



Attachment 6 to Item 2.1.1.

Appendix 6 Non-Aboriginal Heritage Constraints

Date of meeting: 18 April 2024

Location: Council Chambers or audio-visual link

Time: 12:30pm

Non-Aboriginal Heritage Constraints

Belmont Park Estate, Grose Wold

11-Augt-2023
Development at Belmont Park Estate

Non-Aboriginal Heritage Constraints

Belmont Park Estate, Grose Wold

Client: Kavanagh Family

ABN: 99 101 532 414

Prepared by

AECOM Australia Pty Ltd

Gadigal Country, Level 21, 420 George Street, Sydney NSW 2000, PO Box Q410, QVB Post Office NSW 1230, Australia

T +61 2 8008 1700 www.aecom.com

ABN 20 093 846 925

11-Augt-2023

Job No.: 60692604

AECOM in Australia and New Zealand is certified to ISO9001, ISO14001 and ISO45001.

© AECOM Australia Pty Ltd (AECOM). All rights reserved.

AECOM has prepared this document for the sole use of the Client and for a specific purpose, each as expressly stated in the document. No other party should rely on this document without the prior written consent of AECOM. AECOM undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document. This document has been prepared based on the Client's description of its requirements and AECOM's experience, having regard to assumptions that AECOM can reasonably be expected to make in accordance with sound professional principles. AECOM may also have relied upon information provided by the Client and other third parties to prepare this document, some of which may not have been verified. Subject to the above conditions, this document may be transmitted, reproduced or disseminated only in its entirety.

Quality Information

Document Non-Aboriginal Heritage Constraints
 Ref 60692604
 Date 11-Augt-2023
 Prepared by Deborah Farina
 Reviewed by Chris Lewczak

Revision History


Rev	Revision Date	Details	Authorised	
			Name/Position	Signature
A	11-August-2022	Final report	Geordie Oakes	

Table of Contents

Glossary	i
Executive Summary	ii
1.0 Introduction	1
1.1 Background	1
1.2 Project area	1
1.3 Project description	1
1.4 Assumptions and limitations	1
1.5 Authorship	1
2.0 Legislative context	1
2.1 Commonwealth legislation	1
2.1.1 Environment Protection and Biodiversity Conservation Act 1999	1
2.2 State legislation	1
2.2.1 Environmental Planning and Assessment Act 1979	1
2.2.2 Heritage Act 1977	1
2.3 Local environment plans	2
3.0 Historical context	3
3.1 European Settlement	3
3.1.1 Susannah Fawkes – Fenbury	3
3.1.2 Archibald Bell – Belmont Park	3
3.1.3 Henry Newcomen	3
3.1.4 Philip Belmont Charley	4
3.1.5 St John of God Hospital	6
3.1.6 Yobarnie Keyline Farm	6
3.1.7 Historic Aerials	7
3.2 Heritage database searches	12
3.3 Literature Review	14
3.4 Archaeological potential	14
3.5 Site inspection	16
3.5.1 General	16
3.5.2 1896 Farm Buildings and Garden	17
3.5.3 Interpretation of 1896 Farm Buildings and garden	28
4.0 Significance Assessment	30
4.1 Introduction	30
4.2 Significance assessment of 1896 Farm Buildings and Garden	31
5.0 Constraints and opportunities	34
5.1 Constraints	34
5.2 Opportunities	34
6.0 Conclusions and Recommendations	35
7.0 References	36

Figures

Figure 1-1: Project Area	1
Figure 3-1: 1893 Detail of Parish Map of Kurrajong. Project area is indicated in red (Source: Historical Land Records Viewer)	3
Figure 3-2 Belmont, during the Newcomen ownership (Source: Volume 2: Sketches of N.S. Wales, 1857-1888. State Library of NSW, 1857-1888 DL PX 43)	4
Figure 3-3 1955 aerial image of the Project Area (Source: Historical Imagery)	7
Figure 3-4: Detail of 1955 aerial showing 1896 farm buildings and garden	8
Figure 3-5 1965 aerial image of the Project Area (Source: Historical Imagery)	8
Figure 3-6: Detail of 1965 aerial with 1896 farm buildings and gardens circled	9
Figure 3-7 1986 aerial image of the Project Area (Source: Historical Imagery)	9
Figure 3-8 1998 aerial image of the Project Area (Source: Historical Imagery)	11
Figure 3-9: Detail of 1998 aerial image with 1896 farm buildings circled in red	11
Figure 3-10: Heritage items in the vicinity of the Project Area	13

Plates

Plate 3-1: Pedigree yearling bulls bred at Belmont Park. Note form of barn (The Pastoralists' Review, 1910:1270)	5
Plate 3-2: Belmont Park main residence (State Library of New South Wales, File number FL1639432)	5
Plate 3-3: Gatehouse of Belmont Park, built c. 1892 (Hawkesbury Library Service, Image No. 061179)	6
Plate 3-4: Aerial photograph of Keyline systems on Yobarnie, c. 1960 (Yeomans 1968, Plate 5 in Urbis, 2013:19)	7
Plate 3-5: View north from 1896 farm buildings toward St John of God. Belmont House is located north of the ridge (AECOM, 2022)	16
Plate 3-6: General view of paddocks making up the Project Area (AECOM, 2022)	17
Plate 3-7: North western elevation of Building 1. This elevation faces building 2 (AECOM, 2022)	18
Plate 3-8: Finial in north-eastern elevation with the carving of entwined numbers "1896" (AECOM, 2022)	18
Plate 3-9: North eastern elevation of Building 1. Note commemorative stone in retaining wall at lower left (AECOM, 2022)	19
Plate 3-10: Brick addition to Building 1 at north east, however, note stone coping and wooden window and door (AECOM, 2022)	19
Plate 3-11: Modern portico (left) and addition (right) to Building 1 (AECOM, 2022)	20
Plate 3-12: View north of the curved retaining wall (AECOM, 2022)	21
Plate 3-13: Commemorative stone laid by Philip Belmont Charley in retaining wall around the two 1896 farm buildings (AECOM, 2022)	21
Plate 3-14: Stone retaining wall and steps. Note masonry from fountain in lower right of frame (AECOM, 2022)	22
Plate 3-15: Ruins of fountain (AECOM, 2022)	22
Plate 3-16: Gated wall between building 2 (in background) and the garden of Building 1 (AECOM, 2022)	23
Plate 3-17: View south from garden wall of Building 1 to Building 2 (AECOM, 2022)	23
Plate 3-18: Pergola with wisteria at south of Building 1 (AECOM, 2022)	24
Plate 3-19: Portion of pebbled path and foundation (AECOM, 2022)	24
Plate 3-20: Building 2, looking south (AECOM, 2022)	25
Plate 3-21: North eastern elevation with carved finial with "1896", identical to Building 1 (AECOM, 2022)	26
Plate 3-22: South-eastern elevation of Building 2 (AECOM, 2022)	26
Plate 3-23: Detail of leadlight window in north western elevation of Building 2 (AECOM, 2022)	27
Plate 3-24: Detail of pressed tin cladding with ashlar pattern on external walls of Building 2 (AECOM, 2022)	27
Plate 3-25: Dormer window in stone section of Building 2 (AECOM, 2022)	28
Plate 3-26: South-western elevation of Building 2 (AECOM, 2022). Compare with Plate 3-1	28

Tables

Table 3-1: State Heritage in/near Project Area	12
Table 3-2: Locally listed items in/near Project Area	12
Table 4-1: Significance assessment criteria	30
Table 4-2: Significance assessment of 1896 Farm Buildings	31

Glossary

Acronym/Abbreviation	Meaning
AECOM	AECOM Australia Pty Ltd
DP	Deposited Plan
HIA	Heritage Impact Assessment
Home farm	A home farm is a farm on a country estate that is operated by and for that estate, i.e., not leased to tenants.
ICOMOS	International Council on Monuments and Sites
LEP	Local Environmental Plan
NSW	New South Wales
SHI	State Heritage Inventory
SHR	State Heritage Register
SoHI	Statement of Heritage Impact
Steading	A farm and its outbuildings

Executive Summary

AECOM Australia Pty Ltd (AECOM) was commissioned to undertake a non-Aboriginal heritage opportunities and constraints report for a proposed residential development within the Belmont Park Estate, located at 35 Grose River Road, Grose Wold, NSW (the Project area). The purpose of this report is to identify potential impacts to non-Aboriginal heritage values that may be impacted as a result of the development and to provide the client with appropriate management advice.

