



FARM SHED & MONASTERY INTERPRETIVE STRATEGY & CONSERVATION WORKS

132-138 KILLEATON STREET ST IVES
Former Site of 'Macquarie Farm' and the
Pope Pius X Memorial College
of the Passionist Fathers

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**STATEMENT OF HERITAGE IMPACT
FOR 132-138 KILLEATON STREET ST IVES
FARM SHED & MONASTERY INTERPRETIVE STRATEGY &
CONSERVATION WORKS**

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1.0 SUMMARY

<i>Name</i>	Former 'Pope Pius X Memorial College' for the Passionist Fathers. Former 'Nancarrow Farm' Originally site of 'Macquarie Farm'
<i>Address</i>	132-138 Killeaton Street St Ives
<i>Land Title</i>	Lot 2 DP 748 682
<i>Original owner</i>	Michael Ansell was granted 40 acres by Governor Sir Thomas Brisbane in 1831. Grant No. 537 was known as 'Macquarie Farm'.
<i>Local Government Area</i>	Ku-ring-gai Municipal Council
<i>Construction Dates</i>	Farm House c 1880 (Burnt 1980, now excavated) Shed c.1880 Monastery 1937 (Partially demolished) Chapel c.1965 (Demolished) Gymnasium c.1965 (Demolished)
<i>Architect</i>	Monastery Clement Glancy Chapel Terence Daly Gymnasium Terence Daly
<i>Builder</i>	Unknown
<i>Heritage Status</i>	There are no heritage listings associated with the subject site
<i>Description</i>	The site previously contained the former Monastery building, a gymnasium and tennis courts, a farm shed and well, and a lightweight metal garage and aviary. Following partial demolition for an approved multi unit residential redevelopment of the site, the surviving elements of the site are the front wing of the Monastic range and the Farm Shed / Stables. The topography of the site is generally level with the entry off Killeaton Street. The farm shed building is believed to have been constructed c.1880 during the ownership of Richard Nancarrow. The shed is constructed of heavy adzed posts of ironbark sunk into the ground. The roof and wall framework is clad in corrugated iron. Double Warren trusses have been used at high level. The chamfered edges and worn paint finish of the trusses suggest they have been salvaged from another place and reused here.

The farm shed building was originally symmetrical but was shortened to suit a new boundary line when a parcel of land adjacent to the shed was subdivided and sold to Masada College.

The small lean-to Feed Shed against the north wall of the shed was added later. A well in the vicinity of the shed is believed to be contemporary with the farm shed building.

The former Monastery building is of red face brick constructed in 1937, designed by the prominent 'Catholic' architect Clement Glancy in the austere Inter War Romanesque style. Originally three of the four sides of the building were of two storeys facing into a central courtyard. The original concept for the site was for this cloistered courtyard to be one of a pair set about a large neo Romanesque basilica along the western edge of the former building group. The original scheme was never completed, and subsequently a smaller chapel was added to the western cloister around 1965, designed by Terence Daly. The buildings have been partially demolished leaving the front range intact. It is in good condition.

A blonde *brick* gymnasium was designed and constructed at the same time, and by the same architect, as the Chapel with a small shower block attached to the southern wall of the building. This structure has been demolished as part of a previous development commenced but not completed on the site. A tennis court area was located adjacent the gymnasium.

Summary Statement of Cultural Significance

The site retains a high degree of historical significance at a local level through its ability to demonstrate the development of the area from its earliest times as 'Macquarie Farm'. The extant fabric of the farm shed contributes to the interpretation of this historic significance.

The former Passionist Fathers College building is representative of the Inter War Romanesque style of 'Catholic' architecture as practised by Clement Glancy, a significant exponent of the style in New South Wales. This building, whilst representative of Glancey's body of works, is neither outstanding nor rare.

The long avenue of mature Brush Box trees reaching from Killeaton Street to beyond the main building is a significant landscape element on the site.

2.0 INTRODUCTION

2.1 Background

This report has been prepared by NBRS+Partners Architects to meet the requirements of the Department of Planning for redevelopment of the site by Meriton Apartments to demonstrate appropriate treatment and interpretation of the surviving historic elements.

