store rooms etc.
4. Statutory signs; eg: Exit, fire extinguisher, switchboard, fire hose reel.
5. Prohibition and safety signs.

Graphics for signs, other than statutory signs, should be compatible with the character of the homestead complex. To ensure signs are not in discord with the context they should be restricted to bold lettering in a plain type face and the use of unobtrusive colours.

7.9 ARCHAEOLOGICAL MANAGEMENT GUIDELINES

7.9.1 ABORIGINAL ARCHAEOLOGY

The report of Australian Museum Business Services (AMBS) (FN)³ indicates that there is potential for artefacts to be encountered and recommends further archaeological work:

“Consultation and inspection with the Bathurst Local Aboriginal Land Council (BLALC) and other relevant Aboriginal groups is required in order that an Aboriginal heritage assessment of the property be completed; (Warwick Peckham chairman of the BLALC was contacted prior to the survey. Due to the tight timeframe, BLALC was unable to participate in the survey. Warwick has indicated that

³ FN Urbis JHD. Emirates Luxury Resort/Wolgan Valley Concept Plan, October, 2005.

BLALC would like to participate in all future assessments. A copy of AMBS' initial advice will be forwarded to BLALC).

In conjunction with Aboriginal community consultation, the proponent should undertake further intensive archaeological survey of the development precinct and targeted survey of the remainder of the property. This step is necessary to establish a more informed understanding of the archaeology of the property and will form the foundation of a predictive model (below):

Generate a predictive model for the property. This will allow for an informed assessment of the areas of the property which do not currently exhibit archaeological material. For example, a predictive model will be able to ascertain the probability of archaeological material occurring in areas of the development precinct which will exhibit a dense coverage of grass (effectively precluding an effective surface survey);

The outcome of the predictive model will allow management of the identified archaeologically sensitive areas within the final design concept;

Generate a detailed report outlining the Aboriginal community's views on the potential sociocultural impacts resulting from the development and detailing the potential scientific impacts on the archaeological significance of the property. This report will provide opportunities for conservation and management outcomes across the property."

The initial report recommends certain actions which this conservation management plan endorses.

"All proposed development areas will be subject to detailed archaeological test excavation to properly assess their scientific significance prior to the commencement of any work. Following the identification of all archaeological sites in the development areas, the siting plan will be revised to avoid the placement of buildings or works in the location of identified sites. In the first instance, every effort will be maintained to conserve the scientific and cultural significance of identified sites. If preservation of identified site is not warranted or practicable, the sites will be salvaged to ensure that a proper record is obtained, or a Section 90 permit from NPWS may be sought to destroy sites of low scientific or cultural significance.

While any identified or salvaged relics will remain the property of the local Aboriginal people, it is intended to seek arrangements with those people for the display and interpretation of such relics within the development where appropriate."

7.9.2 NON ABORIGINAL ARCHAEOLOGY

The Australian Museum Business Services Report recommends:

"Should non-Aboriginal archaeological relics be located in proposed development areas during construction it is proposed that no disturbance or excavation of the relic will occur without an excavation permit, in accordance with section 140 of the Heritage Act."

The Concept Plan in section 5.7.1 notes that under Clause 75U of the Environmental Planning Assessment Amendment (Infrastructure and Other Planning Reform) Act 2005 No.43 certain approvals do not apply, including:

"c) an approval under part 4, or an excavation permit under Section 139 of the Heritage Act, 1977."

Regardless of this statutory exemption from the requirements of the Heritage Act, should non-Aboriginal archaeological relics be located in proposed development areas the procedure recommended by AMBS should be followed. An archaeologist accredited with the NSW Heritage Office should undertake the necessary investigations before further disturbance or excavation occurs and provide a report and recommendations for interpretation and management of the archaeological resources encountered.

7.9.3 FORMER KITCHEN BLOCK

An archaeological investigation is required to determine the extent of the former kitchen block in the area south west of the slab homestead.