The client proposes a residential development across Lots 6, 7, 8 and 14 DP703300, located at 35 Grose River Road in the suburb of Grose Wold. The project area is located approximately 1.5 kilometres south west of North Richmond and on the western banks of the Hawkesbury River. The project area shares its northern boundary with the locally listed "St John of God Hospital".

The Project area, St John of God Hospital and nearby Yobarnie were all part of the Belmont/Belmont Park Estate. Established in c. 1810 by Alexander Bell, the property has been used for agricultural purposes since that time. Yobarnie is listed on the SHR owing to its use in the 1950s as an experimental farm for keyline farming, and St John of God Hospital is listed on the Hawkesbury Local Environment Plan as an item of local heritage significance as the site of the former Belmont homestead, and the later Belmont Park mansion.

A review of historical sources and a site inspection resulted in two buildings of heritage significance being identified within the Project area. These two buildings constructed in 1896 have been assessed as having local heritage significance owing to their connection with the Belmont Park Estate and the Charley family.

Any future subdivision or development of the Project area is unlikely to have a significant impact to historical archaeological and heritage values associated with the property, if adequate and appropriate measures are taken to conserve the two extant 1896 farm buildings.

The following recommendations are made in relation to this Opportunities and Constraints Report

- 1) Any future subdivision or other development within the Project area would require a Statement of Heritage Impact, including an archaeological assessment. The heritage assessment would build on this opportunities and constraints report, specifically detailing the proposed subdivision, and the additional information recommended in the recommendations 2 to 5 below.
- 2) The two 1896 farm buildings should be retained and incorporated into any future subdivision or other development. Future planning should incorporate the buildings into any proposed greenspace or other similar curtilage area. This is to keep the buildings together and limit the potential impact from new developments against these buildings. The curtilage and space needed around each building would need to be discussed with a Heritage Specialist, and incorporated into a Heritage Impact Assessment to accompany any Development Application.
- 3) While an external inspection of the buildings was undertaken, it was insufficient to establish the original purpose of the buildings, or the extent to which the original fabric of the buildings has been modified. These observations may impact the significance assessment and therefore may have ramifications for the future management of the 1896 farm buildings. It is recommended that an internal inspection of both buildings be undertaken to assist in determining the condition of the buildings, and, if the add-ons to the two buildings are modern, and have the potential to be removed from the site.
- 4) There is likely to be low potential for historical archaeological remains to be present on the property. The subsequent land modifications during both the key line farming and horse stud era are likely to have removed any potential relating to the earliest uses on this property. Any potential that is likely to be present is likely to relate to the earliest farming on the property, and therefore, is likely to have limited research value.
- 5) While it has been stated in this opportunities and constraints report that there is a Low potential for historical archaeological remains, there is the potential for convict remains to be present. Any future subdivision or development of the property should include an update to the historical archaeological statements made in this report, with additional research specific to the potential for convict buildings and use within the Project area.

1.0 Introduction

1.1 Background

AECOM Australia Pty Ltd (AECOM) was commissioned to undertake a non-Aboriginal heritage opportunities and constraints report for a proposed residential development within the Belmont Park Estate, located at 35 Grose River Road, Grose Wold, NSW (the Project area). The purpose of this report is to identify potential impacts to non-Aboriginal heritage values that may be impacted as a result of the development and to provide the client with appropriate management advice.

1.2 Project area

The client proposes a residential development across Lots 6, 7, 8 and 14 DP703300, located at 35 Grose River Road in the suburb of Grose Wold (Figure 1-1). The Project area is located approximately 1.5 kilometres south west of North Richmond and on the western banks of the Hawkesbury River. The project area shares its northern boundary with the locally listed "St John of God Hospital".

1.3 Project description

The client proposes a residential development across Lots 6, 7, 8 and 14 DP703300, located at 35 Grose River Road in the suburb of Grose Wald. Major impacts from the proposed development will likely include:

- Bulk cut and fill earthworks;
- Vegetation removal;
- Building and road construction;
- Installation of utilities through trenching; and
- Environmental rehabilitation works.

1.4 Assumptions and limitations

This assessment has been based on currently available information provided by the client. Whilst all care has been taken to establish the accuracy of historical sources, the veracity of historical sources is taken in good faith

1.5 Authorship

This assessment was prepared by AECOM Senior Heritage Consultant, Deborah Farina, with the assistance of AECOM Heritage Consultant, Tilly Stevens. A technical review was undertaken by AECOM Principal Archaeologist, Chris Lewczak.

