



# St John of God

## Historical Archaeological Assessment

FINAL REPORT V3

Prepared for Johnstaff

10 December 2021

## Biosis offices

### NEW SOUTH WALES

#### Albury

Phone: (02) 6069 9200  
Email: [albury@biosis.com.au](mailto:albury@biosis.com.au)

#### Newcastle

Phone: (02) 4911 4040  
Email: [newcastle@biosis.com.au](mailto:newcastle@biosis.com.au)

#### Sydney

Phone: (02) 9101 8700  
Email: [sydney@biosis.com.au](mailto:sydney@biosis.com.au)

#### Western Sydney

Phone: (02) 9101 8700  
Email: [sydney@biosis.com.au](mailto:sydney@biosis.com.au)

#### Wollongong

Phone: (02) 4201 1090  
Email: [wollongong@biosis.com.au](mailto:wollongong@biosis.com.au)

### VICTORIA

#### Ballarat

Phone: (03) 5304 4250  
Email: [ballarat@biosis.com.au](mailto:ballarat@biosis.com.au)

#### Melbourne

Phone: (03) 8686 4800  
Email: [melbourne@biosis.com.au](mailto:melbourne@biosis.com.au)

#### Wangaratta

Phone: (03) 5718 6900  
Email: [wangaratta@biosis.com.au](mailto:wangaratta@biosis.com.au)

## Document information

**Report to:** Johnstaff

**Prepared by:** Madeleine Lucas  
Charlotte Allen  
Ashley Bridge  
Kacey Sinclair

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## Glossary

<b>Biosis</b>	Biosis Pty Ltd
<b>c.</b>	Circa
<b>CBD</b>	Central Business District
<b>CHL</b>	Commonwealth Heritage List
<b>DEE</b>	Department of the Environment and Energy
<b>DP</b>	Deposited Plan
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EPBC Act</b>	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
<b>HDCP</b>	<i>Hawkesbury Development Control Plan 2002</i>
<b>Hawkesbury LEP</b>	<i>Hawkesbury Local Environmental Plan 2012</i>
<b>Heritage NSW</b>	Heritage NSW, Department of Premier and Cabinet
<b>Heritage Act</b>	<i>Heritage Act 1977</i>
<b>HAA</b>	Historical Archaeological Assessment
<b>LGA</b>	Local Government Area
<b>NHL</b>	National Heritage List
<b>NSW</b>	New South Wales
<b>SEPP</b>	<i>State Environmental Planning Policy 2011</i>
<b>SHR</b>	State Heritage Register
<b>SoHI</b>	Statement of Heritage Impact
<b>SSD</b>	State Significant Development
<b>study area</b>	The area of impact for the proposed works at 177-235 Grose Vale Road, North Richmond, New South Wales

## Summary

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Biosis Pty Ltd (Biosis) was commissioned by Johnstaff to undertake a Historical Archaeological Assessment (HAA) of the St John of God Richmond Mental Health Facility project located at 177-235 Grose Vale Road, North Richmond, New South Wales (NSW). The proposed development involves the demolition of a number of structures and the construction of a building complex including four residential buildings, a clinical support building and a wellness centre. The project is to be assessed as a State Significant Development (SSD) under Section 4.36 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Schedule 1 of the *State Environmental Planning Policy 2011* (SEPP).

The study area comprises of Lot 11 DP 1134453, approximately 600 metres west of the suburb of North Richmond and approximately 17 kilometres north of the Penrith Central Business District (CBD).

The study area, defined by the area of impact of the proposed works, is bounded by Grose Vale Road to the north, Lot 12, DP 1134453 to the east and south, and Lots 6 and 14 DP 703300 to the west. This assessment approach has been undertaken to allow for assessment of both the study area as well as any additional areas in the broader study area which are likely to be affected by the proposal, either directly or indirectly.

### Heritage values

Significant heritage values identified within the study area include:

- One listed heritage item:
  - St John of God Hospital (former Belmont Park, mansion, garden, building, gatehouse and curtilage (*Hawkesbury Local Environmental Plan 2012* (Hawkesbury LEP), Item No. I412), item of local heritage significance containing the study area.
- Two areas of moderate archaeological potential pertaining to:
  - The location of the original Belmont homestead containing Bell House, an office, and outbuildings, dating to c.1810.
  - The stables and coach house, dating to c.1810.

The study area is also adjacent to an item listed on the State Heritage Register (SHR):

- Yobarnie Keyline Farm (Item No. 01826), 108 Gross Vale Road. Item of state significance located adjacently north of the study area.

The Bell stables and coach house was later incorporated into the 1890s stables, part of which is still extant today and is used and maintained by the St John of God Hospital. As it was not possible to locate a survey plan, sketch or map recording the locations of pre-1890s structures within the study area, an analysis of artwork, photographs and historical descriptions was undertaken to try to confirm the location of the Bell homestead. This analysis suggested that the Bell homestead is located on the slope below the crest of Richmond Hill, below and north of the current Belmont House and gardens. This area also contains several items identified in 20th century photographs which are likely to be associated with the Bell homestead buildings and activities. Locations of these areas of archaeological potential and items (where known) are presented in Figure 5.

Items which have the potential to hold State heritage significance include:

- Bell House.



- Convict campsite or quarters.

Items which have the potential to hold local heritage significance include:

- Stables and coach house.
- Offices.
- Outbuildings.
- Circular feature.
- Sandstone wall.
- Overgrown sandstone wall with render or plaster.
- Sandstone wall in terrace bank.
- Sandstone wall and timber post near fig tree.
- Servants' quarters.
- Pastoral workers' quarters.
- The Belmont House construction workers' camp.

The historical background indicates that convicts were assigned to Archibald Bell to work the land according to the 1822 General Muster. While they may have been used to build Bell House the historical records do not specify this, nor are there any maps or plans which indicate convict campsites or quarters were within the study area. These convicts may have been located anywhere on the 200 acres they were assigned to work. This large area, combined with the lack of documentary evidence of convict camps or related infrastructure within the study area indicates the potential for archaeological remains associated with convicts to be low.

## Recommendations

These recommendations have been formulated to respond to client requirements and the significance of the site. They are guided by the ICOMOS *Burra Charter* with the aim of doing as much as necessary to care for the place and make it useable and as little as possible to retain its cultural significance.<sup>1</sup>

### **Recommendation 1 Proceed with caution in areas of low and nil archaeological potential**

Works within areas designated as low and nil archaeological potential can proceed with caution, provided they adhere to recommendations 2 to 6 below.

### **Recommendation 2 Avoidance of areas of moderate potential**

This HAA has identified two areas of archaeological potential which may hold State or local heritage significance. As such, it is recommended that works avoid these areas. At this stage of the project, the proposed works do not impact upon these areas of potential. To ensure no impacts occur within these designated areas, any disturbance to the subsurface deposits (including but not limited to excavation, trenching and demolition of buildings which could remove footings or foundations etc) should be avoided. If impacts cannot be avoided in these areas, Recommendation 3 must be undertaken prior to works proceeding.

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<sup>1</sup> (Australia ICOMOS 2013)

### **Recommendation 3 Fencing off of areas of moderate archaeological potential**

This HAA has identified a number of areas of archaeological potential which may hold State or local heritage significance. If any works are to be undertaken within adjacent areas designated as low potential, the implementation of a 5-10 metre fenced (hard barrier) buffer around the boundary of the identified areas of moderate potential is required to ensure no impacts to these areas occur.

### **Recommendation 4 Unexpected finds procedure**

This HAA has assessed that there is the possibility for a number of archaeological resources to be contained within the study area which could hold State or local heritage significance, but for which a location could not be identified. As such, a rigorous unexpected finds procedure must be implemented as part of a Construction Management Plan for the development where works are proposed in areas of low archaeological potential.

### **Recommendation 5 Heritage induction**

Due to the potential for unexpected archaeological finds of potentially State or local heritage significance, all site workers must undertake a heritage induction as part of a Construction Heritage Management Plan to ensure that they are aware of the heritage significance of items and potential archaeological resources within the study, their statutory obligations under the *Heritage Act 1977* (Heritage Act) and the penalties for breaching the provisions of the Heritage Act. The heritage induction will also provide information to site workers on potential archaeological items that they may encounter during works, and the steps to take should they be encountered.

# 1 Introduction

---

## 1.1 Project background

Biosis was commissioned by Johnstaff to undertake a HAA of the St John of God Richmond Mental Health Facility project located 177-235 Grose Vale Road, North Richmond, NSW (Figure 1 and Figure 2), referred to as the study area herein. The proposed development involves the demolition of a number of structures and the construction of a building complex including four residential buildings, a clinical support building and a wellness centre. The project is to be assessed as a SSD under Section 4.36 (previously Section 89(c)) of the EP&A Act and Schedule 1 of the SEPP.

The HAA was submitted as part of the SSD application. This updated report has been prepared in response to comments received from Heritage NSW, Department of Premier and Cabinet (Heritage NSW) and the Department of Planning, Industry and Environment.

## 1.2 Location of the study area

The study area is located within the suburb of North Richmond, Hawkesbury Local Government Area (LGA) (Figure 2). It encompasses 47 hectares of private land and is currently zoned RU1 Primary Production.

The study area is within the:

- Hawkesbury LGA.
- Parish of Kurrajong.
- County of Cook.

The study area, defined by the area of impact of the proposed works, is bounded by Grose Vale Road to the north, Lot 12, DP 1134453 to the east and south, and Lots 6 and 14 DP 703300 to the west (Figure 2).

## 1.3 Scope of assessment

This report was prepared in accordance with current heritage guidelines including *Assessing Heritage Significance*, *Assessing Significance for Historical Archaeological Sites and 'Relics'* and the *Burra Charter*.<sup>23</sup> This report provides a heritage assessment to identify if any heritage items or relics exist within or in the vicinity of the study area. The heritage significance of these heritage items has been investigated and assessed in order to determine the most appropriate management strategy.

The following is a summary of the major objectives of the assessment:

- Identify and assess the archaeological heritage values associated with the study area. The assessment aims to achieve this objective through providing a brief summary of the principle historical influences that have contributed to creating the present – day built environment of the study area using resources already available and some limited new research.

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<sup>2</sup> (Heritage Office 2001)

<sup>3</sup> (Australia ICOMOS 2013)

- Identifying sites and features within the study area which are already recognised for their heritage value through statutory and non – statutory heritage listings.

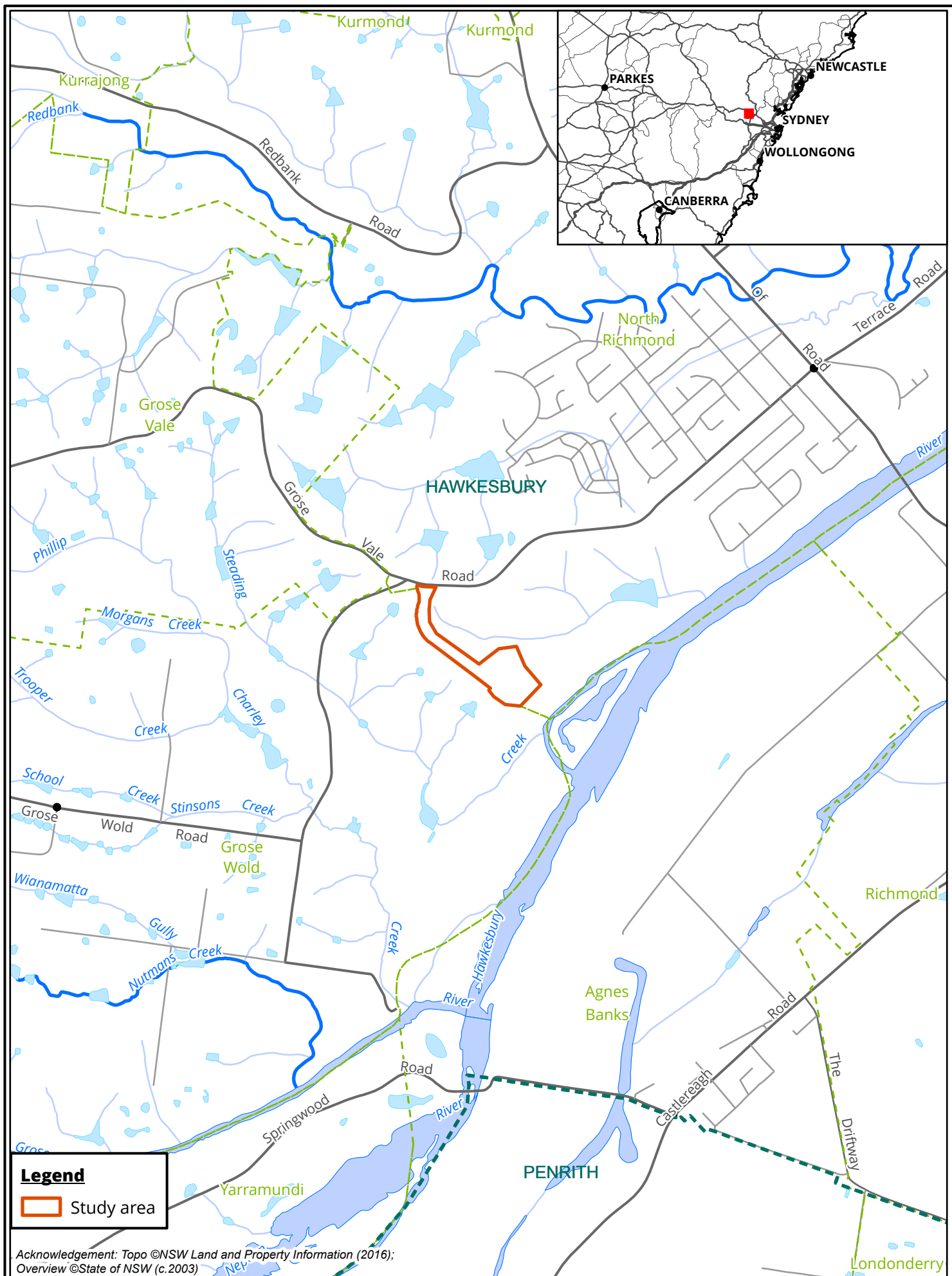
## 1.4 Limitations

This report is based on historical research and field inspections. It is possible that further historical research or the emergence of new historical sources may support different interpretations of the evidence in this report.

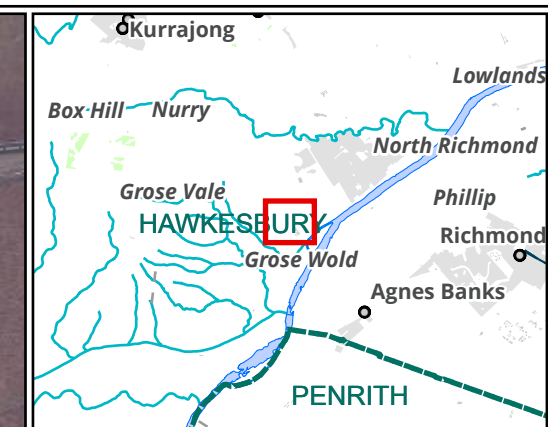
The historical research undertaken for the study area was limited to information contained within primary documentation, including Certificates of Title, parish maps, Crown plans, newspaper articles and historical photographs where available. A plan recording early building locations could not be located for this assessment within the timeframes provided, despite research undertaken by Kacey Sinclair (Project Historian - Biosis), a registered historian with the Professional Historians Association (Appendix 1). As a result of this, an analysis of artwork, photographs and historical descriptions was undertaken to try to confirm the location of the Bell homestead. This data was supported by existing publications including local and regional histories, and heritage assessment reports. .

Although this report was undertaken to best archaeological practice and its conclusions are based on professional opinion, it does not warrant that there is no possibility that additional archaeological material will be located in subsequent works on the site. This is because limitations in historical documentation and archaeological methods make it difficult to accurately predict what is under the ground.

The significance assessment made in this report is a combination of both facts and interpretation of those facts in accordance with a standard set of assessment criteria. It is possible that another professional may interpret the historical facts and physical evidence in a different way.



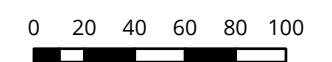




**Legend**

- Study area
- Lot

**Figure 2 Study area detail**

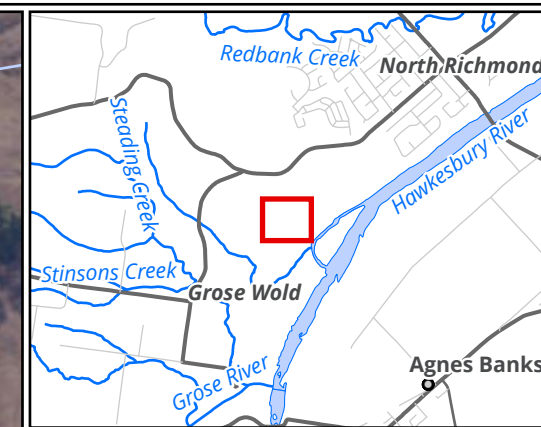
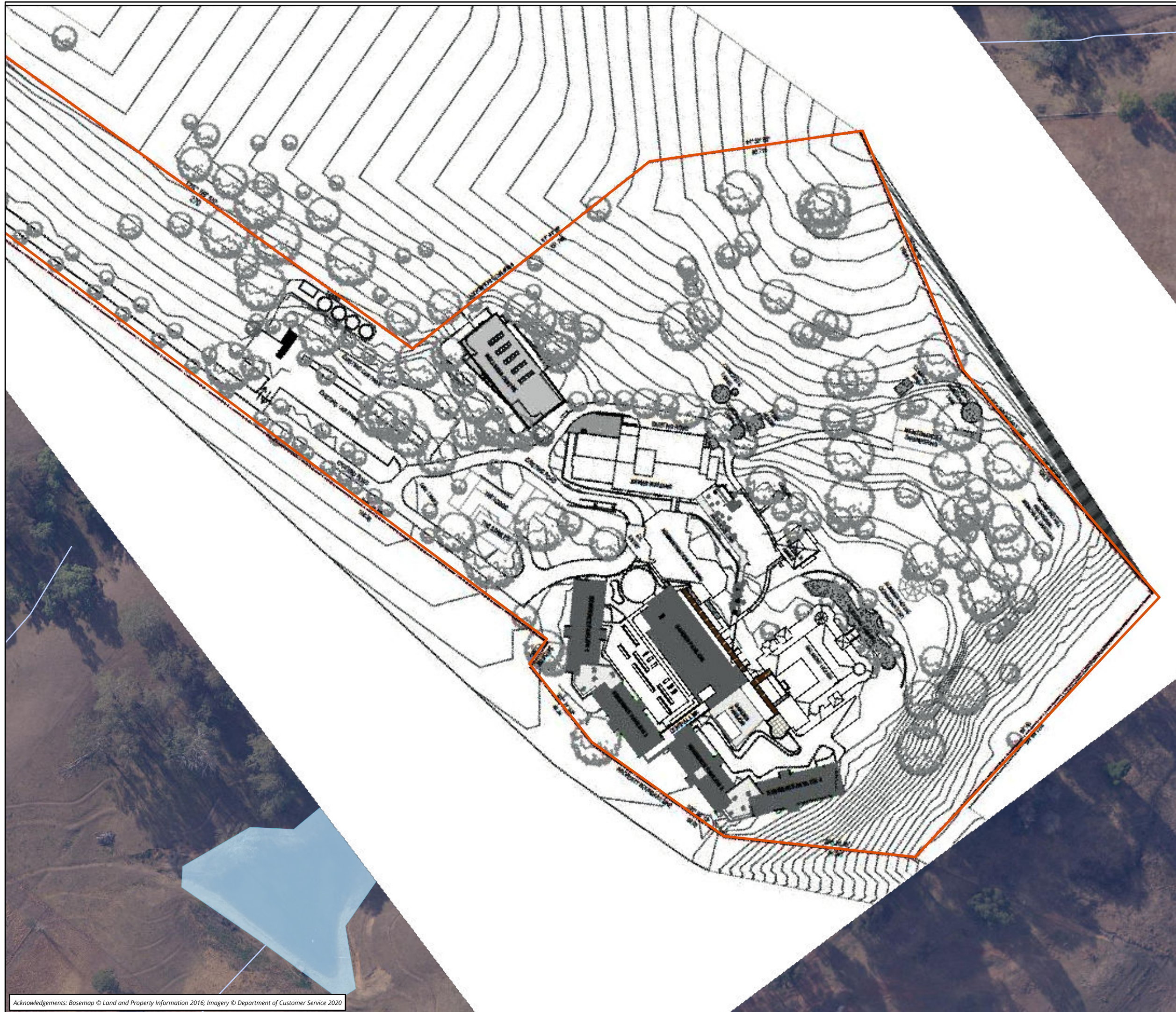


Metres  
Scale: 1:3,000@ A3  
Coordinate System:  
GDA 1994 MGA Zone 56



Matter: 36573, Date: 10 December 2021,  
Drawn by: AM, Checked by: ALB, Last edited by: amackegard  
Location: P:\36500s\36573\Mapping\  
36573\_StJohn, Layout: 36573\_F2\_StudyArea

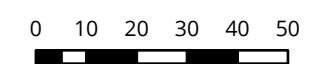




**Legend**

Study area

**Figure 3 Proposed works**



Metres  
Scale: 1:1,500@ A3  
Coordinate System:  
GDA 1994 MGA Zone 56



Matter: 36573, Date: 10 December 2021,  
Drawn by: AM, Checked by: ALB, Last edited by: amackegard  
Location: P:\36500s\36573\Mapping\  
36573\_StJohn, Layout: 36573\_F3\_ProposedWorks



## 2 Statutory framework

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In NSW cultural heritage is managed in a three-tiered system: national, state and local. Certain sites and items may require management under all three systems or only under one or two. The following discussion aims to outline the various levels of protection and approvals required to make changes to cultural heritage in the state.

### 2.1 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Act 1999* (EPBC Act) is the national Act protecting the natural and cultural environment. The EPBC Act is administered by the Department of the Environment and Energy (DEE). The EPBC Act establishes two heritage lists for the management of the natural and cultural environment:

- The National Heritage List (NHL) contains items that have been assessed to be of outstanding significance and define 'critical moments in our development as a nation'.<sup>4</sup>
- The Commonwealth Heritage List (CHL) contains items that are natural and cultural heritage places that are on Commonwealth land, in Commonwealth waters or are owned or managed by the Commonwealth. A place or item on the CHL has been assessed as possessing 'significant' heritage value.<sup>5</sup>

A search of the NHL and CHL did not yield any results associated with the study area.

### 2.2 NSW Heritage Act 1977

Heritage in NSW is principally protected by the Heritage Act (as amended) which was passed for the purpose of conserving items of environmental heritage of NSW. Environmental heritage is broadly defined under Section 4 of the Heritage Act as consisting of the following items: 'those places, buildings, works, relics, moveable objects, and precincts, of State or Local heritage significance'. The Heritage Act is administered by the Heritage Council, under delegation by Heritage NSW. The Heritage Act is designed to protect both known heritage items (such as standing structures) and items that may not be immediately obvious (such as potential archaeological remains or 'relics'). Different parts of the Heritage Act deal with different situations and types of heritage and the Heritage Act provides a number of mechanisms by which items and places of heritage significance may be protected.

#### 2.2.1 State Heritage Register

Protection of items of State significance is by nomination and listing on the SHR created under Part 3A of the Heritage Act. The Register came into effect on 2 April 1999. The Register was established under the *Heritage Amendment Act 1998*. It replaces the earlier system of Permanent Conservation Orders as a means for protecting items with State significance.

A permit under Section 60 of the Heritage Act is required for works on a site listed on the SHR, except for that work which complies with the conditions for exemptions to the requirement for obtaining a permit. Details of which minor works are exempted from the requirements to submit a Section 60 Application can be found in

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<sup>4</sup> 'About National Heritage' <http://www.environment.gov.au/heritage/about/national/index.html>

<sup>5</sup> 'Commonwealth Heritage List Criteria' <http://www.environment.gov.au/heritage/about/commonwealth/criteria.html>

the Guideline 'Standard Exemptions for Works requiring Heritage Council Approval'. These exemptions came into force on 1 December 2020 and replace all previous exemptions.

There are no items listed on the SHR located within the study area.

There is one item listed on the SHR located within the vicinity of the study area. The following heritage items are listed:

- Yobarnie Keyline Farm (Item No. 01826), 108 Gross Vale Road. Item of state significance located adjacently north of the study area.

### 2.2.2 Archaeological relics

Section 139 of the Heritage Act protects archaeological 'relics' from being 'exposed, moved, damaged or destroyed' by the disturbance or excavation of land. This protection extends to the situation where a person has 'reasonable cause to suspect' that archaeological remains may be affected by the disturbance or excavation of the land. This section applies to all land in NSW that is not included on the SHR.

Amendments to the Heritage Act made in 2009 changed the definition of an archaeological 'relic' under the Act. A 'relic' is defined by the Heritage Act as:

*Any deposit, object or material evidence:*

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

It should be noted that not all remains that would be considered archaeological are relics under the NSW Heritage Act. Advice given in the Archaeological Significance Assessment Guidelines is that a 'relic' would be viewed as a chattel and it is stated that,

*In practice, an important historical archaeological site will be likely to contain a range of different elements as vestiges and remnants of the past. Such sites will include 'relics' of significance in the form of deposits, artefacts, objects and usually also other material evidence from demolished buildings, works or former structures which provide evidence of prior occupations but may not be "relics".<sup>6</sup>*

If a relic, including shipwrecks in NSW waters (that is rivers, harbours, lakes and enclosed bays) is located, the discoverer is required to notify the NSW Heritage Council.

Section 139 of the Heritage Act requires any person who knows or has reasonable cause to suspect that their proposed works will expose or disturb a 'relic' to first obtain an Excavation Permit from the Heritage Council of NSW (pursuant to Section 140 of the Act), unless there is an applicable exception (pursuant to Section 139(4)). Excavation permits are issued by the Heritage Council of NSW in accordance with sections 60 or 140 of the Heritage Act. It is an offence to disturb or excavate land to discover, expose or move a relic without obtaining a permit. Excavation permits are usually issued subject to a range of conditions. These conditions will relate to matters such as reporting requirements and artefact cataloguing, storage and curation.

Exceptions under Section 139(4) to the standard Section 140 process exist for applications that meet the appropriate criterion. An application is still required to be made. The Section 139(4) permit is an exception from the requirement to obtain a Section 140 permit and reflects the nature of the impact and the significance of the relics or potential relics being impacted upon.

If an exception has been granted and, during the course of the development, substantial intact archaeological relics of state or local significance, not identified in the archaeological assessment or statement required by

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<sup>6</sup> (NSW Heritage Branch, Department of Planning 2009, p.7)

this exception, are unexpectedly discovered during excavation, work must cease in the affected area and the Heritage Office must be notified in writing in accordance with section 146 of the Heritage 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.

SSD projects are not required to obtain an excavation permit under Section 139 of the Heritage Act, as per Section 5.23 (1) (c) of the EP&A Act. Heritage NSW may require certain approvals or permits as part of conditions of the SSD. Section 146 of the Heritage Act is also still applicable to SSD projects. If during the course of the development, substantial intact archaeological relics of state or local significance not identified in the archaeological assessment are unexpectedly discovered during excavation, work must cease in the affected area and the Heritage Office must be notified in writing in accordance with Section 146 of the Heritage Act. Depending on the nature of the discovery, additional assessment may be required prior to the recommencement of excavation in the affected area.

### **2.2.3 Section 170 Heritage and Conservation Registers**

Section 170 of the Heritage Act requires that culturally significant items or places managed or owned by Government agencies are listed on departmental Heritage and Conservation Register. Information on these registers has been prepared in accordance with Heritage NSW guidelines.

Statutory obligations for archaeological sites that are listed on a Section 170 Register include notification to the Heritage Council in addition to relic's provision obligations. There are no items within or adjacent to the study area that are entered on a State government instrumentality Section 170 Register.

