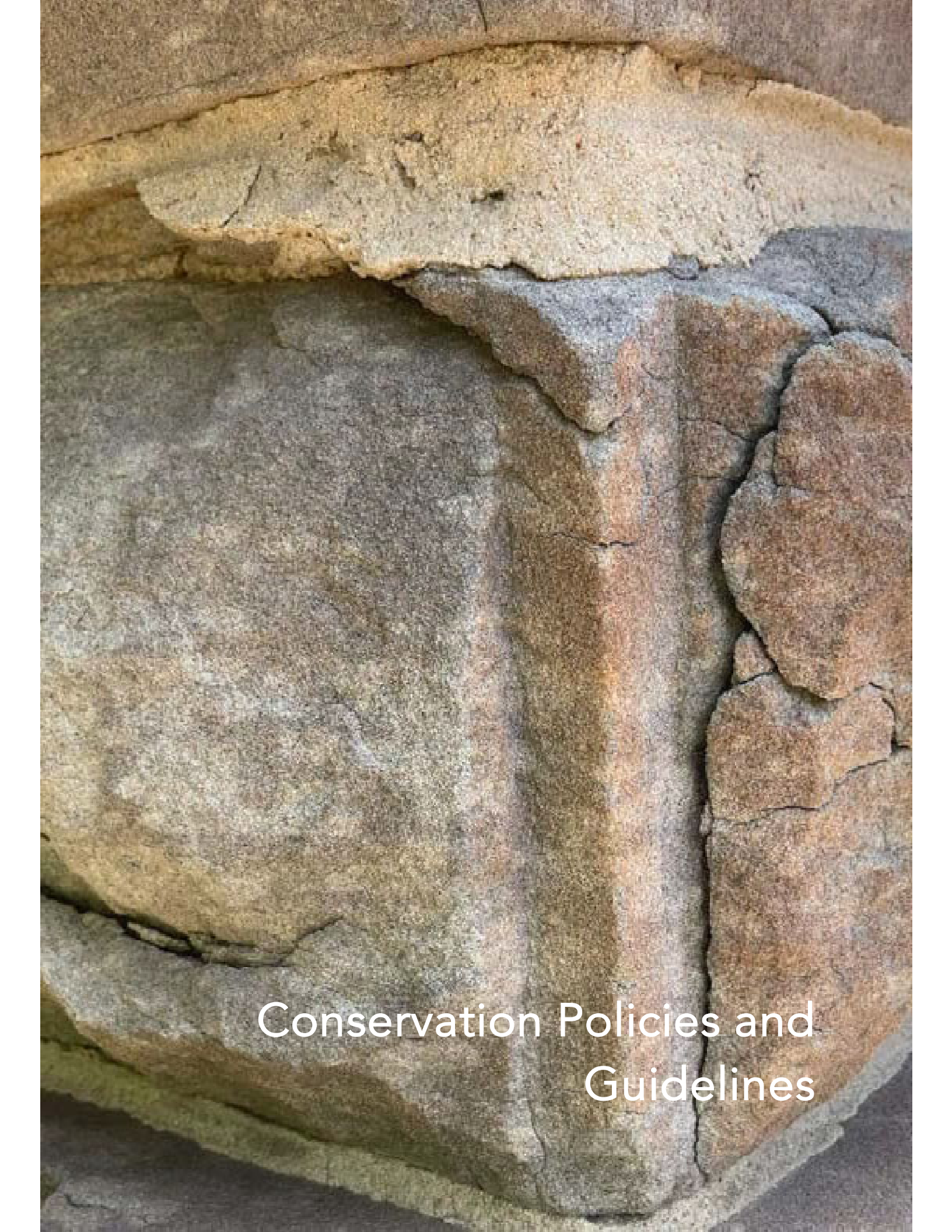




Conservation Policies and Guidelines

10.0 CONSERVATION POLICIES AND GUIDELINES

10.1 Introduction and role of conservation policies

Conservation can be regarded as the management of change, seeking to retain and safeguard what is considered important within the built environment.

The conservation policies in this section provide guidelines for certain actions relating to the day-to-day and long-term care and conservation, adaptation and change, and on-going management of Burns Place, so that the identified heritage values and cultural significance, is maintained, not diminished and where possible, enhanced.

Good decision-making relies on a clear understanding of the values embodied in a place or item and its associated meanings. Good outcomes follow from the application of best-practice heritage management principles and procedures.

Determining appropriate conservation policies for the site requires the resolution of the issues (including constraints and opportunities) as outlined in Section 9.

To achieve successful results, heritage management and conservation should be an integrated activity. A number of the actions outlined in the ensuing conservation policies are thus applicable under more than one policy and may be repeated accordingly.

10.2 Best practice approach and conservation methodology

The conservation policies of this CMP identify an ideal heritage outcome. In implementing these policies, it should be recognised that other constraints, for example, essential fire and safety requirements or budgetary limitations, may take precedence and therefore constrain full policy implementation.

The conservation policies take into account key issues and opportunities and constraints arising from the heritage values and cultural significance of Burns Place, the *Burra Charter*, statutory requirements, and the physical condition and integrity of major components and elements.

The conservation policies provide for the retention and enhancement, through appropriate conservation and interpretation, of the heritage values of Burns Place, including its setting, views, ongoing use and historical and social associations.

In summary, the conservation policies are organised as follows:

- Heritage management principles providing the framework and basis of the conservation policies.
- General policy statements relating to conservation of the cultural significance of the place.
- General policies relating to the role of the CMP and associated administrative requirements.
- Specific policies for the conservation of the place, including significant character, features and fabric and relationship to its wider setting.
- Policies for use, managing change, new development and access for the place and particular components.
- Policies for interpretation and engagement with the general public.
- Policies to deal with the statutory requirements of national, state and local government legislation.

Policy 1 Best practice heritage conservation and management

It is important that all significant physical fabric is appropriately conserved and managed in accordance with recognised conservation methodology.

The Australia ICOMOS *Burra Charter 2013* has been widely accepted nationally as the underlying methodology by which all works and management decisions to buildings and

places of heritage significance are undertaken.

- 1.1 The future conservation, use and ongoing management of Burns Place should be carried out in accordance with nationally and internationally recognised heritage conservation principles, including:
 - *The Burra Charter: The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance 2013.*

Policy 2 Retention of Cultural Significance

- 2.1. Burns Place is a place of cultural significance in the local context, which should be conserved.
- 2.2. Any change in ownership, future uses, maintenance, repair and/or adaptation works and asset management program should include retention and appropriate care of the significant elements and attributes of the place as a matter of highest priority.
- 2.3. All current and future owners, managers and consent authorities responsible for the care and management of Burns Place and/or its setting should be advised of, and be jointly responsible for, the conservation of the heritage significance of the park, including the various built and landscape elements therein.
- 2.4. Conservation of Burns Place should accord with the definitions and principles of *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance (2013)* and include all significant components and attributes of the place, including its setting, fabric, movable items, archaeological relics and non-tangible values.
- 2.5. Alternatives to actions with adverse heritage impacts to the heritage values of Burns Place must be explored before such actions are undertaken.
- 2.6. Burns Place must be protected from physical or environmental damage by appropriate security, maintenance and management procedures.

10.3 Recognition of cultural significance

The cultural heritage values of Burns Place relate to its historical, associative, aesthetic and social associations, its fabric and associated components, and its setting. The purpose of the CMP is to facilitate the conservation of these values consistent with the ongoing care and maintenance of Burns Place.

Burns Place is listed on Schedule 9 of *State Environmental Planning Policy (Precincts – Regional) 2021* and is therefore subject to the provisions of clause 5.36 relating to heritage conservation.

However, the listing does not prohibit change or alteration to the existing fabric and components. The ongoing management of Burns Place is affected by a number of constraints and opportunities, outlined in Section 9. These include the physical condition of the park setting, including the various built and landscape elements, statutory obligations as well as owner requirements and expectations and requirements of the general community who use Burns Place either for recreational purposes, transit through the park or appreciate the sense of open space in the locality.

Policy 3 Recognition of Cultural Significance

- 3.1 The Statement of Significance must be adopted as the basis for heritage management. All decisions must seek to retain the values identified in this CMP.

10.4 Role of the CMP including adoption and review of policies

The CMP for Burns Place sets out a conservation management framework to ensure that the identified significance of the site is retained and conserved for the long term.

Conservation policies that ensure the long-term conservation of the place will need to be progressively updated to respond to changing situations and circumstances, to ensure their continued relevance and practical and achievable implementation.

The following policies relate to the role of this CMP and the associated administrative requirements in its implementation and cyclical review.

Policy 4 Adoption of the Conservation Management Plan and policies

- 4.1. This CMP shall be adopted to guide the future management and conservation of Burns Place.
- 4.2. The conservation policies set out in this document should be reviewed by all relevant parties and after any required adjustment the CMP should be adopted as a guide to future conservation and development of Burns Place and its setting, including the adjoining transport interchange and public domain.

Explanatory Note

The principal 'relevant party' in this context is Central Coast Council, the current owner/manager of Burns Place.