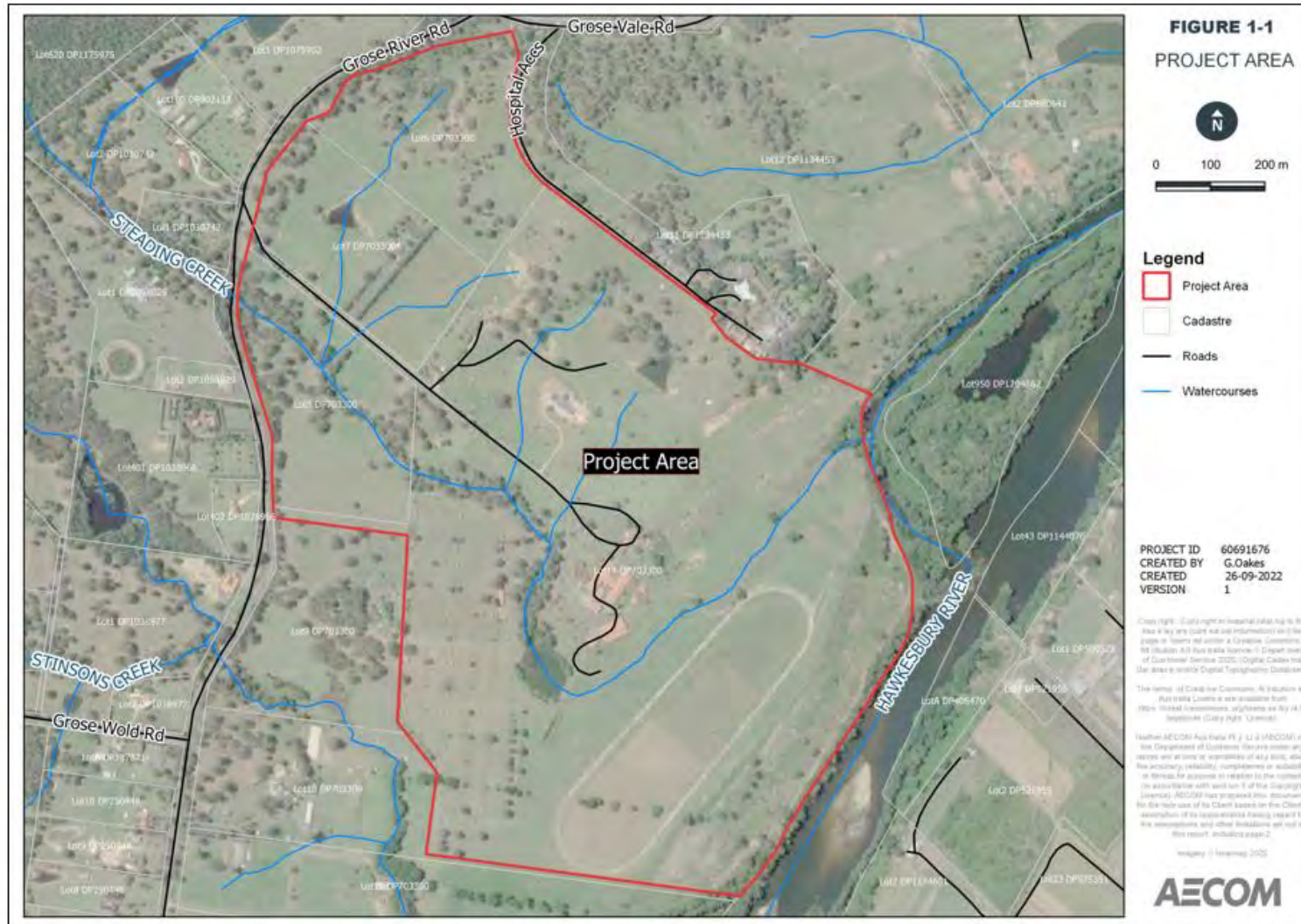


Figure 1-1: Project area

2.0 Legislative context

2.1 Commonwealth legislation

2.1.1 Environment Protection and Biodiversity Conservation Act 1999

The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) defines 'environment' as both natural and cultural environments and therefore includes Aboriginal and non-Aboriginal historic cultural heritage items. Under the EPBC Act, protected heritage items are listed on the National Heritage List (NHL) (items of significance to the nation) or the Commonwealth Heritage List (CHL) (items belonging to the Commonwealth or its agencies). These two lists replaced the Register of the National Estate (RNE). The RNE has been suspended and is no longer a statutory list; however, it remains as an archive.

Under Part 9 of the EPBC Act, any action that is likely to have a significant impact on a matter of National Environmental Significance (known as a controlled action under the EPBC Act), may only progress with approval of the Commonwealth Minister for the Environment. An action is defined as a project, development, undertaking, activity (or series of activities), or alteration. An action would also require approval if:

- It is undertaken on Commonwealth land and would have or is likely to have a significant impact on the environment on Commonwealth land
- It is undertaken by the Commonwealth and would have or is likely to have a significant impact.

2.2 State legislation

2.2.1 Environmental Planning and Assessment Act 1979

The EP&A Act allows for the preparation of planning instruments to direct development within NSW. This includes Local Environmental Plans (LEP), which are administered by local government and contain provisions to guide land use and the process for development applications. LEPs usually include clauses requiring that heritage be considered during development applications and a schedule of identified heritage items be provided. The EP&A Act also allows for the gazettal of State Environmental Planning Policies (SEPP).

2.2.2 Heritage Act 1977

The NSW *Heritage Act 1977* (as amended) was enacted to conserve the environmental heritage of NSW. Under Section 32, places, buildings, works, relics, movable objects or precincts of heritage significance are protected by means of either Interim Heritage Orders (IHO) or by listing on the NSW State Heritage Register (SHR). Items that are assessed as having State heritage significance can be listed on the SHR by the Minister on the recommendation of the NSW Heritage Council.

Under Section 170 of the *Heritage Act 1977*, NSW Government agencies are required to maintain a register of heritage assets. The register places obligations on the agencies, but not on non-government proponents, beyond their responsibility to assess the impact on surrounding heritage items.

Archaeological features and deposits are afforded statutory protection by the 'relics provision'. Section 4(1) of the *Heritage Act 1977* (as amended 2009) defines 'relic' as follows:

any deposit, artefact, object or material evidence that:

(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

(b) is of State or local heritage significance.

The 'relics provision' requires that no archaeological relics be disturbed or destroyed without prior consent from the Heritage Council of NSW. Therefore, no ground disturbance works may proceed in areas identified as having archaeological potential without first obtaining an Excavation Permit pursuant

to Section 140 of the *Heritage Act 1977*, or an Archaeological Exception under Section 139 of the *Heritage Act 1977*.

The Heritage Council must be notified of the discovery of a relic under Section 146 of the *Heritage Act 1977*.

2.3 Local environment plans

The Project area is wholly within the boundaries of the Hawkesbury LGA. Part 5, Section 5.10 of the Hawkesbury LEP 2012 deals with heritage conservation within the area covered by this LEP. The Hawkesbury LEP 2012 states:

(1) *The objectives of this clause are as follows:*

- a. *to conserve the environmental heritage of Hawkesbury region*
- b. *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- c. *to conserve archaeological sites,*
- d. *to conserve Aboriginal objects and Aboriginal places of heritage significance.*

(2) *Development consent is required for any of the following:*

- a. *demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):*
 - i. *a heritage item,*
 - ii. *an Aboriginal object,*
 - iii. *a building, work, relic or tree within a heritage conservation area,*
- b. *altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,*
- c. *disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*
- d. *disturbing or excavating an Aboriginal place of heritage significance,*
- e. *erecting a building on land:*
 - i. *on which a heritage item is located or that is within a heritage conservation area, or*
 - ii. *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*
- f. *subdividing land:*
 - i. *on which a heritage item is located or that is within a heritage conservation area, or*
 - ii. *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*

The Project area is not listed on the Hawkesbury LEP 2012 as a heritage item.

3.0 Historical context

3.1 European Settlement

Following European settlement of the eastern coast of Australia in 1788, Governor Phillip explored the Hawkesbury River and climbed Richmond Hill and by 1794 settlers were granted farms in South Creek. Larger grants were given in North Richmond to the Rouse, Bell and Bowman families.

3.1.1 Susannah Fawkes – Fenbury

Susannah Fawkes or 'Fowkes' was granted 30 acres of land in the south-eastern portion of the Project area. She came to Sydney as a convict in 1791 (National Centre of Biography, 1993). In 1792 she married Francis Fowkes in Parramatta. Her husband was granted 30 acres in Mulgrave Place and a further 85 acres of land in Toongabbie in 1799, while Susannah was granted her 30 acres in the same year, also in Mulgrave Place. In 1800 Francis Fowkes is documented as leaving the colony for South Africa, though it is not clear if Susannah went with him. They had one child together, though he died in 1797. Between 1799-1802 several transactions were recorded in which Francis Fowkes sold his land holdings in Sydney (National Centre of Biography, 1989).

3.1.2 Archibald Bell – Belmont Park

The Project area is within the land grant of Archibald Bell, was granted a total of 2,000 acres in three separate lots: 500 acres in 1809, and two additional 1,000 and 500 acres lots in 1810. (Figure 3-1). In 1810 Governor Macquarie visited Belmont (Bell's farm) and noted a residence on the crest of the hill overlooking the Hawkesbury River. This first structure was built by Archibald Bell who lived there 1810-1849, of which only the foundations of this structure remain. The area continued to develop with Windsor, Richmond, Castlereagh, Wilberforce and Pitt Town being established.

Additional trade routes were established in the area in 1823 when Archibald Bell Junior discovered an alternate path through the Blue Mountains to that established by Wentworth, Blaxland and Lawson in 1813. This alternate route became known as Bells Line of Road. This increased land holdings and flow of traffic through the North Richmond area. Bell Senior died in 1837 and eventually the property was later purchased by Henry Newcomen in 1860 (*Yobarnie Keyline Farm*, 2013).



Figure 3-1: 1893 Detail of Parish Map of Kurrajong. Project area is indicated in red (Source: Historical Land Records Viewer)

3.1.3 Henry Newcomen

Henry Newcomen was an Englishman and magistrate, who purchased the Belmont estate in 1860. He made few changes to it, though he did construct the gate house which is still present at the entrance to

Belmont Park. Though Newcomen put the estate up for sale in 1872 it was not sold and fell to his son William Belmont. He utilised the house as 'high class accommodation' in the late 1880s though by 1888 William subdivided part of the estate.