2.2 Study Objective

The aim of this report is to prepare an Interpretation Strategy for the Farm Shed through the identification and assessment of the issues relating to conservation and the physical use of the site. These issues include the history of the site, the significance and fabric of the building and an assessment of potential adaptive re-use options for the site. This aim is in keeping with Article 25 of the Australia ICOMOS Burra Charter 1999, which states:

The cultural significance of many places is not readily apparent, and should be explained by interpretation. Interpretation should enhance understanding, enjoyment, and be culturally appropriate.

2.3 Location of Site

The site is located at 132–138 Killeaton Street St Ives, Lot 2 DP 748 682. The site includes the remnant portions of an Inter War monastery building and an earlier farm shed.

Refer to Figure 1 for the location plan.

2.4 Authorship

This report was prepared by Samantha Polkinghorne, Heritage Architect of NBRS+PARTNERS Architects, and updated by Brad Vale, Senior Heritage Consultant under the direction of Robert Staas, Heritage Consultant and Director of NBRS+PARTNERS Architects.

2.5 Sources

Primary historical source:

'Macquarie Farm (1788-1984)' by Alison McGregor
Historical Archaeology University of Sydney, October 1984.

Archaeological data:

'Research Design for Section 140 Application' (two volumes) prepared by HLA-Envirosciences Pty Limited. Author: Mary-Jean Sutton BA (Hons) Archaeologist

Ku-ring-gai Municipal Council Heritage Study Database Inventory.

2.6 Acknowledgements

Provincial of the Passionist Community, Father Dennis Travis.
Archivist of the Passionist Community, Brother Jeff Daly.



Figure 1 — Location of the site at 132-138 Killeaton Street St Ives showing the Farm Shed circled in red, in the south west corner of the site adjoining Masada College, and an ellipse around the monastery building. (NearMap)

3.0 IDENTIFICATION OF HISTORY

The research and identification of the history of an item provides a basis on which to understand the development of any place. As a conservation issue the history of a place is significant through its ability to provide information as to both why and how a place is in its current form and condition, and in turn allow the identification and interpretation of some level of cultural significance.

3.1 Summary History of the Site

The following brief history of the site is taken from the document prepared by Alison McGregor in October of 1984 titled 'Macquarie Farm (1788-1984)'. A copy of this document is held in the Local Studies section of Ku-ring-gai Municipal Library for public access.

The 'Macquarie Farm' grant was promised to ex-convict Michael Ansell by Governor Macquarie on 16th January 1816, and issued by Governor Darling on 19th October 1831.

The land was conveyed from Michael Ansell to William Fowler on 16th August 1833, and from William Fowler almost immediately to Thomas Hyndes. There is no record of a transfer from Hyndes to Thomas Brown who sold to J.G. Edwards on 29th September 1876. Edwards sold to Richard Nancarrow in March 1877 for £187. It appears that the land had not been worked, apart from some timber cutting, during the period of ownership prior to Richard Nancarrow taking possession.

By the time Nancarrow purchased the site the surrounding district supported many thriving orchards. Evidence suggests that a small weatherboard cottage was constructed on the site (now demolished) and soon after (c.1880) the existing farm shed was built. The main farmhouse for the site was constructed after the shed and survived many incarnations until it burnt down in 1982.

There is conflicting information as to the type of orchard established at 'Macquarie Farm'. The Nancarrow family believes it to have been grapes and citrus, but descendants of the Dalimore's, who farmed it in the 1890's, say it never had much citrus, but had stone fruits: peaches, apricots, nectarines and plums, as well as apples and pears.

The 1912 bushfire brought an end to orcharding on the site. After this time 'Macquarie Farm' provided a varied means of support including dairying, agistment for cows and horses, rearing of turkeys and chickens for local sale and cultivation of herbs, passionfruit and some vegetables.

By the time the Dalimore's left the property the Depression was in full swing. A dairyman named Hurrell ran a few cows on the land and the house was let until the property was sold to the Passionist Fathers in 1935.

The Passionist Order was founded by Paul Daneo at the beginning of the Eighteenth Century in Europe. In Australia this order was first established at Marrickville in 1887 and it expanded to Goulburn and Adelaide in 1890-91. The fourth establishment was at St Ives where the foundation stone for a college was laid on Sunday 7th February 1937. From 1937 to 1972 hundreds of students who had commenced at this college at twelve to fifteen years of age were put through their Juniorate. They would then spend a Novitiate year at Goulburn prior to studying philosophy for two years and then theology for four years at the Adelaide site.



