

Appendix I

Heritage Impact Statement prepared by Weir Phillips Heritage and Planning

HERITAGE IMPACT STATEMENT



Dunmore House & Ashwood House
Dunmore Street and Pendle Way, Pendle Hill

March 2020 | J4145

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Cover Image: Dunmore House, viewed from the northwest.
Weir Phillips Heritage and Planning

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1 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement accompanies a technical package to inform the preparation of a Planning Proposal for the formal amendment of Land Zoning, base FSR control and height limit in the *Holroyd Local Environmental Plan (LEP) 2013* for the site at *Dunmore House & Ashwood House* Dunmore Street and Pendle Way, Pendle Hill New South Wales.

The property is located in the Cumberland City Council LGA. The land held by the Churches of Christ Property Trust and managed by Fresh Hope Care comprises eleven lots, two of which contain individually listed items of local heritage significance, being Dunmore House and Ashwood House. These two buildings, along with the open land between Dunmore House and Dunmore Street, the entrance drives, and mature trees, comprise the principal elements of heritage significance on the site.

Dunmore House is a large Victorian Italianate residence built in 1885 by Sir William McMillan, Treasurer to Henry Parkes and an important figure in the Federation of Australia. The house was also inhabited by Edward Pearce (former Mayor of Parramatta, 1900-1904) and George A. Bond (founder of Bonds clothing brand), prior to its use as a boys' home and orphanage (1934-1980), and from that time, as an aged care facility.

Ashwood House, built 1938, is a large interwar Georgian Free Classical building. Constructed as an aged care residence, which remains its current use. The building has a partly modified front elevation. A substantial building was constructed c.1990 alongside its rear extension.

Dunmore House was subject to an Interim Conservation Order (ICO) in 1986 and was listed in 1991; both properties remain listed today as individual items of local heritage significance under Schedule 5 of the *Holroyd LEP 2013*. Under Part 5.10 of the *LEP 2013*:

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or*
- (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.*

There is an existing Conservation Management Plan for this site prepared by Weir Phillips Heritage and Planning (2019). This CMP was an update of the 2014 CMP prepared by Integrated Design Associates (hereafter the 'IDA CMP'). Given the existence of this plan, the appropriate heritage management document to accompany this application is a Heritage Impact Statement (HIS).

This statement has been prepared to accompany indicative masterplan prepared by Thomson Adsett Architects, GMU Urban Design and Architecture and Taylor Brammer Landscape Architects.

1.2 **Authorship**

This statement has been prepared by Anna McLaurin, B.Envs (Arch.), M. Herit.Cons., and James Phillips, B.Sc.(Arch), B.Arch, M.Herit.Cons.(Hons), of Weir Phillips Heritage and Planning.

1.3 **Limitations**

The history contained in this statement was compiled from the CMP 2019.

1.4 **Methodology**

This HIS has been prepared with reference to the NSW Heritage Division publication *Statements of Heritage Impact* (2002 update) and with reference to the Council planning documents listed under Section 1.6 below.

1.5 **Physical Evidence**

An inspection of the property and the surrounding streetscape took place in 2019. Unless otherwise stated, the photographs contained in this statement were taken during those site visits.

1.6 **Documentary Evidence**

- Apperly, Richard et al, *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, HarperCollins, 1994
- Attenbrow V., 2002, *Sydney's Aboriginal Past: investigating the archaeological and historical records*, NSW, University of New South Wales Press Ltd
- Australia ICOMOS, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, Australia ICOMOS Inc, 2000
- Davison, G. et al., 1991, *A Heritage Handbook*, NSW, Allen and Unwin, 1991
- Kerr, J. S., *The Conservation Plan*, The National Trust, 2000.
- NSW Heritage Branch, 'Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas', NSW, Office of Environment and Heritage – Heritage Branch
- NSW Heritage Branch, 2001, *Assessing Heritage Significance*, Sydney, Office of Environment and Heritage – Heritage Branch
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- NSW Heritage Office and DUAP, 1996, 'Altering Heritage Assets' in *The NSW Heritage Manual*, Sydney, NSW Heritage Office and DUAP
- Pearson, M. et al, 1995, *Looking After Heritage Places*, Melbourne, MUP
- Rapoport A., 1972, *Australia as a Human Setting*, Sydney, Angus and Robertson
- Turbet P., 2001, *The Aborigines of the Sydney District Before 1788*, NSW, Kangaroo Press
- Artefact (report, March 2020). 230-290 Dunmore St, Pendle Hill Rezoning, Liverpool. Non-Aboriginal (Historic) Archaeological Assessment. Prepared for Fresh Hope Care.
- Eco Logical Australia (report, February 2020). *Ecological Constraints Assessment*, Fresh Hope Care, Pendle Hill. Prepared for Fresh Hope Care.

- Eco Logical Australia (report, February 2020). *Fresh Hope Care Pendle Hill – Preliminary Tree Assessment*. Prepared for Fresh Hope Care.

1.6.1 Planning Documents

- *Holroyd Local Environmental Plan (2013)*
- *Holroyd Development Control Plan (2013)*
- *NSW Heritage Act 1977*
- *Environmental and Protection Act 1979*

1.6.2 Heritage Inventory Sheets

The site is located at the corner of Pendle Way and Dunmore Street, Pendle Hill, within the Cumberland Council Local Government Area. The site principally addresses Dunmore Street, and has two shorter frontages to Pendle Way. The principal planning control for the site is the *Holroyd Local Environmental Plan 2013* (Holroyd LEP 2013).

The planning proposal application relates to a consolidated site comprising of the following eleven land titles:

Lot 2	DP 554208	Lot 11	DP 24728
Lot 3	DP 554208	Lot 12	DP 24728
Lot A	DP 335578	Lot 2	DP 24728
Lot 472	DP 1204429	Lot 8	DP 24728
Lot 1	DP 24728	Lot 9	DP 24728
Lot 10	DP 24728		

Figure 1 shows the location of the site within the wider area. Figure 2 identifies the boundaries of the subject site.



Figure 1: Site context

The site, at centre left, is highlighted with a blue boundary. The broader area presents a low-density suburban context, this increases to some high density around the station. The subject site is framed by the main western railway line to the north with Pendle Hill visible directly above the site, the Great Western highway to the south; and Pendle and Coopers Creeks to the west and east. Adjacent to the site, to the east, is the former Pacific Fabrics (previously Bonds) factory, which has recently be rezoned as high density.

SIX Maps, annotations by Weir Phillips Heritage and Planning, 2020.



Figure 2: Site boundary and items

Ashwood House is highlighted to the north, and Dunmore House highlighted to the south.

SIX Maps, annotations by Weir Phillips Heritage and Planning, 2020.

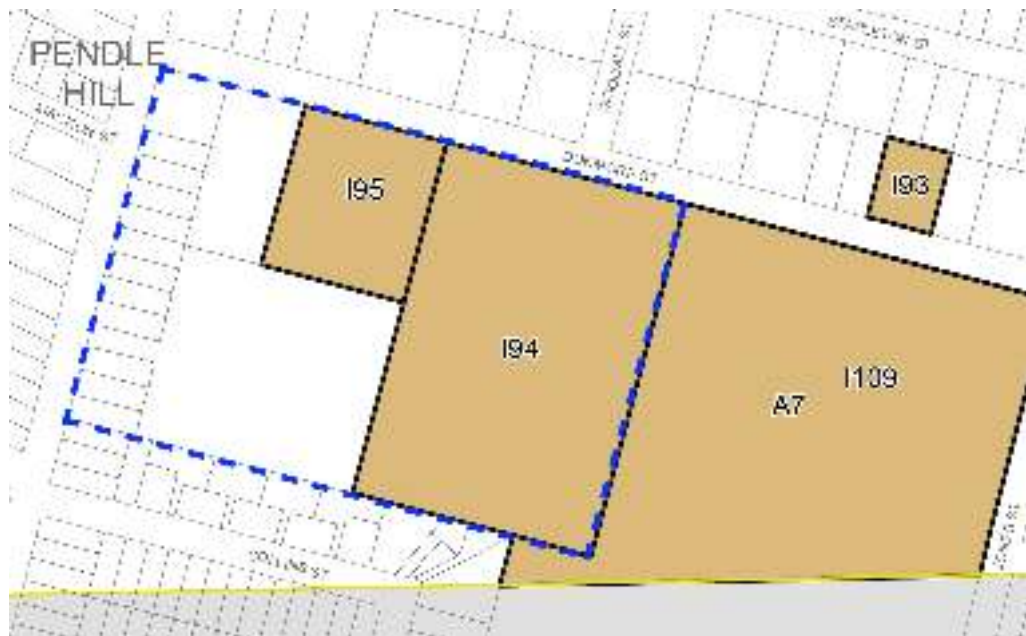


Figure 3: Heritage Maps 004 Holroyd LEP 2013, detail.