Figure 3-2 Belmont, during the Newcomen ownership (Source: Volume 2: Sketches of N.S. Wales, 1857-1888. State Library of NSW, 1857-1888 DL PX 43)

3.1.4 Philip Belmont Charley

Major Philip Charley purchased Belmont Park in 1889 and constructed much of the manor which is still present today. This included an Italianate stone mansion with cellars with a lower terrace and a sandstone and timber octagonal conservatory completed in 1910 (Plate 3-2). Commenced in 1892, the foundation stone was laid by two and a half year old Adelina Charley (Weir Phillips Heritage and Planning, 2020:14). Construction of the house was followed by pine tree windbreaks and a new stone-built stable block in 1896 (Windsor and Richmond Gazette, 1896:4), and a new coach house, gatehouse and line of Canary Island date palms immediately north of the Project area in around 1907 (Plate 3-3) (Windsor and Richmond Gazette, 1907). Charley utilised the land as a very successful cattle station and horse breeding facility; much of the 2000 acres was cleared and used as grazing land (Urbis, 2013b).



Plate 3-1: Pedigree yearling bulls bred at Belmont Park. Note form of barn (The Pastoralists' Review, 1910:1270)

The Great Depression decreased much of Charley's holdings and in 1936 the land was subdivided into 115-acre plots. The home farm, named "the Steading Dairy", was sold as a separate 311-acres property, "with well-appointed Buildings, eminently suitable for a Stud Farm" (The Farmer and Settler, 1936:7). "The Steading Dairy" section of Belmont Park makes up most of the Project area.

Philip Charley died in 1937. The Steading was purchased for £7,500 by Mr Garnsey Everingham in 1936 (Windsor and Richmond Gazette, 1936:4). Belmont Park was purchased in 1937 by the National Mutual Life Associated of Australasia Ltd, then utilised during World War II as a signal unit by the military. Belmont House was sold again in 1942 to Mrs D MacDonald who utilised the remainder of Belmont Park as a dairy. Other families occupied dwellings on the estate, though much of the manor remained vacant (Weir Phillips Heritage and Planning, 2020)

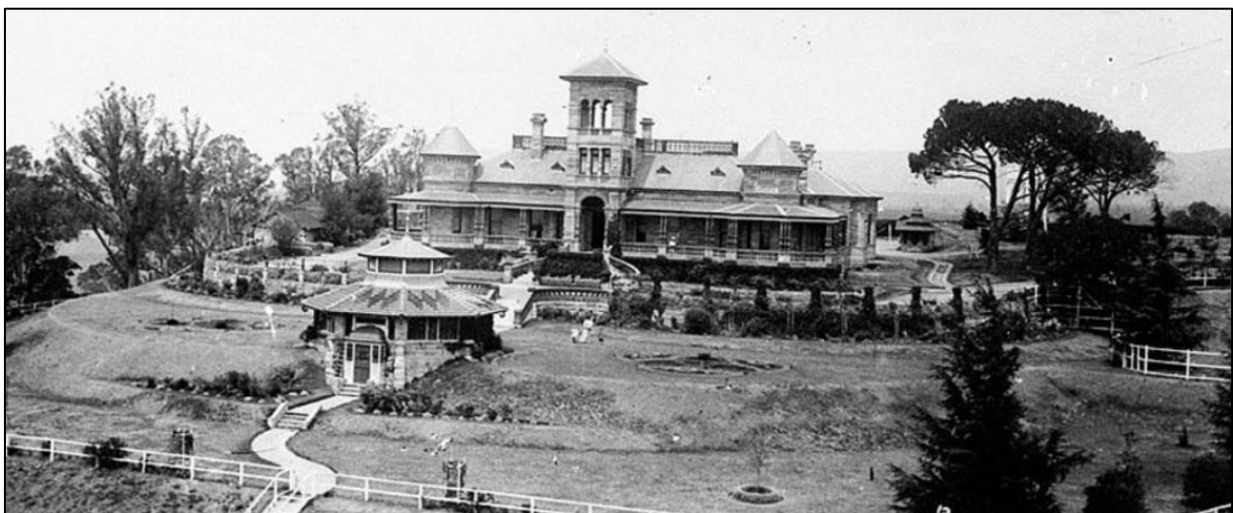


Plate 3-2: Belmont Park main residence (State Library of New South Wales, File number FL1639432)



Plate 3-3: Gatehouse of Belmont Park, built c. 1892 (Hawkesbury Library Service, Image No. 061179)

3.1.5 St John of God Hospital

Following a short-lived occupation of Belmont Park by a signal unit of the military in 1942, the Brothers of the Hospitaller Order of St. John purchased Belmont Park in 1951. At the time, rural subdivision in the area increased. It is likely during this phase of subdivision that the southern portion of Belmont Park became a separate plot of land with the current boundary being put in place immediately south of the approach to the Belmont manor (the north-eastern border of the Project area). St John of God Hospital was opened in 1952 and served as a psychiatric hospital for men.

3.1.6 Yobarnie Keyline Farm

Outside the project area to the immediate north is the Yobarnie Keyline Farm. Once part of the Belmont Estate, in the 1950s Percival (P.A.) Yeomans developed a method of farming and land use that became known as “keyline” farming. The aim of Keyline farming is to improve the structure, depth and fertility of the soil (Urbis, 2013:10). This relies on the determination of “keylines”:

The Keyline concept determines that there is a “keypoint” in the valley of a landscape which marks the point where the relationship changes between the upper and narrower slopes of the valley and the lower flatter slopes... The land is then cultivated parallel to the keyline.

The Keyline philosophy thus first develops fertility by maximum absorption in all pasture, crop and forest land (starting in the steeper areas first). The other great aim of the keyline plan is the conservation and profitable use of all water than flows to or on the farm. Water conservation dams are located in the best possible sites for the effective and low cost application of the conserved water, with gravity fed irrigation being much cheaper than pumping.

(Urbis, 2013:11, 16)

One of the early experimental farms to test the practice was Yobarnie, which is listed on the SHR for its contribution to agriculture (Plate 3-4). There is some evidence in historical aerial photographs that Keyline was once practiced within the Project area, however there is no remaining evidence in the landscape.

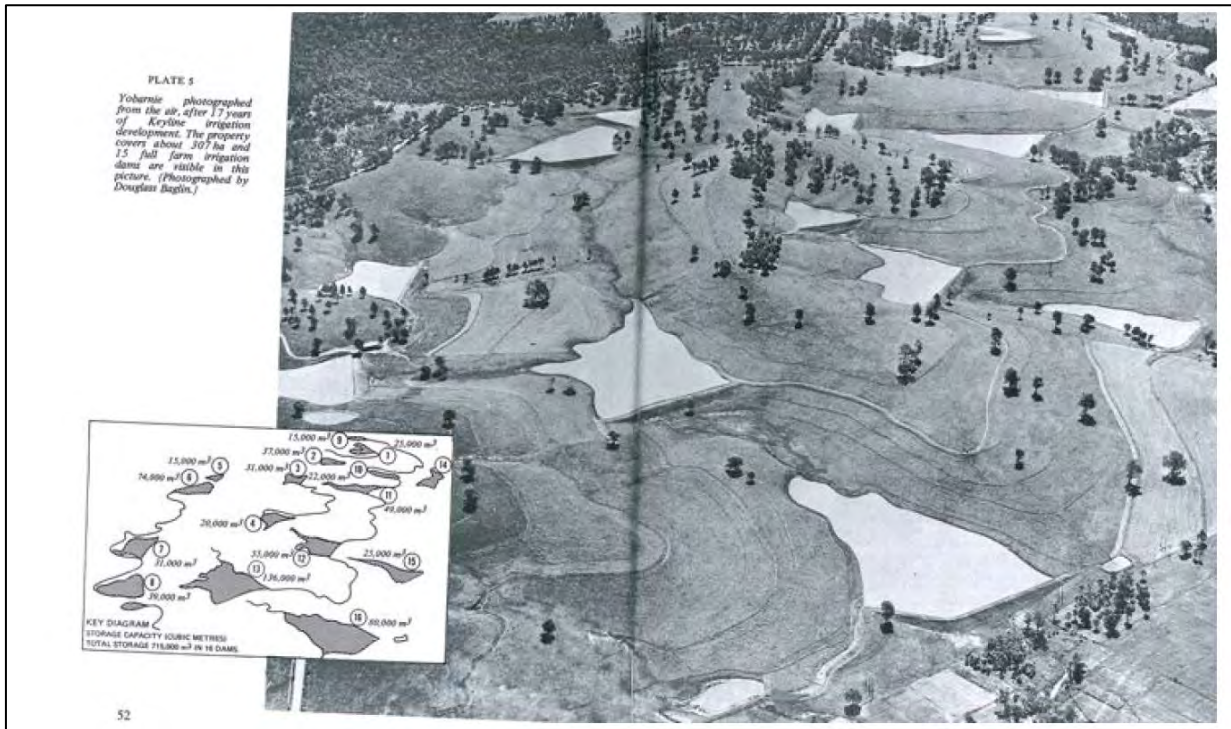


Plate 3-4: Aerial photograph of Keyline systems on Yobarnie, c. 1960 (Yeomans 1968, Plate 5 in Urbis, 2013:19)