Policy 5 Coordination with Management Plans

- 5.1 The analysis and conservation policies of the CMP should be checked against and coordinated with any associated management plans for the place to ensure consistency of aims, approach and outcomes.
- 5.2 The conservation policies of the CMP will prevail to the extent of any inconsistencies with any associated management plans.

Explanatory Note

The primary role of this CMP is to provide conservation management policies and implementation strategies for current and future management of Burns Place.

Associated management plans that should be coordinated with this CMP include the following documents:

Policy 6 Distribution of the Conservation Management Plan

- 6.1 Copies of this CMP should be lodged with all relevant administrative, maintenance, heritage and archival bodies/agencies, as well as being held by Central Coast Council, and be readily available for public reference.

Explanatory Note

This policy enables records to be kept for sites of heritage significance, which are also available for ongoing consultation, review and use/modification over time.

Policy 7 Monitoring and review of the Conservation Management Plan

- 7.1. Implementation of the CMP should be continuously monitored and the document formally reviewed at intervals of 5 to 10 years to ensure management policies and works planned or being carried out conform to its policies and to take account of changed conditions.
- 7.2. Irrespective of the requirement to review the document every 5 to 10 years, the CMP should remain as a valid basis for ongoing heritage management until such reviews are complete.
- 7.3. Reviews of the CMP should be based on the *Burra Charter* (2013) and other guidelines prepared by the Heritage Council of NSW. Reviews should also take into consideration any other relevant legislation (including changes to, or repealing of existing legislation, or gazettal of new legislation), statutory planning frameworks, appropriate literature and widely recognised conservation practices and procedures.
- 7.4. Reviews of the CMP should be undertaken by experienced conservation practitioners in conjunction with relevant ownership and management representatives.
- 7.5. Specific policies within the CMP should be reviewed and updated in light of new circumstances, including changes to the management or ownership of Burns Place, changes in statutory legislation regarding the heritage listing of the site (i.e should the Gosford City Centre precinct be repealed from the *State Environmental Planning Policy (Precincts – Regional) 2021* and should the *Central Coast Local Environmental Plan 2022* become applicable to the precinct including Burns Place).
- 7.6. Should new documentary or research evidence be discovered, which has potential implications for the existing identified heritage values of the place, this CMP may need to be reviewed or re-assessed.

10.5 Conservation advice

This CMP is a guide for the future management and conservation of the site, but it will be relatively ineffective unless interpreted and implemented by persons with relevant conservation expertise.

Appropriate specialist conservation advice is necessary to ensure all decisions regarding future management and conservation including new development, possible future changes, adaptation, or alterations and additions, is compatible with the significance of the place, its individual components and avoid ad-hoc decision-making and inappropriate interpretation of conservation policies.

Similarly, where technical advice is sought, or construction / conservation works are carried out on significant features or fabric of the buildings, it is essential to use consultants and qualified tradesmen with proven experience in the relevant field of conservation related work.

Policy 8 Professional advice on conservation policies

- 8.1. Should new documentary or research evidence be discovered, which has potential implications for the existing identified heritage values of the place, this CMP may need to be reviewed or re-assessed.
- 8.2. Conservation and maintenance works should be undertaken by qualified specialists who are experienced in the relevant discipline and under adequate supervision.

- 8.3. Consultant advice and contractual works on identified significant components or fabric should be limited to firms or persons with proven experience and expertise in the relevant field of conservation related work.
- 8.4. Appropriate professional advice from heritage specialists with relevant expertise should be obtained to review and/or amend specific policies as required.

10.6 Documenting evidence and decisions

Policy 9 Records of physical intervention and maintenance works

It is important that decisions made regarding conservation works to the significant fabric of Burns Place are appropriately recorded and made available to assist with future conservation and management decisions.

- 9.1. Appropriate professional advice from heritage specialists with relevant expertise should be obtained to review and/or amend specific policies as required.
- 9.2. All changes and maintenance works to Burns Place should be appropriately recorded and the information permanently stored as part of the archival recording of the history and significance of the item including documenting the changes that have occurred.

Recording of changes and maintenance works shall be undertaken in a manner which is consistent with the following guidelines published by Heritage NSW:

- *Photographic Recording of Heritage Items Using Digital Film Capture.*
- *How to Prepare Archival Recordings of Heritage Items.*
- *Maintenance series 1.2: Documenting Maintenance and Repairs.*

- 9.3. A comprehensive collection of all relevant archival material should be copied and kept in Council's record-keeping system and on Council's website for convenient reference by all persons having responsibility for aspects of the conservation of the place.

The material should include (but is not limited to):

- Copies of extant architectural plans, drawings and specifications, particularly landscape masterplans, architectural plans for the existing public toilets building, plans and specifications for the fountain.
- Copies of specialist assessment reports.
- Copies of all significant original and early photographic records of the place.
- A copy of this CMP.
- An itemised record of all maintenance and conservation works undertaken, including documents and specifications.
- A record of decisions made with respect to conservation issues.
- A log of new evidence and additional decisions should also be kept.

- 9.4. Documentation of conservation works should include the rationale and methods employed and monitor performance.

10.7 Conservation methodology

The following policies relate to the conservation of Burns Place, including retention of its significant character, features and fabric and relationship to its wider setting.

10.7.1 Management generally

Policy 10 Management objectives

10.1. Ongoing management of Burns Place should provide for:

- Retention of the fundamental cultural heritage values and attributes of Burns Place.
- Conservation (including ongoing maintenance) of significant elements.
- Enhanced opportunities for presentation and interpretation of Burns Place and its history for public appreciation.
- The continuation of appropriate uses of Burns Place that are compatible with and reinforce the historical role and function as a place of public open space for passive recreation, use and enjoyment by the community.

Policy 11 Priority to cultural heritage values

11.1 Decisions regarding change to Burns Place, should be based on a clear and balanced understanding of the impacts on its cultural heritage values, positive and negative, and measures taken to either remove and or mitigate adverse impacts.

11.2 The heritage value of newly discovered physical evidence, such as the unforeseen survival of original building fabric, or documentary evidence, such as early photographs, drawings or plans, should be assessed prior to making decisions about the future management or changes to the place.

Policy 12 Treatment of fabric of relevant grades of significance

12.1 Burns Place has been carefully assessed to identify and apply a relative grading of significance comprising five levels.

This grading reflects the contribution the element makes to the overall significance of the item, or the degree to which the significance of the item would be diminished should an element be altered or removed.

Good conservation practice encourages change, adaptation or removal of elements that have a lesser contribution to the overall significance of the item, where as elements that provide a high contribution to the overall significance should generally be left intact or altered in a most sympathetic manner that does not detract from the interpretation of the heritage significance.

12.2 All conservation work should adopt the 'cautious approach' of the Burra Charter (2013), in that works should 'change as much as necessary, but as little as possible'.⁸⁶

All work to the place should be guided by the appropriate levels of investigation and supported by appropriate evidence and the treatment of existing components, fabric and contents of Burns Place should be in accordance with their assessed level of significance.

The following table identifies the general recommended treatment for each of the five levels of significance.

⁸⁶ ICOMOS Australia, 'The Illustrated Burra Charter' (2013). Article 3. – 3.1 – 'Cautious approach'.

TABLE 21 – Grading of significance and ascribed approaches

Grading	What is the justification for the grading?	What level of treatment must be applied?
<i>Exceptional Significance</i>	Rare or outstanding and original element directly contributing to an item's local and state significance.	Elements identified as having exceptional significance shall be retained and conserved in-situ. Any work that affects the fabric or external appearance of the item shall be limited to preservation, restoration, reconstruction or adaption as defined by the Burra Charter (2013). Such elements shall also be subject to continuing maintenance and care.
<i>High Significance</i>	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Elements identified as having high significance shall be retained and conserved in-situ. Any work that affects the fabric or external appearance of the item shall be limited to preservation, restoration, reconstruction or adaption as defined by the Burra Charter (2013). Such elements shall also be subject to continuing maintenance and care.
<i>Moderate Significance</i>	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Elements identified as having moderate significance may be subject to some intervention, including adaption, relocation or alteration, provided that the works retain the overall cultural significance of the item and is carefully considered.
<i>Little Significance</i>	Alterations detract from significance. Difficult to interpret.	Elements identified as having little significance provide evidence of the on-going use of an item and contribute to the character of the place. Generally these elements are not regarded as essential to the major components of significance of an item. Both retention and removal are acceptable options, depending on the element. Where the element is necessary to the function of the current use of the item, action may be deferred until such time as new development or change renders the element redundant or suitable for conversion.
<i>Intrusive</i>	Damaging to the item's heritage significance.	Elements identified as being intrusive can reduce or obscure the overall significance of the item, despite their illustration of the progressive development of the site. The preferred option is for their removal, conversion to a more sympathetic and complementary form or replacement in a way that aids the overall significance of the item. Where the element is necessary to the function of the current use of the item, action may be deferred until such time as new development or change renders the element redundant or suitable for conversion.

10.7.2 Retention of original design integrity

Policy 13 Maintaining significant views of Burns Place and its setting

13.1 The significant physical and visual character of Burns Place within its urban setting

should be appropriately conserved.

