Copmanhurst Shire

A COMMUNITY – BASED HERITAGE STUDY

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Copmanhurst Shire
Community Based Heritage Study

Volume 1

Coordinator's Report to Copmanhurst Shire Council

Prepared by Jane Gardiner

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Front Cover

Top: Pat Bancroft and his stamper battery, Lionsville

Bottom: Sportsman's Creek Weir, Lower Southgate

Volume 1: Co-ordinators Report

Volume 2: Thematic History of Copmanhurst Shire

Volume 3: Heritage Inventory Items - CD

Glossary of Terms

SHI State Heritage Inventory

LGA Local Government Area

LEP Local Environmental Plan

SHR State Heritage Register

CMP Conservation Management Plan

DCP Development Control Plan

This Project is supported by the NSW Heritage Office

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Executive Summary

Copmanhurst Shire is located in northern New South Wales primarily within the Upper Clarence River Valley. It covers a substantial area but the Shire has a small population of fewer than 4500 people. Many of the Shire's residents work and use the facilities of the nearby City of Grafton, as the Shire has no substantial urban centre. The Clarence River, which forms the southern boundary of the Shire, has been a major focus for both the Aboriginal and European settlement of the area. Land-use in the Shire has been associated with primary industries such as the cattle grazing, forestry, mining and agriculture, particularly sugar cane.

This is the first heritage assessment undertaken in Copmanhurst Shire. Copmanhurst Council took the decision to proceed with this Shire-wide study in 2002 simply to discover what heritage assets the Shire held. Council has already recognised that history and heritage places, such as the Alumny Creek School Museum and Markets and Copmanhurst Saddlery Museum, play an important role in the shire and are the source of community pride.

The Copmanhurst Shire Heritage Committee was established in 2002 and with help from interested community members identified almost 200 items of heritage significance to the Shire. The community identified a wide range of items relating to the six key historic themes used to present the history of Copmanhurst Shire. These themes are: 1. Exploration and Pastoralism, 2. Transport and Communication, 3. Agriculture and Dairying, 4. Geology, Mining and Mineral Processing, 5. Forest Industry and Forest Conservation, and 6. Townships (past and present). This inventory which was produced over a period of one year should not be seen as a complete list of heritage items within the Shire, but rather a comprehensive list of places that provide examples of the key historic themes. It is likely that other significant items will be identified in future. All available details of the items were recorded in a State Heritage Inventory database provided by the State Heritage Office.

From this list, **90 items were recommended for listing on the Heritage Schedule of Copmanhurst's Local Environmental Plan and 6 items have been recommended for State Heritage Listing.**

The Council's vision is to ensure that its heritage assets have a place in the future of the Shire. While the development of cultural tourism within the Shire has not been a priority for Council new information about heritage places discovered during this study provides a basis for establishing a Local Tourism Plan. Several members of the Heritage Committee would like to produce guides to the Shire's heritage and would like to approach the Clarence River Tourist Association with the view to up dating brochures on the Copmanhurst area.

Within Copmanhurst Shire there are several features which present an opportunity for the interpretation of the historic themes. For example the theme of geology, mining and mineral processing is well demonstrated by the Powder Store at Copmanhurst, Pulganbar Mercury Smelter, Pluck Copper Smelter, Bancroft's Stamper Battery, the settlement at Baryulgil and the show of coal on the road verge at Coaldale. The village of Southgate has the potential to tell the story of village life along the Clarence River with its 1870s hotel

and hall, school and school residence, bakery, nearby remains of one of the CSR sugar mills and still-active ferry crossing.

The study concludes with **twenty-one recommendations** that are intended to assist Council in the general management and promotion of heritage with the Shire and to provide incentives for the owners of heritage places and items.

Major recommendations are for the establishment of a local heritage fund, appointment of a part-time heritage adviser, a study of Aboriginal heritage, and promotion of heritage through the Clarence River Tourist Association.

1. Introduction

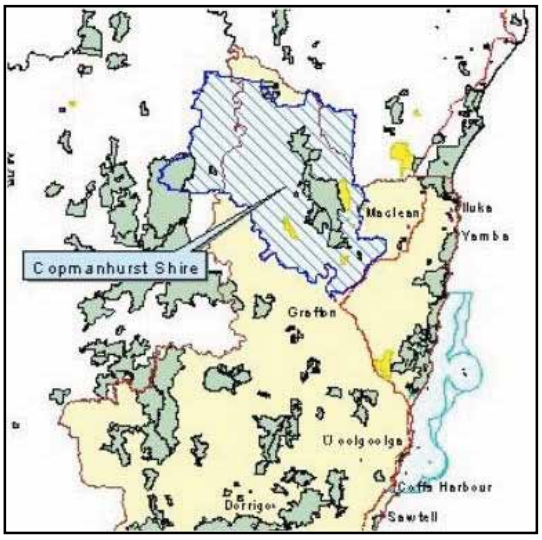
1.01 Background

The principal aims of this study are:

1. to identify and record Copmanhurst Shire's heritage assets,
2. to provide guidance for its management as an historic and archaeological resource,
3. to ensure heritage assets have a place in the future of the Shire and
4. to present heritage as an integral part of the tourism potential of Copmanhurst Shire.

1.02 Copmanhurst Shire

Copmanhurst Shire covers an area of 3,143 square kilometres and is located primarily within the Upper Clarence Valley. It is bounded by the City of Grafton and the Councils of Kyogle, Tenterfield, Severn, Maclean, Pristine Waters and Richmond Valley. The Clarence River, which forms the southern boundary of the Shire, has been a major focus for both the Aboriginal and European settlement of the area. The river has provided food, water, transport and pleasant scenery, and was the natural site for early European settlement. For the Aboriginal people the Clarence River was part of their "Dreamtime stories" and there are a number of different legends which tell of the Clarence having been formed from a "great flood" or by an eel or snake (Day, nd).



Much of the land in the Shire is managed by New South Wales State Forests and New South Wales National Parks and Wildlife Service. The Shire is known for its nature-based attractions. Ten State Forests are located fully or partially, within Copmanhurst Shire, namely: Southgate, Banyabba, Camira, Mount Marsh, Fullers, Mount Belmore, Mount Pikapene, Keybarbin, Ewingar and Washpool. Part of the World Heritage - listed Washpool National Park is also contained within the Shire, along with Fortis Creek National Park and five Nature Reserves.

As the Shire's State of the Environment Report (2002) notes, the Shire is subject to natural hazards such as bushfires and flooding. Major and minor flooding is part of life in the Clarence Valley and has occurred 71 times in the past 162 years (Clarence River County Council, 2001). During October 2002 bushfires burnt virtually the entire area of Ewingar destroying dwellings, shanties and out-buildings. At Wombat Creek the Cummins timber mill was destroyed.

Copmanhurst Shire has a small population of 4,252 and has no real urban centre. The Shire's Council Chambers are located within the Grafton Local Government Area. The main population centre is Junction Hill, a dormitory suburb of Grafton, followed by the villages of Copmanhurst, Baryulgil, Malabugilmah, Southgate and Whiporie. Local industry is principally rural.

Travel times between the Shire's office in Grafton and small settlements in the Shire such as Baryulgil (1 hour) and Ewingar (2 hours) are substantial.

Topography
In general the Shire can be divided into two main topographic regions: the floodplains associated with the Clarence River and the range lands. The Richmond Range is a major landform in the Shire and runs north-south forming the watershed between the Clarence River to the west and Richmond River to the east. There is generally greater relief in the north and north-west of the Shire where the Gibraltar Range forms a watershed between the Clarence and Timbarra Rivers.

The floodplains in the area of Southgate, Lower Southgate, Alumy Creek and Sportsman's Creek contain numerous creeks and prior to European settlement extensive wetlands, including the Everlasting Swamp. However over the past 100 years extensive flood mitigation and drainage works have altered the wetlands of this area.

Climate
The region's climate is warm subtropical with a well defined summer-autumn rainfall pattern. Rainfall decreases slightly with the distance inland towards Ewingar. Average daily temperatures range from 13 to 27 degrees Celsius with cooler temperatures at higher altitudes in the Gibraltar Range area.

1.03 The Study Process

This is the first heritage assessment undertaken in Copmanhurst Shire. Copmanhurst Council took the decision to proceed with a Heritage Inventory of the whole shire in 2002, based on the methodology outlined in the NSW Heritage Office's document: Community Based Heritage Studies (see attached appendices). These studies aim to identify, assess and list places and items of heritage significance to each Shire. The methodology outlined in this document is seen as giving the community ownership of the process and the outcomes by actively being involved in the study. During the course of this study the issue of Local Government amalgamation became part of Council's agenda. This has given some impetus to the study as Council would like to see significant items included in an updated Copmanhurst Local Environment Plan (LEP) before amalgamation takes place.

1.04 Study Limitations

The study is comprehensive so far as European Cultural Heritage sites are concerned, and has addressed all aspects of the study process as outlined in the "Community Based Heritage Study Guidelines". However the study should not been seen as definitive. Some places of contemporary Aboriginal Heritage have been identified in the study by members of the Copmanhurst community but traditional sites that relate to pre-contact times are only included if they were on the State Heritage Inventory (SHI) database, provided by the

NSW Heritage Office. There have not yet been any formal discussions with Aboriginal communities in Copmanhurst Shire. Further historical research is required for sites identified during this study but not considered suitable for listing on the Local Environmental Plan at this time.

1.05 Identification of Authors

This study has been co-ordinated by Jane Gardiner, Heritage Adviser of Alstonville, NSW in association with Historian Dr Brett Stubbs, PO Box 5098, East Lismore, 2480.

1.06 Acknowledgements

The success of a heritage study relies to a large extent on the "goodwill" of the community. During this study the co-ordinator and historian have been assisted by many people who have gone out of their way to show us items of historic interest, provide information, and when necessary organise fieldtrips, provide accommodation and hospitality.

Copmanhurst Shire Council
We thank Environmental Services Director Mr John Stone for his guidance and suggestions throughout the study and Belinda Stayt, a woman of many skills, for arranging all meetings, providing land title information, liaising with community members and when necessary acting as driver on our adventurous site visits.

Members of the Copmanhurst Heritage Committee

- Anne Ayres, Frank Clark, Nita Child, Aileen Garner, Nola Mackie, Charmaine O'Halloran, Mazza Verdante, John Adams, Cr Leone Roberts, Cr Con Hansen, Cr Ian Wright.
- Special thanks to each for attending meetings and workshops, providing assistance in the form of research, photographs and answering the co-ordinators numerous requests for information.

Local Historians, in particular

- Nita Child and Nola Mackie, who were also members of our Heritage Committee, must be thanked for providing the bulk of our historical information.
- Keith Cole and Isabel Wilkinson who organised tours for the co-ordinator and historian to Wyan and Ewingar/Yates Flat areas and Sue McLennan who provided information on the Mylneford - Eatonsville area.

Hospitality

- Tain and Carl Ross, Leone Roberts, Phil and Vicki Moorhead, Margaret Pocock and Isabel Wilkinson

Participants in the Heritage Study
Those who attended and sometimes organised the venue for our workshop meetings, provided photographs and information and allowed the co-ordinator and historian to visit their properties in particular:

Kate and Phil Asquith, "Mountain View"

Charlie Avery, former resident of Winegrove
Pat Bancroft, resident of Lionsville and Southgate
Robyn Bancroft, resident Copmanhurst and Indigenous Officer NSW State Forests
Marg Bultitude, formerly of Carr's Creek
Frank and Flo Clark, Frank a former long serving Copmanhurst Councillor
Larissa and Greg Cummins, owners former ES& A Bank Copmanhurst
Dannie Gorogo, resident Copmanhurst
Kevin and Karen Fahey, McKee's House, Dairy and Bails, Stockyard Creek
Terry Harrison, Lawrence Historical Society
Neil Heinze, Packhorse Mail Ride, Lionsville
Bill and Marie Hodgetts, Fine Flower
Dick Howard, former miner Solferino area
Stephen and Sue Ibbott, "Wave Hill Station"
Paul Keyes, former Rectory, Copmanhurst
Frank Mack, Clarence Valley Historical Society
Fred Morgan, "Cinnabar Station"
John Molloy, formally headmaster of Copmanhurst Public School
Lance Murray, formerly of Lionsville
Vicki and Phil Moorhead, "The Ranch" Baryulgil
Janet Rae, former Southgate School
Lurline Roberts, Coaldale
David Robinson, Copmanhurst Banks
Tain and Carl Ross, formerly of Lionsville
Vi and Jack Rogan, Baryulgil
Fr Michael Ruhan, Catholic Parish, Grafton
Amy See, former resident of "Davey's Store", Upper Copmanhurst
Reg Simmons, former store owner Baryulgil
John Sullivan, "Gordon Brook Station"

Government Departments and Authorities

New South Wales State Forests (Casino office) have been particularly helpful taking the co-ordinator to the Lionsville-Solferino area just after the major fire in December 2002. This meant cutting a path though fallen timbers an exhausting and time consuming job. In addition they introduce the co-ordinator to Eric Rankin, a retired forester, who has accompanied the co-ordinator and historian on several other fieldtrips and shared his vast local knowledge.

Thanks are also extended to staff at the NSW Agricultural Research and Advisery Station Grafton and Bill Moller, who manages the Department's Section 170 Sites Register.

Frank Sasborsek from the Clarence River County Council provided useful material on drainage and flood mitigation works in the Clarence Valley.

Finally the coordinator would like to thank Geoff Gardiner for this assistance with the SHI database, accompanying her on site visits and recording location details using the GPS System.

1.07 Final Report

This report will be presented in hard copy and digital format to Copmanhurst Shire Council and the NSW Heritage Office. Hard copies of the Coordinator's report and Thematic History will be provided to the Clarence River Historical Society.

2. The Community Based Heritage Study Process

This study proceeded following the process outlined in the NSW Heritage Office's "Community Based Heritage Study Guidelines".

2.01 Appointment

On the 4th September 2002, Copmanhurst Shire Council appointed Heritage Adviser Jane Gardiner as co-ordinator for the study. Jane Gardiner engaged Dr. Brett Stubbs to be the historian for the study.

2.02 State Heritage Inventory (SHI) Software

The NSW Heritage Office sent the co-ordinator the SHI soft ware package for compiling all data collected. This electronic database remained in the hands of the co-ordinator until July 2003 when a version was placed on the Council's computer system. This allowed Council to print out information on particular sites for interested community members.

2.03 Heritage Committee

The staff at Copmanhurst Council consulted special interest groups and informed members of the community via the Council's Newsletter and notices in the Daily Examiner about the study and invited membership for a Heritage Committee. A meeting was then held at the Council Chambers on Friday 13th September 2002 where the co-ordinator outlined the nature of the study. All participants then joined the Heritage Committee and a draft list of the shire's heritage assets was drawn up. A decision was made to hold a series of meetings throughout the Shire.

2.04 Heritage Committee Site Visits

The first site meeting was held at the Alumny Creek Public School Museum on the 11th October 2002. At this meeting the historian introduced Committee members to the thematic history of Copmanhurst Shire. The Museum, which is listed on North Coast Regional Plan as an item of regional significance but not on the Copmanhurst Local Environmental Plan, was used to illustrate how members could assist with the data collection using the SHI database form.

A second meeting was held at the village of Copmanhurst on the 6th November 2002. Councillor Leone Roberts took members of the Committee on a walking tour of the village and inspections were made of the Police Station complex and Church of the Holy Apostles. Committee members bought additional site information and several community members attended. Time did not permit a visit to Upper Copmanhurst.

Baryulgil Hall was the venue for the third meeting on the 22nd January 2003. The meeting had originally been scheduled for December but due to the drought and bushfires it was postponed until January. Besides the Heritage Committee, a large number of local and former Baryulgil residents attended this session. The historian again explained the thematic history of the shire. After lunch a trip was taken to Washpool Creek, via Yulgilbar Station, the former Lionsville Post Office and the Bancroft Stamper Battery, to the site of a 1937 cricket pitch.

A fourth meeting and field trip was made to the Carr's Creek - Coaldale area with a small group from the Heritage Committee and the historian on the 18th March 2003. Site visits included inspections of the former hotel site at the Cross-Roads, former Southgate Hotel and Bakery, Carr's Creek Hall, Coaldale Hall and School and original hall site, family and individual grave sites and former hotel sites.

At each meeting the list of the heritage places initially identified was expanded. The historian and co-ordinator reiterated the historic themes and asked for the community to look for gaps. As this is the first heritage study undertaken by the Shire many additional items were suggested as being potentially important to the Shire.

2.05 Independent Field Trips and Site Visits

Due to the large size of the Shire and poor access to some sites, particularly those within State Forests, the co-ordinator and historian have made several independent field trips to potential heritage sites. On the 12th October 2002 the co-ordinator visited the Village of Copmanhurst, the Pulganbar mercury smelter and Baryulgil; 19th November 2003 visits were made to Lionsville and Solferino with NSW State Forests; 13th January 2003 local historian Nita Child organised a short trip around the Southgate-Lower Southgate-Carr's Creek area; 31st March 2003 visits were made to the Wyan – Wyan Creek area with local historian Keith Cole and Eric Rankin; 25th May 2003 visits were made to the Ewingar State Forest with Eric Rankin; 7th & 8th June 2003 Tain and Carl Ross and Pat Bancroft arranged for visits to the Washpool, Lionsville, Nogrigar and Solferino mine sites; 12th & 13th July 2003 Councillor Leone Roberts organised site visits to the Eighteen Mile, Punchbowl and Stockyard Creek areas, Coaldale, and the Village of Copmanhurst; on Friday 8th August 2003 the Manager of Grafton Agricultural Research Station provided a guided tour of Station buildings; 4th & 5th October 2003 visits were made to the Gorge and various mining sites in the Fine Flower area.

In addition the historian and co-ordinator have combined visits to the Council Offices in Grafton with site visits to places such as Sportsman's Creek Weir and Bridge, and the CSR Sugar Mill site. The historian also spent several days at Wave Hill Station examining mining sites. At least twenty days have been spent visiting sites in the Shire. While much time has been spent in the field there has been the added advantage that the co-ordinator has had the opportunity to speak too many of the owners of heritage items.

Publicising
The progress of the heritage study has been publicised on the Council's web site, in the Council's newsletter, the local free newspaper In Our Town and the Daily Examiner. (see Appendices)

2.06 Thematic History

In addition to assisting with the identification and documentation of specific heritage sites, the historian has been compiling a thematic history of the shire. This has been done by reviewing published historical works, and by undertaking archival research (e.g. newspaper research, and use of Department of Lands and other government records), and by making site inspections. Many individuals also assisted by providing information (see Acknowledgements). Preparation of the thematic history has been far more time consuming than was anticipated, partly because there is no existing work that provides an historical overview of the shire. This has made it necessary to review and incorporate information from numerous publications, many of which are only local in scope.

First Draft
A photographic display showing heritage items nominated during the study, a first draft of the thematic history and study were put on display at the Local Government Week Stand, Shopping World Grafton, 30th and 31st July, 2003. Councillors and the co-ordinator manned the display and answered community inquiries. Copies of the draft history were then sent to the local historians on the Heritage Committee for review and comment.

Reporting to Council
On 18th June 2003 the co-ordinator reported on the progress of the study to Copmanhurst Shire Council.

2.07 Existing Heritage Items

Prior to the first meeting the co-ordinator developed a list of items already identified e.g. those already on the Copmanhurst Shire Local Environment Plan, those on the National Trust Register, the State Heritage Inventory, the Commonwealth National Estate Register, and the North Coast Regional Environmental Plan (see Table 1). The Local Environment Plan Heritage Schedule contained four items of local significance, two of which no longer exist. This list of items already identified was presented to the Heritage Committee and has provided the basis for further nominations.

