HERITAGE ASSET ACTION PLAN

St. John of God Hospital

177 Grose Vale Road, Richmond

November 2021 | J3780.

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EXECUTIVE SUMMARY

This Heritage Asset Action Plan (HAAP), formally called a Conservation Management Strategy has been prepared at the request of Hawkesbury Shire Council. The subject property is known as Belmont House which is part of the St. John of God Richmond Hospital.

A State Significant Development Application (SSD-10394) was lodged with the NSW Department of Panning, Industry and Environment in November 2020 for the St John of God Richmond Hospital Re development. The proposed works are described as:

Construction of upgraded and expanded facilities resulting in an additional 24 beds, partial demolition of existing buildings, retention of Belmont House and integrated open space and landscaping.

As part of the assessment process Hawkesbury Shire Council requested in their letter dated 19 February 2021 a Conservation Management Plan of the site. In a Heritage Advisory Meeting with Hawkesbury Council (6/10/21) Council agreed that a HAAP could be provided, that targeted the heritage impact of the proposed works to Belmont House only. A Conservation Management Plan of the whole site, may still form part of any approval.

Belmont House forms one building within the St. John of God Richmond Hospital site, refer figure 1. The building is currently lightly used, with its primary function for use as meeting and Counsellor rooms. This HAAP is to specifically address the proposed works to Belmont House which include:

- Since the early 1970's the outbuildings in the service yard, behind Belmont House, have been removed and replaced with a series of contemporary additions directly connected to southern elevation and courtyard wall of Belmont House. The additions accommodate a kitchen, servery, dining areas, food storage and other back of house requirements.
- It is proposed to remove the contemporary additions, retain all heritage fabric and provide a landscaped outdoor area.
- The extent of the original kitchen room has been retained and will be repurposed into a games room.
- Remnants of one of the outbuildings, a sandstone hexagonal shaped building has survived within the contemporary additions and is currently used for back of house offices and storage.
- Sections of the main tiled verandah and balustrade have been removed and altered to accommodate accessible entries into Belmont House from the contemporary wings built to the east and west of Belmont House.
- The Granada Room, the only room to the first floor is to be refurbished.
- The former servery and pantry located south of the Dining Room (Leather Room) will be refurbished.
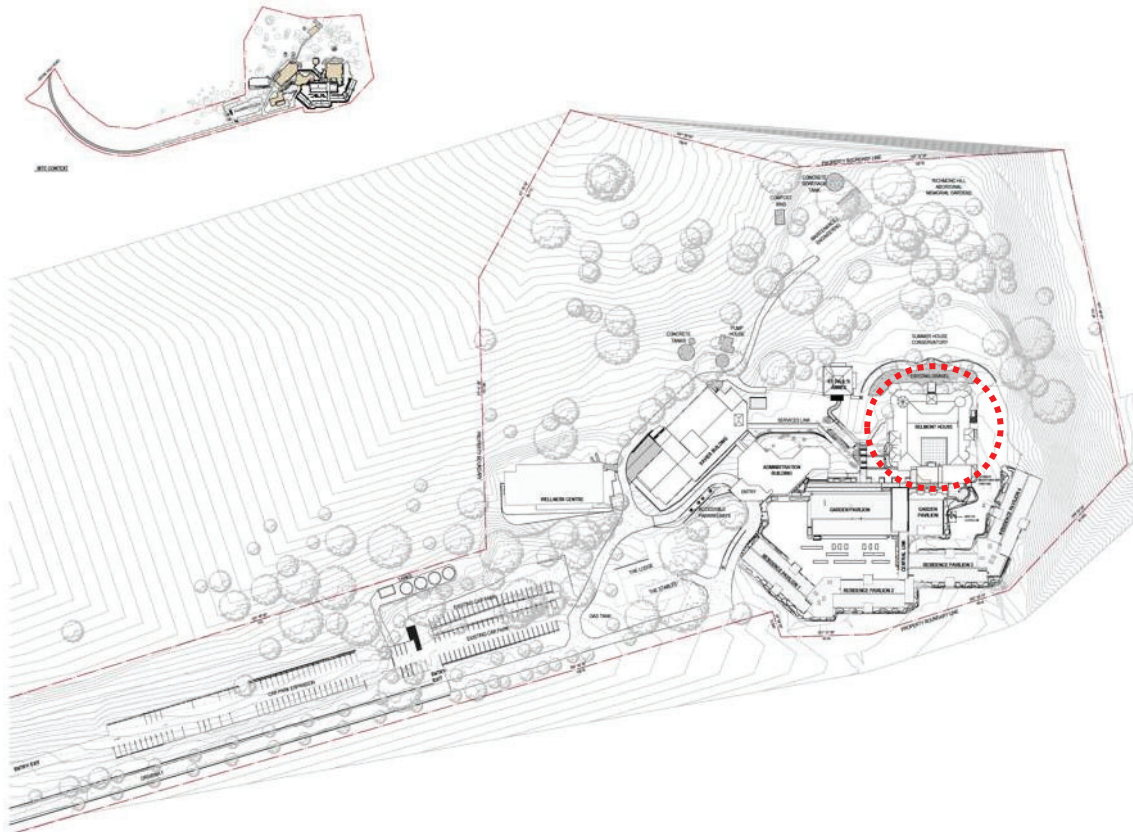
Figure 1. St. John of God Richmond Hospital. Site Plan STH 2021. Belmont House outlined in red.

This document is intended to provide guidance to reduce any heritage impact during the course of the proposed works and conserve the heritage values of Belmont House. It has been prepared with reference to the NSW Heritage Division's publication *Conservation Management Documents* (2002 revision) and James Semple Kerr's *Conservation Plan* (7th edition, 2013) which defines a CMS (now HAAP) as a concise document which sets out the significance of the item and develop appropriate policies to enable the significance of the item to be retained in its future use and development.

The definition of a Heritage Asset Action Plan is provided from the Heritage NSW website:

They have been replaced by heritage asset action plans (HAAPs) which provide guidance about the maintenance of a heritage item, a specific aspect of conservation or management, a conservation approach that applies across an asset class, and/or a specific component of an item.

The assessment procedure contained within this document complies with the NSW Heritage Manual update, Assessing Heritage Significance (2001), as issued by the NSW Heritage Office, now Branch. The guiding principles are provided by the ICOMOS Australia in the Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance (2013 update) (refer to Appendix A).

This document seeks to explain both the heritage significance of a place and the principles that should be followed in order to retain and/or reveal its heritage values.

This has been achieved by:

- Preparing a thematic history of the site and local area;
- Undertaking site inspections to provide a better understand the building, its relationship

with its neighbouring setting and to identify any significant fabric and major changes which have occurred;

- Identifying the cultural heritage resources of the site, using the above-mentioned guidance tools;
- Assessing the significance of those resources, against the updated heritage manual;
- Compilation of a Fabric Survey to those areas of Belmont House directly impacted by the proposed works.
- Determining opportunities and constraints that apply to Belmont House;
- Developing policies for conservation, interpretation and restoration of the place where intrusive contemporary additions are removed; and

Section 7of this HAAP contains the Conservation Policies, for this heritage listed asset, which are considered to be the ongoing recommendations to preserve and protect the above-mentioned heritage significance of the site.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

iv

CONTENTS

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

vi

1   INTRODUCTION

1.1   Preamble

This Heritage Asset Action Plan (HAAP) has been prepared to inform and manage the heritage aspects of future works at Belmont House which forms part of the St. John of God Hospital at No. 177 Grose Vale Road, Richmond, New South Wales.

St. John of God Hospital is located within the Hawkesbury City Council Area. The principal planning control for the site is the *Hawkesbury Local Environmental Plan 2012* (*LEP 2012*). The site is listed as a heritage item (I412), by Schedule 5, Part 1 of the *LEP 2012* where it is identified as having local significance.

The heritage site is significant as the remnant of a large pastoral estate and for the presence of Belmont House with its associated structures and landscape setting. It is a highly intact and outstanding example of a late Victorian gentleman's mansion. The site is also significant for its seventy year association with St. John of God.

This document is intended to provide guidance to reduce any impact by the proposed works to Belmont House and conservation of the heritage values of the site including:

- Removal of intrusive contemporary additions and proposed alterations to Belmont House.
- The Conservation works and ongoing maintenance of Belmont House.
- Interpretation of buildings on the site proposed for demolition including:
    - The Chapel
    - Monastery Buildings

Triggered by the lodgement of an SSD application for the site, the HAAP has been prepared at the request of Hawkesbury Shire Council to guide the future works to Belmont House and the site.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

7

1.2   Site location

St. John of God Hospital is located at No. 177 Grose Vale Road, North Richmond on the northern side of road. It is located on the outskirts of Richmond, near the Hawkesbury River (Figure 1). The site is identified as Lot 11, D.P.1134453.
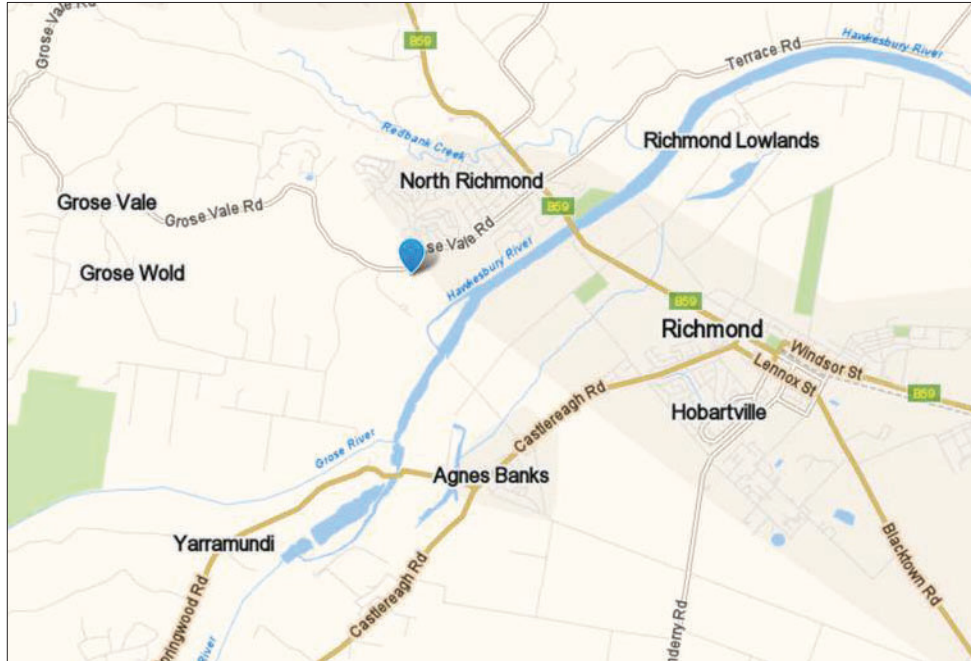
Figure 1: Location of the site within the wider area.
Whereis.com.au.

1.3   Methodology

This HAAP has been prepared with reference to the NSW Heritage Division's publication *Conservation Management Documents* (2002 revision) and James Semple Kerr's *Conservation Plan* (7th edition, 2013).

A main objective of a HAAP, as outlined in the J. S. Kerr's *Conservation Plan*, is to set out the significance of the item and develop appropriate policies to enable the significance of the item to be retained in its future use and development. The NSW Heritage Division Publication *Conservation Management Documents* indicates that a HAAP should be a concise document that makes reference to the other documentation where necessary rather than repeat the information included in previous reports, unless of particular relevance.

A site visit was undertaken by Patricia Sims in September 2019 and James Phillips, Edward Alder and Patricia Sims in October 2021. Unless otherwise stated, all photographs were taken during these site visits.

1.4   Authorship and Acknowledgements

This HAAP was prepared by Patricia Sims, B.Arts, B.Appl.Sc. (Env.Des.), B.Arch., Grad.Dip.Herit.Cons, and James Phillips, B.Sc.(Arch), B.Arch., M.Herit.Cons.(Hons), of Weir

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

8

Phillips Heritage and Planning. Alice Fuller, B.App.Sc. (CCM), M.Herit.Cons.(Hons.), assisted in the preparation of the site history and assessment of significance.

The historical information and assessments of significance contained in this HAAP rely on existing studies (refer to Section 1.5 below). Acknowledgment of the authors of these studies is duly given, in particular the research carried out by Graham Edds for the nomination of the site for listing on the State Heritage Register in 2014.

1.5   Documentary Evidence

The following documents, plans and publications have been used for the preparation of this HAAP:

1.1.1   General Reference

- Bowd, D.G., *Macquarie Country: A History of the Hawkesbury, Australia*, F.W. Cheshire, 1969.
- Cooper, Carolynne (comp.), *'From Heartache to Healing': The Story of Belmont*, NSW, Colo Shire Family History Group, 2017.
- Heydon, J.D., 'Bell, Archibald (1773–1837)', *Australian Dictionary of Biography,* National Centre of Biography, Australian National University, http://adb.anu.edu.au/biography/bell-archibald-1762/text1967, published first in hardcopy 1966, accessed online 11 December 2019.
- *Historic Buildings Windsor and Richmond*, NSW, State Planning Authority of NSW. 1969.
- Martin, Thomas, *The Belmont Park Story*, NSW, St. John of God Hospital, 1980.
- *Our Beautiful Homes, Series 1,* Sydney, Edward Lee Pr., c.1905. Copy held in the State Library of NSW.
- Proudfoot, Helen, *The Hawkesbury: A Thematic History*, NSW, City Council, 2007 (revision).
- Shanley, Richard A., *The Story of Belmont Park*, NSW, Hospitaller Brothers of St. John of God.

1.1.2   Newspapers and Journals

- 'Agricultural College Notes,' *Windsor and Richmond Gazette*, 23 December, 1893, p.10.
- 'At Mr. Henry Fulwood's Studio….', *The Sydney Morning Herald*, 26 June, 1891, p.5.
- 'Belmont,' *The Sydney Morning Herald*, 8 March, 1851, p.7.
- 'The Belmont Estate,' *The Sydney Morning Herald,* 4 October, 1866, p.7.
- The Belmont Park Mansion,' *The Windsor and Richmond Gazette*, 5 March, 1892, p.4.
- 'Belmont Park Sold,' *Windsor and Richmond Gazette*, 7 November, 1951, p.5.
- 'By Order of the Executors…,' *The Sydney Morning Herald*, 4 February, 1888, p.17.
- Hawkesbury Mourns,' *Windsor and Richmond Gazette*, 10 September, 1937, p.1.
- 'Historic Property: Belmont Park Homestead Sold,' *The Sydney Morning Herald*, 18 November, 1926, p.8; 'Historic Property,' *The Nowra Leader*, 27 November, 1936, p.2.
- 'Hospital for Nerve Cases to Open Soon,' *Catholic Weekly*, 7 August, 1952, p.2.
- 'Hospital for Nervous Cases Will Open on Sunday Week,' *Catholic Weekly*, 11 September, 1952, p.5.
- *'Lancers Camp,' Sunday times, 6 October, 1901, p.7.*
- 'Monthly Meeting,' *Windsor and Richmond Gazette*, 17 September, 1937, p.1.
- 'Rambles through the District,' *Windsor and Richmond Gazette*, 28 February, 1891, p.6.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

9

- 'Richmond,' *Windsor and Richmond Gazette*, 12 March, 1892, p.4.
- 'Richmond,' Windsor and Richmond Gazette, 14 March, 1891, p.4.
- 'Richmond,' *Windsor and Richmond Gazette*, 19 March, 1892, p.4.
- 'Richmond,' *Windsor and Richmond Gazette*, 20 October, 1900, p.3.
- 'Richmond,' *Windsor* and Richmond Gazette, 25 July, 1896, p.4.
- 'Richmond,' *Windsor and Richmond Gazette*, 9 January, 1892, p.4.
- 'Richmond Presbyterian Church,' *Windsor and Richmond Gazette*, 29 April, 1889, p.12.
- 'Tenders,' *Windsor and Richmond Gazette*, 16 January, 1892, p.9.
- 'To Squatters, Graziers and Others...,' The Sydney Morning Herald, 9 March, 1872, p.11.
- 'Trip to Belmont Park, '*Hawkesbury Advocate*, 10 November, 1899, p.3.
- 'Week to Week,' *Windsor and Richmond Gazette*, 20 March, 1936, p.4.

1.1.3 Historic Images and Plans

- *Belmont Park,* c.1900s. Kurrajong-Comleroy Historical Society, Ref. 73600.
- *Belmont Park*, c.1900s. Kurrajong-Comleroy Historical Society, Ref. 096842.
- *Belmont Park property and grounds, North Richmond photographed by George Edward Woodhill (1864-1941).* Hawkesbury Council Library , Woodhill Collection 177.
- *The Courtyard at Belmont Park in c.1951*. Kurrajong-Comleroy Historical Society, Ref. 032504.
- *Dharug memorial in the grounds of St. John of God Hospital*. https://nit.com.au.
- Dwyer and Company, *The Drawing Room, Belmont Park*, c.1899. Kurrajong-Comleroy Historical Society, Ref. 073601.
- *The entrance lodge*, undated. Kurrajong-Comleroy Historical Society, Ref. 032500.
- *The family of Philip George Charley*. Kurrajong-Comleroy Historical Society, Ref, 073602.
- Hall & Co., *House and Grounds, Belmont Park, North Richmond*, c.1892-1914. State Library of NSW, Home and Away- 34723.
- Lloyd, H.G., 'Belmont Near Richmond,' *Volume 2: Sketches of N.S. (New South) Wales, 1857-1888*. State Library of NSW, 1857-1888 DL PX 43.
- Martens, Conrad, *Belmont*, July 1838. *Sketches in Australia*, 1835-1865. State Library of NSW 1835-1865 PXC 295.
- *Paradise for Birds*, c.1899. Kurrajong-Comleroy Historical Society, Ref. 73600.
- *Philip George Charley*. Kurrajong-Comleroy Historical Society.
- Plan of the Parish of Kurrajong, County of Cooks, New South Wales. https://hlrv.nswlrs.com.au; annotation by WP Heritage and Planning.

1.1.4 Heritage Listing Sheets

- *St. John of God Hospital*, No. 177-235 Grose Vale Road, Richmond. State Heritage Inventory Database No.: 1741201.
- SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

10

1.1.5   Planning Documents

- Hawkesbury Local Environmental Plan 2012.
- Hawkesbury Development Control Plan 2012.

1.6   Limitations

A land title search has not been carried out. Information about land sales is derived from earlier reports and newspaper sources.

No archaeological assessment has been undertaken.

Community consultation has been undertaken as part of this Development Application. A community night was held with the external project manager, architect and hospital executive team. It was advertised through the local papers and via community proups.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

11

2   HERITAGE MANAGEMENT FRAMEWORK

This section outlines the statutory requirements applicable to the St. John of God site as a result of the heritage listing.

2.1   Heritage Management Framework - Statutory listings

St. John of God Hospital is located within the Hawkesbury City Council Area. The principal planning control for the site is the *Hawkesbury Local Environmental Plan 2012* (*LEP 2012*). The site is listed as a heritage item by Schedule 5 Part 1 of the *LEP 2012* (I412), where it is identified as having local significance.

2.2   Relevant heritage legislation

In NSW, heritage listings give rise to statutory requirements to consider the heritage impact of any proposed works onto a heritage item. The following requirements are relevant to any works being proposed to the subject property.

2.2.1   NSW Heritage Act, 1977

The *NSW Heritage Act, 1977* provides statutory obligations for the conservation of items of heritage significance in NSW. Places, buildings, works, relics, movable objects or precincts considered to be of significance for the whole of NSW are listed on the State Heritage Register (SHR). The SHR is administered by the Heritage Division of the Office of Environment and Heritage (OEH) and includes a diverse range of over 1500 items. Any alterations to these assets is governed by heritage guidelines and works cannot be carried out without approval from the Heritage Council of NSW.

Additionally, there is a requirement for any state agency to maintain a register of their heritage assets listed under Section 170 of the *NSW Heritage Act, 1977*. Requirements for the conservation and maintenance of these assets are provided in the *State Agency Heritage Guide: Management of Heritage Assets by NSW Government Agencies,* endorsed by the Heritage Council of NSW (2005). The guide prescribes that "heritage assets, and their importance, should always be considered by agencies as an integrated part of their asset management" and that "alterations should be planned and executed to minimise negative impacts on heritage significance and appropriate mitigating measures should be identified."