- 13.2 Significant views and vistas to and from Burns Place to the north, south, east and west should be maintained and enhanced when opportunities arise.
- 13.3 Any new development on the fringes to Burns Place or large plantings should not obscure the visual form and setting of the park.
- 13.4 The strong visual relationships between Burns Park and the commercial / retail town centre on the eastern side and the railway station and transport interchange precinct on the western side, shall be protected and retained.

Policy 14 Integrity of original design, form scale and massing

- 14.1 Burns Place is understood to have its early genesis as an area of open space adjoining the railway station, before being gazetted as a public park in 1937. Since that time, there have been numerous phases of planned works to establish structure and theme to the park, however the park evokes a character of gradual establishment, having evolved from numerous phases, evident in the eclectic layering of elements within the park in the present-day. Any future works to the park must respect the 'organic' evolution of the design and respect the various layers of change.
- 14.2 The most notable features within Burns Place are the c1930s sandstone gateway arch and associated walling, together with the 1963 War Memorial Fountain designed by Gerard Lewers and completed by his wife Margo Lewers. The structural form of these elements should be maintained and not obscured.
- 14.3 Views of the original form of the c1930s sandstone block gateway arch and corresponding walling should be maintained.
- 14.4 The fabric and design integrity of the components comprising the c1930s sandstone block gateway arch and corresponding walling, including the pedestrian steps to the railway precinct and the fountain, should be conserved.
- 14.5 The 1963 War Memorial Fountain by Gerard Lewers and Margo Lewers shall continue to be used and in continuous operation as a fountain, which is important to the ongoing interpretation of the artwork, aligning with its original design intent.
- 14.6 Original decorative and/or functional minor elements, such as cast iron railings, steps and decoration, early or original public seating and lighting should be conserved. Original light posts should be retained, and light fittings recast to match original detailing.

Policy 15 Retention of significant internal spaces

- 15.1 The internal spatial characteristics and relationships between the various elements of Burns Place, particularly where this is closely related to the historical arrangement and operational requirements, shall be retained or appropriately interpreted.

10.7.3 Conservation, maintenance and repair works

Due to the age of the c1930s sandstone arch, wall and steps, together with the 1963 War Memorial Fountain, the ongoing maintenance of these elements in Burns Place should be a fundamental priority for the care and management of the significant elements and fabric.

The nature of any building or structure is that its fabric will deteriorate due to the effects of age, weathering and use. Ongoing routine maintenance and repairs are therefore an essential tool to offset these effects. This is best achieved by preparing and implementing a program of planned maintenance – inspection, condition assessment, routine and scheduled maintenance, and having a strategy in place for the planned cyclical maintenance and repairs.

Policy 16 Maintenance and repair works generally

- 16.1 The approach to maintenance management will be consistent with the *Burra Charter* (2013) insofar as doing as little as possible but all that is necessary to retain and stabilise fabric or items.
- 16.2 All sandstone units comprising the walls, stairs and arch, together with the War Memorial Fountain, shall be regularly inspected and maintained and appropriate repair and maintenance works shall be carried out on an ongoing basis.
- 16.3 Inspection and maintenance works should only be conducted by those with professional technical knowledge and demonstrated experience in dealing with heritage fabric and the conservation of materials.
- 16.4 Maintenance works shall take preventative action and repair to ensure further deterioration is retarded and retaining as much as possible of the integrity, fabric and construction techniques.
- 16.5 Prompt preventative action and repair is a cost-effective way to achieve conservation. Prevention of continuing deterioration shall take priority over widespread repair or reconstruction of fabric.
- 16.6 A maintenance program and plan should be prepared and regularly revised to provide the basis for the ongoing care and management of Burns Place, and to conserve its cultural heritage significance.
- 16.7 The maintenance plan should include visual inspection of the fabric and elements at specific periodic intervals in accordance with the recommended Inspection Schedule contained in Section 11 of this CMP.
- 16.8 Develop and implement a programme of 'catch-up' major maintenance works with the intention of stabilising and preventing further deterioration of building fabric.
- 16.9 Aged fabric, which is not likely to be causing ongoing deterioration, should not be repaired for aesthetic or cosmetic reasons if by doing so, the patina of age and ability to meaningfully interpret various stages of use is diminished.
- 16.10 Where repairs are required, new materials should closely match the original or adjacent materials, whilst still maintaining the ability to read as new work upon close inspection.
- 16.11 Ensure adequate funding is made available for planned maintenance management.

Explanatory Note

New work should take particular care to retain (by restoration and/or reconstruction) original/early detailing, as well as the historic patina and particular characteristics of existing fabric and elements. New work should be supervised by appropriately experienced conservation specialists and evidence of previous elements, fabric and detailing should be recorded during the works.

The maintenance program for Burns Place should be prepared in consultation with appropriately qualified heritage specialists and include both inspection checklists and works specifications for all relevant areas, elements and fabric comprising Burns Place. All maintenance and repair works should be based on an understanding of the embodied cultural heritage significance of Burns Place, the policies of this CMP and appropriate heritage conservation philosophy and maintenance techniques.

Policy 17 General conservation and care of significant fabric

- 17.1 No conservation works, maintenance works and/or repairs shall negatively impact on any significant fabric.
- 17.2 All conservation work, maintenance works and /or repairs should utilise materials and employ detailing with finishes, as similar as possible to that of the original fabric.
- 17.3 A structural assessment and survey for termite activity shall be undertaken of all buildings and structures to identify future conservation and repair requirements.
- 17.4 The repair of deteriorated fabric shall take precedence over the replacement of fabric to the greatest extent possible. If replacement of fabric is considered necessary, the new work shall be based on the existing or historical evidence rather than conjecture.
- 17.5 Conservation works will not reconstruct faulty building detailing or poor repairs.
- 17.6 Materials such as face brick, stone, terracotta and slate, which were not originally painted, shall remain unpainted.
- 17.7 Materials such as timber or metal work which were originally painted, and for which an effective paint system is an integral part of their preservation, shall remain painted.
- 17.8 Conservation of fabric from certain periods or phases should not be prioritised over other historical layers evidenced in Burns Place.
- 17.9 Any fabric being replaced must be beyond further maintenance. The replacement of fabric may only occur where fabric is missing or it is so damaged or deteriorated that it is beyond further repair or maintenance.
- 17.10 Preference shall be given to the retention of significant elements and fabric to the fullest extent possible. Sections, portions, areas, or components that are beyond further repair or maintenance shall have new material of a compatible nature 'spliced' in so as to retain as much as possible of the original material. Preference shall be given to such method over total replacement of elements or fabric.

Policy 18 Reinstatement of missing fabric

- 18.1 Reinstatement of missing fabric shall only occur where there is sufficient documentary or physical evidence, where the reinstatement of the missing fabric would contribute to the significance or interpretation of the item or where it is essential to the continuity and conservation of the building.
- 18.2 Opportunity exists to reinstate missing elements and detailing, based on historical research and documentary and physical evidence. This could include:

- a) Reinstatement of the original lamp posts atop the remnant sandstone piers, with enhanced lumens to provide enhanced lighting capability. Where historical details are not known, a modern interpretation may be considered.
 - b) Reinstatement of the light fitting to the top centre keystone of the sandstone archway.
- 18.3 The nature of the earlier state being reinstated must be known.
- 18.4 Reinstatement of missing fabric shall not be based on conjecture.
- 18.5 The reinstatement of missing fabric must be matching in appearance and method of fixing. The use of salvaged or recycled materials and fabric can be a valuable resource in matching appearance in preference to the use of new fabric, which may appear obtrusive. In such situations where salvaged or recycled fabric has been introduced to the dwelling, a prescriptive record shall be kept, recording the material, element, location and date of installation/introduction. Such records shall be kept in an accessible location, together with this CMP and transferred to any new property owners or custodians in any transfer of property ownership or management.
- 18.6 Preference shall be given to, and where possible, the reinstatement of any surviving fabric or elements which have been removed from the park and are salvageable.
- 18.7 Externally sourced salvaged materials must be judiciously sourced so as to not encourage secondary damage to other heritage resources. Such materials should not introduce architectural form or detailing foreign to the existing dwelling.
- 18.8 The use of artificial ageing techniques to assist the matching of new with original fabric is only advocated where there is an obtrusive mismatch of materials, which negatively impacts on the heritage significance of the item. Ideally, in accordance with the *Burra Charter* (Article 22.2), new and original fabric should be subtly discernible on close examination to assist interpretation of the history of change to the building.

Policy 19 Reconstruction

- 19.1 Reconstruction of structures, elements, ancillary structures, and other site features shall only occur where there is sufficient documentary or physical evidence, where the reconstruction works would contribute to the significance or interpretation of the item or where it is essential to the continuity and conservation of the item.
- 19.2 The nature of the earlier state being reconstructed must be known.
- 19.3 Reconstruction of structures, elements, ancillary structures and other site features shall not be based on conjecture. If the detail of a lost or missing component is not known, do not attempt reconstruction.
- 19.4 Reconstruction is appropriate only where a place is incomplete through damage or alteration (Article 20.1 of the *Burra Charter*).
- 19.5 The existing sandstone arch and associated wall along the front alignment to Mann Street, exhibits localised areas of inherent structural defects. Should retention in-situ and repair not be feasible, deconstruction of the affected areas of the wall (including deconstruction of surrounding units to permit deconstruction of the affected areas) is acceptable, with reconstruction to be based on the principle of 'like-for-like'.