## **2.3 Environmental Planning and Assessment Act 1979**

### **2.3.1 Local Environmental Plan**

The Hawkesbury LEP contains schedules of heritage items that are managed by the controls in the instrument. Heritage items in the vicinity of the study area are identified in Figure 4.

The study area is listed as an item of local significance on the Hawkesbury LEP 2012 Schedule 5:

- St John of God Hospital (former Belmont Park, mansion, garden, building, gatehouse and curtilage) (Item No. I412), 177–235 Grose Vale Road, Lots 11 and 12, DP 1134453. Heritage item of local significance containing the study area.

### **2.3.2 Hawkesbury Development Control Plan 2002**

The *Hawkesbury Development Control Plan 2002* (HDCP) outlines controls to guide built development. The HDCP supplements the provisions of the Hawkesbury LEP. One of the key objectives of the HDCP is to maintain and enhance the environmental cultural heritage of the Hawkesbury LGA. More specifically, the HDCP holds the following objectives with regards to heritage:

- Promote and protect the Hawkesbury area's natural and cultural heritage as a valuable resource that must be conserved for future generations.
- Consider the potential heritage significance of all properties identified in the LEP Heritage MAP and other applications as a matter to be taken into account in the assessment of DAs affecting those properties.
- Integrate conversation and management issues into the planning and development control process.
- Endure that any development with respect to a heritage site is undertaken in a matter that is sympathetic, to and does not detract from the identified significance of the site.

- Encourage innovative approaches to the conservation of Hawkesbury area's and heritage sites to provide incentives for good management practice.

Regarding archaeology, development consent is required for any works which disturb or excavate an archaeological site while knowing, or having reasonable cause to suspect. That the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed. The following provision apply for development of archaeological sites:

- New development should be designed to minimise impacts on an archaeological site that is considered to be of heritage significance.
- Any development that involved the disturbance of archaeological sites or deposits that cannot proceed without the appropriate approvals under the Heritage Act. The applicant should seek advice from Heritage NSW and Council's Heritage Officer in relation to these requirements.
- Archaeological investigations must be carried out according to the Heritage NSW *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales*.<sup>7</sup>

## 2.4 Summary of heritage listings

A summary of heritage listings within and in the vicinity of the study area is presented in Table 1 and Figure 4.

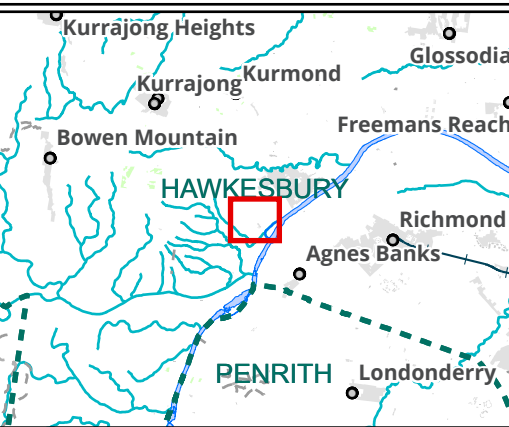
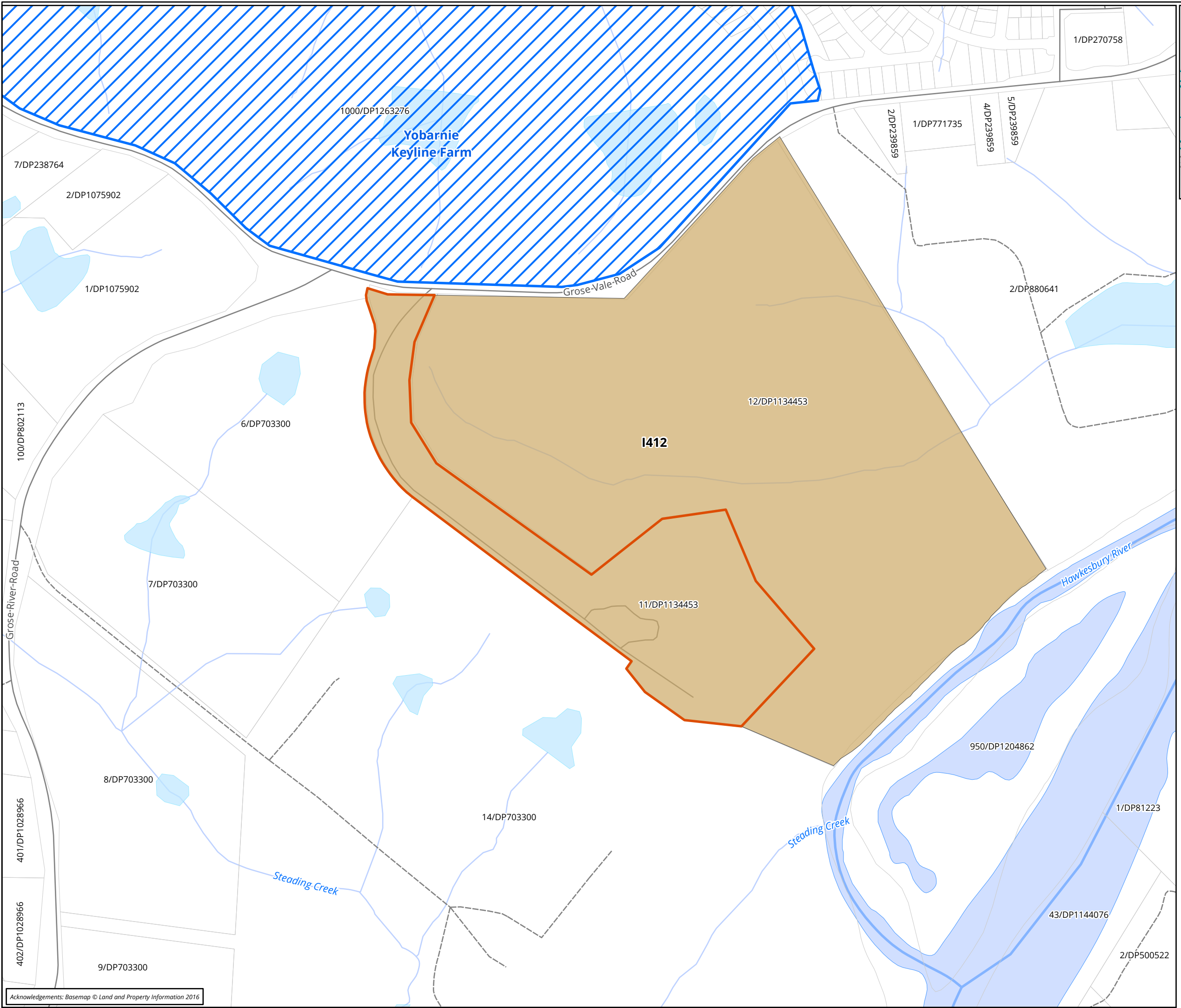
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<sup>7</sup> (DECCW 2010)

**Table 1 Summary of heritage listings within and adjacent to the study area**

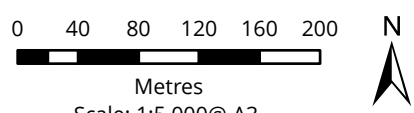
Site number	Site name	Address / Property description	Listings		Significance	Relationship with the study area
			Individual item	As a Conservation Area		
<b>01826</b>	Yobarnie Keyline Farm	108 Gross Vale Road	SHR	-	State	Immediately north of the study area
<b>I412</b>	St John of God Hospital (former Belmont Park, mansion, garden, building, gatehouse and curtilage)	177-235 Grose Vale Road, Lots 11 and 12, DP 1134453	Hawkesbury LEP	-	Local	Contains the study area





- Legend**
- Study area
  - Lot
  - State heritage item
- Local heritage item**
- Item - General

**Figure 4 Heritage items in the vicinity of the study area**



Matter: 36573, Date: 10 December 2021,  
Drawn by: AM, Checked by: ALB, Last edited by: amackegard  
Location: P:\36500s\36573\Mapping\36573\_Stjohn Layout:

Scale: 1:5,000@ A3  
Coordinate System:  
GDA 1994 MGA Zone 56

**biosis**

## 3 Historical context

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Historical research has been undertaken to identify the land use history of the study area, to isolate key phases in its history and to identify the location of any built heritage or archaeological resources which may be associated with the study area. The historical research places the history of the study area into the broader context of Richmond.

### 3.1 Topography and resources

The study area lies within the Cumberland Lowlands, which is part of the Cumberland Plain. This landform is characterised by low lying, gently undulating plains and low hills on Wianamatta Group shales<sup>8</sup> and a broad and shallow basin that stretches westwards from Parramatta to the Hawkesbury-Nepean River and southwards from Windsor to Thirlmere.<sup>9</sup> The predominant geological formation contained within the study area is the Middle Triassic Wianamatta Group, specifically the Ashfield Shale formation.

Topographically, the study area is present on top of the edge of a terrace platform, with a steep slope heading down to the Hawkesbury River on the south-east boundary. A review of topographic maps of the study area indicates that it is dominated by gentle slopes and terrace flats.

The southern border of the study area is located approximately 200 metres north-west of the Hawkesbury River, which is a perennial water source. A number of non-perennial canal-drains surround the study area approximately 100 metres north-east and east of the study area, 100 metres west of the study area and 100 metres north of the study area.

The Luddenham soil landscape is the predominant soil type within the study area. The Luddenham soil landscape distribution patterns vary dependant on the landform type it is contained within, therefore altering the depths at which subsurface archaeological artefact deposits are found. The majority of the study area is contained upon a terrace landform, with a total soil depth of approximately 400 millimetres, overlying shale bedrock. The southern portion of the study area is contained on a sloped landform, where soils can reach depths of 1000 millimetres.

### 3.2 Aboriginal past

Our knowledge of Aboriginal people and their land-use patterns and lifestyles prior to European contact is mainly reliant on documents written by non-Aboriginal people. These documents are affected by the inherent bias of the class and cultures of their authors, who were also often describing culture that they did not fully understand - a culture that was in a heightened state of disruption given the arrival of settlers and disease. Early written records can however be used in conjunction with archaeological information and surviving oral histories from members of the Aboriginal community in order to gain a picture of Aboriginal life in the region.

Early interactions between local Aboriginal groups in the Sydney region and European settlers varied in nature between peaceful and hostile. It was not long before the effects of colonisation proved detrimental to local groups, with farming practices employed by the settlers removing land that had until that point been used for subsistence.<sup>10</sup>

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<sup>8</sup> (Bannerman & Hazelton 1990, p.2)

<sup>9</sup> (OEH 2014)

<sup>10</sup> (Attenbrow 2002)

Early observers made no note of the language of the local groups, and it was not until the latter part of the 19th century that the name Darug was used. It has been stated that "*The Dharuk speaking people adjoined the Thurrawal on the north, extending along the coast to the Hawkesbury River, and inland to what are now Windsor, Penrith, Campbelltown, and intervening towns*".<sup>11</sup> Subsistence activities varied based on the local landscapes, with Darug groups closer to the coast employing different food sources and means of hunting in order to survive, compared to those further inland.<sup>12</sup>

It has been suggested that a total of four dialects were spoken in the Sydney region:<sup>13</sup>

- *Darug coastal dialect/s - the Sydney Peninsula (north of Botany Bay, south of Port Jackson, west to Parramatta), as well as the country to the north of Port Jackson, possibly as far as Broken Bay.*
- *Darug hinterland dialect - on the Cumberland Plain from Appin in the south to the Hawkesbury River in the north; west of the Georges River, Parramatta, the Lane Cove River and Berowra Creek.*
- *Dharawal - from south side of Botany Bay, extending south as far as the Shoalhaven River; from the coast to the Georges River and Appin, and possibly as far west as Camden.*
- *Gundungurra - southern rim of the Cumberland Plain west of the Georges River, as well as the southern Blue Mountains.*

It has been noted that early observers of Aboriginal culture who came with the First Fleet studied Aboriginal society around Port Jackson extensively; however, ethnographies for other areas are not as reliable, and that many leaps of faith are involved when studying Aboriginal culture in Sydney more broadly.<sup>14</sup> Systematic anthropological studies of these communities were not carried out until the late 19th century, well after colonisation and its impacts were felt (including an epidemic of smallpox in the 1830s).

A number of broad statements have been made about the nature of Aboriginal society in the Sydney region, creating a number of parameters for her analysis, including:

- Distinct bands would have been identifiable (speaking separate language or dialects), and would identify specific tracts of land.
- These bands would have been part of a larger clan group (assumed to be the language group), which would occupy a larger estate.
- Interaction between clan groups would occur on the periphery of these estates.
- Interaction between clan groups for the purpose of holding ceremonies indicates larger group cohesion between clans.<sup>15</sup>

### 3.2.1 European contact and conflict

From 1792 to 1809, much of the colonisation west of Sydney was focused on Parramatta, as it provided fertile soils for crop production and pastoral practices. By 1794, early settlers looked to expand upon their territory, with exploration efforts moving settlers to more fertile soils surrounding the Hawkesbury River. The land throughout this area was already occupied by the Darug people, who used the banks of the river primarily as a hunting ground.<sup>16</sup> Despite this, European settlers established settlements along the river, leading to a proliferation and disruption of resources for Aboriginal people. This included land clearing efforts for

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<sup>11</sup> (Mathews 1901, p.155)

<sup>12</sup> (Kelleher Nightingale Consulting 2010, p.10)

<sup>13</sup> (Attenbrow 2002, p.34)

<sup>14</sup> (McDonald 2008, p.16)

<sup>15</sup> (McDonald 2008, pp.18–19)

<sup>16</sup> ('Incidents between Aboriginal people in NSW and the British colonisers 1792–1809' n.d)

agricultural practices, with large quantities of maize planted to feed the livestock and residents of the settlements. It has been stated that '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'.<sup>17</sup>

This theft of resources started a string of violent attacks, raids and warfare from both parties. Between the months of May and June of 1795, these isolated offences culminated in the Battle of Richmond Hill, which took place between the Darug people and the NSW Corps due to conflicts over the farming of the land by European settlers.<sup>18</sup> This battle was considered to be one of the first recorded battles between Aboriginal people and European settlers. In 2010, a memorial garden was erected within the grounds of St John of God Hospital to commemorate this event.

A meeting with a representative for the Richmond Hill memorial garden was attended on 2 July 2020, with the following information obtained:

*Prior to European settlement in the Parramatta and Hawkesbury regions, the Darug people lived along the extent of the Hawkesbury River, with the land along the embankment used for hunting and cultivation purposes. A treaty between Governor Arthur Phillip and Yarramundi (an Aboriginal elder and leader of the Richmond Boorooberongal clan) was reached sometime between 1788 and 1794, whereby the land located along the Hawkesbury River was not to be settled upon by European inhabitants, as it was already occupied by the Darug people. It was reported that Phillip strived to maintain a good relationship with the Darug people, which was reciprocated in turn due to Phillip's missing front tooth, which possessed the symbolic value of power and leadership in Darug culture. To ensure the continued harmony between the Aboriginal and European communities, Phillip decided the next European settlement would be located in Parramatta, with colonisation occurring in 1788.*

*The Darug people primarily used the land along the Hawkesbury River to harvest the wild yams that grew along the embankment, as they were a traditional crop utilised in food production. Once Phillip returned to England in 1792, Europeans settlers decided they needed to expand their settlement and colonised the banks of the Hawkesbury River from 1794, subsequently breaking Phillip's treaty with the Darug people. When colonisation occurred in 1794, European settlers removed all of the yam crops and replaced them with corn.*

*Cultural differences played a large part in the escalation of tensions and skirmishes between the Aboriginal and European inhabitants. In Darug culture, the 'mother' is the earth and the 'father' is the sky. The mother and father provide the conditions for crops to be produced, with the crops considered a gift from the mother that was to be shared equally by the people who lived throughout the area. Conversely, the European settlers erected fences around a parcel of land they were granted by the Crown, with that land becoming solely theirs, meaning any crops planted in that land grant were not shared. The Darug people, who saw that the yams they ate had been replaced by corn crops, determined that the corn was still to be shared between both groups. Alternatively, the Europeans saw this act as theft. As a result, a number of small skirmishes occurred between May and June of 1795, which lead to the NSW Corps being enlisted by the European settlers to intervene in June of 1795.*

*The Battle of Richmond Hill saw the loss of both Aboriginal and European lives, however the presence of the NSW Corps decimated much of the Aboriginal community. It is one of the earliest recorded battles on Australian soil between European settlers and the Aboriginal people. In order to commemorate this event, a memorial garden was erected in 2010 [within the study area]. This spot was chosen by the Darug community, in liaison with the St John of God brotherhood, as it contained a great sense of healing and had a beautiful vantage point, overlooking*

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<sup>17</sup> (Martin 1988, p.42)

<sup>18</sup> (Battle of Richmond Hill 2020)

*the Hawkesbury River. Over the last 10 years, the garden has been used to continue to educate people about the history of the region and the battle itself, with a yearly commemoration event held at the memorial grounds to ensure this event is memorialised.<sup>19</sup>*

### 3.3 St John of God – historical development

#### 3.3.1 Exploration (1788 to 1810)

The earliest visit by European people to the Hawkesbury River occurred in March 1788, just over a month after the arrival of the First Fleet. The expedition was led by Governor Arthur Phillip, which reached Dangar Island at the mouth of the Hawkesbury River. In June the following year, a second exploration party was launched, which travelled as far as Wiseman's Ferry; it was then that Governor Phillip named the river after Lord Hawkesbury, the president of the Board of Trade in Britain. Returning in July 1789, Governor Phillip led a third party along the river as far as the Colo River and Richmond Hill, near the current study area. They reached the site of what would become Windsor on 6 July 1789.<sup>20</sup> The area was noted for its position and fertile soils, but settlement there was postponed until a government presence was possible due to its distance from Sydney.<sup>21</sup> However, while not known at the time, the topography of the district and its relationship with the Hawkesbury River meant that unpredictable and destructive flooding occurred, with floodwaters backing up on the alluvial flats where early settlement and farming was to be established.<sup>22</sup>

The first settlement in the region was established at the portion of the Hawkesbury River known as Pitt Reach by Major Grose of the NSW Corp in 1794. As acting Governor at the time, Grose had settled 22 settlers with grants of up to 30 acres (12.1 hectares) each on the banks of the Hawkesbury River where it met South Creek (the current location of Windsor).<sup>23</sup> In the same year, a track between Parramatta and this settlement had been marked out.<sup>24</sup> Known as Green Hills by the settlers but called Mulgrave Place by Grose, the fertile alluvial soils of the area encouraged more people to settle in the area, reported by Grose's successor Captain William Paterson 400 people by 1795 and 1,000 people by 1800. As a result, the area developed as a major grain-producing locality in the early colony.

The first government presence was initiated in 1795, with government stores and a military garrison established at Green Hills/Mulgrave Place to aid in the management of the settlement.<sup>25</sup> Windsor was the third Government Domain in the colony, after Sydney and Parramatta. It has been argued that the distance from Sydney and the bureaucracy of this new settlement influenced its character; many of the new settlers were ex-convicts.<sup>26</sup> To encourage settlement and farming in this district, Grose offered convicts a reduction in their sentences if they took up farming here. As well as ex-convicts, there were poor free farmers and soldiers. Recent research has shown that the population in the first few years of settlement was 95% ex-convict and the remainder poor, free settlers.<sup>27</sup> This character changed as the separation between the settlements was minimised by the construction of a new track from Parramatta, which reduced travel from two days to eight hours<sup>28</sup> and river traffic increased through the local construction of ships. Initially however,

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<sup>19</sup> M Stubbings 2020, pers. comm.

<sup>20</sup> (Clugston 2008, Hendy-Pooley 1906, pp.13–14, Gill 1965, pp.541–542, Baker 1967, p.3)

<sup>21</sup> (Higginbotham 1986, p.4, Biosis Research & Cultural Resource Management 2012, p.44)

<sup>22</sup> (Proudfoot 2017, p.8)

<sup>23</sup> (Hendy-Pooley 1906, p.13, Clugston 2008, Higginbotham 1986, p.4, Gill 1965, p.543, Baker 1967, p.3)

<sup>24</sup> (Proudfoot 2017, p.10)

<sup>25</sup> (Higginbotham 1986, pp.4–5, Biosis Research & Cultural Resource Management 2012, p.44, Gill 1965, p.544, Baker 1967, p.3)

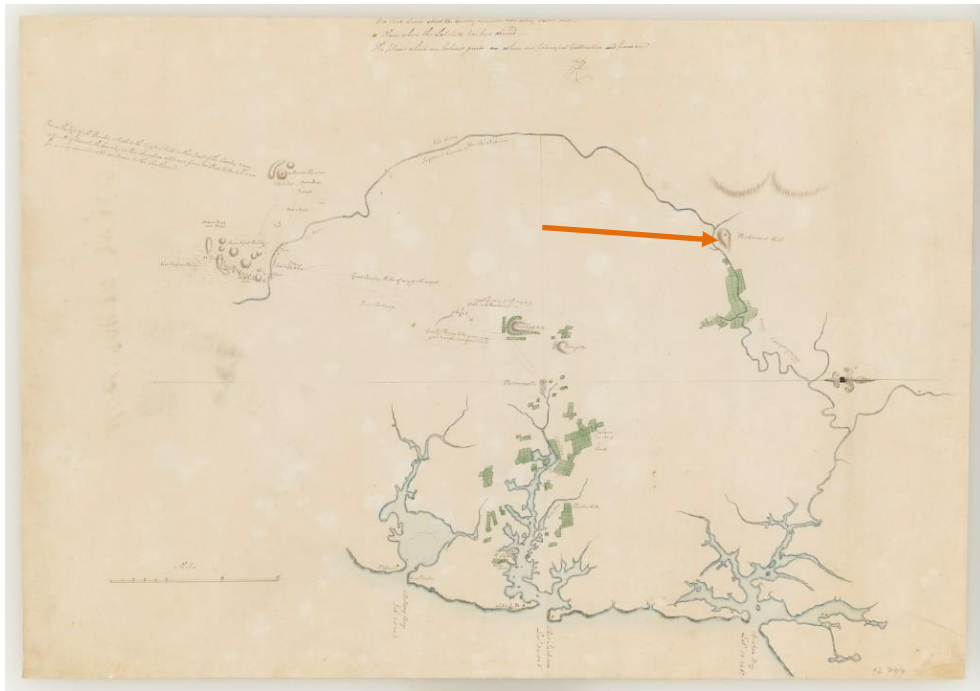
<sup>26</sup> (Karskens 2009, pp.119–120)

<sup>27</sup> (Barkley-Jack 2012, p.4)

<sup>28</sup> (Karskens 2009, pp.118, 121)

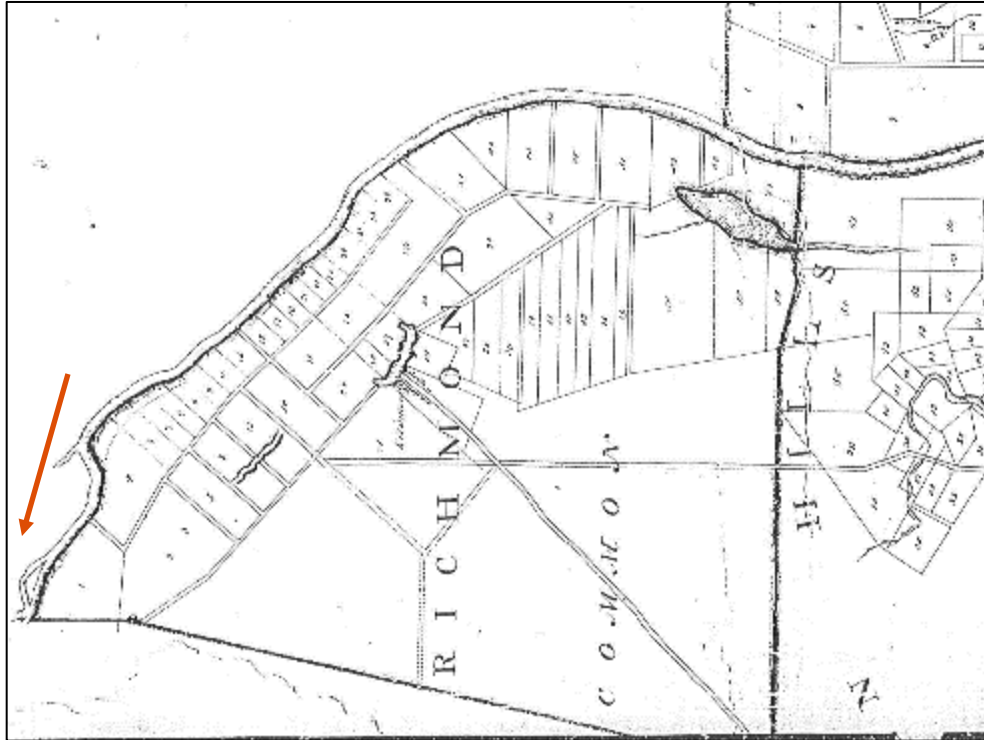


this part of the Hawkesbury was a series of individual farms rather than a dedicated agricultural settlement. By the end of 1795 two hundred and fifty-five parcels of land had been granted along the Hawkesbury River and South Creek (Photo 1).