3.1.7 Historic Aerials

By 1954 the subdivisions within the Project area are visible (see Figure 3-3). Belmont Park (operating as a psychiatric hospital) is visible immediately north of the Project area.



Figure 3-3 1955 aerial image of the Project area (Source: Historical Imagery)



Figure 3-4: Detail of 1955 aerial showing 1896 farm buildings and garden

A number of structures are visible in the area currently occupied by a large stables complex. The old buildings (now demolished), possibly the 1896 stable block referred to in contemporary news reports (Figure 3-3). The two 1896 farm buildings are visible; Building 1 has not yet been added to (Figure 3-4).



Figure 3-5 1965 aerial image of the Project area (Source: Historical Imagery)

By 1965, the three structures in the middle of the Project area were extended with evidence of drainage channels appearing across the Project area (see Figure 3-5). Also, note furrows to the north west and immediate south of the 1896 farm buildings, possible evidence of keyline farming.



Figure 3-6: Detail of 1965 aerial with 1896 farm buildings and gardens circled



Figure 3-7 1986 aerial image of the Project area (Source: Historical Imagery)



By 1986 (Figure 3-7) the land around the former Belmont Park agricultural buildings has been modified, with evidence of individual fields and small outbuildings separated by fencing. Much of the central portion of the Project area has been divided into small, fenced paddocks with a single shelter in each, probably for the agistment of horses. Initially, these were confined to the northeast of the structures in the centre of the Project area (1984) but by 1986 expanded to the north and west of the property. The stables have also been modified, with the southernmost buildings having been replaced with a larger structure consisting of two joined parallel wings, in an "H" shape. It is likely the building which used to be in this location was demolished to between 1984-1986 when this larger structure was built. There is also a racetrack in the south-eastern corner of the Project area; until 2015 the property was used as a horse stud for the ruler of Dubai, Sheik Mohammed bin Rashid al-Maktoum (Chancellor, 2015).



Figure 3-8 1998 aerial image of the Project area (Source: Historical Imagery)



Figure 3-9: Detail of 1998 aerial image with 1896 farm buildings circled in red

The landscape stays relatively similar through to 1998, though a further three structures appear south of the large building in the centre of the Project area built in 1986. The grid pattern fields extend further south and a row of tree plantings is present on the approach to the property in the north of the Project area.

3.2 Heritage database searches

A search of World, National, Commonwealth, State and local heritage databases was undertaken on 13 October 2022 to identify registered heritage items in the vicinity of the Project area. A search of the Australian Heritage Database for World, National and Commonwealth heritage yielded no results. A search of the State Heritage Register (SHR) showed one item in the vicinity of the Project area:

Table 3-1: State Heritage in/near Project area

Item Name	Address	Listing #
Yobarnie Keyline Farm	Grose Vale Road, Grose Vale	SHR 01826

Yobarnie Farm is located to the immediate north east of the Project area.

A search of Schedule 5 of the Hawkesbury Local Environmental Plan 2012 showed the following results.

Table 3-2: Locally listed items in/near Project area

Item Name	Address	Listing #
St John of God Hospital (former "Belmont Park", mansion, garden, building, gatehouse and curtilage)	117-235 Grose Vale Road, North Richmond	I412

The Project area shares its northern boundary with the St John of God Hospital. Yobarnie Farm is located to the immediate north of St John of God Hospital.

For location of these items, see Figure 3-10.



Figure 3-10: Heritage items in the vicinity of the Project area

3.3 Literature Review

No previous heritage assessments covering the Project area were identified. However, a review of recent heritage assessments adjacent to the Project area (St John of God and Yobarnie) has been undertaken to establish the known heritage values of the area.

Urbis, 2013: Conservation Management Plan – Yobarnie, 108 Grose Vale Road, North Richmond

Urbis were engaged to prepare a Conservation Management Plan (CMP) for Yobarnie to assess, analyse and manage its heritage values. Yobarnie was once part of Bell's grant (Belmont) and in the 1950s was developed by Percival Alfred Yeoman as an experimental farm for keyline farming. Yobarnie is listed on the SHR.

Urbis found that Yobarnie's heritage values related to historic, associative and aesthetic heritage values, as well as for its research potential and rarity. Its historical significance largely relates to its role in keyline farming and its association with Yeoman as the pioneer of keyline farming. Many of the dams, roadways and contour/drainage lines are still evident on the property.

Although once part of the Belmont estate, no evidence of that estate remains within Yobarnie.

Weir Phillips Heritage & Planning, 2020: Heritage Impact Assessment, St John of God Hospital

This heritage impact assessment (HIA) was prepared ahead of proposed redevelopment of the St John of God Hospital complex, adjacent to the Project area. The redevelopment of St John of God has been designated as a project of State Significant Infrastructure (SSI).

The HIA assesses the St John of God Hospital site as being of local heritage significance, although notes that it had been nominated for inclusion on the SHR but was rejected. Its significance is largely owing to its history as Bell's "Belmont" grant and Charley's Belmont Park Estate. It notes its past as a late nineteenth century gentleman's mansion demonstrated by the fineness of its carved sandstone walling and detailed finishes as an element in its architectural importance.

However, the HIA also notes that these heritage values have been impacted over time, particularly its overall layout and demolition of structures that collectively demonstrated the grandeur of the Estate, such as the grand entrance archway, the fernery, aviary and elevated water tanks. The integrity of the mansion house has also been impacted, with the installation of ramps on the verandah and east and west ends of the hallway, alterations and additions to the original kitchen and services wing, removal of the original pitched roof and slate roof tiling of the kitchen and replacement with a flat roof, enlargement and widening of original doorways and associated loss of joinery, skirtings, architraves, panelled doors and highlights and general internal modifications to make suitable as a hospital.

Biosis, 2021: Historical Archaeological Assessment

This historical archaeological assessment was prepared ahead of the proposed redevelopment of the St John of God Hospital complex, adjacent to the Project area. The redevelopment of St John of God has been designated as a project of State Significant Infrastructure (SSI).

The archaeological assessment identified 12 areas of archaeological potential. Most of these areas related to the former Bell homestead and outbuildings, which are thought to have been located to the north/north east of the Belmont Park mansion. Four areas, however, connected with convict, servants and/or farmers' quarters of the Bell/Charley eras of occupation, are identified but are thought to be outside of the St John of God curtilage. This raises the potential for these four areas of archaeological potential to be within the current study area (see Section 3.4).

3.4 Archaeological potential

This assessment is based on a review of historical sources, literature review and a site inspection. In their archaeological assessment, Biosis noted that aside from the main residences, the Belmont Estate was also likely to have contained accommodation for convicts, servants and other workers. Historical sources relating to this accommodation have not been located, therefore four areas of archaeological potential associated with the former Belmont/Belmont Park Estate were identified (Biosis, 2021:88-89):

- Convict quarters

- Servants' quarters
- Pastoral workers' quarters
- Belmont House construction workers' camp.