These listings included natural items in National Parks, Nature Reserves and State Forests, as well as Aboriginal and cultural items.

Moleville Rocks Grinding Grooves

Table 1: Existing Heritage Listings in Copmanhurst Shire

Name	LEP	REP	SHI*	National Estate	National Trust
Gordon Brook Cottage	v		v		v
Gordon Brook Stables	v		v		v
Newbold Lookout	v		v		
Pulganbar Smelter & Mines	v		v		v
Alumny Creek Reserve & School		v			
Copmanhurst Police Station		v			
Orange Grove Cottage					v
Sportsmans Creek Road Bridge			v	v	v
Koolkhan Power Station				v	
Olive Family Cemetery					v
Mylneford Cemetery					v
Moleville Rocks Grinding Grooves				v	
8 Traditional Indigenous Sites				v	

LEP: Local Environmental Plan: REP Regional Environmental Plan: SHI NSW State Heritage Inventory: National Estate: Commonwealth Register: National Trust of Australia: NSW Branch. *There are no items in Copmanhurst Shire presently listed on the State Heritage Register, although the North East Rainforest World Heritage Area and Old Growth Forests are protected under the NSW Heritage Act (1977).

2.08 Removal of Items from the existing LEP Heritage Schedule

It is desirable to retain items already listed on the Heritage Schedule unless for some reason their integrity is compromised. In this case both the Gordon Brook Stables (1450030) and Gordon Brook Cottage (1450031) have been demolished. Nothing remains of the stables but the location of the cottage is thought to be marked by a brick edge in the current front garden. While Gordon Brook Station is associated with the early pastoral settlement of Copmanhurst Shire and the poet Henry Kendall it is recommended that both items be removed from the Heritage Schedule of Copmanhurst's Local Environment Plan. This should not preclude the listing of other heritage items at Gordon Brook Station in the future.

2.09 Correct Description of existing LEP Heritage Schedule Item

The Copmanhurst LEP Heritage Schedule incorrectly refers to the Gordon Brook Copper Smelter and Site. The item of significance is a mercury smelter and was known as the Pulganbar Mercury Smelter. There is no doubt that copper was mined adjacent to the smelter and that the Pulganbar Quicksilver and Copper Mining Company were responsible for its construction. It is recommended that the name of the item on the Heritage Schedule be changed to the Pulganbar Mercury Smelter and Mines.

2.10 Additional Heritage Nominations

Over one hundred and ninety items have been nominated for investigation as a result of the Shire-wide meetings, site visits and investigation of other heritage registers. All these items have been entered on the SHI database. The co-ordinator, historian and members of the Heritage Committee have attempted to view these newly identified items and cross-checked them with state themes.

2.11 Completion of the SHI Data Forms

SHI data forms have largely been completed by the co-ordinator with assistance from the project historian and local historians. An attempt was made to fully complete data input for the 90 new sites nominated for inclusion on the Local Environmental Plan. The name and location of all sites nominated by the community have been recorded on the SHI database but not all site details have been collected. For example some sites contain only limited historical notes and no details concerning modifications. It should be noted that the documentation of all sites should be an on-going task undertaken either by a Heritage Committee or a Council Planning Officer. Sites will be modified or even abandoned over time and it is considered essential that the SHI database be continually reviewed. The whole database was printed and bound and made available to the public at a Local Government Week Display at Shopping World Grafton.

2.12 Cross-checking Against Themes

The co-coordinator and historian cross-checked the new items nominated during the study with the local history and thirty-eight State Heritage Themes. This allowed the co-ordinator to ask, at following meetings, if there were any items which could fill in obvious gaps. Table 2 was produced to show the relationship between State themes and places which represented those themes in Copmanhurst Shire. For more information refer to the SHI database.

Not all of the Heritage Office's themes have relevance to the evolution of Copmanhurst Shire and sometimes there are no examples of a theme. Lack of substantial fabric provided by an activity is one of the most common reasons why examples are not found. For example there is little fabric remaining from the industry associated with the eradication of cattle tick in Northern New South Wales. Activities associated with this industry were controlled by the NSW Department of Agriculture and included the construction of a border tick fence, cattle dips, border crossing tick inspection stations and camps used by the border fence patrol men. In the Village of Copmanhurst the arrival of nine "tick" families in 1938 was a great boost to enrolment at the school. Today little is left as the Department's policy has been to remove both inspection stations and cattle dips. Likewise there is little evidence of the hundreds of Chinese miners who worked in the Lionsville - Solferino mining areas.

Table 2: State Themes and Places which demonstrate the evolution of Copmanhurst Shire

STATE THEME	PLACES
Environment - naturally evolved	Mountain View Lookout; Moleville Rocks Recreational Reserve; Grafton Agricultural Station –Bunyip Swamp; Grafton Agricultural Station – Remnant Rainforest; Sportsman's Creek Weir; Mylneford Cemetery & Plantation Reserve; The Gorge. This is just a selection of the numerous sites that illustrate the importance of this theme in Copmanhurst Shire. Other sites include National Parks, Nature Reserves, State Forests and the Clarence River.
Aboriginal Cultures and interaction with other cultures	Molevile Rocks Grinding Grooves. The Square, Baryulgil; Baryulgil Asbestos Mine Site; Baryulgil Aboriginal Cemetery; Baryulgil Hall; Yulgilbar Station.
Convict Settlement	
Ethnic influences	Bassetti Grave; Solferino Village Site; Yulgilbar Station
Migration	
Agriculture	Grafton Agricultural Station; CSR Sugar Mill Site; Blanch's Drain; Sportsman's Creek Weir.
Commerce	Davey's Store; Southgate Bakery & Residence; Flying Horse Hotel Site; Lionsville Hotel Site; Rest Point Hotel
Communication	
Environment – Cultural Landscapes	Yulgilbar Station; Grafton Agricultural Station; Sportsman's Creek Weir; Mylneford Cemetery & the First Falls Crossing; Southgate Village
Events	Lower Southgate War Memorial; Copmanhurst & Upper Clarence War Memorial; Coaldale - Barretts Creek Memorial Hall; Copmanhurst Memorial Hall
Exploration	Yulgilbar Station
Fishing	
Forestry	Bennett's Saw Mill site; Wyan Creek School site; Ewingar Forestry Camp; Ewingar Bob-tail
Health	
Industry	CSR Sugar Mill site; Foley's Butter Factory site
Mining	Pulganbar Mercury Smelter; Bancroft Stamper Battery; Solferino Village; Solferino Wells; Lionsville Village; Lionsville Hotel Site; Yulgilbar River Crossing; Baryulgil Asbestos Mine Site; The Square; Bassetti Grave; Copmanhurst Powder Store; Pluck Copper Smelter
Pastoralism	Yulgilbar Station; Eighteen Mile Sheep Dip; Eighteen Mile Dingo Fence; McKee's Farm; McKee's Dariy & Bails; Foley's Butter Factory; Sportsman's Creek Weir; Blanch's Drain; Grafton Agricultural Station
Science	Grafton Agricultural Station; Yulgilbar Station
Technology	Bancroft Stamper Battery; Pulganbar Mercury Smelter; Pluck Cooper Smelter; Koolkhan Power Station site; CSR Sugar Mill site; Sportsman's Creek Bridge;

	Sportsman's Creek Weir; Ewingar Bob-tail; Bennett's Saw Mill site
Transport	Alumy Creek Bridge: Sportsman's Creek Bridge; Yulgilbar River Crossing; Old Tenterfield Road; Flying Horse Hotel Site; Mylneford Cemetery; Lower Southgate River Light
Towns, Villages and Suburbs	Villages such as Upper Copmanhurst, Wyan, Lionsville, Solferino, Coaldale, Barretts Creek, Stockyard Creek, Lower Southgate, Southgate Village, Carr's Creek have now largely disappeared. Only a selection of places and items indicating their presence are listed here : Southgate Village; Wyan Survey Tree; Wyan Creek School Site; Lionsville Town Site; Solferino Village; Coaldale – Barretts Creek Memorial Hall; Carr's Creek School and Residence; Lower Southgate War Memorial.
Land Tenure	Wyan Survey Tree; Southgate Village
Utilities	Koolkhan Power Station; The Gorge
Accommodation	Austen's House; Mountain View Homestead; Orange Grove Cottage; Grimsby House; Southgate School Residence; Carr's Creek School Residence; Church of the Holy Apostles Rectory; Yulgilbar Big House; Yulgilbar Homestead; Yulgilbar Penrose House site; Yulgilbar Laundry Cottage; Grafton Agricultural Station – Administration Building; Grafton Agricultural Station – Managers Residence; Grafton Agricultural Station – Workers Cottages; Copmanhurst Police Station & Residence; The Square.
Labour	
Education	Alumny Creek Public School & Residence; Copmanhurst Public School, Residence and Saddlery; Carr's Creek Public School and Residence; Southgate School and Residence; Doust Park; Wyan Creek School Site
Defence	
Government & Administration	
Law & Order	Copmanhurst Police Station, Residence & Court House
Welfare	
Domestic Life	Yulgilbar Sketch House; Church of the Holy Apostles Rectory; McKee's Dairy & Bails
Creative endeavour	
Leisure	
Religion	St John of the Cross; Church of the Holy Apostles & Rectory
Social Institutions	Carr's Creek Hall; Coaldale–Barrett's Creek Memorial Hall; Baryulgil Hall; Southgate Hall; Ewingar Hall; Alumny Creek Hall site.
Sport	Copmanhurst Public School; Alumny Creek Reserve; Lionsville Cricket Pitch (1450154)

Birth and Death	Baryulgil Aboriginal Cemetery; Copmanhurst Cemetery; Mylneford Cemetery; Wyan Cemetery; Olive Family Cemetery; Lionsville Cemetery; Bassetti's Grave; Yulgilbar Ogilvie Vault; Yulgilbar Hamilton Graves; Copmanhurst & Upper Clarence War Memorial; Lower Southgate War Memorial
Persons	Yulgilbar Station; Orange Grove Cottage; Bancroft Stamper Battery; The Gorge; Agricultural Research Station

The places categorised above are all recommended for listing on Copmanhurst Shire's LEP and are listed alphabetically in the following section.

2.13 Additions to the Existing Local Environment Plan Heritage Schedule

The following draft list of ninety items is recommended for addition to the existing Heritage Schedule. The items recommended for this list were chosen by the co-ordinator, historian and Heritage Committee using the guidelines outlined in New South Wales Heritage Office's publication Assessing Heritage Significance (2001). While all assessment criteria were considered the items recommended for listing provided a good example of an historic theme, were either rare or representative of their type, were aesthetically pleasing, had research potential and/or had a high level of integrity or originality. Items on this list were brought to the attention of Council at a meeting on the 18th June 2003 and at a meeting of the Heritage Committee on 22nd August 2003. At the Heritage Committee meeting minor changes were made to the list. All ninety items are listed and described on Copmanhurst Shire's SHI database; the number in brackets is the identifying number on the database.

Items for Possible Addition to the Local Environment Plan

1. Alumy Creek Bridge (1450197)
2. Alumny Creek Community Hall Site (1450004)
3. Alumny Creek Public School Museum (1450002)
4. Alumny Creek Reserve (1450003)
5. Austen's House, Alumy Creek (1450126)
6. Bancroft Stamper Battery, Lionsville (1450113)
7. Baryulgil Aboriginal Cemetery (1450155)
8. Baryulgil Asbestos Mine Site (1450001)
9. Baryulgil Hall (1450082)
10. Bennett's Sawmill Site, Wyan Creek (1450162)
11. Blanch's Drain, Lower Southgate (1450170)
12. Carr's Creek Hall (1450117)
13. Carr's Creek Public School (1450087)
14. Carr's Creek School Residence (1450178)
15. Church of the Holy Apostles, Copmanhurst (1450034)
16. Church of the Holy Apostles, Rectory, Copmanhurst (1450167)
17. Coaldale-Barrett's Creek Memorial Hall, Coaldale (145106)
18. Copmanhurst Cemetery, Upper Copmanhurst (1450066)

19. Copmanhurst Former CBC Bank and Residence (1450172)
20. Copmanhurst Police Station & Residence (1450063)
21. Copmanhurst Powder Store (1450076)
22. Copmanhurst Public School, Residence & Saddlery (1450068)
23. Copmanhurst Memorial Hall (1450074)
24. Copmanhurst & Upper Clarence War Memorial (1450075)
25. Copmanhurst Saleyards and Well (1450079)
26. CSR Sugar Mill Site, Southgate (1450092)
27. Davey's Store, Upper Copmanhurst (1450151)
28. Doust Park, Lower Southgate (1450152)
29. Eighteen Mile Station, Dingo Fence (1450093)
30. Eighteen Mile Station, Sheep Dip (1450200)
31. Ewingar Bob-tail, Ewingar State Forest (1450083)
32. Ewingar Forestry Camp, Ewingar State Forest (1450164)
33. Ewingar Hall, (1450132)
34. First Falls Crossing, Mylneford (1450081)
35. Flying Horse Hotel Site, Pringles Way (1450176)
36. Foley's Butter Factory Building, Lower Southgate (1450035)
37. Grafton Agricultural Research & Advisery Station, Trenayr (1450069)
38. Grafton Agricultural Station, Managers Residence (1450072)
39. Grafton Agricultural Station, Workers Cottages (1450204)
40. Grafton Agricultural Station, Administration Building (1450174)
41. Grafton Agricultural Station, Farm Buildings (145024)
42. Grafton Agricultural Station, Rainforest Remnant (1450205)
43. Grafton Agricultural Station, Bunyip Swamp (1450208)
44. Grimsby House, Deep Gully (1450213)
45. Koolkhan Power Station (1450022)
46. Lionsville Bassetti Grave, (1450096)
47. Lionsville Cemetery (1450153)
48. Lionsville Cricket Pitch (1450154)
49. Lionsville Hotel Site (1450100)
50. Lionsville Village Archaeological Site (1450005)
51. Lower Southgate River Light (1450129)
52. Lower Southgate War Memorial (1450165)
53. McKee's Dairy & Bails, Stockyard Creek (1450111)
54. Moleville Rocks Recreation Reserve (1450015)
55. Moleville Rocks Grinding Grooves (1450191)
56. Mountain View Arboretum (1450115)
57. Mountain View Homestead (1450114)
58. Mylneford Cemetery (1450062)
59. Old Tenterfield Road, Banyabba area (1450206)
60. Olive Family Cemetery, Whiporie (1450033)
61. Orange Grove Cottage, Carr's Creek (1450028)
62. Pluck Copper Smelter & Mines, Fine Flower (1450140)
63. Rest Point Hotel, Copmanhurst, (1450071)
64. Roberts Cottage, Coaldale (1450211)
65. Solferino Village Site (1450095)
66. Solferino Wells (1450099)
67. Southgate Bakery & Residence (1450124)
68. Southgate Hall (1450084)

69. Southgate Hotel (1450085)
70. Southgate School (1450089)
71. Southgate School Residence (1450139)
72. Sportsman's Creek Bridge, Lawrence (1450016)
73. Sportsman's Creek Weir, Sportsman's Creek (1450119)
74. St John of the Cross Church, Upper Copmanhurst (1450007)
75. The Gorge, Carnham (1450173)
76. The Square, Baryulgil (1450122)
77. Waghorn's Slab House, Junction Hill (1450109)
78. Whiporie Hall (1450133)
79. Wyan Cemetery (1450138)
80. Wyan Creek School Site (1450186)
81. Wyan Survey Mark (1450185)
82. Yulgilbar River Crossing (1450157)
83. Yulgilbar Station (1450171)
84. Yulgilbar Ogilvie Vault (1450157)
85. Yulgilbar Hamilton Graves (1450136)
86. Yulgilbar Big House (1450029)
87. Yulgilbar Laundry Cottage (1450158)
88. Yulgilbar Sketch House (1450148)
89. Yulgilbar Penrose's House Site (1450202)
90. Yulgilbar Homestead (1450137)

2.14 Items for Future Consideration

In addition to the list above the following ninety – nine items were identified during the study. They are all of significance to the Shire and community but for a variety of reasons are not recommended for listing at this stage. Reasons include: little is known about the history of the item, similar good examples already exist; the item is not rare; with loss of original fabric the item has reduced originality; the item is protected under other forms of controls; the item is secret or sacred or the item has not been fully investigated. These items and associated information such as their location, description and history (if known) have been entered on Copmanhurst Shire's SHI database.

1. Baillie House, Copmanhurst (1450023)
2. Baldwin Family Cemetery, Yates Flat (1450103)
3. Banyabba Nature Reserve (1450025)
4. Banyabba Railway Station Site (1450163)
5. Barrett's Creek Grave (1450108)
6. Baryulgil Football Field (1450168)
7. Baryulgil General Store Site (1450123)
8. Bayhame House, Southgate (1450125)
9. Blue Goose Hotel, Junction Hill (1450110)
10. Bluff Mountain, Mount Marsh State Forest (1450019)
11. Brown's Hut, Mount Marsh Road (1450180)
12. Bullock's Flat, Washpool National Park (1450080)
13. Burnt Down Scrub Nature Reserve, Carnham (1450144)
14. Carnham Bridge (1450215)
15. Carr's Creek Ferry Crossing Site (1450209)

16. Carr's Creek Village (1450198)
17. Cabbage Tree Creek Aboriginal Area (1450012)
18. Carter's Creek Bridge, Clearfield (1450188)
19. Clarence River Tributaries, Washpool (1450024)
20. Coaldale Coal Site (1450181)
21. Coaldale Grave Site 1 (1450107)
22. Coaldale Grave Site 2 (1450149)
23. Collum – Collum Tick Gate Site (1450220)
24. Copmanhurst Aboriginal Art Site (1450021)
25. Copmanhurst Aboriginal Engraving Site (1450020)
26. Copmanhurst Butcher's Shop Site (1450073)
27. Copmanhurst Creamery Site (1450077)
28. Copmanhurst Former Post Office (1450078)
29. Copmanhurst Presbyterian Church (1450070)
30. Copmanhurst Recreational Grounds (1450065)
31. Copmanhurst Aboriginal Stone Arrangements (1450195)
32. Copmanhurst Former Wharf Site (1450064)
33. Eighteen Mile Tick Gate Site, Baryulgil (145160)
34. Everlasting Swamp, Lower Southgate (1450026)
35. Fine Flower Cricket Pitch (1450217)
36. Fine Flower Iron Mine (1450141)
37. Fine Flower Post Office site (1450218)
38. Fortis Creek National Park (1450145)
39. Gordon Brook Cottage Site (1450031)
40. Gordon Brook Stables (new) (1450030)
41. Gordon Brook Station, Gordon Brook (1450011)
42. Gorge Dam Survey Mark, Lionsville (1450169)
43. Grafton Agriculture Department Registers, Trenayr (1450212)
44. Gray's Butcher Shop, Alumy Creek (1450192)
45. Hepburn's Grave, Lionsville (1450159)
46. Highbank Dam Survey Mark (1450169)
47. Jerewarrah Flora Reserve, Lionsville (1450146)
48. Keybarbin Cheese Factory, Baryulgil (1450221)
49. Kippenduff School Site, Kippenduff (1450187)
50. Lankey's Creek Graves, Lankey's Creek (1450105)
51. Lionsville – Tenterfield Packsaddle Mail Route (1450101)
52. Lionsville Stamper Battery Site (1450207)
53. Lionsville Garibaldi's Crystal Cave (1450098)
54. Lionsville Post Office (1450142)
55. Moorhead Family Cemetery, Baryulgil (1450118)
56. Mount Belmore (1450190)
57. Mount Marsh State Forest-part (1450018)
58. Mount Neville Nature Reserve (1450143)
59. Munt Family Graves, Millers Water Holes (1450216)
60. North Washpool Wilderness Area (1450017)
61. Oakey Creek Chromite Mine, Fine Flower (1450008)
62. Pucka Antimony Mine, Fine Flower (1450009)
63. Scarfentein Inn and Wine Depot Site, Clifden (1450116)
64. Selection Flat Nature Reserve, Camira Creek (1450147)
65. Solferino – Grafton Mile Post, Baryulgil (1450177)

66. Solferino Chinese Market Garden Site (1450094)
67. Southgate Blacksmith Site (1450127)
68. Southgate First Bridge Remains (1450196)
69. Southgate Butcher's Shop and Residence (1450090)
70. Southgate Creamery Site (1450128)
71. Southgate Village (1450097)
72. St Aiden's Church Site, Wyan (1450134)
73. St George's Church, Carr's Creek (1450179)
74. St Patrick's Church Site, Southgate (1450193)
75. Stockyard Creek Cheese Factory Site, Stockyard Creek (1450210)
76. Strontian Park, (1450135)
77. Taylor's Grave, Enfield's Flats (1450203)
78. Traveller's Rest Hotel Site, Banyabba (1450120)
79. Trenayr Public School Site (1450086)
80. Upper Copmanhurst Mechanics Institute Site (1450199)
81. Upper Copmanhurst School Residence (1450067)
82. Warragai Creek Nature Reserve (1450150)
83. Washpool National Park – part (1450027)
84. Wattle Creek Graves (1450161)
85. Whiteman Creek Aboriginal Area (1450014)
86. Whiteman Creek Axe Grinding Site (1450013)
87. Whiteman Creek Rock Shelter (1450006)
88. Whiteman Crossing (1450175)
89. Wick's House, Alumy Creek (145008)
90. Willow Tree Hotel Site, Coaldale (1450104)
91. Winegrove-Lillydale River Crossing (1450130)
92. Wineshanty Site (1450189)
93. Wingfield Store Site, Southgate (1450194)
94. Wyan Bridge Site (1450184)
95. Wyan Hall Site (1450184)
96. Wyan School Site (1450183)
97. Yates Flat Hamilton Memorial (1450102)
98. Yates Flat Recreational Reserve (1450131)
99. Yulgilbar Stone Sheep Pen (1450171)

2.15 Aboriginal Heritage

Some places of contemporary Aboriginal Heritage have been identified in the study by members of the Copmanhurst community but traditional sites that relate to pre-contact times are only included if they were on the State Heritage Inventory (SHI) database, provided by the NSW Heritage Office. No formal discussions were held with Aboriginal Land Councils or their representatives and as a result Aboriginal Heritage was not addressed in this study.