The site is outlined in blue. Heritage Items are coloured brown and numbered.

Holroyd LEP 2013, annotations by Weir Phillips Heritage and Planning, 2020.

2 HISTORICAL DEVELOPMENT

The following history for Pendle Hill and Ashwood House has been sourced from the History contained in Section 3 of the CMP 2019.

2.1 *Pre-Contact Aboriginal History*

The Aboriginal people within reach of Port Jackson and Botany Bay absorbed the full impact of the European invasion. With no resistance to European diseases, the Eora were decimated by an outbreak of small pox in 1789-90. Traditional lifestyle was further disrupted by the loss of lands and exposure to new technologies. Conflict followed from the meeting of two fundamentally different cultures. Within two and a half years of the arrival of the First Fleet, the patterns of life, which had been followed for thousands of years, were no longer possible. Within forty years, the pre-colonial way of life had all but disappeared from the Sydney region.

Nineteenth century references provide us with only fragmentary accounts of the Aboriginal people who continued to inhabit the Sydney region. The intensive development in the district has destroyed much of the evidence of Aboriginal occupation. Despite the destructive impact of first contact, as the town of Sydney developed into a city, the Gadigal were joined by other Aboriginal people from around NSW to live and work in Sydney.

2.2 *Historical Summary*

A settlement was established at Rose Hill by Governor Arthur Phillip, who explored the area in 1788. The land was chosen for its location at the head of the Parramatta River, and with rich alluvial soils it provided far more productive than the sandy substrate of Sydney Cove. As the colony grew, increasing numbers of free settlers from England were attracted to New South Wales, and the settlement at Sydney Cove expanded, particularly encouraged by the granting of title to large areas of land to encourage industry. D'Arcy Wentworth, born around 1762 in Ireland, was the first generation of a large, influential and well-connected Anglo-Irish family to come to Australia (1790).

D'Arcy Wentworth was instrumental in setting up the Bank of New South Wales in 1816, served as a founding director and the second largest (initial) shareholder. D'Arcy Wentworth's commercial transactions in the early colonial days are testament to his ability to amass and manage a considerable fortune, both in money and land holdings. D'Arcy's first land grant was for 147 acres at Parramatta, from Governor Hunter in 1793; this was increased to 2,200 acres, with an additional 550-acre adjacent grant, made on 31 August 1819, an area that stretches from today's suburbs of Prospect to Wentworthville, and parts of Greystanes and Toongabbie – and which incorporates the subject site.

The establishment of the western rail line to Penrith in 1864 connected Sydney to lands beyond the Blue Mountains, and was instrumental in the forthcoming development of townships at Parramatta, Prospect, Wentworthville and Westmead.

From 19 November 1881, until the date of sale on 17 December, advertisements appeared with increasing frequency to call attention to the sale of an area of some 500 acres, referred to as 'Wentworthville, the Estate par Excellence.' The area was to be sold in sections of 10-15 acres, with no allotment less than a quarter acre in size, providing up to 1,000 lots.¹

£25,000 worth of shares in the company were advertised for sale, and by November 1885, these had been purchased and the company directors appointed – one of whom was Sir William McMillan, whose residence, named *Dunmore*, was completed that same

¹ *The Sydney Morning Herald*, 19 November, 1881

year.²

McMillan completed the purchase with the construction of a two-storey residence in Victorian Italianate style in 1885. That the boundaries of the subject property remained close to 27 acres suggest the property was little modified until the mid-20th century.³ Indeed, successive subdivision plans until at least 1915 used McMillan's house as a landmark, with no other housing shown in the block. The house was built as a family home, in which McMillan lived with his wife, Ada, and children.

In 1888, apparently as the result of an affair between William's wife Ada, and an aide-de-camp of the Governor,⁴ William and Ada separated, eventually divorcing in 1891. The entire contents of the house were also auctioned on 13 September 1888, with detailed lists of articles appearing in the *Sydney Morning Herald*.

Mr and Mrs Edward Pascoe Pearce leased the property as their home from c.1897–1905. Initially an auctioneer, Pearce was also a councillor at Parramatta, serving as alderman in 1901 and again in 1903-4, and as mayor from 13 February 1902 to 12 February 1903.

McMillan, still the owner of the property, returned the property to the market in 1906, although, confusingly, the listing at the time notes the property consisted of 32 acres.⁵ The property also remained difficult to sell, which may reflect the slow pace of development of the surrounding area.

In 1912, however, the property was finally sold to a Percival Edgar Thompson of Gosford, of whom little is known.⁶ The property remained in his ownership until it was sold to George A. Bond, founder of the Bonds clothing brand.

² *The Sydney Morning Herald*, 26 November, 1885

³ Integrated Design Associates, 'Dunmore House CMP and SOHL,' for Fresh Hope Churches of Christ, 2014, p.13.

⁴ As noted in Integrated Design Associates, *op.cit.*, p. 13, albeit without sources.

⁵ *The Sydney Morning Herald*, Monday 18 June 1906, p. 4

⁶ Holroyd City Council, 222- 266 Dunmore Street, Pendle Hill Dunmore Heritage Schedule, cited in Integrated Design Associates, *op. cit.*, p. 15.

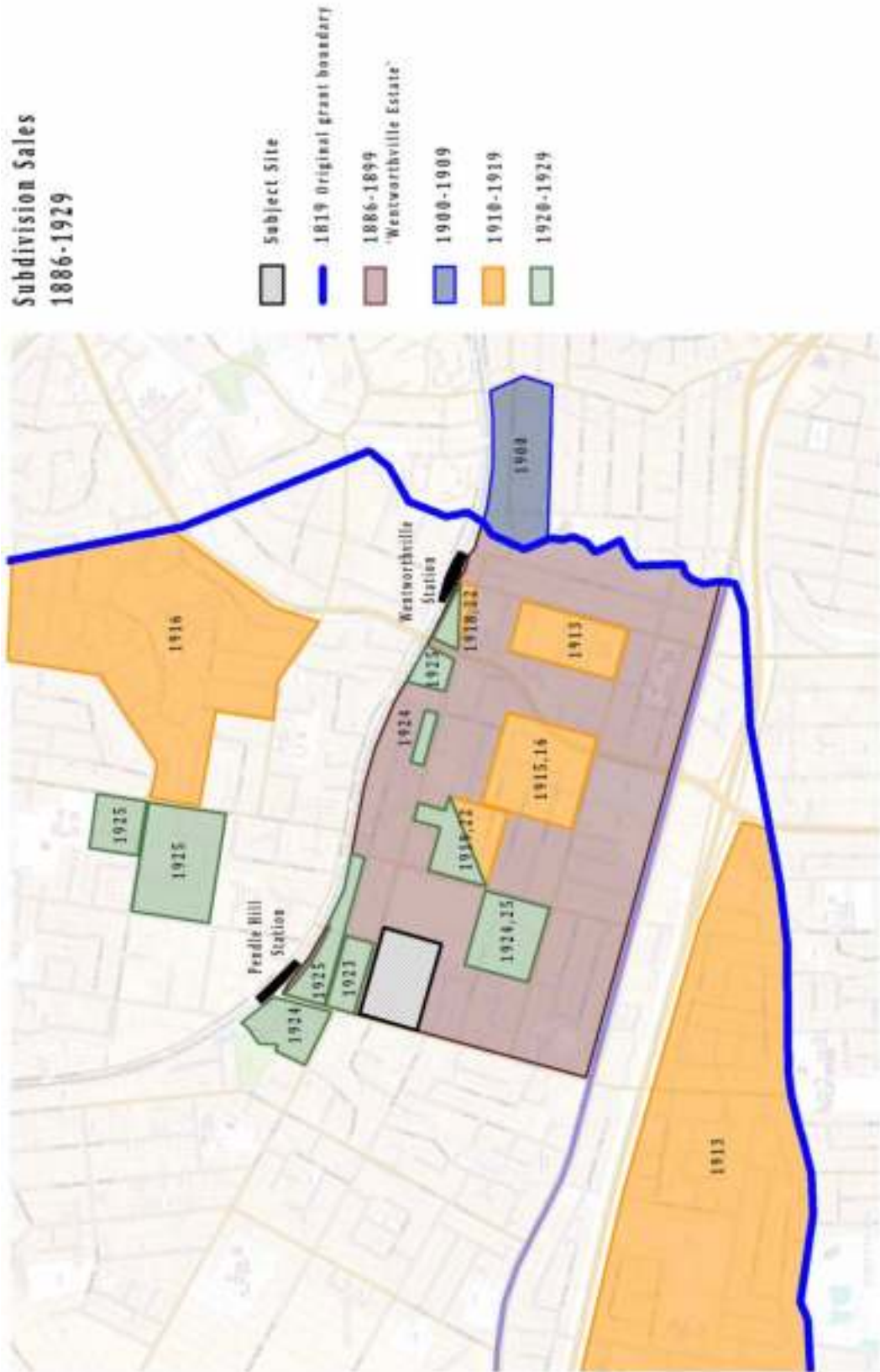


Figure 4: Subdivision sales in and around the Wentworth Estate, 1881-1929.