As these were not able to be identified within the St John of God curtilage, it is possible that they were located elsewhere within the Belmont Estate, including possibly within the current Project area.

Convict quarters

General muster records note that Bell was assigned 28 convicts in 1822 to assist with working the Belmont Estate (Biosis, 2021:83). No records exist of where the convicts were housed, however it is presumed that it would have been somewhere on the Belmont estate, either in a campsite or built quarters. As they were employed to assist with the working of the Estate, and the Project area was identified as the Estate's home farm, a convict campsite/quarters may have been located within the Project area.

Servants' quarters

Biosis noted that the Bell and Newcomen families employed servants to assist with the running of the Estate (Biosis, 2021:83-84). It was noted further that accommodation for the servants were likely to be within the vicinity of the Bell homestead archaeological complex, but that this could not be confirmed through historical research.

Pastoral workers' quarters

Following the cessation of transportation, pastoral workers would have been employed to work the home farm. Accommodation for the workers was most likely provided near the home farm, therefore are possible within the Project area.

Belmont House construction workers' camp

As with the servants quarters, the workers engaged in the construction of Belmont House were likely to have lived close to the current Belmont House. Belmont House is located close to the boundary of the St John of God curtilage and the Project area. However, given the topography of the area, it is more likely that this construction camp was within the St John of God Hospital curtilage. Like many 19th century mansions, Belmont House is located atop a steep rise - if camped within the Project area, workers would have needed to walk up this incline to access the construction zone (Plate 3-5).



Plate 3-5: View north from 1896 farm buildings toward St John of God. Belmont House is located north of the ridge (AECOM, 2022)

Although it is possible for some or all of these former accommodation sites to have once been within the Project area, it should also be noted that the Project area has been extensively disturbed through its former use for agricultural practice of cropping, possible keyline farming and subsequent land modification for use as a horse stud. It is possible, therefore, that these areas may have once existed, but have since been destroyed by past land use practices.

3.5 Site inspection

3.5.1 General

A site inspection of the Project area was undertaken on 20 September 2022 by AECOM Principal Archaeologists Georgie Oakes (Aboriginal heritage) and Chris Lewczak (non-Aboriginal heritage). The entirety of the Project area was inspected, with particular focus on built items and areas of archaeological potential.

Overall, there were few historic structures within the Project area. During the ownership of the Charley family, (c.1889-1937), the study area was used as the Home Farm, and known as “The Steading” (it is likely the creek running through the Project area took its name from the home farm, rather than the reverse). It was therefore used for agricultural practices, including horse breeding and cattle, something that Phillip Charley Snr became well-known for. Access to the farm buildings is via a long, straight driveway leading from Grose Vale Road. The land was historically cleared of native vegetation, with only remnant stands bordering watercourses remaining within the Project area (see Figure 1-1). In recent years, the Project area has been used as a horse stud, and most of the Project area’s built elements relate to this purpose.



Plate 3-6: General view of paddocks making up the Project area (AECOM, 2022)

3.5.2 1896 Farm Buildings and Garden

The two exceptions, however, are two buildings constructed to the north east of the main stables. These are the two 1896 farm buildings, built parallel to one another and separated by approximate 20 m track. They are located to the north-east of the modern farm buildings. The external elements of the two buildings and gardens were inspected.

Building 1

Building 1 comprises a rough stone cottage with a number of unsympathetic modern additions to its north western and south western elevations (Plate 3-7). The original part of the cottage is at its north east and east, with a carved stone finial in its north eastern elevation of the year “1896”, indicating its date of construction (Plate 3-8). The original windows are timber-framed casement windows, with two decorative arched windows either side of the stone finial in the north-eastern elevation. The roof comprises terracotta tile, with two dormer windows on its north west and north eastern sides. A single chimney is located in the centre of the original section of the cottage and made of the same rough stone, with four clay chimney pots.

The principal external fabric is rough-shaped stone, of similar character to that used in the main residence of Belmont Park, and outbuildings such as the gatehouse. However, Building 1 also has two probable original brick ranges at the north-east and east, with the eastern elevation of the cottage built directly onto the retaining wall (Plate 3-12).

The modern additions are of brick construction and attached to the south west corner of Building 1. They comprise a portico in Building 1’s the north west elevation and a range leading south west (Plate 3-11).



Plate 3-7: North western elevation of Building 1. This elevation faces building 2 (AECOM, 2022)



Plate 3-8: Finial in north-eastern elevation with the carving of entwined numbers "1896" (AECOM, 2022)



Plate 3-9: North eastern elevation of Building 1. Note commemorative stone in retaining wall at lower left (AECOM, 2022)



Plate 3-10: Brick addition to Building 1 at north east, however, note stone coping and wooden window and door (AECOM, 2022)



Plate 3-11: Modern portico (left) and addition (right) to Building 1 (AECOM, 2022)

The garden

A terraced garden area is located to the north of Building 1. The garden includes a substantial curved stone retaining wall of a similar character as the stone sections of Buildings 1 and 2, the Belmont Park main residence and gate house (Plate 3-12). The retaining wall separates the garden from the house and contains a commemorative stone (Plate 3-13). In keeping with the main residence, the stone was laid by three-year old Philip Belmont Charley in December 1896. A low retaining wall similar in character to the curved retaining wall operates as a terrace, into which two stone steps are set, forming two terraces (Plate 3-14). On the lower terrace are the ruins of a fountain (Plate 3-15), and on the upper terrace is a shaded area with several exotic trees and flowering shrubs. Along the north western boundary of the upper terrace, a low, gated brick wall marks the boundary between Building 1 and the track separating Buildings 1 and 2 (Plate 3-16 and Plate 3-17).

At the south of the building is a timber pergola, with wisteria growing nearby (Plate 3-18) and a pebbled path leading to a concrete foundation, possibly for a birdbath, sundial or similar garden ornament (Plate 3-19). The pergola and associated features appear to be of recent construction.



Plate 3-12: View north of the curved retaining wall (AECOM, 2022)



Plate 3-13: Commemorative stone laid by Philip Belmont Charley in retaining wall around the two 1896 farm buildings (AECOM, 2022)



Plate 3-14: Stone retaining wall and steps. Note masonry from fountain in lower right of frame (AECOM, 2022)



Plate 3-15: Ruins of fountain (AECOM, 2022)



Plate 3-16: Gated wall between building 2 (in background) and the garden of Building 1 (AECOM, 2022)



Plate 3-17: View south from garden wall of Building 1 to Building 2 (AECOM, 2022)



Plate 3-18: Pergola with wisteria at south of Building 1 (AECOM, 2022)



Plate 3-19: Portion of pebbled path and foundation (AECOM, 2022)

Building 2

The north eastern end of Building 2 is similar in form and fabric to Building 1 (Plate 3-20). As with Building 1, there is a carved stone finial with an entwined “1896” (Plate 3-21). However, attached to the south western end of Building 2 is a long building with a louvred roof. Along its south eastern elevation are a number of regularly spaced timber doors and windows (Plate 3-22). The windows on the south

eastern elevation are simple, four-paned timber windows, however a window in the north-western elevation is a timber framed leadlight window, with the central pane comprising a stylised shield in green, white, blue and purple glass, surrounded by multiple panes of clear glass and bordered with light green glass (Plate 3-23).

The walls of the long building comprise pressed tin cladding in an ashlar pattern, mimicking the pattern of the stone buildings of Belmont Park. areas of deterioration of the cladding indicate that it is attached to a timber frame (Plate 3-24).