Figure 2 Photograph pre 1982 showing the original (c.1880) farmhouse standing behind the former gymnasium (demolished). Note the split post timber fencing to the right of the photo. The farmhouse was destroyed by fire in 1982. The site has previously been excavated as an archaeological site. Source: Archives of the Passionist Fathers Community

The original intention of the Passionist Fathers had been to extend the college so that the students could complete all their training at St Ives. The building that was constructed was a truncated version of the original Clement Glancy scheme. The western arcade was left blank to allow the completion of a large Romanesque chapel designed to sit between matching cloistered wings at a later date. The original scheme was never completed with a contemporary chapel being added on the western cloister around the mid 1960's.

It was envisioned that the college was to be conducted as a self-supporting operation. To supply the College needs, a small orchard was planted on the eastern side of the property, vegetables were grown in a fenced area, there were 8-10 roosts and an enclosure for poultry and two stalls for pigs. Six cows were kept for milking, hay and oats were grown for feed and there was a draught horse and a hand plough.

The farmhouse had various uses after the construction of the college, they include an early chapel, later a gymnasium and after the construction of a purpose built gymnasium in the mid 1960's a storehouse. The house was destroyed in a fire in 1982.



Figure 3 *Photograph showing college life in the former main courtyard. The doors leading off the cloister lead to the dining rooms behind. The Cloister and associated Chapel were demolished as part of an approval for redevelopment of the site commenced but not completed.*

Source: Archives of the Passionist Fathers Community

As fewer boys felt a calling to the priesthood, the College was progressively training smaller numbers, and in 1972 the Junior College at St Ives was discontinued. Farming was no longer necessary so the land still owned was excess to requirements.

From the 1960's the land was progressively subdivided with roads put through. There are now four educational institutions and a large number of private residences within the original boundaries of the 40-acre grant, as well as a playing field and a public reserve.

3.2 Identification of Site Specific Interpretive Themes

In the case of this site the history informs us that the Farm Shed is of local significance as original fabric. It is a rare physical link to the earliest development of the district that provides first hand information of building types typical to an earlier era. It is this information that is the primary motivation for the preparation of this Interpretive Strategy document.

The later history of the site demonstrates the development of a teaching college by a religious order. This information is also of significance through its ability to describe a way of life no longer common to the population.

4.0 DESCRIPTION AND SIGNIFICANCE OF THE BUILDINGS

4.1 The Farm Shed Group

The farm-shed building is believed to have been constructed c.1880 during the ownership of Richard Nancarrow. The shed is constructed of heavy adzed posts of ironbark sunk into the ground. The roof and wall framework is clad in corrugated iron. Double Warren trusses have been used at high level. The chamfered edges and worn paint finish of the trusses suggest they have been salvaged from another place and reused here. The building was originally symmetrical but was shortened to suit a new boundary line when a parcel of land was sold adjacent the shed. The small lean-to Feed Shed against the north wall of the shed was added later. This structure demonstrates cultural significance at a local level as original fabric reflecting an earlier rural lifestyle.

A brickwork well in the vicinity of the shed is believed to be contemporary with the farm shed building. The condition of the well reflected the alterations and repairs made to the structure over time. The well has been demolished.

Archaeological investigations have uncovered the original sandstone footings of the farmhouse. The house itself survived until 1982 when it was destroyed by fire. These footings of this structure have been previously investigated by an archaeologist; significant fabric was recorded and removed to allow for the proposed redevelopment.

The history of this site combined with the presence of this original structure describes a level of local significance through the ability to demonstrate the scale of rural development in the district from the late 1870's.

4.2 The Pope Pius X Memorial College for the Passionist Fathers.

The former Monastery building of red face brick constructed in 1937, designed by the prominent 'Catholic' architect Clement Glancy in the austere Inter War Romanesque style. Three of the four sides of the building are of two storeys and face into a central courtyard. The original concept for the site was for this cloistered courtyard to be one of a pair set about a large neo Romanesque basilica along the western edge of the existing building. The original scheme was never completed, and subsequently a smaller chapel was added to the western cloister around 1965, designed by Terence Daly. The building is in good condition and has retained a high level of internal and external finishes and fittings. Some internal alterations have been made. this building demonstrate some cultural significance through its ability to demonstrate a way of life related to religious life during the later part of the twentieth century.