2.2.2   Local Environmental Plans

In NSW, the *Environmental Planning and Assessment Act, 1979* (EP&A) sets out statutory obligations for local governments to take into consideration the impacts to the environment and the community of any proposed development or land-use change. Under the EP&A Act, local government must prepare and implement a Local Environmental Plan (LEP) to regulate development within their respective Local Government Area (LGA). Clause 5.10 of the LEP generally prescribes the statutory requirements related to heritage conservation. *Hawkesbury Local Environmental Plan 2012* prescribes the following statutory requirement in relation to heritage conservation:

> *(5) **Heritage assessment**[i]*
> *The consent authority may, before granting consent to any development:*
> *(a) on land on which a heritage item is located, or*

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

12

(b) on land that is within a heritage conservation area, or

*(c) on land that is within the vicinity of land referred to in paragraph (a) or (b)
require a heritage management document to be prepared that assesses the
extent to which the carrying out of the proposed development would affect
the heritage significance of the heritage item or heritage conservation area
concerned.*

2.2.3   Development Control Plan

Development Control Plans (DCP) provides detailed planning and design guidelines to
support the planning controls in the Local Environmental Plan (LEP). The Hawkesbury
Shire Development Control Plan was adopted in 2002. It identifies Council's requirements
for development quality on land to which the Hawkesbury LEP 2012 applies.

Part C, Chapter 10, Heritage Conservation in the Hawkesbury DCP 2002 outlines heritage
objectives and policies to guide development in the Local Government Area. There are no
specific policies for the site within the DCP 2002.

The primary objectives of this Chapter are:

*a) To promote and protect the Hawkesbury area's natural and cultural heritage as a
valuable resource that must be conserved for future generations.*

*b) To 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.*

*c) To integrate conservation and management issues into the planning and development
control process.*

*d) To ensure that any development with respect to a heritage site is undertaken in a manner
that is sympathetic to, and does not detract from the identified significance of the site.*

*e) To encourage innovative approaches to the conservation of Hawkesbury area's and
heritage sites and to provide incentives for good management practice;*

The following Heritage Controls from the DCP are also noted as being of relevance to the
subject property.

- 10.3   Hawkesbury Heritage
- 10.3.2   European Heritage
- 10.3.4   Heritage Item
- 10.3.7   Heritage Listing
- 10.3.8   Local heritage Items
- 10.4   Development, Conservation and Management
- 10.5   Development Controls
- 10.5.1   Conservation and Maintenance
- 10.5.3   Alterations and additions
- 10.5.4   Built Form and Character
- 10.5.5   Finishes, material and Colours
- 10.5.6   New development within the curtilage of a Heritage Item.
- 10.5.11 Landscaping

3   SITE HISTORY

3.1   Preamble

A number of the sources footnoted in this history were originally cited in the history prepared by Graham Edds for the proposed nomination of St. John of God Hospital for listing on the State Heritage Register in January 2014. Acknowledgement of this research is duly given.

3.2   Original Occupation

While an Aboriginal history is not provided for it is acknowledged that the traditional owners of the present day Hawkesbury City Council area belong to the Dharug speaking language group. For thousands of years prior to the arrival of European settlers, the Hawkesbury River and its hinter land was a rich source of food and materials. The river was an important source of transport and dreaming.

As European settlement spread, conflict followed, a memorial was built in the grounds of St. John of God Hospital to commemorate the massacre of Aboriginal people in the Richmond area in 1795. The memorial is:

> '…dedicated to our Aboriginal Ancestors to acknowledge their sacrifice and the suffering visited upon them during the early years of colonisation.'[1]

The memorial officially opened in 2011. This site is now used by people to pay their respects, as well as for regular Aboriginal ceremonies, including NAIDOC week celebrations. Figure 2.

Figure 2: Dharug memorial in the grounds of St. John of God Hospital.

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[1] Cited in SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

14

https://nit.com.au.

3.3   Early European History

The Colony of New South Wales was formally established on 26th January, 1788 at a place that the colonists called Sydney Cove. Ignoring the presence of the Aboriginal people, all land as declared to be Crown Land.

The colonists set about exploring the new country. Three months after the Colony was established, Governor Arthur Phillips sighted and named a number of prominent features visible 'from high ground north of Port Jackson.' Phillip named one of the features to the west 'Richmond Hill.' In July 1789, Phillip travelled up the Hawkesbury River from Broken Bay to the junction of the two rivers that are known today as the Grose and the Nepean Rivers. Unable to proceed further by boat, Phillip climbed 'the eminence just westward of this point,' Richmond Hill, and, for the first time, saw the fertile Hawkesbury Valley to the east. The River would be the first important means of travel and communication with the Hawkesbury Valley area.

The Hawkesbury River area was the third area to be settled after Sydney and Rose Hill, (later Parramatta). Grants of land on the eastern bank of the River were made to 22 settlers in 1794 by Lieutenant Governor Grose, who called the district 'Mulgrave Place' in honour of his friend and patron Lord Mulgrave. Grants on the western bank of the river were not made until 1803. Grants made in the ensuing years were mostly modest- between 30 to 100 acres- except for large grants made to the Marsden family and to Governor Bligh's son-in-law Maurice O'Connell.

Prior to Macquarie's establishment of five townships in 1810-11, the first urban nucleus within the Hawkesbury Valley area developed around the wharf at Green Hills (near present-day Windsor), where a grain store, official residence, military barracks and rough dwellings were built.

A track was marked out from the Hawkesbury River to Parramatta. By 1800, there was a European population of 964 people in the area.[2] By 1799 the region was producing about half the grain produced in the Colony. While the returns were good, the region was bedevilled by floods: there were ten major floods between 1799 and 1819. The assistance the settlers gave to each other during the early floods lead to a strong sense of local identity. The floods shaped the area in other ways. In 1804, Governor King established commons in elevated areas; the common in the Richmond Hill District was named Ham Common. In later years, Macquarie followed suit and carefully chose elevated sites for his townships.

3.4   2.2   Early Richmond

Richmond was one of five towns in the Hawkesbury River area named by Governor Lachlan Macquarie in 1810, the four other townships being Castlereagh, Wilberforce and Pitt Town. Part of the role of the townships was to provide the farmers of each district with a small town allotment, in addition to their land grants where they could build their

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[2] Helen Proudfoot, *The Hawkesbury: A Thematic History*, NSW, Hawkesbury City Council, 2017, p.38.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

15

houses and store their grain on higher ground safe from the floods. Macquarie chose the names of the new townships carefully:

> 'After viewing the ground and maturely considering the importance of measure, the site and situation of the new town was at length fixed…After dinner I christened the new townships, drinking a bumper to the success of each….the township in Richmond District I have name Richmond from its beautiful situation and as corresponding with that of its district….'[3]

According to Macquarie:

> '…The name of the town (Richmond) was painted on a board and nailed to a strong lofty post, was put close to the beautiful bank immediately above and overlooking Pugh's Lagoon and adjoining rich low lands where it is intended to erect the church of Richmond.'[4]

Richmond township was laid out in 1811. Part of the town plan of Richmond encroached on Ham Common. Land was also resumed from private individuals, who were compensated with land elsewhere.

Macquarie also turned his attention to road building. Having found the original road from Parramatta in a state of disrepair, he constructed a new turnpike road, which rapidly took over from the river passage in popularity (1814). A second road was built from Prospect to Richmond in 1819. During the 1820s, tracks were blazed north to Coal River (later Newcastle), the most important being the Great North Road, and westwards towards the Blue Mountains, later Bell's Line of Road.

Windsor soon developed into the principal township within the area. By 1822, there was a church, parsonage and burial ground; barracks and stockade for soldiers; a walled barracks for convicts; a gaol; several granaries; and courthouse.

Governor Macquarie's activities were investigated by Commission Bigges in 1819-1820. who reported that:

> '…some of the proprietors of land have begun to build small tenements and from there to superintend the cultivation of their farms.'[5]

According to Bigge, a public reserve had been created in the centre of the town and a school house and chapel erected. Lots were given to 'persons who rent low lands' and to 'various mechanics or industrious persons to induce them to settle in the township.' Prior to the land title being confirmed, the grantee was required to erect a house 26 feet (8m) long and nine feet (3m) high, with a shingled door and glazed windows.[6]

A plan of Richmond prepared in 1827 by surveyor G.B. White, shows around 40 dwellings in the township on large lots (around one acre). By 1832, Richmond was said to have 'many

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[3] Governor Lachlan Macquarie cited in *Historic Buildings Windsor and Richmond*, NSW, State Planning Authority of NSW 1969, p.3.
[4] Macquarie's Journals cited in D.G. Bowd, *Macquarie Country: A History of the Hawkesbury*, Australia, F.W. Cheshire, 1969, p.42.
[5] Helen Proudfoot, *The Hawkesbury: A Thematic History*, NSW, Hawkesbury City Council, 2017, p.26.
[6] *Ibid*, p.26.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

16

ornamental cottages'; by 1848, there were 746 people and 147 houses, a church, burial ground and school house. According to social commentator W.S. Jevons in 1857:

> '...the cottages or houses were large and good and surrounded more generally with fine gardens....'[7]

3.5   The Bell Family and Belmont

3.5.1 Archibald Bell

The subject site lies outside of the boundaries of the Township of Richmond and on part of a 500 acre land grant first made to Archibald Bell under the hand of Governor Bligh in 1807.

Bell had arrived in Sydney in July 1807 with his wife and nine children as an ensign in the New South Wales Corps. A tenth child was soon added to the family. Bell arrived with property worth over £500 and was recommended to the authorities as a person of 'great respectability.' He was described as a settler who had come not because of any 'unfortunate antecedents,' but because he hoped that the Colony might offer him better prospects. In addition to his 500 acre grant, he received a town allotment in Richmond and four cows and three oxen. Bell named his Richmond grant 'Belmont.'

Bell was deeply involved in the Rum Rebellion of 1808. After Governor Bligh's arrest, he served as military commandant at the Hawkesbury. He received a further 1,000 acre grant from Lieutenant Governor Patterson for meritorious service. This grant, called 'Wormley Bay,' lay to the north and west of Belmont but, unlike Belmont, lacked river frontage.

Despite his role in the Rum Rebellion, Governor Macquarie confirmed Bell's Richmond grants on 1 January, 1810 (the official date now given for both grants) and later visited the homestead he had erected on his land sometime between 1807 and 1810. Bell expanded his Richmond estate by purchasing the 30 acre grant originally made to Susannah Fowkes, and known as 'Tenbury,' in 1808. Figure 3 shows the location of the three land holdings, Belmont, Wormley Bay and Tenbury. Bell's estate was substantial compared to the other land holdings in the area.

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[7] Cited in *ibid*, p.31.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

17

Figure 3: Detail of an undated Plan of the Parish of Kurrajong, County of Cooks, New South Wales.

https://hlrv.nswlrs.com.au; annotation by WP Heritage and Planning.

After the Corps disbandment, Bell was permitted to remain in the Colony and was appointed a lieutenant in the New South Wales Veterans Company; between 1812-1818 he commanded a detachment of the 73rd Regiment at Windsor. Bell was also a police magistrate within the Windsor area (appointed 1820), a position he took seriously. These appointments made him a man of great consequence in the district. He was described as a devout 'but broadminded' Anglican and later helped to found the Hawkesbury Benevolent Society.

Although Bell had other residences, Belmont remained his primary residence throughout his lifetime. The estate was a thriving one. The General Muster of 1822, 28 assigned convicts worked the land. Two hundred acres had been cleared, with a further 89 under cultivation growing wheat, maize, oats and bay. There were horse, cattle, sheep and pigs on the property.

During the 1820s and 1830s, Bell greatly expanded the original homestead. By the mid 1830s, there was 'dwelling house, stables, coach house, outbuildings, offices, garden and orchards.' The completed homestead was sketched by Conrad Martens in July 1838 (Figure 4). The sketch shows a large and complex building with a two storey bay and

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

18

verandah. This homestead was later demolished.[8] It is thought to have been located close by the later St. John of God Hospital laundry and linen room.

Figure 4: Conrad Martens, *Belmont*, July 1838.
Sketches in Australia, 1835-1865. State Library of NSW 1835-1865 PXC 295.

Bell was later appointed to the Legislative Council of New South Wales from where he advocated for judicial reforms. He died in April 1837, a wealthy and respected colonist.'[9]

A number of Bell's children achieved prominence, notably Archibald, who joined Robert Hoddle in surveying the Bells Line of Road in 1823. According to the nomination form for the state heritage listing of the site, the younger Archibald Bell led three expeditions to establish the Bell's Line of Road from his home at Belmont.

3.5.2 John Thomas Bell and Francis Little

The homestead at Belmont and 500 acres surrounding it were left by Archibald Bell to his widow Maria for her lifetime. Maria continued to occupy Belmont and run stock. The 1,000 acres of Wormley Bay and the 30 acres of Tenbury Farm were left to his youngest son, John Thomas Bell. John Thomas also inherited the Belmont homestead and its 500 acres following his mother's death in 1841.

John Thomas Belmont occupied Belmont (as the three grants were known) and became a local justice of the peace. He, however, experienced financial difficulties in the general depression of the 1840s and, in 1845, was forced to put his Richmond Estate on the

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[8] *Ibid*, with information from Australian Historic Records cited in the SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.
[9] J. D. Heydon, 'Bell, Archibald (1773–1837)', *Australian Dictionary of Biography,* National Centre of Biography, Australian National University, http://adb.anu.edu.au/biography/bell-archibald-1762/text1967, published first in hardcopy 1966, accessed online 11 December 2019.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

19

market. As a result of a series of transactions, his brother-in-law, Francis Little, to whom he had owed £4,000, became the owner of Belmont, Wormley Bay and Tenbury.

Francis Little leased his newly acquired land. Before offering the estate for sale in 1851. While it did not sell, the newspaper advertisements provide a good description of the property at this time. Refer to Figure 5.

Figure 5:
Belmont in 1851.
The Sydney Morning Herald, 8 March, 1851, p.7.

Following Francis' death, Belmont passed to his son, Archibald John Little. Little did not occupy the estate but used it to raise a mortgage in 1863. Three years later, in 1866, the property was again put on the market (Figure 6) and was sold to Henry Newcomen for £4,250, ending the period of Bell/Little family ownership.
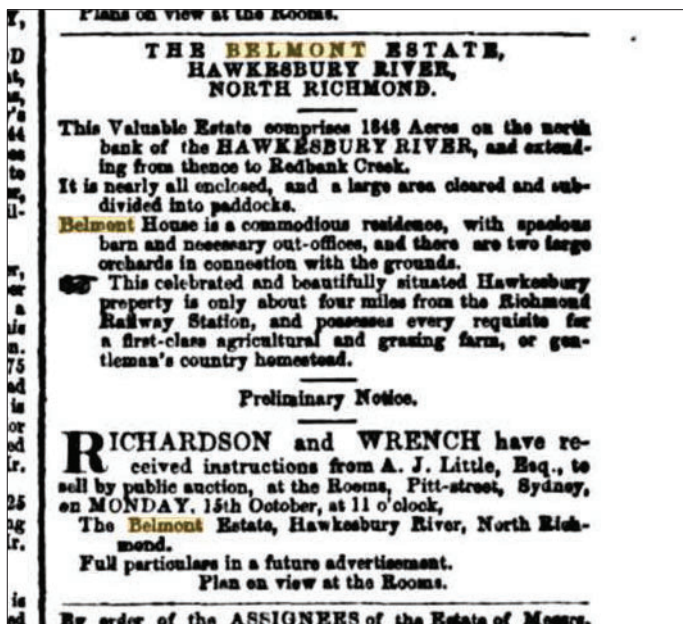
Figure 6:
Belmont in 1866.
The Sydney Morning Herald, 4 October, 1866, p.7.

3.6 The Newcomen Family and Belmont

Henry Newcomen was an Englishman who had arrived in Australia as a free settler and subsequently established himself as a successful grazier in far northern New South Wales. In 1855 he married Emily

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

20

Baldwin. Although having extensive grazing interest elsewhere, the family settled at Belmont in late 1866 or early 1867. Newcomen became a local magistrate and lived primarily at Belmont until his death in 1884. Historic accounts differ as to building that they Newcomen family occupied, with some sources stating that he made no changes to the original homestead and others that he built a new dwelling in a different location. The former is more likely. Whatever the case, his love of the property is demonstrated by the fact that a number of his children had 'Belmont' as a middle name.[10]

Newcomen's first wife, Emily, died in 1871. Newcomen put up the estate for sale the following year, the advertisements for which provide a detailed description of the property at this time (Figure 7).

Figure 7:
Belmont in 1872.
The Sydney Morning Herald, 9 March, 1872, p.11.

The estate was not sold. Ultimately Newcommen bequeathed Belmont to his eldest son, William Belmont, with the provision that his second wife, Letitia, be permitted to reside until William's 21st birthday. Consequently Letitia lived at Belmont until she died in 1887, a year before William reached his majority. It would appear that the Newcommens offered

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[10] SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

21

the property for ''high class' accommodation, with advertisements appearing in the *Sydney Morning Herald* in 1886 and 1887.

In 1888, William subdivided part of the Belmont estate. The sale notices describe it as 'far famed' and magnificent,' with blocks suitable for orchard, farm and vineyards, with 'plenty of shade and water.'[11] When the sale failed to attract interest, he sold it to Philip George Charley.

Figure 8 provides a sketch of Belmont that most likely dates from the Newcommen period of ownership.

Figure 8: H. Grant Lloyd, *Belmont near Richmond*.
Volume 2: Sketches of N.S. (New South) Wales, 1857-1888. State Library of NSW, 1857-1888 DL PX 43.

3.7   Philip George Charley and the Creation of Belmont Park

3.7.1   A Man of Wealth

The new owner of Belmont, Philip George Charley (Figures 9 and 10), had been born in Victoria in 1863, the fifth of eight children of a English coach painter who had emigrated to Australia. The children lost their mother at a young age and were taken into government care when Philip was eight years old following neglect. He was 'licensed out' to Melbourne lawyer, J.C. Stewart in 1876 and later sent to work at a large sheep station in western NSW called Mount Gipps and owned by the firm of McCulloch, Sellar and Co. When Charley and another boundary rider realized the potential of the mineral resources of Broken Hill, they were encouraged by George McCulloch to form a syndicate to secure seven key blocks. The Broken Hill Mining Company was later formed to exploit these resources. Charley held one of fourteen

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[11] See for example: 'By Order of the Executors…,' *The Sydney Morning Herald*, 4 February, 1888, p.17.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

22

shares in the new company which became smelting in 1886. By the 1890s, he was a wealthy man.[12]
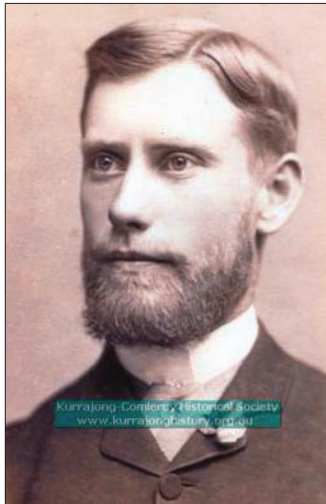
Figure 9: Philip George Charley as a young man.
Kurrajong-Comleroy Historical Society.

Figure 10: The family of Philip George Charley. Back row (left to right): Herbert John (Jack), Vera Agnes, his wife Clara (nee Ewens), Major Philip George Charley (1863-1937), and eldest son Philip Belmont - later Sir Philip Charley (1893-1976). Front row (left to right): Adeline May nursing Adrian Belmont, Wolford Belmont, Clara Belmont (Nell). Sitting on the floor Noel George (Bob).
Kurrajong-Comleroy Historical Society, Ref, 073602.

Charley married Clara Ewens in Adelaide in November 1888. The couple moved into their Bell homestead at Belmont, rechristening the estate 'Belmont Park.' Several of their children would later receive the name 'Belmont' as part of their name. With the aid of his mentor, George McCulloch, Charley began to build up a horse stud and Red Poll cattle herd. He later diversified into sheep. He was a significant local employer; by 1891, there were 70 men at work on the estate.[13]

As had previous owners and occupiers, Charley became a local figure of note. He became, for example, the Vice President (and later President) of the Hawkesbury District Agricultural Association.[14] As a stud, Belmont achieved its highest significance under Philip Charley who, from the 1890s, introduced the highest-quality Red-Polled cattle into Australia. He developed a national reputation as an importer of English hackney stallions.