Weir Phillips Heritage and Planning, 2020

The Churches of Christ Home Cooperative Society Ltd, formed in 1930 by the Churches of Christ to take care of orphaned boys, purchased *Dunmore* and its surrounding lands in 1934. The house – at the time still referred to as the former home of Sir William McMillan – was re-opened as the Churches of Christ Boys' Home, Pendle Hill, on 4 April 1936.⁷

While it has not been possible to establish a strict chronology of subsequent subdivisions of McMillan's original holdings from this date, the purchase in 1934 marked the end of the history of the site as a family residence, and its beginning as a hub of community care.

At some point, likely 1945-1950, land was also set aside for the construction of the Pendle Hill Church of Christ at the corner of Wentworth and Dunmore Street, 'to provide a spiritual home for the boys and the staff.'⁸ Following the Churches of Christ Conference in 1950, it was announced that:

We thank God for the consecrated vision of those members who, fifteen years ago [i.e. 1934-5] formed the 'Co-operative Society' and secured the property of 20 acres for \$35,000 so as to establish a Christian Home for under-privileged lads, and also, later, two and a half acres were given to the Committee of the Aged Women's Home, on which the beautiful Ashwood Home was erected.

By the mid-1980s, the Churches of Christ aged care facilities at Pendle Hill provided 61 beds in the Nursing Home and catered for 450 people in self-care and hostel accommodation, making it a substantial element of community and aged care infrastructure.⁹

2.3 Ashwood House (1938-Present)

Shortly after *Dunmore* was purchased and began functioning as a boys' home, a second building was constructed to further address the Churches' charitable aims. On 18 April, 1938 (Easter Monday), Ashwood House opened as an aged women's home, initially accommodating some 17 'aged women members of the Churches of Christ.' It also appears to be one of the earliest aged care facilities made by the Churches of Christ in Australia.

As with *Dunmore* House, the cost of operations at Ashwood House were supported by regular donations from and appeals to church members.¹⁰ Ashwood House continues to function as an aged care facility managed by Fresh Hope Care.

⁷ Stephenson, A.W. *Victories of a Century*, Melbourne, Vital Publications, 1985, p. 15 (online version). Retrieved 15 May 2019, from <https://freshhope.org.au/wp-content/uploads/2017/10/100th-Anniversary-Victories-of-a-Century-1.pdf>.

⁸ Stephenson, A. W., *op. cit.*, p.20.

⁹ Stephenson, A. W., *op. cit.*, p.69.

¹⁰ 'Churches of Christ,' (1941, April 10). *The Sydney Morning Herald* (NSW : 1842 - 1954), p. 8. Retrieved May 3, 2019, from <http://nla.gov.au/nla.news-article17720367>.



Figure 5: Aerial photograph, 1947.

Dunmore House (blue arrow), *Ashwood House* (yellow arrow) and secondary residence (orange arrow) remain visible alongside an expanding Bonds factory. Note the increasing amount of housing, finally taking off in the post-war era, and aided by employment at Bonds.

NSW Department of Finances, Services and Innovation.

3 SITE DESCRIPTION

3.1 Site and Context

3.1.1 Urban Context and Streetscape

The site is within the Cumberland Local Government Area. As shown in Figure 6 below, the site has two street frontages; the principal address to Dunmore Street to the north, and Pendle Way to the west.

Dunmore Street is a level, two-way road of four lanes, with no on-street parking along the site boundary. It has concrete kerbs and a grass strip and concrete footpath to each side, with buildings typically set back some three to five metres from these boundaries. It also presents substantial and relatively tall plantings, mostly native eucalypts, to each side and within front gardens. Lots to the north of the site are occupied by medium-density apartment buildings of three and four storeys, of brick construction with pitched and tiled roofs.

The site boundary along Dunmore Street can be divided into two parts; the eastern side, which bounds the principal area of open land around Dunmore House, and the western side, which bounds the aged care housing units that continue south down Pendle Way. At the corner of Dunmore Street and Pendle Way is the Pathways Community Church, a two-storey structure with its principal address to Dunmore Street with an annexe to the west. A car park occupies the remainder of this site.

The eastern side presents banked planting beds with a number of large, mature eucalypts further inside the site. The main (vehicular) entrance to Dunmore House is located along this boundary, flanked by low, brick-walled planting beds (c1970s) and a secondary concrete kerb. The house itself remains visible and appreciable as a predominant element of the site. Further east, the boundary of the Pacific Brands site is marked by large shrubs and trees which obscure any views across the site.

The western side of the boundary presents flat lawns to the footpath, with a small number of shrubs and trees inside the site. A stand of taller trees marks the corner of Pendle Way and Dunmore Street.

3.1.2 Site

The site is located within a rectangular boundary, bounded by Dunmore Street to the north, Pendle Way to the west, individual housing lots along Collins Street to the south, and the former Pacific Brands factory site to the east.

Figure 6 shows there are a number of buildings on the site. The two principal heritage items, Dunmore House and Ashwood House, are located towards the southern and northern boundaries respectively.



Figure 6: The site, boundary and heritage items.

Dunmore House is to the southeast, Ashwood House to the northwest.

SixMaps, with annotations by Weir Phillips Heritage and Planning, 2020.

3.1.3 Geology and Topography

The site is located atop a rise which gives the area, Pendle Hill, its name, with its highest point located at the southeast corner of the site boundary. From a height of approximately 50m above sea level, the topography drops approximately 10m towards Jones Street, Dunmore Street, Rowley Street and Pendle Way, and falling thence to the

west towards Pendle Creek, and to the east towards Coopers Creek. The area sits at the junction of two types of Middle Mesozoic alluvial sedimentary deposits, being Ashfield Shale (dark claystone-siltstone and fine sandstone-siltstone laminite) with Minchinbury Sandstone (quartz-lithic sandstone).¹¹

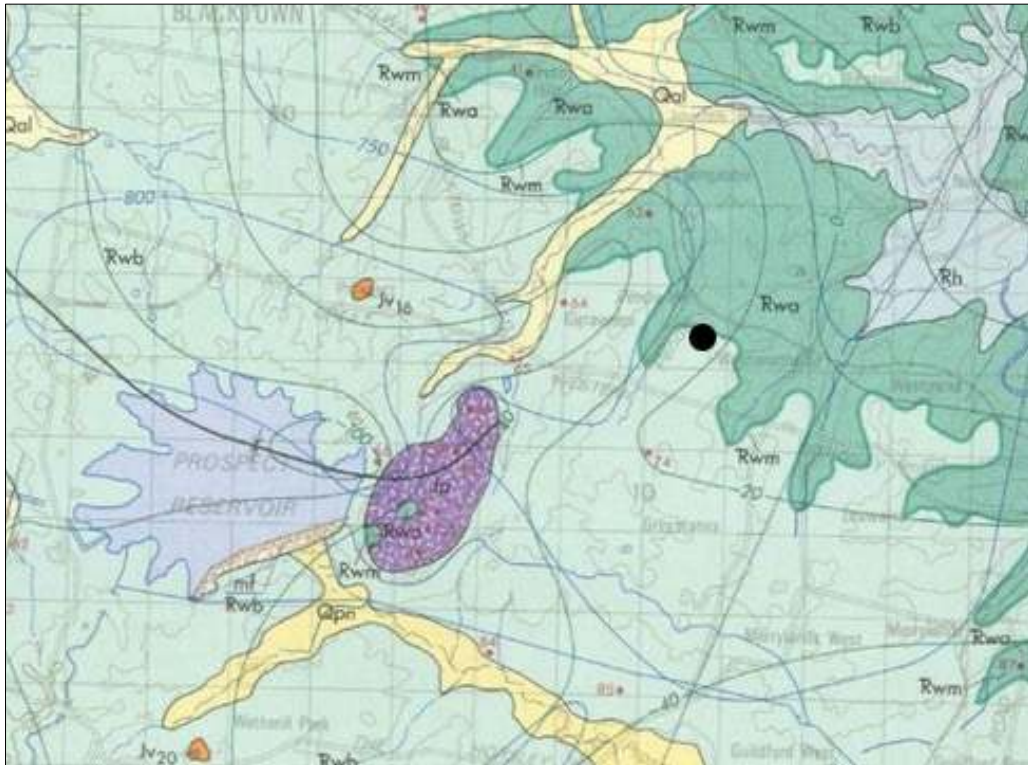


Figure 7: Geology at the site location, shown by the black circle.