The Clarence River Valley is known to have a rich Aboriginal history and interactions between the Aboriginal people and the recent European settlers have been documented since the 1840s. It is recommended that the incorporation of Aboriginal heritage places be part of a specific study and that ongoing consultation with the local Aboriginal community be part of the Council's heritage policy.

2.16 Levels of Significance

The co-ordinator with the historian and Heritage Committee has assigned levels of significance (Local, Regional or State) to each item. All places listed on Copmanhurst Shire's Heritage Schedule will have at least local significance. Beyond this, items can be considered to have Regional or State, or even National significance. As noted by B. Hickson (Dubbo City Council Rural Heritage Review, 2002) Regional significance has no statutory power and is being phased out. However, it is sometimes useful to acknowledge that a place is more than locally importance and that it should be given 'extra' status. State significance means that a place is even more prestigious and gives the item much greater access to funding through loans and grants. The NSW Heritage Office is currently completing its Register of State Significant items and in the near future Copmanhurst Shire Council will be asked to nominate the items they, and the community, believe are of significance to the State.

2.17 State Significance

Assessing whether an item has this level of status is a subjective process and can only be determined by comparison with other items. Determining if the item is rare or endangered or is important in demonstrating a particular characteristic of its class will help in forming an opinion about the status of the item.

Of the 192 items investigated in this review the following six places are recommended for consideration as of State Heritage Significance. Several of these items are parts of historic complexes and include archaeological sites, landscapes and river crossings.

Yulgilbar Station (1450171) with the associated sites: Yulgilbar River Crossing, (1450157); Ogilvie Vault, (1450157); Hamilton Graves, (1450136); The Big House, (1450029); The Laundry Cottage, (1450158); The Sketch House, (1450148); Penrose's House Site, (1450202); The Homestead, (1450137); Lionsville Cemetery (1450153), Lionsville Cricket Pitch (1450154), (Baryulgil Aboriginal Cemetery (1450155); Baryulgil Asbestos Mine Site (1450001), Baryulgil Hall (1450082). *Yulgilbar Station is of state heritage significance being the largest and one of the earliest Stations established on the far north coast of New South Wales. Its history is closely associated with the squatting era in Australia. The interaction between Edward Ogilvie and the local Aboriginal community is of significance to the Aboriginal history of northern New South Wales. Edward Ogilvie as a member of the Australia Club and Member of the New South Wales Legislative Council links Yulgilbar to the political history of New South Wales. The Big House, locally known as Yulgilbar Castle, has been a curiosity on the Clarence for many years. The Yulgilbar Pastoral*

Ogilvie Vault

Company now remains in the hands of Hordern-Myer families, thus associating Yulgilbar with two of Australia's retailing dynasties.

Sportsman's Creek Bridge (1450016). *The bridge is a significant technical accomplishment as a good example of the Dare truss. Constructed in 1909 -1911 it is of considerable age for a timber bridge; the span is the second longest in the state. Other studies have listed the bridge as significant. It is listed on the NSW State Heritage Inventory (SHI No 3595) and the National Trust of Australia (NSW) Industrial Sites Index.*

Pulganbar Mercury Smelter (1450032) and associated mines. *The extraction of mercury was rare in New South Wales. While this substantial brick smelter is in ruins it still has a high degree of integrity and the site has archaeological potential. It has been noted in other heritage studies and is already listed on Copmanhurst Shire's LEP.*

Pulganbar Mercury Smelter

Sportsman's Creek Weir (1450119) *The Sportsman's Creek weir is a significant reminder of the importance of drainage to the agricultural development of the Clarence River floodplains. Built in 1927 it is a rare example of a privately built and owned weir. With an overall length of 73 metres and a total of 40 gates providing 61 metres width clear opening, the weir is the largest flood-gated structure known in NSW.*

Southgate Hotel (1450085) *The Southgate hotel built in 1871 is a significant example of a rare and mostly unaltered single storey timber village hotel. It is thought to be the oldest single storey timber hotel on the north coast and is representative of the small hotels which proliferated along major transport routes. The hotel is an integral part of the history of Southgate village and is indicative of the closer settlement that occurred in the Shire during the 1870s.*

The Square, Baryulgil (1450122) *The Square is an important place in the post–European contact period of Aboriginal history on the Clarence. The land was given to the Aboriginal people in 1918 by the Ogilvie family and its history is linked to that of Yulgilbar Station. Another aspect of its history is its association with the Baryulgil Asbestos Mine which resulted in a Commission of Inquiry (1984) and the subsequent establishment of the Malabugilmah settlement. It is also associated with the well known sporting Mundine family. The Square, like the Block in the inner Sydney suburb of Redfern, is a readily identifiable Aboriginal Community. The full significance of this place needs to be told by the Aboriginal members of this community.*

It is recommended that Council contact the NSW Heritage Office with the view to having these six places listed on the State Heritage Register.

2.18 Management of Items with State Heritage Significance

Once an item has been identified as having State significance the next step is the preparation of a Conservation Management Plan (CMP). The main objective of a Conservation Management Plan is to guide the future development of the heritage item, place or area in a way that protects its heritage significance. The plan should try to cover as many proposed changes and/or preferred uses of the item as possible and recommend specific actions to be followed when decisions about the item need to be made.

It has been suggested (Hickson, 2002) that where no formal (CMP) plans exist, an Interim Management Strategy should be drafted, by Council in consultation with the owners. Each of the owners should be approached with respect to their rights, wishes and management of the item, and a joint agreement between the Council and owner be produced. The joint agreement should cover such issues as approved work exemptions, materials and history, and be drawn up before the imposition of this level of Status.

2.19 Items with Regional Value

The following items have greater than local value and are described as having 'Regional' significance. Again determination of this status is based on comparisons with other places within the region. This information is important when decisions are made about the management of items. It is recommended that Copmanhurst Shire indicate on their property files places which are considered to have Regional Significance.

Alumny Creek Public School Museum (1450002) and associated Alumny Creek Reserve (1450003); Alumny Creek Hall Archaeological site (1450004). *The Alumny Creek School and Residence, now Museum, is a good representative example of the cheaper timber "classroom and residence" schools built in the less populated parts of the state in the early 20th century. Today it is run by a Trust which actively manages the site, opening the School Museum and running monthly markets on the adjacent reserve which provides an income for the maintenance of the buildings and associated memorabilia.*

Carr's Creek Hall (1450117). *Carr's Creek Hall, which opened in 1903, has a high degree of integrity and contains an extensive collection of library books (800) acquired at the time when the hall functioned as the School of Arts. It has wide social significance for the small settlement of Carr's Creek and is associated with the Bultitude family.*

Copmanhurst Police Station & Residence (1450063). *The Copmanhurst Police Station, Courthouse and Residence has been recognised in other studies as having regional significance as one of a group of police stations erected throughout the region in the late 19th - early 20th century period. Architecturally the building is a representative example of early 20th Century police stations with many of its early components, including the lock-up retained. It is characteristic of the vernacular, almost residential style of buildings designed by the Government Architect's office under W.L. Vernon.*

Copmanhurst Cemetery (1450066). *Copmanhurst cemetery is the largest cemetery in the Shire. Established in 1870 it has historical associations with many early European settlers in the region and provides evidence of substantial populations in the Copmanhurst and Upper Copmanhurst area. Graves tell of deaths associated with mining activities in the area.*

CSR Sugar Mill Site (1450092). *The Southgate CSR mill site is regionally significant as one of the first centralised sugar mills in Australia. This mill provided a model for CSR company operations and on the north coast of NSW it led to economic development and closer settlement. The site has archaeological potential and has been identified in other heritage studies.*

CSR Sugar Mill Site

Grafton Agricultural Research & Advisery Station (1450069) and associated items including: the Administration Building (1450174), the Managers Residence (1450072); *The Grafton Agricultural Research and Advisery station has historical significance at a regional level as one of a group of agricultural stations (Experimental farms) established throughout New South Wales by the Government between 1892 - 1916. It is also socially significance to the local Clarence Valley farming community, former staff and boys who trained at the farm under the Dreadnought scheme. Bunyip Swamp and the rainforest remnant have natural significance.*

Koolkhan Power Station (1450022) *This station has been identified in an earlier study as an unusual example of the remains of a large provincial river-cooled steam power station. It was fuelled by the Nymboida coal mine which was dedicated to the station. Other studies have commented that it was built at a time when conventional wisdom dictated the use of multiple diesel sets, rather than steam sets of only 7.5 metres.*

Lower Southgate War Memorial (1450165) *The Lower Southgate War Memorial was the first war memorial built in the Clarence River region. Money for the memorial was donated by the 30 families living in the area. It is significant to the residents of Lower Southgate who had relatives serving in World Wars I and II and demonstrates the unity of a community which has now largely disbanded.*

Moleville Rocks Grinding Grooves (1450191). *Moleville Rocks grinding grooves locate the site where Aboriginal peoples on the north coast ground their axes and other tools. It is an extensive grinding groove site and as the earliest ground edge artefacts in the Clarence River region have been dated at 3,200 years it is suggested that this site has considerable antiquity.*

Mylneford Cemetery (1450062) associated river crossing and plantation reserve. *Mylneford Cemetery, plantation reserve and the adjacent river crossing, are regionally significant for their association with the early European settlement of the*

Clarence and the tragedies associated with river crossings. The first recorded grave is that of Robert Buchan who died crossing the river in 1860. Located on the river bank the cemetery provides an excellent vantage point from which to view the picturesque Clarence River and shallow reach known as the First Falls. The First Falls are significant in their own right as the site where the steamer the "King William" was first stuck in 1839.

St John of the Cross, Upper Copmanhurst (1450007) *St John of the Cross is one of the oldest Catholic Churches in the Grafton Diocese. Built of brick in 1882, it is one of the most substantial church buildings of any denomination built outside the City of Grafton. As one of only a few buildings still standing, it shows the location of the village of Upper Copmanhurst which was eventually eclipsed in size by the "official" village of Copmanhurst.*

2.20 General Management Considerations for Owners

Within the Copmanhurst Shire Heritage Database there is a field which allows for the entry of management recommendations. The co-ordinator, historian and Heritage Committee members have attempted to make general management recommendations in this field for all items suggested for inclusion on Copmanhurst Shire's Heritage Schedule. However the person usually responsible for the management of an item is the owner.

It is suggested that Copmanhurst Shire assist all owners of heritage items, proposed for listing on the Copmanhurst Local Environment Plan, to produce Conservation Management Plans for their heritage items. As the implementation of this recommendation is likely to take some time it is suggested that a simple Interim Management Strategy (see Appendices) be drafted, by Council in consultation with the owners, immediately after gazettal of the LEP. Each of the owners should be approached with respect to their rights, wishes and management of the item, and a joint agreement between the Council and owner be produced. The joint agreement should cover such issues as approved work exemptions, materials and history.

A general list of management recommendations is included which covers some of the circumstances that will arise at each place. These recommendations, compiled by B. Hickson (2002) have been used in other rural shires. Many of the recommendations relating to the management of a building are just common sense.

The recommendations are:

- Seek assistance from a Council Heritage Adviser for more details on any of these matters
- Draw up a Conservation Management Plan or Interim Management Plan (see Appendix 8.08)
- Develop a list of regular maintenance checks for the item and carry out repairs, especially roof drainage and painting
- Fence remote sites where protection is needed from grazing animals
- Preserve the curtilage (make sure views to and from it are maintained)
- Preserve the setting (maintain the garden setting for example)
- Reconstruct original elements that are missing, hidden or inappropriately altered

- Record information about archaeological sites (eg drawings, photographs, measurements) and assess any potential threats in the area (eg road works, drainage, building works)
- Encourage the collection of related moveable heritage items to stay together in their original place
- Investigate significance further. Gather any other additional or historical evidence about the place.
- Endeavour to find opportunities to use, re-use or adapt the building.

2.21 Next Steps

Following examination of the Draft Heritage Report, Draft Thematic History and Heritage Inventory by the Heritage Committee and Council letters will be sent to all owners of properties or items proposed for listing seeking their comments and any additional information. All documentation will be put on Public Display in Copmanhurst Council Administration building.

2.22 Feedback

All public comments will be reviewed and incorporated into the final Heritage Report (see Appendix 8.09). New information will be incorporated into the SHI database.

2.23 Presentation to Council

The Heritage Committee will then present the completed study to the Council for adoption.

3. Shire's Heritage Resources

3.01 Overview

As a separate volume outlines the thematic history of the Shire (see Thematic History) it is sufficient here to note that six main themes have been used to present the history of Copmanhurst Shire. These themes are: Exploration and Pastoralism; Transport and Communication; Agriculture and Dairying; Geology, Mining and Mineral Processing; Forest Industry and Forest Conservation; and Townships (Past and Present).

However the location and intactness of the material evidence of the Shire's past does not always reflect the importance of these themes. Other factors namely flooding and fire have played a major role in determining what we see today. For example flooding, particularly in the Southgate – Lower Southgate – Alumy Creek – Carr's Creek area saw elevated sites being the preferred location for schools such as Lower Southgate, Southgate and Carr's Creek. Where structures were built on the flood-plain they were often subject to damage by flood waters entering the building. Marks on the fireplace in the Austen's house record the severe flood of March 1890, which also flooded the Alumny Creek School. Today flooding is seen as a major concern for the owner of the Southgate Hotel, were the last flood event saw the collapse of the cellar wall. Flooding has also led to major engineering works in the lower parts of Copmanhurst Shire involving the building of many bridges, drains, levees, flood-gated structures and even the realignment of streams.

Fire, particularly in forest areas, has destroyed many of the timber structures associated with the mining, forestry and grazing industries. Timber slab structures, which were the most common building form prior to the 1890s and were still used for temporary buildings like sheds and stockman's huts until the 1960s, are now only represented by Waghorn's slab house, originally situated near Baryulgil. Waghorn's house was reconstructed at Junction Hill in 1988 as a Bi-Centennial Project.

In addition, termites are a major problem for timber structures and many buildings such as the Alumny Creek School, Copmanhurst Police Station and Residence, Church of the Holy Apostles were rebuilt at the turn of the century because ants had reduced original buildings "to heaps of ruins" (Adams, 1997). So the material evidence of the past in Copmanhurst Shire is often represented by materials such as stone, brick and concrete, and does not reflect that timber was the main building material for over 150 years.

Since the 1960s declining populations in the villages of Baryulgil, Carr's Creek, Southgate and Copmanhurst have resulted in the abandonment or demolition of many buildings, particularly commercial buildings. Sometimes they are re-used by farmers to store machinery or fodder. Foley's Butter Factory is an example of such reuse.

3.02 Natural Heritage

Copmanhurst Shire has an abundance of natural heritage sites adjacent to the Clarence River and within the Gibraltar and Richmond Ranges. In the northern and western parts of the Shire the scenery includes wild and scenic rivers which are protected in the World

Heritage Listed Washpool National Park. Outside the park, areas along the Washpool Creek are used by campers during the summer months. Four wheel driving and trail bike riding are popular activities within the nearby Ewingar State forest, as is fossicking for rocks and minerals at the former mining sites of Lionsville-Solferino (1450095). The Ewingar Forestry Camp (1450164)), which appears to be abandoned, has the potential to provide low key accommodation within the forest area for both those seeking a nature-based experience and those looking to undertake four wheel drive adventures. Bell birds are common in this forest.

The Clarence River Gorge (1450173) provides spectacular scenery for those who choose farm stays at destinations like Wave Hill Station, situated on the north-eastern side of the Clarence River. The Clarence River is also popular for canoeing and in the lower reaches water skiing.

Wetland areas in the southern part of the shire provide excellent bird watching opportunities. At Sportsman's Creek, in the vicinity of Sportsman's Creek Weir (1450119), black swans, brolga, plumed whistling duck and raptors have been identified. While much of this natural heritage is protected under NSW National Parks and Wildlife legislation both NSW National Parks and NSW State Forests need to be informed of cultural heritage sites located within their management areas.

The Shire has acknowledged the importance of the river with designated lookouts and picnic areas. Newbold Lookout (1450010) is even listed on the Shires LEP. Additional public lookouts have been developed at Arboretum Park (1450115), Strontian Park (1450135), Doust Park (1450152) and Moleville Rocks Recreation area (1450015). At many sites there is a link between the park and local history. For example both Doust Park and Strontian Park are former school sites and Newbold Lookout is historically linked to Newbold Station established by Charles Walker in 1840. Regional tourist publications have included many of these parks and lookouts on suggested driving tours of the Shire. At the Ewingar Forestry Camp there is an impressive view to the north-east.

Newbold Lookout View

3.03 Architectural Resources

Evidence of the past is often found in the building styles and materials used in an area. In Copmanhurst Shire timber was the most common building material but bricks were also used when suitable raw materials were available. Very early forms of building construction such as wattle and daub and pise were not found in this study.