**Photo 1** NSW sketch of the settlements, 20 August 1796 by Govenor John Hunter, with the approximate location of Richmond marked with the orange arrow (Source: State Library of NSW, FL3541995)

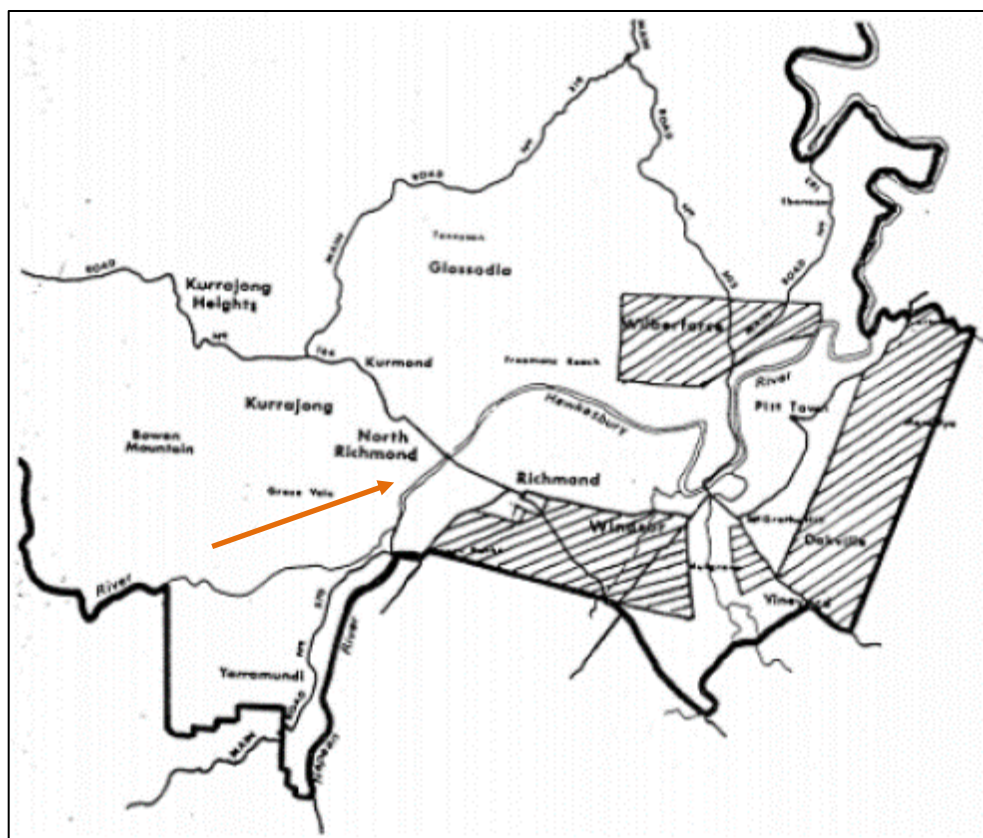




**Photo 2** Detail from an early undated map of the Hawkesbury River and land grant portions; the location of the study area is indicated by the arrow (Source: NSW State Archives and Records, Item no. SZ417)

In 1804, Governor Phillip Gidley King established the Commons, which provided elevated pasture land for settlers where livestock could be relocated during times of flooding (Photo 3). The Commons were located adjacent to the river lands, with each being over 5,000 acres (2,000 hectares) in size. This was Governor King's approach to providing additional pasture land for the small land grantees, enabling them to graze their livestock close to their properties.<sup>29</sup>

<sup>29</sup> (Proudfoot 2017, pp.17, 49–50, Hendy-Pooley 1906, p.20)



**Photo 3** The Hawkesbury Commons, indicated by the shaded areas; the study area is indicated by the orange arrow (Source: (Proudfoot 2017, p.50 Figure 31)

With the arrival of Governor Lachlan Macquarie in 1809, so came a program of town building and British social organisation within the colony. The Hawkesbury region was targeted for its fertile soils and access to the river, with Green Hills / Mulgrave Place already having been the focus of government works since its early settlement. Under Governor King (1800-1806), a series of commons has been established within the district for the purposes of depasturing cattle from the local farmers, including Ham Common at Windsor and Richmond, Pitt Town Common and, later, St Alban's Common. Governor Macquarie visited the Hawkesbury region in October 1810, travelling along the riverbanks for four days and selecting locations of the towns he wished to develop, ideally on high ground out of flooding danger and accessible by the river. Macquarie had hoped that the farmers would reside in the towns with their animal stock located on a township acre and commute out to their properties to tend to their crops and livestock either on their own land or the Common.<sup>30</sup>

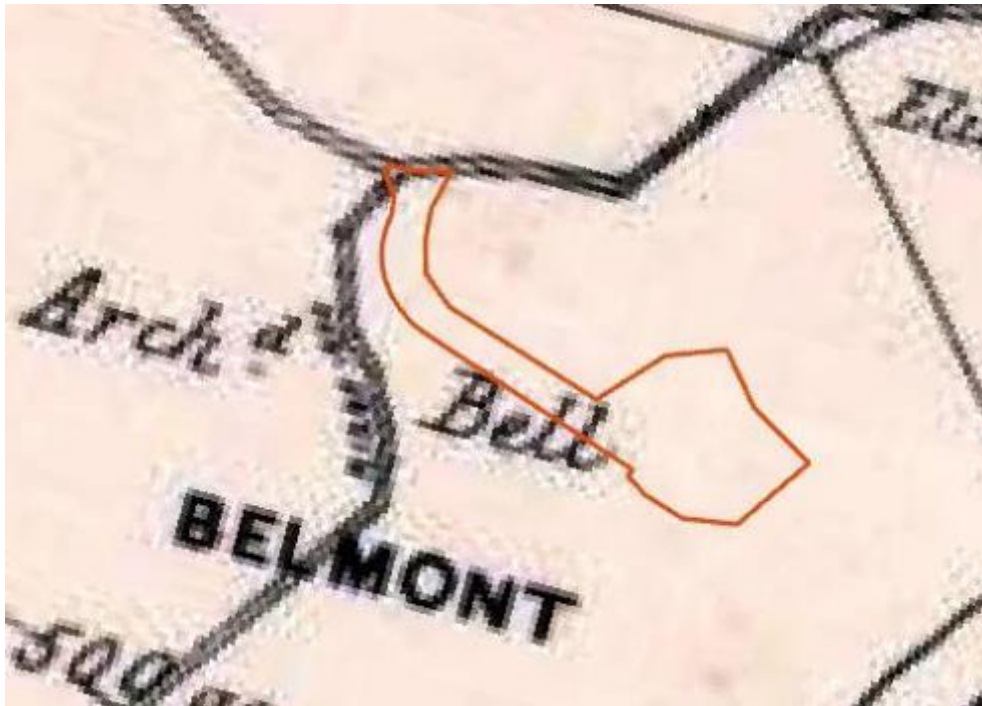
The colonial history of the Hawkesbury River and the land surrounding it played a significant role in the survival and expansion of early settlement. Initial colonisation around the Hawkesbury River commenced in 1794 and by the early 1800s major homesteads were developed within the Richmond area, with the land primarily used for farming (Photo 2).

### 3.3.2 Early development (1810 to 1900)

In early parish maps, North Richmond was originally known as Enfield but was later changed. The first land grants in the North Richmond area were located along the Hawkesbury River and date from 1796. These grants were smaller in size and it wasn't until the early 1800s that large portion of land were granted. The

<sup>30</sup> (Ruhen & Adams 1970, p.31, Proudfoot 2017, p.20, Baker 1967, p.3)

study area is located within a 500 acre (202.3 hectares) portion granted to Archibald Bell by Governor William Bligh in 1807 (Photo 4).<sup>31</sup> The majority of this land is within the SHR listed Yobarnie Keyline Farm, located immediately north of the study area.<sup>32</sup>



**Photo 4** Parish map dated to 1881, with the study area outlined in orange (Source: National Library of Australia, Parish of Kurrajong, MAP F 40)

Archibald Bell arrived in Sydney on 12 July 1807 on the *Young William* with his wife and nine children prior to being granted his allotment. Another child was born soon after he arrived in Richmond. Bell was in charge of the guard at Government House when William Bligh was arrested during the Rum Rebellion in 1808. He was appointed magistrate the next day and served as military commandant combating two major Hawkesbury floods. Bell received a further 1000 acre (404.7 hectares) grant from Lieutenant Governor Patterson alongside his 500 acre grant for his service. Governor Lachlan Macquarie confirmed both grants on 1 January 1810, which is now the grant official date.<sup>33</sup> He had called his property ‘Belmont’ where he built the first house, Bell House [1], in the study area by 1810, likely with the assistance of convict labour.<sup>34</sup> A 2018 historical study of Archibald Bell describes Bell House [1] as a timber homestead. However, no source is provided for this description.<sup>35</sup> Bell also had 28 assigned convicts to work the land according to the 1822 General Muster; as part of this, 200 acres had been cleared, with 89 acres cultivated for maize, oats and wheat, with livestock including cattle, sheep, horses and pigs.<sup>36</sup> Governor Macquarie visited his house during his trip to the area in 1810.<sup>37</sup> He describe Bell’s house [1] to be located at the summit of Richmond Hill.<sup>38</sup>

<sup>31</sup> NSW Land Registry Services, Primary Application Number 7816, (Weir Phillips Heritage and Planning 2020, p.7)

<sup>32</sup> NSW Government 2021

<sup>33</sup> (Weir Phillips Heritage and Planning 2020, p.7)

<sup>34</sup> Heydon 1966, (Proudfoot 2017)

<sup>35</sup> (Renaud 2018, p.23)

<sup>36</sup> (Weir Phillips Heritage and Planning 2020, p.8)

<sup>37</sup> Heydon 1966, DPIE 2019.

<sup>38</sup> NSW Government 2021

In 1818 Bell acted as barracks master and assisted in founding the Hawkesbury Benevolent Society. He was then appointed chief police magistrate 1820 and became the first magistrate to be paid and occupy Government House. His son, also Archibald Bell, marked a new route across the Blue Mountains in 1823 at age 19, following Aboriginal women into the area from the Belmont property. By 1832 Bell senior was appointed as a member of the Legislative council and held his seat until his death in 1883. Also around this time, the original Bell House [1] was expanded from the timber homestead, with the homestead now comprising a stone dwelling, stables and coach house [2], offices [3] and outbuildings [4], gardens and orchards.<sup>39</sup> Part of the original 1830s stable building wall remains within the study area, incorporated into the later sandstone stables constructed in the 1890s (Photo 5).



**Photo 5 Portion of the original Bell stable [2] building wall, incorporated into a later sandstone building, possibly the laundry or later stable**

Conrad Martens undertook a series of sketches dating to 1838, three of which depict Belmont and Bell House [1] (Photo 6, Photo 7, Photo 8).<sup>40</sup> From these images it appears that Bell House [1] was a substantial two-storey Georgian-style building typical of the period, with a number of administrative structures and outbuildings, constructed below the crest of Richmond Hill. Timber post and rail fences are also recorded as dividing paddock areas down to the Hawkesbury River, with some native vegetation remaining. Primary and secondary sources indicate that the Bell homestead was located on the slope below and north of the current Belmont House. The land stayed within the Bell family.<sup>41</sup>

<sup>39</sup> (Heydon 1966, Renaud 2018, p.41)

<sup>40</sup> (Weir Phillips Heritage and Planning 2020, p.8, Heydon 1966, Renaud 2018, p.41)

<sup>41</sup> (Heydon 1966, Renaud 2018, p.41)



**Photo 6** 1838 sketch by Conrad Martens of Belmont, with Bell House [1] indicated  
(Source:(Martens 1838a))





**Photo 7** 1838 sketch of Bell House [1] and Belmont by Conrad Martens, with Bell house indicated (Source: (Martens 1838b))



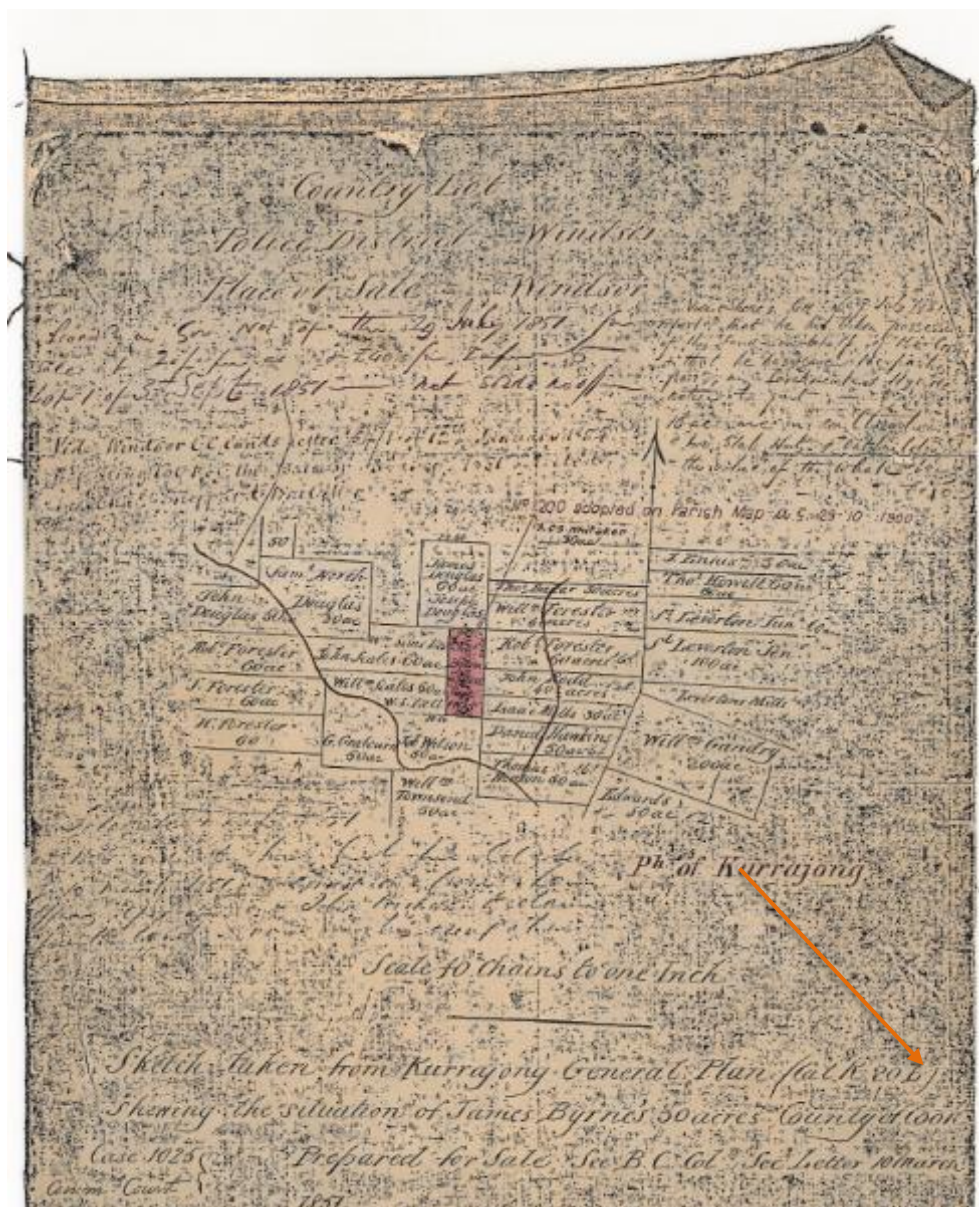
**Photo 8** 1838 sketch by Conrad Martens of the Belmont property 'from the terrace' (Source: (Martens 1838c))

In 1845, the Belmont estate was advertised for sale by auction due to James Thomas Bell, the youngest son of Maria and Archibald, becoming insolvent. However, the property did not sell.<sup>43</sup> Bell House is described as a 'large mansion house' featuring 18 rooms, a barn, stables, dairy and outbuildings.<sup>44</sup> A Crown plan dating to 1851 noted in a Kurrajong Parish map to have covered much of the North Richmond and Kurrajong area was reviewed. This Crown plan did not appear to extend to the study area, focusing on land to the north-west

<sup>43</sup> (Renaud 2018, p.53)

<sup>44</sup> ('Advertising' 1845)

(Photo 9).<sup>45</sup> Another early but undated plan titled 'Original farms near Belmont', was also reviewed to determine the location of the Bell homestead. Unfortunately the quality of the digital image of this plan was very low and few details could be discerned, or even whether it covered the study area (Photo 10).<sup>46</sup> A further undated Crown plan of lands along the Hawkesbury River was also inspected. The Belmont property is recorded, but does not note the location of any structures associated with the Bell homestead (Photo 11).<sup>47</sup>



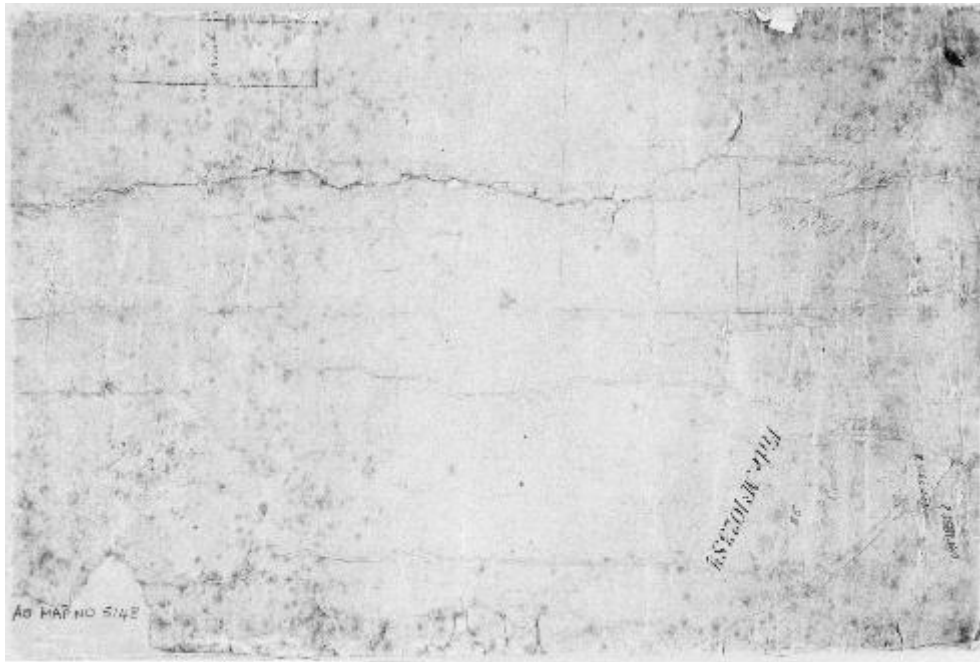
**Photo 9** 1851 Crown plan of part of the Parish of Kurrajong; the study area is outside of this plan to the south-east with the direction indicated by the orange arrow (Source: NSW Land Registry Services, Crown plan K47)

<sup>45</sup> NSW Land Registry Services, Crown plan K47

<sup>46</sup> NSW State Archives and Records, Plan C.2.920

<sup>47</sup> NSW Land Registry Services, Crown plan 1-497a





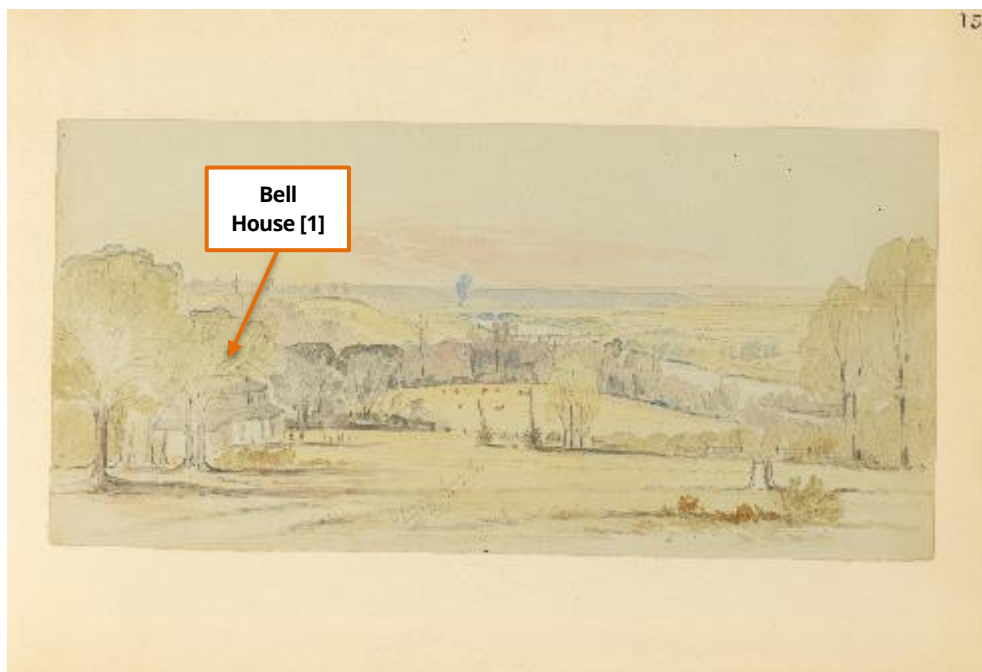
**Photo 10** Undated early plan titled Original farms near Belmont; the low quality of the scanned image prevents analysis of the features and whether the study area is located within this plan (Source: NSW State Records and Archives, plan R.2.920)



**Photo 11** Extract from undated Crown plan showing land along the Hawkebury River with the study area outlined in orange (Source: NSW Land Registry Services, Crown plan 1-497a)

The estate was advertised again for sale in 1866 as “a commodious residence with spacious barn and necessary out-offices, and there are two large orchards in connection with the grounds”; it is presumed that the ‘spacious barn’ and ‘out-offices’ are the stables and coach house [2] and offices [3] identified previously.<sup>48</sup>

Henry Newcommen acquired the Belmont property at this time. Newcommen a free settler from England who had become a successful grazier in northern NSW. Newcommen lived at Belmont with his wife Emily (nee Baldwin) and their children, several of whom were given the middle name ‘Belmont’ as a token of affection for the property. There are differing accounts as to the dwelling that the Newcommens occupied, with some stating that the family resided in Bell House [1] and made no changes, while others argue that they constructed a new home elsewhere on the property.<sup>49</sup> A sketch of Belmont by H. Grant Lloyd likely dates to the period of the Newcommen ownership of the estate (Photo 12). An undated artwork also depicts Bell House [1] and a number of other buildings associated with the homestead (Photo 13). A further undated photograph featured in a 1936 newspaper article on the Bell family shows Bell House [1] (Photo 14); the newspaper article states that about 10 feet of soil was cleared away and made into a sloping bank below the drive. It is not certain as to whether this cleared area was that which contained Bell House [1].



**Photo 12** 1857-1888 sketch of Belmont by H. Grant Lloyd, showing Bell House [1] (Source:(Lloyd 1857)

<sup>48</sup> (Sydney Morning Herald 1866)

<sup>49</sup> (Weir Phillips Heritage and Planning 2020, pp.10–11)



**Photo 13** Undated artwork of Belmont, showing Bell House [1] and a number of other structures associated with the homestead (Source: Courtesy of St John of God Hospital)



**Photo 14** An undated photograph shows Bell House [1] in a 1936 newspaper article on the Bell family; the photographer may have been located in the south-western portion of the study area, showing views down the slope, with the next ridgeline in the background (Source: (G.A.B. 1936)

The Belmont estate remained in the Newcommen family, with Henry Newcommen's son, William Belmont Newcommen, subdividing part of the estate in 1888.<sup>50</sup> The Belmont property was later transferred to William James Forrester, esquire, George Henry Holmes, esquire and Robert Lismore Moore, grazier in 1890.<sup>51</sup> The Belmont Estate land was promptly sold to Philip Charley the same year.<sup>52</sup> A plan of the Belmont Estate within the Certificate of Title does not show the location of Bell House [1], the stables and coach house [2], offices [3] and outbuildings [4], however a burial ground is recorded to the north of the study area (Photo 15). This is where Archibald Bell and his wife were buried.<sup>53</sup>

<sup>50</sup> (Weir Phillips Heritage and Planning 2020, pp.11–12)

<sup>51</sup> NSW Land Registry Services, Certificate of Title Volume 966 Folio 116, Primary Application 7816

<sup>52</sup> NSW Land Registry Services, Certificate of Title Volume 966 Folio 116, Certificate of Title Volume 896 Folio 195

<sup>53</sup> (DPIE 2019)





**Photo 15 Plan of the Belmont Estate Land dated to 1890, with the study area outlined in orange (Source: NSW Land Registry Services, Certificate of Title Volume 966 Folio 116)**

Philip Charley was a horse and cattle breeder. He imported Cleveland Bays, English hackney horses, Norfolk red polled cattle and Lincoln and Shropshire sheep, which he bred and exhibited. Charley was also the vice president of the Royal Agricultural Society of NSW and the Hawkesbury Benevolent Society and Hospital.<sup>54</sup> In 1891, Henry Fullwood was commissioned by Charley to paint five views of the Belmont estate (Photo 16, Photo 17). These show further buildings have been constructed within the Bell House [1] homestead area, with detail of the stables and coach house [2].<sup>55</sup> Charley designed and built the current Belmont House [5] in 1892 and ran the estate as a stud farm, which he renamed Belmont Park.<sup>56</sup> The new 25-roomed house has a neoclassic design by Morell and Kemp (Photo 18 and Photo 19). It is built of sandstone elaborately carved, one story high with cellars, coupled cast iron verandah columns, terra-cotta balustrades, slate roof, and mosaic and parquet floors. The interior is decorated with rosewood joinery, arched skylights, plasterworks, fine chimney pieces, library and engraved brass door furniture.<sup>57</sup> The workmen who constructed the new building camped on the estate (location unknown), while bricks for the structure were burnt on the estate.<sup>58</sup> Photo 19 shows what is likely to be Mrs Charley's greenhouse [6] adjacent to Belmont House [5].

<sup>54</sup> Weatherburn 1993

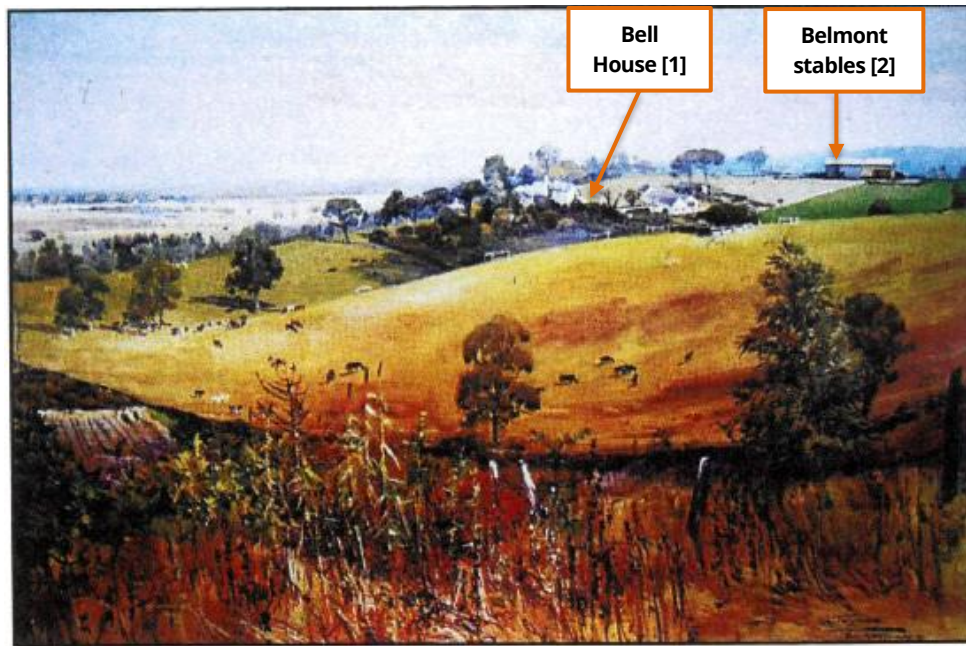
<sup>55</sup> (Weir Phillips Heritage and Planning 2020, p.13)

<sup>56</sup> Weatherburn 1993, Kurrajong-Comleroy Historical Society 2019

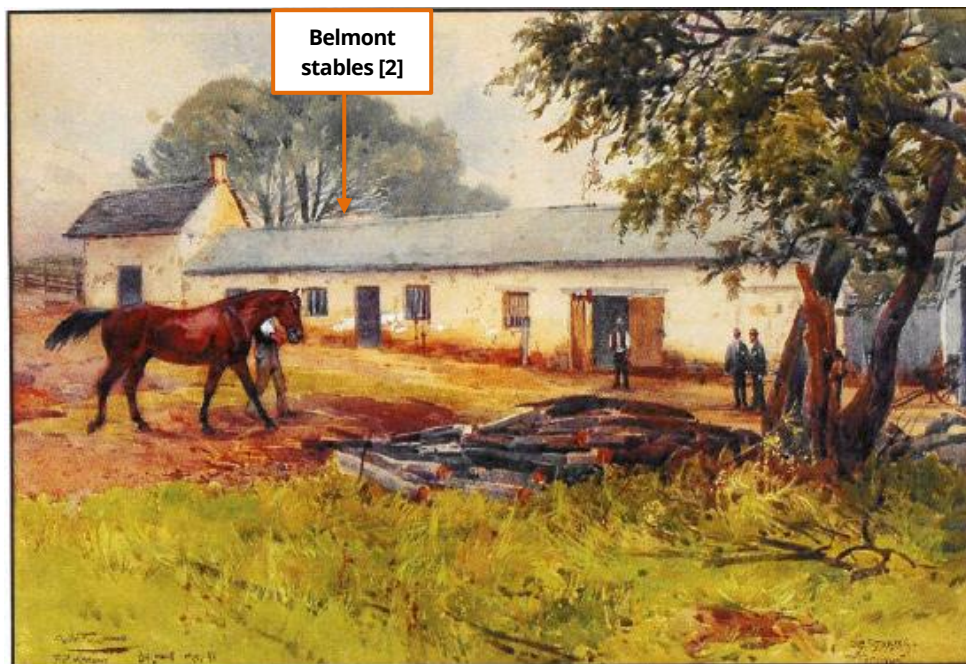
<sup>57</sup> DPIE 2019

<sup>58</sup> (Weir Phillips Heritage and Planning 2020, p.14)