NSW Department of Planning & Environment (Geosciences)

3.1.4 Vegetation

The site contains a mix of native and exotic species, in a variety of arrangements. The most notable plantings are the mature hoop pines, figs and eucalypt trees that are evident around Ashwood House and Dunmore House, and in the grassed areas between.

As shown in historic photographs, the site features extant eucalypt trees, particularly at the entrance to Dunmore House from Dunmore Street, to the rear of Dunmore House along its southern boundary, and individual trees in the open area between Dunmore House and the northern boundary. Mostly level, open spaces between these established trees are covered with lawns.

Aerial photographs from 1928 show two lines of trees running to the house from Dunmore Street. One is more densely planted, running along a wider path in a zig-zag to the western side of the house, and terminating in a full turning circle. All of these features – the zig-zag drive, the turning circle, landscaped grounds and established trees – remain in evidence today.

The other path, which appears for pedestrians only, was bordered by a few small trees in 1928 and ran directly to Dunmore Street. Most of these trees were progressively removed in the following decades, and evidence of the path was lost with the

¹¹ NSW Department of Planning & Environment, Penrith 1:100,000 Geological Map, cat. no. 123, Sheet 9030, 1991.

construction of Shaw House and its accompanying access road that branches from the main site access.

Finally, no evidence remains of the organised plantings visible in the 1928 and 1947 aerial photographs, which appear to be kitchen gardens associated with Dunmore House.

The trees around the semicircular drive in front of Ashwood House were also removed at some point between 1947 and 1965, as were the trees at the corner of Dunmore Street and Pendle Way.

As noted above, along the boundary to Dunmore Street are more recently planted shrubs and small trees. These assist in demarcating the boundary of the site without overly screening significant views to and from Dunmore House. No such screening exists in front of Ashmore House, the lawns of which run unimpeded to the public footpath.

The reader is referred to the Ecological Constraints Assessment and to the Preliminary Tree Assessment reports prepared by Eco Logical Australia (February 2020) for further information.



Figure 8: Looking south towards Dunmore House with an established Eucalyptus tree in the open landscape setting.



Figure 9: Looking west from within the centre of the open lawn are in front of Dunmore House to vegetation within the Fresh Hope Care Village.



Figure 10: The terraced lawn in from Dunmore House looking towards the Bonds



Figure 11: The manicured lawn within the Fresh Hope Care complex.

3.2 *Dunmore House*

3.2.1 Exterior

Dunmore House is constructed from rendered brick with sandstone foundations below the stringcourse. The brick is likely to have been sourced from the brick-making site on the Wentworthville Estate, with the sandstone being quarried nearby.

Dunmore House represents a high Victorian Italianate style of design, typical of the wealth of the owner. The house typifies the high Victorian style with its original symmetrical frontage, decorative wrought iron detailing to verandahs, large chimney stacks with corbel detailing, wrap around bull nose verandah, large double height bay window on the north side of the house and a large formal entrance portico placed directly off carriage turning circle.

Dunmore House consists of a double symmetrical frontage, which lends it to be viewed from the west and north. The detailing and design of the symmetrical frontage on the north and west sides along with interior details such as the recessed wall arches and decorative fireplaces indicate that the house has been architecturally designed.



Figure 12: The western principal elevation of Dunmore House.



Figure 13: The northern elevation of Dunmore House which overlooks the open lawn area to the north.



Figure 14: The southern elevation showing the gymnasium extension.



Figure 15: The eastern elevation showing later extensions.

3.2.2 Interior

The original plan of Dunmore House consists of four large rooms on both the ground and first floors, accessed by a central entrance on the ground floor, leading to a large formal entrance hall adjoining a foyer with a central staircase. A double height semi-detached servants' wing is attached to the south side of the house, consisting of a kitchen, enclosed former verandah, hallway and a modest separate staircase to living quarters on the upper level. A single storey room adjoins the kitchen to the east, which appears to be a later addition or adaptation, c.1910 - 1920.



Figure 16: The main entry hallway with decorative timber stair.



Figure 17: The eastern elevation showing later extensions.



Figure 18: The eastern elevation showing later extensions.



Figure 19: The eastern elevation showing later extensions.



Figure 20: The eastern elevation showing later extensions.

3.2.3 Adjacent Cottage

To the southeast of Dunmore House along the south boundary is an original 2-roomed workers cottage, which was mentioned in the 1888 house sale article, and is therefore part of the original McMillan house design. The cottage is a small brick building with a hipped roof form, now clad in modern corrugated colorbond. The cottage is oriented lengthways in a north-south direction, with the entry on the west side. The cottage

retains a number of original elements, such as the fireplace, chimney mantelpiece, double hung window frames (though altered), and original brick walls.



Figure 21: The managers cottage on the southern boundary.

3.3 *Ashwood House*

3.3.1 Exterior

The principal (north) elevation of the original volume of Ashwood House presents as a single storey brick building on an elevated brick base, with a hipped and tiled roof. As the land falls to the west, the building becomes two storeys, with the lower storey evident on the northern elevation.

The main body of the building is long and rectangular in plan, presenting three projecting volumes to Dunmore Street. To the centre, a substantial breakfront, with its own hipped roof, presents two windows either side of the central entrance, which is framed by a gabled pediment, and accessed by a staircase. To the east, a similar extension of two windows projects under a simple hipped roof, while to the west, the extension presents a semicircular volume glazed with floor to ceiling windows. Windows appear to be single-hung sash windows with white-painted timber shutters held open to each side.

A significant later extension was built to the rear (south) and side (east) of the original volume, which is not considered to have heritage significance.



Figure 22: The managers cottage on the southern boundary.



Figure 23: The managers cottage on the southern boundary.

3.4 Integrity

3.4.1 Preamble

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.

3.4.2 Understanding 'site' in the context of Dunmore House and Ashwood House

Dunmore House was built on an original holding of some 27 acres. From this, a portion of land was subdivided to create Ashwood House. Following further subdivision of the original holdings, today, Dunmore House and Ashwood House each stand on individual property titles (respectively Lot 3, DP554208 and Lot A, DP335578).

The Churches of Christ Property Trust has, over time, accumulated the adjacent lots to the west to 'square' the site.

The subject site roughly corresponds to the 27 acres of land on which Dunmore House was originally built.

3.4.3 Site Integrity

—Dunmore House

The site of Dunmore House demonstrates a moderate degree of integrity, with the construction of sizeable buildings in its proximity impacting on an understanding of its original setting.

Dunmore House itself demonstrates a relatively high degree of integrity. While there have been a number of changes made to the building, these are illustrative of key phases in its history. Importantly, the extent and integrity of original fabric is such that the design and purpose of the dwelling remains clear.

—Ashwood House

The site of Ashwood House, occupying part of the original site of Dunmore House, demonstrates a relatively high degree of integrity. The relationship between the house and Dunmore Street, defined by the semicircular drive, and the expanse of lawn and its minimal plantings, has been retained largely intact.

However, the relationship of the building to the site has been changed by the substantial extension of the property to the rear. This has been reinforced by the increasing density of constructions to the west and south, albeit on adjacent lots.

Ashwood House itself also demonstrates a moderate / high degree of external integrity, with few changes evident to front and side elevations. The connection of a later, larger building to the rear of the residence does detract from its integrity, however the original extent of the building remains easily appreciable.

Internally, however, the building appears to have undergone a much higher degree of change, with most of the original finishes and fittings updated over time to provide improved standards of care, and to comply with changing regulations for the care of its elderly clients.¹²

3.4.4 Condition and Integrity

In heritage terms, the condition of an object is considered straightforward; it is the quality of its material state. Integrity, however, incorporates both an element's material condition as well as an understanding of the extent of any modifications, and how much the original design intent, volume and appearance remain appreciable. It is closely allied to, and is a key criterion of, considerations of significance.

—Dunmore House

No record of works has been found during the period of McMillan's or Bond's ownership (or by their tenants, although this is less likely).

However, historical records note that works were undertaken during the House's subsequent incarnations as a boys' home (1936), young men's home (1976), and later administrative offices, as noted in the history above.

¹² The building was not available for inspection at the time of writing. Assumptions on the extent of original fabric and finishes remaining have been made from contemporary online promotional material for site's accommodation and facilities.

These include, in particular, Sawdy & Black's 1987 restoration and internal refurbishment works, and more recently, Integrated Design Associate's application on behalf of the Churches of Christ to undertake alterations and additions to the House to provide a training and conference room, and a pergola.¹³

Integrated Design Associates 2014 CMP contains an assessment of the condition of the internal and external elements of Dunmore House. This assessment is still relevant today as limited repair work or conservation has taken place on site 2014. Following an inspection of the site in March 2019, the IDA CMP notes have been reviewed and, where necessary, updated in the table overleaf.