In 1891, Charley commissioned Henry Fulwood to paint five views of the estate, only two of which are known to survive.[15] Even prior to the construction of his new mansion, Charley embarked on improvements to the estate, with one local reporter noting in February 1891 that

> '....many valuable and expensive improvements have already been effected,
> and others decided upon, so that in a year or two those who knew only the

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[12] SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.
[13] 'Richmond,' Windsor and Richmond Gazette, 14 March, 1891, p.4.
[14] SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.
[15] For further information on these paintings refer to 'At Mr. Henry Fulwood's Studio....', *The Sydney Morning Herald*, 26 June, 1891, p.5.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

23

> Belmont of old will scarcely recognize the estate, so altered and improved
> will its whole appearance be….
>
> Mr. Charley's plans for the future are pretty well matured….'[16]

3.7.2 The New Mansion

Charley appears to have made the decision to construct a new mansion on his estate in 1891. The commission to design the building was given to George Matcham Pitt III, who had trained with the Sydney firm of Morrell and Kemp. Pitt had only just begun his own practice when he was given the commission. He went on to design many private dwellings in Sydney and a number of commercial chambers in the City prior to his early death in 1920. Other prominent commissions include Kamilaroi in Richmond for Ben Richards, the meat magnate, in 1893 and Belmont Chambers in Castlereagh St (also for Charley) in 1907. In early 1892, Archibald Howie was chosen as the building contractor.[17] The firm of Messr. Howie Brothers, later Howie, Moffat & Co., were prominent in Sydney in the first part of the twentieth century.

The foundation stone for the mansion was laid by two and half year old Adelina Charley, on 29 February, 1892 using a silver trowel and mallet donated by Archibald Howie. A glass bottle containing the Sydney newspapers of 29 February, a set of current coins and a document signed by all 60 people present was laid beneath the stone. According to the *Windsor and Richmond Gazette*, the estimated cost of construction was £80,000. Construction was left in the hands of the architect and builder as the Charley family departed on a world tour.[18] Photographs were reportedly taken by Mr. Bayless on the occasion.[19] These photographs have not been located.

The mansion demonstrates the influence of the Victorian Italianate Style, transitional with the emerging Federation Style. Local sandstone was combined with imported materials- sheet marble, terracotta tiles etc.- were used in construction. The mansion had innovative features. The sun parlour, for example, was designed with a glass wall that could be lowered into the sub floor, revealing a space in which amateur theatricals could be staged and viewed from the adjacent courtyard.

The workmen engaged to build the mansion camped on the estate.[20] The bricks for the mansion were burnt on the estate.[21] The 'brickfields paddock' was apparently still in evidence in 1937.[22] By October 1892, the work was reported as being 'well advanced.'[23] In 1893, it was reported that it was intended the light the whole mansion with electricity generated by a dyno. Tenders were advertised in this year for the 800m carriageway and fencing.

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[16] 'Rambles through the District,' *Windsor and Richmond Gazette*, 28 February, 1891, p.6.

[17] 'Richmond,' *Windsor and Richmond Gazette*, 9 January, 1892, p.4.

[18] The Belmont Park Mansion,' *The Windsor and Richmond Gazette*, 5 March, 1892, p.4.

[19] 'Richmond,' *Windsor and Richmond Gazette*, 12 March, 1892, p.4.

[20] 'Richmond,' *Windsor and Richmond Gazette*, 19 March, 1892, p.4.

[21] 'Tenders,' *Windsor and Richmond Gazette*, 16 January, 1892, p.9.

[22] Cited in SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

[23] Windsor and Richmond Gazette, 29 October, 1892, p.3 cited in SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

24

The grand baptismal party held for the Charley's first son, William Belmont, in the drawing room of the mansion in December 1893 is the first recorded visit to the completed mansion. [24]   According to newspaper reports, the mansion was furnished with many costly articles brought back from the family's world tour. Figure 11 provides an undated photograph of the drawing room at Belmont Park showing some of these treasures (Figure 11). It is little wonder that the construction of Charley's mansion was closely followed by the local press. It must have seemed an extravagance in the restrained economic climate of the late 1890s. Although Charley owned other properties, Belmont Park remained his primary residence until the 1930s.

Figure 11: Drawing Rooms, c.1905. *Our Beautiful Homes*, c.1905. This publication contains a number of interior photographs of the mansion.

The Hawkesbury Valley had made a number of advances since the Bell's had occupied Belmont in the mid nineteenth century. Local government had been introduced, first in Windsor in 1871 and then in Richmond in 1872. These two borough councils would become municipalities in 1906. Windsor and Richmond townships had reticulated water; outlying properties, such as Belmont Park, relied on their own supplies. By 1892, Richmond boasted a population of 1,400 people, with 3,100 people in the wider district.[25] The area had long been linked to Sydney by the railway. Nine years after the opening of the first railway (the Sydney to Parramatta Line), a branch line had been built out to Windsor and Richmond.

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[24] 'Agricultural College Notes,' *Windsor and Richmond Gazette*, 23 December, 1893, p.10.
[25] Helen Proudfoot, *The Hawkesbury: A Thematic History*, NSW, Hawkesbury City Council, 2017, p.33.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

25

The well-known artist Percy Spence painted the completed Belmont Park in 1896. In this year, Charley also commenced building a new stable block, having previously used Bell's old stone stables.[26]

In addition to constructing the mansion, Charley also improved the grounds. For ornamental and practical reasons, a wind break of pines were planted around all the paddocks in 1897. By 1899, there were extensive vegetable gardens and 'acres' of flower garden, which was 'a mass of choice blooms':

'......there were in the foreground the closely mown lawns and pleasure grounds, brilliant with flowers and in the distance the vast area of fields, dotted here and there with a homestead...It is impossible for the writer to describe the beauty of the surrounding scene as viewed from this point (i.e. from the roof promenade).'[27]

The final piece to the landscaping was the addition of a fernery and aviary in stone and timber below the front of the mansion in late 1900.[28]

The *Australian Town and Country Journal* published a special feature on the Estate in December 1901:

> 'It is now about eleven years since Mr. Philip Charley purchased the Belmont Estate, and those who knew the place then, and have not seen it since, would scarcely realise the great transformation that has taken place. Not merely the transformation of the land by way of clearing, or a few thousand pounds spent in buildings, but a continual change has been going on, until the place is now one of magnificence, and perhaps equal to anything in the Commonwealth...
>
> From where the big gates of Belmont are swinging open—leading through the macadamised and well-kept avenue to the portico of Belmont House—until the whole estate is traversed, everything is full of interest. From the promenade on top of the house, capable of accommodating a couple of hundred people, one takes a bird's eye view of the country around ; stretching out to Penrith, Windsor, Richmond, Pitt Town, Wilberforce, and in the dim distance Parramatta and Sydney's suburbs, across the forested valleys, and beautiful orchards and orangeries.
>
> Strange that only within the past few years did people begin to understand that the southern slopes of the hills of Kurrajong were most desirable dwelling places...'
>
> ...(Charley)... has since surrounded it with a most substantial ring fence that seems good enough for another half-century. Inside the fence round the whole of the property-a matter of miles-ornament trees have been planted out, which are annual beautifying the place more and more. A magnificent mansion, worthy of the beautiful site occupies, was erected by Mr. Charley at a cost of

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[26] 'Richmond,' *Windsor* and Richmond Gazette, 25 July, 1896, p.4.
[27] 'Trip to Belmont Park, '*Hawkesbury Advocate*, 10 November, 1899, p.3.
[28] 'Richmond,' *Windsor and Richmond Gazette*, 20 October, 1900, p.3.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

26

something like £20,000, to which outbuildings have been added since, bringing the total cost buildings, up to date, to nearly £30,000. '

A fair proportion of the land is under cultivation and gives abundant crops, in return for liberal treatment. The great attraction at Belmont the livestock, which are equal to anything found on the leading stud farms in England…'.[29]

Belmont Park was ideal for large scale events, many of which were reported in the local press. After Charley became an officer in the Lancers Regiment in 1900, the Hawkesbury squadron held its parades and military sports at Belmont Park.[30] Presbyterian Church picnics were also held on the site.[31]

The State Library and Kurrajong-Comleroy Historical Society hold a number of photographs of Belmont Park at its height. The property also featured in a c.1905 publication called *Our Beautiful Homes*, c.1905. Figures 12 to 19 reproduce a selection of these photographs.

Figure 12: Hall & Co., *House and Grounds, Belmont Park, North Richmond*, c.1892-1914.
State Library of NSW, Home and Away- 34723.

This photograph must have been taken after the construction of the fernery and aviary (the pavilion) in late 1900. This photograph also appears in *Our Beautiful Homes* (published c.1905).

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[29] 'Belmont Park: A Magnificent Estate,' *Australian Town and Country Journal*, 7 December, 1901.
[30] *'Lancers Camp,' Sunday times, 6 October, 1901, p.7.*
[31] 'Richmond Presbyterian Church,' *Windsor and Richmond Gazette*, 29 April, 1889, p.12.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

27

Figure 13: Another view of Belmont Park, c.1905.
Our Beautiful Homes, c.1905.

Figure 14:
Belmont Park property and grounds, North Richmond photographed by George Edward Woodhill (1864-1941).
Hawkesbury Council Library , Woodhill Collection 177.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

28
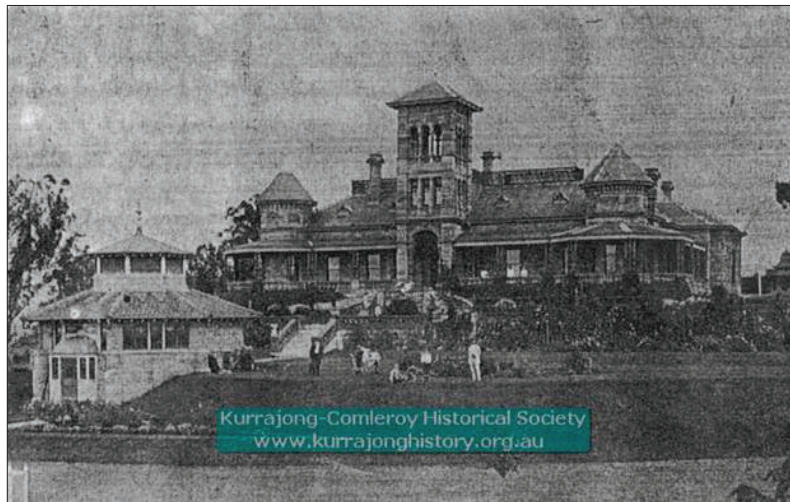
**Figure 15:
Belmont Park,
c.1900s.**
Kurrajong-Comleroy
Historical Society,
Ref. 73600.

**Figure 16:
Belmont Park,
c.1900s.**
Kurrajong-
Comleroy
Historical
Society, Ref.
096842.
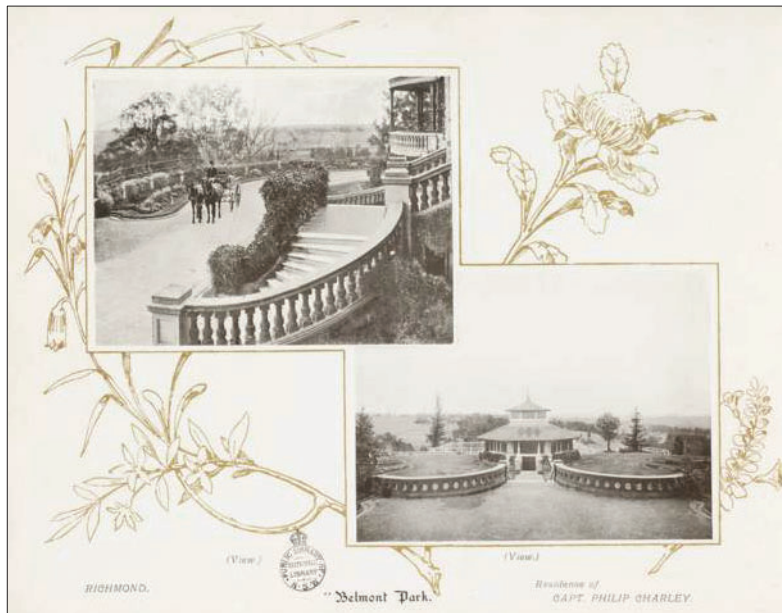
**Figure 17:
Two views
showing the
driveway and
area in front of
the mansion in
c.1905.**
Our Beautiful Homes,
c.1905.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

29

Figure 18: A photograph of what is said to be the original gate archway to Belmont Park, no longer extant.
C. Cooper, (comp.), *'From Heartache to Healing': The Story of Belmont*, NSW, Colo Shire Family History Group, 2017.
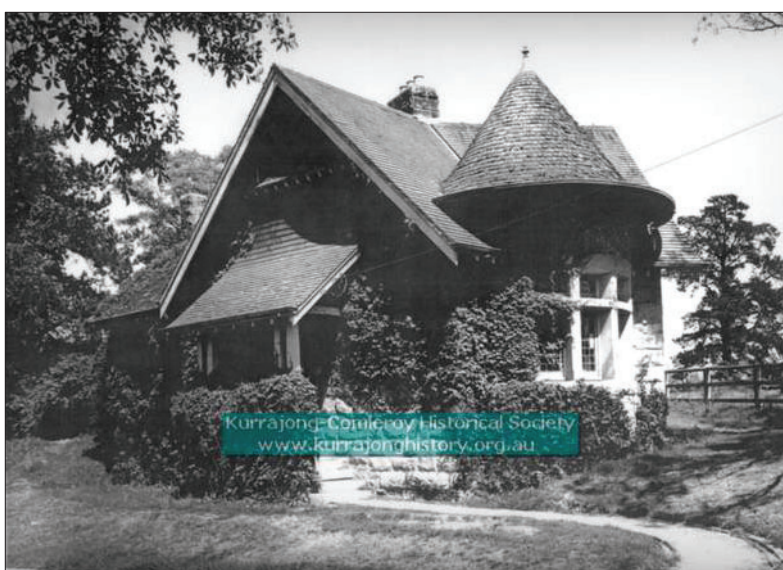
Figure 19: The Gate House, undated. This building is dated c.1910. The roof to the turret has been completely removed. The shingles on the pitched roof have been replaced with corrugated steel sheeting.
Kurrajong-Comleroy Historical Society, Ref. 032500.

3.7.3 Subdivision and Sale

Charley's fortunes were hit hard by the Great Depression of the 1930s. In 1936, Belmont Park was divided into 55 allotments and put up for sale.[32] The contents of the mansion were auctioned. The detailed catalogue provides an insight into how the mansion was furnished. The mansion itself was described as being 'eminently suitable for a Gentleman's Home, a Golf or Country Club, Scholastic or Ecclesiastical Institution.'[33]

As a result of the subdivision of 1936, the grounds around the mansion were reduced to 115 acres. These 115 acres, together with the home farm, known as 'The Steading,' which was offered as a separate lot of 311 acres, comprised most of Bell's original grant of Belmont. The remainder of the estate was offered in 53 blocks ranging in size from 22 o 67 acres. Nine lots were sold prior to Charley's death at Greystanes in August 1937, including both the

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[32] 'Week to Week,' *Windsor and Richmond Gazette*, 20 March, 1936, p.4.
[33] Windsor and Richmond Gazette, 13 March, 1936, p.11 cited in SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

30

mansion and The Steading. Charley's death in 1937 was widely reported by the country's newspapers, with a full page obituary in the *Windsor and Richmond Gazette.[34]*

According to local newspapers, the mansion and its 115 acres were purchased by local man, Clifford Graham, who intended to turn the estate into a country club with a golf course. Graham reportedly paid £8,500 for the property.[35] Other histories, however, state that Graham was a leasee only and that the Estate was in fact purchased by the Sydney Assurance Society.[36] A full title search would be required to ascertain this. Whatever the case, an eighteen hole fairways was under construction by September 1937.[37] Graham planned to have a swimming pool in the Hawkesbury River, along with boating and fishing, and horse riding.[38] In preparation for his park, Graham took off the iron lace to the roof promenade of the mansion as a pre-curser to other works that were never carried out.

3.7.4   World War II

The country club never opened. During the early part of World War II, Belmont Park was requisitioned by the military and occupied by a signal unit. Traces of the military occupation can be seen in what are reputedly bullet holes in the fernery's fine glass tiling.[39] The Army's occupation was short-lived; they moved out in 1942.

3.7.5   The McDonalds

The new owner Mrs. Mildred McDonald was the widow of a dairy stud owner near Campbelltown. She moved part of the dairy to Belmont Park, where she lived alone in two rooms of the mansion. The mansion and grounds deteriorated during this period, as demonstrated by Figure 52, a photograph of the internal courtyard.[40] A number of families lived in the other dwellings on the estate, including the gatehouse and coach house.[41] Figure 21 provides an undated photograph of the driveway towards the stables, most likely dating from the c.1950s.

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[34] 'Hawkesbury Mourns,' *Windsor and Richmond Gazette*, 10 September, 1937, p.1.

[35] 'Historic Property: Belmont Park Homestead Sold,' *The Sydney Morning Herald*, 18 November, 1926, p.8; 'Historic Property,' *The Nowra Leader*, 27 November, 1936, p.2.

[36] C. Cooper (comp.), *'From Heartache to Healing': The Story of Belmont*, NSW, Colo Shire Family History Group, 2017, p.44.

[37] 'Monthly Meeting,' *Windsor and Richmond Gazette*, 17 September, 1937, p.1.

[38] Local newspaper articles cited in SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

[39] SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

[40] SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

[41] See C. Cooper (comp.), *'From Heartache to Healing': The Story of Belmont*, NSW, Colo Shire Family History Group, 2017, pp.48 onwards.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

31

Figure 20:
The neglected courtyard at Belmont Park in c.1951.
Kurrajong-Comleroy Historical Society, Ref. 032504.
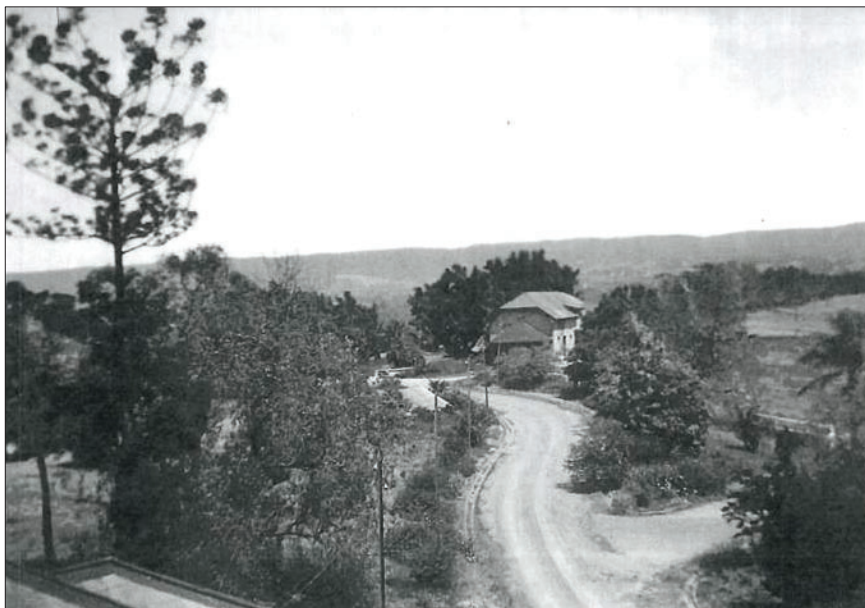
Figure 21:
Undated photograph of the coach-house or stables leading down to Belmont House, c.195?
 'From Heartache to Healing': The Story of Belmont, 2017.
Buildings since removed.

3.8   St. John of God Hospital

In January 1951, the Brothers of the Hospitaller Order of St. John of God purchased Belmont Park for £15,000.[42] This was the beginning of a period of change in the surrounding area as rural subdivision increased and Windsor and Richmond became more tightly connected to the web of metropolitan expansion.

The Brothers had been able to move quickly to acquire Belmont Park as a result of a donation from Sir Mark and Lady Sheldon, who were significant patrons of Catholic causes.