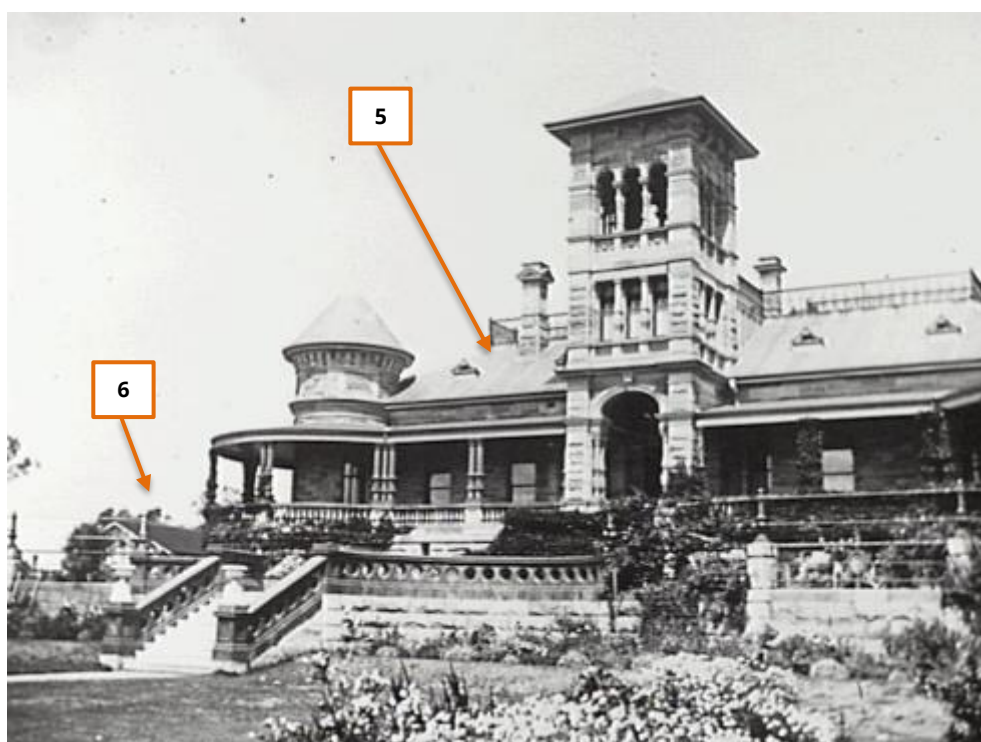
**Photo 16** Painting of Belmont, May 1891, by Albert Henry Fullwood, showing Bell House [1] and other homestead buildings (Source: (Renaud 2018))



**Photo 17** Painting of Belmont Stables [2], 1891, by Albert Henry Fullwood and Frank Mahoney (Source: (Renaud 2018))



**Photo 18** c. 1900 photograph of the 'Grand Mansion at Belmont, North Richmond' (Source: Kurrajong-Comleroy Historical Society)



**Photo 19** c. 1900 photograph of Belmont House [5] and Mrs Charley's greenhouse [6] (Source: Hawkesbury Library Image No.011245)

Bell House [1] was demolished in 1892, which was said to be haunted with ghost sounds and flickering light. Charley commissioned further buildings and works in the 1890s, including a new stable block [7] in 1896; prior to this the original Bell stable [2] was utilised. In 1897, wind breaks of pines were planted around the estate paddocks with vegetable and ornamental gardens also established in 1897.<sup>60</sup> Late-19th century parish maps of Kurrajong do not record the location of any buildings within the study area (Photo 4). A plan of Gross

<sup>60</sup> (Weir Phillips Heritage and Planning 2020, p.16)



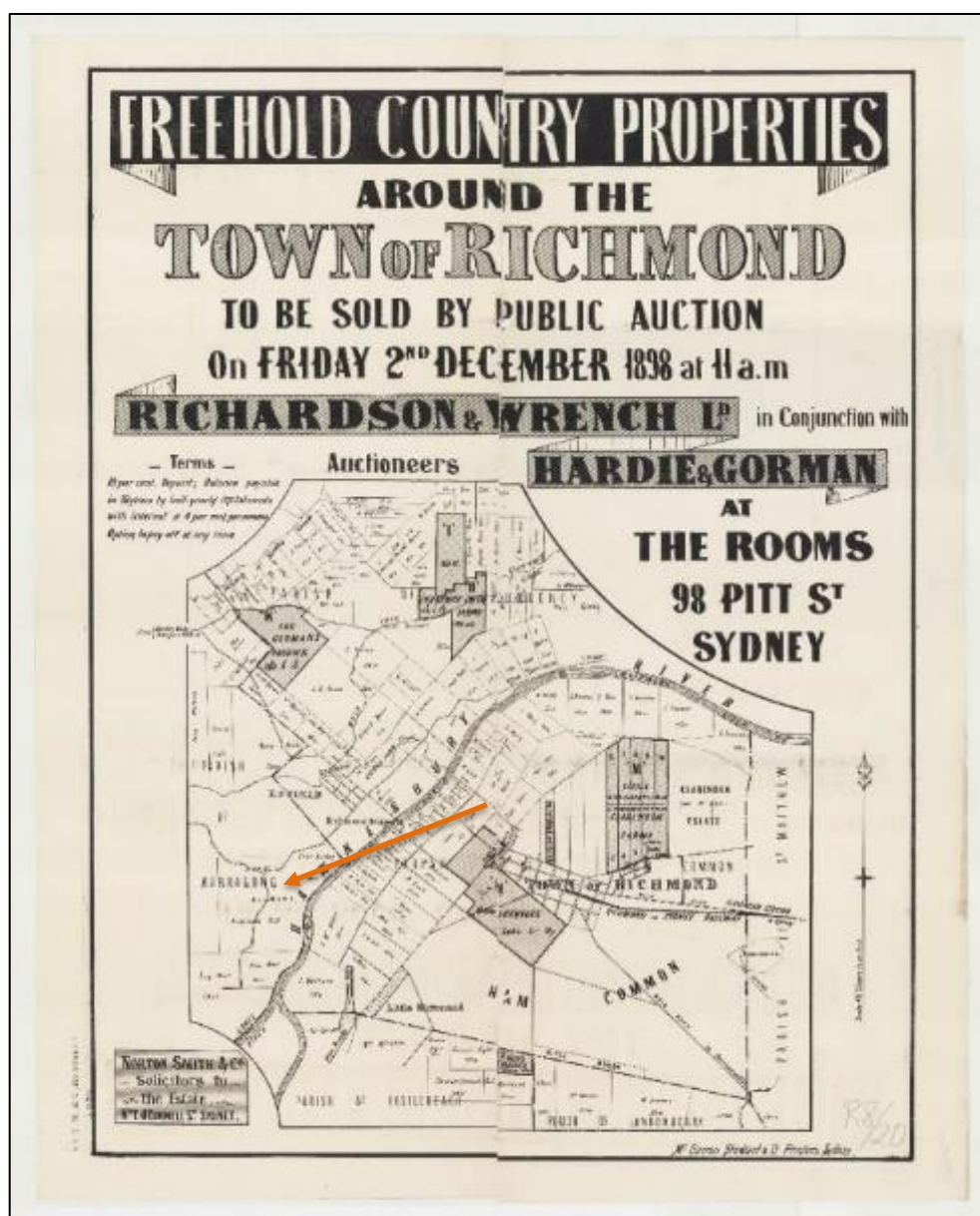
Vale Road dated to 1897 shows the driveway of the estate extending from the road, however no structures are recorded on the plan.<sup>61</sup>



**Photo 20** 1893 parish map of Kurrajong, with the study area outlined in orange (Source: NSW Land Registry Services, Parish Map of Kurrajong 1893)

Freehold properties were available for purchase in 1898 within the North Richmond area to the north-east of the study area. An advertisement of land for sale is displayed in Photo 21. This led to major residential development within the area.

<sup>61</sup> NSW Land Registry Services, Crown plan R336B.1603



**Photo 21** 1898 auction poster for properties surrounding Richmond. Estimated location of study area indicated by orange arrow (Source: NSW Land Registry Services)

### 3.3.3 Modern development (1900 to present)

The land stayed within the Charley family for a number of decades where they continued to make additions to the land. Further development within the study area occurred in the 1900s. A fernery and aviary [8] constructed of timber and stone was built below the front of Belmont House in 1900, while in 1907 the Gate House or Lodge [9] was established at the entrance to the property.<sup>62</sup> This sandstone structure was built at the end of the half mile long avenue of Canary Island palms leading to the elaborate gardens that surround Belmont House [5] (Photo 22). The sandstone and timber octagonal fernery and aviary [8] was converted to a conservatory in 1910 (Photo 23 and Photo 24).<sup>63</sup> A 1901 article in *Australian Town and Country Journal* includes

<sup>62</sup> Kurrajong-Comleroy Historical Society 2019.

<sup>63</sup> DPIE 2019



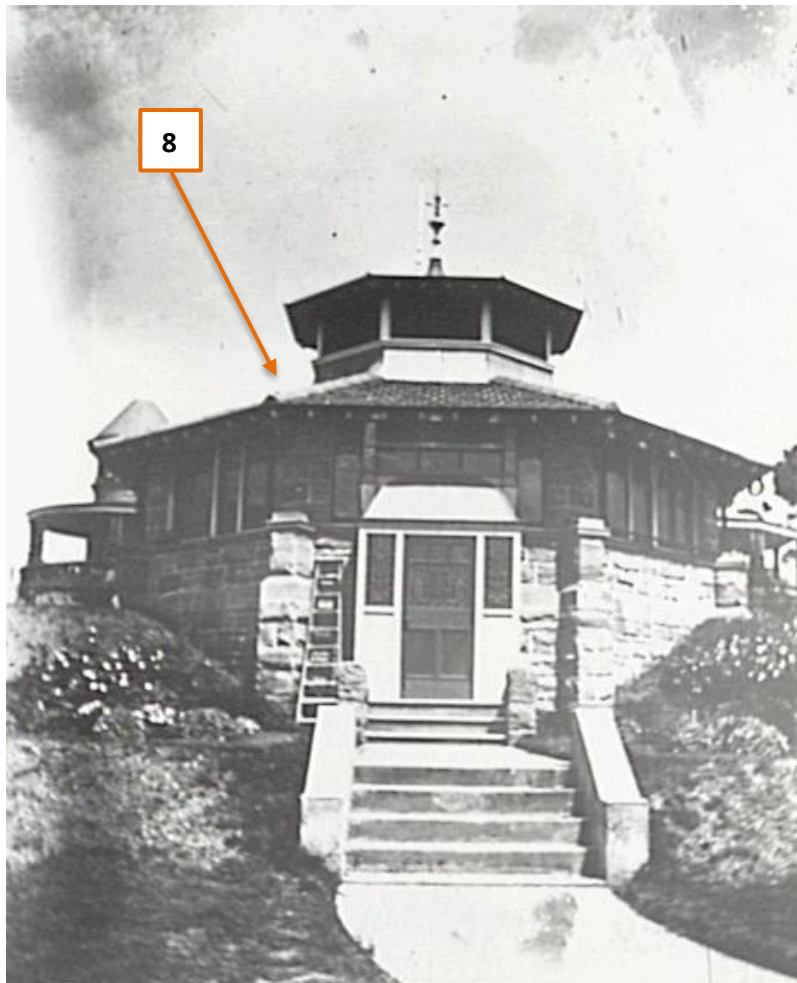
a number of descriptions regarding the estate at this time. These include large entry gates [10], a macadamised avenue [11], a fence ringing the property, ornamental trees and Belmont House [5].<sup>64</sup>



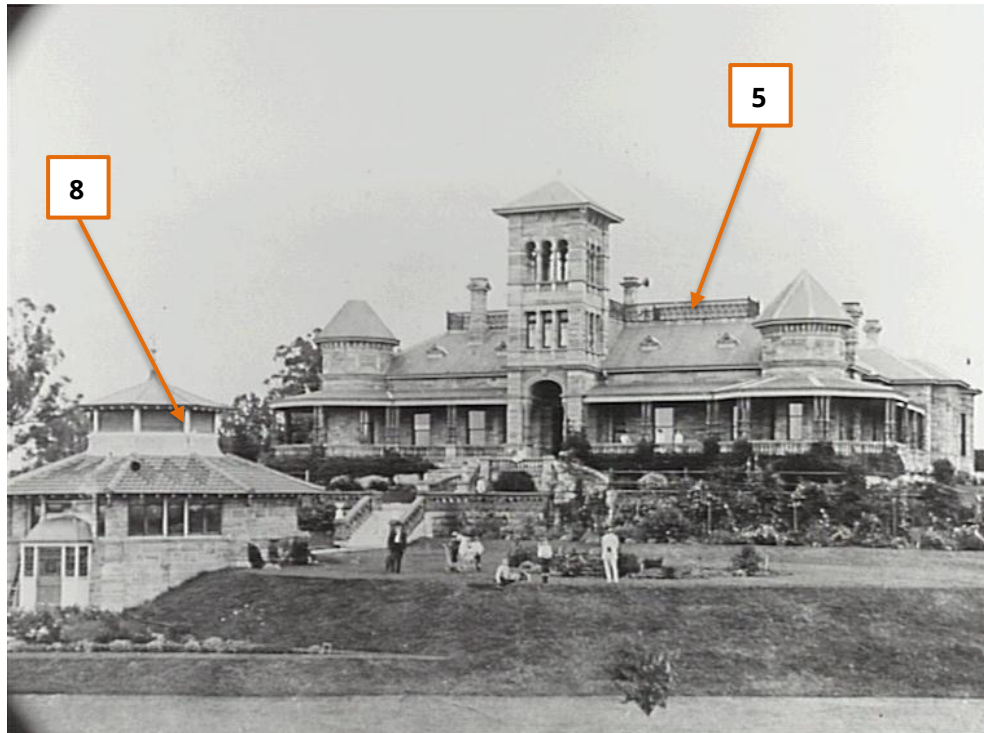
**Photo 22** c.1907 photograph of the Belmont Gate House [9] (Source: Hawkesbury Library)

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<sup>64</sup> ('Belmont Park. - A Magnificent Estate.' 1901)

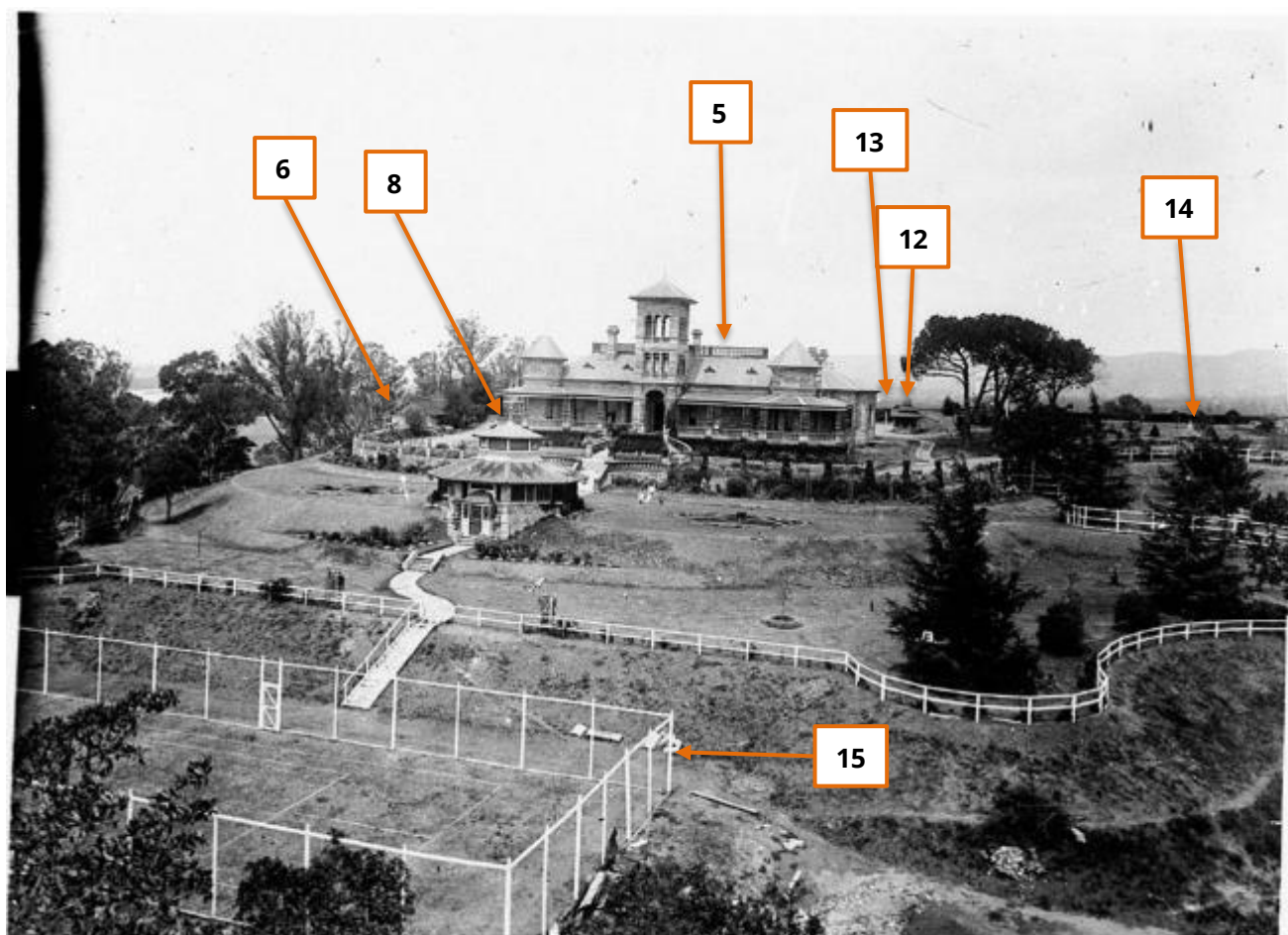


**Photo 23** c.1910 photograph of the entrance to the conservatory [8] (Source: Hawkesbury Library)



**Photo 24 c.1910 Photograph of the conservatory [8] at Belmont House [5] (Source: Hawkesbury Library)**

A photograph of Belmont House [5] dated between 1892 to 1914 shows the house with the surrounding terraced gardens that are bordered by a two-rail timber fence (Photo 25). Stairs lead from the house to the conservatory [8] and further down to a tennis court [15]. It is likely that this photograph was taken post-1900, considering the presence of the conservatory [8]. Mrs Charley's greenhouse [6] is south of Belmont House [5], in the location of the current wellness centre. Structures are also visible behind the house, which appears to be a gazebo [12], with another outbuilding present behind it [13]. Another gazebo [14] structure is visible along the driveway to the right/north-west of Belmont House [5]. An undated artwork also shows Belmont House [5], the conservatory [8] and tennis courts [15] alongside an orchard and grazing paddocks (Photo 26).



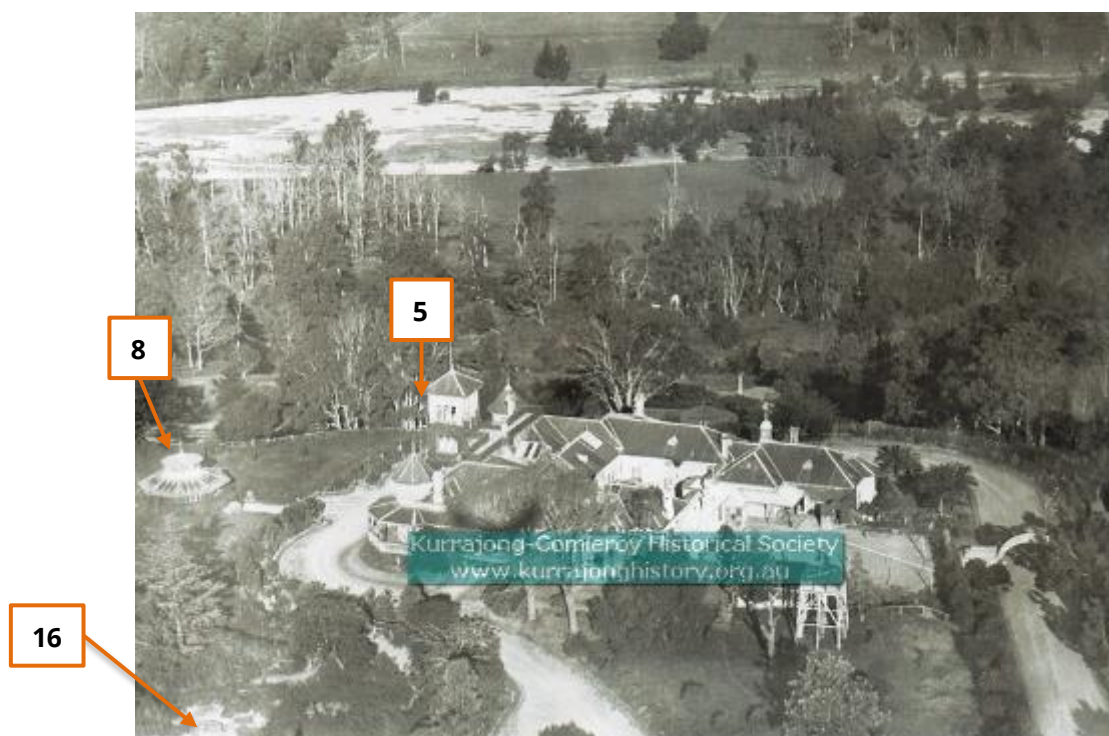
**Photo 25 Belmont House [5] and grounds, 1892-1914 (Source: National Library of Australia)**



**Photo 26 Undated artwork of Belmont, showing Belmont House [5], the conservatory [8], tennis courts [15] and an orchard with grazing paddocks (Source: Courtesy of St John of God Hospital)**



A note is made in the 1916 publication *Early Days of Windsor* that a portion of Bell House was still visible in 'one corner of the ground'.<sup>65</sup> In 1936 Belmont Park Estate was subdivided by Charley due to a downturn in his fortunes during the Great Depression. The 2,227 acres (901.2 hectares) under his ownership were divided into 53 farms for public auction; however, the homestead block failed to reach the reserve.<sup>66</sup> It was sold or leased later that year to Clifford Grahame.<sup>67</sup> A newspaper article reporting on the sale described the land to contain "the main residence, an imposing building, with a tower and terraced gardens, the lodge, and various farm buildings." It is noted that the only part reserved from sale is the burial ground which contains Archibald Bell and his wife.<sup>68</sup> An aerial photograph dating to the 1930s shows the study area at this time (Photo 27). A circular feature [16] is located north of Belmont House [5] below the terraced gardens. Another photograph of unknown date shows the remains of a sandstone wall [17] which appears to be incorporated into the terrace below Belmont House [5] (Photo 28). It is possible that structural remains were used to construct these terraces, or materials from the demolished buildings were recycled and used to create a retaining wall.



**Photo 27** 1930s aerial photograph of Belmont Park, showing a circular feature [16] north of Belmont House [5] and terraces (Source: (*View of Belmont Park c.1930s*))

<sup>65</sup> (Steele 1916)

<sup>66</sup> ('Belmont Park Subdivision' 1936)

<sup>67</sup> NSW Land Register, Certificate of Title Volume 4872 Folio 44

<sup>68</sup> ('Belmont Park Homestead Sold' 1936)



**Photo 28 Photograph of unknown date of the ruins of a sandstone wall [17] purported to be the remains of Bell House, which appear to be incorporated into the terracing in front of Belmont House [5] (Source: (Caritas Date unknown))**

Clifford Grahame was a grazier from Toolijooa.<sup>69</sup> He purchased the Belmont property to establish a country club, but had bankruptcy issues and a complicated divorce.<sup>70</sup> Grahame subdivided the land into the current lot boundaries. During World War II, the property was requisitioned by the military, and a signal unit was established on site. However, the unit relocated in 1942.<sup>71</sup> Following this, Mildred McDonald became the new owner of Belmont Park, who relocated part of her dairy from Campbelltown; McDonald lived alone and only used two rooms of the mansion. As a result, Belmont House [5] and the grounds fell into disrepair.<sup>72</sup>

Historical aerial photographs assist in identifying modern developments that have occurred within the study area. An aerial dated to 1947 shows the structures present within the study area at the time. The gatehouse [9] is present in the northern most portion of the study area, with the palm trees leading to the house visible along the driveway. Belmont House [5] stands within the southernmost portion. A potential extension is visible within the southern wing [18]. Mrs Charley's greenhouse [6] is present, as is the remains of the macadamised roadway [11], in addition to the conservatory [8], stairs leading to the former tennis court [15] to the east, and the fence line surrounding the garden. What is likely to be the original Bell stables [2] can be seen to the north west of the house, followed by the new stables [7] further west. The disrepair of the tennis court [15] and garden is visible. Several areas indicating past activity are also present, but it is not certain what these relate to; they may be stock yards or vegetable garden areas. These are identified by the roughly square shaped areas where grass has worn away to reveal the underlying soil, as well as a square of trees. In the same year, a newspaper article also notes that the ruins of Bell House [1] are visible from the small burial ground of the Bell family across the small valley, with Belmont House stark against the skyline; this

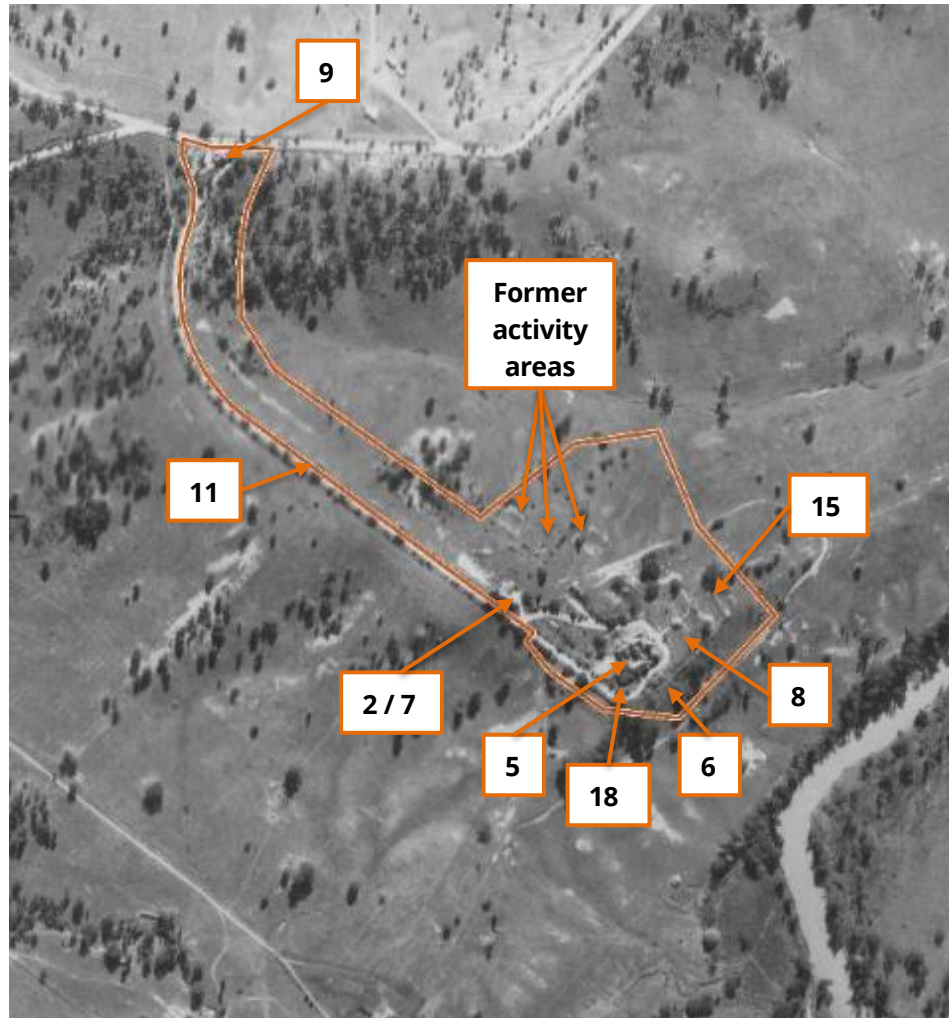
<sup>69</sup> NSW Land Register, Certificate of Title Volume 4872 Folio 44

<sup>70</sup> ('Law Report' 1938), ('Wife makes confession of intrigue' 1940)

<sup>71</sup> (Weir Phillips Heritage and Planning 2020, p.12)

<sup>72</sup> (Weir Phillips Heritage and Planning 2020, p.12)

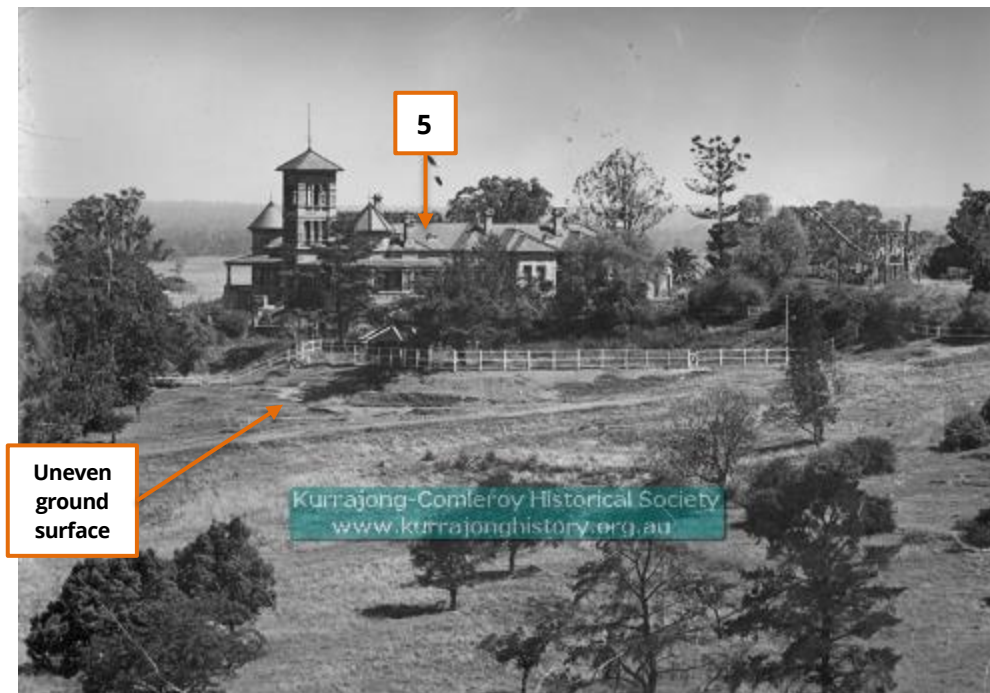
description suggests that Bell House [1] is situated on the slope below Belmont.<sup>73</sup> A c.1940s photograph provides some indication of this view described by the author (Photo 30). Belmont House is situated in the background at the top of the slope, with unkempt gardens on the terraces surrounding it. Below the terrace is an area of uneven ground which may be the result of earlier activity or structures in this location; the circular feature [16] identified in Photo 27 would have been located in this area of uneven ground.