3.5 View Corridors

3.6 Streetscape Contribution and Identifying View Corridors

3.6.1 Preamble

Views towards buildings can generally be described as primary or secondary views.

A primary view is the point from which the building can best be seen and appreciated for its context by the general public. These primary view angles demonstrate key features of the building and its setting, and how they relate to each other. From this view point the general public can gain an understanding of the heritage significance of the place through the aesthetic characteristics and setting of the building.

A secondary view generally relates to views of the building within the public realm which may be restricted and therefore limit the public's capacity to view the aesthetic characteristics and setting of the building, in turn providing a limited opportunity to fully appreciate the heritage significance of the place.

3.6.2 View Corridor Analysis

The IDA CMP identified a number of view corridors to and from Dunmore House considered significant to the site. The view corridor analysis was undertaken in 2014, since the completion of this report, tree growth and infill development have obscured some of the views to the site. The map and table below, identifies the view corridors identified in 2014 and current photographs of these view corridors.

In summary, only View Corridor 1 (Figure 25) is identified as a significant view towards the site, as it retains the site's landmark qualities, and provide an appreciation of its original design and siting. Outlook 1 (Figure 30) from the site, towards Dunmore Street, is also significant, as it similarly reflects the original views and the choice of site.

The view corridors and outlooks previously identified in the IDA CMP have also been noted in the diagram below. These views have been discounted as significant as intervening foliage growth and incidental views have reduced their significance and have therefore been discounted.

¹³ Holroyd Council, DA-3/2015 Pendle Hill. Works are described as 'Alterations and additions to existing Dunmore House to create training and conference room and a pergola,' at an estimated cost of \$500,000.



Figure 24: View corridors identified in 2019

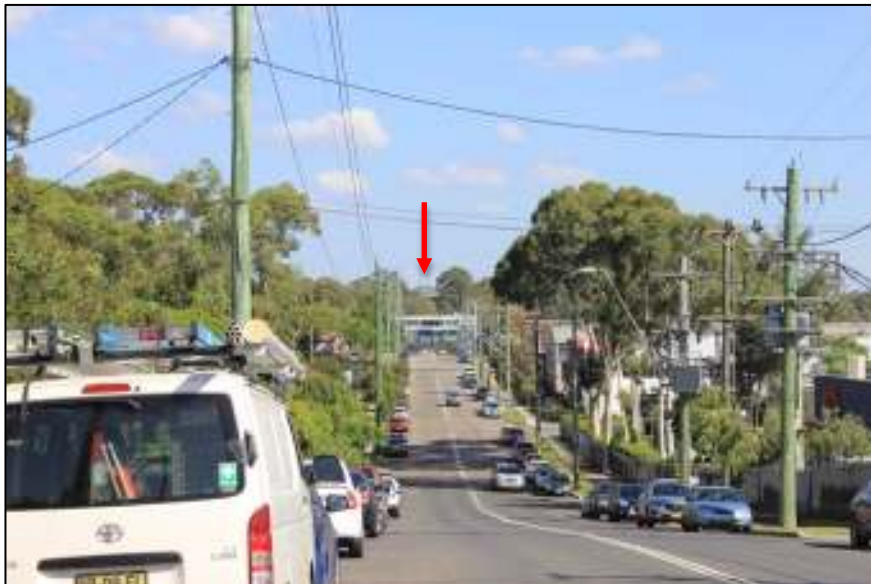
3.6.3 Views to the Site / Dunmore House

Figure 25: View Corridor 1

Of the five view corridors towards Dunmore House, this view corridor is the most significant. The northern elevation of Dunmore House is highly visible when travelling south.



2014 - View south along Bungaree Road with Dunmore House visible at the centre of the image. Note an optical photographic zoom has been used to take this photo.



2019 - This view corridor is still extant but limited along Bungaree Road and contributes to the setting and prominence of Dunmore House.

Figure 26: View Corridor 2

In 2014 Dunmore House was visible from the hillcrest, is now only partially visible from this location due to tree growth. This view is less significant than View Corridor 1 and no longer contributes to the prominence of Dunmore House due to the increased tree growth.



2014 – Dunmore House is only partially visible from this view corridor due to tree growth.



2019 – Dunmore House has been further obscured by tree growth, there is limited visibility towards the site. This view corridor is now no longer extant.

Figure 27: View Corridor 3

View 3 is noted as contributing to Dunmore House as a skyline element within Pendle Hill. Although visible, this is not considered to contribute to the overall significance of the site.



2014 - Dunmore House is visible from this location as a skyline element.



2019 - The view is still extant but does not contribute to the overall setting or prominence of Dunmore House as it is only partially visible.

Figure 28: View Corridor 4

Of moderate significance, View Corridor 4 offers glimpses of the roofline and chimney of Dunmore House. Although visible, this is not considered to contribute to the overall significance of the site.



2014 – Partially visible from this viewing angle and largely obscured by foliage growth.



2019 – Almost entirely obscured by tree growth, this view corridor is now no longer extant.

Figure 29: View Corridor 5

View 5 is a distant view of Dunmore House, which noted as a visible skyline element. Although visible, this is not considered to contribute to the overall significance of the site, nor its appreciation.



2014 – Visible as a silhouette on the skyline and is partially obscured by foliage growth. Note a photographic optical zoom has been used to identify this view corridor.



2019 – This view corridor is no longer extant due to the intervening foliage growth.

3.6.4 Views from the Site / Dunmore House:

Figure 30: Outlook from site, 1

Looking down from Dunmore House through the landscaped area towards Dunmore Street is most significant on site. This view corridor should be retained as it allows for a full view of the grandeur of entire northern elevation of the building when viewed from the street.



2014 - The view from the Dunmore House along the landscaped areas is significant, contributing the grandeur of the site.



2019 - This view is still extant and continues to contribute to the grandeur of the northern elevation.

Figure 31: Outlook from site, 2

The outlook over the Manager's Residence is only achieved by looking out over two windows in Room 11. A more significant corridor is the outlook towards the Blue Mountains to the north of the Manager's Residence.



2014- This outlook towards the mountains is visible from this angle.



2019 - The long range outlook towards the blue mountains are still visible but limited. The view from the western side of the verandah is a district view with incidental views towards the Blue Mountains.

Figure 32: View from site, 3

This view corridor no longer exists due to growth of trees.



2014 – The view is only partially visible from this angle. Note a photographic optical zoom has been used to identify this view corridor.



2019 – View no longer extant due to the intervening foliage growth.

4 ASSESSMENT OF SIGNIFICANCE

4.1 *Established Significance*

4.1.1 Existing Citations and Listings: Statutory

—*Commonwealth*

No part of the site is identified on the National Heritage List under the auspices of the Environment Protection and Biodiversity Conservation Act 1999.

—*State Heritage Register*

Dunmore House nor Ashwood House are not listed on the State Heritage Register (SHR) under the *NSW Heritage Act, 1977*.

—*Holroyd Local Environmental Plan 2013*

The subject site contains two heritage items identified by Schedule 5 of the Holroyd LEP 2013, each on separate lots. These are:

Listing no. 195:

“Ashwood House”, Inter-war Georgian Revival residence at no. 268–280 Dunmore Street (Lot A, DP 335578)

Listing no. 194:

“Dunmore House”, Victorian Italianate residence and garden setting at no. 222–266 Dunmore Street (Lot 3, DP 554208)

The site is **not** located within a conservation area.

— *Other*

The site is not listed on any s.170 Register.

4.1.2 Existing Citations and Listings: Non-Statutory

No part of the site is listed in the National Trust of Australia (NSW) register. No other non-statutory listing has been found applying to any other part of the site.

4.2 *Adjacent Heritage Items*

What is considered to be ‘in the vicinity’ will be determined in each circumstance with reference to physical proximity, existing and potential view corridors and the nature of any proposed works.

The State Heritage Register (under the *Heritage Act 1977* (NSW)) shows no adjacent items.