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[42] 'Belmont Park Sold,' *Windsor and Richmond Gazette*, 7 November, 1951, p.5.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

32

Cardinal Gilroy, the Catholic archbishop of Sydney, had given strong encouragement to the Brothers to establish a general hospital for men – laity and religious- suffering from nervous and mental diseases. The Hospitaller Order of St John of God had been in Australia only since 1947 (founded by Brother Killian Herbert) and had already established 'the first residential school in New South Wales for the education of intellectually handicapped children' at Kendal Grange, near Morrisset, with a facility for priests suffering 'psychological disorders.'[43] The Catholic Church had had a long presence in the Hawkesbury region; the first Catholic Church in the Hawkesbury, St. Matthew's in Windsor, had been built in c.1836-40, followed by St. Peter's in Richmond in c.1838-41.

On 22 January, 1952, the St. John of God Hospital, Richmond was blessed and the first Mass celebrated in one of the rooms the following morning. Cardinal Gilroy officially opened the new hospital on 12 September, 1952.[44] Gilroy stated:

> 'The foundations for a great hospital for the care and treatment of men who are mentally sick has been laid. The blessing of Almighty God has been involved upon that foundation. From this humble but solid foundation a splendid edifice is destined to rise, a work of charity and mercy.'[45]

The opening ceremony was attended by the Minister for Health, the Hon. W. O'Sullivan and around two thousand people. The *Catholic Weekly* reported that a 'considerable amount of expense' has been incurred to 'modernise and equip' the building for hospital requirements.'[46] Much of the work to prepare the site was carried out by the Brothers themselves.

A week after the hospital was opened, the first patient was admitted. Soon after, the hospital was operating at its, then, full capacity of 44 beds. The Hospital:

> ' ...(took in) palliative care patients, then drug and alcohol. After that they also took in Vietnam veterans, police and fire, emergency services and military, offering help to them with post- traumatic stress disorder as well as follow up programs.'[47]

On 29 November, 1953, the foundations of St. Augustine's Section were laid. First used as a monastery, the building was ready for occupation in August, 1954. In 1957, Cardinal Gilroy blessed a new two storey wing- St. Mary's Section- which brought the hospital up to the capacity of 70 beds. St Mary's Section became the brother's monastery.[48]

In 1956, the St. John of God Nursing School opened, first training the brothers, and then other students who were interested. Training was taken over by the universities in 1969.

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[43] SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

[44] 'Hospital for Nervous Cases Will Open on Sunday Week,' *Catholic Weekly*, 11 September, 1952, p.5.

[45] Cited in C. Cooper (comp.), *'From Heartache to Healing': The Story of Belmont*, NSW, Colo Shire Family History Group, 2017, p.34.

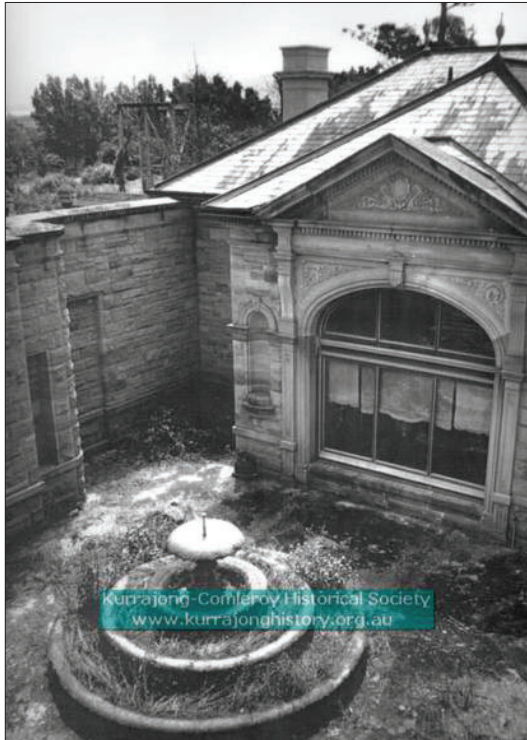[46] 'Hospital for Nerve Cases to Open Soon,' *Catholic Weekly*, 7 August, 1952, p.2.

[47] C. Cooper (comp.), *'From Heartache to Healing': The Story of Belmont*, NSW, Colo Shire Family History Group, 2017, p.56.

[48] C. Cooper (comp.), *'From Heartache to Healing': The Story of Belmont*, NSW, Colo Shire Family History Group, 2017, p.54.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

33

On 30 November, 1975 Bishop Edward B. Clancy blessed two new wings flanking the original mansion:

> 'Architect Gerald Robson designed a beautiful chapel, administration office block and the new wings to blend with the old building. Not only do the new buildings blend in with the fine Victorian edifice, but they enhance it beauty.
>
> Belmont Park is a fitting tribute to the pioneer Brothers of St. John of Gold who literally built this fine hospital up with their own hands. But the Brothers eek no earthly memorial....'[49]

During the 1980s geriatric patients who had been housed within the mansions were moved into the new wings and the present administrative centre was created.[50]

Conservation works to the mansion and greenhouse pavilion was undertaken by Graham Edds and Associates in 1988.

In 2007, the Hospitaller Order of St. John of God Brothers merged with St. John of God Health Care.

The Brothers bid farewell to the monastery on 24 July, 2015.

Figures 22 to 27 provide a selection of photographs taken during the Brother's period of occupation.

Figure 22:
A group of Brothers going into the original chapel which was converted from Mrs. Charley's greenhouse, undated. The building no longer stands

'From Heartache to Healing': The Story of Belmont, 2017.

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[49] The Story of Belmont Park, c.196?
[50] SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

34

Figure 23:
Belmont Park, undated.
The Belmont Park Story, c.1980.

Figure 24:
Undated aerial photograph over the site. This photograph dates to the late c.1950s /early 1960s after the construction of St. Mary's Section.
From Client
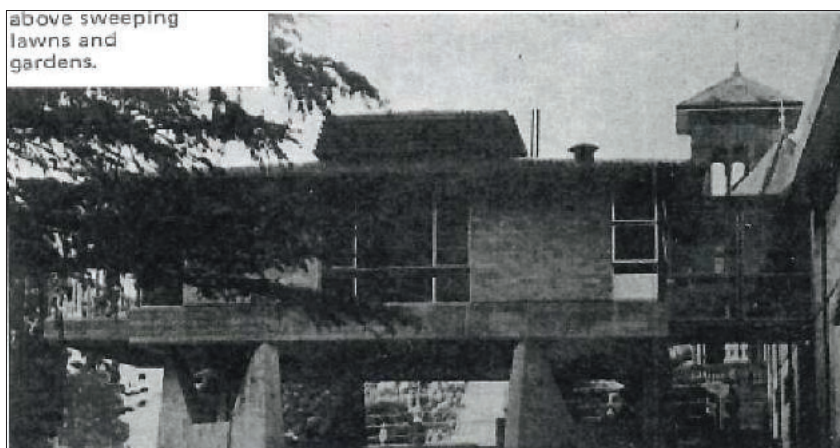
Figure 25:
St. Pauls group room and gym on lower level.
The Belmont Park Storey, c.1979.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

35
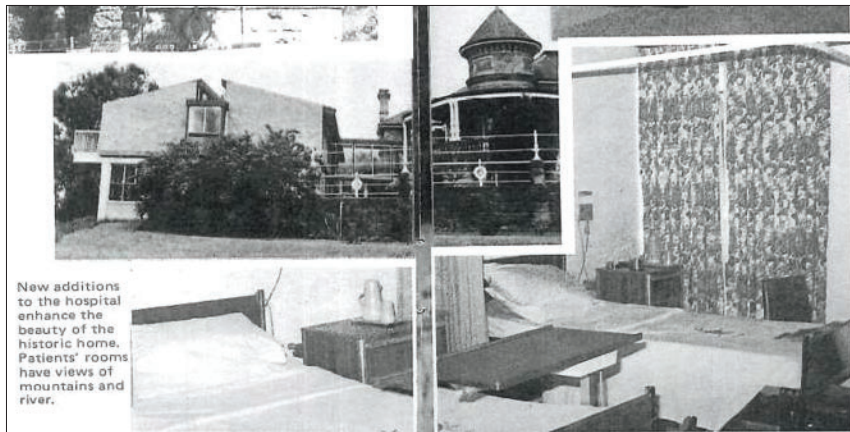
Figure 26:
The additions of the 1970s.
The Belmont Park Storey, c.1979.
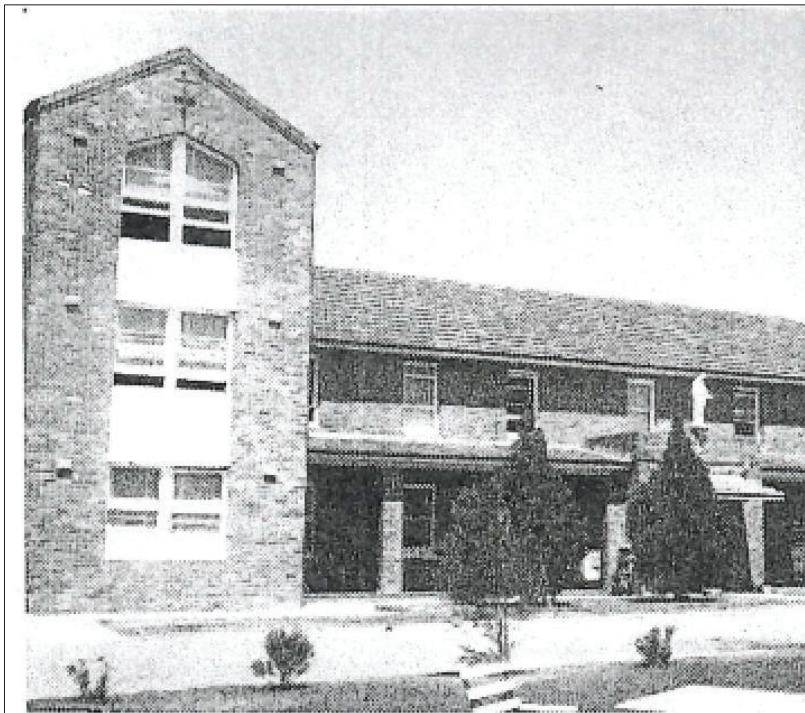
Figure 27:
St. Augustines
The Belmont Park Storey, c.1979.

4   SITE ASSESSMENT

4.1   Preamble

The following section outlines the characteristics of the site. Figure 28 provides an aerial photograph over the entire site. Figure 29 is a site survey. Figure 30 is an enlargement of the site survey which identifies the principal site elements. These figures should be referred to in the following sections.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

36

Figure 28: Aerial photograph over the site.

SIXMaps; annotations by WP Heritage and Planning.

Figure 29: Survey of the Site Identifying the Principal Built Elements. Mark Castelletti Surveying. Refer to Table 1 below for the item numbers.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

37

Figure 30: Survey of the Site Identifying the Principal Built Elements. Mark Castelletti Surveying. Refer to Table 1 below for the item numbers.

Figure 31: Existing site plan – Silver Thomas Hanley.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

38

Table 1 below identifies the principal landscape and built elements on the site. Refer to Figure 31 above.

Item No.	Structure/Area	Date of Construction
Landscape Elements		
	Formal driveway lined with trees and Ddte palm; remnant driveway formation with brick spoon drain edging.	C. 1891-1893. Formal driveway with avenue of trees. Bitumen later addition.
	Formal forecourt with remnant driveway; sandstone retaining walls with cast iron and terracotta balustrade and formal stairs leading to the Summer house Conservatory	Original forecourt driveway, (bitumen later addition) which once joined the formal driveway from Grose Vale Road, since truncated by construction of CTC Unit and consulting rooms.
	Terraced, grassed forecourt with feature landscape trees.	C. 1891-1893.
	Sandstone retaining walls, landscaped terracing facing the drop-off to the Hawkesbury River.	C. 1891-1893.
	Grotto of the Lady of Lourdes (reused sandstone)	Constructed within summer house in recent years fusing sandstone from the site.
	Ficus trees dating from the early 19th century developments.	Refer arborist report for tree dates
	Tennis Courts	Later addition
	Small private golf course	Later addition
	Carparks	Later addition
	Maintenance sheds, nursery, compost bins	Later addition
	Richmond Hill Aboriginal Memorial Site	Constructed 2011.
	Potential Archaeological site	Remains potentially relate to Bell.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

39

	Concrete tanks, pump house. Pipe to Hawkesbury River.	Later addition.
Buildings/Structures		
	Gate House, on Grose Vale Road	Early 1900
	Belmont Park House	C. 1891-1893.
	Counselling and Therapy Centre. Linked to eastern side of Belmont House with covered way.	1970's
	Xavier Building	1970's
	St Pauls Unit and Gym	1970's
	Consulting Rooms. Linked to western side of Belmont House.	1970's
	Food Services Unit adjoined to the rear of Belmont House	1970's
	Medical and Education Centre	1970's
	Entry, Administration/Reception	1970's
	Stables, , The Lodge, Squash Court	Stables C. 1891-1893. Lodge and Squash Court later addition.
	St. Augustine's Building, Monastery and Swimming pool.	1950's
	Chapel	1970's
	Pump house located beside the Hawkesbury River.	Various contemporary,

4.2   The Site

The site is irregular in shape. It is defined as Lot 11 of D.P. 1134453. It has a narrow frontage to Grose Vale Road, from which a long access handle leads to the majority of the site area. The site is 10 hectares in size, by survey. It includes a water easement to the Hawkesbury River, which lies to the south east of the site. The site falls approximately 20m from the ridge at Grose Vale Road to the south east where the buildings are located. With the exception of the entrance lodge, the buildings on the site are grouped together towards the south and western boundaries. These buildings are described individually below.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

40

The entrance off Grose Vale Road is marked by low sandstone flanking walls with pillars, set in from the road. On the western side, there is a small single storey gate lodge constructed of sandstone with pitched roofs clad in corrugated iron. This building lies within a small garden defined by a timber picket fence and the stone wall described above. On the opposite side of the driveway, a post of rail timber fence leads from the road to the entrance pillars. The driveway is bituminised; it lies closer to the western than eastern boundary. At the end of the driveway, there are groups of trees to either side. These trees become more widely spaced as the driveway heads further into the site, ultimately a becoming regularly spaced avenue of Canary Island Date Palm as the carpark at the head of the driveway is approached.

As illustrated by Figure 28, the site widens beyond the carpark. The buildings, described below, are clustered close to the southern and western boundaries in this part of the site. To the immediate east of the carpark lies a fenced hard surfaced tennis court. There is a large landscaped area to the north east of the buildings, which is characterised by terraced lawns.

Figures 32-48 illustrate the general character of the site.

Figure 32: Belmont House, north elevation.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

41

Figure 33: Belmont House looking north over conservatory and terraced landscape.

Figure 34: Contemporary building, Medical centre on eastern side of Belmont House.

Figure 35: View between contemporary consulting rooms and

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

42

Belmont House to the right.

Figure 36: St. Augustine's and Monastery, south of Belmont House.

Figure 37: Chapel and entry undercroft

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

43

Figure 38: Consulting rooms.

Figure 39: St John Of God Health entry.

Figure 40: St Augustines on right education centre to left.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

44

Figure 41: Supply and Education Centre.

Figure 42: Chapel.

Figure 43: St Augustines and monastery with pool in foreground.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

45

Figure 44: St John of God Health Care contemporary buildings.

Figure 45: View of Xavier Building.

Figure 46: View of the Lodge.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

46

Figure 47: Stables Building.

Figure 48: The Lodge.

A Tree Risk Assessment Report, by Australian Tree Consultants was undertaken in October 2019 and accompanies the application. Three significant trees are noted for removal. The removal of these trees is mitigated by the vast retention of most of the trees on the site. A comprehensive landscape proposal forms part of the application which includes the planting of trees, grasses and shrubs.

4.3   The Buildings and Structures on the Site

Apart from the gate house at the entry to the site on Grose Vale Road, the formal bitumen driveway leads to the cluster of buildings and structures at the eastern end of the site, which comprises the St John of God Richmond Hospital and are outlined in Table One of this report.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

47

4.4   The Setting

For the following, refer to Figure 49, an aerial photograph over the site and the surrounding area.
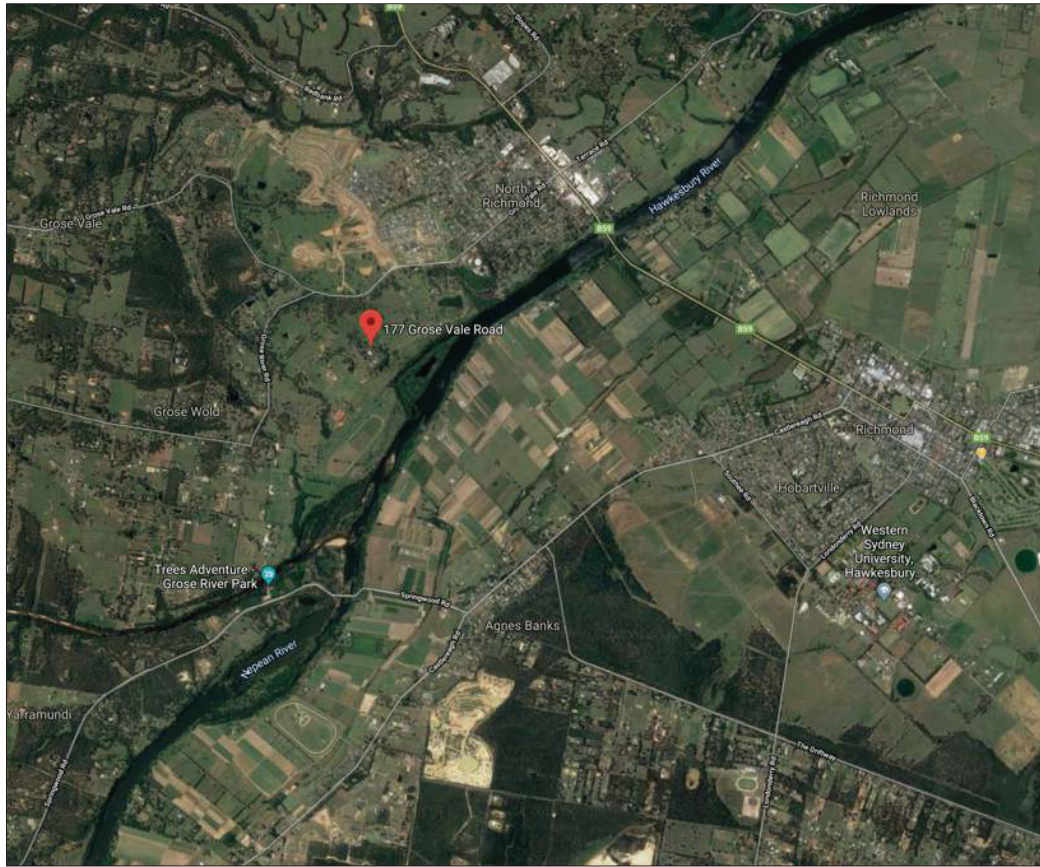
Figure 49: Aerial Photograph Over the Site.

The site is located about 2km west of the North Richmond town centre on the northern side of the Hawkesbury River at the base of the Blue Mountains.

The site is approximately 2.2km from North Richmond commercial centre and approximately 5.5km from the Richmond CBD.

As demonstrated by Figure 49 above, the subject site is surrounded by land that is predominantly used for semi-rural and agricultural activities. As set out below, the State heritage listed property, Yobarnie Keyline Farm, is located south west of the site on the opposite side of Grose Vale Road.

The large area west of the site on the opposite side of Grose Vale Road is identified by the Hawkesbury Council as an urban Growth Area with new housing currently under construction.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

48

5   HERITAGE SIGNIFICANCE

5.1   Existing Statutory Citations and Listings

The site is:

- Listed as a heritage item of local significance by Schedule 5 Part 1 of the *Hawkesbury Local Environmental Plan 2012* (*LEP 2012*). This schedule identifies the building as:

  St John of God Hospital (former "Belmont Park", mansion, garden, building, gatehouse and curtilage), No. 177-235 Grose Vale Road, North Richmond. The listing boundaries are: Lots 11 and 12, D.P. 1134453. The site is ascribed local significance. Listing No.: 1412.

The site is:

- Not listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.
- Not located within a Conservation Area as defined by Schedule 5 Part 2 of the *Hawkesbury LEP 2012*.

5.2   Significant Views and Vistas

The mansion was located in a carefully landscaped setting and sighted so that it had extensive views over the surrounding landscape extending towards Sydney to the east and the Kurrajong Hills and Blue Mountains escarpment to the west.