In the early days of settlement on the Clarence River most buildings were timber slab constructions. Historic photographs of buildings in the Shire show vertical slab structures with roofs made of bark. The only example of a slab hut found in this study was Waghorn's reconstructed house at Junction Hill. Orange Grove Cottage, built by Mr

Bultitude in 1857, is said to have a shingle roof now encased by a galvanised iron roof and internal ceiling.

Board and batten timber framed and clad structures were common in Copmanhurst Shire at the turn of the century. The Rectory associated with the Church of the Holy Apostles (1450167), is a good example of this building method. Many of the dairies, like McKee's (1450111), used board and batten for the dairy and slabs for the sides of the bails.

McKee's Dairy & Bails

Weather-boards were also extensively used in the Shire. Weather-boards, unlike board and batten structures were mostly placed horizontally. The weather-board Baillie house (1450023) even used Kauri boards imported from New Zealand. At the government-designed and owned Grafton Agricultural Station all 1910 buildings were weather-board.

In areas where there were suitable raw materials and the owners were committed to establishing themselves in the area bricks were used. Several brick homes in the Southgate-Carr's Creek area were identified in this study, namely Orange Grove cottage, Grimsby House, Wick's and Austen's residences. The three latter residences were two storey buildings. Both the Southgate and Carr's Creek schools built in the 1880s, were brick. This is unusual as most small rural schools were built of weather-board as illustrated by the Alumny Creek and Copmanhurst Public Schools. Perhaps the best example of a more substantial brick homestead is Mountain View, built in 1870 by David Laird. Unlike most other brick buildings the bricks remain unpainted. Few brick buildings were erected in the upper parts of the Shire. The Church of St John of the Cross built in 1882 is a very rare example of a brick building in the Upper Copmanhurst area.

Southgate School

Stone was rarely used in the Shire to build complete houses. The exception to this is The Big House at Yulgilbar. However stone was used in the construction of chimneys and in the abandoned mining villages of Lionsville and Solferino the stone hearths are often all that remain. Stone was also used to line the wells at Solferino and to build sheep pens on Yulgilbar Station.

Mountain View

Corrugated iron and composite board was used in the building of the semi – permanent Forestry camps such as the Ewingar Forest camp. The recently constructed Ewingar Hall with its mud-brick walls and extensive use of timber poles and recycled sleepers is an unusual building combining old construction materials and methods with a modern design.

3.04 Villages (Past and Present)

Many settlements in Copmanhurst Shire have been of an ephemeral nature, associated with mining or forestry operations that experienced cycles of boom and bust, or transport nodes which were abandoned when links to the Tablelands diminished. Other settlements were associated with the Grafton to Casino railway and dairying centres. Over sixty geographical names in Copmanhurst Shire reflect the presence of some kind of settlement. Sometimes settlements were little more than a few houses, a school, post office (which was often run from the residence), hall, tennis court and cricket pitch.

Copmanhurst, once the main urban centre in the Shire is located at the head of navigation and is one of the older villages on the Clarence River. It was a government township situated about 4 kilometres downstream from the settlement of Smith's Flat which we know today as Upper Copmanhurst. By 1877 the residents of Smith's Flat were petitioning the Government to fund a public wharf so that maize could be quickly loaded onto shipping. Iron ore from Fine Flower, copper from Cangai, and timber were brought to Copmanhurst by bullock team and then shipped to Grafton. It was to remain an active river town with droghers and cream boats using the wharf until the early 1940s when trucks took over the carrying business. The establishment of a police station and court house (1450063) demonstrate that Copmanhurst was a major administrative centre. It would appear that Copmanhurst was the only village in the Shire to have a bank and at various stages it supported a major wharf, creamery, stockyards, three churches, several stores, post office, hotel, bakery, hall and school. The presence of a Powder Store (1450063) in Prescott Street illustrates the relationship between Copmanhurst and mining centres such as Cangai.

St John of the Cross Church

Copmanhurst Powder Store

The villages of Southgate and Carr's Creek, with their brick schools and residences, are now little more than a collection of houses. Of the two centres Southgate, which is sited on the main road between Grafton and Lawrence, has already been acknowledged as a quaint settlement in regional tourist publications (Lower Clarence Holiday Guide, nd). The smaller settlement of Carr's Creek, located away from main roads, is worthy of inclusion in local tourism material because it's Hall

Foley's Butter Factory

(formerly the School of Arts) contains an original library and gaming area.

Lower Southgate was a small settlement located on the banks of the Clarence River. The significance of Lower Southgate lies in the fact that this tight knit community was the first on the Clarence River to build a memorial to those who lost their life in World War 1. The memorial was located next to the public wharf, which was so important when the main local industry was dairying. Sited opposite the wharf was the creamery which eventually became the home of Foley's Butter Factory. Next door to the Factory was the Hall. The School was wisely located out of the flood zone in an area now known as Doust Park. Today the War Memorial has been relocated to Doust Park.

Solferino Well

The former mining towns of Lionsville and Solferino, which housed thousands of miners in the 1870s, are now archaeological sites. Wells, rubbish dumps, stone hearths, escaped exotic plants and evidence of terracing on the hill sides are all that remain of these busy settlements.
Likewise sawmill sites which often contained several houses and a school have now disappeared. Some like Bennett's Saw Mill at Wyan Creek were established quite recently in 1943.

3.05 Cultural Landscapes

There are a number of historically and thematically related building groups, archaeological sites and landscape elements that combine to produce important cultural landscapes within Copmanhurst shire. Three of the most significant of these cultural landscapes are Yulgilbar Station, the Grafton Agricultural Research and Advisery Station and the Village of Southgate.

Yulgilbar Station (1450171). Yulgilbar Station has been a source of interest to the residents of the Clarence River region from the days of Edward Ogilvie to the present Horden-Myer ownership. The size of the Station (originally 81,000 hectares), and its employment of many people of both European and Aboriginal descent in the Clarence River Valley, means that many in Copmanhurst Shire have an affiliation with it. The most notable building on the Station is the Big House, known locally as The Castle. The Big House has had a chequered history having been vacant during the 1950s and 1960s and used as a store for hay. Today it has been revitalised by the Horden-Myer family who are also collecting memorabilia from both the family and Yulgilbar Station to display in the house. However, the Station is much more than the Big House. It is a cultural landscape providing evidence of continuous pastoralism from the

Hamilton Graves

1840s to the present. The Sketch House for example provides evidence of the softer side of life on Yulgilbar, while the Yulgilbar Crossing shows the interaction between the Station and mining ventures in the Upper Clarence. The Hamilton graves show ties between Yulgilbar Station and its employees with the Hamilton's asking to be buried on the property. Likewise the Baryulgil Aboriginal cemetery provides evidence of the links between the Station, the Aboriginal community and the Baryulgil settlement known as The Square.

Grafton Agricultural Research and Advisery Station (1450174). The Grafton Agricultural Station, like Yulgilbar Station, is a cultural landscape which tells the story of changing farming practises and the introduction and demise of a variety of crops and animals on the North Coast. Landscape plantings and a variety of buildings, sheds and silos are signifiers of earlier activities. For example rows of pecan trees indicate the location of the orchard and buildings such as the Stables tell of the change from horses to tractors. The more recently built Beef Cattle Research Unit shed from the outside looks like many of the earlier sheds but inside it contains 1970s style purpose built pens and stalls with a monorail feed system, chemical testing laboratories and cool rooms.

Grafton Agricultural Station

People are also important in the landscape of the Station as it was also associated with the Dreadnought Farm Scheme and the training and education of young farm workers. The Main Administration building was build to provide accommodation for the boys who then went and worked for many farming families in the Clarence Valley Region. In addition the Station had open days with a variety of competitions and hence has social significance to many people with the area. Within its borders are also significant wetlands (Bunyip Swamp), a remnant rainforest and the Old Town Common.

Village of Southgate (1450097). Southgate was proclaimed a village in 1885, but settlers in the area had been busy well before that date growing cane and establishing several sugar mills. One of the mill owners, Mr Edward Arnold, was also the licensee of the Southgate Hotel and operated a shop on the opposite side of the road. The heart of the village was the main street, now known as Lawrence Road, with the Southgate School and Residence (1882) situated on high ground in School Lane. The old Hotel and Hall are still standing but Wingfield's store, which was a landmark in the street between the 1880s and 1950s, was demolished in 1960. Other buildings still standing include the more recent Bakery and Residence (c1946), Butchers shop and Residence (1903), several timber homes of various ages and the site of St Patrick's Church (1935). If several of these buildings, most notably the Southgate Hotel, Southgate Hall and Southgate Bakery, could be preserved and maintained, the village has the potential to

Southgate Hotel

be part of a tourist trail through the lower parts of the Shire, connecting with other acknowledged historic villages such as Ulmarra and Lawrence. A drive from Southgate to Ulmarra would take visitors past the site of one of the first CSR sugar mills (1450064) on the Clarence River. Council should consider covering this village with a Development Control Plan so that future development considers its heritage assets.

3.06 Industrial Items

Geology, mining and mineral processing are major themes in Copmanhurst Shire. There were always high expectations for the mining industry and several different ores were mined and processed on site. Three mineral processing sites were suggested for listing on a revised Copmanhurst Heritage Schedule they are the Pulganbar Mercury Smelter, Pluck Copper Smelter site and the Baryulgil Asbestos mine site. The extraction of mercury was particularly rare and it is likely that the remains of this smelter are of significance to the State. Located on a travelling stock reserve it is not visible from Gordon Brook road. While the mercury smelter is in ruins an interpretive sign could explain how mercury was extracted from its ore. The site has the potential to be a tourist attraction in the Shire. Remains at the Pluck Copper Smelter site also located on a travelling stock reserve, have the potential to tell the story of copper production in the area. As the Baryulgil Asbestos Mine is located on private land and the mine site has been extensively rehabilitated it has limited tourist potential.

At Lionsville the importance of the 1870 gold rush to the Shire is reflected in Bancroft's Stamper Battery. This battery is visible from the Lionsville road and is representative of its type. It was used by the Bancroft family to extract ore long after the rush to Solferino and Lionsville had ceased.

Industrial archaeological sites within the Shire are not limited to mining and mineral processing and the Koolkhan Power Station indicates the important of regional power stations for development on the north coast.

Sportsman's Creek Weir

Engineering structures associated with flood mitigation and drainage works in the Southgate - Lower Southgate - Alumy Creek - Carr's Creek - Trenayr areas played a key role in the agricultural development of the Clarence River floodplain. The privately built Sportsman's Creek weir is an unusual example of a community pooling its resources to build a major structure. Blanch's drain (1450170), flood gates and levee at Lower Southgate is representative of the drainage works undertaken by the various Drainage Unions and in recent years Clarence River County Council.

Crossing the waterways of the Shire became more important as the area became more urbanised in the 1870s. With an abundance of local timber numerous timber bridges were built. The most common bridges

were simple post and timber beam constructions but at Sportsman's Creek the newly designed Dare Truss was used. The Alumy Creek bridge (1906) and the Sportsman's Creek bridge (1910) represent the many timber bridges constructed in the Shire.

3.07 Community Halls

As noted in other rural heritage studies (Hickson, 2002) community halls are vital community buildings and in many small settlements are now the only buildings still in use. In Copmanhurst Shire the halls are all quite different being constructed at different times and designed to fulfil slightly different functions. All have been used by a variety of organisations and have served as local Churches, school halls and picture theatres. The oldest hall at Southgate (1871) was originally built as a billiard room while the most recent mud brick hall at Ewingar (1996) was built by the local community using local materials.

Carr's Creek Hall

The Carr's Creek Hall built in 1903 by the local community as a School of Arts (1450117) still contains its original library of 800 books. The Coaldale – Barretts Creek Memorial Hall (1450106) is an amalgamation of two buildings the former School and Memorial Hall. The latter building had been built on private land donated by the Roberts family. It is the only building which now denotes the settlement of Coaldale. At Baryulgil land for the hall was donated by the Yulgilbar Pastoral Company. A hall was built in 1932 and opened by Lady Jesse Street, the granddaughter of Edward and Theodosia Olgivie. In the early years the local Aboriginal community was excluded from hall functions, but in the 1950s this policy was revised and the hall is now used by the whole community.

Nine halls or hall sites were recorded in this study but historical records reveal that there were at least three other community halls in the Shire. The Heritage Committee considered that all operating halls in the Shire should be listed on the Shire's Heritage Schedule and that Council should encourage the community to utilise these halls and assist them with maintenance.

3.08 Monuments and Memorials

Two almost identical war memorials commemorate the efforts of local community members in both World War 1and 11. The Lower Southgate War Memorial, now located at Doust Park, was the first War Memorial built on the Clarence (1919) and demonstrates the unity of a small community which has now largely disbanded. The Copmanhurst and Upper Clarence War Memorial, unveiled in 1926, is similar in design to the memorial in Doust Park.

Other monuments in the Shire are simple often consisting of a plaque attached to a stone. They recognise engineering accomplishments such the opening of the Yulgilbar Bridge and locally important families such as the Hamiltons of Yates Flat.

Copmanhurst War Memorial

Lower Southgate War Memorial

3.09 Cemeteries, Family and Individual Graves

Three multi-denominational general cemeteries, ten family cemeteries, one aboriginal cemetery, one unconsecrated cemetery at Lionsville and four lone graves have been identified by the community in this study. All the sites have different stories to tell and provide much information about the history of the Shire and the people who contributed to that history. They are one of the Shire's most valuable heritage assets. Nine burial places have been suggested by the Heritage Committee for inclusion on the Shires Local Environment Plan. Bassetti's lone grave, located in the forest above Lionsville, not only tells about gold mining in the area but shows that Italians were involved in the 1870s gold mining rush. It also indicates that Bassetti was not like the other miners and chose to stay in the area investing in property and attempting to keep Lionsville a viable settlement. Wyan Cemetery, on the other hand locates the village of Wyan, a village that has now disappeared. Copmanhurst Cemetery, which contains the greatest number of headstones, reflects developments in monument styles, grave surrounds and grave furniture. It also contains the graves of the Lollback family who were early German settlers on the Clarence. The Ogilvie family vault at Yulgilbar has much historical significance by virtue of the fact that this family made such an important contribution to the development of the Upper Clarence.

Copmanhurst Cemetery

Wyan Cemetery

3.10 Transport and Communication

Water, road and rail transport routes with their associated river crossings, stock routes, mail routes and coaching trails were important in the development of Copmanhurst Shire. Many historical sites are associated with transport and the difficulties associated with crossing the Clarence in times of high river flow. Yulgilbar Crossing and the First Falls Crossing adjacent to Mylneford Cemetery are examples of these difficult river crossings, which only become safe with the introduction of punts or the construction of bridges. Copmanhurst was established at the head of the navigable portion of the Clarence River and was the premier river town. Wharves at locations such as Lower Southgate, Southgate, Mountain View and Mylneford facilitated the development of other small villages.

Mylneford Cemetery Buchan Headstones

In the early days of the settlement road transport, as explained in the associated thematic history, provided a link between the New England graziers and the Clarence River ports. In fact two roads which ran from the northern side of the river at Grafton serviced the New England Tablelands. Part of the Old Tenterfield road is still used by State Forests and can be traversed by four wheel drive vehicles.

The opening of the railway line between Casino and Grafton in November 1905 was an important event in the transport history of Copmanhurst Shire. This line was an extension of the earlier line between Casino and Murwillumbah, and it ran along the eastern edge of the Shire. Many small villages such as Myrtle Creek were established along the route of the railway, which had a strong influence on patterns of land use and industry. Since the 1970s the decline in the use of the railway in favour of road transport, and the consequent removal of most station infrastructure, has led to the demise of these villages.

3.11 Pastoralism, Agriculture and Dairying

Pastoralism: Rural industries have provided the economic base for Copmanhurst Shire. It was the squatters like the Ogilives, Mylnes, and Tindals who opened up the land in the 1840s introducing sheep and cattle to the Clarence valley. Little evidence of these early pastoral activities remains in the Shire except on Yugilbar Station. An attempt to revive the sheep industry in the 1920s is represented by the Eighteen Mile Sheep Dip and Dingo Fence. Other places and items associated with the cattle industry such as cattlemen's huts, saleyards, more recent tick eradication structures like tick gates, fences and dip sites have largely been demolished.

Sugar: In the lower Clarence, around the settlement of Grafton on the river flats, agricultural activities such as maize and sugar cane growing dominated the landscape in the period 1860 to 1890. At the same time land owners started to drain the area "to get rid

of surface water" (Clarence & Richmond Examiner 5/9/1882). Fourteen sugar mills were operating in Copmanhurst Shire but only the remains of the CSR mill at Southgate represent this industry. Other structures associated with the cane industry such as punting places, wharves often with tramway tracks have also disappeared. However drainage and flood mitigation works have endured indicating the importance of making every acre of land productive. Many of these engineering structures like the Sportsman's Creek weir and Blanch's drain are still in place.

Dairying: Dairying was practised throughout the Shire and was a major source of income for residents. Prior to the 1880s butter production was undertaken manually on the farm. With the introduction of mechanised cream separators cooperative creameries and butter factories appeared throughout the Shire. There were creameries at Kenny's Creek, Copmanhurst, Whiteman, Lower Southgate and Southgate but evidence of these factories has largely disappeared. At Lower Southgate Foley's Butter Factory was built on the site of the original creamery. Apparently in the 1940s there were well over 300 dairy farms in Copmanhurst Shire "stocked with over 19,000 cows which produced over four million gallons of milk annually" (The Clarence Directory, 1947 cited in Lee, 2003 p 254). By the 1960s the dairy industry was in decline and buildings associated with dairying became obsolete and many were dismantled. While the dairy and bails at McKee's Farm Stockyard Creek are not in use today they provide a representative example of the type of structures and equipment used by dairymen, with milking stools still in position and the dairyman's plate attached to the bail wall. Fisher (2003) examining the dairy assets of the Clarence valley has identified 110 sites associated with dairying in Copmanhurst Shire.

3.12 Moveable Heritage

Copmanhurst is fortunate in having significant collections of moveable heritage, which by their very nature are often disassociated from their place of origin. With the closure of several smaller Anglican churches the Church of the Holy Apostles has become the repository for numerous ecclesiastical items.

McKee's Dairy Farm Machinery

Farms which have remained in the one family for several generations, such as McKee's farm, have collections of early farming equipment.. Other items relating to farming activities in the Clarence Valley are located at the Grafton Agricultural Station which still holds the registers of names of all Dreadnought Boys who worked there.

Timber Jinker

As mentioned elsewhere the Carr's Creek Hall has an intact collection of 800 library books bought when the Hall operated as a School of Arts.

The Bob-tail or timber jinker at Ewingar, is a rare of example moveable heritage associated with the Forestry Industry. Bancroft's Stamper battery is a similar rare local example of moveable heritage associated with the Mining Industry.

3.13 Archaeological Sites

Besides the industrial sites, which are largely archaeological, there are many archaeological sites that relate to abandoned mining centres such as Solferino, Lionsville and Pulganbar. Others archaeological sites are associated with the forest industry such as Bennett's saw mill site at Wyan Creek. At Lower Southgate future investigation of the site of the CSR Mill may provide information on the Sugar Industry.

Studies by archaeologist Isabel McBryde (1974) confirm that there are numerous Aboriginal Archaeological sites within the shire but as mentioned earlier these have not been assessed in this study.

3.14 Statement of Significance

The following statement of significance for Copmanhurst Shire is based on the NSW Heritage Office Guidelines "Assessing Heritage Significance" and takes into account historic, aesthetic, scientific and social significance.