Schedule 5 of the Holroyd LEP 2013 lists three adjacent heritage items, one of which is also listed as an item of archaeological potential, notably:

—***Listing no. I109:***

Bonds administrative building, storage building, cutting room and cotton bale stores, 190–220 Dunmore Street, Lot 1, DP 735207

—***Listing no. I93:***

*Former Bonds Bobbin Mill façade
211–215 Dunmore Street, Lot 65, DP 881163*

—**Listing no. I96:**
Pendle Hill Railway Station, Pendle Way

Adjacent Archaeological Items

—**Listing no. A7:**
Bonds site
190–220 Dunmore Street, Lot 1, DP 735207

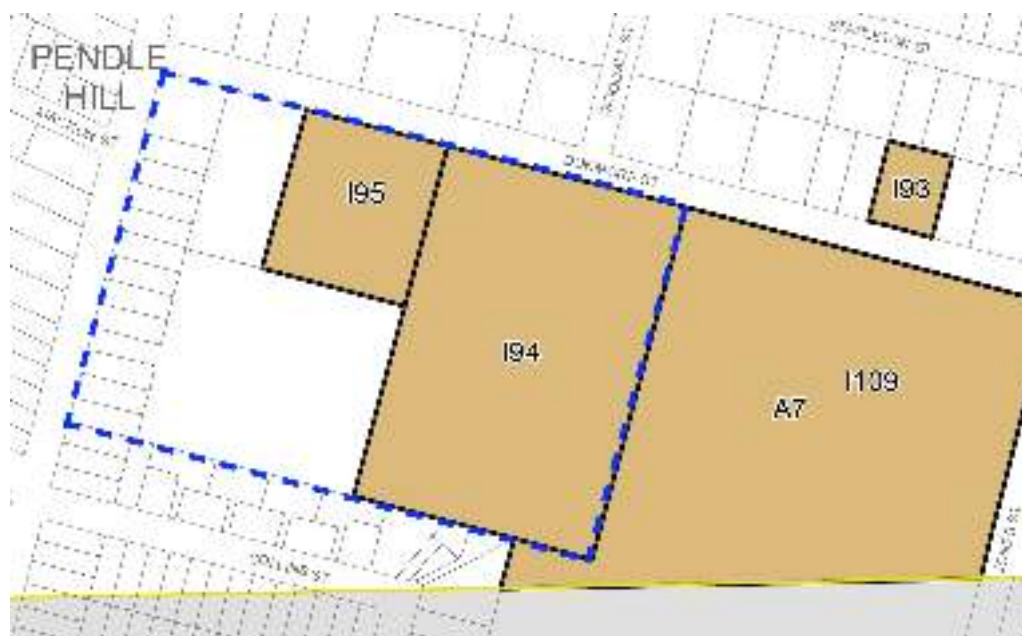


Figure 33: Vicinity items.

Extracts of Heritage Maps 004 and 005 from the Holroyd LEP 2013, showing the three items in the vicinity (I96, I93 and I109/A7). Dunmore House (I94) and Ashwood House (I95) are at centre left, within the site boundary shown in blue.

Holroyd LEP 2013, with annotations by Weir Phillips Heritage and Planning, 2019.

4.3 **Curtilage**

The combined and expanded heritage curtilage is established to include Ashwood House, Dunmore House, and the minimum plantings and landscaped areas which together retain, permit and express an understanding of their history, significance and interrelationships. As set out below, this does not imply that new works cannot take place within this curtilage, only that particular care is taken for works within this boundary

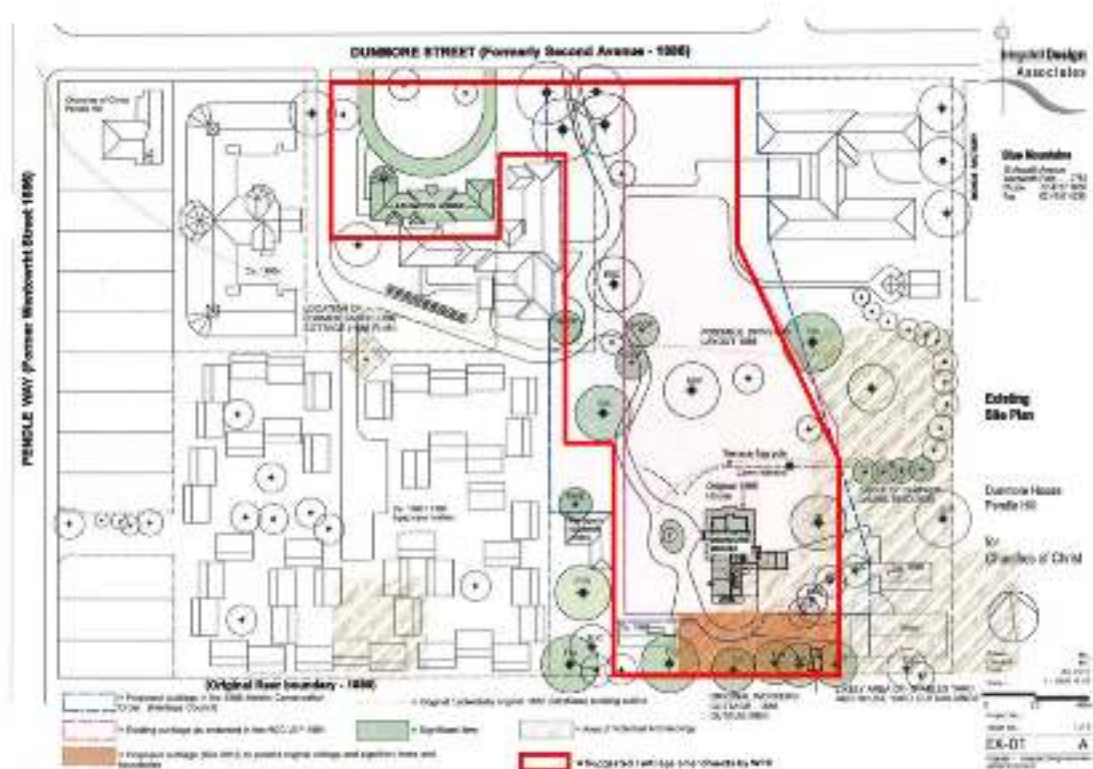


Figure 34: Revised heritage curtilage.

Integrated Design Associates base plan, with annotations by Weir Phillips Heritage.

4.4 **Statement of Significance – Dunmore House**

Originally on Dharug land, then granted under Governor Lachlan Macquarie to D'Arcy Wentworth in 1819, the site of Dunmore House developed from speculative subdivision efforts in the late 19th century. Built in 1885, the house has significance through its association with prominent businessman and politician Sir William MacMillan (Colonial Treasurer from 1889 to 1891, and Deputy Leader of the Free Trade Party, 1901–03), who built Dunmore House as his family home.

Associative significance is also derived from a later owner and resident, George A. Bond, who established the clothing manufacturing company, Bonds, in the adjacent lot, which became a national icon. Moreover, it is reputed that Bond also established the country's first cotton spinning mill on the fields around Dunmore House. It is notable, however, that the tenure of each of tenant was relatively brief.

The house bears significant association with the Churches of Christ of Australia, an important Christian group that established its presence in the country in the late 19th century, and for which the provision of community welfare services is a key demonstration of faith. The purchase of Dunmore House for use as an orphaned boys' home in 1934 was first of several property purchases that established the group in the local area, to eventually form a significant aged care facility.

The house is one of few remaining examples in the Cumberland region of the large "boom style" residences erected in the prosperous years of the late 19th century, and its subdivision is evidence of a period of speculation and haphazard urban development. It retains much of its original fabric and detailing, and remains a notable local landmark in

local views, this role considerably enhanced by the spacious grounds and mature early trees, which remain as a setting for the house.

Dunmore House has regional significance in historic, aesthetic, social and associative terms. It is therefore appropriately listed as a local item.

4.5 *Statement of Significance - Ashwood House*

Originally on Dharug land, then granted under Governor Lachlan Macquarie to D'Arcy Wentworth in 1819, the site of Ashwood House was initially part of lands subdivided to create a gentleman's residence, Dunmore, located adjacent. The Dunmore House estate has significance for its association to Sir William McMillan, prominent politician and businessman; to Edward P. Pearce, Mayor Parramatta; and to George A. Bond, founder of the Bonds clothing label.

Following the purchase of Dunmore House and grounds by the Churches of Christ in Australia in 1934, two acres of its land were used to build Ashwood House, which has operated an aged care residence since 1938 to the present day.

Ashwood House is significant as a welfare site that has remained in operation for over 80 years; as the first purpose-built aged care residence in the local area; and as an early example of such a building in the wider region.

The size, detail and quality of construction attest to the esteem in which the Churches of Christ held the act of caring for the aged and are in turn representative of the group's goals as a Christian welfare organisation to care for those less fortunate in the community.

Ashwood House thus bears a significant association with the Churches of Christ of Australia, an important Christian group that established its presence in the country in the late 19th century, and for which the provision of community welfare services is a key demonstration of faith. The purchase of Dunmore House for use as an orphaned boys' home in 1934, reinforced by the construction of Ashwood House in 1938, were the first steps in establishing the group in the local area, and eventually forming a significant aged care facility.

The house is a strong, albeit unusual example of an Interwar Free Classical / Georgian-style building that eschews institutional regularity and scale to create a welcoming, even domestic scale to its appearance.

Ashwood House has regional significance in historic, aesthetic, social and associative terms. It is therefore appropriately listed as a local item.