The construction of the later buildings has reduced the east and west views and vista from Belmont House and views back to Belmont House. The northern views and vistas to and from Belmont House have been maintained.

5.3   Integrity

Integrity, in terms of heritage significance, can exist on a number of levels. A heritage item or place may be an intact example of a particular architectural style or period and thus have a high degree of significance for its ability to illustrate this style or period. Equally, heritage significance may arise from a *lack* of architectural integrity, where significance lies in an ability to provide information of a significant evolution or change in use.

5.3.1 The Site

The boundaries of the site associated with Belmont Park House, the most significant building on the site, have changed over time. When first constructed, the mansion stood upon a large estate.

The development of the Hospital over time has impacted on the integrity and character of the Victorian period landscaping in the following ways:

- The overall layout of the grounds have changed as a result of the demolition of outbuildings structures originally associated with Belmont Park House including the grand entrance archway, the fernery, the aviary and the elevated water tanks.
- The driveway access to the original forecourt of the mansion has been severed.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

49

- There has been a loss of views towards the Hawkesbury River.
- Contemporary buildings surrounding Belmont House have impacted upon the setting of Belmont House.

5.3.2 Built Elements

5.3.2.1   Belmont Park House

While Belmont Park House can continue to be read and understood as a grand Late Victorian period mansion, alterations and additions have been carried out since the 1950s to facilitate its use as a mental health care hospital. These alterations include:

- Alteration of small sections of verandah, both east and west ends of the hallway, for ramp access into the building.
- Covered walkway linkages to the verandah at those east and west hallway extremities.
- Alterations and additions to the original kitchen and services wing, including alteration of the floor plan into an open and enlarged food services unit and dining room.
- Removal of the slate covered pitched roof formation of the kitchen and its replacement with a flat roof.
- Enlargement/widening of the doorways into those rooms used for hospital dormitories and associated loss of joinery elements, skirtings, architraves, panelled doors and highlights etc;
- Some internal modifications including bathroom and kitchen fitouts, wall layout.

5.4   Comparative Analysis

5.4.1 As a Grand Gentleman's Estate

The following comparative analysis of the site as a gentleman's estate, is provided by the SHR nomination listing sheet for St. John of God prepared by Graham Edds in January 2014:

> 'Belmont Park' mansion, garden pavilion, remnant stables and terraced landscaped located with frontage to the Hawkesbury River compares very favourably with the following places:
>
> - Retford Park, Bowral.
> - Cintra House Garden and Stables, Maitland.
> - Yaralla, Concord West.
> - Thomas Walker Convalescent Hospital, Concord West.
> - Gowan Brae, North Parramatta.
> - 'Minimbah House' Whittenham.
>
> Each of these historic places have been associated with prominent persons and/or philanthropists, with the design by recognised architects and were created as large mansions with associated out-buildings, on extensive landscaped landholdings, many associated with pastoral pursuits.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

50

The 'Belmont Park' property however is different, both architecturally, in its fine detail, and with the property's long associations with prominent people who played an important role in the establishment of the NSW colony in those early years of the 19'" century. Its development is the result of its owner obtaining new-found wealth from the discovery of minerals at a time when the colony was in financial decline. In addition, the property is situated on the site of one of the young colony's confrontations with the Aboriginal people of the area, resulting in a site of cultural significance to indigenous and non-indigenous people alike.

Architecturally, all of the comparative properties above were designed as two storeys, some with a prominent tower. 'Belmont Park' achieves its grandeur as single storey mansion using the slope of the land to enable an extensive basement. Its dominance in the landscape is emphasised by the central tower and two turrets, one conical with candlesnuffer roof and the other of octagonal design with pyramidal roof. Constructed in the Queen Anne architectural style, it surpasses its rivals with its eclectic mix of materials, the fineness of its carved sandstone walling and highly detailed finishes, both externally and internally.

In its heyday, 'Belmont Park' consisted of the mansion, an established garden pavilion with grotto within the terraced forecourt leading to the Hawkesbury River, an impressive driveway encircling the mansion, an unusually designed fernery with aviary, a grand entrance folly with arch over the driveway, a gatehouse, many other farm out-buildings and pleasure ground structures and the pleasure grounds themselves. Unusually, the design of the forecourt terraces mimics the mansion design in plan with prominent landscape plantings reflecting its tower and turrets. It also has rare archaeological potential for study of the property's development during the first half of the 19111 century.'[51]

It is noted that most of the large dwellings listed in the Hawkesbury Local Government Area date from the first part of the nineteenth century. There are other Late Victorian/Federation period dwellings listed under the *LEP 2012*. None, however, approach the size or complexity of the Belmont Park.

5.4.2   As a Catholic Institution

Many former Victorian and Federation period gentlemen's residences were converted for institutional and/or religious purposes during the Interwar and Post World War II periods. These large scale mansions were frequently advertised as being suitable for such purposes once the lifestyle that they were built to support was no longer desirable and/or supportable.

The Catholic Church was one institution that purchased, with the aid of benefactors, a number of these large old estates for uses as school, hospital, monasteries etc. A second example is provided by the State Heritage listed Mount Royal, Strathfield, now the

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[51] *St. John of God Hospital*, No. 177-235 Grose Vale Road, North Richmond. State Heritage Inventory Database No.: 1741201.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

51

Australian Catholic University Strathfield. Mount Royal Purchased by the Christian Brothers as their headquarters, training school and boys' school. The well-known architects Sheerin and Hennessy (and their successors) designed a range of buildings on the site, including two chapels between 1909 and 1970.

Few examples of Post-World War II monastery/convent/school buildings are listed as heritage items in their own right (as opposed to be listed as part of a larger site), making comparative analysis difficult. Two Post World War II examples, listed on local *LEP*s, are provided by St. Mary's, Armadale (refer to Figure 50) and Hartzer Park Convent, Burradoo (Figure 51). These buildings are architecturally more distinguished than the buildings at Belmont Park.

Figure 50: St. Mary's Church, School and Convent Group, Armidale. c.1959. Google Maps.

Figure 51: Hartzer Park Convent, Burradoo, c.1964. SHI.

Unlisted examples of a similar scale are provided by some of the building at Canisius College, Mona Vale Road, Pymble and the Benedictine Monastery is Arcadia.

5.4.3   As a Hospital

There are a number of heritage listed sites associated with mental health care, the most notable being the State Heritage listed Gladesville Hospital Precinct in Gladesville. Ryde Hospital, Ryde (locally listed) provides a second example of a hospital developed around a formerly private mansion (Denistone House).

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

52

5.5   Significance under Heritage NSW Criteria

The site is assessed for significance under the following criterion of the NSW Heritage Office, now Heritage NSW The Guidelines for Inclusion / Exclusion are as provided by *Assessing Heritage Significance, NSW Heritage Manual Update.*

Given that the nomination for the site for the State Heritage Register was recently rejected, the level of significance assigned in at a local level.

5.5.1   Under Criterion (a)

An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural of natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
• shows evidence of a significant human activity	• has incidental or unsubstantiated connections with historically important activities or processes
• is associated with a significant activity or historical phase	• provides evidence of activities or processes that are of dubious historical importance
• maintains or shows continuity of a historical process or activity	• has been altered so that is can no longer provide evidence of a particular association

St. John of God Hospital, North Richmond, has high significance under this criterion as the central part of the former Belmont and Belmont Park estates, estates that had a commanding economic and social presence in the Hawkesbury Region in the nineteenth and early twentieth centuries. The owners during this period were prominent locals, serving as magistrates, justices of the peace and on local committees, such the agricultural societies. The Charleys were more than regionally significant cattle and horse breeders. There are remains on the site of the homestead built by the Bell family during the early nineteenth century, together with the later stable block they erected. The fine mansion built by the Charley family in the early twentieth century continues to dominate the site. This mansion, constructed towards the end of a decade of widespread financial crisis, demonstrates the wealth of a man who made his fortune as one of the original syndicate members of Broken Hill Proprietary Ltd.

The site has significance under this criterion for its use as a hospital by the Brothers of the Hospitaller Order of St. John of God for seventy years. It is part of a nation-wide pattern of formerly grand estates purchased and then developed by orders of the Catholic Church to further their missions, in the case of the Brothers, of health care. Many of the buildings on the site were erected by the Brothers. The care they provided to their patients echoed wider developments in mental health care.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

53

5.5.2 Under Criterion (b)

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
• shows evidence of a significant human occupation	• has incidental or unsubstantiated connections with historically important people or events
• is associated with a significant event, person, or group of persons	• provides evidence of people or events that are of dubious historical importance
• maintains or shows continuity of a historical process or activity	• has been altered so that is can no longer provide evidence of a particular association

St. John of God Hospital, North Richmond, has significance under this criterion for its association with a number of prominent people/families/organisations as follows:

- The Bell family, in particularly Archibald Bell, soldier, pastoralist and magistrate, and an important figure in the early nineteenth century development of the area.
- The Charley family, in particularly Philip Charley, a penniless boundary rider who became a wealthy man as one the original syndicate holders in BHP. The mansion (and surrounding structures) that he built and still dominates the site was an expression of all he had achieved. Charley went on to established important horse and cattle studs on the property.
- Brothers of the Hospitaller Order of St. John of God. The Brothers purchased the site in 1951 and retained a presence on the site until 2015. The site is an expression of their work among the community in the field of health care. They were responsible for the construction all the buildings on the site during this time.
- The architect George Matcham Pitt III. Belmont Park House is a fine example of the work of this architect. It is likely that Pitt had a great deal of input into the design and finishing of Belmont Park, given that his client was overseas during the period of its construction.
- The builder Archibald Howie. Belmont Park House is a fine example of the work of this builder. The firm of Messr. Howie Brothers, later Howie, Moffat & Co., built some of Sydney's finest buildings.

5.5.3 Under Criterion (c)

An item is important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales (or the local area)

Guidelines for Inclusion	Guidelines for Exclusion
• shows or is associated with, creative or technical innovation or achievement	• is not a major work by an important designer or artist

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

54

• is the inspiration for creative or technical innovation or achievement	• has lost its design or technical integrity
• is aesthetically distinctive or has landmark qualities	• its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded •
• exemplifies a particular taste, style or technology	• has only a loose association with a creative or technical achievement

Belmont Park House has high significance under this criterion as a highly eclectic example of a late nineteenth century gentleman's mansion with influences of the Victorian Italianate Style and the emerging Federation Style. The building demonstrates an elaborate use of forms, materials and finishes, including twin turrets and a central watch tower. The sun parlour was designed with a glass wall that could be lowered into the sub floor, revealing a space in which amateur theatricals could be staged and viewed from the adjacent courtyard:

> 'The architectural design and combination endangered aspects of building materials utilised within the of the cultural or Belmont Park mansion both externally and internally are extremely rare...The use of freestone and carved local sandstone in combination NSW. with imported profiled and sheet marble, terracotta, painted timber and stained glass/leadlight windows and doors, cast iron verandah columns and profiled cast iron guttering and decorative rainwater heads and downpipes, mosaic tiles and majolica tiles to floors, slate and lead roll roofing g in combination with timber turned finials externally. Also the eclectic use internally of swan-necked pediments found over many of the chimney pieces is combined with Japanese inspired elements (such as the prunus blossom seen in the leaded glass rooflights of the red and blue rooms, formerly bedrooms), and with such features as inglenook fireplaces, bay windows, high dados with in-laid festoon designs, embossed leather dado panelling, highly decorated frieze and cornices, panelled and decorative ceilings (one of which is embossed leather) together with highly decorative in-laid panelled doors and arches, decorative polished brass door escutcheon plates and handles, as well as carved and highly polished wall to wall timber joinery pieces.'[52]

The mansion was located in a carefully landscaped setting including substantial stone terraces, summer house, tennis court and formal driveways. It was sighted so that it has extensive views over the surrounding landscape extending towards Sydney to the east and the Kurrajong hills and Blue Mountains escarpment to the west. It is a landmark property within the surrounding landscape. The mansion is one in a suite of late Victorian and early Federation buildings. There is a gate house and summer house which was converted into a chapel for the brothers (c.1910).

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[52] SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

55

It appears the stables dates from the original grant to the Bell Family.

5.5.4 Under Criterion (d)

An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons

Guidelines for Inclusion	Guidelines for Exclusion
• is important for its association with an identifiable group	• is only important to the community for amenity reasons
• is important to a community's sense of place	• is retained only in preference to a proposed alternative

The memorial to the Aboriginal people killed in the conflict between the early colonists and the local people, particularly in a massacre of 1795, that lies within the grounds of the Hospital has significance under this criterion.

5.5.5 Under Criterion (e)

An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
• has the potential to yield new or further substantial scientific and/or archaeological information	• has little archaeological or research potential
• is an important benchmark or reference site or type	• only contains information that is readily available from other resources of archaeological sites
• provides evidence of past human cultures that is unavailable elsewhere	• the knowledge gained would be irrelevant to research on science, human history of culture

Belmont Park House and the surviving elements in its landscape setting are capable of demonstrating the life of a wealthy self-made man and his family in the late nineteenth century on a semi-rural estate.

The site has some archaeological potential associated with the nineteenth century development of the property including:

- Remains of demolished structures. The site of the original Bell homestead was not disturbed by the building of the mansion.
- The single storey sandstone wall and timber structural remains of the former stables building.
- The reuse of the sandstone from earlier buildings within the sandstone retaining walls of the Belmont Park terrace forecourt and the constructed 'Grotto of the Lady of Lourdes.'

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

56

4.5.6   Under Criterion (f)

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (of the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
• provides evidence of a defunct custom, way of life or process	• is not rare
• demonstrate a process, custom or other human activity that is in danger of being lost	• is numerous but under threat
• shown unusually accurate evidence of a significant human activity	
• is the only example of its type	
• demonstrate designs or techniques of exceptional interest	
• shown rare evidence of a significant human activity important to a community	

Belmont Park House is a highly electric Late Victorian mansion that, as set out under criterion (c), demonstrates an unusual combination of forms, materials and detailing. Mansions of this period are rare within the local area.

1.1.7   Under Criterion (g)

An item is important in demonstrating the principal characteristics of a class of New South Wales (or a class of the local areas):

- **Cultural or natural places; or**
- **Cultural or natural environments**

Guidelines for Inclusion	Guidelines for Exclusion
• is a fine example of its type	• is a poor example of its type
• has the potential characteristics of an important class or group of items	• does not include or has lost the range of characteristics of a type
• has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique of activity	• does not represent well the characteristics that make up a significant variation of type
• is a significant variation to a class of items	
• is part of a group which collectively illustrates a representative type	
• is outstanding because of its setting, good condition or size	

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

57

• is outstanding because of its integrity or the esteem in which it is held	

St. John of God Hospital is a fine example of a Late Victorian period gentleman's semi-rural estate. It is outstanding because of its size and setting. It is typical of the many grand estates of this period that were subsequently developed for institutional purposes.

5.6   Existing Statements of Significance

The NSW State Heritage Inventory provides the following Statement of Significance for the site:

'An extremely good example of High Victorian domestic architecture at its zenith which retains most of its original fabric and fittings. The building is in an excellent state of preservation together with its remaining grounds and outbuildings. Now fulfilling a useful role in care for the ill, it is to be hoped that recent building additions at the sides will not intrude upon the main elevation and will be screened by judicious plantings.'[53]

The NSW State Heritage Register Nomination Form provided the following Statement of Significance for the site:

'It is of State heritage significance because Belmont and the later Belmont Park, constructed on the same property, is one of the few major estates outside the Sydney metropolitan area. Within the Hawkesbury River Valley it had commanding economic and social presence in both the nineteenth and twentieth centuries.

They have inseparable ties to many prominent Hawkesbury and NSW identities: Lt Archibald Bell Snr, commandant of the 73'd Regiment in Windsor and chief police magistrate of Richmond and later NSW; Gov. Lachlan Macquarie who formalized the land grant and socialized with Archibald and Maria on his visit to the Hawkesbury/Nepean in 181 0; Archibald Bell Jnr, pioneered the stock route to the Hunter and a second route over the Blue Mountains; Newcomen, a grazier and government inspector of sheep; Philip George Charley, an illiterate jackeroo turned multi-millionaire following the discovery of lead and silver in western NSW and being one of the syndicate who established the Broken Hill Proprietary Company and was the developer of Belmont Park; Sir Philip Belmont Charley, son of Philip George Charley and born at Belmont Park, a renowned agriculturalist; George Matcham Pitt tertius, a young architect attributed to the design of the Belmont Park mansion and a respected citizen of the Hawkesbury, Blue Mountains and the Southern Highlands; and Archibald Howie, the builder of Belmont Park; each of whom have their own story and significance associated with the development of the NSW colony and the mineral exploration, agriculture and wealth of the Nation, including the design and construction of many prominent buildings and structures.

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[53] *St. John of God Hospital*, No. 177-235 Grose Vale Road, North Richmond. State Heritage Inventory Database No.: 1741201.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

58

The property, under the ownership of Philip Charley, was developed primarily during 1892/3 extending further within a 10-15 year period at an excessive cost of £30,000, to produce a property of outstanding cultural significance for NSW. It comprised an extravagant mansion in the eclectic Queen Anne style of architecture.

This followed through into the garden pavilion featuring a grotto, a fernery and aviary, an unusual entrance folly structure. The property also featured a central archway over the formal driveway, a substantial gatehouse cottage, other farm outbuildings associated with horse and cattle breeding, and a pleasure ground with other associated finely crafted buildings, all amongst a landscaped garden and terraced forecourt overlooking the Hawkesbury River Valley.

At its core, the Belmont Park mansion must be undisputed as a rare, if not a unique, mansion of exceptional quality built at a time when the Australian economy, late in the nineteenth century, was in decline. The creation of a young architect who had unusually fine attention to its architectural design and detail, together with its curtilage landscaping result in an historic property that can only be described as having exceptional cultural significance in Australia.

Its uniqueness is identified in its recognition, in as early as 1905 within a publication "Our Beautiful Homes", which highlighted pictorially the elaborate fabric detail within the house as well as an unusual and eclectic combination of finishes, both externally and internally. This uniqueness is also reinforced with its remarkable forecourt curtilage, prominent garden pavilion with grotto and landscape plantings, and its grand entrance driveway and gatehouse. Other out-buildings, associated with the horse and cattle stud, are either located on what is now an adjacent property or now only recorded in archival photography within the St. John of God Health Care Inc. archives.

The property contains many and varied, now mature, landscape plantings from the previous early 19111 century Bell homestead period, as well as a remnant of the two storey stables building, providing a property with rare potential for further archaeological and historical study related to this earlier development and the later use of the property during Charley's time as an acclaimed cattle and horse stud.

In addition, the Richmond Hill area was the site of a number of confrontations between the early settlers, who used the fertile le strip around the river to grow the food for the colony, and the local Burruberongal Aboriginal community. In June 179 5, reprisals against the locals resulted in large numbers of the Aboriginal community being killed on the Hill. In 2002, in conjunction with the Brothers of St. John of God, the property's owners, the area was recognised by the NSW Reconciliation Council as a Place of Remembrance and the memorial is still used regularly as a place of Reconciliation.'[54]

5.7   Discussion and Revised Statement of Significance

It is notable that neither of the existing statements of significance assign any significance to the subsequent use of the site by St. John of God, despite the fact that this has been the use

[54] SHR nomination listing sheet for St. John of God, Richmond prepared by Graham Edds, January 2014.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

59

of the site for the past 70 years. The following revised statement of significance is suggested:

St. John of God Hospital, No. 177 Grose Vale Road, North Richmond, has historic, aesthetic and social significance as a fine example of a late Victorian period gentlemen's semi-rural estate. Belmont Park House, which is the most significant building on the site, was designed by George Matcham Pitt III and erected in c.1892 for Philip Charley, one of the original syndicate members of BHP. The highly eclectic mansion, built of local and imported materials, combines elements of the Victorian Italianate Style and the emerging Federation Style and is an expression of all that this self-made man achieved. Like the original owner of the estate (then called Belmont) Archibald Bell, Charley was a figure of note within the local area and a well-respected breeder of horses and cattle. The mansion stood within a carefully landscape setting, which included secondary structures, such as a pavilion (c.1900) and gate lodge (c.1910), some of which survives today.

The site has significance for its association with the Bell family, the original grantees of the land, whose homestead, c.1809-1830s, once stood upon it. There may be archaeological remains on the site associated with their occupation.