In aesthetic terms the former Passionist Fathers College is representative of many Catholic Institutions throughout the state erected during the Inter War period of similar scale and character. The St Ives complex was not an outstanding example of the style with the detailing being relatively simple and limited in its application to the main entry to the building and the courtyard cloisters. The interior details are also restrained and relatively standard to the period. The retained administration wing is a typical example of the body of work produced by Clement Glancy. Adaptive re-use of this building has been approved with the external fabric being substantially retained and repaired.

5.0 IDENTIFIED HISTORICAL THEMES

The Australian Heritage Commission and the NSW Heritage Council have identified a series of major historical themes. A historical theme is a way of describing a major force or process that has contributed to our history. Historical Themes provide a context within which the heritage significance of an item can be understood, assessed and compared. Themes help to explain why an item exists, how it was changed and how it relates to other items linked by the theme.

The following table identifies those themes from the list prepared for the NSW Heritage Council that are relevant to the subject site.

DRAFT NATIONAL HISTORIC THEME	STATE HISTORICAL THEMES	LOCAL THEMES	SITE REFERENCE
3. Developing local, regional and national economies.	5. Agriculture	Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture.	<i>Historical Evidence:</i> 'Macquarie Farm' & its early development within an orcharding district. <i>Physical Evidence:</i> The farm shed building.
	18. Commerce	Activities relating to buying, selling and exchanging goods and services.	<i>Historical Evidence:</i> At a local level the use of the site over time as a producer of goods for the local consumption.
6. Educating	32. Education	Activities associated with teaching and learning by children and adults, formally and informally.	<i>Historical Evidence:</i> Demonstrating a tradition of educating young men for the priesthood. <i>Physical Evidence:</i> Remnant of the former Monastery building, altered to suit adaptive re-use for communal facilities.

8. Developing Australia's cultural life.	31. Religion	Activities associated with particular systems of faith and worship.	<i>Historical Evidence:</i> Association with the Order of the Passionist Fathers in Australia. <i>Physical Evidence:</i> Architectural style of the remnant monastery building as a reflection of the aesthetic character of the group.
Note: the inclusion of any one example against one theme does not exclude its consideration against one or more other themes to indicate that the physical development of an item can be shaped by more than one historical process or theme during its existence.			

6.0 POTENTIAL USERS AND VISITORS

In determining an Interpretive Strategy for any heritage site an assessment of the likely source of potential users and visitors is required. The aim of this analysis is to determine the level of detail and means of interpretation that will best relay the interpretive information to those experiencing the place.

The experience of any site will vary, depending on the length of time and frequency of their visit, general expectations and motivations. Age, gender, ethnic backgrounds, socio-economic status, education and general knowledge in turn will influence their experience.

The site at Killeaton Street, St Ives has historically been held in private ownership. It is proposed to construct a medium-high density residential development over the site while retaining the remaining monastery and farm shed. Whilst this use will increase the number of people who have access to the site it will remain essentially private property, therefore it is not envisioned that unaccompanied members of the general public will enter the site.

Residents.

Group A identifies 'residents' — those who have homes in the development.

Issues:

- access and mobility around the interpretation area
- safety and security of those experiencing the site
- access and visibility of any textual information
- general suitability of the physical treatment of the area for older persons, children and people with a disability;
- maintenance costs.

Visitors.

Group B is made up of those who are visiting the residents and experience the interpretive information as part of the visit. This group is not restricted in terms of access around the site and may potentially contain a high proportion of children.

Issues:

- safety and security of those experiencing the site
- general suitability of the physical treatment of the area for all ages.
- Accessibility for people with a disability.

7.0 RESOURCES SUPPORTIVE OF INTERPRETATION

Resources available for interpreting the history of the building include the following:

Specific Documentary Resources include:

- “Macquarie Farm” report prepared by Alison McGregor, lodged with Ku-ring-gai Municipal Library.
- Archaeological Assessment and Test excavation reports prepared by HLA-Envirosciences Pty Limited.
- The Archives of the Order of the Passionist Fathers.
- Original architectural documentation held by the family of the late Clement Glancy.