5 SCOPE OF WORKS

The following should be read in conjunction with the indicative masterplans prepared by Taylor Brammer Landscape Architects, ThomsonAdsett Architects and GMU Urban Design and Architecture

The Planning Proposal will amend the *Holroyd Local Environmental Plan 2013* (LEP 2013), by changing the building height and floor space ratio development standards. Details as follows:

- Rezone area over Dunmore House and the open space curtilage to RE2 Private Recreation. Rezone the remainder of the site to R4 High Density Residential.
- Increase building heights – range from 12.5m to a maximum of 32m
- Increase floor space ratio provisions–range from 0.85:1 to a maximum of 1.5:1

This HIS focuses on the scope and impacts of the Planning Proposal, which relates to proposed changes to planning controls only (no physical works are proposed).

6 METHOD OF ASSESSMENT

The following is a merit-based assessment. It does not consider compliance or otherwise with numerical controls unless non-compliance will result in an adverse heritage impact.

The three questions raised by the NSW Heritage Division publication *Statements of Heritage Impact (2002 update)* have been taken into consideration. These questions are as follows:

- **The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:**
- **The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:**
- **The following sympathetic solutions have been considered and discounted for the following reasons:**

The impact of each aspect of the proposed works set out in Section 5.1 is assessed below. The effect of work is assessed with an understanding of the controls provided by the *CMP 2019*, the relevant provisions of Part 5.10 of the *Holroyd LEP 2013*.

The following does not consider archaeological impacts.

7 EFFECT OF WORK

7.1 *OEH Statement of Heritage Impact Questions*

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- Future development made possible by the amendment to the *LEP 2013* will enable an appropriate low impact use of both historic buildings. The proposed uses (which will be addressed at the detailed design phase of the proposal) will facilitate the ongoing conservation of both of the heritage items. There is a simple nexus between a use that is compatible with the heritage item and can produce an income stream to cover its conservation and long-term maintenance and the facilitation of the conservation of that heritage item.

- Ashwood House will also be celebrated through the utilisation as the centralised entry point to the principal building. This will continue Ashwood House's original use as an aged care facility. Its largely domestic scale Interwar Free Classical / Georgian-style building will be retained with the larger built form concentrated to the rear. The indicative built form seeks to replicate three projecting volumes of the primary elevation of Ashwood House. The proposed new building is contemporary in character but demonstrates respect for the key forms, and architectural proportions of the item.
- The proposed amendment to the *LEP 2013* will offer an opportunity for the historic significance of the site to be interpreted. The historic use and development of Dunmore and Ashwood House will be explored in a comprehensive heritage interpretation strategy which will be prepared prior to the issuing of a Construction Certificate. There is ample space in both the interiors of the historic buildings and throughout the site to provide heritage interpretation.
- Important views to and from the estate as well as views within the site (identified in Section 3.7) will be conserved, maintained and enhanced by the amendment to the *LEP 2013*. The previous long-range views identified in the IDA CMP 2014 have been discounted as they are largely incidental with intervening foliage growth and infill development reducing any contribution to the significance of the site. The proposed maximum heights of the indicative masterplan are concentrated away from remaining significant view corridors. Including the view corridor to/from Dunmore Street and from further afield at Bungaree Road which are purposely unobstructed by the proposed built form. This ensures the predominance of Dunmore House is maintained within the wider locality.
- The established curtilage around the heritage items ensures the landscape zone will remain unencumbered by any development. This ensures landscaped areas will continue to be appreciable as part of the original Dunmore House gardens. Its retention is critical to the relationship of the setting, size and grandeur of the original estate.
- The character of the site in relation to the wider area is reflected in the landscape plan through enhancement of the existing curved approaches, improvement of existing native landscape planting and reinforcement of the northern lawn as the central axis which will continue to act as an important gathering space for the local community.
- Presently all carparking on site is above ground, which has a negative visual impact on the setting of both items. The indicative masterplan illustrates that the proposed car parking is located underground throughout the site to preserve the landscape setting of the items.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

Changes to control in Height

- The proposed change to the height controls will facilitate the construction of buildings of greater scale than the existing. Development of this scale will have some impact upon the setting of both Ashwood House and Dunmore House. It is important to consider that the proposed changes in height will not occur in isolation within the historically low-density suburb. The site adjoining to the

east, the former Bonds Industrial site, has recently been approved for rezoning by the State Government to allow for commercial and residential development to occur. The proposed *LEP 2013* amendment seeks future built form changes in controls to allow for built forms of comparable scale and density to the former Bonds Industrial site. This development in conjunction with the proposed development on the site, enabled by the amendment to the *LEP 2013*, will assist in revitalising both Dunmore House and its historic relationship to the former Bonds Industrial site.

- Dunmore House is located at the highest point in the area with a drop of approximately 10m towards Jones Street, Dunmore Street, Rowley Street and Pendle Way. The change in topography enables a greater maximum height to be achieved without overwhelming Dunmore House. The indicative masterplan concentrates taller buildings to the north west of Dunmore House and tapers away from this point. This ensures there is a sensitive transition to surrounding development.
- The proposed heights to the rear of Ashwood House have been carefully considered in relation to itself. To mitigate the impact on Ashwood House, the established curtilage allows for a 13m setback behind the building. It allows for Ashwood House to be read individually, which is important for understanding its original form. The indicative built form seeks to mirror the three projecting volumes of the primary elevation of Ashwood House. This allows the new built form to fit better contextually within the sensitive historic setting. While the proposed indicative building is contemporary in character it demonstrates respect for the key forms, and architectural proportions of the item. The landscape plan also indicates that native Frangipanis will be planted to the rear of Ashwood House. The native planting will further mitigate the presence of the new building by partially screening it from Ashwood House.
- There will be limited overshadowing of both heritage items. The bulk of the height behind Ashwood House is concentrated to the south. While the separation between the indicative built forms around Dunmore House ensures there is limited overshadowing to the item.

Rezoning – to high density residential

- The proposed rezoning from R2 Low Density Residential, R3 Medium Density Residential and R4 High Density Residential to R4 High Density Residential is consistent with the surrounding context due to the proximity of the site to Pendle Hill Railway Station and recently rezoned adjoining Bonds Industrial Site. It is also supported by the Greater Sydney Region Plan, Central District Plan and Council's Draft LSPS.
- The proposed rezoning of the curtilage surrounding Dunmore House to RE2 Private Recreation will have no heritage impact as this land zoning further protects the this area from large scale development. The curtilage surrounding both items is established to respect the setting, view corridors and overshadowing implications with limited development to occur within the established zone. This ensures significant elements of the site are preserved without isolating the site from future development.

Change to FSR - 1.5:1

- The proposed amendment to the floor space ratio development standards will enable development of greater scale and density on the site. As outlined above, future development enabled by the *LEP 2013* amendment of this scale will have some impact on the setting of both items. It is mitigated by the extent of established curtilage surrounding the items

The following sympathetic solutions have been considered and discounted for the following reasons:

Retaining the site as it currently is does not allow for the appropriate conservation or interpretation of either Dunmore or Ashwood House. As outlined above, Dunmore House is only intermittently used, the proposed intensification of the site offers an opportunity for more persons to utilise the site consistently, which will facilitate its ongoing conservation. Utilising Dunmore House as a private residence, which was its original use has been discounted as the association with the Churches of Christ (Fresh Hope Care) has a greater long term association with the site.

7.2 Assessment CMP 2008 Policies

	Principles	Policy	Response
A	Recognise and retain heritage values.	Retain identified heritage values and avoid adverse heritage impacts.	The heritage values of both Dunmore and Ashwood House are retained by the amendment to the <i>LEP 2013</i>
B	Maintain statutory listing.	The site should continue to be listed as a heritage item within Schedule 5 of the <i>Holroyd LEP 2013</i> and succeeding documents.	The site will continue to be listed Schedule 5 of the <i>Holroyd LEP 2013</i> .
C	Provide responsible site management.	Ensure there is an effective system of management for heritage matters. Acknowledged points of responsibility for the care of the site should be devised.	Fresh Hope Care have been excellent custodians of both heritage items.
D	Make use of professional advice.	Advice should be sought from experienced professionals for all works aside from routine maintenance.	Weir Phillips Heritage and Planning has been engaged throughout all stages of the indicative masterplan development and proposal documentation
E	Review this CMP on a timely basis.	Review this CMP at five year intervals or at such times as deemed necessary by events, such as major changes in use, ownership or circumstances.	The accompanying CMP 2019 was a review of an earlier CMP dated 2014.
F	Provide for an appropriate and viable use for the site, building and interior spaces.	An ongoing, viable, use for the site should be facilitated.	The proposed amendment to the <i>LEP 2013</i> amendment will facilitate an ongoing viable use for the site as an expanded age care facility. The proposed intensification of the site is in line with the surrounding context and State and local government policies.