- 19.6 New work (including new fabric associated with reconstruction or repairs) should be delineated as such. All new work should be appropriately recorded and such records retained.
- 19.7 Consideration could be given to the reconstruction of the following known elements to Burns Park:
 - i) Reconstruction of the sandstone obelisk and round plinth per the 1940s photography of the park.
 - ii) Reconstruction of the 1930s bandstand rotunda to match the original location, size, configuration, detailing and materiality.

10.7.4 Painting and renewal of surface finishes

Paint and other surface finishes are renewable surface coatings which form an integral part of maintaining historic buildings and providing protective layers for significant fabric. In many cases, renewing surface finishes can extend the service life of such fabric and elements.

Good conservation practice follows a practice of minimal intervention, whereby previous layers of paint and other surface finishes should remain unaltered as part of general maintenance. For instance, earlier paint schemes often survive under layers of contemporary paint and provide important historic evidence of a building's past.

Policy 20 Painting and renewal of surface finishes

- 20.1 Existing face brick and unpainted stone, shall not be painted but renewed as necessary so that they match their original surface finish.

10.7.5 Landscapes

Burns Place is situated within an urban landscape and has continued to function as public open space since the early formation of the park in the early 20th century and more formally since its gazettal as a park in 1937. Burns Place should continue to be managed as a public park.

Generally, gardening work such as regular cyclical maintenance, does not require approval from consent authorities. However, if landscaping works involve more than cyclical gardening works (i.e. establishment of new or removal of existing paving, establishment of new or removal of existing garden beds, tree removal and substantial plantings), then statutory approvals may be required.

The management of the site as a whole is essential to ensuring the heritage values and significance is protected. It is important to ensure that the setting and context of the item is not eroded or obscured through the subdivision of the site that alienates important landscaped features.

Policy 21 Management of vegetation and landscapes

- 21.1 The recommended heritage curtilage shall be adopted as the delineated area required for retaining the heritage significance of the site. All natural features and built structures that contribute to the heritage significance of the site shall be contained within the heritage curtilage and protected.
- 21.2 Significant trees and shrubs shall be retained where possible.
- 21.3 Any new development including buildings, landscaping works, pathways, driveways and services installation, shall be sited in such manner that does not adversely impact on the significant trees and shrubs. Preference shall be given to works that

involve the retention of significant landscape elements or reinstatement of known, missing landscaped elements, rather than require their modification or removal to suit the new works.

- 21.4 Arboricultural treatment of trees and shrubs on the site shall be carried out only by suitably qualified personnel. The work must conform to relevant Australian Standards and current best practice in arboriculture as recommended by the relevant industry representative groups.
- 21.5 Any works proposed to be carried out in the proximity of significant vegetation, should be carried out in consultation with a suitably qualified Arborist.
- 21.6 The existing landform and topography of Burns Place should be retained, including the steep rise that forms the backdrop to the central and southern parts of the park.
- 21.7 The open grassed character of the park is to be retained and conserved.
- 21.8 Existing plantings including specimen trees, understorey shrubbery and grassed areas, shall continue to be maintained, with regular weed suppression and removal, lawn maintenance and tree management.
- 21.9 Commission a Landscape Plan for Burns Place to guide new planting or re-establishment of earlier known landscaped garden themes. This can include landscape themes, elements or features from known historical phases employed in Burns Place, such as perennial / annual garden beds with a mixture of informal and formal planting structures.
- 21.10 Burns Place evidences an evolved landscape, with various phases and layers of change evident. While there is documentary evidence to suggest various unified themes have previously been developed for the landscape treatment to the park, there is no evidence that any of these were fully implemented. In this regard, avoid formal structured plantings and landscaped themes that overtly unify the character of the park, but allow the continuation of appropriate changes.
- 21.11 Commission a tree replacement plan for successive plantings, based on evidence of early landscaping evidence for Burns Place.
- 21.12 Undertake tree management works (pruning and or removal) where trees or vegetation are causing or have very high potential to cause mechanical impact to fabric identified as moderate, high or exceptional significance; or in circumstances where, upon advice from a suitably qualified Arborist, Council is satisfied that the pruning or removal of trees is necessary to mitigate the risk to life or property.
- 21.13 Where any significant tree/s or vegetation are removed, they should be promptly replaced with a matching species in the same location to ensure continuity of the landscaped setting, unless there is compelling justification not to do so (i.e. to ensure public safety or the protection of cultural significance).

10.7.6 Operational requirements, new development and new uses

Policy 22 Management of adaptation and change

- 22.1 All decisions for intervention and change should be assessed and considered in terms of the nature of the proposal, its purpose, the long-term context and how this relates to the embodied cultural heritage significance of Burns Place.

22.2 Changes to Burns Place need to be based on a thorough knowledge of all the evidence, associations and meanings, and to have a clear logic.

22.3 Protection and enhancement of significant elements and fabric of Burns Place should be a key objective to the conservation management of the park.

Policy 23 New development

23.1 Burns Place shall continue to be used and function as public open space, retaining the spatial qualities and visual and physical relationships that exist within the park. This means that there is very little tolerance to accommodating new development within the park.

23.2 The approach with new work is to ensure that it is recognisable as new, continuing part of the story of the place.

23.3 New development adjoining Burns Place must ensure the height, scale, form and setbacks do not adversely impact on the significance and aesthetic qualities of the park, ensuring the protection of solar access, open views to the sky, incorporates appropriate transitions in height and scale to protect the setting and curtilage and ensures the retention and protection of key sight lines to Burns Place.

23.4 New development within Burns Place should:

- Respect the function, use and character of Burns Place as a place of public open space for passive recreational use and enjoyment.
- Respect the open grassed areas and the special relationships that exist within the park.
- Recover or interpret lost views to and from Burns Place.
- Be designed to respond to the character of the existing significant design and extant fabric.

23.7 New development should not:

- Undermine, diminish, or prevent the continued use of Burns Place as a place of public open space for passive recreational use and enjoyment.
- Be of a scale that visually dominates the site or detracts from the significance.
- Visually obstruct significant view corridors within or to the site.
- Visually dominate or obscure existing built features on the site.

23.8 Replicating the style and details of an existing structure in new work can distort the history of the place by making it appear larger or grander than it was, or might destroy the design integrity. In this regard, new work should be an expression of its own style, having regard to, and being sympathetic to, the characteristics of Burns Place. New work should not create a facsimile of the original or earlier form and detailing.

23.9 Before committing to any development proposal for change at Burns Place, the impact of the proposed changes on the embodied cultural heritage significance of Burns Place as a whole rather than as individual elements, should be assessed and considered.

Policy 24 Ongoing use and additional uses

The best way to ensure that Burns Place is conserved is to occupy and use it in an appropriate manner. Burns Place has a long-established history as a public park for passive recreational

use and enjoyment, however, it is possible to introduce additional uses while retaining its heritage significance and enabling interpretation of its continued role as public open space.

- 24.1 Burns Place shall continue to be managed and maintained as public open space.
- 24.2 Adaptive re-use of the existing public toilets building is preferable to constructing new buildings.
- 24.3 Temporary uses (such as community events, markets, concerts or performances) are generally acceptable, provided that any temporary use:
 - Does not necessitate material impacts to significant fabric and significant spaces and fabric are not destroyed or irreversibly altered.
 - Does not result in any permanent changes to the site.
 - Accords with any relevant Plan of Management or other strategic management documentation for Burns Park.
 - Does not contravene the relevant conservation policies of this CMP.
 - Has obtained any relevant statutory approvals, exemptions or permits that may be required, irrespective of the heritage listing of Burns Park.
 - Is of an intensity and frequency that does not result in consecutive temporary uses in a back-to-back manner for a prolonged period of time (i.e. so that Burns Park remains predominantly characterised as a public park rather than an 'event space'.)
 - Does not generate undue changes to surviving and significant fabric that cannot be reversed in the long-term, or which do not respect and work within the existing configuration of the park.
- 24.4 Compliance with the Building Code of Australia and the aims of the Disability Discrimination Act should be undertaken in a manner that does not damage the cultural significance of the buildings or their historical and visual relationships. New uses that require an unacceptable degree of intervention for upgrading to ensure compliance should be avoided.

Policy 25 Assessment of heritage impact

- 25.1 Ensure that an assessment of the impact of any proposed development on the significant fabric of the building and its curtilage is undertaken, through the preparation of a Heritage Impact Statement, which identifies if the proposed works are in accordance with the conservation policies of the CMP.
- 25.2 The heritage impact assessment shall provide a statement of justification for aspects of the proposed works, which differ from the conservation policies.

Policy 26 Minimising the impacts of change

- 26.1 Any adverse physical or visual impacts on the embodied cultural heritage significance of Burns Place resulting from proposed changes/development, both as a whole or on particular components, should be minimised by:
 - Exercising caution and reviewing the necessity of the change/development and/or role of any decision with potentially adverse heritage impacts.
 - Consideration of implementing an alternative solution that provides an appropriately balanced outcome with least detrimental effects; and
 - Ensuring, where possible, that changes are reversible and/or have minimal adverse physical and visual impacts on the embodied cultural heritage significance of Burns Place.