Additional information can be found at the Land Titles Office of NSW, the State and local library collections and other more general reference collections.

Physical Evidence:

- The farm shed building; and
- The retained section of the former Monastery building.

This research and original fabric, in conjunction with the themes identified by the Heritage Council, should form the basis of the factual content of the interpretive treatment.

8.0 INTERPRETATION OF SIGNIFICANCE

8.1 Introduction

The first part of this report sets out the elements of the site that require interpretation. It identifies the significance of each element in terms of interpretive value. The second part looks at ways of interpretation that are appropriate for the scale, users and significance of the site.

8.2 Treatment of Individual Aspects of the Site

Conservation of landscape elements

Site Generally:

The primary landscape element on the site is the avenue of Brush Box trees running along the southern boundary. These trees appear to be in good condition and are quite distinctive as an exceptionally long avenue of homogenous mature plantings. This landscape feature is contemporary with the ownership of the site by the Passionist Fathers, and whilst it does not directly describe any significant aspect of this occupation it does demonstrate the scale of an earlier use and has been retained.

8.3 Conservation of built elements

The Farm Shed site:

The conservation and interpretation of the farm shed is highly desirable, because this early feature approximately 130 years old demonstrates a significant phase of the site's development. It provides an opportunity to experience a physical link with the past.

The Monastery building:

The conservation of the monastery is not essential to the interpretation of the site.

8.4 Internal spaces identified for retention

The Farm Shed:

The internal spaces of the farm shed provide an opportunity to explore the 'rustic' character of the shed. This provides an opportunity to describe the historic availability of materials, various construction methods and the easy 'changeability' of a service building to suit various needs.

The simple spaces and scale of the interior of the shed encourages retention in its original form.

8.5 Salvaged elements

The Farm Shed:

Salvaged elements relating to the farm shed are primarily farm equipment associated with the Passionist Fathers' use of the site as a self sustaining concern. Those few items left on site may be salvaged and re-used as part of the interpretive display if they can be made safe against personal injury and theft. Whilst such items are contributory, they are not essential to the interpretive display.

8.6 Conservation Works to the Farm Shed

This element has historical significance through its ability to demonstrate the early agricultural development of the district.

Whilst the structure could be left static as a museum piece it would be more desirable and appropriate to find an active use for the structure to enable a greater number of people to experience it in a renewed and ongoing use of the place. A use for the Farm Shed and its surrounds has not been determined to date, but could include being used as a picnic shelter / BBQ area or as a storage shed for maintenance equipment. Conservation and an adaptive re-use is sympathetic to the significance of the place and encourages the renewed and ongoing use of the place.

Changes to the place to facilitate this use would include:

- Removal of the lean-to 'feed shed'
- Removal of graffiti and coating of all the timber elements with a clear sealer for weather and vandalism protection.
- Each timber elements is to be checked for safety and to be retained. The farm shed demonstrates a long history of alteration and addition; it is each of these small parts that give an indication of the process of change. From well-finished trusses to found pieces of wood nailed in, together, each element contributes to telling a story of sheltering agricultural equipment.
- Providing a waterproof roof to the shed. The roofing needs to be assessed for water tightness. Should new roofing be required (at any time) then the existing roofing sheets should be carefully removed, new roofing iron in a matching profile laid with the galvanised grey side down and then the original roofing laid back in its original order on top. It is not necessary to repaint the tin roof as this element plays a major role in conveying the character of the building.
- Wall treatment. It is recommended that the corrugated iron sheeting currently fixed to the timber framing be retained. It could be appropriate to add new sheeting, similar in profile and colour, across the current rear opening if a level of privacy from the school on the adjacent site is desired.
- If paving is desired within the shed, gravel or second hand brick is recommended because of its sympathetic 'rustic' character while providing a safe surface to walk on. Underneath the eaves line of the shed a shallow brick drain is recommended to be constructed to drain water away from the building.
- Existing Bay 3 remnant paving is recommended to be left in situ as the flooring surface to a display area. A mesh gate across the opening to Bay 3 would provide a secure and visible area for a display.
- The remnant farmhouse footings have been removed as part of the construction process and for further historical investigation. These masonry elements should be incorporated into landscaping on the site where possible.
- The diagram below shows some ideas for interpretation as described above.