The site has significance for its ownership and occupation by the Brothers of the Hospitaller Order of St. John of God from 1951 until 2017. It is part of a nation-wide pattern of formerly grand estates purchased and then developed by orders of the Catholic Church to further their missions, in the case of the Brothers, of health care. Many of the buildings on the site were erected by the Brothers. Few of these buildings have any architectural significance; a number may have social significance. The care they provided to their patients echoed wider developments in mental health care.

The site has significance for the local Aboriginal community. There is a memorial on the site to the Aboriginal people killed during the early conflicts that occurred with the colonists, in particularly the victims of a massacre in 1795.

5.8   Heritage Items in the Vicinity

For the following, refer to Figures 52 - 54, map details from Hawkesbury LEP 2012 and the NSW Planning Portal which shows the location of heritage items in the immediate vicinity of the site. 'In the vicinity' has been determined by physical proximity to the site, existing and potential view corridors and the nature of the proposed works. Heritage items are coloured brown and numbered. Conservation Areas are hatched in red and numbered. The arrow points to the site.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

60

Figure 52: Heritage map. Hawkesbury LEP 2012

SIX Maps. Site annotated by red arrow. WP Heritage.

Figure 53: Heritage map. Hawkesbury LEP 2012.

SIX Maps. Site annotated by red arrow. by WP Heritage.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

61
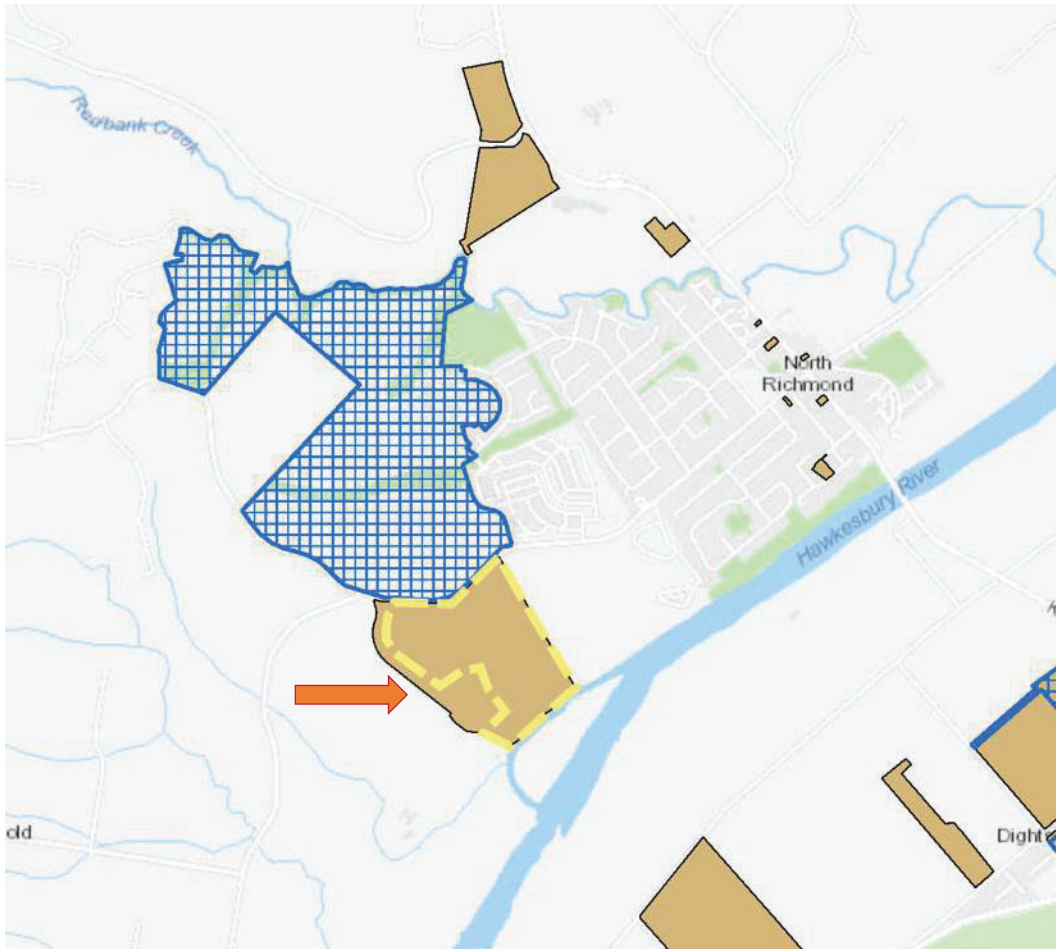
Figure 54: Planning Portal. NSW Department of Planning. No.108 Grose vale Road. Blue Hatch. State Heritage item. Site annotated red arrow.

There is one heritage item listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977* within the vicinity of the site:

- '01826' (Yobarnie Keyline Farm), No. 108 Grose Vale Road, North Richmond. SHR No.: 01826.

This item is north of the subject site on the opposite side of Grose Vale Road. It is hatched in blue in Figure 54 above. There is a new residential housing estate currently under construction on the site.

This item is historically associated with the subject site. Until the subdivisions of later years, this land formed part of Belmont. In 1942, it was purchased by P.A. Yeomans who began conducting experiments in soil conservation and enrichment. His methods were later adopted worldwide.

The item is a pastoral property characterised by undulating topography. The SHI listing sheet describes the item as follows:

> 'This pastoral property is located on the south side of the Redbank Creek valley. It demonstrates the essential elements of Yeoman's Keyline

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

62

System: the undulating terrain; the current hydrology of the place, as managed by the Keyline System - i.e. how water behaves there and both the big-picture and fine-grain biophysical effects of this; the dams; the ploughed contours and the resulting increased, enriched and productive topsoil. Together, these elements form a cohesive cultural landscape.'[55]

This has changed with the construction of a new housing subdivision on the site.

The principal view corridors towards the site are from the entry to the subject site on Grose Vale Road. Due to the fall of the site down to the Hawkesbury River there are no view corridors toward this items and the proposed construction area of the subject site.

This site has a lot boundary curtilage. The State Heritage Register listing sheet provides the following statement of significance:

'Yobarnie was one of the properties (the other was Nevallan) on which the Keyline system of soil improvement, erosion control, water storage, cultivation and irrigation on undulating topography was first developed and demonstrated from the mid-1940s. This design approach has since been adopted by farmers in almost every country in the world. These properties are associated with Percival A Yeomans (1905-84), inventor of the Keyline system. Yeomans was the first contemporary Western agriculturalist to take a whole-system approach to sustainable design and management of the landscape. The cultural landscape resulting from this technical achievement is itself aesthetically distinctive and pleasing. The property is held in high esteem by the permaculture and sustainable agricultural community. Yobarnie (with Nevallan) is unique in its ability to demonstrate the principles of the Keyline system of agriculture, on the site where this system was first developed, trialled and demonstrated.'[56]

There are no heritage items or Conservation Areas listed by Schedule 5 Parts 1 or 2 of the *Hawkesbury LEP 2012* within the immediate vicinity of the site.

6   CONSTRAINTS AND OPPORTUNITIES

The role of the Heritage Asset Action Plan (HAAP) is to provide general guidelines for

- The conservation and future use of the St. John of God site and in particular Belmont House.
- Propose an Archival Recording of Belmont House and site, St. Augustines, St. Mary's and the Chapel.

with the aim of maintaining, enhancing and interpreting the identified cultural significance of the place. In order to appropriately provide conservation policies, it is necessary to have

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[55] *01220*, No. 108 Grose Vale Road, North Richmond. State Heritage Inventory Database No.: 5061775.
[56] *Ibid.*

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

63

an understanding of the existing constraints that apply to the site, and envisage any current or future opportunities that may enhance heritage and community outcomes.

6.1   Heritage significance

Past statements of significance have focused on the St John of God site, rather than its individual elements. Although Belmont House has been singled out as a significant and Victorian Italianate Mansion there are no specific guidelines to protect the heritage values of this building and its importance to the Hawkesbury area as a significant individual heritage item.

The heritage significance will also recommend the preparation of an Interpretation Strategy and Archival Recording of Belmont House and site, St. Augustines, St. Mary's and the Chapel before any proposed demolition takes place.

The following requirements have been prepared specifically for Belmont House:

- To recognize and acknowledge elements of high significance at Belmont House including the elements listed in Section 5 of this HAAP.
- To recognise and acknowledge significance including historic, associational, aesthetic, social, and the representativeness of Belmont House.
- To encourage an appropriate level of heritage listing, that allows for the ongoing careful use and conservation of the building.
- Preparation of a fabric survey of those areas impacted by the proposed works.
- To appropriately manage the heritage asset and conserve significant fabric.
- To provide interpretation for the site to ensure that site users are given the opportunity to understand the history and significance of the place.
- To secure the site from potential harm through vandalism or misuse, and to meet owner requirements without damaging significant fabric and spaces.
- Provide a Schedule of Conservation Works to guide conservation and repair f Belmont House.
- Provide a costed Cyclical Maintenance Plan to guide and budget for the ongoing care of Belmont House.
- Provide Policies to guide the future development of Belmont House.
- Interpretation and recording of the site.

6.2   Statutory obligations

St. John of God Hospital is located within the Hawkesbury City Council Area. The principal planning control for the site is the *Hawkesbury Local Environmental Plan 2012* (*LEP 2012*). The site is listed as a heritage item by Schedule 5 Part 1 of the *LEP 2012* (I412), where it is identified as having local significance. Item no. I412.

Additional legislation and codes, such as BASIX, the Building Code of Australia (BCA), National Construction Code (NCC) and equal access requirements apply to this site and require to be considered for any development at the site.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

64

6.3   Physical Condition

This HAAP does not provide for a detailed condition report or fabric survey of all of Belmont House, this will be included in a future CMP. However, the following should be noted with regard to the condition of the Belmont House:

- The exterior fabric of the building has been well maintained and is considered to be in a good condition.
- Modifications have been made to the tiled verandah to create accessible and level entries at the east and west entry doors into Belmont House.
- Sections of the stone balustrades have been removed to accommodate pedestrian ramp access to adjacent contemporary buildings.
- Alterations and additions have been undertaken to the rear of the building to accommodate a commercial kitchen, dining room, meeting room, storage, back of house and cold storage areas.
- The interior of Belmont House is generally used for meeting and counseling rooms and is generally in good condition.
- Alterations, upgrades and maintenance of services appear to have been undertaken in a generally sympathetic manner.
- The toilets have been refurbished and the configuration of these rooms has been altered since the original construction of the building.

6.4   Integrity

The integrity of Belmont House has been assessed to be very high.

6.5   Hawkesbury Council requirements

Hawkesbury Council in their letter dated 19 February 2021, requested a Conservation Management Plan be prepared for the site as follows:

> *The heritage assessment documents have been reviewed and it is considered that a Conservation Plan (as per NSW Heritage guidelines) should be prepared due to the considerable alterations proposed to the site.*

> *Given that there is no existing contemporary Conservation Plans for the site a new Conservation Management Plan (CMP) needs to be developed for the site.*

> *A new CMP would be expected to update the history of the site including indigenous, European and the more recent Church's history and assess the site fabric in detail to provide levels of heritage significance to all parts of the site including buildings, structures, landscaping and archaeology.*

> *This CMP is to be submitted to Council so that there is an overall understanding of the potential impacts the proposal would have on the heritage significance of this heritage item.*

Council agreed in a meeting on the 6 October 2021, that a Heritage Asset Action Plan (former title CMS) could be provided to allow the progression of the assessment to continue on the understanding that a Full CMP may be required as a condition of consent.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

65

The principal objective of this Heritage Asset Action Plan (HAAP) is to address:

- To recognize, acknowledge and carefully conserve elements of high significance at Belmont House including the elements listed in Section 5 of this HAAP.
- To recognise and acknowledge significance including historic, associational, aesthetic, social, and the representativeness of Belmont House
- To encourage an appropriate level of heritage listing, that allows for the ongoing careful use and conservation of the building.
- To appropriately manage the heritage asset and conserve significant fabric.
- To secure the site from potential harm through vandalism or misuse, and to meet owner and tenant's requirements without damaging significant fabric and spaces.
- Provide a Schedule of Conservation Works to guide conservation and repair of Belmont House.
- Provide a costed Cyclical Maintenance Plan to guide and budget for the ongoing care of Belmont House.
- Provide Policies to guide the future development of Belmont House.
- Heritage assessment and interpretation for the monastery buildings proposed to be demolished on the site.

6.6   SSDA-10394 Application

The site is currently under assessment as a State Significant Development Application, SSD-10394. The proposed works are described as:

> *Construction of upgraded and expanded facilities resulting in an additional 24 beds, partial demolition of existing buildings, retention of Belmont House and integrated open space and landscaping.*

Scope of Works for the SSDA-10394 include:

The scope of works listed below should be read in conjunction with the existing and proposed building works drawings by Silver Thomas Hanley which accompany this application. Figures 55-62 provide an overview of the proposal.

- Retain the site as a mental health facility under the ownership of St John of God.

- Retain Belmont House, forecourt, terraced and landscaped gardens, garden pavilion and stables building.

- Remove later additions at the rear and sides of Belmont House and make good using the construction techniques and materials of Belmont House as a guiding template.

- Remove the following post 1950 structures on the site including:
    - St. Augustine's, St. Mary's and pool.
    - St Pauls Unit, Medical Centre, Education Unit and Food Service Unit. And supplies.
    - The Chapel.
    - Counselling and Therapy Centre.

- Retain the Xavier Building, administration building and gym/ SPU annex. Carry out internal refurbishment of these buildings.

- Extend the existing carpark.

- Carry out new landscape works. Refer to Landscape plan, Figure 61.

- Removal of selected trees.

- Construct new building works including:

  - A series of one and two storey structures adjacent to the southern boundary of the site, noted in blue on the proposed drawings below.

  - A single storey wellness centre located adjacent the western boundary of the site.

  - An underground service corridor joining the existing Xavier Building and proposed buildings.

Archival Recording of Belmont House and interiors and site.

6.7   Heritage Asset Action Plan

This document is intended to provide guidance to reduce any heritage impact during the course of the proposed works and conserve the heritage values of Belmont House. Refer to Figures 55-62 that illustrate the works to Belmont House and are considered in this HAAP. Refer to the full set of Architectural Plans provided by STH Architects.

Belmont House forms one building within the St. John of God Richmond Hospital site, refer figure 1. The building is currently lightly used, with its primary function for use as group meeting rooms. This HAAP is to specifically address the proposed works to Belmont House which include:

- Since the early 1970's the outbuildings in the service yard, behind Belmont House, have been removed and replaced with a series of contemporary additions directly connected to southern elevation and courtyard wall of Belmont House. The additions accommodate a kitchen, servery, dining areas, food storage and other back of house requirements.
- It is proposed to remove the contemporary additions, retain all heritage fabric and provide a landscaped outdoor area.
- The extent of the original kitchen room has been retained and will be repurposed into a games room.
- Remnants of one of the outbuildings, a sandstone hexagonal shaped building has survived within the contemporary additions and is currently used for back of house offices and storage. This structure is to be retained.
- Sections of the main tiled verandah and balustrade have been removed and altered to accommodate accessible entries into Belmont House from the contemporary wings built to the east and west of Belmont House.
- Refurbishment of the first floor Granada Room, the only room to the first floor is to be refurbished.
- The former servery and pantry located south of the Dining Room (Leather Room) is proposed to be refurbished.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

67

Figure 55: St John of God Richmond Hospital. Belmont House Existing Ground Plan. STH October 2021. Belmont House outlined in blue.
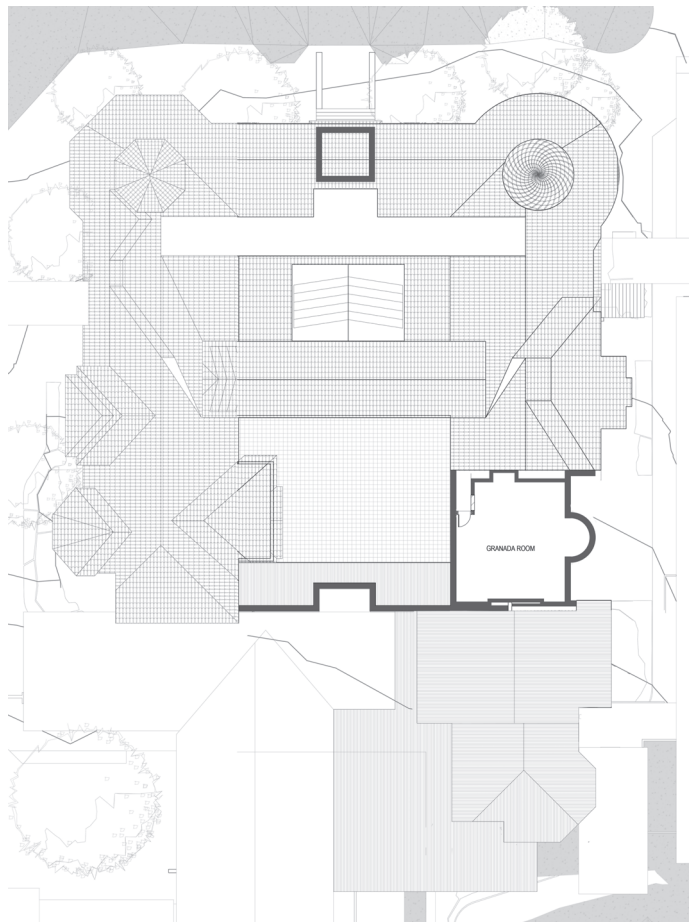
Figure 56: St John of God Richmond Hospital. Belmont House Existing First Floor Plan. STH October 2021. Belmont House outlined in blue.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