- 26.2 Significant fabric should be retained in-situ unless moving it is the sole means of achieving its survival (Refer to the Grading of Significance table).

Policy 27 Removal of intrusive fabric

- 27.1 Preference should be given to the removal or sympathetic modification of fabric, vegetation, services and other elements that have been identified as 'intrusive' in the grading of significance.
- 27.2 Where the fabric, vegetation, services or other elements are necessary to the function of the current use of Burns Place, action may be deferred until new development or change renders the fabric / element(s) / services redundant or suitable for conversion.
- 27.3 The existing c1985 pedestrian footbridge (which provides an aerial connection over Burns Place between Gosford Railway Station transport interchange and the Gateway Centre to the eastern side of Mann Street) should be removed to reinstate the legibility of the park as a single entity and remove visual obstruction.
- 27.4 The powdercoated steel 'pool fencing' delineating the western boundary of Burns Place is not significant fabric and removal is acceptable. Consider alternatives to replacement fencing such as mass low-height plantings for delineation where pedestrian safety can otherwise be achieved through alternative means.
- 27.5 Consider relocating the steel fencing atop of the War Memorial Fountain to be in a more inconspicuous location and to enhance the aesthetic appearance of the fountain.
- 27.6 Consider removing the 'Civic Guide' signage from the park.

Policy 28 Photographic archival recording

- 28.1 A photographic archival recording of Burns Place in its existing state shall be undertaken prior to the commencement of any substantial alterations, including tree removal or new landscaping works.
- 28.2 The photographic archival recording is to be undertaken in accordance with the guidelines of the Heritage Division of the Office of Environment and Heritage.

10.7.7 Services, signage, safety and security and public domain works

Policy 29 Services

- 29.1 Existing services shall be checked, conserved or upgraded as necessary to ensure proper operation and prevent systemic conservation issues to significant fabric.
- 29.2 The continued and functional operation of the water jets to the War Memorial Fountain are integral to interpreting and appreciating its significance and shall be appropriately maintained.
- 29.3 The introduction of new services should be designed to be as visually and physically unobtrusive as possible. Where possible, new services should be undergrounded using existing service conduits, trenches or pits.
- 29.4 Original or early services installations that are considered redundant or are adversely

impacting on the embodied cultural heritage significance of Burns Place, should be recorded prior to their removal.

- 29.5 The provision of new or relocated services and their associated infrastructure should be minimised, discreetly located and be as visually unobtrusive as possible.
- 29.6 The provision of new or upgraded services should not damage significant fabric or disrupt significant spaces:
- Existing or old service paths should be used in preference to creating new paths and routing.
 - Services should be bundled (grouped together) where possible, to minimise intrusion on significant spaces or fabric.
 - Preference shall be given to reusing areas and fabric that have been previously modified for services.
 - Any material affectation to significant building fabric should respect the integrity of the fabric and be limited to that required by the proposed works.
- 29.7 Installation of automatic / remote operated or manual operated irrigation sprinkler systems is acceptable, provided that:
- Power supply, conduits and housing for any control equipment, is discreetly located and installed.
 - Installation of piping is undergrounded and does not impact on significant vegetation or built features.
 - Installation of irrigation spray nozzles, jets and the like, do not result in direct and concentrated wetting of the sandstone wall, arch or steps.
- 29.8 Installation of decorative lighting is acceptable, provided that:
- Power supply, conduits and housing for any control equipment, is discreetly located and installed.
 - Installation of piping is undergrounded and does not impact on significant vegetation or built features.
 - Lighting is for the purposes of pedestrian safety, crime prevention and the prevention of anti-social behaviour, highlighting significant features of the park.
 - Lighting design is to be designed and executed to the highest standard of public domain lighting and not 'floodlit'.

Policy 30 Signage

- 30.1 The introduction of new signage (wayfinding or directional) should be designed to be as visually and physically unobtrusive as possible.
- 30.2 The attachment/fixation of new or relocated signage to original fabric comprising the sandstone block wall, pedestrian steps or gateway entry arch should not be permitted.
- 30.3 Any existing historic (i.e. original) signs should where possible, be retained in situ, or otherwise conserved for use as part of the interpretation of Burns Place.
- 30.4 Redundant wayfinding or tourist information signage that is not identified as significant fabric, should be removed to reduce clutter and proliferation.
- 30.5 Consider removing the 'Civic Guide' signage from the park.

- 30.6 There should be no commercial advertising signage permitted within Burns Place or in any areas on the visual periphery that would obscure views or diminish the sensory appeal and amenity of the park.
- 30.7 Existing memorial or commemorative plaques, including the plaques associated with the 1963 War Memorial Fountain, shall be protected and retained in-situ. If retention in situ is no longer feasible, new locations shall be informed by further heritage advice.

Policy 31 Public safety, security and crime prevention

- 31.1 Burns Place is a place of public open space for passive recreational use and enjoyment as well as a thoroughfare that connects Gosford city centre with the adjoining railway station and transport interchange. Consequently, Burns Place conveys substantial pedestrian activity and it is important to ensure adequate public safety and security is achieved.
- 31.2 Works to ensure public safety and security are generally acceptable and any proposal must be considered against the policies of this CMP to ensure that significant fabric is appropriately protected and secured.
- 31.3 Removal of non-significant vegetation is acceptable where such removal will open-up sight lines to enhance public safety and opportunities for casual surveillance.
- 31.4 Avoid introducing new plantings, park furniture, signage or the like, that creates concealed spaces or reduces opportunities for casual surveillance.
- 31.5 The installation of closed-circuit television (CCTV) within Burns Place is an acceptable means of monitoring public safety and aiding in crime prevention. The installation of CCTV shall be in conspicuous locations to deter crime and anti-social behaviour, however such installation and locations shall not cause material affectation to significant fabric and shall be installed to existing lighting poles rather than introducing additional poles.
- 31.6 Ensure adequate artificial lighting within Burns Place to deter after dark crime and anti-social behaviour. Preference should be given to the replacement of existing light globes and units from incandescent or mercury vapour to LED or equivalent. This will enable increased light intensity and energy efficiency with the least amount of material change to original and or significant fabric.
- 31.7 Vandalism such as malicious damage, graffiti or theft of significant fabric, shall be promptly remedied.
- 31.8 Removal of graffiti from sandstone or masonry fabric shall be undertaken in consultation with further specialist heritage advice. High-pressure water blasting, abrasive blasting or the use of any acid-based chemicals are not suitable and can cause irreversible damage to fabric.
- 31.9 Avoid the application of proprietary anti-graffiti coatings to porous sandstone or masonry fabric.
- 31.10 The installation of bollards at key entry points to Burns Place to prevent hostile or accidental vehicle entry to the park is acceptable, provided that such bollards do not visually obscure important views and sight lines and do not involve material impacts to significant fabric. Preference shall be given to installing bollards in the

public domain outside of the delineated boundaries of Burns Place.

Policy 32 Park furniture and other urban domain elements

- 32.1 Existing park furniture and other urban domain elements that have been identified as significant fabric, shall be retained and protected.
- 32.2 Relocation of existing park furniture and other urban domain elements is acceptable where reinstatement is based on historical evidence and will aid in the interpretation and significance of Burns Place.
- 32.3 Retain the former Gosford City Council seat furniture.
- 32.4 Retain the existing formed concrete light poles.
- 32.5 The c1930s sandstone wall and gateway arch are considered the 'front gate' to Burns Place and the most visually prominent elements. Consider relocating garbage bins and other visually intrusive elements away from the main east-west pathway so that garbage bins do not prominently feature in the visual setting and backdrop to the gateway arch.
- 32.6 Avoid introducing permanent monuments, memorials or other urban domain elements that have no compelling relevance to the site.
- 32.7 Avoid unnecessary provision of garbage bins and other park furniture and urban domain elements that contribute to visual clutter and proliferation and obscure key site lines between significant features as well as for pedestrian safety.

10.7.8 Archaeology

Burns Place has archaeological potential, given the long use and occupation of the site. The archaeological potential is considered low, likely consisting of occupation deposits and evidence of earlier landscaping works to the site.

Historical archaeological relics on the site are protected under the provisions of the *Heritage Act 1977*. Any proposed excavation works or ground disturbance will therefore require approvals and/or permits under the Act.

Any archaeological excavation will also need to be undertaken in accordance with a s140 excavation permit issued by the Heritage Council of NSW or if works are minor in extent, a s57(2) exemption may be suitable. An application for approval to disturb relics and other archaeological resources must be accompanied by an Archaeological Research Design which sets out the reasons for the impacts and an appropriate methodology to mitigate these impacts.