**Photo 29** 1947 aerial photograph, with the study area outlined in orange (Source: NSW Spatial Services)

<sup>73</sup> (Craig 1947)





**Photo 30 c.1940s photograph of Belmont House [5] and surrounding unkempt grounds; the ground surface in the mid-ground of the photograph is uneven possibly due to former activity or structures (Source: (Ford c.1940s))**

The Brothers of the Hospitaller Order of St John of God purchased Belmont Park in 1951-1952, who sought to restore the property.<sup>74</sup> The following year, Belmont House [5] was converted into a mental health hospital, with a 50 bed capacity.<sup>75</sup> In 1957, a new treatment block [19] worth £50,000 was opened at the hospital, providing a further 30 beds for patients with private rooms and views of the river.<sup>76</sup> An aerial photograph from the same year shows these new developments in the south-western portion of the study area (Photo 31). The stables are shown clearly as an L-shaped building in the bottom right corner of the photograph, while the gardens have been maintained. An aerial photograph dated to 1961 records the new additions to the property (Photo 32). The gate house [9] and palms remains at the entrance from Gross Vale Road. A large structure making up the treatment block [19] has been constructed to the southwest of Belmont House [5]. The St Augustine's [20] and monastery [21] buildings have been constructed on the southern side of the driveway. The 1896 stables [7] have been extended and a large fence extends to the east. A number of small sheds [22] have been erected within the area and what appears to be small yards, likely for livestock. The tennis court [15] has been repaired and two sheds [23] have been built to its north. A c.1960s photograph of a sandstone wall [24] overgrown with grasses in the vicinity of a large tree dating is claimed to be the 'foundations of old Bell at Belmont, North Richmond, Grose Vale' (). The location of the photograph is not known.<sup>77</sup>

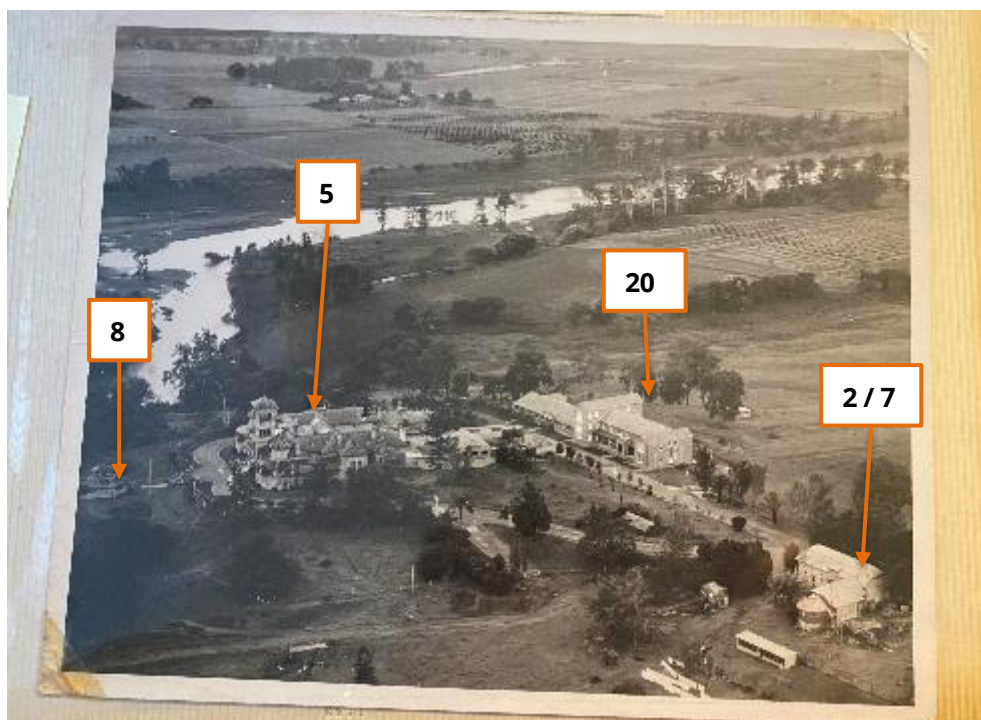
<sup>74</sup> ('Crowd Sees Cardinal Open St John of God Hospital' 1952, p.1), NSW Land Registry Services, Certificate of Title Volume 4872 Folio 44, Certificate of Title Volume 12974 Folio 249

<sup>75</sup> (St John of God Richmond Hospital n.d, DPIE 2019, Kurrajong-Comleroy Historical Society 2019, 'Crowd Sees Cardinal Open St John of God Hospital' 1952)

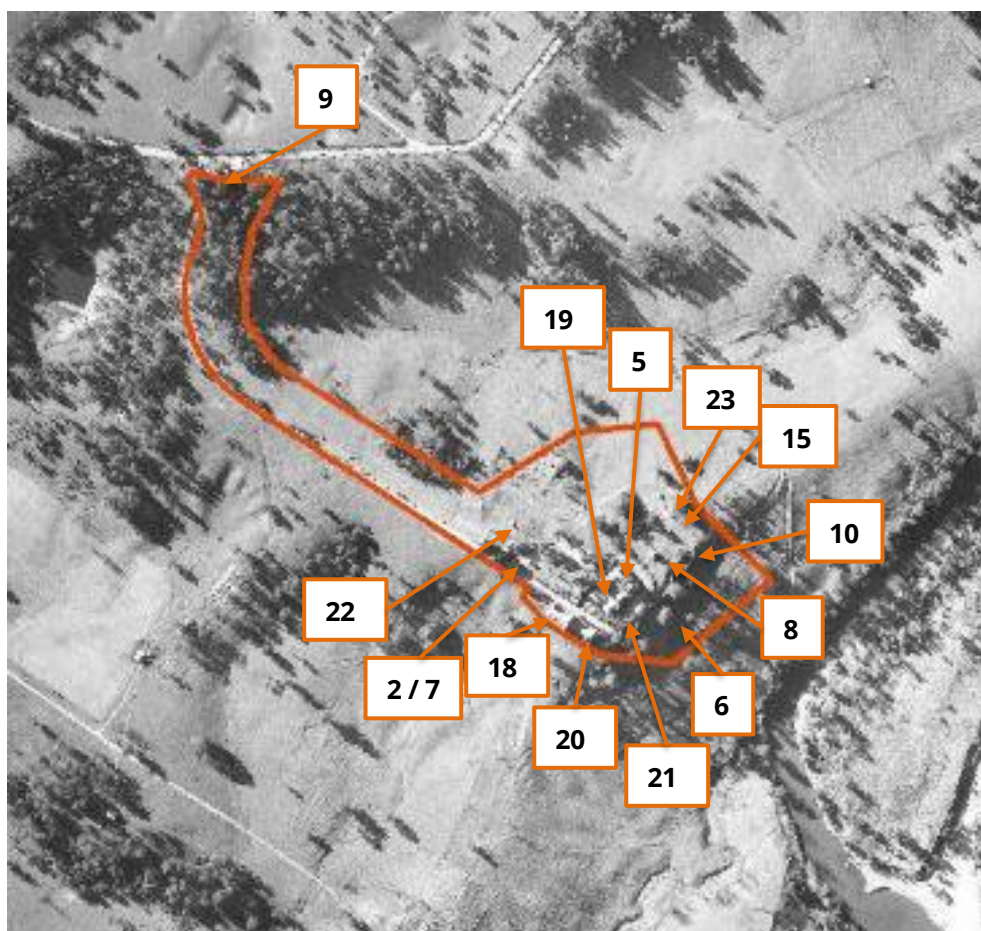
<sup>76</sup> ('New 50,000 Pound Block In Hospital Opened' 1957, p.1, St John of God Richmond Hospital n.d)

<sup>77</sup> 'Richmond' 1892





**Photo 31** 1957 aerial photograph of the study area (Source: Courtesy of St John of God Hospital)



**Photo 32** An aerial photograph dated to 1961, with the study area outlined in orange (Source: NSW Spatial Services)



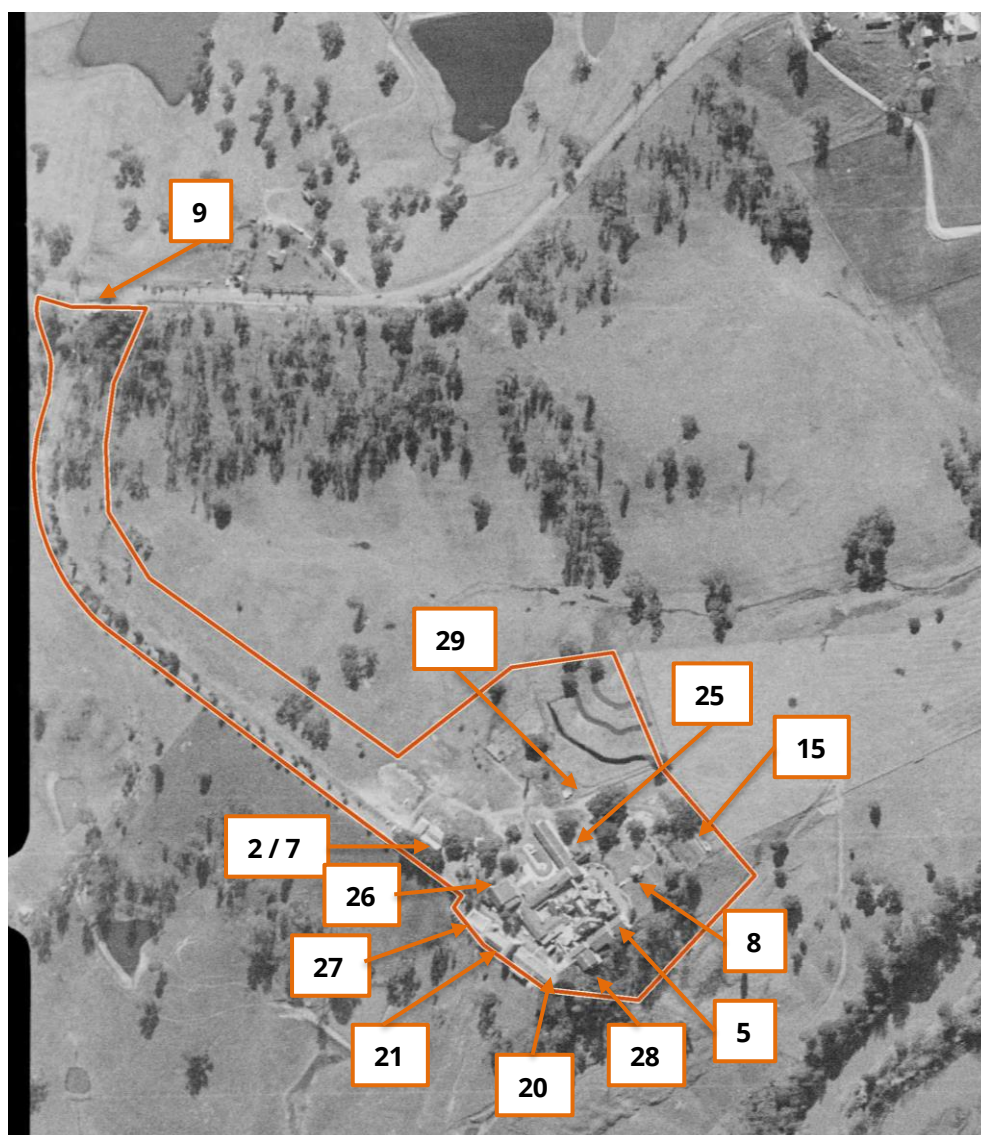
**Photo 33 c.1960s photograph of an overgrown sandstone wall [24], possibly associated with one of the buildings from the Bell homestead (Source: Hawkesbury Library, Image no. 013835)**

In 1970, the hospital also functioned as a training school for nursing aides.<sup>78</sup> November 1975 saw the construction of two new wings, with the hospital expanding its services in psychiatric care and the treatment of alcohol and drug addictions.<sup>79</sup> Aerial imagery dating to the same year show the circular drive that was once located at the front of the house replaced by the new buildings (Photo 34). The St Pauls wing [25] and chapel [26] were constructed along the north-west of Belmont House [5], cutting the original circular drive. The pool [27] was constructed to the west of the monastery [21] and Mrs Charley's greenhouse [6] to the south of Belmont House [5] has been replaced by what is now known as the CTC Unit and Back of House [28]. The small sheds [22] and yards surrounding the stables have been removed in addition to the tennis court sheds [23]. A new shed [29] has been constructed north of the new wing [25]. Nearby, stepped terrace landscaping has been established in the north-eastern portion of the study area. A Deposited Plan of the site records the monastery and St Augustine building along the southern border of the lot to be a two storey brick hospital building (Photo 35). No other structures are recorded on the plan.

<sup>78</sup> ('New South Wales Nurses Registration Board' 1970)

<sup>79</sup> (St John of God Richmond Hospital n.d)





**Photo 34** An aerial photograph dated to 1975, with the study area outlined in orange (Source: NSW Spatial Services)







**Photo 36** 1977 photograph of an overgrown sandstone building wall or retaining wall [30] within a terrace bank; no details of the photograph's location are provided in the catalogue entry, but may be the same or associated with a previously identified sandstone wall [24] (Source: (Avern 1977a)



**Photo 37** 1977 photograph of ruins of a stone wall [31] and timber post adjacent to a large fig tree at the base of a slope; no details of the photograph's location are provided in the catalogue entry (Source: (Avern 1977b)



**Photo 38** 1977 photograph of ruins of a stone wall [31] and timber post adjacent to a large fig tree at the base of a slope; no details of the photograph's location are provided in the catalogue entry (Source: (Avern 1977c))



**Photo 39** 1977 photograph of former sandstone stables building [2]/[7], which features part of the original Bell stables [2], facing south-east (Source: (Avern 1977d))

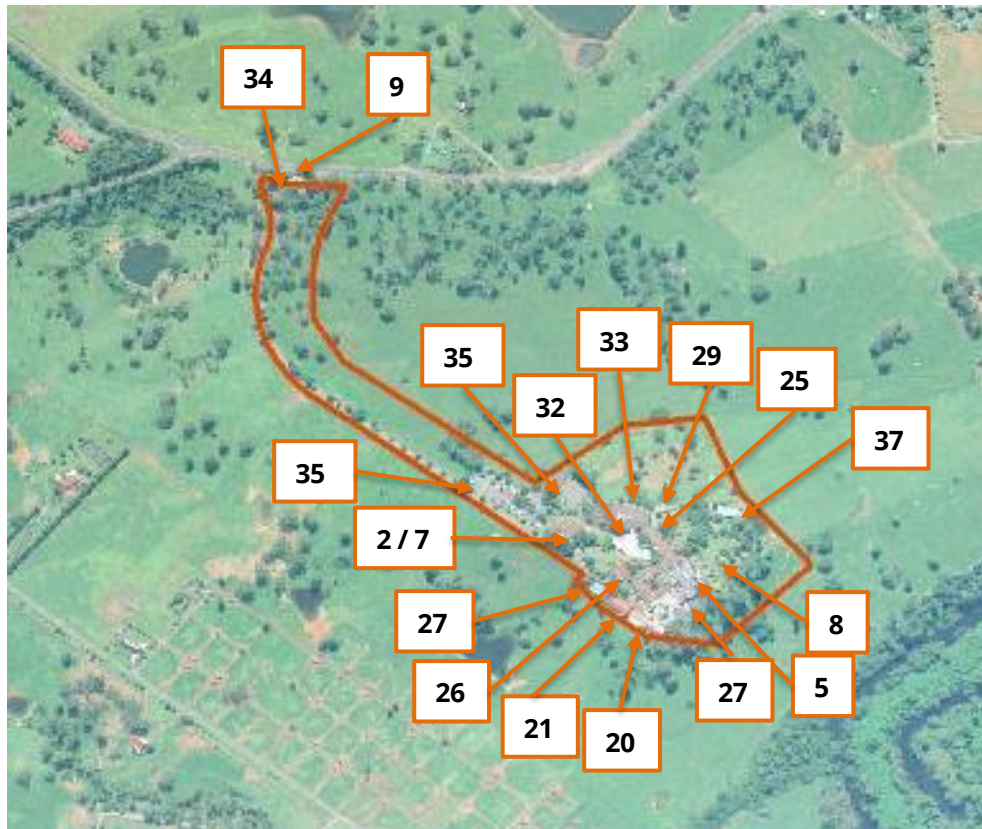




**Photo 40 1977 photograph of former sandstone stables [2] / [7] building, which features part of the original Bell stables [2], facing north-west (Source: (Avern 1977e)**

Additional buildings to the north-east of the 1975 wings towards the centre of the study area were constructed and opened in 1991.<sup>80</sup> An aerial photograph dated to 2002 records these developments (Photo 41). This aerial shows an additional structure to the west [34] of the Gate House. A car park [35] has been allocated on the northern side of the driveway, northwest of the hospital complex. A new tennis court [36] has been developed to the east, with the original tennis court [15] converted to a garden surrounding the new engineering building [37]. The administration [32] and Xavier buildings [33] have been constructed to the north and west of St Pauls wing [25], and an extension is visible on the St Augustine building [20]. Historical structures including Belmont House [5], Bell stables [2] [7], the conservatory [8] and the Gate House [9] remain.

<sup>80</sup> (St John of God Richmond Hospital n.d)



**Photo 41** 2002 aerial photograph, with the study area outlined in orange (Source: NSW Spatial Services)

In 2010, a memorial garden [38] was erected towards the north-east side of the study area to commemorate the Battle of Richmond Hill (Photo 42) (see Section 3.2.1). Limited further significant development has occurred since this date, with the addition of water tanks [39] adjacent to the car park. Overall, alterations have been concentrated to the southern portion of the study area.





**Photo 42** Current aerial photograph of the study area, outlined in orange (Source: taken from Figure 2)

### 3.4 Chronology of the study area

Based upon the historical research presented it is possible to summarise the chronology of the study area, this is presented in Table 2.

**Table 2** Chronological development of the study area

No.	Building	Date of construction	Date of demolition
1	Bell House (timber, then stone)	c.1810	1892
2	Stables and coach house	Mid-1830s	Pre-1961
3	Offices	Mid-1830s	Unknown
4	Outbuildings	Mid-1830s	Unknown
5	Belmont house	1892	N/A
6	Mrs Charley's greenhouse	c.1900	Pre-1975
7	New stables	1896	N/A
8	Fernery and aviary / conservatory	1900 / 1910	N/A
9	Gate House / Lodge	1907	N/A

No.	Building	Date of construction	Date of demolition
10	Entry gates	Pre-1901	Unknown
11	Macadam road surface on driveway avenue	Pre-1901	Unknown
12	Gazebo to the south west	Pre 1914	Unknown
13	Shed structure behind Belmont House	Pre 1914	Unknown
14	Gazebo along the driveway	Pre 1914	Unknown
15	Tennis court	Pre 1914	Pre 2002
16	Circular feature	pre-c.1930s	Unknown
17	Sandstone wall	1890s or earlier	Unknown
18	Belmont House extension	Pre 1947	N/A
19	Treatment block	1957	N/A
20	St Augustines	Pre 1961	N/A
21	Monastery	Pre 1961	N/A
22	Small sheds	Pre 1961	Pre 1975
23	Tennis court sheds	Pre 1961	Pre 1975
24	Overgrown sandstone wall with render or plaster	Pre-c.1960s	Unknown
25	St Pauls wing	1975	N/A
26	Chapel	Pre 1975	N/A
27	Pool	Pre 1975	N/A
28	CTC unit and Back of House	Pre 1975	N/A
29	Shed in the north	Pre 1975	N/A
30	Sandstone wall in terrace bank	pre-1977	Unknown
31	Sandstone wall and timber post near fig tree	Pre-1977	Unknown
32	Admin building	1991	N/A
33	Xavier building	1991	N/A
34	Structre to the west of the Gate House	Pre 2002	N/A
35	Carpark	Pre 2002	N/A
36	New tennis court	Pre 2002	N/A
37	Engineering building	Pre 2002	N/A
38	Battle of Richmond Hill Memorial Garden	2010	N/A
39	Water tanks	Pre 2021	N/A

### 3.5 Research themes

Contextual analysis is undertaken to place the history of a particular site within relevant historical contexts in order to gauge how typical or unique the history of a particular site actually is. This is usually ascertained by gaining an understanding of the history of a site in relation to the broad historical themes characterising Australia at the time. Such themes have been established by the Australian Heritage Commission and the Heritage Office and are outlined in synoptic form in Historical Themes.<sup>81</sup>

There are 38 State historical themes, which have been developed for NSW, as well as nine National historical themes. These broader themes are usually referred to when developing sub-themes for a local area to ensure they complement the overall thematic framework for the broader region.

A review of the contextual history in conjunction with the Hawkesbury historical thematic history has identified a number of historical themes which relates to the occupational history of the study area.<sup>82</sup> These are summarised in Table 3.

**Table 3 Identified historical themes for the study area**

Australian theme	NSW theme	Local theme
<b>Peopling Australia</b>	Aboriginal cultures and interactions with other cultures	Activities associated with maintaining, developing, experiencing and remembering Aboriginal cultural identities and practises, past and present; with demonstrating distinctive ways of life; and with interactions demonstrating race relations.
	Convict	Activities relating to incarceration, transport, reform, accommodation and working during the convict period in NSW (1788-1850).
<b>Developing local, regional and national economies</b>	Environment – cultural landscape	Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings.
	Pastoralism	Colonial agriculture and subsequent land use sequences.
	Health	Activities associated with preparing and providing medical assistance and/or promoting or maintaining the wellbeing of humans.
<b>Building settlements, towns and cities</b>	Accommodation	Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.
<b>Developing Australia's cultural life</b>	Domestic life	Activities associated with creating, maintaining, living in and working around houses and institutions.

<sup>81</sup> (NSW Heritage Council 2001)

<sup>82</sup> (Proudfoot 2017)

Australian theme	NSW theme	Local theme
	Religion	Activities associated with particular systems of faith and worship.
<b>Marking the phases of life</b>	Persons	Activities of, and associations with, identifiable individuals, families and communal groups.



## 4 Physical inspection

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A physical inspection of the study area was undertaken on 8 June 2021, and a supplementary inspection on 6 December 2021, attended by Charlotte Allen (Project Archaeologist). The principal aims of the survey were to identify heritage values associated with the study area; this included any heritage items or places (Heritage items can be buildings, structures, places, relics or other works of historical, aesthetic, social, technical/research or natural heritage significance. 'Places' include conservation areas, sites, precincts, gardens, landscapes and areas of archaeological potential).

### 4.1 Landscape character assessment

The purpose of this section is to provide an analysis and description of the study area as part of a cultural landscape. The cultural landscape concept emphasises the landscape-scale of history and the connectivity between people, places and heritage items. It recognises the present landscape is the product of long-term and complex relationships between people and the environment. For the purposes of this report cultural landscapes are defined as: '... those areas which clearly represent or reflect the patterns of settlement or use of the landscape over a long time, as well as the evolution of cultural values, norms and attitudes toward the land'.<sup>83</sup>

#### 4.1.1 An overview of cultural landscapes

In order to fully understand the heritage significance of the study area it is necessary to consider the character of the landscape within which it is situated. The heritage value of a landscape may be related to its aesthetic, archaeological, historical, scientific, social, or architectural values, each or all of these values can - exist at any one time. The identification of these values is important in discussing the study area and its constituent elements heritage significance.

Three general landscape categories have been developed and applied by heritage organisations to assist in understanding different types of landscapes:<sup>84</sup>

- **Designed landscapes:** Those that are created intentionally such as gardens, parks, garden suburbs, city landscapes, ornamental lakes, water storages and campuses.
- **Evolved landscapes:** Those that display an evolved land use in their form and features. They may be 'relict' such as former mining or rural landscapes. They may be 'continuing' such as modern active farms, vineyards, plantations or mines.
- **Associative cultural landscapes:** These are landscape features that represent religious, artistic, sacred or other cultural associations to individuals or communities.

#### 4.1.2 St John of God Hospital as a cultural landscape

The study area can be considered a designed landscape which has been cleared and adapted for the purposes of pastoralism and domestic occupation, with more recent modifications made for the purposes of health services. The study area has developed as a designed cultural landscape since its initial acquisition by Archibald Bell in 1810, with the use of the study area as part of a wider pastoral property and residence commencing at this time. Philip Charley continued the use of the landscape as a pastoral property from the

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<sup>83</sup> (Context Pty Ltd et al. 2002)

<sup>84</sup> (UNESCO 2012)

point of his purchase of Belmont in 1890, who also established the current Belmont House and associated buildings over time, creating a palatial Victorian estate. After several owners and failed attempts to subdivide and establish set up a country club, the property fell into disrepair between the 1930s and 1950s. The study area was then purchased by the Brothers of St John of God and converted to a mental health hospital in 1953. From this date, the study area has been transformed through the construction of additional facilities and buildings for medical treatment and hospital administration and accommodation. The study area remains a hospital site to this day.

The cultural designed landscape associated with the St John of God Hospital can be divided into two landscape zones: the hospital complex and recreation spaces; and the pastoral landscape, which is outside of the study area. The original property of Belmont was likely cleared in the 1810s as part of the original European settlement by the Bell family. The pastoral landscape outside of the study area has been modified for pastoralism, with internal and external boundaries formed by a variety of timber and wire fencelines, and by modified and natural vegetation (Photo 43, Photo 44, Photo 45). The hospital complex and recreation spaces landscape is situated on the highest part of the wider property, taking up the entirety of the study area with prominent views across the pastoral landscape to the south, east and north, and towards the Hawkesbury River to the south-east (Photo 43, Photo 44, Photo 45). Views to the north are limited due to the ornamental plantings along the entry driveway (Photo 46).