Plate 3-20: Building 2, looking south (AECOM, 2022)



Plate 3-21: North eastern elevation with carved finial with "1896", identical to Building 1 (AECOM, 2022)



Plate 3-22: South-eastern elevation of Building 2 (AECOM, 2022)



Plate 3-23: Detail of leadlight window in north western elevation of Building 2 (AECOM, 2022)



Plate 3-24: Detail of pressed tin cladding with ashlar pattern on external walls of Building 2 (AECOM, 2022)



Plate 3-25: Dormer window in stone section of Building 2 (AECOM, 2022)



Plate 3-26: South-western elevation of Building 2 (AECOM, 2022). Compare with Plate 3-1

3.5.3 Interpretation of 1896 Farm Buildings and garden

As noted in Section 3.5.2, only the external elements of the buildings were inspected. Consequently, the interpretation of the purpose the two buildings is based purely on the observations made of the buildings' exteriors.

Based on the character of Building 1, it is likely that this building was a residence, possibly for a farm manager. The harmony between the form, fabric and overall style of the residence and the Belmont Park mansion reflects both the connection between Belmont Park and its agricultural pursuits, and also the status and position of the manager of those pursuits. This is particularly significant given Philip Charley Senior's keen interest and success in horse and cattle breeding, and his positions as President of the Hawkesbury District Agricultural Association and Vice-President of the Royal Agricultural Society of New South Wales. It can be inferred that the position of farm manager of Belmont Park would carry high expectations, but that an element of prestige would likewise be attached to that position. The presence of a small but well laid out formal terraced garden also indicates that the residence belonged to someone of some stature within the Belmont Park operations.

In relation to Building 2, one end of the building is similar to the overall character of Building 1, but smaller. The long building with its multiple doors would be consistent with quarters for a number of people, such as farming staff. The stone section may have been overseer accommodation or communal facilities.

An inspection of the interiors of the buildings would potentially assist in further interpretation of the building's age and use.

4.0 Significance Assessment

4.1 Introduction

To understand how a development would impact on a heritage item, it is essential to understand why an item is significant. An assessment of significance is undertaken to explain why a particular item is important and to enable the appropriate site management and curtilage to be determined. Cultural significance is defined in *The Australia ICOMOS Charter for Places of Cultural Significance 2013* (ICOMOS (Australia), 2013) as meaning "aesthetic, historic, scientific, social or spiritual value for past, present or future generations" (Article 1.2). Cultural significance may be derived from a place's fabric, association with a person or event, or for its research potential. The significance of a place is not fixed for all time, and what is of significance to us now may change as similar items are located, more historical research is undertaken, and community tastes change.

The process of linking this assessment with an item's historical context has been developed through the NSW Heritage Management System and is outlined in the guideline *Assessing Heritage Significance* (NSW Heritage Office, 2001), part of the NSW Heritage Manual (Heritage Branch, Department of Planning). The *Assessing Heritage Significance* guidelines establish seven evaluation criteria (which reflect four categories of significance and whether a place is rare or representative) under which a place can be evaluated in the context of State or local historical themes. Similarly, a heritage item can be significant at a local level (i.e., to the people living in the vicinity of the site), at a State level (i.e., to all people living within NSW) or be significant to the country as a whole and be of National or Commonwealth significance.

In accordance with the guideline *Assessing Heritage Significance*, an item would be considered to be of State significance if it meets two or more criteria at a State level, or of local heritage significance if it meets one or more of the criteria outlined in Table 4-1. The Heritage Council requires the summation of the significance assessment into a succinct paragraph, known as a Statement of Significance. The Statement of Significance is the foundation for future management and impact assessment.

Table 4-1: Significance assessment criteria

Criterion	Inclusions/exclusions
Criterion (a) – an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).	The site must show evidence of significant human activity or maintains or shows the continuity of historical process or activity. An item is excluded if it has been so altered that it can no longer provide evidence of association.
Criterion (b) – an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local to area).	The site must show evidence of significant human occupation. An item is excluded if it has been so altered that it can no longer provide evidence of association.
Criterion (c) – an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).	An item can be excluded on the grounds that it has lost its design or technical integrity or its landmark qualities have been more than temporarily degraded.
Criterion (d) – an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.	This criterion does not cover importance for reasons of amenity or retention in preference to a proposed alternative
Criterion (e) – an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area). Significance under this criterion must have the potential to yield new or further substantial information.	Under the guideline, an item can be excluded if the information would be irrelevant or only contains information available in other sources.

Criterion	Inclusions/exclusions
Criterion (f) – an item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area).	An item is excluded if it is not rare or if it is numerous, but under threat. The item must demonstrate a process, custom or other human activity that is in danger of being lost, is the only example of its type or demonstrates designs or techniques of interest.
Criterion (g) – an item is important in demonstrating the principal characteristics of a class of NSW’s (or local area’s): cultural or natural places cultural or natural environments.	An item is excluded under this criterion if it is a poor example or has lost the range of characteristics of a type.

4.2 Significance assessment of 1896 Farm Buildings and Garden

The two buildings have distinctive fabric and aesthetics in common with the main residence of Belmont Park, and other outbuildings associated with Belmont Park, such as the gatehouse. They are clearly contemporaneous with the main residence and part of the same building program embarked on by Phillip George Charley in the 1890s. The significance of these buildings is therefore considered together as a complex. See Figure 4-1 for the proposed heritage curtilage of these buildings.

It should also be noted that this significance assessment has been prepared based on an inspection of the external elements of the building only. An inspection of the internal spaces may add to the interpretation of many of the building’s elements, which may in turn impact on the significance assessment.

Table 4-2: Significance assessment of 1896 Farm Buildings

Criterion	Assessment
(a) Historical significance	The two farm buildings are part of the building program commenced by Phillip George Charley in the 1890s as part of the Belmont Park Estate. Belmont Park was an important rural pastoral property built on the grant of Alexander Bell, who was granted Belmont c. 1810. The foundation stone for the two farm buildings was laid by his son, Phillip Belmont Charley, in 1896 (continuing the family tradition of the Charley children laying foundation stones – the foundation stone of the main residence was laid by the eldest Charley child, Adeline, in 1892 when she was three). The farm buildings formed part of Belmont Park’s home farm known as “the Steading”. The item therefore fulfils this criterion.
(b) Association values	The two farm buildings are associated with both Phillip George Charley through the construction of Belmont Park and its outbuildings in the 1890s, and with Sir Phillip Belmont Charley, who laid a commemorative stone, located in a retaining wall around the two buildings. It therefore fulfils this criterion.
(c) Aesthetic/technical values	The stone sections of the two farm buildings are significant from an aesthetic perspective because of the continuation of style of the main residence of Belmont Park and some of the other important outbuildings, such as the gatehouse. This continuity also forms a tangible connection between the main residence and the two farm buildings and sets them apart from other utilitarian farm buildings within the property. The item therefore fulfils this criterion.

(d) Social values	There are no known social values attached to the items. The item therefore does not fulfil this criterion.
(e) Research potential	There is limited research potential to contribute to the knowledge of the outbuildings of the former Belmont Park Estate, however it is unlikely that this additional knowledge would reach the threshold of local heritage significance. The item therefore does not meet this criterion.
(f) Rarity	The buildings are a rare surviving element of the Belmont Park Estate. The item therefore fulfils this criterion.
(g) Representative values	The two farm buildings are broadly representative of farm buildings on a large, rural estate. It therefore fulfils this criterion.
Intactness and integrity	The original stone section of Building 1 (cottage) appears relatively intact and retains much of its integrity, however additions to the west and south west ranges are unsympathetic. Building 2 appears to have retained much of its external structure. The external metal cladding is historic but not likely original. The condition of the buildings and garden appears to have deteriorated. Large cracks were noted in both buildings, the garden is overgrown, and the fountain is in ruins.

Statement of Significance

The 1896 farm buildings formed part of the historic former Belmont Estate until its subdivision in 1937. The connection with Belmont Park is evident in its fabric and form, reminiscent of the fabric and form of the main residence and outbuildings such as the gatehouse. Its foundation stone was laid in 1896 by Philip Belmont Charley, later knighted, forming a firm connection between the Charley family's main residence and the 1896 farm buildings. Although the 1896 farm buildings are no longer a physical part of the former Belmont Park, they are representative of the historical practice of home farms connected to large rural Estates.