Copmanhurst Shire shows evidence of past European activity from the 1830s when a sketch by Warner of Butcher's survey of the river shows three cedar-getters' huts at the site of Copmanhurst. The growth of pastoral settlement of the Clarence began in 1839 when a party of squatters on the steamship *King William* became grounded at the First Falls near Eatonsville. While grounded the squatters explored the river as far as Copmanhurst, subsequently taking up land at Eatonswill and Gordon Brook. At approximately the same time (1840) a party including Edward and Frederick Ogilvie arrived in the headwaters of the Clarence River. The Ogilvie brothers liked what they saw, returned to their home on the Hunter, and with a large flock of 12,000 sheep returned to the Clarence to set up Yulgilbar Station. Yulgilbar Station has operated as a prominent pastoral station to this day and hence has a considerable number of buildings and structures, relics, archaeological sites and graves which date from the early days of settlement. As the station employed many Aboriginal and non-Aboriginal residents of the Upper Copmanhurst area it has social significance for many in the community.

Dairying and agriculture, particularly sugar cane growing were major farm activities in the Shire from the 1870s. There were numerous sugar mills and creameries in the Shire and a major business for the river boats was the movement of cane and cream. Little fabric now remains from either industry. In the Lower Clarence, however, drainage of the floodplains was seen as fundamental to the development of agriculture and dairying and structures like the Sportsman's Creek weir and Blanch's drain still remain. Today many farmers and environmentalists consider that the building of these drains has destroyed the natural wetland environment, and there are moves to restore some of the creeks and swamps.

Activities associated with mining and mineral processing are also very significant to the Shire. The discovery of gold by Paulo Marcolino in 1871 resulted in a gold rush to the area and the subsequent development of settlements at Solferino and Lionsville. As the goldfields were not rich the settlements were soon abandoned although the Lionsville hotel continued to operate until the 1950s. Continuing mining and mineral processing activities in the Shire are well demonstrated by Bancroft's stamper battery, the Pulganbar mercury smelter, the Pluck copper smelter, the Copmanhurst powder store, the Aboriginal settlements at Baryulgil and Malabugilmah and coal on the road verge at Coaldale.

Early cemeteries and isolated graves associated with both settlement and mining activities are important, particularly the three dedicated cemeteries at Mylneford, Copmanhurst and Wyan. The grave of John Baptiste Bassetti in the forest above Lionsville indicates the presence of Italian settlers in Copmanhurst Shire, a presence which is now reflected in place names such as Solferino.

As is common in many rural shires settlements have diminished to the point where the only building remaining is the hall. These halls are very important to the people of the Shire who continue to work hard to maintain them.

The world heritage listed Washpool National Park with is rainforests, containing descendants of vegetation types which have occurred in Australia over millions of years, and other National Parks provide the Shire with exceptional natural heritage. River-side parks and lookouts over the Clarence River also give the community many opportunities to appreciate the Shire's scenery. At many of these scenic places the natural values of the area are superimposed with layers of history. For example Newbold Lookout not only provides views over the Clarence River but looks across at the historic Newbold Station which was established in 1840.

Bassetti's Grave

4. Recommendations - Incentives

This section of the report was expanded after feedback had been received from the community, particularly those who own or manage the Shire's heritage assets. It is suggested that the following six initiatives, which are designed to encourage owners of heritage items to maintain and conserve them and to engender pride in the fact that their place was selected as being worthy of being recorded and listed by the Shire, be adopted by Council. In addition it is suggested that Council assist individuals to conserve four important heritage items within the Shire.

4.01 Local Heritage Fund

Many Shires on the north coast are now operating Local Heritage Funds. These funds are supported by the NSW Heritage Office to the value of $7,500 each making a yearly total of $15,000 available per annum. A dollar-for-dollar grant can then be made to private owners of items listed on the Heritage schedule to help them proactively maintain their listed item. These grants can be of great assistance to owners and are generally very well received by owners of heritage items.

Recommendation : That a Local Copmanhurst Shire Heritage Fund be commenced, with the objective that it be used on items that are heritage listed items (LEP Schedule), and accessed by owners for repairs or conservation of any heritage item, subject to approval by the Council on the recommendation of the Council's Heritage Adviser.

4.02 Heritage Adviser

The role of the Heritage Adviser is to provide pro-active assistance to owners of heritage items, provide them with grant information, provide information on conservation method's, techniques and materials and foster their interest in heritage conservation. Some Councils in the Clarence Valley such as Maclean and Pristine Waters Councils already employ, on a part-time basis, a Heritage Adviser. In the town of Maclean the Heritage Adviser has had considerable success in reinstating the town's verandahs and as a result Maclean Shire has won several awards.

Recommendation : That Copmanhurst Council employ a part-time Heritage Adviser, whose position will initially be supported by the NSW Heritage Office on a dollar-for-dollar basis.

4.03 Copmanhurst Shire Heritage Committee

Members of the heritage committee, formed for the purpose of this heritage study, are committed to conserving and promoting heritage in Copmanhurst Shire. They have already discussed the idea of producing local historical guides for Copmanhurst Shire and are aware of the Shire's heritage items and places.

Recommendation : That Copmanhurst Council retain its current Heritage Committee. The structure of the Committee should be such that the chair of the Committee is a councillor so that the views of the committee can be fed directly to Council.

The committee will need to develop a set of objectives. Heritage Committees usually have the following objectives:

- Prepare and monitor a heritage policy
- Provide advice to the council on the management of heritage by the council
- Raise community awareness of heritage conservation through publications, seminars, public displays and annual heritage awards
- Make recommendations on the collection and recording of local heritage material and artefacts
- Make recommendations on the nomination and deletion of items from the heritage schedule maintained by Council
- Make recommendations and provide material for inclusion on the Shire's Heritage Inventory (Copmanhurst Shire's Database)
- Supervise funding submissions to other agencies, including requests for heritage grants form the relevant State Heritage Agency
- Comment on specific applications before the Council when required

4.04 Conservation Incentives – Heritage Provisions

It is common for Councils to include clauses within their Local Environment Plan that provides incentives for owners of heritage items. Copmanhurst Shire does not currently have any heritage incentive clauses in its Local Environmental Plan. This is possibly because such standard clauses provide incentives for items within urban areas and relate to the use of buildings and provision of car parking space. In rural areas it has been suggested (Hickson, 2002) that the conservation of rural heritage listed buildings may be assisted by allowing "an additional dwelling" to exist where the existing heritage listed building is to be retained and a new dwelling is desired.

This additional dwelling should be allowed on land that is normally only allowed to have to have one residence/dwelling. This would only apply to items that are listed on the LEP Heritage Schedule, and where it can be shown that a new separate dwelling would lead to the conservation and preservation of the item, and would be environmentally sustainable.

Recommendation : Copmanhurst Shire Council consider allowing an additional dwelling-where the existing dwelling is a listed heritage item under the Heritage Schedule, and where it can be demonstrated that it will lead to the conservation of the listed Heritage item and be environmentally sustainable.

4.05 Development Application Fees

The reduction or removal of Development Application fees has been suggested as an incentive to owners of heritage items. Again Hickson (2002) has pointed out that where work is being carried out on a Heritage Item (listed on the LEP Schedule) that part of the work which constitutes conservation or repair works could have discounted Development

Application fees or be free of fees. In the later situation fees would be paid and a subsequent written request sent to Council seeking a refund for the relevant Development Application fees by way of a donation.

Recommendation : That Copmanhurst Shire Council prepares a sliding scale for its Development Application Fees, which would be based on the cost of the work, less the amount estimated to be required for conservation or repair works, to a heritage listed item. Alternatively the applicant may seek a refund of the value of the DA fee for conservation works upon written application to the Council.

4.06 Rate Incentives

Council could allow for a period free of General Rates, or a period of rate reduction, for the time to cover maintenance and conservation works on a heritage item. This could allow for a building to have work carried out on it that would enable it to be brought into more productive use and hence provide more additional rates in the future. Alternatively rates could be permanently reduced on an item where the valuation of the property could be based on a Heritage Evaluation that takes into account the lack of development potential of the site.

Recommendation : That Council investigate the idea of allowing a period of rate reduction, or rate free period, for the purpose of encouraging conservation and repairs to heritage listed item.

4.07 Special Projects for Copmanhurst Shire

Several heritage items within the Shire are in urgent need of attention such as the Bancroft Stamper Battery, the Southgate Hotel and the Carr's Creek Hall. Council can assist the owners by helping them seek funding from the NSW Heritage Office or Environment Australia. It could also establish contact with other agencies or departments that may be able to help the owners of these properties and consider employing (on a part-time basis) a heritage adviser.

The Bancroft Stamper Battery

This project involves straightening and stabilising the frame of the stamper battery. It may require the replacement of some timber and replacing the settling trays. It is suggested that Council involve the NSW Mines Department in this project as they have assisted with the preservation of a similar Battery at Bingara. The original owner (Mr Pat Bancroft) is happy to provide technical information. In addition signage should be erected near the front fence of the property giving the history of the battery, its association to the Bancroft family and mining in the Lionsville-Solferino area. Funding or contributions in kind will need to be sourced by Council.

Southgate Hotel

The Southgate Hotel is in a poor structural condition but it contains nearly all original fabric. It is the oldest single storey timber hotel known to the co-ordinator on the North coast. Located on the corner of School Lane and Lawrence Road it is a key building in the landscape of the Village of Southgate. The building needs urgent attention in the form of

Southgate Hotel

restumping and support for the roof. The present owners appreciate the significance of the building but it is beyond their means to undertake work beyond minor repairs. If the building were stabilised and eventually restored it would enhance the Village of Southgate.

As a first step an interim conservation management strategy (see appendices) should be prepared. This strategy should outline the immediate and ongoing maintenance work required so that all works (repairs) are undertaken in a logical manner. The services of a heritage architect would be required to prepare such a strategy. Funding options will need to be investigated by Council.

Carr's Creek Hall

Carr's Creek hall is in original condition and as mentioned above has a rare collection of library books, acquired at the time it operated as the local School of Arts. It was 100 years old in November 2003. However the hall does not meet current occupational health and safety requirements and so is not being used to its full potential. A small group of senior residents use the hall on a monthly basis for craft and discussion. They would be prepared to hold fund raising activities in the hall but are currently hampered by legislative requirements. In addition the ownership of the Hall is uncertain because members of the original Trust are now dead. This hall has the potential to be a Shire asset if the above issues can be resolved.

Carr's Creek Hall

Council should assist the present group by

1. investigating ownership
2. investigating ways to meet government requirements and
3. sourcing grants so that the library collection can be catalogued and stored in suitable containers
4. assist with insurance (consider similar arrangements as those made for Baryulgil Hall).

Lower Southgate War Memorial.

Unlike the items and buildings mentioned above the Lower Southgate War Memorial is not in urgent need of repair. However this item has been relocated to a Council owned Park and is showing signs of wear. It is suggested that Copmanhurst Council form a partnership with the local RSL club and seek technical advice about the conservation of the sandstone. They could also consider reinstating the surrounding fence with support from the Commemorative Program Section of Veteran Affairs. Guidelines for Cemetery

Conservation published by the National Trust of Australia are available from their web site at http://www.nsw.nationaltrust.org.au/cemsappc.html and they provide useful information on the conservation of monuments. This site has the potential to be used as an exemplar for future conservation works within the Shire and demonstrate that Council is also looking after its heritage assets.

5. Recommendations – Management

The following recommendations are for the general management and promotion of Heritage as a positive community asset in Copmanhurst Shire. They have been adapted from similar recommendations made by Hickson (2002) to Dubbo City Council at the conclusion of its Rural Heritage Review.

5.01 Adopt the Heritage Study and List Additional Items on the LEP

Council should adopt the Heritage Study as a comprehensive, but not necessarily complete record of the Shire's heritage. Its first task should be to add to its Heritage Schedule those additional heritage items suggested in Section 2.13.

Recommendation : Council adopts the Heritage Study.

Recommendation : Council commences implementation of the study listing those items suggested in Section 2.13 on its LEP.

5.02 Heritage Provisions in the LEP

The reasons why a Shire should conserve its environmental heritage are seldom made clear in Local Environmental Plans. It is suggested that in Part 4 of Copmanhurst's LEP the Heritage aims and objectives of the Shire should be listed, as they are in Junee's LEP (1992).

Recommendation : Copmanhurst Shire's LEP should contain the following:
Heritage aims and Objectives
The aims and objectives of this Part are:

(a) to conserve the environmental heritage of Copmanhurst Shire
(b) to integrate heritage conservation into the planning and development control process
(c) to provide for public involvement in matters relation to the conservation of the area's environmental heritage
(d) to ensure that new development is undertaken in a manner that is sympathetic to and does not detract from, the heritage significance of heritage items and their settings, as well as the streetscapes and landscapes that are distinctive to the Shire of Copmanhurst, and
(e) to ensure that heritage items listed on the Shire's LEP are maintained and conserved for future generations.

5.03 Heritage Information - SHI Database

During this study much information about heritage items in Copmanhurst has been collected and stored in the software package known as the State Heritage Inventory (SHI)

Database. Because it is being electronically recorded the information will be permanently retained and can be retrieved from Councils computer system. This database will also be sent to the NSW Heritage Office and stored on their computer system. If the owners of heritage items are agreeable some of this information could be made available to the public via internet access. In addition all written historical information collected during this study will be given to Council. Hard copies will be provided to the Clarence River Historical Society and Grafton Library. At it is likely that Copmanhurst Shire will be amalgamated with other Councils on the Clarence River it is suggested that a hard copy be given to Grafton City Council.

Recommendation : That all staff involved in making planning decisions at Copmanhurst Council be made aware of this Database and be trained to use it.

5.04 Access to Heritage Items

The listing of an item on the Shire's LEP does not give the public access to the item. Care should be taken to generally protect heritage items from unwanted visitors. With many Aboriginal sites and Archaeological sites conservation of an item depends on only minimal or supervised contact. Also some property owners do not want visitors who may interfere with the normal workings of their pastoral properties or disrupt their normal domestic activities.

Recommendation : Access to heritage sites cannot be taken for granted and should be always carefully considered with reference to the owners consent and opinions, needs and sensitivity of the particular place. The exact location of heritage items on the LEP should not appear on councils web site without the express permission of the owner.

5.05 Linking Heritage Items to the Councils Property System

As most heritage items recommended for listing on Copmanhurst LEP have been accurately located (coordinates, property description with lot and DP) Council should consider using computer mapping to connect all heritage listed places to the property system. An icon could then be put on all properties which contain a heritage item, which would alert the planner or other council member using the program. This should result in more effective management, and awareness of, heritage items.

In addition the item and its curtilage or setting should be properly defined. For example if the item is the Eighteen Mile Sheep Dip, then the requirements of the Heritage Listing should only apply to that structure and its environs not other buildings on the property.

Recommendation : That a staff member maps all Heritage Inventory items accurately and shows their location on the LEP map.

Recommendation : That a staff member tie all Development Applications into the GIS mapping of all Heritage Listing properties and properly define the extent of the item.

5.06 Review of Inventory and Conditions

As with all Heritage Inventories, the Heritage provisions in the LEP will need to be reviewed.
This is because places of heritage significance will continue to be found and some will be lost. In Copmanhurst Shire this study found that two items on the LEP had been demolished. Copmanhurst Shire Council should ensure that a staff person is responsible for gathering, collating and recording information about items, new or removed so that a record can be produced with minimum effort whenever an update of the LEP occurs. This information should be entered into Copmanhurst Shire's SHI database.

Recommendation : That Council allow for the continuing recording of information about Heritage places and items, and to budget for regular reviews of Heritage items and updating of LEP heritage provisions.

5.07 Demolition

Before any buildings of the late 19th or early 20th century are lost through demolition, they should be properly investigated with respect to significance, to ensure that valuable assets are not lost. This study has not investigated all old buildings in Copmanhurst Shire so all potentially interesting sites and buildings should be treated with respect, whether or not they are listed on the LEP. For example in the Village of Southgate not all buildings are suggested for inclusion on the LEP but several older timber buildings enhance the streetscape. It could be worthwhile to cover this village with a Development Control Plan.

Recommendation : That Council require before any building that is over fifty years of age is demolished, its significance to be assessed. If Council suspects the building has heritage significance and demolition is a real threat they should ask the NSW Heritage Council to impose an Interim Heritage Order over the building so that its significance can be fully determined.

5.08 Aboriginal Heritage

As stated earlier this report has not investigated places of aboriginal significance beyond those mentioned by the wider community or that already were included on the SHI database.

Recommendation : That Copmanhurst Shire Council undertaking an Aboriginal Heritage Study in the immediate future and include this in their budget.

5.09 Tourism Potential

During this study members of the community and heritage committee members highlighted several successful cultural tourism initiatives. In 1988 as part of the Bi - Centenary Celebrations Copmanhurst Riding Club retraced the Upper Clarence Packhorse Mail route between Lionsville and Tenterfield, which operated between 1883 -1914. As a result of this study several new sites could be included on such a trip and there is a potential to retrace the other routes that ran from the Tablelands to the Coast.

As much historical material was collected during this study, several members of the Heritage Committee would like to produce guides to the Shire's heritage. In addition they would like to see existing tourist drives, which have been prepared by the Clarence River Tourist Association, updated to include new information. All levels of government should support these efforts.

Copmanhurst Shire should also become active in regional tourism initiatives particularly Tourist Drives. A heritage drive along Lawrence road from Grafton naturally links the historic village of Southgate with the historic villages of Ulmarra and Lawrence. Small vehicle ferries still operate between Southgate and Ulmarra and from Lawrence to Woodford Island and provide a rare opportunity for people to experience this once common form of transport.

Recommendation : That Council should take advantage of heritage based opportunities for cultural tourism within the Shire. Information on Heritage sites, collected during this study, should be provided to Regional Tourism organisations and the Clarence River Tourist Association.

Recommendation : As Copmanhurst Shire is a member of the Clarence River Tourist Association they should suggested that tourism brochures such as *"Holiday on the Lower Clarence"* be updated to include the many historical sites identified in this study. Publicly accessible sites such as the Mylneford, Copmanhurst and Wyan cemeteries and monuments such as those at Lower Southgate and Copmanhurst should be included on maps contained in this brochure.

Recommendation : At individual sites mentioned in tourist brochures interpretive signage should be erected. For example at Doust Park, a sign should note that this monument was the first War Memorial built on the Clarence River.

Recommendation : Copmanhurst Shire Council should assist members of the Heritage Committee with the publication of local heritage guides. Council Minutes and other documents of historical interest should be made assessable to members of the heritage committee.

5.10 Promotion of Heritage Items

State and local listing of heritage items can automatically provide a place with some prominence through its inclusion on the NSW Heritage Office web site. However if the place is privately owned and the owner does not want the item advertised the owners wishes should be respected. Privately owned items can also include "no public access" notation on the database.

Some owners of heritage items can benefit from promotion eg Bed & Breakfast Establishments, Local Museums and it is suggested that Copmanhurst Council should offer exposure on their web site and/or a tourism site. Specialised promotion of heritage related places such as the Alumny Creek School Museum and Copmanhurst Saddlery Museum should be encouraged.

Recommendation : Copmanhurst Shire Council should assist in promoting heritage listed items through Internet coverage and inclusion in tourism publications, subject to the owners consent.