This landscape zone has been significantly modified, initially for domestic purposes by the 19th and early 20th century occupants, but also through the establishment and growth of the hospital facility now occupying the property. These modifications include 19th and early-20th century domestic and recreational structures such as Belmont House, conservatory and former tennis court (now a storage and garden space (Photo 47, Photo 48), and landscape modifications through terracing, roads/tracks and other earthworks (Photo 49). Modifications from the mid-20th century comprise medical, administrative and accommodation structures for the hospital (Photo 50, Photo 51, Photo 52), as well as recreational facilities such as new tennis courts and swimming pool (Photo 53, Photo 54). There are also roadways, paths, the carpark and site utilities, as well as garden and parkland areas (Photo 55, Photo 56, Photo 57, Photo 58).



**Photo 43 View of the surrounding pastoral landscape, looking south-east towards the Hawkesbury River from the south-eastern boundary of the study area**



**Photo 44** View of the surrounding pastoral landscape, looking north-east from the south-eastern boundary of the study area



**Photo 45** View of the surrounding pastoral landscape, looking north-west from the entrance drive in the northern portion of the study area



**Photo 46** Restricted views along the entry drive in the north-western portion of the study area, facing north-west





**Photo 47** View of Belmont House 3] and associated terraced landscaping, facing south



**Photo 48** View of the conservatory [5] and associated terraced landscaping



**Photo 49** View of terracing to the north-east of Belmont House [3], facing west





**Photo 50** View of various hospital buildings, garden and car parking / road areas in the southern portion of the study area, facing west



**Photo 51** View of various hospital buildings including the main reception, driveway and garden space in the central portion of the study area, facing north



**Photo 52** View of various hospital buildings, pathways, and garden plantings in the central portion of the study area, facing south



**Photo 53** View of the new tennis courts, pathway and garden spaces in the central-northern portion of the study area, facing north-west



**Photo 54** View of the swimming pool, roadway and garden plantings in the southern portion of the study area, facing west



**Photo 55** View of the hospital carpark with plantings and garden spaces behind, in the northern portion of the study area, south-east





**Photo 56** View of utilities adjacent to terraced landscaping and the hospital carpark in the northern portion of the study area, facing north-west



**Photo 57** View of the parkland space in the north-eastern portion of the study area, facing north



**Photo 58** View of garden beds adjacent to Belmont House [3] in the southern portion of the study area, facing south-west

## 4.2 Built fabric within the study area

The study area contains a range of both heritage and modern built fabric. These comprise brick and stone buildings, concrete and metal utility structures, sealed and paved roads and pathways, stone and brick garden walls, metal and timber fencing, tennis courts, a swimming pool and garden beds. There are also light poles, sign posts, electrical and water infrastructure present.

As this is a HAA, built fabric will not be considered further in this assessment.

## 4.3 Archaeological assessment

The potential archaeological resource relates to the predicted level of preservation of archaeological resources within the study area. Archaeological potential is influenced by the geographical and topographical location, the level of development, subsequent impacts, levels of onsite fill and the factors influencing preservation such as soil type. An assessment of archaeological potential has been derived from the historical analysis undertaken during the preparation of this report.

### 4.3.1 Archaeological resource

This section discusses the archaeological resource within the study area. The purpose of the analysis is to outline what archaeological deposits or structures are likely to be present within the study area and how these relate to the history of land use associated with the study area.

The historical context presented in this report indicates that the study area has been used for domestic/residential, pastoral and medical purposes since it was initially granted to Archibald Bell in 1810.

#### 4.3.1.1 Phase 1 – Early occupation by the Bells and Newcommers (1810 to 1890)

Archibald Bell commissioned the construction of the original residence, Bell House [1] around 1810, but it was demolished in 1892 when Philip Charley constructed the current Belmont House. Archaeological resources associated with Phase 1 of the study area's use could include building foundations and / or footings in stone and/or brick, structural post holes, features or deposits such as paved floor surfaces, underfloor occupation deposits, compacted floor or yard surface deposits, rubbish pits, privy, cesspit or well rubbish deposits, demolished remains of the structure and surface artefact scatters may also be present. It is also possible that some modification to the slope may have taken place as part of early development of Belmont, and as such there may be levelling cuts and fill deposits to create flat terraces for buildings, tracks and yard spaces. Fencelines are also visible in the visual depictions of Belmont, so there are likely to be postholes associated with former paddocks and yards, and also possible informal animal shelters. The archaeological remains would relate to domestic life as well as the working life of a pastoral farm, including practical farming buildings as well as management areas.

It has been argued that the foundations of the original Bell House remain within the hospital grounds, but it has been difficult to determine their exact location as it has not been possible to locate a plan, sketch or map recording structures within the Belmont estate. Analysis of 19th century artistic depictions (Photo 6, Photo 7, Photo 8, Photo 12, Photo 13, Photo 14, Photo 16, Photo 17) suggest that the Bell homestead was located below the crest of the hill (where the current Belmont House [5] is situated), while the stables [2] was an outlier building on the ridgeline. Photographs from the early-20th century onwards (, Photo 27, Photo 28, Photo 36, Photo 37, Photo 38, ) record ruins of stone walls, either free standing [31] or within the terrace banks [17] [24] [30], and a circular feature [16] below and north of the terrace areas in front of Belmont House [5]. Based on the topography and vegetation in Photo 37 and Photo 38, the free-standing stone wall associated [31] with a timber post is likely to have been located at the base of the terraced slope near the current Maintenance Shed / Engineering building [37]. Similarly, the surrounding features in Photo 28 such as



the fir tree, Belmont House [5] and the terrace bank suggest the sandstone wall in the terrace bank is situated in the middle terrace bank north of Belmont House [5]. These locations are presented in Figure 5. The Bell homestead is likely to have contained Bell House [1], the offices [3] and outbuildings [4], as well as other unrecorded buildings, such as a servant's quarters.

Communications with local historical interest groups (Friends of Belmont House and Kurrajong-Comleroy Historical Society) and St John of God Hospital also agree with this hypothesis. These groups believe that the location of the Bell homestead was at the base of the terraced gardens near the current Maintenance Shed / Engineering building [32] (Photo 59, Photo 60) and former earlier tennis courts, north of the current Belmont House [5]. It has also been suggested by Friends of Belmont House that the current stone structural features with concrete capping slabs near the current maintenance shed / engineering building [37] are associated with Bell House [1] (Photo 59, Photo 60). Stone from the former structures are likely to have been used in the construction of the Belmont House [5] terrace forecourt retaining wall (Photo 18, Photo 19) (now overgrown with climbing vegetation) and for the Grotto of the Lady of Lourdes near the conservatory [9] (Photo 62).<sup>85</sup>



**Photo 59** Area near current maintenance shed / engineering building [37] featuring stone structural features capped with concrete slabs; this may be the likely location for the former sandstone wall ruins [31], facing north



**Photo 60** Area near current maintenance shed / engineering building [37] is the likely location for the sandstone wall in the terrace bank [17] (indicated by the orange arrow), facing east

<sup>85</sup> (Weir Phillips Heritage and Planning 2020, p.38)



**Photo 61** Area near current maintenance shed / engineering building [32] is the likely location for the circular feature [16], facing south-east



**Photo 62** Grotto of the Lady of Lourdes which may contain reused stone from Bell House [1] or other early buildings [3] [4], facing south-west



**Photo 63** View of area which may have been the location for the Bell homestead, facing south-east



The stable and coach house [2] was adapted as part of the later stables [7] under the ownership of the Charleys, and is located in the southern portion of the site. The 1890s stables [7] have been modified, with only one wing remaining and new buildings erected on its northern side where the earlier wing would have been located (Photo 64



**Photo 64 View of the former stables building [2] / [7], now only featuring one wing facing south**

#### **4.3.1.2 Phase 2 – Redevelopment as the Belmont Park estate (1890 to 1951)**

There are a number of structures that were constructed following the Charley family acquisition of Belmont. These include Belmont House [5], Mrs Charley's greenhouse [6], new stables [7], the fernery and aviary / conservatory [8], gate house / lodge [9], entry gates [10], the macadam road surface on driveway avenue [11], the two gazebos [12] [14], the shed structure [13], tennis court [15] and the rear extension [18] to Belmont House [5]. Of these, Belmont House [5], the new stables [7], fernery and aviary / conservatory [8], gate house / lodge [9] and the rear extension [16] to Belmont House [5] remain extant.

Archaeological resources associated with Mrs Charley's greenhouse [6], entry gates [10], the macadam road surface on driveway avenue [11], the two gazebos [12] [14], the shed structure [13] and tennis court [15] would comprise structural foundations, footings or postholes using stone, brick or timber materials, and possible cement for later structures. It should be noted that the exact location of the former gate [10] is not known, but according to Photo 65 it appears to be located on a straight on the flat ridgeline. There may also be paved or compacted surfaces for floors or yards, levelling and terracing for structure platforms associated with the greenhouse [6], sheds [13] and tennis courts [15]. The macadamised road [11] would present in the form of a road surface comprising of crushed and compacted stone and fill, with associated stone or brick drainage, gutters or kerbing on either side. The timber fencing surrounding the gardens and grounds would be represented by postholes, as would fencing for the tennis court [15]. There was also generally significant terracing as part of the development of Belmont Park by Charley; archaeologically this would comprise a series of cuts into the natural slope and the presence of introduced fill material. Belmont House [5] contains an extensive basement which appears to cover the entire footprint of the original house and cuts into the natural slope. It is also possible that there may be cesspits associated with the early period of occupation in the new Belmont House [5]. However, these are unlikely to contain significant artefact deposits as they would probably have been decommissioned in the second half of the 20th century.





**Photo 65 Undated photograph of what is thought to be the original gate [10] archway to Belmont Park (Source: (Weir Phillips Heritage and Planning 2020, p.20)**

The archaeological remains would relate to domestic life as well as the working life of a studd farm.

#### **4.3.1.3 Phase 3 – St John of God Hospital (1951 to present)**

Significant development has occurred under the ownership of St John of God, with 18 new buildings or structures being constructed during this phase. Many of these new buildings are constructed of brick (possibly with timber frame and on concrete slabs), which cut into the slope to create a level structure. This assessment has identified that of these new structures, only the small sheds [22] and tennis court sheds [23] appear to have been demolished. Significant landscaping and garden works have also occurred to create a parkland area in the central-northern portion of the study area.

Archaeological resources associated with this phase of the study area's use, namely the small sheds [22] and tennis court sheds [23] which are no longer extant, would comprise brick footings and foundations or structural posts, and paved, compacted or concrete floors.

#### **4.3.2 Integrity of sub-surface deposits**

The later development of the study area in Phases 2 and 3 has likely had a significant impact on the sub-surface integrity of the archaeological resource associated with Phase 1. There are no extant structures from Phase 1, and the potential locations are also likely to have been impacted through landscaping and terracing, and construction of new buildings. Belmont House [3] and many of the Phase 3 structures situated on the hill cut into the slope, removing or truncating any archaeological resources that may have been present. There has also been significant infrastructure works through the establishment of roads, drainage, electricity and services, which would have involved trenching works across the study area, impacting on any sub-surface archaeological resources from Phase 1 and 2 (Photo 66, Photo 67, Photo 68, Photo 69, Photo 70, Photo 71, Photo 72, Photo 73).



**Photo 66** View of Phase 2 and 3 structures cutting into the slope, also showing infrastructure and utilities, facing south-west



**Photo 67** View of Phase 3 structures cutting into the slope, also showing infrastructure and utilities, facing south-west



**Photo 68** View of Phase 2 and 3 modifications through terracing and landscaping, facing north-east





**Photo 69** Example view of Phase 3 structures cutting into the slope, also showing infrastructure and utilities



**Photo 70** Example view of Phase 3 structures cutting into the slope, also showing infrastructure and utilities



**Photo 71** View of Phase 2 and 3 modification works through terracing and landscaping, facing north-west





**Photo 72** View of Phase 3 structures, and infrastructure and utilities, facing south



**Photo 73** View of Phase 3 structures and terracing cutting into the slope, also showing infrastructure and utilities, facing east

Regarding Bell House [1], offices [3] and outbuildings [4], these have likely had some disturbance through landscaping or terracing, should they be in either of the proposed locations. While the suggested location for the stables and coach house [2] is in the area which has been subject to development as part of Phase 3, this area is currently a garden/lawn area so may have been subject to minimal landscaping impacts.

It is unlikely that the ephemeral archaeological resources associated with the gazebos [13] [15] and shed [14] would remain intact, being located in the area of high development within the hospital grounds. The foundations of the entry gate [10] posts may remain intact. However, their exact location on the entry driveway is not known. The macadamised road [11] may have been removed or truncated by road or drainage works, while the former tennis courts [15] may have had a surface removed and / or been re-laid with lawn.

#### **4.3.3 Research potential**

Archaeological research potential refers to the ability of archaeological evidence to provide information about a site that could not be derived from any other source and which contributes to the archaeological significance of that site. Archaeological research potential differs from archaeological potential in that the presence of an archaeological resource (i.e. archaeological potential) does not mean that it can provide any

additional information that increases our understanding of a site or the past (i.e. archaeological research potential).

The research potential of a site is also affected by the integrity of the archaeological resource within a study area. If a site is disturbed, then vital contextual information that links material evidence to a stratigraphic sequence may be missing and it may be impossible to relate material evidence to activities on a site. This is generally held to reduce the ability of an archaeological site to answer research questions.

Assessment of the research potential of a site also relates to the level of existing documentation of a site and of the nature of the research done so far (the research framework), to produce a 'knowledge' pool to which research into archaeological remains can add.

### **Peopling Australia – Convict**

The Belmont estate was established in 1807 by Archibald Bell for the Bell family. The 1822 General Muster records the assignment of 28 convicts to Bell to work the land of the Belmont estate. It is possible that convict labour was used in the construction of Bell House [1]. It could also be possible that convict labour may have been used to construct the stable and coach house [2], office [3] and outbuildings [4] as part of the early Belmont homestead. However, the historical records do not specify their role in the construction above, nor are there any maps or plans which indicate convict campsites or quarters were within the study area. These convicts may have been located anywhere on the 200 acres they were assigned to work.

Although the location of convict campsite or quarters area has not been identified and may not be within the study area, should any archaeological resources associated with convict campsite or quarters be present, such as structural remains, or rubbish pits, these may be valuable for their potential to contribute to research questions regarding accommodation and domestic life of convicts, especially due to the rarity of these types of archaeological resources.

Archaeological resources associated with structural remains could provide information on the types of accommodation that was being provided to the convicts assigned to Belmont, and potentially their working conditions. Domestic items can often reveal information about consumption habits and practices (food and drink, goods and services), occupations and activities, as well as status, aspiration and identity. This information could contribute to collective knowledge and data of convicts in NSW and the Hawkesbury region. This could then be compared with other sites, both similar and different, within the Hawkesbury and other parts of NSW.

### **Developing local, regional and national economies – Pastoralism**

The study area was used as an early pastoral property by the Bell family from 1807 when Archibald Bell was first granted the land containing the study area. A number of support buildings were constructed alongside Bell House [1] comprising the stables and coach house [2], an office [3] and outbuildings [5]. The study area may contain archaeological resources associated with these structures, as well as various types of deposits which may contain artefacts. These resources could provide new information regarding working life and processes on early pastoral properties in the Hawkesbury region, the range of structures and pastoral facilities such as the stable and coach house [2], tools and other items that were used in the management of land and livestock. Of particular relevance would be those associated with the earliest occupants, the Bell family, who lived at Belmont from 1807 to 1866.

### **Building settlements, towns and cities – Accommodation**

The study area previously contained various types of accommodation for different groups of people. These comprise Bell House [1], home to the Bell and Newcomen families from 1810 to 1890, as well as any potential servants' quarters, pastoral workers quarters, construction workers quarters (from the building of

Belmont House [5]), and also convict accommodation from the earliest period of Belmont's establishment. The structures associated with these different groups may vary from stone and brick houses for the Bell and Newcommen families, to timber cottages and huts for servants, pastoral and convict workers, to more temporary structures such as tents for the construction workers of Belmont House [5]. While their locations are not presently known, should any archaeological resources associated with accommodation be present within the study area, these could provide information on the nature and extent of Bell House [1] as little detail is known of the structure and the wider homestead, and any additions made over time. It could also provide an opportunity to learn more about the range of accommodation provided by the Bell, Newcommen and Charley families to those were in their employ or service. In addition to learning more about the site itself, it would contribute to wider knowledge of accommodation for landholders and those they employed during the early colonial and mid- to late-19th century in the Hawkesbury region.

### **Developing Australia's cultural life – Domestic life**

As is noted above, Belmont has been home to a number of different groups, including the landholder families (Bell and Newcommen), their servants and pastoral workers, the convicts who were allocated to the Bells in the early-19th century and also the construction workers who built the current Belmont House [5]. Should archaeological resources such as rubbish pits, underfloor occupation deposits and privy, cesspit or well deposits associated with these groups be present in the study area, they may contain artefacts which could allow for analysis of the domestic lives of the different groups of people who resided within the study area up until the late 19th century. Domestic items can often reveal information about consumption habits and practices (food and drink, goods and services), occupations and activities, as well as status, aspiration and identity. This information could contribute to collective knowledge of the Hawkesbury region residents of varying status and occupation during the early colonial period and mid- to late-19th century. This could then be compared with other sites, both similar and different, within the Hawkesbury and other parts of NSW.

### **Marking the phases of life – Persons**

Belmont was home to Archibald Bell (senior) and Archibald Bell (junior), both of whom were significant people in their own right and were important in the early European development of the colony of NSW. Archibald Bell senior was in charge of the guard at Government House when Governor Bligh was arrested during the Rum Rebellion in 1808 and also appointed as a magistrate during this event; Bell (senior) also served as military commandant combating two major Hawkesbury floods, and was a locally important figure for his role in the Benevolent Society. Archibald Bell (junior) is remembered for establishing a new European route across the Blue Mountains at age 19, following Aboriginal women into the area from the Belmont property. Both of these men resided at Belmont in Bell House [1], and as such it is possible that there may be archaeological resources, such as artefacts and personal items, associated with them and their time at Belmont. If present, these resources would allow for a more detailed insight into their lives and those of their families and associates.

#### **4.3.4 Summary of archaeological potential**

Through an analysis of the above factors, a number of assumptions have been made relating to the archaeological potential of the study area, these are presented in Table 4 and Figure 5.

The assessment of archaeological potential has been divided into three categories:

- **High archaeological potential** – based upon the historical context and documentary evidence presented within this report there is a high degree of certainty that archaeologically significant remains relating to this period, theme or event will occur within the study area.



- **Moderate archaeological potential** – based upon the historical context and documentary evidence presented within this assessment it is probable that archaeological significant remains relating to this period, theme or event could be present within the study area.
- **Low archaeological potential** – based upon the historical context and documentary evidence presented within this assessment it is unlikely that archaeological significant remains relating to this period, theme or event will occur within the study area.

Please note that Table 4 only contains an assessment of demolished structures identified within the background research, as well as other general archaeological resources which may be present throughout the study area. Extant structures are not discussed.

**Table 4 Assessment of archaeological potential**

Designation	Description	Probable feature(s)	Possible construction date	Possible demolition date	Archaeological potential
1	Bell House	Building foundations and / or footings in stone and/or brick, structural post holes, features or deposits such as paved floor surfaces, underfloor occupation deposits, compacted floor or yard surface deposits, rubbish pits, privy, cesspit or well rubbish deposits, demolished remains of the structure and surface artefact scatters, levelling cuts and fill deposits, fencing postholes.	c.1810	1892	Moderate – location unconfirmed and possible disturbance from Phase 2 and 3 development.
2	Stables and coach house	Building foundations and / or footings in stone and/or brick, structural post holes, features or deposits such as paved floor surfaces, compacted floor or yard surface deposits, rubbish pits, privy, cesspit or well rubbish deposits, demolished remains of the structure and surface artefact scatters, levelling cuts and fill deposits, fencing and animal shelter postholes.	Mid-1830s	Pre-1961	Moderate – location tentative and likely disturbed by Phase 3 development.
3	Offices	Building foundations and / or footings in stone and/or brick, structural post holes, features or deposits such as paved floor surfaces, underfloor occupation deposits, compacted floor or yard surface deposits, rubbish pits, privy, cesspit or well rubbish deposits, demolished remains of the structure and surface artefact scatters, levelling cuts and fill deposits, fencing postholes.	Mid-1830s	Unknown	Moderate – location unconfirmed and possible disturbance from Phase 2 and 3 development.
4	Outbuildings	Building foundations and / or footings in stone and/or brick, structural post holes, features or deposits such as paved floor surfaces, compacted floor or yard surface deposits, rubbish pits, privy, cesspit or well rubbish deposits, demolished remains of the structure and surface artefact scatters, levelling cuts and fill deposits, fencing and animal shelter postholes.	Mid-1830s	Unknown	Moderate – location unconfirmed and possible disturbance from Phase 2 and 3 development.
6	Mrs Charley's greenhouse	Building foundations and / or footings in stone and/or brick, structural post holes, features or deposits such as paved floor surfaces, compacted floor or yard surface deposits, rubbish pits, levelling and terracing cuts and deposits	c.1900	Pre-1975	Low – disturbance from Phase 3 development and unlikely to have research potential.

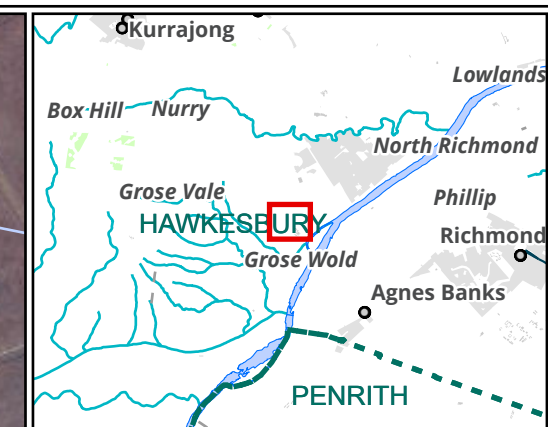
Designation	Description	Probable feature(s)	Possible construction date	Possible demolition date	Archaeological potential
10	Entry gates	Structural foundations, footings or postholes using stone, brick or timber materials, and possible cement for later structures.	Pre-1901	Unknown	Low – remains unlikely to have research potential.
11	Macadam road surface on driveway avenue	Crushed and compacted stone and fill, with associated stone or brick drainage, gutters or kerbing.	Pre-1901	Unknown	Low – remains unlikely to have research potential.
12	Gazebo to the south west	Building foundations and / or footings in stone and/or brick, structural post holes, features or deposits such as paved floor surfaces, compacted floor or yard surface deposits, rubbish pits, levelling and terracing cuts and deposits.	Pre-1914	Unknown	Low – remains unlikely to have research potential.
13	Shed structure behind Belmont House	Building foundations and / or footings in stone and/or brick, structural post holes, features or deposits such as paved floor surfaces, compacted floor or yard surface deposits, rubbish pits, levelling and terracing cuts and deposits.	Pre-1914	Unknown	Low – remains unlikely to have research potential.
14	Gazebo along the driveway	Building foundations and / or footings in stone and/or brick, structural post holes, features or deposits such as paved floor surfaces, compacted floor or yard surface deposits, rubbish pits, levelling and terracing cuts and deposits.	Pre-1914	Unknown	Low – remains unlikely to have research potential.
15	Tennis court	Structural post holes, compacted surface deposits, levelling and terracing cuts and deposits, fencing postholes.	Pre-1914	Pre 2002	Low – remains unlikely to have research potential.
16	Circular feature	Nature of feature is unknown; may have been constructed of stone or brick. Archaeological features may comprise stone or brick structural elements and associated cut and fill, backfill deposit.	Pre-c.1930s	Unknown	Moderate – nature of feature unknown
17	Sandstone wall	Remnants of stone masonry and mortar or wall foundations and associated cut and fill, cut and fill for terrace bank behind.	1890s or earlier	Unknown	Moderate – remains likely to have research potential
24	Overgrown sandstone	Remnants of stone masonry and mortar or wall foundations and associated cut and fill, render or plaster, cut and fill for terrace bank behind.	Pre-c.1960s	Unknown	Moderate – remains likely to have research potential



Designation	Description	Probable feature(s)	Possible construction date	Possible demolition date	Archaeological potential
	wall with render or plaster				
<b>30</b>	Sandstone wall in terrace bank	Remnants of stone masonry and mortar or wall foundations and associated cut and fill, cut and fill for terrace bank behind.	Pre-1977	Unknown	Moderate – remains likely to have research potential
<b>31</b>	Sandstone wall and timber post near fig tree	Wall foundations and associated cut and fill, remains of timber post and associated posthole and backfill.	Pre-1977	Unknown	Moderate – remains likely to have research potential
-	Convict campsite or quarters	Structural post holes, features or deposits such as paved floor surfaces, compacted floor or yard surface deposits, rubbish pits.	Post-1807	c.1840	Low – remains likely to have research potential but documentary sources lacking in evidence these were located in the study area.
-	Servants quarters	Building foundations and / or footings in stone and/or brick, structural post holes, features or deposits such as underfloor occupation deposits, paved floor surfaces, compacted floor or yard surface deposits, rubbish pits.	Post-1807	Unknown	Low – remains likely to have research potential but location unknown.
-	Pastoral workers quarters	Structural post holes, features or deposits such as paved floor surfaces, compacted floor or yard surface deposits, rubbish pits.	Post-1807	Unknown	Low – remains likely to have research potential but location unknown
-	Belmont House [5] construction workers camp	Structural post holes, features or deposits such as compacted floor or yard surface deposits, rubbish pits.	1892	1893	Low – remains may have research potential but location unknown.

Designation	Description	Probable feature(s)	Possible construction date	Possible demolition date	Archaeological potential
-	Fencing	Postholes.	Post-1807	Unknown	Low – remains unlikely to have research potential.
-	Terracing	Cut and fill deposits.	Post-1807	Unknown	Low – remains unlikely to have research potential.
-	Landscaping	Cut and fill deposits, garden beds including introduced soils and stone or brick walls/kerbing, ploughed ridges and furrows.	Post-1807	Unknown	Low – remains unlikely to have research potential.





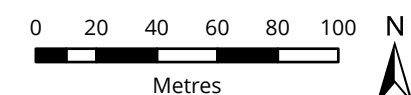
### Legend

- Study area
- ★ Approximate location of circular feature
- ★ Approximate location of sandstone wall
- ★ Approximate location of sandstone wall in terrace

### Archaeological potential

- Moderate
- Low
- Nil archaeological potential - substantial development

**Figure 5 Assessment of archaeological potential**



Scale: 1:2,500@ A3  
Coordinate System:  
GDA 1994 MGA Zone 56



Matter: 36573, Date: 10 December 2021,  
Drawn by: AM, Checked by: ALB, Last edited by: amackegard  
Location: P:\36500s\36573\Mapping\  
36573\_StJohn, Layout: 36573\_F5\_Potential



## 5 Significance assessment

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An assessment of heritage significance encompasses a range of heritage criteria and values. The heritage values of a site or place are broadly defined as the 'aesthetic, historic, scientific or social values for past, present or future generations'.<sup>86</sup> This means a place can have different levels of heritage value and significance to different groups of people.

The archaeological significance of a site is commonly assessed in terms of historical and scientific values, particularly by what a site can tell us about past lifestyles and people. There is an accepted procedure for determining the level of significance of an archaeological site.

A detailed set of criteria for assessing the State's cultural heritage was published by the (then) NSW Heritage Office. These criteria are divided into two categories: nature of significance, and comparative significance.

Heritage assessment criteria in NSW fall broadly within the four significance values outlined in the Burra Charter. The Burra Charter has been adopted by state and Commonwealth heritage agencies as the recognised document for guiding best practice for heritage practitioners in Australia. The four significance values are:

- Historical significance (evolution and association).
- Aesthetic significance (scenic/architectural qualities and creative accomplishment).
- Scientific significance (archaeological, industrial, educational, research potential and scientific significance values).
- Social significance (contemporary community esteem).