	Principles	Policy	Response
G	Retain and enhance significant buildings and spaces.	Retain and enhance the heritage values of identified significant building.	The curtilage around both Dunmore House and Ashwood House has been adopted by the Planning Proposal which has taken into consideration tangible and intangible historic relationships and aesthetic relationships defined by vistas and visual corridors.
H	Retain and enhance significant vistas.	Ensure identified significant vistas are protected.	The curtilage established in relation to both heritage items ensures that both identified significant views and vistas towards the site are protected.
I	Maintain safety measures, fire protection and compliance with building regulations.	The site should satisfy all current fire safety and building regulation requirements. Alternative Solutions or concessions providing alternative means of achieving the desired safety requirements should be sought, particularly where those concessions can minimize impact on significant fabric and elements.	The buildings meet current fire safety and building regulation requirements.
J	Continue to carry out maintenance and repair.	All significant elements should be actively maintained and conserved as part of site management. Maintenance should be carried out in a timely manner. Where possible, repair existing fabric rather than replace. Repairs should be based on appropriate knowledge. Conjecture, guesswork or prejudicial estimation is not acceptable.	The proposed uses (which will be addressed at the detailed design phase of the proposal) will facilitate the ongoing conservation of both the interior and exterior of the heritage items.
K	Provide security.	Continue to provide security for the site. Identify any new threats to security as they may arise. Security should take into account impact on heritage significance and fabric of significance, and should include the exclusion of vermin and birds.	Existing security will continue to be provided on the site.

	Principles	Policy	Response
L	Maintain the setting	The significant aspects of the setting of the site should be maintained.	As outlined above, the setting of Dunmore House and Ashwood House has changed significantly over the lifetime of both buildings. The proposed curtilage established by the CMP seeks to preserve the original landscape setting of the semi-rural mansion as well as the relationship between the two items when the site was first developed as an aged care facility. No significant development is to occur within the established curtilage.
M	The level of significance of the buildings and their individual components, should be used to guide the level of change that can occur. Proposed changes should be accompanied by detailed assessments of component parts.	The level of significance should guide the degree of change. Changes may be made, provided their impact is assessed as acceptable and that all changes are carefully recorded. Proposed adaptations and new uses that would introduce irreversible modifications to significant elements and have an adverse impact on significance are to be avoided where possible.	No physical changes to either building are proposed by the amendment to <i>LEP 2013</i> .
N	The retention and conservation of significance should be at the forefront of planning for new work to site. Procedures associate with new work should facilitate the retention and conservation of significance.	New work to significant elements should respect the heritage values of these places.	No physical changes to either building are proposed by the amendment to <i>LEP 2013</i> .

	Principles	Policy	Response
O	New works on the site should avoid having an adverse impact on significance.	New works should be designed to complement the existing significant buildings. New works should enhance or, at the very least, not diminish or mask significance.	While the proposed amendment to the <i>LEP 2013</i> does not seek physical changes to either heritage buildings. The indicative masterplan has designed building envelopes that do not diminish or mask significance. Their scale, massing, and form of the envelopes complements the existing buildings and helps maintain an appropriate setting.
P	Resist the introduction of intrusive elements and remove existing intrusive elements.	Elements considered obtrusive should first be assessed to determine heritage significance and, if found to have no heritage value, removed or modified so as to eliminate or reduce their detrimental impact on significance. Fabric/elements that are part of the history of the site, but which no longer perform their intended function, should not automatically be regarded as intrusive elements.	No physical changes to either building are proposed by the amendment to <i>LEP 2013</i> .
Q	Introduce services in a sensitive manner.	New services should be introduced in a sensitive manner. Evidence of redundant significant services should be retained where they contribute to the narrative of the place.	No physical changes to either building are proposed by the amendment to <i>LEP 2013</i> .
R	Consider potential archaeological significance.	Archaeological impact should be considered in future proposals.	No physical changes to either building are proposed by the amendment to <i>LEP 2013</i> . All future works will take into consideration the conclusions identified in the Archaeological Assessment by Artefact Heritage Services in March 2020. ¹⁴
S	It is important that heritage significance be considered,	New owner(s) or occupier(s) should be made aware of the	The Churches of Christ – Fresh Hope Care have been proud custodians of both Dunmore House and Ashwood House for

¹⁴ Artefact (report, March 2020). *230-290 Dunmore St, Pendle Hill Rezoning, Liverpool. Non-Aboriginal (Historic) Archaeological Assessment*. Prepared for Fresh Hope Care.

	Principles	Policy	Response
	should a change in ownership, occupation or use be proposed.	significance of the site at the outset. New uses should only be considered if they are compatible with the retention and/or recovery of the identified character and significance of the site, significant buildings and spaces. At the very least, they should not be detrimental to significance.	a number of years. The owners are aware of the statutory obligations of owning and maintaining heritage items.
T	Prepare and implement interpretation strategies	All means should be taken to ensure that knowledge about the site and its heritage significance remains within the general knowledge of the site users. Interpretation should represent significant aspects of the site's history and include both tangible and intangible elements. Interpretation should be reflected in the physical presentation of the site (and in new works) as well as through the installation of specific interpretative devices.	While not the subject of this proposal it is anticipated that a comprehensive heritage interpretation strategy will be developed and implemented.
U	Encourage research.	Research directed at increasing the knowledge and understanding of the site and its environment should be encouraged and supported.	The process of providing an interpretation strategy will stimulate research of the place.
V	Record and archive any works to the site.	New work should be recorded in a manner that reflects the extent of work and the significance of the element/area involved. A comprehensive copy of all relevant archival material and all records of new work should be assembled for reference use and stored on site.	A full photographic archival record will be undertaken prior to the commencement of any works
W	Protect moveable heritage.	Identify and retain moveable heritage.	Any moveable heritage will be recorded and retained in-situ as part of any future development.

7.3 *Effect of Work on Heritage Items in the Vicinity*

Former Bonds Spinning Mills site:

The proposed amendments to the *LEP 2013* will facilitate future uplift on the subject site that have some impact the significance of the former Bonds Industrial site. The former Bonds Industrial site is located immediately to the east of the site. Topographically the Bonds Industrial site sits below the subject site due to a land cutting (into the side of Pendle Hill) created to facilitate a level area for the Bonds Spinning Mills Factory to be constructed. New buildings constructed as part of the proposed amendments to the *LEP 2013* on the Fresh Hope Care site will be visible from the Bonds Spinning Mills Factory. Considering the proposed context of uplift designated for the Bonds Spinning Mills Factory, the impact of new buildings constructed on the Fresh Hope Care site is considered to be negligible. The impact of the proposed changes to the planning controls is acceptable for the following reasons:

- No significant view corridors to or from the Bonds Spinning Mills site will be blocked. While the historic relationship between the two sites is considered significant, the views between the sites are not considered to be of significance.
- The indicative masterplan anticipates a through-site link to the former Bonds Spinning Mills site through the Fresh Hope Care Site from Dunmore Street and Pendle Way. This is a good heritage outcome as the proposal reinforces the historic relationships between the two sites which allows both items to be used and appreciated into the future. The detailing of the potential through site link has yet to be finalised, however it is anticipated the link will be designed to minimise the visual impact on both sites.
- The proposed controls are consistent with the plans of future development in the area and with the emerging Pendle Hill context.

Other heritage items

The proposed works will have no impact on the heritage items in the vicinity of the site identified in Section 4.2 of this statement for the following reasons:

- The proposed works maintain the overall massing, scale and character of the homestead (see above).
- The proposed works will have no impact on the curtilage of these items.
- The proposed works will not impact on significant view corridors towards these items.
- The proposed works will not impact on significant view corridors out of these items.

Given the above, the proposed works will have no impact on the ability to understanding the historic, social, aesthetic or technical significance of these items.

8 **CONCLUSIONS**

This Heritage Impact Statement has considered the history of Dunmore and Ashwood House at Dunmore Street, Pendle Hill. The amendment to the *LEP 2013* relating to the subject site will have an acceptable impact within the site and those within the vicinity. The established curtilage around both Dunmore and Ashwood House provides adequate separation between the indicative built forms to negate the impact of the change to the *LEP 2013* controls.

- No significant view corridors to the heritage items will be impeded or blocked by a future proposal built to the controls.
- When considered in the context of the current (and future) skyline which includes a taller built form, there will be a negligible heritage impact on

Dunmore and Ashwood House and its visual setting either from a building built to the current controls or the future (proposed) controls.

- The proposed incorporation of a through-site link to the former Bonds Spinning Mills site reinforces the historic relationship between the two sites.
- The indicative masterplan designs the site carparking as largely underground to ensure visual impact is minimised and the landscape setting is preserved and enhanced.
- The proposal provides for a use that is a good fit with the existing use of the site as the proposed seniors living, community facilities and aged care facility are associated with the current and historic uses of the site.