5.11 Role of Government Departments

In Copmanhurst Shire many heritage items lie in the hands of State Government departments. Some departments such as NSW State Forests, NSW Agriculture, NSW Department of Land and Water Conservation and NSW National Parks and Wildlife Service are aware of their heritage responsibilities. Some items have been noted in Environmental Impact Studies others have been recorded on their Section 170 Heritage and Conservation registers eg NSW Agriculture. Management guidelines have been produced by State Forests but sites have not been recorded on their map showing cultural heritage sites in the Upper North East Forestry Region. Current staff has local knowledge of heritage items but if they leave the service corporate knowledge is lost and there is a possibility for heritage items to be inadvertently damaged.

Some government departments such as NSW Police do not appear to have any mechanism for recording and maintaining their heritage buildings.

Recommendation : Copmanhurst Council should inform Government Departments of heritage located on their lands and encourage them to maintain and conserve them following the principles of the Burra Charter (1999). The NSW Heritage Office should also encourage State Government Departments to maintain their heritage assets.

5.12 Consultation with Owners

The owners of heritage items should be consulted before any additional listings are made and at the same time told about any incentives the Council has available now or may adopt in the future eg the establishment of a Heritage Grants Scheme

At the conclusion of this study, and after the adoption of any new incentives, Council should consider the development of a brochure to be sent to each owner confirming the status of the item and encouraging them to take advantage of the assistance provide by Copmanhurst Shire Council and the NSW Heritage Office. This should be accompanied by a copy of the condensed version of the Burra Charter (see Appendix).

Recommendation : Copmanhurst Council should write to all property owners before any additional listings are made to the LEP. At the same time they should set up a process for responding to enquiries and allaying property owners fears.

6. Summary of the Heritage Study Recommendations

The following list summaries all recommendations made in this report. It is intended to assist Council in the general management and promotion of heritage with the Shire and to provide incentives for the owners of heritage places and items.

Council Management Recommendations

Recommendation 1: Council adopt the completed Heritage Study as a comprehensive, but not complete, record of the Heritage of Copmanhurst Shire.

Recommendation 2: Council writes to all property owners before any additional listings are made. At the same time they should set up a process for responding to heritage enquiries.

Recommendation 3: Council commences process of listing items nominated by the community.

Recommendation 4: That Council revise its LEP to include a clause which outlines its Heritage Aims and Objectives.

Recommendation 5: That Council require the assessment of significance of any building over fifty years old before consent is given to its demolition.

Recommendation 6: That Council undertaking an Aboriginal Heritage Study in the immediate future and include this in their budget.

Recommendation 7: That Council retain its current Heritage Committee. The structure of the Committee should be such that the chair of the Committee is a councillor so that the views of the committee can be fed directly to Council.

Heritage Incentives Recommendations

Recommendation 8: That a Local Copmanhurst Heritage Fund be commenced, with the objective that it be used on items that are heritage-listed items (LEP Schedule).

Recommendation 9: That Council employ a part-time Heritage Adviser, whose position will initially be supported by the NSW Heritage Office on a dollar-for-dollar basis.

Recommendation 10: That Council considers allowing as a heritage incentive the addition of a dwelling, where the existing dwelling is a listed heritage item under the Heritage Schedule, and where it can be demonstrated that it will lead to the conservation of the listed Heritage item and be environmentally sustainable.

Recommendation 11: That Council prepare a policy that will allow for a period of rate reduction, or rate-free period, for the purpose of encouraging conservation and repairs of a heritage listed item.

Council Staff Recommendations

Recommendation 12: That all staff involved in making planning decisions at Copmanhurst Council be made aware of the SHI Heritage Database and be trained in its use.

Recommendation 13: That a staff member maps all Heritage Inventory items accurately and shows their location on the maps accompanying the LEP.

Recommendation 14: That a staff member tie all Development Applications into the GIS mapping of all Heritage Listing properties and properly define the extent of the item.

Recommendation 15: That Council allow for the continuing recording of information about Heritage places and items, and to budget for regular reviews of Heritage items and updating of LEP heritage provisions.

Recommendation 16: That Council staff inform all relevant Government Departments of heritage items located during this study and encourage them to maintain and manage them.

Recommendation 17: That Council staff be provided with a copy of the Burra Charter (see Appendices) which provides guidelines for the conservation of places of cultural significance.

Promotional Recommendations

Recommendation 18: That Council should take advantage of heritage-based opportunities for cultural tourism within the Shire. Information on heritage sites, collected during this study, should be provided to Regional Tourism organisations and the Clarence River Tourist Association.

Recommendation 19: That Council should assist in promoting heritage-listed items through Internet coverage and inclusion in tourism publications, subject to the owners consent.

Recommendation 20: That Council assist members of the Heritage Committee in promoting local heritage items.

Recommendation 21: That Council provide for heritage signage in its budget.

7. Selected References

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8. Appendices

8.01 Community Based Heritage Study Brief

HERITAGE INFORMATION SERIES

COMMUNITY-BASED HERITAGE STUDIES:

A GUIDE

DISCLAIMER

Any representation, statement, opinion or advice, expressed or implied in this publication is made in good faith but on the basis that the State of New South Wales, its agents and employees are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of any representation, statement, or advice referred to above.

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Front cover graphics:
Aboriginal hand stencils, South Coast. Photograph courtesy of National Parks and Wildlife Service
Interior of Belltrees shearing shed, built near Scone in NSW in 1879 by architect J. Horbury Hunt.
Artefacts from the site of first Government House Archaeology Collection. Photograph courtesy of Museum of Sydney on the site of first Government House
Grose Valley, Blue Mountains, NSW. Photograph courtesy of NSW National Parks and Wildlife Service
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Australia Square, Sydney
Entrance to the central temple, Sze Yup Temple, Glebe. Photograph by Karl Zhao
Lands Department Building, Sydney
The bow of iron steamer, Merimbula, wrecked near Currarong in 1928. Photograph by David Nutley
Snowy Mountains Scheme. Photograph courtesy of the Snowy Mountains Hydro-electric Authority
St Mark's Anglican Church, Darling Point, Sydney. Photograph by Stuart Humphreys
Belltrees Shearing Shed, near Scone, NSW.
Detail from the crypt floor of St Mary's Cathedral, Sydney. Photograph courtesy of St Mary's Cathedral

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WHAT IS A HERITAGE STUDY?

A heritage study investigates the historical context of a local government area and identifies, assesses and lists items of heritage significance associated with this context. The study explains why the items are significant and recommends ways of managing and conserving that significance.

A heritage study provides information to support:

- a community's sense of identity - of its beginnings, its present and its potential
- the future management of heritage
- education programs which help make the community's heritage assets better known, understood and appreciated
- heritage tourism strategies
- a community's sense of ownership of its heritage assets.

A study results in a report comprising:

- an historical analysis of the area, community or organisation, usually by using the State historic themes
- investigative research and field work
- an analysis of significance and a condition survey of items and areas identified during the study
- inventory sheets of significant items
- management and promotional recommendations.

HOW IS A HERITAGE STUDY UNDERTAKEN?

In the past studies have usually been carried out by a team of consultants, working with a local committee. The process usually involves some level of community consultation.

WHY ARE COMMUNITIES DIVIDED OVER THEIR HERITAGE?

Unfortunately, the heritage study process has in many cases led to communities divided about their heritage. Some local councils regard heritage as a problem because of the level of anxiety in the community. This can be the result of:

- lack of sufficient funding to allow for a full program of community consultation
- lack of willingness or capacity of consultants to carry out proper community consultation
- delay in translating the results of the study into a heritage LEP
- insufficient understanding of the study process by the community, council staff or elected representatives
- lack of clarity as to why items have been selected
- lack of community "ownership" of the study and its findings

This guideline offers a solution to some of these problems by proposing a model for community-based heritage studies.

WHAT IS A COMMUNITY-BASED HERITAGE STUDY?

The main difference between the community-based heritage study and the conventional expert-based model is that the community is not just consulted, but is are actively involved in researching and nominating items and in considering recommendations for their future management and promotion.

This gives the community much greater ownership of the study process and with it the likelihood of less conflict within the community regarding listing and future management.

Its other attraction is that it is likely to be more appropriate and affordable in rural areas of NSW. Rural areas do not always have a large number of heritage items, are not under high development pressure and generally do not have sufficient resources to fund a major study.

A major premise of a community-based approach is that communities have the necessary skills and knowledge if appropriately guided by a heritage consultant skilled in community consultation methods. It is accepted, however, that the approach may not be appropriate for every community.

The community-based model has been successful in several rural areas of Western Australia. The model described in this guideline draws on that experience.

FUNDING FOR THE PROGRAM

The Heritage Council will recommend $ for $ heritage funding of community-based heritage studies on a joint basis with local councils.

The allocation of funding will depend very much on the circumstances of each case. The local community needs to decide on its priorities provided that the basic aspects of the study are met.

THE IMPORTANCE OF HAVING A PROFESSIONALLY PRODUCED THEMATIC HISTORY

A professionally produced thematic history is a fundamental pre-requisite for a successful heritage study, regardless of the method used in compiling information about heritage items. It is critical that field work as well as documentary evidence is considered during this process, and that the historian is involved in this work.

THE PROCESS

The following steps are suggested. There may be circumstances where it will make sense to change the order, or to delete or add steps.

The Community Based Heritage Study Process

1. Council appoints a coordinator.

2. Council advises the community about the proposed study and calls for expressions of interest for a heritage study committee, both by advertisement and direct invitation to interested organisations and individuals.

3. The committee holds a workshop with interested members of the community to decide on the scope and direction of the study.

4. The coordinator arranges for a thematic history to be undertaken.

5. The thematic history is undertaken by a professional historian. Where local expertise is available, the historian will use a team of local historians in preparing the history.

6. The committee develops a computerised list of items already identified, e.g. those identified in the National Trust Register and other respected community lists.

7. The committee cross-checks the known items against the draft thematic history to find obvious gaps.

8. The committee calls for community assistance to complete the necessary information and to fill known gaps.

9. The coordinator and committee may hold workshops at this point to assist the community to nominate items and offer further information on identified items.

10. The historian revises the thematic history in the light of community input and comments on the histories of individual items.

11. The coordinator supports the committee in the completion of assessments and inventory sheets for identified items.

12. The coordinator works with the committee to draw up a list of management recommendations.

13. The draft inventory and recommendations are checked with the community through meetings, displays in shopping centres, articles in the local newspaper, etc.

14. Additional community information and advice is included in the final inventory and recommendations.

15. The committee identifies levels of significance (local or State) for each item with the assistance of the coordinator and the historian.

16. The coordinator sends the full inventory to the Heritage Office for entry into the State Heritage Inventory.

17. The committee presents the completed study and management recommendations and evidence of community acceptance to the council for adoption.

18. Council adopts the study and commences implementation, including LEP listings, promotion and incentives.

STEP-BY-STEP GUIDE

Step 1. Appoint a coordinator.

Council in consultation with the Heritage Office should appoint a coordinator who has the necessary skills to work with a local community to achieve the identification and assessment of its heritage.

A standard letter calling for expressions of interest in the Coordinator position is at **Appendix A**. A standard brief for the coordinator is at **Appendix B**.

It is essential that a coordinator has skills to:

- assess heritage significance
- use the new SHI inventory (ongoing half-day training courses are readily available from the Heritage Office)
- manage and promote heritage conservation at the local level including the use of LEP and DCP process
- select, lead and manage community committees
- advise on promotional techniques
- facilitate community workshops

The coordinator could:

- be drawn directly from the community concerned; or
- be the current heritage adviser or the adviser with another council; or
- be selected from the list of other consultants held by the Heritage Office.

The coordinator could come from a variety of backgrounds. What is important is an understanding of the process of heritage identification and assessment and the ability to guide a community-based process. If the council already has a heritage advisor or is proposing such an appointment, this person may be appropriate to act as the coordinator.

The role of the co-ordinator is to:

- commission the preparation of the thematic history
- select or ensure the selection of a community committee with the range of skills and knowledge needed for the heritage study process
- ensure the involvement of the historian throughout the process
- ensure that everyone is using standard data sheets
- co-ordinate the identification of items drawing on the thematic history, respected heritage lists and local knowledge
- supervise the assessment of each item

- check, along with the historian, the coverage of items against the thematic history
- manage the community consultation process, including facilitation of workshops
- edit the final report and the preparation of the management recommendations
- manage the process for presenting the report to council

Step 2. Council advises the community about the proposed study and calls for expressions of interest for a heritage study committee, both by advertisement and direct invitation to interested organisations and individuals.

A standard advertisement is at **Appendix C**.

The committee will be involved in the process of preparing the inventory and suggesting appropriate strategies for implementing the findings of the study. The coordinator will call together interested people in the LGA, including representatives of the council, to explain what a community-based heritage study means and what is required to get it off the ground.

Suggested groups to be represented on the committee include:

- the local Aboriginal land council
- interested and knowledgeable council officers and councillors
- the local historical society
- the local library/archives
- local museum curators
- local nature conservation group or a person knowledgeable in this area
- a person knowledgeable about the rural heritage of the area
- representatives from the key ethnic communities in the area

It is crucial that the committee includes a local councillor. The critical role of this person is to keep the rest of the councillors informed of progress on the study. This can reap rewards when it comes time to make your recommendations to the full council.

Step 3. The committee holds a workshop with interested members of the community to decide on the scope and direction of the study.

Every community and local government area is different from its neighbours. There is no "one size fits all" generic heritage study template that is going to suit every situation.

This workshop is essential for the coordinator to explain what the study is trying to achieve and develop some consensus on the general direction it should take. While all studies should aim to include all aspects of heritage - built, natural, movable and Aboriginal - the history of the local area may suggest that some of these aspects should be favoured over others. This needs to be discussed before the study commences.

Step 4. The coordinator arranges for a thematic history to be undertaken.

As well as providing an historical account of the patterns of Aboriginal land use, colonial settlement and historical events and processes the thematic history will also identify the potential heritage items which best illustrate the key themes, events and processes.

Publications of immediate interest are:

- the NSW Heritage Office's *History and Heritage* booklet in the *NSW Heritage Manual* which canvasses why you need to have an appropriate history context for any heritage study. It also sets out the 35 historic themes for the state;

- the NSW Heritage Office's *Regional Histories* book for NSW which sets out the themes for each of the 16 regions of NSW;

- the NSW Heritage Office's *Historical Research for Heritage* which contains a useful guide to historical sources as well as advice on how to research the history of place.

Themes relevant to such a thematic approach include:

National theme	State theme	Local theme
Peopling Australia	Indigenous cultures	Aboriginal landscapes and settlement patterns
Developing local, regional and national economies	Exploration	Incorporation of the area into the colonial state
Developing local, regional and national economies	Environment	Utilising and conserving natural resources
Building settlements, towns and cities	Towns, suburbs and villages	Living and working in towns and villages
Developing local, regional and national economies	Agriculture	Mechanisation and local resource management
Building settlements, towns and cities	Utilities	Developing public services and utilities
Developing local, regional and national economies	Communication	Communicating within and beyond the local area
Developing Australia's cultural life	Cultural sites	Creating cultural, religious and educational facilities
Governing	Defence	Contributing to the nations defence

Step 5. The thematic history is undertaken by a professional historian. Where local expertise is available, the historian will use a team of local historians in preparing the history.

Before appointing a professional historian to supervise the preparation of the thematic history the coordinator needs to work with the committee to prepare a list of known historical material.

Important sources of information are the local historical society, the local library/archives and the Royal Australian Historical Society. The RAHS has the largest local history library in NSW on open access.

Because the thematic history will be the basis for identifying the remaining evidence of historical events and processes in the local area it is not enough to only undertake documentary research. The historian needs to understand the topography and other environmental factors, and the people who live in the area. A pair of stout boots, a willing ear and a notebook are essential pre-requisites for this type of historical work.

If the historian is relatively inexperienced in preparing thematic heritage histories, he or she should arrange an appointment with the historians at the Heritage Office who will be happy to go through the process. This could save a lot of misdirected effort.

Step 6. The committee develops a computerised list of items already identified, eg those identified in the National Trust Register and other respected community lists.

The easiest way to start is to bring together what has already been recorded. The following sequence is suggested.

1. Download the State Heritage Inventory database for the local council area onto software which will then be used as the base for all other inventory material collected.

Check information in other lists such as:

- Local and Regional Environmental Plans
- Register of the National Estate
- State government department heritage and conservation registers
- National Trust Register
- Institution of Engineers, Australia
- The National Parks and Wildlife Service in respect of any National Park, Reserve or Historic site or Aboriginal sites
- Professional Historians' Association in respect of historic places and objects
- Royal Australian Institute of Architects in respect of 20th century items
- The Art Deco Society in respect of between the wars items

2. Obtain a list of all files held by the Heritage Office for your LGA. This list will include a general LGA file covering many sites since 1978 and separate files on important sites and heritage funded sites.

3. Council's own record system will have much of the information required, including the legal description of the property, correct address and name of the current owners.

4. Check any other source suggested by the committee or other community members.

5. Add items not already recorded using the SHI software. At the end of the study everything should be transferable back to the SHI.

The work in this stage can be undertaken while the thematic history is being prepared. Indeed, it may be beneficial for regular meetings to be held with the historian and her or his team, as information from Step 5 will inform Step 6 and vice versa. Involving the committee in the historical research will keep members enthused about the project and will add to the store of knowledge needed for the history. The WA experience is that the trick is to get people interested and talking, and the rest is history!

Step 7. The committee cross checks the known items against the draft thematic history to find obvious gaps.

All items appearing in the thematic history must be included in the initial inventory.

Step 8. The committee calls for community assistance to complete the necessary information and to fill known gaps.

See the standard advertisement at **Appendix D.**

At this stage a committee representative should communicate with the owners or occupiers of each identified item (preferably by a pre-arranged site visit) to:

- elicit additional information;
- explain the purpose and benefits of listing; and
- discuss any issues owners may have with the process.

Step 9. The coordinator and committee may hold workshops at this point to assist the community to nominate items and offer further information on identified items.

Step 10. The Historian revises the thematic history in the light of community input and comments on the histories of the individual items.

Step 11. The coordinator supports the committee and consults the historian in the completion of assessments and inventory sheets for identified items.
At all stages of the process the SHI forms or software should be used to ensure a consistent outcome.

Step 12. The coordinator works with the committee to draw up a list of management recommendations.

The recommendations must be supported by the committee. It is no use if the coordinator prepares the recommendations without its involvement. They would draw on best practice material available from the Heritage Office, including the Model LEP clauses.

Recommendations will normally include:

- incorporation of all heritage items in a schedule to the council's local environmental plans;
- parallel advice to the Heritage Office on the full inventory plus advice on those items which are of State significance for listing on the new State Heritage Register;
- review of arrangements at the council to ensure the management of heritage items, e.g. the appointment of a heritage adviser where none exists;

- establishment of an ongoing Heritage Committee to the council - this could have the same or similar membership as the study Working Party;
- establishment of local heritage funds to promote good conservation projects;
- production of heritage publications, newspaper articles, radio talks, videos and walks brochures based on the heritage study information;
- presentation of heritage awards to foster best practice conservation in the area.

Step 13. The draft inventory and recommendations are checked with the community through meetings, displays in shopping centres, articles in the local newspaper, etc.

This is the most critical phase of the study. There must be widespread support for the findings of the study if the council is going to be able to manage its findings and recommendations. Time taken at this point to ensure the community understands the objectives of the study will reap rewards when the LEP and heritage schedule are advertised.

See the standard letter to all owners of heritage items at **Appendix E**. This is an absolutely basic requirement. Use all available media and presentation opportunities, community notice boards and regular meetings of community organisations to spread the message and gather additional information.