The NSW Heritage Office issued a more detailed set of assessment criteria to provide consistency with heritage agencies in other States and to avoid ambiguity and misinterpretation. These criteria are based on the Burra Charter. The following SHR criteria were gazetted following amendments to the *Heritage Act 1977* (Heritage Act) that came into effect in April 1999:

- 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 the 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).

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<sup>86</sup> (Heritage Office 2001)

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

## 5.1 Levels of heritage significance

Items, places, buildings, works, relics, movable objects or precincts can be of either local or state heritage significance, or have both local and state heritage significance. Places can have different values to different people or groups.

### Local heritage items

Local heritage items are those of significance to the local government area. In other words, they contribute to the individuality and streetscape, townscape, landscape or natural character of an area and are irreplaceable parts of its environmental heritage. They may have greater value to members of the local community, who regularly engage with these places and/or consider them to be an important part of their day-to-day life and their identity. Collectively, such items reflect the socio-economic and natural history of a local area. Items of local heritage significance form an integral part of the State's environmental heritage.

### State heritage items

State heritage items, places, buildings, works, relics, movable objects or precincts of state heritage significance include those items of special interest in the state context. They form an irreplaceable part of the environmental heritage of NSW and must have some connection or association with the state in its widest sense.

The following evaluation attempts to identify the cultural significance of the study area. This significance is based on the assumption that the site contains intact or partially intact archaeological deposits.

## 5.2 Evaluation of significance

An evaluation of heritage significance has been undertaken for the items which have been assessed as holding archaeological potential, or items which could hold heritage significance but do not have a known or possible location within the study area. This is summarised in Table 5.

**Table 5 Significance assessment for archaeological items within the study area**

Item name	Significance assessment criteria							Level of significance	Statement of significance
	A	B	C	D	E	F	G		
<b>Bell House [1]</b>		X			X			State	<p>Bell House [1] was constructed around 1810 for the Bell family as part of the Belmont estate, owned by Archibald Bell (senior). Bell House [1] was demolished in 1892, having been home to the Bell and Newcommen families until the sale of Belmont to Philip Charley in 1890. While the exact location of Bell House [1] has not been successful confirmed, it is suspected to have been in one of two locations to the north or the north-west of the current Belmont House [5] (see Figure 5). Any archaeological resources associated with Bell House [1] have the potential to hold either local or State heritage significance, depending on the nature, extent and providence of the items. Specifically, these resources have the potential to have significance at a local and State level for their association with Archibald Bell (senior) and Archibald Bell (junior), both prominent figures in the early development of the colonial settlement of NSW and the Hawkesbury district, as well as research potential for pastoralism, accommodation and domestic life historical themes at a local and State level.</p> <p>If present, these archaeological resources would allow for a more detailed insight into the lives of Archibald Bell (senior) and Archibald Bell (junior) and those of their families and associates. While the location of Bell House [1] has not been confirmed, should any archaeological resources associated Bell House [1] be present within the study area, such as structural remains, they could provide information on the nature and extent of Bell House [1], as little detail is known of the structure and the wider homestead, and any additions made over time. In addition to learning more about the site itself, it would contribute to wider knowledge of accommodation for landholders and those they employed during the first half of the 19th century in the Hawkesbury region. Should archaeological resources containing artefacts be present within the study area, these could allow for analysis of the domestic lives of the different groups of people who resided at Belmont up to the late 19th century, including the Bell and Newcommen families, as well as any servants working or residing in Bell House [1]. Domestic items can often reveal information about consumption habits and practices (food and drink, goods and services), occupations and activities, as well as status, aspiration and identity. This information, particularly that which dates to the first</p>



Item name	Significance assessment criteria							Level of significance	Statement of significance
	A	B	C	D	E	F	G		
									<p>half of the 19th century, could contribute to collective knowledge and data of Hawkesbury region residents of varying status and occupation during the early colonial period and mid- to late-19th century. This could then be compared with other sites, both similar and different, within the Hawkesbury and other parts of NSW.</p> <p>The possible archaeological remains associated with Bell House [1] have the potential to hold heritage significance at a local OR State level, depending on the nature, extent and providence of the possible archaeological resources present.</p>
<b>Stables and coach house [2]</b>					X			Local	<p>The study area was used as an early pastoral property by the Bell family from 1807 when Archibald Bell (senior) was first granted the land containing the study area. A number of support buildings were constructed alongside Bell House [1], including the stables and coach house [2]. The study area may contain archaeological resources associated with this structure, as well as various types of deposits which may contain artefacts and relics. These resources could provide new information regarding working life and processes on early pastoral properties in the Hawkesbury region, the range of structures and pastoral facilities such as the structural nature of the stable and coach house [2], tools and other items that were used in the management of land and livestock. Of particular relevance would be those associated with the earliest occupants, the Bell family, who lived at Belmont from 1807 to 1866.</p> <p>The archaeological resources associated with the stables and coach house [2] have the potential to hold heritage significance at a local level.</p>
<b>Office [3]</b>					X			Local	<p>The study area was used as an early pastoral property by the Bell family from 1807 when Archibald Bell (senior) was first granted the land containing the study area. A number of support buildings were constructed alongside Bell House [1], including the office [3]. The study area may contain archaeological resources associated with this structure, as well as various types of deposits which may contain artefacts and relics. These resources could provide new information regarding working life and processes on early pastoral properties in the Hawkesbury region, the range of structures and pastoral facilities such as the structural nature of the office [3],</p>

Item name	Significance assessment criteria							Level of significance	Statement of significance
	A	B	C	D	E	F	G		
									<p>management tools like writing equipment and other items that were used in the management of land and livestock. Of particular relevance would be those associated with the earliest occupants, the Bell family, who lived at Belmont from 1807 to 1866.</p> <p>The archaeological resources associated with the office [3] have the potential to hold heritage significance at a local level.</p>
<b>Outbuildings [4]</b>					X			Local	<p>The study area was used as an early pastoral property by the Bell family from 1807 when Archibald Bell senior was first granted the land containing the study area. A number of support buildings were constructed alongside Bell House [1], including the outbuildings [4]. The study area may contain archaeological resources associated with this structure, as well as various types of deposits which may contain artefacts and relics. It is possible that demolished outbuildings may have been used as an area of rubbish disposal for the property. These resources could provide new information regarding working life and processes on early pastoral properties in the Hawkesbury region, the range of structures and pastoral facilities such as the structural nature of the outbuildings [4], tools and other items that were used in the management of land and livestock. Of particular relevance would be those associated with the earliest occupants, the Bell family, who lived at Belmont from 1807 to 1866.</p> <p>The archaeological resources associated with the outbuildings [4] have the potential to hold heritage significance at a local level.</p>
<b>Circular feature [16]</b>					X			Local	<p>The study area was used as an early pastoral property by the Bell family from 1807 when Archibald Bell senior was first granted the land containing the study area. It was not possible to locate a survey plan, sketch or map recording the locations of structures within the study area. Artwork and photographs were used in an analysis to try to confirm the location of the Bell homestead. The circular feature [16] was identified in a c.1930s photograph to the north of Belmont House in an area which features uneven ground which may have been an activity area associated with the Bell homestead, and which appears to be within the area suspected to have contained the Bell homestead. Archaeological features of this item may comprise stone or brick</p>

Item name	Significance assessment criteria							Level of significance	Statement of significance
	A	B	C	D	E	F	G		
									<p>structural elements and associated cut and fill, and possibly a backfill deposit. While the nature of the circular feature is not known, it is one of the few items identified through the imagery analysis which may be associated with the Bell and Newcommen period of occupation at Belmont. As such, the archaeological resources of the circular feature [16] could provide information on the functioning and facilities of Bell House [1] and the wider homestead and Belmont property, and may be evidence of the location of Bell House [1], the offices [3], outbuildings [4] and any other structure or activity associated with life at Belmont prior to the 1890s.</p> <p>The archaeological resources associated with the circular feature [16] have the potential to hold heritage significance at a local level.</p>
<b>Sandstone wall [17]</b>					X			Local	<p>The study area was used as an early pastoral property by the Bell family from 1807 when Archibald Bell senior was first granted the land containing the study area. It was not possible to locate a survey plan, sketch or map recording the locations of structures within the study area. Artwork and photographs were used in an analysis to try to confirm the location of the Bell homestead. The sandstone wall [17] was identified in an undated photograph post-dating the construction of Belmont House [5], and appears to be either incorporated into the terrace bank or is re-used stone from the Bell homestead buildings. Archaeological features of this item may comprise remnants of stone masonry and mortar or wall foundations and associated cut and fill, and cut and fill for terrace bank behind it. While the associations of the sandstone wall [17] could not be confirmed, it may be associated with the earlier occupation of Belmont by the Bell and Newcommen families prior to the 1890s. As such, the archaeological resources of the sandstone wall [17] could provide information on the functioning and facilities of Bell House [1] and the wider homestead and Belmont property, and may be evidence of the location of Bell House [1], the offices [3], outbuildings [4] and any other structure or activity associated with life at Belmont prior to the 1890s.</p> <p>The archaeological resources associated with the sandstone wall [17] have the potential to hold heritage significance at a local level.</p>



Item name	Significance assessment criteria							Level of significance	Statement of significance
	A	B	C	D	E	F	G		
<b>Overgrown sandstone wall with render or plaster [24]</b>					X			Local	<p>The study area was used as an early pastoral property by the Bell family from 1807 when Archibald Bell senior was first granted the land containing the study area. It was not possible to locate a survey plan, sketch or map recording the locations of structures within the study area. Artwork and photographs were used in an analysis to try to confirm the location of the Bell homestead. The overgrown sandstone wall with render or plaster [24] was identified in a c.1960s photograph, with a large tree in the background. The wall may have been used to aid terracing activities, as it appears to have been overgrown with grasses. Archaeological features of this item may comprise remnants of stone masonry and mortar or wall foundations and associated cut and fill, render or plaster and cut and fill for terrace bank behind. While the associations and location of the overgrown sandstone wall with render or plaster [24] could not be confirmed, it may be associated with the earlier occupation of Belmont by the Bell and Newcommen families prior to the 1890s. As such, the archaeological resources of the overgrown sandstone wall with render or plaster [24] could provide information on the functioning and facilities of Bell House [1] and the wider homestead and Belmont property, and may be evidence of the location of Bell House [1], the offices [3], outbuildings [4] and any other structure or activity associated with life at Belmont prior to the 1890s.</p> <p>The archaeological resources associated with the overgrown sandstone wall with render or plaster [24] have the potential to hold heritage significance at a local level.</p>
<b>Sandstone wall in terrace bank [30]</b>					X			Local	<p>The study area was used as an early pastoral property by the Bell family from 1807 when Archibald Bell senior was first granted the land containing the study area. It was not possible to locate a survey plan, sketch or map recording the locations of structures within the study area. Artwork and photographs were used in an analysis to try to confirm the location of the Bell homestead. The sandstone wall in terrace bank [30] was identified in a 1977 photograph, with a large tree in the background. It is possible that the sandstone wall in terrace bank [30] is part of or is in the vicinity of the overgrown sandstone wall with render or plaster [24], due to the similar background environment. Archaeological features of this item may comprise remnants of stone masonry and mortar or wall foundations and associated cut and fill, and cut and fill for terrace</p>

Item name	Significance assessment criteria							Level of significance	Statement of significance
	A	B	C	D	E	F	G		
									<p>bank behind. While the associations and location of the sandstone wall in terrace bank [30] could not be confirmed, it may be associated with the earlier occupation of Belmont by the Bell and Newcommen families prior to the 1890s. As such, the archaeological resources of the sandstone wall in terrace bank [30] could provide information on the functioning and facilities of Bell House [1] and the wider homestead and Belmont property, and may be evidence of the location of Bell House [1], the offices [3], outbuildings [4] and any other structure or activity associated with life at Belmont prior to the 1890s.</p> <p>The archaeological resources associated with sandstone wall in terrace bank [30] have the potential to hold heritage significance at a local level.</p>
<b>Sandstone wall and timber post near fig tree [31]</b>					X			Local	<p>The study area was used as an early pastoral property by the Bell family from 1807 when Archibald Bell senior was first granted the land containing the study area. It was not possible to locate a survey plan, sketch or map recording the locations of structures within the study area. Artwork and photographs were used in an analysis to try to confirm the location of the Bell homestead. The sandstone wall and timber post near a fig tree [31] was identified in 1977 photographs. Archaeological features of this item may comprise wall foundations and associated cut and fill, and remains of timber post and associated posthole and backfill. The sandstone wall and timber post near a fig tree [31] is likely to be located at the base of the terraced garden lawn area near the current engineering building and maintenance shed [37]. This location suggests it may be part of the Bell homestead, which was likely located in below the crest of Richmond Hill and to the north of the current Belmont House [5]. As such, this item may be associated with the earlier occupation of Belmont by the Bell and Newcommen families prior to the 1890s. The archaeological resources of the sandstone wall and timber post near a fig tree [31] could provide information on the functioning and facilities of Bell House [1] and the wider homestead and Belmont property, and may be evidence of the location of Bell House [1], the offices [3], outbuildings [4] and any other structure or activity associated with life at Belmont prior to the 1890s.</p>

Item name	Significance assessment criteria							Level of significance	Statement of significance
	A	B	C	D	E	F	G		
									The archaeological resources associated with sandstone wall and timber post near a fig tree [31] have the potential to hold heritage significance at a local level.
<b>Convict campsite or quarters</b>					X	X		State	<p>The Belmont estate was established in 1807 by Archibald Bell (senior) for the Bell family. The 1822 General Muster records the assignment of 28 convicts to Bell (senior) to work the land of the Belmont estate. It is possible that convict labour was used in the construction of Bell House [1], the stables and coach house [2], office [3] and outbuildings [4] as part of the early Belmont homestead. It is therefore possible that a convict campsite or quarters may be present within the study area; however, the historical records do not specify this, nor are there any maps or plans which indicate convict campsites or quarters were within the study area. Should any archaeological resources associated with convict campsite or quarters be present, such as structural remains, or rubbish pits, they have the potential to hold State heritage significance, depending on the nature, extent and providence of the items.</p> <p>Specifically, these resources have the potential to have significance for their association with convicts in the early development of the colonial settlement of NSW and the Hawkesbury district, as well as research potential for accommodation and domestic life of convicts, and the rarity of these types of archaeological resources. Archaeological resources associated with structural remains could provide information on the types of accommodation that was being provided to the convicts assigned to Belmont, and potentially their working conditions. Domestic items can often reveal information about consumption habits and practices (food and drink, goods and services), occupations and activities, as well as status, aspiration and identity. This information could contribute to collective knowledge and data of convicts in NSW and the Hawkesbury region. This could then be compared with other sites, both similar and different, within the Hawkesbury and other parts of NSW.</p> <p>The possible archaeological resources associated with the convict camp or quarters has the potential to hold State heritage significance.</p>
<b>Servants quarters</b>					X			Local	The study area previously contained various types of accommodation for different groups of



Item name	Significance assessment criteria							Level of significance	Statement of significance
	A	B	C	D	E	F	G		
									<p>people. It is possible that as part of the Belmont estate, the Bell and Newcommen families employed servants. As such, there may have been separate servants quarters if they were not housed within Bell House [1]. However, the location of any possible servant's quarters has not yet been identified. Despite this, should archaeological resources associated with servants' quarters be present within the study area, they may hold research value under the historical themes of accommodation and domestic life, particularly during the early- and mid-19th century. Any structural remains could indicate the type and range of accommodation provided for servants, such as masonry or timber cottages. Artefacts contained within rubbish pits, underfloor occupation deposits and privy, cesspit or well deposits could allow for analysis of the domestic lives of the servants of Belmont. Domestic items can often reveal information about consumption habits and practices (food and drink, goods and services), occupations and activities, as well as status, aspiration and identity. This information could contribute to collective knowledge of Hawkesbury region residents of varying status and occupation during the early colonial period and mid- to late-19th century. This could then be compared with other sites, both similar and different, within the Hawkesbury and other parts of NSW.</p> <p>The possible archaeological resources associated with a servants' quarters have the potential to hold local heritage significance.</p>
<b>Pastoral workers quarters</b>					X			Local	<p>The study area previously contained various types of accommodation for different groups of people. It is possible that as part of the Belmont estate, the Bell and Newcommen families employed pastoral workers. As such, there is likely to have been separate pastoral workers quarters if they were not housed within Bell House [1]. However, the location of any possible pastoral workers' quarters has not yet been identified. Despite this, should archaeological resources associated with pastoral workers' quarters be present within the study area, they may hold research value under the historical themes of accommodation and domestic life, particularly during the early- and mid-19th century. Any structural remains could indicate the type and range of accommodation provided for pastoral workers, such as masonry or timber cottages. Artefacts contained within rubbish pits, underfloor occupation deposits and privy, cesspit or well deposits</p>

Item name	Significance assessment criteria							Level of significance	Statement of significance
	A	B	C	D	E	F	G		
									<p>could allow for analysis of the domestic lives of the pastoral workers of Belmont. Domestic items can often reveal information about consumption habits and practices (food and drink, goods and services), occupations and activities, as well as status, aspiration and identity. This information could contribute to collective knowledge of Hawkesbury region residents of varying status and occupation during the early colonial period and mid- to late-19th century. This could then be compared with other sites, both similar and different, within the Hawkesbury and other parts of NSW.</p> <p>The possible archaeological resources associated with a pastoral workers' have the potential to hold local heritage significance.</p>
<b>Construction workers camp</b>					X			Local	<p>As part of the construction of Belmont House [5], the construction workers camped on site during the works. The location of this camp has not been identified, but it is possible that it was located within the study area. Should archaeological resources associated with the construction workers' camp be present within the study area, they may hold research value under the historical themes of accommodation and domestic life. Structural remains could indicate the type and range of accommodation provided for the construction workers, such as timber huts or tents. Artefacts contained within rubbish pits, underfloor occupation deposits and privy deposits could allow for analysis of the domestic lives of the construction workers while on residing on site. Domestic items can often reveal information about consumption habits and practices (food and drink, goods and services), occupations and activities, as well as status, aspiration and identity. This information could contribute to collective knowledge and data of Hawkesbury region residents of varying status and occupation during late 19th century. This could then be compared with other sites, both similar and different, within the Hawkesbury and other parts of NSW.</p> <p>The possible archaeological resources associated with the Belmont House [5] construction workers' camp have the potential to hold local heritage significance.</p>

## 6 Impact Assessment

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The purpose of this assessment is to assess the likely impacts the proposed works would have on the potential archaeological resources across the study area. In accordance with the Heritage NSW publication *Statements of Heritage Impact*, this section addresses the potential impact of the proposed works on the potential archaeological remains.<sup>87</sup>

### 6.1 Proposed works

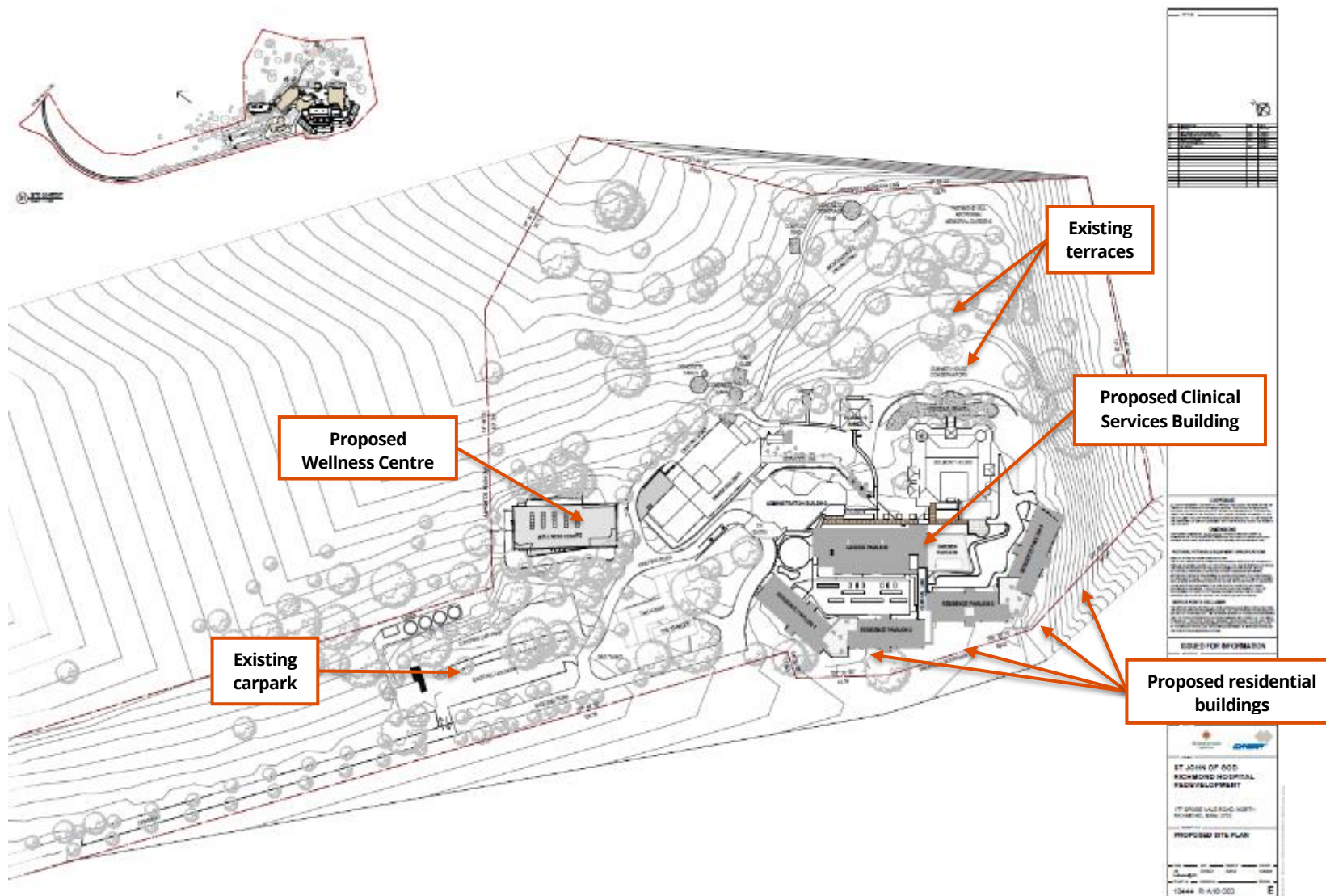
As previously outlined, the proposed development includes the construction of a building complex comprising of four residential and two amenity buildings (Figure 3, Photo 74). This will involve:

- Demolition of eight existing buildings in the southern portion of the study area.
- Construction of four residential buildings on top of the existing footings of the demolished buildings.
- Construction of a clinical support building and a wellness centre, skewed to the existing footings of the demolished buildings and tennis court.
- Installation of services throughout areas of new build, including, but not limited to, gas, electrical and water services.
- Installation of lights and electrical services throughout carpark area.
- Creation of stockpiling and set down areas throughout the designated areas of low potential.
- Garden maintenance within the terraces to the north-east of the current Belmont House.

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<sup>87</sup> (Heritage Office & DUAP 1996)





**Photo 74** Proposed site plan for the St John of God Richmond Hospital Redevelopment (Source: Provided by Johnstaff, June 2021)

## 6.2 Assessment of impacts

This HAA has identified archaeological items located (or potentially located) within the study area which have been assessed as holding heritage significance (Table 6).

**Table 6 Archaeological items of potential heritage significance associated with the study area**

Designation	Description	Archaeological potential	Potential heritage significance	Location (if known)
1	Bell House	Moderate	State	Bell homestead complex (likely in central-eastern portion of study area north of Belmont House, location could not be confirmed through historical research)
2	Stables and coach house	Moderate	Local	On ridgeline in south-central part of study area, adjacent to current driveway
3	Offices	Moderate	Local	Bell homestead complex (likely in central-eastern portion of study area north of Belmont House, location could not be confirmed through historical research)
4	Outbuildings	Moderate	Local	Possibly within and outside of the Bell homestead complex (likely in central-eastern portion of study area north of Belmont House, location could not be confirmed through historical research)
16	Circular feature	Moderate	Local	Below terraced bank to the north of Belmont House [5] (see Figure 5)
17	Sandstone wall	Moderate	Local	Within terrace bank below large fir tree to the north-east of Belmont House [5] (see Figure 5)
24	Overgrown sandstone wall with render or plaster	Moderate	Local	Probably within the Bell homestead complex (likely in central-eastern portion of study area north of Belmont House, location could not be confirmed through historical research)
30	Sandstone wall in terrace bank	Moderate	Local	Probably within the Bell homestead complex (likely in central-eastern portion of study area north of Belmont House, location could not be confirmed through historical research)
31	Sandstone wall and timber post near fig tree	Moderate	Local	Base of terraced gardens and lawns near current engineering building and maintenance shed [37] (see Figure 5)
-	Convict campsite or quarters	Low	State	Unknown, possibly outside of study area

Designation	Description	Archaeological potential	Potential heritage significance	Location (if known)
-	Servants quarters	Low	Local	Unknown, possible within the Bell homestead complex (likely in central-eastern portion of study area north of Belmont House, location could not be confirmed through historical research)
-	Pastoral workers quarters	Low	Local	Unknown, possibly outside of study area
-	Belmont House [5] construction workers camp	Low	Local	Unknown, possibly outside of study area

Two areas of moderate archaeological potential have been identified as part of this assessment, comprising the Bell homestead complex and the stables and coach house (Figure 5). The location of the Bell homestead was not indicated on primary survey plans, sketches or maps that recorded structures on neighbouring properties. An alternative analysis was undertaken in the absence of historical plans. This analysis utilised artworks of Belmont dating prior to the demolition of the original Bell homestead buildings by Charley in the 1890s, descriptions of Belmont from newspaper articles and secondary sources, and 20th century photographs featuring the remains of former sandstone walls and other features. This analysis indicated that the likely location of the Bell homestead complex is to the north of Belmont House, in the central – eastern portion of the study area.

The proposed works are all located within areas of existing development as described in Section 6.1 and presented in Figure 3 and Photo 74. No works are proposed within the area of moderate archaeological potential associated with the former stables [2]/[7], nor within the area of moderate potential for the location of the Bell homestead. This impact assessment has found that both areas of moderate archaeological potential do not fall within the proposed re-development footprint. Johnstaff has revised their schematic designs to ensure all works are contained within areas of existing development, therefore minimising the overall harm of historical archaeological remains throughout the study area. This will ensure all impacts are contained within areas of nil and low potential.

## 6.3 Management and mitigation measures

Ideally, heritage management involves conservation of sites through the preservation and conservation of fabric and context within a framework of ‘doing as much as necessary, as little as possible’ (Marquis-Kyle & Walker 1994, p.13). In cases where conservation is not practical, several options for management are available. For sites, management often involves the salvage of features or artefacts, retrieval of information through excavation or collection (especially where impact cannot be avoided) and interpretation.

As part of the management and mitigation measures for the proposed works, a HAA including background research and a field investigation was undertaken, to support the previous built heritage assessment Weir Planning and Phillips conducted in 2021. This was done to determine the presence and nature of any potential historical archaeological items and/or relics, so that appropriate management could be undertaken.

The field investigation identified areas of low and moderate archaeological potential. As a result, the following mitigation measures have been created and should be implemented prior to works being undertaken:

### **Avoidance of areas of moderate potential**

This HAA has identified two areas of archaeological potential which may hold State and/or local heritage significance. As such, it is recommended that works avoid these areas. At this stage of the project, the proposed works will not impact these areas of potential. To ensure no impacts occur within these designated areas, any disturbance to the subsurface deposits (including but not limited to excavation, trenching and demolition of buildings which could remove footings or foundations etc) should be avoided. If impacts cannot be avoided in these areas, recommendation 3 must be followed prior to works proceeding.