Figure 4-1: Curtilage of 1896 farm buildings

5.0 Constraints and opportunities

5.1 Constraints

As indicated in the significance assessment at Section 4.2, the 1896 farm buildings have strong historical, association and aesthetic heritage values, as well as being rare survivors of a multitude of buildings constructed as part of the Belmont Park Estate in the late 19th/early 20th centuries, highly representative of a gentleman's country estate. It should be noted, however, that the significance assessment is based on an external inspection of the buildings. An inspection of the interiors may identify further evidence that may enhance or detract from the significance of the buildings.

In addition to the 1896 farm buildings, there is some potential for archaeological deposits relating convict and/or workers' accommodation within the Project area. While the potential for these to remain is assessed as low, the significance of these remains, particularly relating to a convict campsite or quarters, would be high, and possibly of State heritage significance.

The site inspection noted that the condition of the 1896 farm buildings is deteriorating. Building 1 appears to have been unoccupied for some time. It is noted that the stone portion of Building 2 is currently, or recently, used as an office, however the remainder of the building appears to be unused.

Despite this, the heritage significance of the 1896 buildings indicates that they should be retained. However, to provide additional information regarding the significance and future management of the buildings, it is recommended that an inspection of the interiors be undertaken, and the significance assessment reviewed in light of that inspection.

5.2 Opportunities

There is likely to be limited to no historical archaeological remains relating to the former uses of the property, either the farming associated with the occupation of the property by Bell, or the later Belmont and key line farming of the property. The extensive land clearing and terraforming that has occurred to large parts of the property from the 1930s subdivision, and the later use as a horse stud, are likely removed any archaeological potential associated with the former property uses. There may be a low potential for archaeological remains to be present in small, and specific areas around the property based on the level of ground change that has occurred, however, any archaeological potential is likely to relate to the former farming and animal husbandry use, and therefore, unlikely to be of archaeological research value. While it cannot be discounted, archaeological remains of any of the former convict housing on the property is likely to be low. Additional archaeological research may be required to remove any doubt relating to this.

There are several future opportunities available in the retention of the 1896 farm buildings. Through adaptive reuse, the 1896 farm buildings can be used as a centrepiece for any future development, providing a tangible link with its past connections with the Belmont Estate.

Depending on the condition of the buildings and subject to approvals, opportunities for the adaptive reuse of the 1896 farm buildings are:

- Retention of both these buildings either within, or immediately adjacent to, proposed green spaces planned into any future development/subdivision of the site.
- Renovation for residential use
- Renovation for holiday lets or other temporary accommodation
- Renovation for use as community space, either generally or as part of a residential development.

It should be noted that while adaptive reuse of the properties would be subject to further heritage assessment once plans have been developed, this is also the case should the buildings be subject to demolition. In keeping with best heritage practice, the case for demolition should only be made if no reasonable alternatives for the buildings can be found.

6.0 Conclusions and Recommendations

A review of heritage databases, historical sources, previous assessments and a site inspection indicates that while part of the former Belmont/Belmont Estate, it was part of the home farm of the estate and subsequent land use has removed much of the former buildings. However, two farm buildings from 1896 still survive, which are assessed as being of local heritage significance. In addition, an archaeological assessment for the adjacent St John of God Hospital, also formerly part of the Belmont/Belmont Estate, indicates that potential for convict and other workers' quarters to be present.

Any future subdivision or development of the Project area is unlikely to have a significant impact to historical archaeological and heritage values associated with the property, if adequate and appropriate measures are taken to conserve the two extant 1896 farm buildings.

The following recommendations are made in relation to this Opportunities and Constraints Report

- 6) Any future subdivision or other development within the Project area would require a Statement of Heritage Impact, including an archaeological assessment. The heritage assessment would build on this opportunities and constraints report, specifically detailing the proposed subdivision, and the additional information recommended in the recommendations 2 to 5 below.
- 7) The two 1896 farm buildings should be retained and incorporated into any future subdivision or other development. Future planning should incorporate the buildings into any proposed greenspace or other similar curtilage area. This is to keep the buildings together and limit the potential impact from new developments against these buildings. The curtilage and space needed around each building would need to be discussed with a Heritage Specialist, and incorporated into a Heritage Impact Assessment to accompany any Development Application.
- 8) While an external inspection of the buildings was undertaken, it was insufficient to establish the original purpose of the buildings, or the extent to which the original fabric of the buildings has been modified. These observations may impact the significance assessment and therefore may have ramifications for the future management of the 1896 farm buildings. It is recommended that an internal inspection of both buildings be undertaken to assist in determining the condition of the buildings, and, if the add-ons to the two buildings are modern, and have the potential to be removed from the site.
- 9) There is likely to be low potential for historical archaeological remains to be present on the property. The subsequent land modifications during both the key line farming and horse stud era are likely to have removed any potential relating to the earliest uses on this property. Any potential that is likely to be present is likely to relate to the earliest farming on the property, and therefore, is likely to have limited research value.
- 10) While it has been stated in this opportunities and constraints report that there is a Low potential for historical archaeological remains, there is the potential for convict remains to be present. Any future subdivision or development of the property should include an update to the historical archaeological statements made in this report, with additional research specific to the potential for convict buildings and use within the Project area.

7.0 References

- Biosis. (2021). *St John of God - Historical Archaeological Assessment*. Unpublished report to Johnstaff
- Chancellor, J. (2015, November 8). Darley's North Richmond horse stud, Belmont Park, sold for \$12.28 million. *Urban.Com.Au*. <https://www.urban.com.au/news/darleys-north-richmond-horse-stud-belmont-park-sold-for-12-28-million>
- ICOMOS (Australia). (2013). *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*. Australia ICOMOS. <http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>
- National Centre of Biography. (1989). *People Australia Fowkes, Francis*. People Australia. <https://peopleaustralia.anu.edu.au/biography/fowkes-francis-31144>
- National Centre of Biography. (1993). *Fowkes, Susannah*. People Australia. <https://peopleaustralia.anu.edu.au/biography/fowkes-susannah-31145/text38533>
- NSW Heritage Office. (2001). *Assessing Heritage Significance*. <http://www.heritage.nsw.gov.au/docs/assessingheritagesignificance.pdf>
- The Farmer and Settler. (1936, March 19). Important Sale by Public Auction of 53 Farms. *The Farmer and Settler*. <https://trove.nla.gov.au/newspaper/article/117201281>
- The Pastoralists' Review. (1910). Belmont Park, New South Wales. *The Pastoralists' Review*, 15 Februar. <https://nla.gov.au/nla.obj-539109727>
- Urbis. (2013a). *Conservation Management Plan Former 'Yobarnie, 108 Grose Vale Road, North Richmond*. Unpublished report for North Richmond Joint Venture.
- Urbis. (2013b). *Conservation Management Plan Former "Yobarnie", 108 Grose Vale Road, North Richmond*. http://epbcnotices.environment.gov.au/_entity/annotation/73d702db-3a9f-ec11-80d2-00505684c137/a71d58ad-4cba-48b6-8dab-f3091fc31cd5?t=1646865006847
- Weir Phillips Heritage and Planning. (2020). *Heritage Impact Statement, St John of God Hospital*. Unpublished report to St John of God Hospital
- Windsor and Richmond Gazette. (1896). Richmond. *Windsor and Richmond Gazette*. <https://trove.nla.gov.au/newspaper/article/72549276>
- Windsor and Richmond Gazette. (1907, April 13). Belmont Park. *Windsor and Richmond Gazette* 1. <https://trove.nla.gov.au/newspaper/article/85668476>
- Windsor and Richmond Gazette. (1936, June 19). Week to Week. *Windsor and Richmond Gazette*. <https://trove.nla.gov.au/newspaper/article/86050108>
- Yobarnie Keyline Farm*. (2013). State Heritage Inventory. <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5061775>