Policy 33 Conservation of archaeological resources

- 33.1 Any subsurface disturbance of land that may have archaeological potential should be carried out in accordance with the following:
 - The *Burra Charter* (2013)
 - Any archaeological provisions of the *State Environmental Planning Policy (Precincts – Regions) 2021*.
 - The archaeological provisions of the *Heritage Act 1977*.
- 33.2 All archaeological investigation, recording, artifact cataloguing and reporting is to be undertaken by a qualified archaeologist and in accordance with best-practice

- principles and consistent with relevant Heritage Council of NSW policies and guidelines.
- 33.3 Proposed excavation or ground disturbance within Burns Place is to be kept to a minimum and located away from areas that have an identified potential to yield archaeological resources.
 - 33.4 Any known archaeologically significant sites within the curtilage of Burns Place, should be conserved and managed in accordance with their identified cultural heritage significance.
 - 33.5 All proposed building works or landscaping works which involve excavation or ground disturbance at Burns Place, are to be preceded by a Heritage Impact Statement, which provides consideration and an assessment of the potential to impact on the site's historical archaeological resource.
 - 33.6 Commission an Archaeological Research Design where impacts to the potential historical archaeological resource from proposed works are unavoidable. The Archaeological Research Design should identify appropriate excavation or ground disturbance methodologies to further minimise or mitigate impacts. The Archaeological Research Design may identify the need for archaeological investigation such as test excavation, detailed excavation and monitoring. The results of any investigation will need to be appropriately documented and reported to the Heritage Council of NSW.
 - 33.7 Archaeological reports or surveys shall be retained on-site and made readily accessible.
 - 33.8 Artifacts found during excavation, ground disturbance or archaeological excavation are to be appropriately bagged, labeled, catalogued and stored in archive boxes. Artifacts need to be stored in a secure and weather-tight location, consistent with best-practice principles.
 - 33.9 Seek specialist advice from a qualified archaeologist regarding the long-term storage and display of artifacts found during excavation, ground disturbance or archaeological excavation. Such artifacts should be retained on-site as an interim measure until decisions are made regarding their long-term storage and display or disposal.
 - 33.10 Incorporate the findings of any archaeological assessments and research designs and/or the results of archaeological investigations into site interpretation.
 - 33.11 Where previously unidentified substantial intact archaeological relics of State or local significance are uncovered during any excavation works, work at the affected location and within the vicinity must cease immediately and the Heritage Council of NSW consulted. Work shall not recommence until the necessary approvals and/or permits have been issued by the Heritage Council of NSW.

10.7.9 Interpretation

Interpretation of historic places essentially reveals long-term connections and cohesions, which underpin our cultural identity.

To 'interpret' a historic place, in its geographic and physical setting, is to bring its history to life to increase the understanding and meaningful interpretation of the significance of a place.

Policy 34 Interpretation requirements

- 34.1 Measures to appropriately interpret the major aspects of the embodied cultural heritage significance of Burns Place should be considered in conjunction with all future proposals for change and development.
- 34.2 Commission an Interpretation Plan, prepared by a suitably qualified heritage consultant.

10.8 Approvals**10.8.1 Relationship with Commonwealth, State and Local Authorities****Policy 35 Coordination of statutory compliance**

- 35.1 A range of individuals, organisations and consent authorities have an ongoing interest in the future heritage management of Burns Place. Ongoing consultation with these is integral to effective heritage management of the site.
- 35.2 The following organisations and consent authorities must be consulted and involved in heritage management decisions:
 - Central Coast Council

10.8.2 Approvals process**Policy 36 Approval to undertake works**

- 36.1 Seek development approvals of the Consent Authority as required by the *Environmental Planning and Assessment Act 1979*.

- a) *Development Application*

All works (excepting exempt routine maintenance and any other works specifically exempted by Central Coast Council pursuant to clause 5.36 of *State Environmental Planning Policy (Precincts – Regions) 2021*) will require the approval of the Consent Authority by way of a Development Application (DA).

- b) *Heritage Impact Statement*

A Heritage Impact Statement will be required to accompany any Development Application.

The Heritage Impact Statement provides an assessment of the impact of any proposed development on the significant fabric of the building and its curtilage, which identifies if the proposed works are in accordance with the conservation policies of the CMP.

- c) *Routine maintenance*

Some routine maintenance may require the approval of the Consent Authority where there is alteration proposed to significant fabric. Most routine maintenance can however be undertaken without development consent.

Consultation with the Consent Authority is recommended before undertaking any routine maintenance.

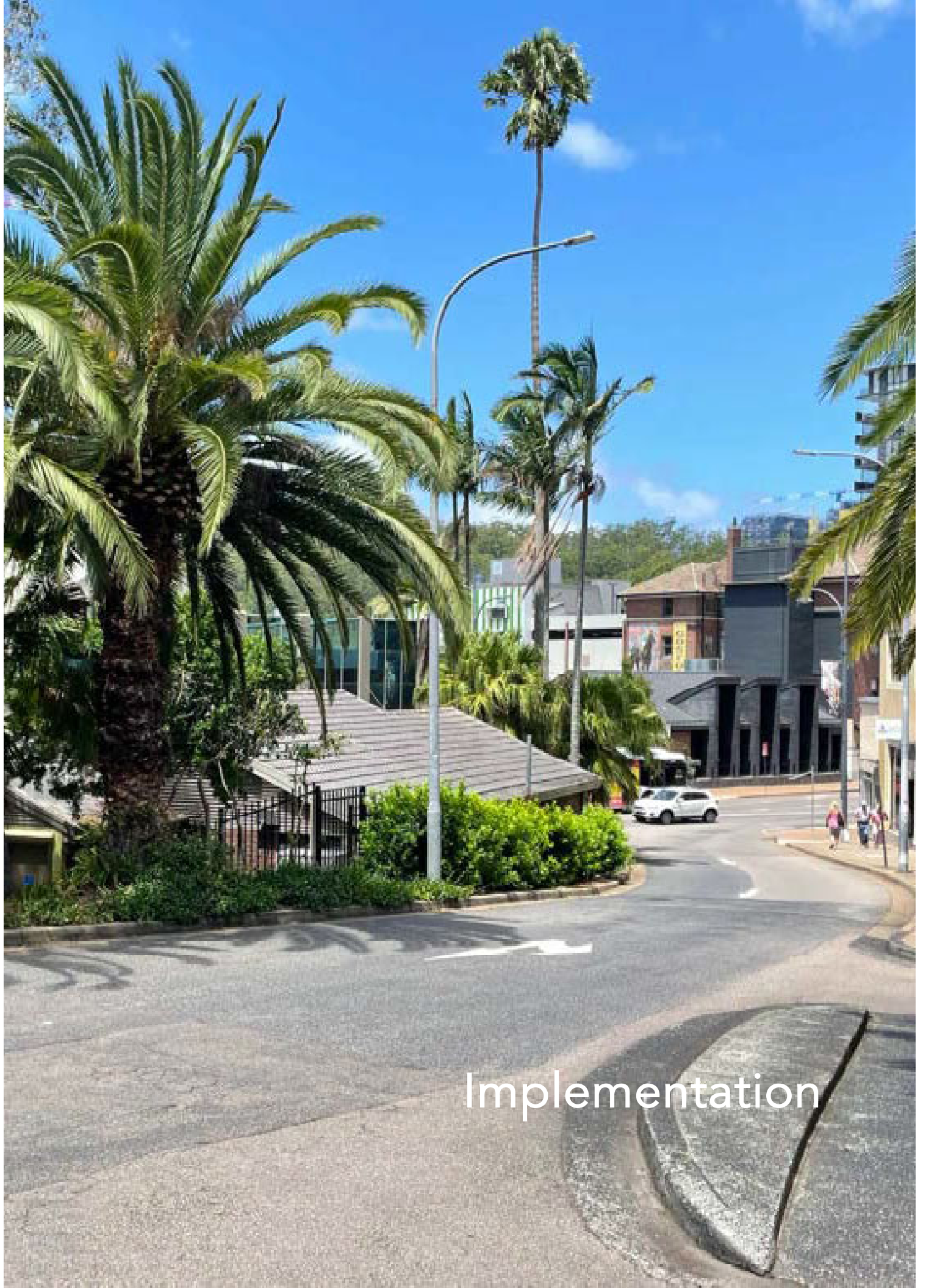
d) *Minor works*

Works that have a minor or inconsequential impact on the heritage significance of the item can often be undertaken without requiring development consent by way of a Development Application. A heritage exemption must be obtained from Council prior to commencing works. If in doubt, seek advice from Council or a heritage specialist.

e) *Emergency repairs*

Consultation with the Consent Authority is recommended before undertaking any routine maintenance.

- 36.2 Routine maintenance works shall be undertaken in accordance with the aims and intention of this CMP and its detailed conservation policies.



Implementation

11.0 IMPLEMENTATION

11.1 Introduction

This CMP has been prepared to provide a conservation policy framework that guides the conservation, adaptive re-use, interpretation and ongoing management of Burns Place to ensure the heritage values and cultural significance of the site are maintained and where possible, enhanced.

The following guidelines are intended as a set of recommendations for the implementation of the CMP.

11.2 Management issues

Ensuring that those responsible for the ownership, conservation and management of 'Burns Place' are familiar with the conservation policies is paramount to the implementation of this CMP.

In this regard, the following guidelines should be implemented:

- Central Coast Council to review and endorse this CMP in accordance with the conservation policies.
- Ensure suitably qualified and experienced contractors/tradesmen are engaged for any maintenance or conservation works.
- Liaise between contractors/tradesmen and heritage specialists to ensure that the conservation policies are achieved.
- Ensure this CMP is made widely accessible and 'on hand' for reference.
- This CMP should accompany any development proposal submitted to the Consent Authority and any heritage management document prepared (i.e. a Heritage Impact Statement) should demonstrate that the conservation policies of this CMP have been considered and demonstrate consistency with such conservation policies.