68

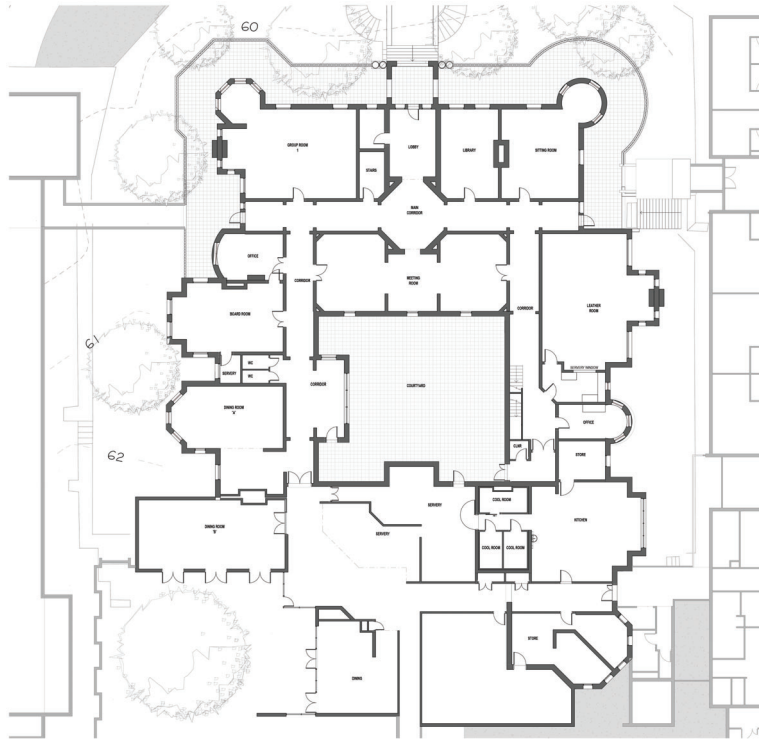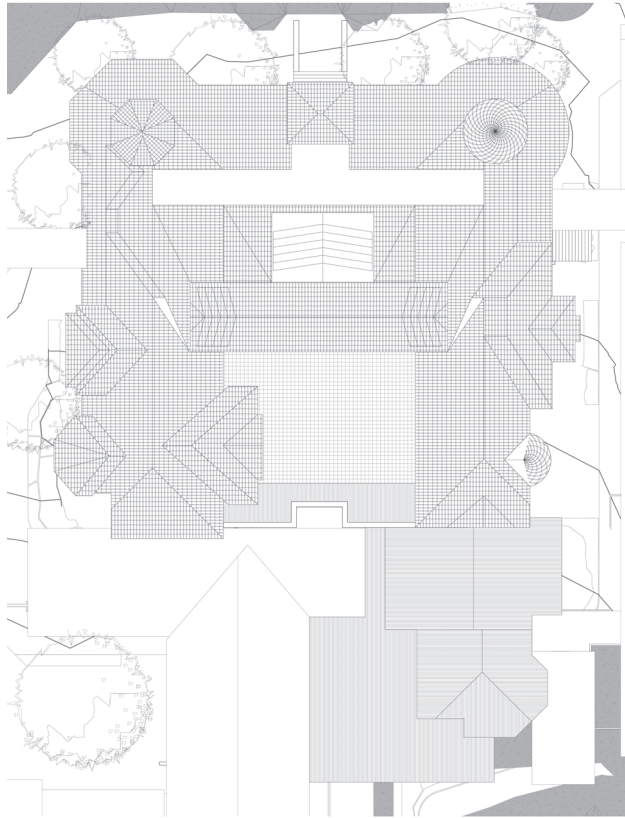**Figure 57: St John of God Richmond Hospital. Belmont House Existing Roof Plan.** STH October 2021. Belmont House outlined in blue.
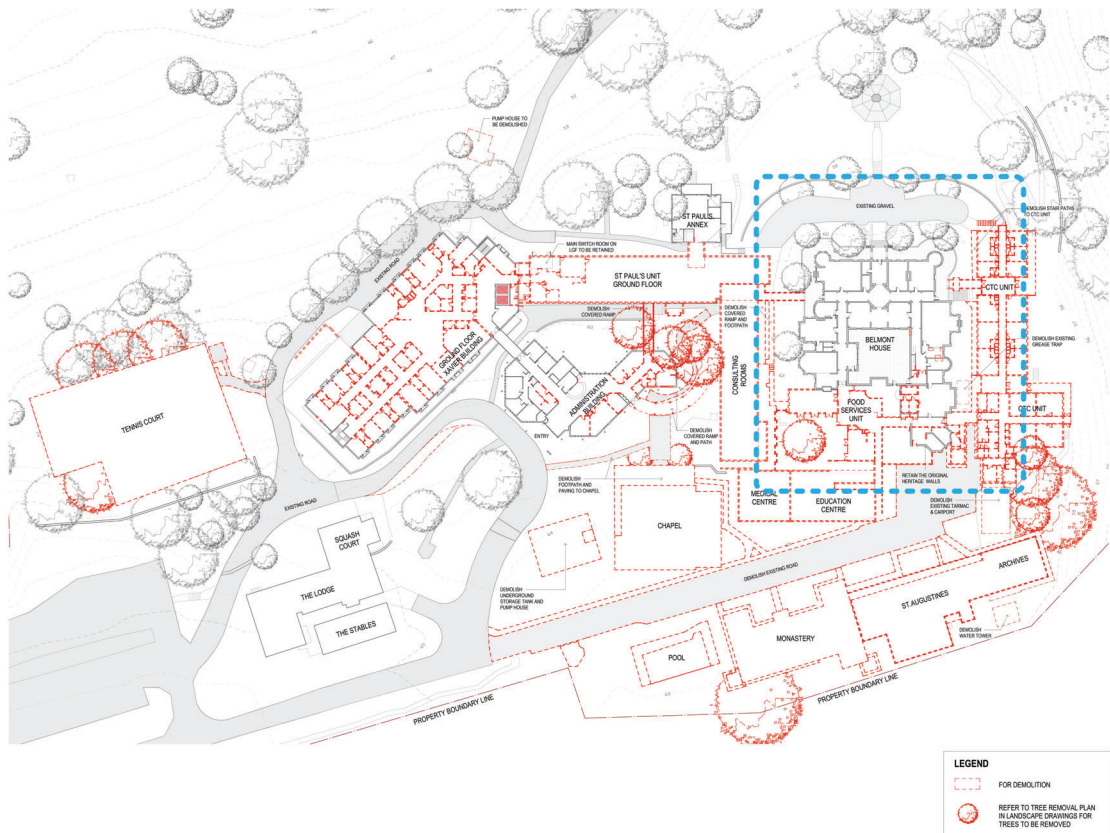
Figure 58: St John of God Richmond Hospital. Proposed Demolition Plan for SSDA 10394. STH October 2021. Belmont House outlined in blue

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

69

Figure 59: St John of God Richmond Hospital. Proposed Demolition Plan Belmont House. STH October 2021.

Figure 60: St John of God Richmond Hospital. Proposed Ground Floor Plan for SSD.

STH October 2021.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

70

The following notations appear on the plan:

SEAL CHIMNEY AT ROOF LEVEL.

ADD MATCHING TIMBER RAIL ABOVE THE
EXISTING TIMBER HANDRAIL TO RAISE THE
HEIGHT OF THE RAILING STRUCTURE TO
CODE COMPLIANCE.

REMOVE EXISTING ROOM ENTRY DOOR AND MAKE
GOOD TO WALL.

INSTALL NEW ROOM ENTRY SOLID CORE DOOR
TO OPEN INTO THE ROOM WHERE RAISED FLOOR
HAS BEEN REMOVED.
DOOR TO INCORPORATE PROXIMITY CARD
ACCESS CONTROL. MAKE GOOD AS NECESSARY.

GRANADA ROOM

REMOVE EXISTING WALL & CEILING PAINT (NOTING SOME IS LEAD
BASED), APPLY WATERPROOF SEALER, PAINT MINIMUM 2 COATS
OF WATER-BASED ENAMEL PAINT, LOW SHEER, COLOUR TBA.

RESTORE ANY SAGGED/DISTORTED AREAS OF CEILING
(PARTICULARLY AT FEATURE " ROSE " PANELS) BEFORE
REPAINTING.

CONVERT OR REPLACE EXISTING LIGHT FITTINGS WITH LED TYPE,
IM SURFACE MOUNTED T8 10.5W X 1200MM LONG (DAYLIGHT) WITH
OPAL DIFFUSERS.

INSTALL 4 X DGPO - LOCATIONS TO BE CONFIRMED.

INSTALL EWIS SPEAKER & STROBE LIGHTS, CONNECT &
COMMISSION.

REMOVE EXISTING RAISED FLOOR AREAS SHOWN
HATCH.
MAKE GOOD TO FLOOR AND MATCH CARPET.

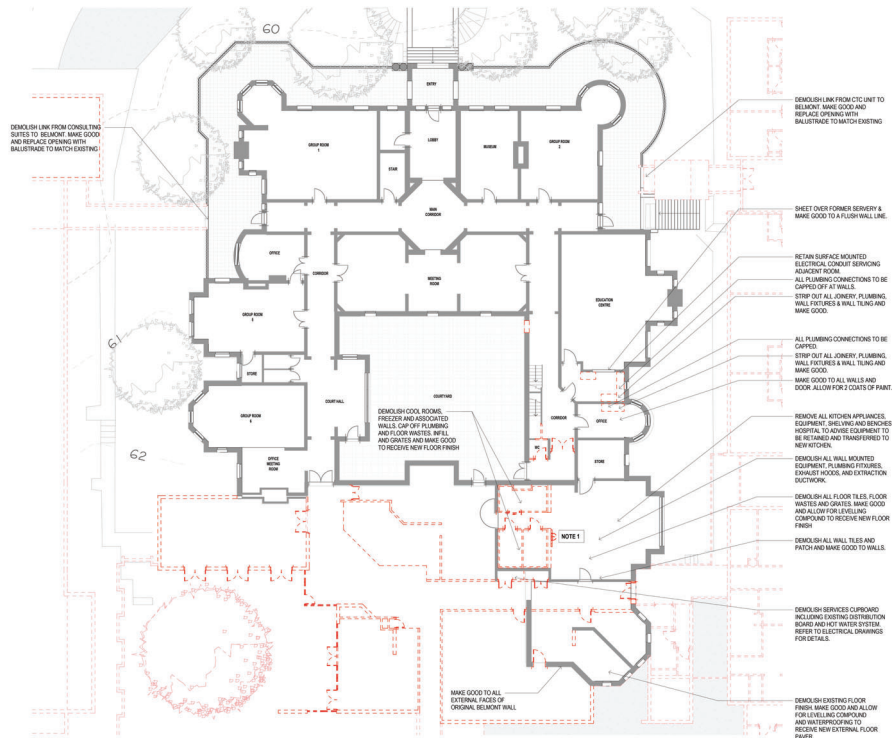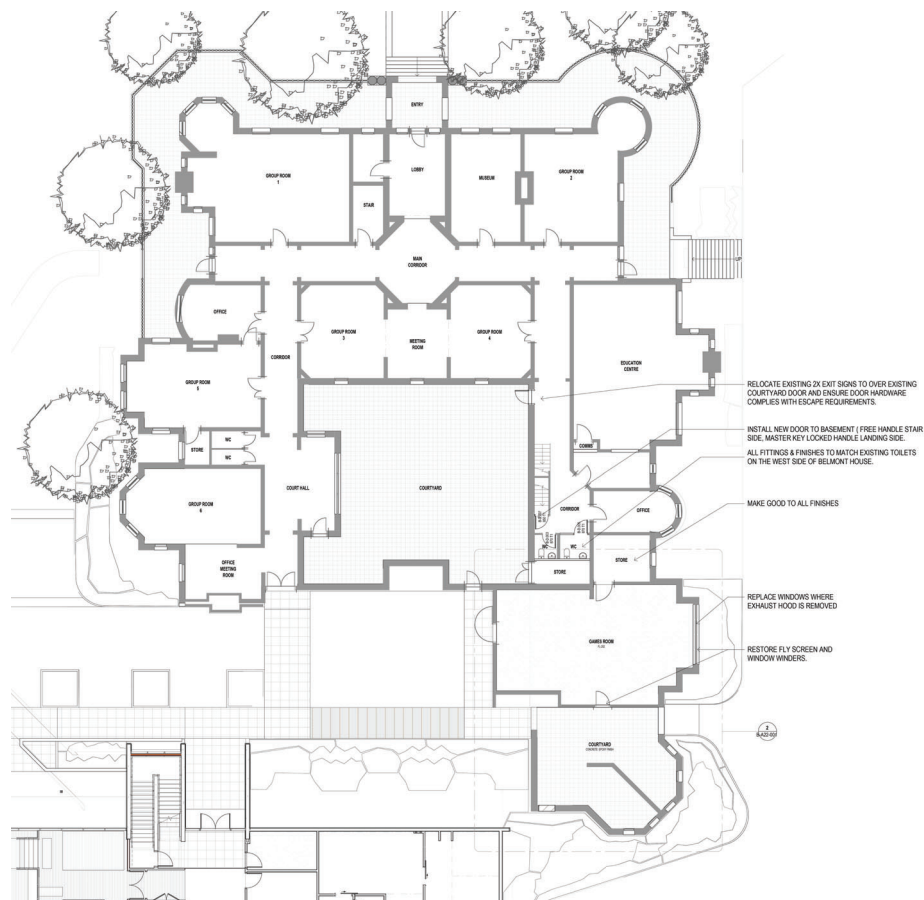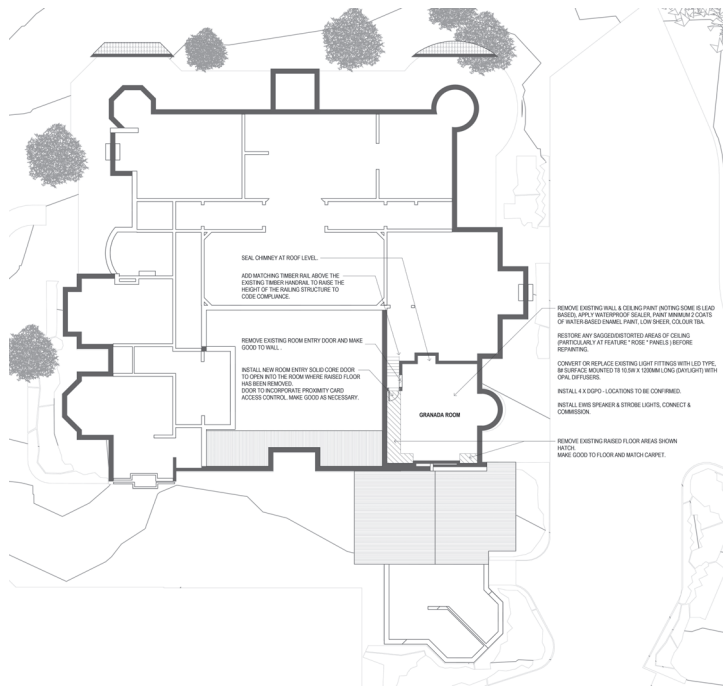**Figure 61: St John of God Richmond Hospital. Proposed First Floor Plan.**

STH October 2021.

Figure 62: St John of God Richmond Hospital. Proposed Roof Plan.

STH October 2021.

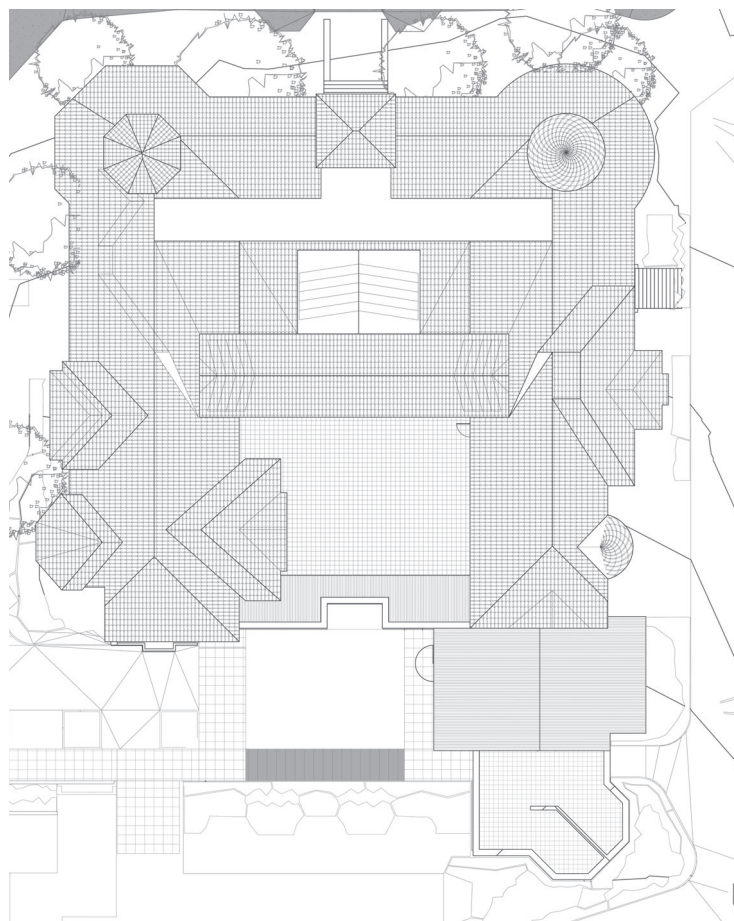WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

71

7   CONSERVATION STRATEGY AND POLICIES

This document is intended to provide guidance to reduce any heritage impact during the course of the proposed works and to conserve the heritage values of Belmont House. It is also to highlight the importance of and recommendation for an Archival Recording of Belmont House and interiors.

The guidance is provided through a set of policies that will ensure the long term conservation and care of Belmont House and to guide the impact of current and future uses of the building. The policies below take into account the constraints and opportunities detailed in Section 6.0.

The conservation guidelines and policies provided in this section have been based on the principles outlined in the Burra Charter (Appendix A): The Australia ICOMOS Charter for Places of Cultural Significance (ICOMOS Australia, 2013). Article 3.1 Cautious Approach has been followed which prescribes that conservation "requires a cautious approach of changing as much as necessary but as little as possible".

Development of this strategy has had regard to:

- The constraints and opportunities arising from the assessment of heritage significance
- Requirements imposed by external factors and agencies including applicable planning controls.
- The location of the building.
- The physical condition and degree of integrity of the fabric of the place.
- Identification of the longterm use and association of Belmont House with The St. John of God Health Care.

7.1   Conservation Principles

In order to retain the heritage integrity of the place, change must be managed in a manner that incorporates the following principles:

1. An understanding of the original use and layout of Belmont House is retained.
2. Only minor changes are to be undertaken to the principal rooms of Belmont House.
3. Where possible, original fabric is to be retained and repaired.
4. Where original fabric cannot be retained, alternatives are to be sourced to maintain the original design.
5. Where restoration works are required, research is to be undertaken to obtain a clear understanding of the original design, materials and details.
6. A heritage consultant should be engaged to guide the conservation principles when undertaking major works.

7.2   Elements to be retained

The following elements of Belmont House have been assessed to be of high heritage significance, within the accompanying Belmont House Fabric Survey and are recommended to be retained to achieve the best conservation outcome:

A room by room Fabric Survey has not been undertaken in those areas of Belmont House where no works are proposed within the SSDA -10394. A full Fabric Survey of all of Belmont House can form part of any future Conservation Management Plan. Our two site

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

72

visits have noted the following areas of high significance within Belmont House.

1. Built internal and external form of Belmont House including all original fabric.
2. Internal original joinery, finishes and fixtures.
3. Verandah including associated stairs, tiling, balustrade, posts and ceiling lining.
4. Internal and external timber doors, windows, frames, lintels and associated joinery.
5. All internal wall and ceilings linings, skirtings cornices, mouldings and battening.
6. Leadlight windows and skylights.
7. Internal fireplaces including surrounds and chimneys.
8. Central courtyard area.

The proposed works do not impact on these areas of high significance as noted in the attached Fabric Survey.

HISTORICAL TIMELINE OF BELMONT HOUSE

1892	Construction of Belmont House for Philip George Charley. Architect: George Matcham Pitt
1936	Belmont Park estate is subdivided into 55 allotments and offered for sale. The grounds around the Belmont House are reduce to 115 acres.
1937	Purchased by Clifford Graham with the vision of creating a country club estate. The 18 hole gold Club was started but never completed.
WW11	For a short period Belmont Park was requisitioned by the military and occupied by a signal unit. The army left by 1942.
Approx. 1945-1950	New owner Mrs. Mildred McDonald, widow of a dairy stud owner from Cambelltown. She moved half her stud to Belmont Park and live alone in the house in two room.
1951	Belmont House purchased by Brothers of the Hospitaller Order of St. John of God. the geriatric section was housed in Belmont House
1954	St. Augustine's, single storey section, was completed monastery.
1957	St. Mary's, two storey section was completed. This became the brothers monastery.
1956	St. John of God Nursing school opened on the site.
1975	Two buildings either side of Belmont house were built as well as the chapel. Architect Gerald Robson.
1980	Geriatric section moved out of Belmont House.
1988	Conservation works to Belmont house and greenhouse Pavilion supervised by

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

73

	Graham Edds.
2007	the Hospitaller Order of St. John of God Brothers merged with St. John of God Health Care.
2015	The Brothers moved out of the monastery.

Figure 63: St John of God Richmond Hospital. Undated aerial photograph over the site. This photograph dates to the late c.1950s /early 1960s after the construction of St. Mary's Section. From Client.

7.3 Elements that may be altered

Other elements of Belmont House are of lesser heritage significance and may be altered or removed. These elements include:

- The contemporary additions to the south elevation of Belmont house.
- The contemporary roof over the rear sandstone hexagonal storage area.
- Contemporary access ramps connected to the east and west verandahs of Belmont House.
- Contemporary internal doors and door hardware.
- Contemporary fitout to inside the rear sandstone storeroom.
- Contemporary fitout inside what is the original and current kitchen
- Contemporary fitout in the former servery and pantry (noted as rooms D and E) adjacent to the dining room (leather room).
- Timber framed awning roof within courtyard.
- The step up section in the Granada Room.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

74

Elements not assessed to be of high significance in this HAAP, may be removed, provided that any replacement or addition of these elements is suitable to the existing context and does not physically or visually impact on elements of high significance in the vicinity.

In the event of the discovery of material containing asbestos, lead paint or any other noxious or hazardous material, this material should be removed with minimal damage to original fabric. A heritage methodology for its removal may be required and only undertaken by specialist tradespeople. Where removal is impossible without impacting original material, the replacement material should reflect the overall design principles of the station. A heritage architect should be consulted during the design process to optimise heritage outcomes.

- A risk analysis must be conducted to assess whether removal or stabilisation in situ is the best solution.
- The *NSW Heritage Act 1977* exemptions do not allow for the removal of large amounts of hazardous materials. The standard approvals processes will apply.