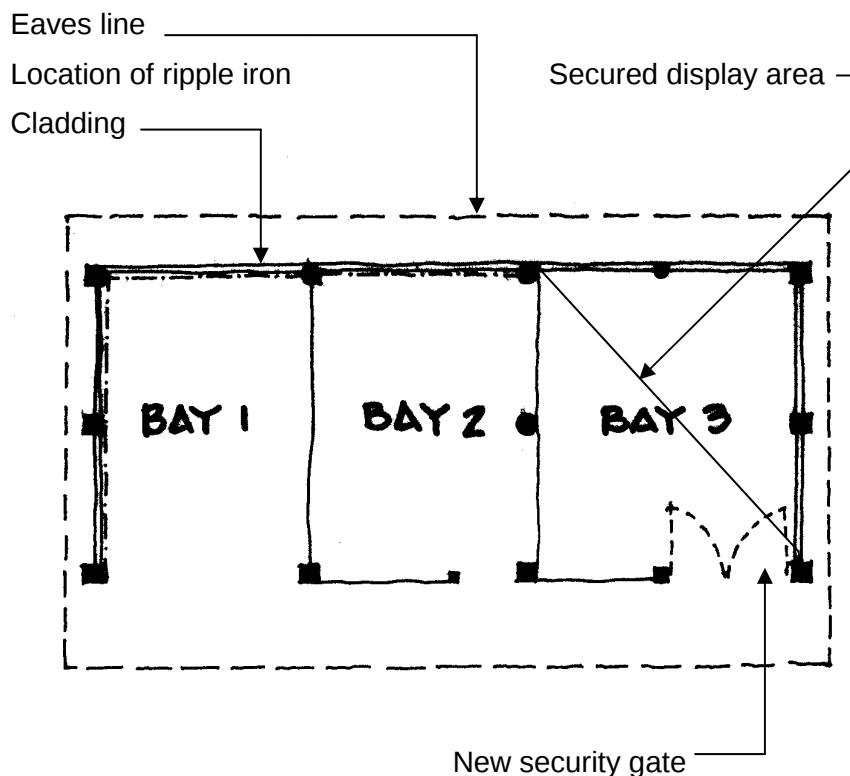


Figure 4 — Reference plan of possible uses of the Farm Shed

8.7 Interpretive Experience

The role of any interpretive panel or signage is to convey the significance of a place, usually to people who have no prior knowledge of the site. Whilst the simplest way of doing this is to tell a story, the outcome can often be sterile and inadequate. In this instance where the proposed adaptive re-use may be a picnic area servicing a residential population, the opportunity can be taken to provide an experience of history. This would be to implement two levels of complementary information, which together give the history and a sense of an earlier rural way of life.

8.8 Interpretive Strategies and Implementation for the Farm Group

Part A — Historical Data

To relate the names, dates and events that detail the history of the development of the site an interpretive display board would be prepared for mounting in the farm shed. This would take the form of a fixed sheet of suitable material, such as glass or metal, upon which a series of text and image panels would relate the history of the site from the original grant up until the sale of the site in 1937.

Previous archaeological investigations of Nancarrow's Farmhouse located the c1880 sandstone footings of the original farmhouse near the farm shed. These footings were excavated in accordance with archaeological advice, and the information can be used in the interpretation of the c1880 Farm.

Part B — Spatial Context

The aim of interpreting the history through an understanding of the spatial context of the early farm group elements through the reading of a map supplemented with illustrations.

8.9 Conservation Works to the Monastery Building

External Works.

- Where chimneys are to be removed, make best endeavours to match new roof tiles with those existing.
- Re-point brickwork in mortar to match existing where required.
- Replace damaged guttering and down pipes and connect to stormwater system. Replace rusted and damaged metal stormwater grilles in footpath.
- Where timber eaves lining has been repaired with compressed fibre cement, allow to reconstruct the lining in painted timber boards to match existing adjacent.
- Repair timber joinery where weathered, and repaint to approved colour scheme.
- Repair door and window hardware wherever possible, if new hardware is required, select the most appropriate fixture.
- Where terrazzo step treads and thresholds are damaged by rusting steel reinforcing, use the most appropriate cementitious material.
- Retain external doors in preference to fixing new doors.