11.3 Establishment of a Maintenance Plan

The CMP envisages that the embodied heritage values and cultural significance of Burns Place can be retained largely through undertaking on-going maintenance and repairs to best-practice conservation standards.

On-going maintenance refers to the continual monitoring and maintenance works to fabric that should be implemented by the owner as part of the process of the on-going conservation and management of Burns Place.

An on-going maintenance plan involves a range of activities and works, which can be categorised by three groups:

i) *Maintenance works – 'catch up' and cyclical*

'Catch-up' maintenance works are generally undertaken on a 'once off' basis to bring the building up to the appropriate standard of maintenance and repair and to ensure further fabric damage or deterioration is not caused or accelerated.

Cyclical or routine maintenance inspections and works are generally undertaken on a timed routine basis and include such works as repainting, application and re-application of a corrosion protection system, vegetation management and weed suppression, or clearing of drainage.

ii) *Minor works*

Minor works, although they may be of a minor nature, generally amount to a more substantial project and are beyond the scope of cyclic or routine maintenance, such as the reconstruction of a window, or the construction of a boundary fence.

iii) *Major works*

Major works generally involves a programme of more substantial works, such as the replacement of roof cladding, reconstruction of previous known elements, structural rehabilitation works or reversal of earlier unsympathetic additions or changes.

A recommended schedule of major works including recommended timeframes is provided in Section 11.4.

The following guidelines should be implemented in any maintenance, minor or major works programmes:

- General conservation works should be undertaken immediately by the owner to prevent further deterioration of significant fabric of the building.
- Ensure that routine and cyclic maintenance is undertaken in a timely manner to ensure that further damage or deterioration is retarded so that the need for minor works is reduced.
- Ensure that minor works are undertaken in a timely manner to ensure that further damage or deterioration is retarded so that the need to undertake major works is reduced.
- All cyclic maintenance, minor or major works programmes should be implemented and undertaken in accordance with the specific requirements of the conservation policies of this CMP and the recommended schedule of works in the ensuing section.
- A record of the maintenance works undertaken and any deterioration of fabric, or repairs made, should be kept alongside the maintenance schedule.

11.4 Recommended schedule of conservation works

The condition analysis of the fabric and elements of Burns Place in Section 5.7, demonstrates that overall, the whilst the park, overall is in reasonable repair and condition the stone walls and arches are beginning to show evidence of failure, likely from movement and settling of the stone along with mechanical damage and human intervention. As such, the stone requires immediate attention and a proposed methodology for the repairs has been developed by AC BEEN and reproduced below.

'Archway:

Remediation of the arch and realignment of the base wall requires the whole structure to be dismantled. Any works to stabilise the archway in-situ (such as filling open mortar joints) will have a limited lifespan as the archway continues to move and embedded steel continues to corrode. We recommend works as follows: Dismantle the spandrel, arch, and base wall. Core out the steel rods as they are exposed during the works. We recommend that the foundation of the arch is exposed and assessed for suitability before the arch is rebuilt. An engineer should be consulted to determine if any strengthening of the foundation is required. Replace damaged stones with new stone blocks of matching appearance. A stonemasonry consultant should be engaged provide an appropriate specification for new stone, stone repairs, and a mortar specification. Reconstruct the walls and arch using new and salvaged stone. Reinstall the stone plaques with new flexible sealant around their perimeters. Reinstall the strengthening rods using stainless steel.

Garden Wall:

Damage to the garden wall is widespread and we propose that the entire length is dismantled and rebuilt with new and salvaged stone. Council will need to engage a consulting stonemason to carry out a detailed inspection of each stone and provide a schedule and specification for replacement stone. To prevent future damage from the trees and planting a separate barrier is

required between the planters and the stone wall. This will require (temporary) removal of shrubs so that the barrier can be installed. Where tree roots are pressing against the wall and have extended beyond the pavers these roots should be cut. An arborist should be consulted to determine the potential effect on the trees' health and stability if the roots are cut. It may not be possible to remove the invasive roots without also removing the trees. Alternatively, the alignment and detailing of the garden wall and the level of paving may be altered to allow the trees and existing root systems to remain. We expect Council would need to engage the services of a landscape architect to provide an appropriate re-design.

Upon dismantling the garden wall, the existing footing can be inspected by a structural engineer to confirm its adequacy for reuse. The engineer can also assist the design of cut-off walls (if a non-proprietary system is used, such as reinforced concrete).

The pillars at the end of northern entrance to the park should be treated in a similar fashion to the garden walls (ie dismantle and rebuild using new and salvaged stone).

As noted above, cracking, spalling and erosion of the stone blocks is common across the whole length of the garden wall and the pillars. The stone used in construction of the wall and pillars does not appear to be of adequate quality for use in this form of construction, and if the structures are rebuilt in salvaged stone and new stone matching the existing, the lifespan of the structures may be limited. Consideration should be given to using a different stone of higher quality in any reconstruction works. A consulting stonemason should be consulted to assist the selection of stone.

Suitably qualified and experienced consultants and tradesmen should be employed to undertake works on significant building fabric. Remedial and restorative works should be appropriately supervised and expert technical advice should be sought prior to undertaking cleaning or future repair works on significant building features or fabric.

Once the works have been completed regular maintenance will be required for the ongoing management and conservation of the site. In the longer-term, cyclical maintenance should be undertaken as set out in Section 11.5.

11.5 On-going maintenance

The on-going maintenance schedule refers to cyclical maintenance works to fabric and elements that should be implemented as part of the process of on-going management of Burns Place.

Works and tasks undertaken, including any inherent defects or issues detected or discovered during routine inspections, should be recorded and kept separately alongside a copy of this maintenance schedule.

TABLE 22 – Recommended cyclical maintenance schedule		
ROOF DRAINAGE & RAINWATER GOODS		
Building Element	Inspect for	When
Stainless steel	Inspect for bent or squashed gutters from ladders and for gutters that are over strapped.	Every 5 years
Cast iron	Inspect for cracked or broken pipes and defective joints. Retain broken sections for repair.	Every 2 years
Copper	Inspect for deformed, bent or squashed gutters from ladders and for gutters that are overstrapped.	Every 2 years
Steel	Inspect for rust stains around downpipe outlets, internal/external corners, beneath tree overhangs and downpipe offsets and shoes. Ensure gutter does not collect water run-off from copper flashings or from roof above that will corrode gutter.	Every 2 years
Generally	Inspect gutter and downpipe joints for cracks. Are there drips to the underside? Are there loose or missing brackets to gutters and downpipes? Clear gutters including guards if installed, sumps and rainwater heads of leaves	Every 2 years

	and rubbish each autumn, trim overhanging trees. Check if gutters are sagging and water falls to outlets. Ensure leaf guards to outlets, rainwater heads and sumps sit correctly and are clear of debris. Growth, moss or stains surrounding downpipes can indicate blockages. Look for downpipes that are squashed or damaged and restrict water flow. Check if downpipes are connected to the stormwater system and, if so, whether joints are sound. Check that stormwater drains are not blocked. Check whether birds are nesting on downpipe offsets and polluting the building, or whether bird proofing, months if installed, is adequate and sound.	
Points to avoid	- Combining dissimilar materials that will react with each other. - Hosing leaves and debris into downpipe outlets. - Placing ladders or leaning objects onto soft copper or stainless steel gutters.	
EAVES		
Building Element	Inspect for	When
Generally	Inspect for holes from old service pipes where birds can nest, and for surface stains to fascia and soffit that indicate roof or valley and gutter failure. Check ventilation holes. Inspect for paint failure and/or decay to linings. This can indicate roof covering failure. Identify cobwebs and wasp or hornet nest for removal.	Every 2 years
WALLS & FOUNDATIONS		
Building Element	Inspect for	When
Stone	Inspect for loose, fretted, broken or missing mortar joints to stones around windows, doors, along flashings and on cornices and other projections. Check if the stone is crumbling or has surface salts; this can indicate a moisture problem. Inspect for signs of delamination that can affect the soundness of stone. Is there rising or falling damp? Has an appropriate mortar been used to joints? Inspect for incompatible mortars where lime was originally used.	Every 2 years
Masonry	Inspect for loose, fretted, broken or missing mortar joints and bricks. Check if the brickwork is crumbling or has surface salts; this can indicate a moisture problem. Are ventilators blocked or covered over with soil? If rendered, is the render cracked or drummy? Has an appropriate mortar been used in joints? Have the original ventilators been replaced with an inappropriate type e.g. terracotta instead of cast iron? If inappropriate ventilators have been used to increase sub-floor ventilation, replace with appropriate type and add additional ventilators.	Every 2 years
Timber	Inspect for loose or missing weatherboards, corner stops and mouldings. Check around windowsills and where boarding is in contact with ground for weathering and potential decay. Check for visible signs of termite activity, and wet or dry rot.	Every 2 years
Fibrous cement	Inspect for broken or damaged sheets, loose or missing trim and cover strips.	Every 2 years
Generally	Inspect areas for grime, microbial growth from joints, bird excretion and graffiti. Is there any sign of termite infestation?	Every 1 year
Points to avoid	- Covering wall ventilators and damp proof courses with soil or rubbish. - Building up garden beds over damp proof courses, planting close to walls or continual watering of walls. - Applying to stone or masonry an anti-graffiti or protective coating, whose effectiveness has not been proven. - Inappropriate cleaning of masonry, e.g. strong water jet cleaning or detergents that can damage the masonry.	
PAINTING		
Building Element	Inspect for	When
Generally	Inspect for paint deterioration and weathering. Inspect timber cladding for joints cracking, putty coming away from fixings, cracking paint, blisters or fading of colours. Stains can indicate a moisture problem.	Every 5 years
Points to avoid	- Painting surfaces never intended for painting, such as stone or face brick. - Inappropriate colours. - Installing one way glass when carrying out glazing repairs. - Excessive exposure to original lead-based paint.	
SERVICES		