In particular, great care must be taken to consult all owners of nominated items and give them basic information about the implications of listing and the potential benefits. The council should have already agreed to a range of incentives for owners. The Heritage Office publishes a document of eight suggestions for councils to consider at this stage. See **Appendix F** for the standard text of an explanatory brochure that should be sent to all owners with the letter.

Step 14. Additional community information and advice is included in the final inventory and recommendations.

An important means of achieving community support is by incorporating additional information and feedback into the final report.

Step 15. The committee identifies levels of significance (local or State) for each item with the assistance of the coordinator and the historian.

The State Heritage Register was established in April 1999. Adding new items is an ongoing process so that the Register will eventually be a comprehensive list of all the items of State heritage significance in NSW. Heritage studies can assist the process of identification by proposing potential items of State significance for consideration by the Heritage Council.

Step 16. The coordinator sends the full inventory to the Heritage Office for entry into the State Heritage Inventory.

The State Heritage Inventory is a database of almost 20,000 heritage items on statutory lists in NSW. However, for the vast majority of the items the entry includes only basic address and listing information.

It is therefore of great benefit to the local council, the community and the rest of the state if full information on the proposed items can be transferred to the Internet through the State Heritage Inventory when the council's LEP listings have been gazetted.

Step 17. The committee presents the completed study and management recommendations and evidence of community acceptance to the council for adoption.

This needs to be carefully managed so that the councillors are made aware of the level of support in the community for the proposed listings. If the listing of some items is still in doubt because of objections from owners, it is sensible to gain the support of councillors at this stage. As political community representatives they can be good allies in persuading owners of the benefits of listing.

By this stage the council should have received regular briefings on the progress of the study, so that the recommendations do not come as a complete surprise. If all goes well, Council adopts the study and commences implementation, including LEP listings, promotion and incentives. If not, you will need to return to the community to firm up support for the recommendations and commence a program of briefings for those councillors who are having difficulties with the proposals.

Step 18. Council adopts the study and commences implementation, including LEP listings, promotion and incentives.

Time to celebrate! You can let your hair down and stage a celebration of your local heritage. This can become a regular event during the National Trust Heritage Festival each year.

WHAT HAPPENS NEXT?

The completion of the study and the adoption of its recommendations are just the beginning for heritage in your community. This is why the appointment of a heritage committee to the council is such an important step.

The council's role in promoting local heritage and getting the schools and tertiary institutions, the Chamber of Commerce and tourism authorities involved is critical if your hard work is to reap benefits for the community over the years ahead. Heritage inventories and listings are useless if the information goes nowhere.

Local history and heritage is potentially a dynamic factor in:

- building a community's pride in itself
- developing its future with a full understanding of its past
- promoting its unique story to the rest of the world
- providing the basis for strong cultural tourism to your area.

APPENDIX A

DRAFT LETTER CALLING FOR EXPRESSIONS OF INTEREST FROM A SHORT LIST OF CONSULTANTS

LOGO

[NAME OF LOCAL GOVERNMENT AREA]

Dear

Proposed coordinator position for a community-based heritage study of the [name] local government area

This Council and the New South Wales Heritage Office have agreed to jointly fund this project.

I am pleased to invite you to express an interest in the above position.

The Council's area includes [number] items which are listed or proposed to be listed in the heritage schedule to the Council's Local Environmental Plan. The area also includes many unlisted heritage items.

The full work for this position is as set out in the attached *Community-Based Heritage Study Guidelines*, published by the Heritage Office.

It is essential that a coordinator has skills to:

1. communicate clearly and lead the community
2. manage community committees
3. facilitate community workshops
4. assess heritage significance,
5. use the new SHI inventory (ongoing half-day training courses are available from the NSW Heritage Office)
6. advise on promotional techniques
7. implement the findings of the study through appropriate control and promotion at the local level including the use of Local Environmental Plans and Development Control Plans

An amount of $[?] has been set aside for this project. Telephone, office space, typing, appointment taking facilities and photographic supplies are to be provided by the Council. Council will also provide a vehicle for your use while in the area on this study.

If you are interested would you please supply:

- a brief statement as to why you consider that you would be a good coordinator for this study against the seven criteria mentioned above
- a curriculum vitae.

Please address your reply to [name] at the above before [date].

If you have any queries would you please phone [name] at the Council on [phone number].

Yours sincerely

[name]
General **Manager**

APPENDIX B

DRAFT MODEL BRIEF FOR COORDINATORS

LOGO

[NAME OF LOCAL GOVERNMENT AREA]

Dear

Coordinator Position for a Community-Based Heritage Study of [name of local government area**]**

The New South Wales Heritage Office and this Council have agreed to jointly fund this project.

I am pleased to advise that you have been selected as the person to fill the position.

1. Role and Duties

The work to be carried out by you will be based on the procedure described in the Heritage Office's *Community-Based Heritage Study Guidelines.*

2. Supervision

The Coordinator will generally report to the following nominated contact person at the Council: [name, position].

The Coordinator will supervise the work of the Committee established for the purpose of carrying out the Community-Based Heritage Study.

3. Back-up facilities

Telephone, office space, typing, appointment taking facilities and photographic supplies are to be provided by the Council. Council will also provide a vehicle for your use while in the area on this study.

4. Terms of payment

An overall budget of $[?] has been established for this project out of which fees for a thematic history (where none already exists) have to be paid.

It is agreed that regular payments will be made to the co-ordinator on the expectation that any final payment will only be paid on completion of the project.

5. Procedure for payment

You will be required to lodge a claim for payment with your nominated contact person at the council every two months.

6. Restriction on other work

While employed as co-ordinator you or other persons or firms with which you have a formal and/or financial association may not undertake other paid work in this local government area, although you may seek council clearance to the following exemptions:

(a) continuation of services to completion on a heritage project which had commenced at the time of your appointment;

(b) work on any matter provided it does not:

> (i) involve a heritage item, a heritage site or an item in a heritage conservation area whether listed or not; or
>
> (ii) involve any item which might reasonably be expected to have been the subject of assessment or conservation work; or
>
> (iii) lead to a conflict of interest with the role of co-ordinator.

7. General conditions

Either party may terminate this agreement on one month's written notice. The terms of this contractual letter may be varied with the agreement of both parties and the endorsement of the Heritage Office.

8. Commencement date

It is required that you commence on [date]

9. Completion date

It is proposed that the study be completed by [date]

10. Acceptance of this offer

If you wish to accept this consultancy in accordance with the above terms and conditions you should initial each page and sign and date a copy of this letter and return to the council not more than two (2) weeks from the date of this letter.

Yours sincerely,

[name]
General Manager

I accept the terms and conditions of this consultancy specified in this contractual letter.

Signature ..... Date .....

APPENDIX C

ADVERTISEMENT FOR THE COMMUNITY COMMITTEE

LOGO

[NAME OF LOCAL GOVERNMENT AREA]

HERITAGE STUDY

COMMUNITY COMMITTEE

We are preparing a list of heritage places and items valued by the community.

We are seeking your help with this project.

Residents of the area interested in its history and heritage are invited to join the project committee.

If you are interested in nominating for a position on the committee please contact:

[Name of contact
Telephone / fax numbers
E-mail address]

The closing date for nominations is [DAY / DATE]

[Signature]
General Manager

This project is supported by the NSW Heritage Office

APPENDIX D

ADVERTISEMENT FOR COMMUNITY INFORMATION

LOGO

[NAME OF LOCAL GOVERNMENT AREA]

HERITAGE STUDY

CALL FOR INFORMATION

We are preparing a list of heritage places and items valued by the community. The provisional list can be inspected at Council libraries or at the Council's Planning Department.

We are seeking your help with this project.

This project is being managed by a community committee under the supervision of [Name], [profession]. If you would like to:

- express your views on the nominated items
- provide additional information on the items, or
- suggest additional items

please contact the following members of the committee:

1 [Name of contact
Telephone / fax numbers
E-mail address]

2 [Name of contact
Telephone / fax numbers
E-mail address]

3 [Name of contact
Telephone / fax numbers
E-mail address]

The closing date for comments is [DAY / DATE]

[Signature]
General Manager

This project is supported by the NSW Heritage Office

APPENDIX E

LETTER OF ADVICE TO OWNERS OF NOMINATED PLACES

COUNCIL LETTERHEAD

Dear

HERITAGE STUDY

The Council is preparing a draft list of places and items valued by the community that we would like to keep for future generations. These places and items are evidence of the history of the council area. This project is being managed by a community committee under the supervision of [Name], [profession].

The committee has suggested that the property at [address] should be included in the draft list because of its importance in the history of the local area. All owners of properties on the draft list are being contacted to seek both your comments on the proposal and also further information which may not yet be part of the public record.

The attached provisional listing information of your property explains why the committee considers it has heritage significance. We are interested in amending the listing in the light of any information you may care to offer to us.

I also enclose a brochure that explains the purpose of the heritage study, the listing process and the benefits the council will be offering to the owners of listed properties.

If you wish to comment on the proposed listing, ask questions or offer additional information, please contact me on [phone number], [fax number] or [e-mail address].

Yours sincerely

[signature]

[Name]
Chair
Heritage Committee

This project is supported by the NSW Heritage Office

APPENDIX F

STANDARD TEXT FOR EXPLANATORY BROCHURE

Heritage Office logo

HERITAGE LISTINGS

AN explanatory guide for owners of nominated properties

How are places listed?

Privately owned properties can be listed on:

- schedules to **local environmental plans** (for items nominated on the basis of their heritage significance for the local government area); OR
- **State Heritage Register** (for items nominated on the basis of their heritage significance for the State).

The preparation of these lists is a requirement of the relevant legislation:

- *Environmental Planning & Assessment Act 1979* (for local items); OR
- *Heritage Act 1977* (for State items).

Why are items nominated for listing?

The heritage of the local area is the places and objects we want to keep because they provide evidence of our history.

How are items assessed for listing?

There are seven statutory criteria against which items have to be tested - their historic, aesthetic, scientific or social significance, their connection with historical persons, or their rarity or representativeness within the local area.

What will the listing of my property mean?

Listing recognises the heritage significance of your property against one or more of the assessment criteria. It is a mark of the community's respect for the property as evidence of the history of the area. Documentation associated with the listing will indicate the aspects of the property that have the greatest heritage significance. You will need to apply to the council to make changes that may affect its heritage significance.

How will the value of my property be affected by the listing?

Because the listing has been proposed by the community it may well increase its monetary value because the listing adds prestige to its real estate valuation. In many areas of NSW properties with intact original features attract higher resale value than properties of a similar age that have been modernised unsympathetically.

Does this mean I can never change my property?

The point of listing is to recognise heritage value, not to prevent adaptation to the owner's changing needs. You can retain original features and also install modern conveniences, such as central heating, or add new living spaces. The council offers free advice to help you to make appropriate decisions for these adaptations.

Does the listing affect my rights as owner?

The owner retains all rights in the property. Listing is a mark of the community's esteem, which we hope you share.

Is the whole of my property affected by the listing?

The documentation associated with the listing will indicate which parts of the property have greatest heritage significance. Sometimes views to and from the place, or its internal fittings and contents may be a part of its significance if they reflect its heritage importance.

8.02 Advertisement for the Heritage Committee

8.03 Publicity for the Study

8.04 Letter of Advice to Owners of Nominated Places

Please direct enquiries to Mr J K Stone

Contract Director of Environmental Services

JKS:BAS 17 February, 2004

1224

«Name»

«Organisation»

«Address»

«Town»

Dear Sir / Madam

Copmanhurst Shire Heritage Study - Nominations for Heritage Listing

Over the past 12 months Council, with help from its Heritage Committee and the community, has undertaken a heritage study of the Shire.

An item of heritage significance was identified on your property as described in the attached data sheet(s). Council is seeking your comments about having your item listed as a locally significant heritage item under the Copmanhurst Shire LEP. The Committee will also recommend that some heritage items be listed as items of State Significance. The item on your land «Status» recommended for future State significant listing.

Council will appreciate any further information about the item which may not be included on the data sheet. To assist with your understanding of the proposed listing, a NSW Heritage Office brochure and Council's information sheet are also included.

Council will exhibit the draft Report from October to November 2003 to seek the community's views for managing rural heritage in the Shire.

Your comments are sought in writing up until 28 November 2003. Should you be aware of errors or inconsistencies in the Data sheet your advice will be appreciated.

If you wish to comment on the proposed listing, ask questions or offer additional information please contact Belinda Stayt on (02) 6642 2855, fax (02) 6643 1573 or email copshire@nor.com.au or Jane Gardiner, Council's Heritage Consultant on (02) 66283925 or email jgardine@scu.edu.au.

Yours faithfully,

George Cowan

GENERAL MANAGER

8.05 Explanatory Brochure for Owners of Nominated Items

(STANDARD TEXT FOR EXPLANATORY NOTES)

Council Logo

HERITAGE LISTINGS

An explanatory guide for owners of nominated properties.

HOW ARE PLACES LISTED?

Privately owned properties can be listed on:

1. Schedules to **Local Environmental Plans** (for items nominated on the basis of their heritage significance for the local government area OR
2. **State Heritage Register** (for items nominated on the basis of their heritage significance for the State).

The preparation of these lists is a requirement of the relevant legislation:
Environmental Planning and Assessment Act 1979 (for local items); or
Heritage Act 1977 (for State items).

WHY ARE ITEMS NOMINATED FOR LISTING?

The heritage of the local area is the places and objects we want to keep because they provide evidence of our history.

HOW ARE ITEMS ASSESSED FOR LISTING?

There are seven statutory criteria against which items have to be tested – their historic, aesthetic, scientific or social significance, their connection with historical persons, or their rarity or representativeness within the local area.

WHAT WILL THE LISTING OF MY PROPERTY MEAN?

Listing recognises the heritage significance of your property against one or more of the assessment criteria. It is a mark of the community's respect for the property as evidence of the history of the area. Documentation associated with the listing will indicate the aspects of the property that have the greatest heritage significance. You will need to apply to council to make changes that may affect its heritage significance.

HOW WILL THE VALUE OF MY PROPERTY BE AFFECTED BY THE LISTING?

Because listing has been proposed by the community it may well increase the monetary value because the listing adds prestige to its real estate valuation. In many areas of NSW properties with intact original features attract a higher resale value than properties of a similar age that have been modernised unsympathetically.

DOES THIS MEAN I CAN NEVER CHANGE MY PROPERY?

The point of heritage listing is to recognise the heritage value, not to prevent adaptation to the owner's changing needs. You can retain original features and also install modern conveniences, such as central heating or add new living spaces. If your property is listed on the State Heritage Register you will be eligible to apply for NSW Heritage Office funding to assist with conservation works.

DOES THE LISTING AFFECT MY RIGHTS AS A PROPERTY OWNER?

The owner retains all the rights to the property. Listing is a mark of the community's esteem, which we hope you share.

IS THE WHOLE OF MY PROPERTY AFFECTED BY THE LISTING?

The documentation associated with the listing will indicate which parts of the property have greatest heritage significance. Sometimes views to and from the place, landscape plantings, or its internal fittings and contents may be part of its significance if they reflect its heritage importance.

8.06 NSW Heritage Office Brochure Listing: A Positive Step for Owners

NSW Heritage Office Brochure:
Listing - A Positive Step for Owners

Have you noticed headings like these in the property section of your local newspaper lately: "Full of character", "Loads of charm", "Remembering Yesteryear"? Chances are, these headlines are referring to an historic house, an elderly terrace or a charming cottage. They may even refer to a heritage-listed property. There is growing evidence to support the view that heritage listing has a positive impact on property values, and real estate advertisements are starting to reflect this.

The main reason why people purchase heritage buildings is because they like them. And they like them for all sorts of reasons. It may be because of their character, or well established gardens. They may have wonderful settings or pose the challenge of renovation, which so many people relish.

Owning a heritage-listed property brings other advantages:

- Heritage listing provides certainty for owners, neighbours and intending purchasers. This is important when people are looking for a particular environment within which to live and work. It explains why certain suburbs, towns, villages and rural properties are sought after.
- Protection of an item also requires the local council to consider the effect of any proposed development in the area surrounding heritage items or conservation areas. This is positive as it ensures an appropriate context for heritage items.
- It confirms a heritage status that is a source of pride for many people. This status can be very useful for commercial operators in their advertising.
- The assessment process leading to listing often unearths new information on the history and style of the item.
- Through flexibility clauses in local environmental plans, owners of heritage items can request councils to agree to land use changes, site coverage and car parking bonuses unavailable to other owners.
- Listing gives owners access to the free heritage advisory services provided by many councils. Currently 103 councils in the state have such services.
- Listing provides potential savings through special heritage valuations and concessions. If the property is listed in a Local or Regional Environmental Plan (individually or in a conservation area) you can request a "heritage restricted valuation" for land tax and local rate purposes from the Valuer-General. If your property is on the State Heritage Register under the Heritage Act, you automatically receive a heritage valuation for both local rates and land tax purposes. Heritage restricted valuations are designed to ensure that valuations of property are made on an existing development basis rather than on any presumption of future development.
- Listing enables access to heritage grants and loans through both the NSW Heritage Office and local councils. Listing is generally a requirement for NSW Heritage Office funding.
- Listing on the State Heritage Register also enables owners to enter into heritage agreements, which can attract land tax, stamp duty and local rate concessions.
- Listing on the State Heritage Register makes the property eligible for consideration under the Commonwealth's Annual Cultural Heritage Grants Program, which is open to both private owners and community groups.
- Heritage listing enhances applications to other bodies where the building or site might be eligible for fundng

Photograph by Paramount Studios

Debunking the myths about heritage listing

It can be easy to point the finger at heritage listing when problems arise, but the benefits can far outweigh any perceived negatives.

- Listing places no legal restriction on the sale or leasing of properties.
- Heritage buildings are best cared for when they are lived in and loved. This means they must be useable. Houses may need new bathrooms and kitchens; commercial buildings may need new services and fire protection.
- Listing does not exclude changes or additions or new buildings on the site provided that these do not detract from the heritage significance of the listed items. This is consistent with what most owners want for their heritage properties. It is also consistent with advice from real estate agents that well looked after heritage properties are the easiest to sell and bring the highest prices.
- Listing does not exclude the adaptive reuse of a heritage item for another use. Sometimes this is a sensible way of ensuring the use of a heritage item. For example, the conversion of a warehouse to residential use or the adaptation of a house to offices.
- Other than normal maintenance it is not expected that owners take any special care of a heritage property. Only in situations where an owner is deliberately allowing a property to deteriorate would prosecution action be pursued.
- Maintenance of heritage items and gardens does not require formal approval.
- Some owners open their heritage properties to the public on a regular or occasional basis and usually on an entry fee basis either for themselves or charity. However, as with all private property, heritage listing does not allow the general public the right to visit your property without your express permission.

How to find out if a property is heritage-listed:

In NSW there are two types of statutory heritage listing. A property is a heritage item if it is:

- listed in the heritage schedule to the local council's Local Environmental Plan (LEP);
- listed on the State Heritage Register, a register of places and items of particular importance to the people of NSW.

There are also many non-statutory heritage lists, such as the National Trust Register and the Royal Australian Institute of Architects' Register of 20th Century Buildings. Although these registers do not provide legal protection, they help to alert the community to the potential heritage value of places. To find out if a property is heritage-listed, go to Heritage Listings page on the Heritage Office homepage Alternatively, you can check with your local council to find out if a property is identified in the Local Environmental Plan. The National Trust maintains on its website a list of heritage properties available for purchase.

8.07 The Burra Charter

The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance)

Preamble

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

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

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

Who is the Charter for?