If future development consents approve the removal of significant architectural detailing, an interpretation of the element should be incorporated into the new scheme with the involvement of a heritage architect. Any new material should be chosen to respect the original design.

Unsympathetic changes may be removed and replaced with a sympathetic alterative, for example:

- The replacement of the roof to the hexagonal sandstone wall section and kitchen.
- The removal of the contemporary structures to the southern elevation and courtyard of Belmont House, as listed above and careful restoration as required where adjoining heritage fabric. Refer to the Schedule of Conservation Works for detail.
- Removal of contemporary access ramps to the Belmont House verandah.
- The step up section in the Granada Room.
- Removal of contemporary finishes and fixtures in the former servery and pantry behind the Dining (Leather) Room to accommodate office space.
- Minor internal layout changes adjacent to the kitchen to accommodate at Bathroom, accessible bathroom and storge room.

7.4 Conservation policies

The following conservation policies provide a framework for any work to be undertaken at Belmont House.

7.4.1 General Guidelines

Policy 01   This Heritage Asset Action Plan for Belmont House should be endorsed by the Hawkesbury Shire Council and recognised as the principal conservation guide to future planning and development of the building, until a full Conservation Management Plan is prepared.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

75

Policy 02	The significance of Belmont House should remain to be recognised as a highly intact Victorian Italianate villa as listed in the Hawkesbury LEP 2012.

Policy 03	Where possible, new works must retain elements of high significance and provide for their conservation and long-term maintenance. This can be achieved by implementing the Schedule of Conservation Works, attached and the preparation of cyclical maintenance program prepared specifically for the subject property.

Policy 05	A suitably qualified heritage architect or consultant should be involved to guide the concept, design and construction stages of any proposed works to Belmont House and more broadly the site to ensure the policies contained in the HAAP are followed.

Policy 06	All appropriate approvals for new works should be obtained as per the statutory requirements outlined in Section 2 of this HAAP.

7.4.2 Use

Policy 07	Belmont House is no longer used as a single residence and has not operated as such since the late 1930's. From the 1950's it has accommodated the St. John of God Richmond Hospital, specifically the main administration and geriatric unit until 1980. From the late 1970's structures were demolished at the rear of Belmont House to accommodate a commercial kitchen, dining rooms, storage rooms, back of house offices and loading bays.

All future works is to be carefully planned under the guidance of a heritage professional where possible, the heritage significance of the place and its fabric is preserved and enhanced.

The scope of the current works is to:

- carefully remove all the contemporary additions to the southern elevations and carefully restore Belmont House where affected by removal of these structures.
- The removal of the contemporary structures to the southern elevation and courtyard of Belmont House, as listed above and careful restoration as required where adjoining heritage fabric. Refer to the Schedule of Conservation Works for detail.
- Removal of contemporary access ramps to the Belmont House verandah.
- The step-up section in the Granada Room.
- Removal of contemporary finishes and fixtures in the former server and pantry behind the Dining (Leather) Room to accommodate office space.
- Minor internal layout changes adjacent to the kitchen to accommodate at Bathroom, accessible bathroom and storge room.

Policy 08	The building's former uses as a family residence and later as St John of God Hospital and monastery is to be recognised as an integral part of the significance of the site. Any future proposals for adaptive re-use must consider the

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

76

interpretation of its former use.

Policy 09   Spaces that are no longer used for their original purpose, or are currently used, may be adapted provided they respect the original layout and significant fabric and do not provide undue visual impact.

7.4.3 Alterations

Policy 10   Significant fabric of Belmont House, as identified in this HAAP, The Fabric Survey and the Schedule of Conservation Works, should be retained and conserved.

Policy 11   Significant fabric should be regularly inspected and repaired where appropriate. Work should be carried out by qualified professionals who have experience with heritage buildings.

Policy 12   Where appropriate, works on the site should explore the opportunity to carry out restoration works to the significance elements of Belmont House.

Policy 13   Any proposal to remove significant fabric, as identified within this report, should be substantiated by appropriate justifications, research as to original material, details and design and be thoroughly documented. Any significant fabric to be removed from the site should be photographically recorded prior to its removal and appropriately interpreted in any new scheme proposed.

Policy 14   Removal or alterations to significant fabric must be limited to elements of lesser significance. If significant elements must be removed or altered, such removal/alterations should be limited as much as possible. Any removal or alterations should comply with Section 0 of this HAAP.

Policy 15   Restoration works must not be based on conjecture but must demonstrate through research and clear understanding as to the original design, materials and details. Any reintroduction of missing elements, such as the verandah balustrading and roof to the circular sandstone rear structure must relate to historic documentation showing the original design or features.

7.4.4 Additions

Policy 19   Any proposed buildings around Belmont House are to be designed and positioned to provide appropriate curtilage and setting around the heritage item.

Policy 20   Any proposed alterations and additions to Belmont House are to minimise or exclude the removal of any significant fabric. This HAAP must be consulted during the design of any potential works.

Policy 21   Any proposed alterations and additions to Belmont House should be identifiable as such whilst remaining sympathetic to the original design in form and style.

Policy 22   Where possible, proposed works should explore the opportunity for restoration works to Belmont House. Refer to the Schedule of Conservation Works (SCW) and Cyclical maintenance plan that accompanies the HAAP.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

77

7.4.5 Interpretation

Policy 23   A Heritage Interpretation Plan should be prepared for Belmont House and interior and site that encompasses all aspects of the building and site history. This plan should be incorporated into the planning of any proposed works.

Policy 24   Any proposed works should be designed to incorporate interpretation to ensure that the new and old elements of the place demonstrate a seamless relationship and maintains the heritage significance of the site.

7.4.6 Archival recording

Policy 25   An archival Recording should be prepared for Belmont House and interiors and the site. Recordings should be conducted in accordance with the guidelines of the Heritage Division Publication *Photographic Recording of Heritage Items Using Film and Digital Capture.*

Policy 26   An Archival Recording should be prepared for St. Augustine's, St. Mary's and the Chapel before any proposed demolition is approved. Recordings should be conducted in accordance with the guidelines of the Heritage Division Publication *Photographic Recording of Heritage Items Using Film and Digital Capture.*

7.4.7 Archaeology

Policy 27   This HAAP does not cover any archaeological implications of the site. In the event of ground breaking works being undertaken an assessment of the archaeological potential of the site should be undertaken.

Policy 28   In the event of the discovery of archaeological remains, work must stop immediately and the NSW Heritage Office contacted in accordance with the requirement of the NSW Heritage Act 1977.

7.4.8 Distribution of Heritage Asset Action Plan

Policy 29   Copies of this document should be retained by Hawkesbury Shire Council and the St. John of God health Care.

Policy 30   A copy of this document should be provided to any new owners or sub-lessees to ensure that they are aware of the heritage values of the site and the need to protect them.

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

78

Appendix A - The Burra Charter
The Australian ICOMOS Charter for Places of Cultural Significance 2013

WEIR PHILLIPS HERITAGE AND PLANNING | ST. JOHN OF GOD- 177 GROSE VALE ROAD RICHMOND |HERITAGE ASSET ACTION PLAN | NOVEMBER 2021

79

THE BURRA CHARTER

The Australia ICOMOS Charter for Places of Cultural Significance

2013

ICOMOS

ICOMOS (International Council on Monuments and Sites) is a non-governmental professional organisation formed in 1965, with headquarters in Paris. ICOMOS is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation. It is closely linked to UNESCO, particularly in its role under the World Heritage Convention 1972 as UNESCO's principal adviser on cultural matters related to World Heritage. The 11,000 members of ICOMOS include architects, town planners, demographers, archaeologists, geographers, historians, conservators, anthropologists, scientists, engineers and heritage administrators. Members in the 103 countries belonging to ICOMOS are formed into National Committees and participate in a range of conservation projects, research work, intercultural exchanges and cooperative activities. ICOMOS also has 27 International Scientific Committees that focus on particular aspects of the conservation field. ICOMOS members meet triennially in a General Assembly.

Australia ICOMOS

The Australian National Committee of ICOMOS (Australia ICOMOS) was formed in 1976. It elects an Executive Committee of 15 members, which is responsible for carrying out national programs and participating in decisions of ICOMOS as an international organisation. It provides expert advice as required by ICOMOS, especially in its relationship with the World Heritage Committee. Australia ICOMOS acts as a national and international link between public authorities, institutions and individuals involved in the study and conservation of all places of cultural significance. Australia ICOMOS members participate in a range of conservation activities including site visits, training, conferences and meetings.

Revision of the Burra Charter

The Burra Charter was first adopted in 1979 at the historic South Australian mining town of Burra. Minor revisions were made in 1981 and 1988, with more substantial changes in 1999.

Following a review this version was adopted by Australia ICOMOS in October 2013.

The review process included replacement of the 1988 Guidelines to the Burra Charter with Practice Notes which are available at: australia.icomos.org

Australia ICOMOS documents are periodically reviewed and we welcome any comments.

Citing the Burra Charter

The full reference is *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*. Initial textual references should be in the form of the *Australia ICOMOS Burra Charter, 2013* and later references in the short form (*Burra Charter*).

Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988, 26 November 1999 and 31 October 2013.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Using the Charter

The Charter should be read as a whole. Many articles are interdependent.

The Charter consists of:

- Definitions   Article 1
- Conservation Principles   Articles 2–13
- Conservation Processes   Articles 14–25
- Conservation Practices   Articles 26–34
- The Burra Charter Process flow chart.

The key concepts are included in the Conservation Principles section and these are further developed in the Conservation Processes and Conservation Practice sections. The flow chart explains the Burra Charter Process (Article 6) and is an integral part of the Charter. Explanatory Notes also form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained, in a series of Australia ICOMOS Practice Notes, in *The Illustrated Burra Charter*, and in other guiding documents available from the Australia ICOMOS web site: australia.icomos.org.

What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, Indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the *Australian Natural Heritage Charter, Ask First: a guide to respecting Indigenous heritage places and values* and *Significance 2.0: a guide to assessing the significance of collections*.

National and international charters and other doctrine may be relevant. See australia.icomos.org.

Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations in accordance with the principle of inter-generational equity.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

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Article 1. Definitions

For the purposes of this Charter:

1.1 *Place* means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Place has a broad scope and includes natural and cultural features. Place can be large or small: for example, a memorial, a tree, an individual building or group of buildings, the location of an historical event, an urban area or town, a cultural landscape, a garden, an industrial plant, a shipwreck, a site with in situ remains, a stone arrangement, a road or travel route, a community meeting place, a site with spiritual or religious connections.

1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

The term cultural significance is synonymous with cultural heritage significance and cultural heritage value.

Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.

Cultural significance may change over time and with use.

Understanding of cultural significance may change as a result of new information.

Places may have a range of values for different individuals or groups.

1.3 *Fabric* means all the physical material of the *place* including elements, fixtures, contents and objects.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Natural elements of a place may also constitute fabric. For example the rocks that signify a Dreaming place.

Fabric may define spaces and views and these may be part of the significance of the place.

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

See also Article 14.

1.5 *Maintenance* means the continuous protective care of a *place*, and its *setting*.

Examples of protective care include:
- maintenance — regular inspection and cleaning of a place, e.g. mowing and pruning in a garden;
- repair involving restoration — returning dislodged or relocated fabric to its original location e.g. loose roof gutters on a building or displaced rocks in a stone bora ring;
- repair involving reconstruction — replacing decayed fabric with new fabric

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

1.6 *Preservation* means maintaining a *place* in its existing state and retarding deterioration.

It is recognised that all places and their elements change over time at varying rates.

1.7 *Restoration* means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

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

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

1.9 *Adaptation* means changing a *place* to suit the existing *use* or a proposed use.

1.10 *Use* means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Use includes for example cultural practices commonly associated with Indigenous peoples such as ceremonies, hunting and fishing, and fulfillment of traditional obligations. Exercising a right of access may be a use.

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

1.12 *Setting* means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

Setting may include: structures, spaces, land, water and sky; the visual setting including views to and from the place, and along a cultural route; and other sensory aspects of the setting such as smells and sounds. Setting may also include historical and contemporary relationships, such as use and activities, social and spiritual practices, and relationships with other places, both tangible and intangible.

1.13 *Related place* means a *place* that contributes to the *cultural significance* of another place.

1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.

Objects at a place are encompassed by the definition of place, and may or may not contribute to its cultural significance.

1.15 *Associations* mean the connections that exist between people and a *place*.

Associations may include social or spiritual values and cultural responsibilities for a place.

1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses to people.

Meanings generally relate to intangible dimensions such as symbolic qualities and memories.

1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

Conservation Principles

Article 2. Conservation and management

2.1 *Places* of *cultural significance* should be conserved.

2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.

2.3 *Conservation* is an integral part of good management of *places* of *cultural significance*.

2.4 *Places* of *cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

3.1 *Conservation* is based on a respect for the existing *fabric, use, associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.

4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

Article 5. Values

5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

Article 6. Burra Charter Process

6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy. This is the Burra Charter Process.

6.2 Policy for managing a *place* must be based on an understanding of its *cultural significance*.

6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

6.4 In developing an effective policy, different ways to retain *cultural significance* and address other factors may need to be explored.

6.5 Changes in circumstances, or new information or perspectives, may require reiteration of part or all of the Burra Charter Process.

Article 7. Use

7.1 Where the *use* of a *place* is of *cultural significance* it should be retained.

7.2 A *place* should have a *compatible use*.

The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biodiversity and geodiversity for their existence value or for present or future generations, in terms of their scientific, social, aesthetic and life-support value.

In some cultures, natural and cultural values are indivisible.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

The Burra Charter Process, or sequence of investigations, decisions and actions, is illustrated below and in more detail in the accompanying flow chart which forms part of the Charter.

Understand Significance
↓
Develop Policy
↓
Manage in Accordance with Policy
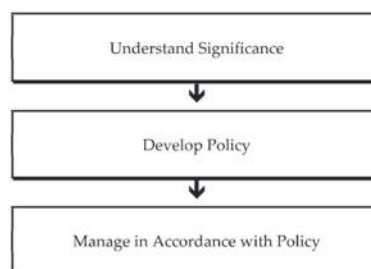
Options considered may include a range of uses and changes (e.g. adaptation) to a place.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of activities and practices which contribute to the cultural significance of the place.

Article 8. Setting

Conservation requires the retention of an appropriate *setting*. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Setting is explained in Article 1.12.

Article 9. Location

9.1   The physical location of a *place* is part of its *cultural significance*. A building, work or other element of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.

9.2   Some buildings, works or other elements of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other elements do not have significant links with their present location, removal may be appropriate.

9.3   If any building, work or other element is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

For example, the repatriation (returning) of an object or element to a place may be important to Indigenous cultures, and may be essential to the retention of its cultural significance.

Article 28 covers the circumstances where significant fabric might be disturbed, for example, during archaeological excavation.

Article 33 deals with significant fabric that has been removed from a place.

Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

Article 12. Participation

Conservation, *interpretation* and management of a *place* should provide for the participation of people for whom the place has significant *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

Article 13. Co-existence of cultural values

Co-existence of cultural values should always be recognised, respected and encouraged. This is especially important in cases where they conflict.

For some places, conflicting cultural values may affect policy development and management decisions. In Article 13, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

Conservation Processes

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance, preservation, restoration, reconstruction, adaptation* and *interpretation*; and will commonly include a combination of more than one of these. Conservation may also include retention of the contribution that *related places* and *related objects* make to the *cultural significance* of a *place*.

Conservation normally seeks to slow deterioration unless the significance of the place dictates otherwise. There may be circumstances where no action is required to achieve conservation.

Article 15. Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* and its *use* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

When change is being considered, including for a temporary use, a range of options should be explored to seek the option which minimises any reduction to its cultural significance.

It may be appropriate to change a place where this reflects a change in cultural meanings or practices at the place, but the significance of the place should always be respected.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric, uses, associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

Article 16. Maintenance

Maintenance is fundamental to *conservation*. Maintenance should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that *cultural significance*.

Maintaining a place may be important to the fulfilment of traditional laws and customs in some Indigenous communities and other cultural groups.

Article 17. Preservation

Preservation is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Preservation protects fabric without obscuring evidence of its construction and use. The process should always be applied:

• where the evidence of the fabric is of such significance that it should not be altered; or

• where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

Article 18. Restoration and reconstruction

Restoration and *reconstruction* should reveal culturally significant aspects of the *place*.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

Article 20. Reconstruction

20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In some cases, reconstruction may also be appropriate as part of a *use* or practice that retains the *cultural significance* of the place.

Places with social or spiritual value may warrant reconstruction, even though very little may remain (e.g. only building footings or tree stumps following fire, flood or storm). The requirement for sufficient evidence to reproduce an earlier state still applies.

20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

Article 21. Adaptation

21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.

Adaptation may involve additions to the place, the introduction of new services, or a new use, or changes to safeguard the place. Adaptation of a place for a new use is often referred to as 'adaptive re-use' and should be consistent with Article 7.2.

21.2 *Adaptation* should involve minimal change to significant *fabric*, achieved only after considering alternatives.

Article 22. New work

22.1 New work such as additions or other changes to the *place* may be acceptable where it respects and does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.

New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided.

22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the *cultural significance* of the *place*.

New work should be consistent with Articles 3, 5, 8, 15, 21 and 22.1.

Article 23. Retaining or reintroducing use

Retaining, modifying or reintroducing a significant *use* may be appropriate and preferred forms of *conservation*.

These may require changes to significant fabric but they should be minimised. In some cases, continuing a significant use, activity or practice may involve substantial new work.

Article 24. Retaining associations and meanings

24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.

For many places associations will be linked to aspects of use, including activities and practices.

Some associations and meanings may not be apparent and will require research.

24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Article 25. Interpretation

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

In some circumstances any form of interpretation may be culturally inappropriate.

Conservation Practice

Article 26. Applying the Burra Charter Process

26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

The results of studies should be kept up to date, regularly reviewed and revised as necessary.

26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

Policy should address all relevant issues, e.g. use, interpretation, management and change.

A management plan is a useful document for recording the Burra Charter Process, i.e. the steps in planning for and managing a place of cultural significance (Article 6.1 and flow chart). Such plans are often called conservation management plans and sometimes have other names.

The management plan may deal with other matters related to the management of the place.

26.3 Groups and individuals with *associations* with the *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in identifying and understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

26.4 Statements of *cultural significance* and policy for the *place* should be periodically reviewed, and actions and their consequences monitored to ensure continuing appropriateness and effectiveness.

Monitor actions taken in case there are also unintended consequences.

Article 27. Managing change

27.1 The impact of proposed changes, including incremental changes, on the *cultural significance* of a *place* should be assessed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes to better retain cultural significance.

27.2 Existing *fabric, use, associations* and *meanings* should be adequately recorded before and after any changes are made to the *place*.

Article 28. Disturbance of fabric

28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29. Responsibility

The organisations and individuals responsible for management and decisions should be named and specific responsibility taken for each decision.

Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Keeping a log

New evidence may come to light while implementing policy or a plan for a *place*. Other factors may arise and require new decisions. A log of new evidence and additional decisions should be kept.

New decisions should respect and have minimal impact on the cultural significance of the place.

Article 32. Records

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34. Resources

Adequate resources should be provided for *conservation*.

The best conservation often involves the least work and can be inexpensive.

Words in italics are defined in Article 1.

The Burra Charter Process

Steps in planning for and managing a place of cultural significance

The Burra Charter should be read as a whole.

Key articles relevant to each step are shown in the boxes. Article 6 summarises the Burra Charter Process.

UNDERSTAND SIGNIFICANCE

1 UNDERSTAND THE PLACE

Define the place and its extent
Investigate the place: its history, use, associations, fabric
Articles 5–7, 12, 26

2 ASSESS CULTURAL SIGNIFICANCE

Assess all values using relevant criteria
Develop a statement of significance
Article 26

DEVELOP POLICY

3 IDENTIFY ALL FACTORS AND ISSUES

Identify obligations arising from significance
Identify future needs, resources, opportunities and constraints, and condition
Articles 6, 12

4 DEVELOP POLICY

Articles 6–13, 26

5 PREPARE A MANAGEMENT PLAN

Define priorities, resources, responsibilities and timing
Develop implementation actions
Articles 14–28

MANAGE IN ACCORDANCE WITH POLICY

6 IMPLEMENT THE MANAGEMENT PLAN

Articles 26–34

7 MONITOR THE RESULTS & REVIEW THE PLAN

Article 26

Community and stakeholder engagement should occur throughout the process