### **Fencing off of areas of moderate archaeological potential**

This HAA has identified a number of areas of archaeological potential which may hold State and/or local heritage significance. Current schematic designs for the proposed development illustrates that no works will be undertaken within the areas designated as containing moderate archaeological potential. To ensure that no impacts to these areas occur, the implementation of a 5-10 metre fenced (hard barrier) buffer around the boundary of the identified areas of moderate potential is required prior to any works being undertaken within the adjacent areas of low and nil potential.

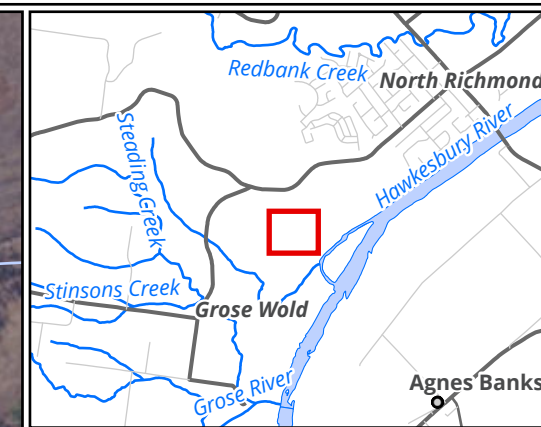
### **Unexpected finds procedure**

This HAA has assessed that there is the possibility for a number of archaeological resources to be contained within the study area which could hold State or local heritage significance, but for which a location could not be identified. As such, a rigorous unexpected finds procedure must be implemented as part of a Construction Management Plan for the development where works are proposed in areas of low archaeological potential.

### **Heritage induction**

Due to the potential for unexpected archaeological finds of potentially State or local heritage significance, all site workers must undertake a heritage induction as part of a Construction Heritage Management Plan to ensure that they are aware of the heritage significance of items and potential archaeological resources within the study, their statutory obligations under the Heritage Act and the penalties for breaching the provisions of the Heritage Act. The heritage induction will also provide information to site workers on potential archaeological items that they may encounter during works, and the steps to take should they be encountered.





### Legend

- Study area
- ★ Approximate location of circular feature
- ★ Approximate location of sandstone wall
- ★ Approximate location of sandstone wall in terrace

### Archaeological potential

- Moderate
- Low
- Nil archaeological potential - substantial development

**Figure 6 Assessment of impacts**

0 10 20 30 40 50  
Metres

Scale: 1:1,500@ A3  
Coordinate System:  
GDA 1994 MGA Zone 56



Matter: 36573, Date: 10 December 2021,  
Drawn by: AM, Checked by: ALB, Last edited by: amackegard  
Location: P:\36500s\36573\Mapping\  
36573\_StJohn, Layout: 36573\_F6\_Assessment



## 7 Conclusions and recommendations

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### 7.1 Conclusions

This HAA has identified two areas of archaeological potential within the study area associated with the 19th century occupation of Belmont. These relate to the original homestead of Belmont, which contained Bell House [1], offices [3] and outbuildings [4], and also the stables and coach house [2]. The Bell stables and coach house [2] was later incorporated into the 1890s stables [7], part of which is still extant today and is used and maintained by the St John of God Hospital.

Early, primary, survey plans, sketches and maps that record the locations of structures on nearby properties do not show the locations of pre-1890s structures within the study area, an analysis of artwork, photographs and historical descriptions was undertaken to try to confirm the location of the Bell homestead. This analysis suggested that the Bell homestead is located on the slope below the crest of Richmond Hill, below and north of the current Belmont House and gardens. This area also contains several items identified in 20th century photographs which are likely to be associated with the Bell homestead buildings and activities. Locations of these areas of archaeological potential and items (where known) are presented in Figure 5.

Items which have the potential to hold State heritage significance include:

- Bell House [1].
- Convict campsite or quarters.

Items which have the potential to hold local heritage significance include:

- Stables and coach house [2]/[7].
- Offices [3].
- Outbuildings [4].
- Circular feature [16].
- Sandstone wall [17].
- Overgrown sandstone wall with render or plaster [24].
- Sandstone wall in terrace bank [30].
- Sandstone wall and timber post near fig tree [31].
- Servants' quarters.
- Pastoral workers' quarters.
- The Belmont House construction workers' camp.

The historical background indicates that convicts were assigned to Archibald Bell to work the land according to the 1822 General Muster. While they may have been used to build Bell House [1] the historical records do not specify this, nor are there any maps or plans which indicate convict campsites or quarters were within the study area. These convicts may have been located anywhere on the 200 acres they were assigned to work. This large area, combined with the lack of documentary evidence of convict camps or related infrastructure within the study area indicates the potential for archaeological remains associated with convicts to be low.

## 7.2 Recommendations

These recommendations have been formulated to respond to client requirements and the significance of the site. They are guided by the ICOMOS *Burra Charter* with the aim of doing as much as necessary to care for the place and make it useable and as little as possible to retain its cultural significance.<sup>88</sup>

### **Recommendation 1 Proceed with caution in areas of low and nil archaeological potential**

Works within areas designated as low and nil archaeological potential can proceed with caution, provided they adhere to recommendations 2 to 6 below.

### **Recommendation 2 Avoidance of areas of moderate potential**

This HAA has identified two areas of archaeological potential which may hold State or local heritage significance. As such, it is recommended that works avoid these areas. At this stage of the project, the proposed works do not impact upon these areas of potential. To ensure no impacts occur within these designated areas, any disturbance to the subsurface deposits (including but not limited to excavation, trenching and demolition of buildings which could remove footings or foundations etc) should be avoided. If impacts cannot be avoided in these areas, Recommendation 3 must be undertaken prior to works proceeding.

### **Recommendation 3 Fencing off of areas of moderate archaeological potential**

This HAA has identified a number of areas of archaeological potential which may hold State or local heritage significance. If any works are to be undertaken within adjacent areas designated as low potential, the implementation of a 5-10 metre fenced (hard barrier) buffer around the boundary of the identified areas of moderate potential is required to ensure no impacts to these areas occur.

### **Recommendation 4 Unexpected finds procedure**

This HAA has assessed that there is the possibility for a number of archaeological resources to be contained within the study area which could hold State or local heritage significance, but for which a location could not be identified. As such, a rigorous unexpected finds procedure must be implemented as part of a Construction Management Plan for the development where works are proposed in areas of low archaeological potential.

### **Recommendation 5 Heritage induction**

Due to the potential for unexpected archaeological finds of potentially State or local heritage significance, all site workers must undertake a heritage induction as part of a Construction Heritage Management Plan to ensure that they are aware of the heritage significance of items and potential archaeological resources within the study, their statutory obligations under the Heritage Act and the penalties for breaching the provisions of the Heritage Act. The heritage induction will also provide information to site workers on potential archaeological items that they may encounter during works, and the steps to take should they be encountered.

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<sup>88</sup> (Australia ICOMOS 2013)

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## Appendices

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## Appendix 1 Historian's report

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## Primary Source Research – Bell's House (1810-1896)

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### Overview

The aim of this research was to locate a primary record that clearly showed the position of Old Bell House (1810-1892) within the former Belmont property, now under the ownership of the St John of God Hospital. Whilst this objective was not able to be met within the given timeframe, a comprehensive, though not exhaustive, primary source search was conducted. This research has successfully contributed to a strong body of research that approximates the location of Bell's former home on the Belmont property. As demonstrated in this report, our methodology was interdisciplinary in its analysis which included historical records, photographs, paintings and historical anecdotes.

### Primary Sources reviewed

As an initial primary focus, the early survey works by Surveyor Robert Hoddle (1823) and John Rogers (1832) were reviewed. This included the note-books, sketch-books and original survey map of Hoddle, to which Surveyor Rogers updated over the course of the decade. This course of action was taken principally due to the presence of landmarks as reference points on other survey maps, including those drawn by Hoddle i.e. huts and houses. The surveyor's methodology of employing landmarks as reference points in both sketch-books and note-books made this course of research a promising line of enquiry.

Keyword searches include:

- Archibald Bell.
- Arch\* Bell.
- Belmont.
- Bell's House.
- Bell AND House.
- Richmond Hill.
- Hoddle AND Cook OR Kurrajong OR Richmond.
- Bell's Line of Road.
- Bell's Line.
- Rogers AND Cook OR Kurrajong OR Richmond.
- Susannah Fawkes.
- Fawk\* AND Cook OR Kurrajong OR Richmond.

Databases and archives reviewed:

- Exhaustive image search of Kurrajong-Comleroy Historical Society Image database.
- NLA including separate search AJCP (Australian Joint Copying Project) and TROVE.
- NSW State Archives & Records.
- City of Sydney Historical Archives.



- Google search including Google Books, Scholar, Images.
- Academic Journal article search.
- The National Archives, United Kingdom.
- Desktop search of Powerhouse Museum's Bell Family collection.
- Ancestry.com (family tree records).

Whilst all the keywords were applied to the above listed databases, the below primary sources made specific mention of Bell House or the Belmont estate and held particular promise in producing a primary source that stipulated the position of the former dwelling.

Priority primary sources reviewed:

- Survey sketch books and note-books of Robert Hoddle (1823 and 1826).<sup>1</sup>
- Will and Probate of Henry Newcomen, 1888 (purchaser of Belmont following Bell Jnr's insolvency).<sup>2</sup>
- Will and Probate and Primary Applications of neighbouring property owners.
- New perspective of Henry Fullwood's watercolour entitled "Bell's House, 1892", Mitchell Library, NSW.
- New perspective of stone wall believed to be former wall of Bell's House, held at the Kurrajong-Comleroy Historical Society.

Although the former Bell House and Belmont estate are mentioned, in some cases in detail, none of the above records provided tangible results in the form of site survey coordinates or a map of the estate's buildings or dwellings.

## Documentation

### Document 1 – Robert Hoddle's survey of Bell's Line, 1823

As stated on page 20 of the final report, Archibald Bell Jnr "marked a new route across the Blue Mountains in 1823 at age 19, following Aboriginal women into the area from the Belmont property".<sup>3</sup> Following this information provided by the Aboriginal women, Bell notified the NSW Surveyor-General of this important northern crossing from the southern side of the Hawkesbury into the Blue Mountains. A surveyor was promptly dispatched and an official survey, conducted by Robert Hoddle, was conducted from 6 October 1823. At this time, Archibald was residing at his parent's property at Belmont and it was from this location that Bell's Line commenced. For this reason, this record has strong potential as capturing the Belmont property within its purview as often surveyors included landmarks into their drawings, especially in the absence of established roads. A full review of this record unfortunately, provides only a passing reference to the Bell's property, wherein Hoddle's field-book states the survey "began at Mr Bell's NE corner".<sup>4</sup> This is the singular reference to the Bell property.

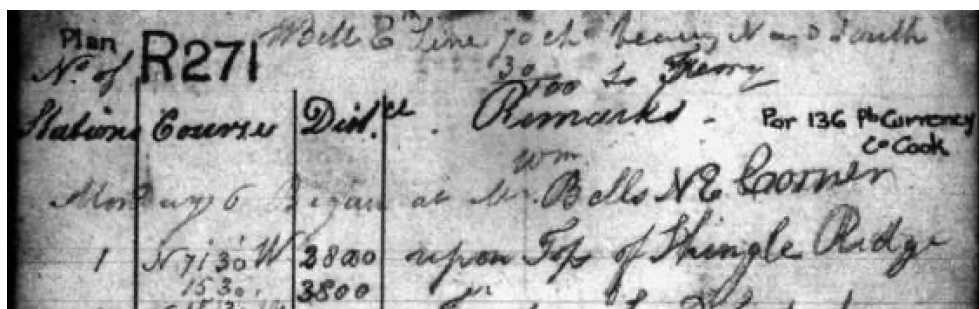
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<sup>1</sup> NRS-13889-4-[2/4894]-O258/Surveyor General's Field Books-Hoddle-Survey between the Hawkesbury and Cox-s River (Bell's Line) Countries Northumberland, Cumberland and Westmoreland (Bell's Line R271) 1823-1826.

<sup>2</sup> NRS-13660-3-[17/2085]-Series 3\_11010 | Henry Newcomen Date of death 10 October 1884, Granted on 11 February 1885. Please note that in this report, Henry Newcomen is spelt with one "m". This is in line with his will and probate file cited in this report and differs from the previous report in which it is spelt with a double "m".

<sup>3</sup> St John of God: Historical Archaeological Assessment (Final Version 03) (Biosis 2021), p29.

<sup>4</sup> Surveyor's Field Books 1794-1860, Item No: 258, Reel No. 2626 (Previous System: [2/4894] R. Hoddle, Bell's Line, 1823, and Surveys of Cumberland 1826, Plan R271, Vol. 17.s



**Photo 1** From the field-book of Robert Hoddle, 1823

## Document 2 – Henry Newcomen's Will and Probate, 1885

This document is Probate record for Henry Newcommen, the owner of Belmont (1866-1890) following Archibald Bell Jnr. Although this document did not include a map of the estate it does make reference to a survey recently conducted. The creditor name is "R. M Pitt, surveyor".

the preceding Affidavit.

FULL particulars of the Debts due and owing by the Deceased.

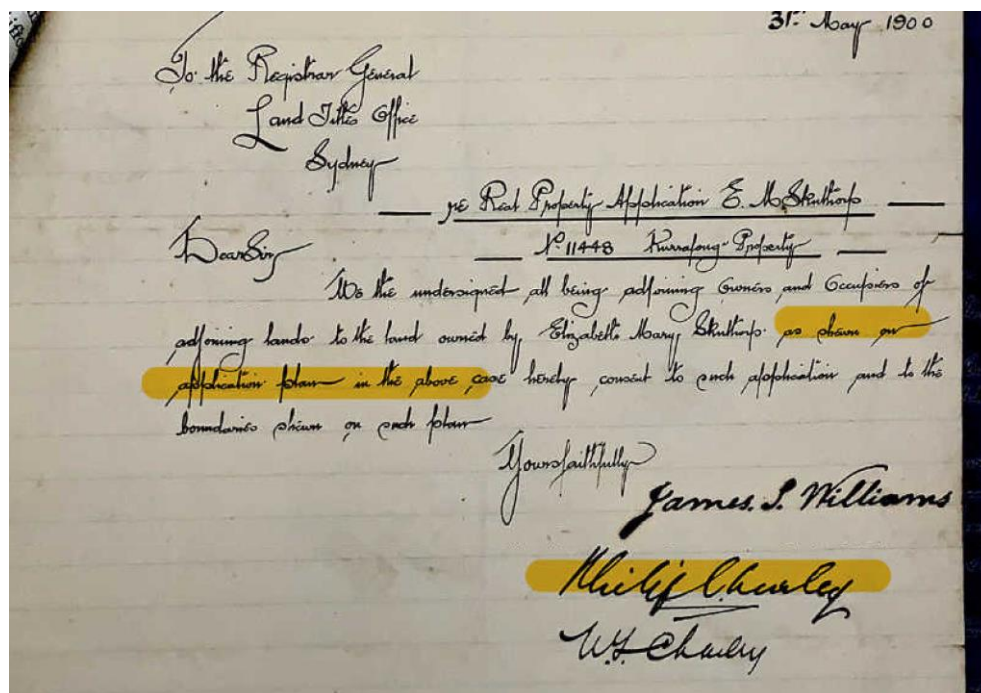
SYDNEY N.S.W.  
26-3-85  
1

Particulars.	Amount.		
	£	s.	d.
<b>Liabilities</b>			
Sir W. J. Clarke Mortgage	35,000	-	-
Interest to 10 <sup>th</sup> October 1884	382	10	9
A. M. L. & J. Lough Mortgage	35,855	9	5
Interest 10 <sup>th</sup> October 1884	1258	11	9
W. J. Forrester Bills on demand	25,025	7	11
Interest @ Bank rate 18 October 1884	3039	14	1
Commercial Bank Maitland	9277	15	8
H. L. Moore Bill on demand for Salary as Manager with Interest @ 10 <sup>th</sup> Oct 1884	1156	12	-
R. M. Pitt surveyor £6.12.6 L. H. Rose £1.1.6	8	14	-
Head postage £4.5.0 Wright Heston & Co. £3.0.6 Simpson & Co. £3.0.6	11	14	6
Lydney Mills £1.12.6 Alderson £24.0.6 Peake & Harcourt £20.9.11	66	2	11
Peake & Harcourt £4.8.6 David Jones & Co. £56.1.1	60	9	7
Cresford £54.6.8 Pease £5.12.6 H. Gray & Son £9.16.10	69	16	-
Hughes £6.9.9 Holbourn £7.11.2 Turner £7.11.6	21	12	6
Price £44.7.0 Quaker £102.0.10 Roughton £11.17.7	185	15	5
Disbursed Cheques & Orders Hunter £3.17.1	3	17	1
W. J. Forrester & Co. prods £72.14.7 R. H. Gray & Son £25.7.11	298	1	11
10 Wilson £1.0.0 Remond £13.11.11 Leach & Co. Remond £3.10.7	23	14	8
Commercial Bank £1.14.0 Bank Mid South Wales £5.14.0	6	18	-
Roughton £6.15.3 Collins £1.2.0 Peake & Harcourt £50.0.0	76	0	3
Ladner & Co £66.15.9 Nelson Lydney M. Heston £1.15.6	68	14	3
Money due to Outfitters Station etc	824	14	9

**Photo 2** List of liabilities from Henry Newcommen's probate, 1885. Highlighted is an outstanding invoice for surveying works, creditor named as G. M Pitt for the amount of £6/12/6

### Document 3 – Rent Property Application of E.M Skulthorp, 1900

This record is a rent property application of land dated 1900 now registered in NSW Archives as Primary Applications. The record is a deed or agreement demonstrating the consent of surrounding property owners for the approved rental of the applicant's property. The below image shows Philip Charley, a neighbour of the applicant and the owner of Belmont following 1890 (1890-c.1936). The document approves the appointment of an official surveyor to survey both the applicant's property and, in law, at least part of the surrounding properties. This would capture Belmont. The surveyor appointed, as seen in Fig 4, is G.M Pitt (George M. Pitt), the same surveyor commissioned by Newcommen in 1885.<sup>5</sup>



31 May 1900

To the Registrar General  
Land Titles Office  
Sydney

re Rent Property Application E.M Skulthorp  
P. 11448 Kurrajong Property

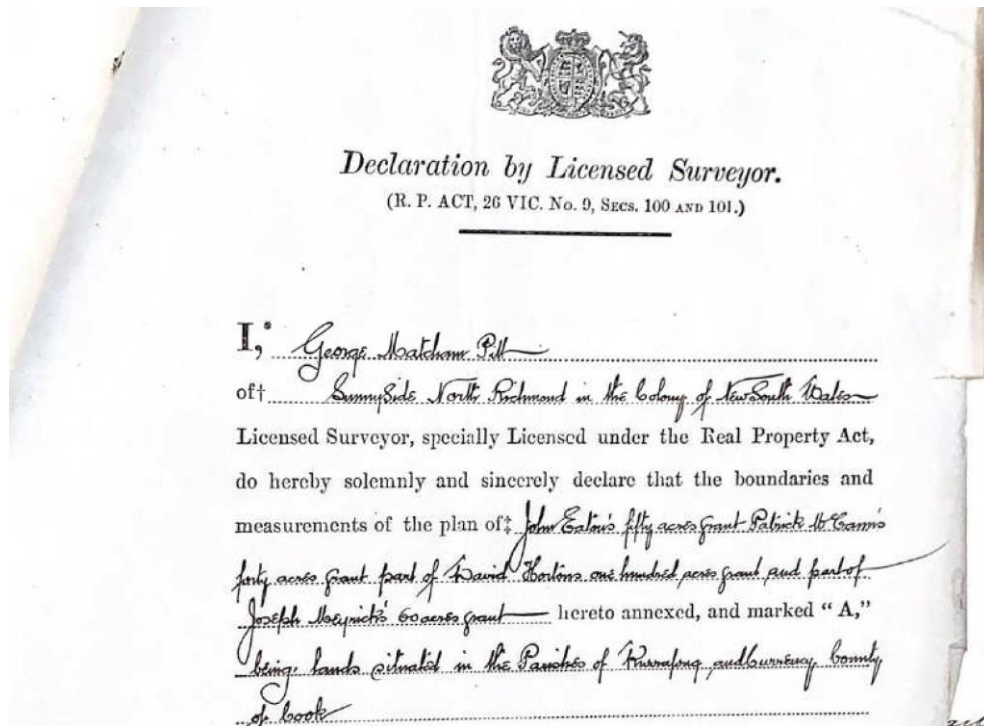
Dear Sir

We the undersigned all being adjoining Owners and Occupiers of  
adjoining lands to the land owned by Elizabeth Mary Skulthorp as shown on  
application plan in the above case hereby consent to each application and to the  
boundaries shown on each plan

Yours faithfully  
James S. Williams  
Philip Charley  
W. Charley

**Photo 3** Signature of Philip Charley, property owner of Belmont estate, 1895

<sup>5</sup> Primary Application in Part Land – Parishes of Kurrajong and Currency County Cook, Folio 1330; NRS 17513-40-186-PA-11448, NSW State Records and Archives.



**Photo 4 Declaration by Surveyor George M. Pitt, 1900**

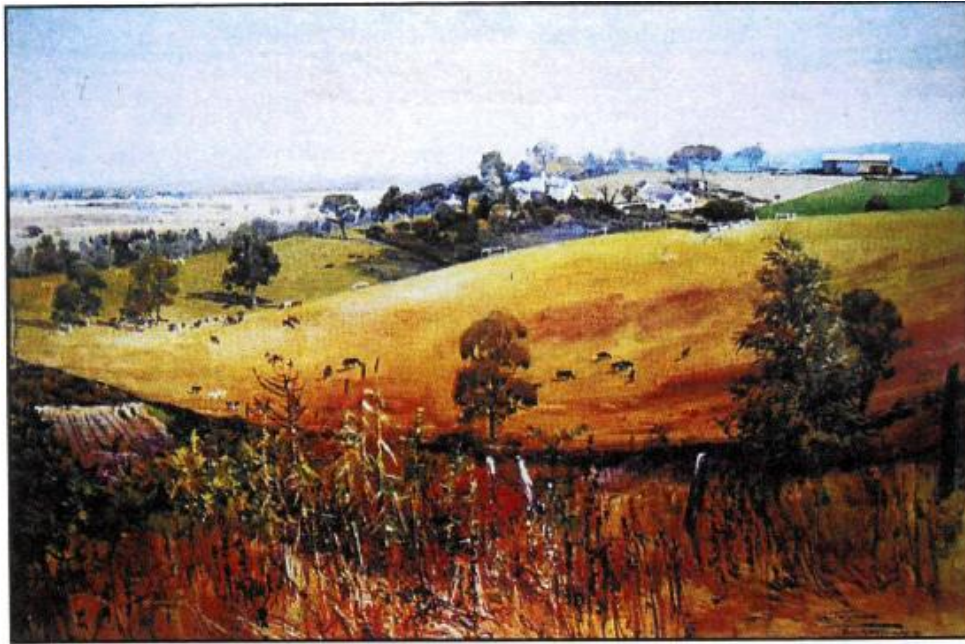
## Images

### Image 1 - Henry Fullwood, Bell's House, 1889

This image was found on the Rylstone History Online page and offers a detailed perspective of Bell's House prior to its demolition. The article is entitled "An Alternative Crossing: Bell's Line of Road" and authored by Ian Jack.<sup>6</sup> Although this image was not included in the original report, it could be a close up view of Fullwood's "Painting of Belmont, May 1891" as documented in *St John of God: Historical Archaeological Assessment* (Final Version 03) (Biosis 2021), p28 and shown below in Photo 6. The shadows seen in the foreground of Photo 5 suggest the position of the painter, Fullwood, is NE or NW and the house is seen to sit below the hill's peak, unlike Belmont House today.

<sup>6</sup> "An Alternative Crossing: Bell's Line of Road", Ian Jack, accessed via <https://rylstonehistory.blogspot.com/2016/01/an-alternative-crossing-bells-line-of.html> on 9 December 2021.





**Photo 5** Painting of Belmont, May 1891, by Albert Henry Fullwood, showing Bell House [1] and other homestead buildings (Source: (Renaud 2018))



**Photo 6** Detailed view of Painting of Belmont, May 1891, by Albert Henry Fullwood

#### **Image 2 – Rear view of stone wall**

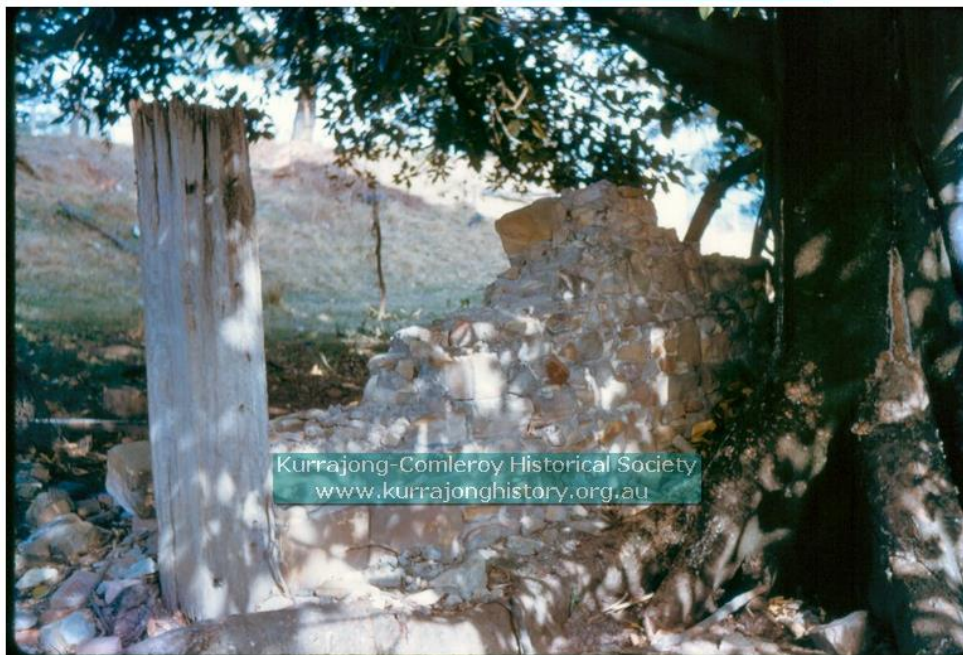
This photograph taken in 1977 was found on the Kurrajong-Comleroy Historical Society page via TROVE.<sup>7</sup> The Kurrajong-Comleroy Historical Society describes the subject matter as “the remaining piece of the wall of Archibald Bell’s house, “Richmond Hill”, built in 1834”.<sup>8</sup> The photography offers a new perspective of what is purported to be the stone wall ruin of Bell’s former house as seen in *St John of God: Historical Archaeological Assessment* (Final Version 03) (Biosis 2021), p49, photo 42. Comparing the two images provides further detail about the stone wall’s materiality, construction and potential position within the Belmont estate.

<sup>7</sup> “Archibald Bell’s House” contributed by Mary Avern, 1977, Kurrajong-Comleroy Historical Society, <https://www.kurrajonghistory.org.au/trove.php?Ref=oai:kurrajonghistory.org.au:062915>

<sup>8</sup> “Archibald Bell’s House” contributed by Mary Avern, 1977, Kurrajong-Comleroy Historical Society, <https://www.kurrajonghistory.org.au/trove.php?Ref=oai:kurrajonghistory.org.au:062915>



**Photo 7** Rear view of "Bell's House, 1977", Kurrajong-Comleroy Historical Society



**Photo 8** Former Bell's House wall, 1977 as seen in *St John of God: Historical Archaeological Assessment* (Final Version 03) (Biosis 2021)

## Conclusion

Whilst this research was unable to deliver a primary record that specified the location of the Bell dwelling on the Belmont Estate, it has successfully contributed to a strong body of research that approximates the location of Bell's former home on the Belmont property. As demonstrated in this report, our methodology was interdisciplinary in its analysis which included historical records, photographs, paintings and historical anecdotes.