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

Using the Charter

The Charter should be read as a whole. Many articles are interdependent. Articles in the Conservation Principles section are often further developed in the Conservation Processes and Conservation Practice sections. Headings have been included for ease of reading but do not form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained in the following Australia ICOMOS documents:

- Guidelines to the Burra Charter: Cultural Significance;
- Guidelines to the Burra Charter: Conservation Policy;
- Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports;
- Code on the Ethics of Coexistence in Conserving Significant Places.

What places does the Charter apply to?

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

The standards of other organisations may also be relevant. These include the Australian Natural Heritage Charter and the Draft Guidelines for the Protection, Management and Use of Aboriginal and Torres Strait Islander Cultural Heritage Places.

Why conserve?

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

These places of cultural significance must be conserved for present and future generations.

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

Articles

Explanatory Notes

Article 1. Definitions

For the purposes of this Charter:

1.1 *Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

The concept of place should be broadly interpreted. The elements described in Article 1.1 may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.

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

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

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

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

Cultural significance may change as a result of the continuing history of the place.

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

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

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

Fabric may define spaces and these may be important elements of the significance of the place.

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

1.5 *Maintenance* means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction*.

The distinctions referred to, for example in relation to roof gutters, are:

- maintenance — regular inspection and cleaning of gutters;
- repair involving restoration — returning of dislodged gutters;
- repair involving reconstruction — replacing decayed gutters.

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

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

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

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

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

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

1.10 *Use* means the functions of a place, as well as the activities and practices that may occur at the place.

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

1.12 *Setting* means the area around a *place*, which may include the

visual catchment.

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

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

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

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

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

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

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

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

Conservation Principles

Article 2. Conservation and management

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

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

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

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

Article 3. Cautious approach

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

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

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

Article 4. Knowledge, skills and techniques

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

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

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

Article 5. Values

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

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

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

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

Article 6. Burra Charter Process

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

The Burra Charter process, or sequence of investigations, decisions and actions, is illustrated in the accompanying flowchart.

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

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

Article 7. Use

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

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

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

Article 8. Setting

Conservation requires the retention of an appropriate visual *setting* and other relationships that contribute to the *cultural significance* of the *place*.

Aspects of the visual setting may include use, siting, bulk, form, scale, character, colour, texture and materials.

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

Other relationships, such as historical connections, may contribute to interpretation, appreciation, enjoyment or experience of the place.

Article 9. Location

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

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

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

Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural*

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

Article 11. Related places and objects

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

Article 12. Participation

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

Article 13. Co-existence of cultural values

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

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

Conservation Processes

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance, preservation*, *restoration*, *reconstruction, adaptation* and *interpretation*; and will commonly include a combination of more than one of these.

There may be circumstances where no action is required to achieve conservation.

Article 15. Change

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

When change is being considered, a range of options should be explored to seek the option which minimises the reduction of cultural significance.

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

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

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

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

Article 16. Maintenance

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

Article 17. Preservation

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

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

- where the evidence of the fabric is of such significance that it should not be altered;
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

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

Article 18. Restoration and reconstruction

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

Article 19. Restoration

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

Article 20. Reconstruction

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

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

Article 21. Adaptation

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

Adaptation may involve the introduction of new services, or a new use, or changes to safeguard the place.

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

Article 22. New work

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

New work may be sympathetic if its siting, bulk, form, scale, character, colour, texture and material are similar to the existing fabric, but imitation should be avoided.

22.2 New work should be readily identifiable as such.

Article 23. Conserving use

Continuing, modifying or reinstating a significant *use* may be appropriate

These may require changes to significant

and preferred forms of *conservation*.

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

Article 24. Retaining associations and meanings

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

For many places associations will be linked to use.

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

Article 25. Interpretation

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

Conservation Practice

Article 26. Applying the Burra Charter process

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

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

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

Statements of significance and policy should be kept up to date by regular review and revision as necessary. The management plan may deal with other matters related to the management of the place.

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

Article 27. Managing change

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

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

Article 28. Disturbance of fabric

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

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

Article 29. Responsibility for decisions

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

Article 30. Direction, supervision and implementation

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

Article 31. Documenting evidence and decisions

A log of new evidence and additional decisions should be kept.

Article 32. Records

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

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

Article 33. Removed fabric

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

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

Article 34. Resources

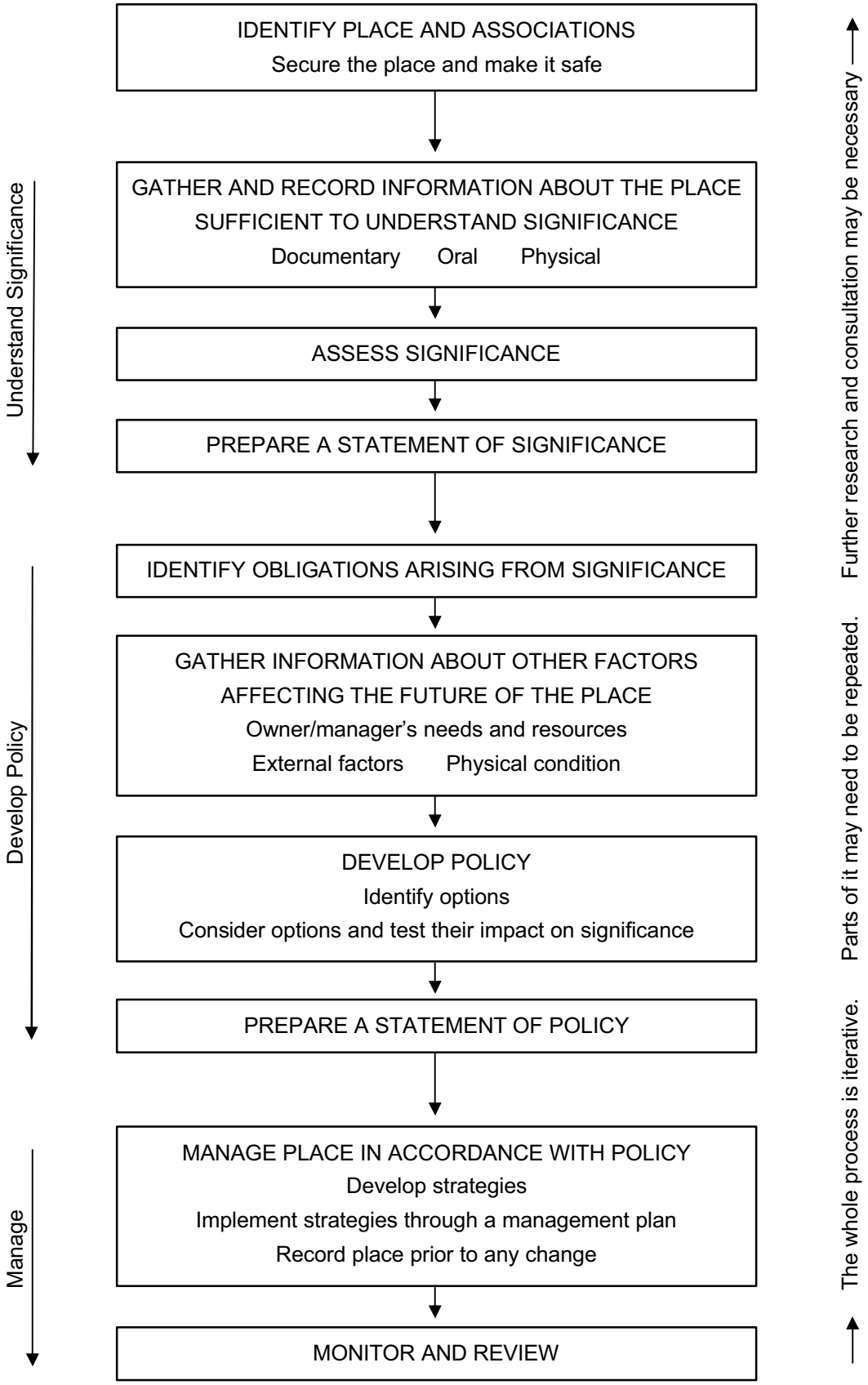
Adequate resources should be provided for *conservation*.

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

Words in italics are defined in Article 1.

The Burra Charter Process

Sequence of investigations, decisions and actions



8.08 Interim Conservation Management Strategy

(A Model Provided by B. Hickson, 2003)

PLACE NAME

STATEMENT OF SIGNIFICANCE

History

Description
1. General Statement of Conservation Approach
The objective of the conservation approach of the present owners is to retain all

2. Owner's or steward's requirements
The owners wish

3. What are the items/fabric that must be conserved?
(e.g. all of the original external 1925 weatherboard walls, door and window surrounds, brick chimneys and fireplaces, the fibro sleep out on the south verandah, Jacaranda trees in front yard, route of driveway around to the back door, the old shed and the rubbish tip – all shown on Plan A).

4. What are the items/fabric that can be altered?
(e.g. the recent steel roofing, the 1950s concrete flooring on the verandahs, all recent electrical fittings, all plantings in the gardens except as noted above, the new shed and the chicken run, and the fibro sleepout on the west verandah – all shown in plan A)

5. What are the exemptions from the Heritage Act?
(e.g. exempt from section 57(1) subsections as indicated:
[a] – demolition – any work under Policy 4
[b] – damage or despoil – no exemption
[c] – move relics or objects – any work under policy 6 after consultation with the local Heritage Adviser
[d] – excavate for relics – any work under policy 6 after consultation with the local Heritage Adviser
[e] – new development – any work under policies 4 and 9 and plan C, and under policies 3 and 6 after consultation with the local Heritage Adviser
[f] – alterations – as for [e]
[g] – signs – any work after consultation with local Heritage Adviser
[h] – trees and vegetation – any work after consultation with local Heritage Adviser
and, any other conservation work specified in these policies)

6. What to do with archaeological material?
(e.g. discuss with Heritage Adviser before excavating in any of the areas with potential, as shown on plan B)

7. What are the gaps in existing knowledge about the item?
(e.g. don't know what the original roofing was, don't know exact location of old mud brick house, although general location is shown on plan B, don't know if this was the farm where Ben Hall hid in 1861, as rumoured))

8. Who should receive copies of this document?
(e.g. one copy with owner, one with Heritage Adviser, one with Heritage Office library – confidential appendix 'Y' with owner and local land council only, 'Z' with owner and owner's insurer only – see policy 10 below)

9. If the item is to be open to the public, what are the risks to public safety and how can they be mitigated?
(e.g. the timber lined well, shown on the plan, will have a cover placed over it and a wire netting and star-picket fence erected around it).

10. What are the item's conservation needs and interpretation requirements?
(e.g. Obtain funding to mitigate dampness is lower weatherboards of southern wall of cottage.
Prepare a photocopied brochure about the history of the place, and obtain a Heritage Council 'SHR' plaque to attach to front wall next to front door.)

11. Are there any confidential matters to be included in an appendix?
(e.g. 'Y' the story and location of a Wiradjuri site near the old shed; and 'Z' the owner's collection of local tokens and promissory notes).

12. Review
(e.g. this plan should be reviewed every five years, in consultation with the local Heritage Adviser, or This plan should be replaced by a formal CMP within the next five years, subject to availability of Heritage Office funding during that period)

Plans attached
(e.g. There are three plans that form part of this document:
'A' – plan showing levels of significance for parts of the item
'B' – plan showing areas with archaeological potential
'C' – plan showing where any new development can occur, with sketches of preferred styles, dimensions and materials)

NOTE
The ICMS is recommended for use

- with items of local significance,

- with items of State significance for which no major changes or interventions are planned, in the short to medium term, that have the potential to materially affect the item, and

- as an interim planning document for SHR items pending the preparation of a standard conservation management plan.

8.09 Council Recommendation 10/12/2003

8.10 Public Submissions on Proposed Listings

Background

Following a meeting of the Heritage Committee on 22nd August, 2003 the Draft Copmanhurst Heritage Study was placed on public exhibition between 23rd October and 28th November, 2003. Of the 188 potential and existing heritage items examined the Heritage Committee decided 90 should be nominated for heritage listing. The report was put on display at the Council Chambers in Grafton. Notification of the status of the study was placed on the Council's website. In addition letters where sent to owners of every heritage item nominated for some form of heritage listing inviting them to comment on the proposed listing and to check the associated data base sheets.

Heritage Nominations

Prior to this study there were 4 listed heritage items (local significance) contained in the Copmanhurst Local Environmental Plan. This study identified 188 heritage places and most were investigated to determine their significance. At most sites the owners were willing to show the heritage place/item to the coordinator and share their knowledge with the heritage committee. Below is a table showing the suggested nominations for heritage items found in Copmanhurst Shire.

TYPE OF HERITAGE NOMINATION	NUMBER
Existing heritage items to be retained	2
Existing heritage items to be deleted	2
New heritage item nomination (state / local)	90
New State heritage nomination	6
TOTAL LEP LISTING	92

Submissions

At the conclusion of the public exhibition period in November Council and the Co-ordinator had received 16 submissions. Submissions were made by phone, email and/or letter. The number and type of submission are listed below.

TYPE OF SUBMISSION	NUMBER
Support for listing new local heritage items	12
Objection to new local heritage listing	3
Concern about new state heritage listing	2
Request for new state heritage listing	1
Additional information requested	3
Additional information provided	3
New heritage sites identified	2
Corrections to the data base sheets	8
Total submissions received (any issue)	16

A detailed summary of the submissions received are shown in the following table and draft recommendations for proceeding as determined by Jane Gardiner (Study Co-ordinator) are noted. Council staff and the coordinator replied to all submissions either in the form of a letter or phone call.

Table: Summary of Public Submissions

Item	Issue	Submission Author	Relationship to Item	Comment	Draft Recommendation
Carr's Creek School of Arts	Supportive of heritage nomination	E. Powell	President Carr's Creek School of Arts Inc.	Submission noted	Proceed with listing
Flying Horse Hotel Site	Supportive of heritage nomination. Additional historical information sought	R. Gunning	Owners Representative	Submission noted	Proceed with listing. Additional information sent.
Church of the Holy Apostles Rectory	Supportive of heritage nomination Would like additional information on how listing would restrict future changes & and would like to speak to owners of heritage homes	P & M Keyes	Owner	Owners have been given names of other heritage listed property owners. Letter written to owners explaining that normal DA /BA requirements must be met prior to future changes. This would include assessment of impact of change on the heritage significance of the item but would not prevent the owners from providing room for their growing family or having modern comforts.	Heritage Advisor /Council planner to prepare an Interim Conservation Management Plan for the Vicarage with the owners so that both the owners' wishes are taken into account and significant items/fabric that must be conserved identified. Proceed with listing.

Southgate Hotel (former)	Supportive of heritage nomination As the building has not been maintained for many years the current owner is concerned that maintenance is beyond her means. She would like to obtain help through a local heritage grants scheme on a $ for $ basis but is not interested in a loan and can see no advantage in having the building State Heritage listed. She is concerned about insurance of the building . She is happy for community members to help with the restoration of this building. She is very appreciative of the heritage significance of this building	C.O'Halloran	Owner	Discussions have been held with the owner to produce an Interim Conservation Management plan for the hotel which would guide future restoration works. Avenues for seeking funding have been explored. With regard to insurance issues the owner has been directed to the Heritage Office's web site which addresses this topic.	Council to establish a local heritage grants scheme and this building to be given funding priority. Tourism potential of Southgate and hotel be investigated by the Clarence River Tourist Association. Proceed with listing at a local government level.
Bancroft's Stamper Battery	Supportive of Heritage Nomination Would like to see Local Heritage Grants Scheme in place to stabilise the stamper	B. Bancroft	Owner	Phone call noted	Council to establish a local heritage grants scheme and this item to be given funding priority. Proceed with listing

Carrs's creek School & Residence	Objection to listing at the present time as the owner is ill. Would also like additional information on heritage clauses in the LEP and how listing would effect future additions and changes to the buildings.	R. Adams	Owner	Letter sent to owner explaining that normal DA /BA requirements must be met prior to future changes to a heritage listed building. This would include assessment of impact of change on the heritage significance of the item. This does not prevent the owners from making additions or changes to their residences.	At the owners convenience a Heritage Advisor /Council planner should assist the owner to prepare an Interim Conservation Management Plan for the Residence and school so that the owners' wishes concerning the items are taken into account and significant items/fabric identified so that it can be conserved. Then Proceed with listing.
Roberts House	Supportive of Heritage nomination	C. Roberts	Owner	Submission noted	Proceed with listing
Lower Southgate War Memorial	Supportive of Heritage nomination. Would like to see this listed on the State Heritage Register	T. Perriman	Secretary RSL Grafton	Submission noted. Letter sent suggesting further research would be needed prior to State Heritage Listing.	Proceed with listing and encourage RSL to undertake further research on the Memorial.
Mountain View Homestead	Objection to listing on the grounds of privacy	P. Asquith	Owner	Letter sent to owner explaining that listing does not allow access to private property. Suggest they contact other owners of heritage properties to discuss this matter and ways of minimising public access.	Ensure that LEP listing does not include address of the homestead. Note on Council's data base that the location of this item should not be given to the general public. Proceed with listing

Yulgilbar Station Homestead Big House Laundry Cottage Sketch House Ogilvie Vault Penrose House Site Hamiltons Graves River Crossing Baryulgil Aboriginal Cemetery Asbestos Mine Site Hall Lionsville Cemetery Cricket Pitch	Supportive of Councils initiative. Would like to know what Legislation is use to protect Heritage. Would like to know about financial benefits associated with listing. Whether listing would affect operation of the property. What is exactly covered in the listing. What are the qualifications of the co-ordinator? Could they contact other properties that have been nominated for heritage listing? How will listing effect changes to items? Will it lengthen times for BA/DA approvals?	A.Foenander	Secretary Yulgilbar Pastoral Company Pty Ltd	A meeting has been held with members of the company answering many of their enquiries. A copy of the Study was given to Sidney and Sara Myer and an Interim Conservation Management Plan. Information with regard to activities that could be carried out was also provided. Listing does not affect grazing or forestry operations. Changes can also be made to residences.	A Heritage Advisor /Council planner should assist the owners to prepare an Interim Conservation Management Plan for significant items on Yulgilbar Station so that the owners' wishes concerning the items are taken into account and significant items/fabric identified so that it can be conserved. Proceed with listing.
State Forest various items	Supportive of most heritage nominations except the Ewingar Forestry Camp. This site is considered to be too new, remote and subject to vandalism. Provided additional information on sites including notification of an additional site within Camira State Forest.	J. Murray	Acting Manager North East Forest Region State Forests of NSW	Submission noted	Inform State Forests that age does not necessarily influence heritage significance. Proceed with listing
CSR Sugar Mill Site	Objection to listing on the grounds that the mill was not on his property	B. Smith	Owner	Letter sent to owner explaining that the mill does appear to be on his property but that it is an archaeological site which does not require maintenance.	Suggest Heritage Advisor/Council staff visit owner and explain the Heritage Listing process. Proceed with listing.

Various Sites	Supportive of heritage listing and provided additional site information.	P. Baumann	Department of Land & Water Conservation (now DIPNAR)	Email submission noted	Proceed with listing. Corrections noted on data base
Olive Family Cemetery	Supportive of heritage listing. Provided additional information for the database	A. Ayres	Owner	Submission noted	Corrections made to data base
Dairy Industry sites	Supportive of heritage listings and suggested additional sites Kennys's Creek Creamery and Keybarbin Cheese Factory	D. Fisher	Researcher UNE Armidale	Submission noted	Additional information placed in data base. Other sites noted.
Alumny Creek School site	Supportive of heritage listing. Corrections to the data base	J. Adams	Alumny Creek School Reserve Trust	Submission noted	Corrections made to data base