Building Element	Inspect for	When
Plumbing and drainage	Inspect for deterioration and damage to pipework, fittings and fixtures. Repair as necessary.	Every 1 year
Electrical	Ensure all wiring is in good condition and has been installed by a qualified electrician and in compliance with Australian Standards. Inspect for damage to electrical fittings and fixtures.	Every 2 years



Appendices

Appendix A

Common Terms Used

The following is a list of terms and abbreviations adopted for use in the NSW Heritage Manual (prepared by NSW Heritage Branch), and other terms used by those involved in investigating, assessing and managing heritage, including terms used within this Heritage Impact Statement:

Aboriginal significance: An item is of Aboriginal heritage significance if it demonstrates Aboriginal history and culture. The National Parks and Wildlife Service has the primary responsibility for items of Aboriginal significance in New South Wales.

Adaptation: Modification of a heritage item to suit a proposed, compatible use.

Aesthetic significance: An item having this value is significant because it has visual or sensory appeal, landmark qualities and/or creative or technical excellence.

Archaeological assessment: A study undertaken to establish the archaeological significance (research potential) of a particular site and to propose appropriate management actions.

Archaeological feature: Any physical evidence of past human activity. Archaeological features include buildings, works, relics, structures, foundations, deposits, cultural landscapes and shipwrecks. During an archaeological excavation the term 'feature' may be used in a specific sense to refer to any item that is not a structure, a layer or an artefact (for example, a post hole).

Archaeological significance: A category of significance referring to scientific value or 'research potential' that is, the ability to yield information through investigation.

Archaeological sites: A place that contains evidence of past human activity. Below-ground archaeological sites include building foundations, occupation deposits, features and artefacts. Above-ground archaeological sites include buildings, works, industrial structures and relics that are intact or ruined.

Archaeology: The study of material evidence to discover human past. See also historical archaeology.

Artefacts: Objects produced by human activity. In historical archaeology the term usually refers to small objects contained within occupation deposits. The term may encompass food or plant remains (for example, pollen) and ecological features.

Australia ICOMOS: The national committee of the International Council on Monuments and Sites.

Burra Charter: (and its guidelines). Charter adopted by Australia ICOMOS which establishes the nationally accepted principles for the conservation of places of cultural significance.

Comparative significance: In the NSW Heritage Assessment Procedure there are two values used to compare significance: representativeness and rarity.

Compatible use: A use for a heritage item, which involves no change to its culturally significant fabric, changes which are substantially reversible or changes, which make a minimal impact.

Cultural landscapes: Those areas of the landscape, which have been significantly modified by human activity. They include rural lands such as farms, villages and mining sites, as well as country towns.

Cultural significance: A term frequently used to encompass all aspects of significance, particularly in guidelines documents such as the Burra Charter. Also one of the categories of significance listed in the Heritage Act 1977.

Curtilage: The geographical area that provides the physical context for an item, and which contributes to its heritage significance. Land title boundaries and heritage curtilages do not necessarily coincide.

Demolition: The damaging, defacing, destroying or dismantling of a heritage item or a component of a heritage conservation area, in whole or in part.

Conjectural reconstruction: Alteration of a heritage item to simulate a possible earlier state, which is not based on documentary or physical evidence. This treatment is outside the scope of the Burra Charter's conservation principles.

Conservation: All the processes of looking after an item so as to retain its cultural significance. It includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

Conservation Management Plan: (CMP) A document explaining the significance of a heritage item, including a heritage conservation area, and proposing policies to retain that significance. It can include guidelines for additional development or maintenance of the place.

Conservation policy: A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations.

Contact sites: Sites which are associated with the interaction between Aboriginal and non-Aboriginal people.

Excavation permit: A permit issued by the Heritage Council of New South Wales under section 60 or section 140 of the Heritage Act 1977 to disturb or excavate a relic.

Façade: The elevation of a building facing the street.

Heritage Act 1977: The statutory framework for the identification and conservation of heritage in New South Wales. The Act also describes the composition and powers of the Heritage Council.

Heritage advisor: A heritage consultant engaged by a local council, usually on a part-time basis, to give advice on heritage matters to both the council and the local community.

Heritage assessment criteria: Principles by which values for heritage significance are described and tested. See historical, aesthetic, social, technical/ research, representativeness, rarity.

Heritage conservation area: An area which has a distinctive character of heritage significance, which it is desirable to conserve.

Heritage Council: The New South Wales Government's heritage advisory body established under the Heritage Act 1977. It provides advice to the Minister for Urban Affairs and Planning and others on heritage issues. It is also the determining authority for section 60 applications.

Heritage fabric: All the physical material of an item, including surroundings and contents, which contribute to its heritage significance.

Heritage inventory: A list of heritage items, usually in a local environmental plan or regional environmental plan.

Heritage item: A landscape, place, building, structure, relic or other work of heritage significance.

Heritage Division: The State Government agency of the Office of Environment and Heritage, responsible for providing policy advice to the Minister for Heritage, administrative services to the Heritage Council and specialist advice to the community on heritage matters.

Heritage precinct: An area or part of an area which is of heritage significance. See also heritage conservation area.

Heritage significance: Of aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations.

Heritage study: A conservation study of an area, usually commissioned by the local council. The study usually includes a historical context report, an inventory of heritage items within the area and recommendations for conserving their significance.

Heritage value: Often used interchangeably with the term 'heritage significance'. There are four nature of significance values and two comparative significance values. See heritage significance, nature of significance, comparative significance.

Hierarchy of significance: Used when describing a complex heritage site where it is necessary to zone or categorise parts of the area assigning each a particular significance. A commonly used four level hierarchy is: considerable, some, little or no, intrusive (that is, reduces the significance of the item).

Industrial archaeology: The study of relics, structures and places involved with organised labour extracting, processing or producing services or commodities; for example, roads, bridges, railways, ports, wharves, shipping, agricultural sites and

structures, factories, mines and processing plants.

Integrity: A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage are still largely intact.

International Council on Monuments and Sites (ICOMOS): An international organisation linked to UNESCO that brings together people concerned with the conservation and study of places of cultural significance.

There are also national committees in sixty countries including Australia.

Level of significance: There are three management levels for heritage items in New South Wales — local, regional and state. The level is determined by the context in which the item is significant. For example, items of state heritage significance will either be fine examples or rare state-wide or will be esteemed by a state-wide community.

Local significance: Items of heritage significance which are fine examples, or rare, at the local community level.

Moveable heritage: Heritage items not fixed to a site or place (for example, furniture, locomotives and archives).

Occupation deposits: (In archaeology.) Accumulations of cultural material that result from human activity. They are usually associated with domestic sites, for example, under-floor or yard deposits.

Post-contact: Used to refer to the study of archaeological sites and other heritage items dating after European occupation in 1788 which helps to explain the story of the relationship between Aborigines and the new settlers.

Preservation: Maintaining the fabric of an item in its existing state and retarding deterioration.

Rarity: An item having this value is significant because it represents a rare, endangered or unusual aspect of our history or cultural heritage.

Reconstruction: Returning a place as nearly as possible to a known earlier

state by the introduction of new or old materials into the fabric (not to be confused with conjectural reconstruction).

Relic: The Heritage Act 1977 defines relic as: '...any deposit, object or material evidence relating to non-Aboriginal settlement which is more than fifty years old.' The National Parks and Wildlife Act 1974 defines a relic as: '...any deposit, object or material evidence (not being a handicraft made for sale) relating to indigenous and non-European habitation of the area that comprises New South Wales, being habitation both prior to and concurrent with the occupation of that area by persons of European extraction, and includes Aboriginal remains.'

Representativeness: Items having this value are significant because they are fine representative examples of an important class of significant items or environments.

Restoration: Returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without introducing new material.

social significance: Items having this value are significant through their social, spiritual or cultural association with a recognisable community.

State heritage inventory: A list of heritage items of state significance developed and managed by the Heritage Division. The inventory is part of the NSW Heritage Database.

state significance: Items of heritage significance which are fine examples, or rare, at a state community level.

statement of heritage significance: A statement, usually in prose form which summarises why a heritage item or area is of importance to present and future generations.

technical/research significance: Items having this value are significant because of their contribution or potential contribution to an understanding of our cultural history or environment.