Internal Works:

Where appropriate, the following works are desirable:

- Where possible in the approved major project, face brick walls are to be cleaned and left as existing.
- All traditionally painted surfaces in the stair hall and foyer, including the fluted pilasters flanking the internal stair, are to be repainted to an appropriate colour scheme.
- The wall hung vase shelves at the ground floor entry, timber balustrading and stairwell dado panelling are to be repolished to match existing. These elements are not to be removed or painted.
- The retained fireplace is to be cleaned with all timber elements refinished to match existing. Any polished timber or face brickwork fireplace elements are not to be painted.
- All retained doors to be removed, cleaned and repolished.
- Do not paint any stained and polished timber joinery.
- Repair door and window hardware wherever possible.

8.10 Interpretive Strategy for the former Monastery

The following recommendation has been made to compliment other interpretive works being carried out on the site.

Identification

It is appropriate to fix a plaque to the face of the building providing the following information:

- Title of the building and original owners
- Date of construction and tenure of ownership
- Architect/ builders etc.
- Outline plan of original buildings and or photograph of the complex.
- Internally, framed photographs of the former building or copies of the architectural drawings should be displayed with a brief history of the former occupation by the Passionist Fathers.

This recommended Interpretive Strategy aims to convey the historical links associated with the building to enable future researchers to place this site in its context.

Appendix A

Maintenance Manual for the Farm Shed

The following Inspection Schedule should form the basis of a Maintenance Manual for this element of the site. A list of inspection dates should be entered into a main record against which any works to the buildings are described. The aim of the Maintenance Manual is to provide a record of all works carried out to the elements, both regular maintenance works and any unscheduled works. It is the responsibility of the Owners' Corporation to allocate the responsibility of ongoing maintenance of the Farm Shed. The maintenance of the fabric of the former Monastery structure is to be included as part of the general maintenance of the site under the direction of the Owners' Corporation.

Introduction

The following inspection schedule is adapted from that contained in *The Maintenance of Heritage Assets: A Practical Guide*, endorsed by the Heritage Council of NSW Technical Advisory Group, and published by the NSW Heritage Branch, 1998.

The following information and schedules should form an integral part of the site's general maintenance program.

The Owners' Corporation or the Strata Manager of the site should engage people with relevant expertise and experience with similar historic structures to design and supervise all work to the structures. The Heritage Branch of New South Wales maintains a list of suitably qualified consultants and contractors who may be able to assist at a later date. Information can be obtained directly from the Heritage Branch. Inspections for maintenance issues may be undertaken by a person of appropriate skills.

INSPECTION SCHEDULES FOR THE FARM SHED

Roof Covering

Building Element	Inspect for:	Period between inspections
Roofing	Inspect for loose or raised fixings, sheet edges and surfaces that are deformed from being walked on. Look for rust stains around fixings, where sheets are lapped and around flashings. Check for dissimilar metals at flashings. Loose fixings can indicate batten failure.	4 years
Flashings/Cappings	Inspect for loose or raised fixings to metal cappings, cappings that have lifted, slipped or are deformed from wind damage.	2 years
Generally	Remove rubbish and leaves where required.	1 year

	Avoid: - Combining dissimilar materials that will react with each other. - Laying, resting on or testing membranes with sharp objects that can puncture them. - Removing original roof coverings.	
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Note: Frequency of inspections will be influenced by the rates of decay and deterioration, particularly to buildings poorly maintained.

Fabric

Building Element	Inspect for:	Period between inspections
Timber	Inspect for any signs of weathering, termites and potential decay, especially around members at ground level. Are the timber members secured? Are there any signs of structural distress (movement, cracking) that a structural engineer should inspect?	2 years
Generally	Inspect areas for grime, plant growth, bird excretion and graffiti.	4-12 months
	Avoid: - Applying anti-graffiti or protective coatings whose effectiveness has not been proven; - Inappropriate cleaning or detergents that can damage the timber or iron; - Adding additional timber elements without consultation with a heritage specialist. - Allowing timber posts to be concreted.	

Urgent Maintenance

Building Element	Inspect for:	Period between inspections
Generally	- Blocked or broken stormwater lines that require clearing or repair in the vicinity of the farm shed. - Broken water service - Damaged or defective light fittings and switches - Storm damage to building fabric - Vandalism or break and enter damage	As they occur