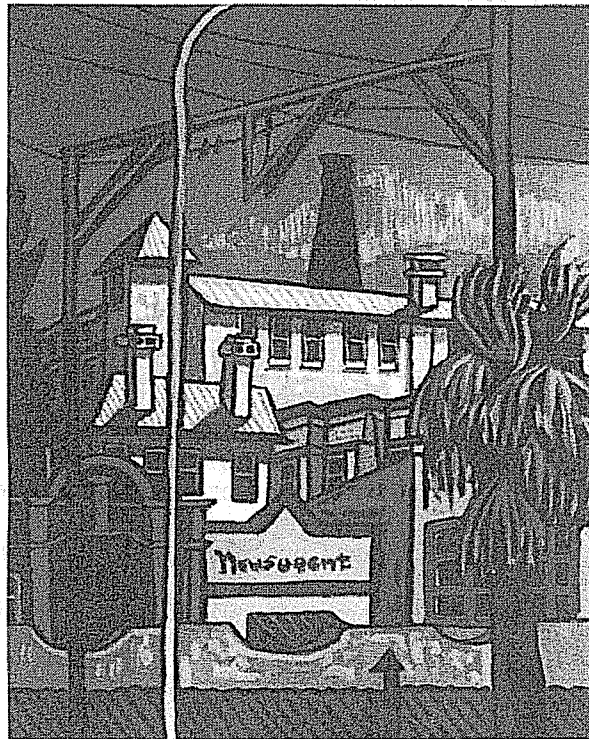


Heritage Assessment
for the Katoomba and Leura Village Area
DLEP 2000 Stage 2



Report to Blue Mountains City Council

**R.Ian Jack with Pamela Hubert, Colleen Morris
and Siobhan Lavelle, for The University of Sydney**

August 2001

Heritage Assessment for Katoomba and Leura Village Area

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1.0 ACKNOWLEDGMENTS

The Council officers, and in especial Elton Menday, have been unfailingly generous of their time and assistance, not least in making available many of the unpublished studies which have been done over the past ten or fifteen years on topics relevant to this study and properties included in this study.

The Heritage Adviser to the City Council, Jyoti Somerville, has also given invaluable support, wise advice and useful information throughout the project.

The work of Joan Smith, the Research Officer of the Blue Mountains Historical Society, in compiling digests of rate-book information up to 1940 has been exemplary in quality and indispensable for placing the study area and its component items in historical perspective.

The assistance of John Low, the Local Studies Librarian for the Blue Mountains City Council, has been unfailingly productive and courteous, not least in locating relevant historic photographs.

The consultants are indebted to owners and occupiers of many of the properties visited. Without their cooperation and knowledge, this study would have been impoverished. Special thanks are due to one owner, Mr R.F. Sherwin, for making available unique prints of early photographs of Leura.

2.0 THE REPORT ON THE HERITAGE ASSESSMENT

2.1 The study team

The assessment of 145 items was undertaken by a team consisting of:

Ian Jack, principal consultant acting for The University of Sydney, responsible for

- (a) co-ordinating the project and the project team
- (b) researching and writing the histories of each heritage item
- (c) taking the photographs and maintaining the photographic archive
- (d) the final presentation of the State Heritage Inventory forms, including the statements of significance
- (e) liaison with officers of the Blue Mountains City Council
- (f) presentation of the final report.

Pamela Hubert, architect, who inspected all the items of the built environment, wrote their descriptions and, with Ian Jack, contributed to the assessments and statements of significance.

Colleen Morris, landscape specialist, who visited all the sites and wrote descriptions and appraisals of plantings, landscapes and streetscapes, where relevant.

Siobhan Lavelle, historical archaeologist, who, with Ian Jack and Colleen Morris, inspected archaeological sites, wrote the archaeological descriptions and appraisals and contributed to the assessment and statements of significance.

David Lewis, historian and computer specialist, who handled the software for the State Heritage Inventory forms and processed the data generated by the team's work on 140 items. The finalisation of each completed form was a joint effort with Ian Jack.

2.2 Scope of the Study

The core of the study was a review and extension of part of the existing Blue Mountains Heritage Register. This Register has been compiled by Council officers on the basis primarily of the Heritage Study by Croft and Associates with Meredith Walker, accepted by Council in 1983, and the Heritage Study Review by Tropman and Tropman, left incomplete in 1992.

The locations defined as the core village areas of Katoomba and Leura, along with supplementary areas of Katoomba to the east, north and west of the core village, the spine of Katoomba from Waratah Street south to Echo Point, part of Leura north of the core village and the identified Leura Urban Conservation Area constituted the study area (Figures 1, 4).

Within these locations, 46 heritage items had been identified by the earlier studies and put on the schedule of a Local Environmental Plan. The entire area was reassessed, five existing heritage items were recommended for deletion and 99 additional heritage items were identified. The total of 140 identified items includes a number of group listings, 10 in Leura, 11 in Katoomba, adding a further 39 items to those inspected. The total number of sites assessed was, therefore, 179 and all elements within the two proposed Heritage Conservation Areas were also examined.

In tabular form, the number of heritage items visited, photographed and appraised is:

	Katoomba	Leura
Existing, reaffirmed	26	15
Existing, deleted	5	-
Newly identified	71	28
TOTAL	102	43

2.3 Methodology

The consultants have framed all their work within the context of the Burra Charter as revised by Australia ICOMOS in 1999 (attached as Appendix C).

All properties were visited and inspected externally. Wherever possible discussions about the nature of the study and the development of the individual property were held with owners or occupiers. The team was impressed by the interest and courtesy shown by almost all owners or occupiers, from whom a great deal of essential information was learnt. Wherever possible, inspections involved the whole site and the whole exterior of a building. The value of walking right round each building or site was demonstrated again and again by the identification of strata of historical change and heritage importance, as additions, alterations, out-buildings, perimeter walling, plantings, gardens and other curtilage features were inspected.

Wherever relevant, several photographs were taken from a variety of airts, recording different aspects and features of each item in its setting and in its detailing.

The architect, landscape specialist and archaeologist were responsible for writing the description and appraisal of the site. Simultaneously a history was written, using available printed material, the digest of rate records up to 1940 compiled by Joan Smith and certain categories of primary sources such as sub-division plans in the Mitchell Library. The visual evidence of historic photographs is an essential part of heritage documentation and this was obtained from the Mitchell Library in the State Library of New South Wales, from the Local Studies Library at Springwood, from the library of the Blue Mountains Historical Society at Wentworth Falls and from small collections in the possession of some individual owners of heritage items.

2.4 Historical context, Katoomba and Leura

Katoomba and Leura initially developed in a fashion quite distinct from the other Blue Mountains townships along the western railway of 1867. The iconic stature of the Three Sisters, which are now the Opera House of the Mountains, along with the other 'sublime' views of the Jamison Valley, is largely a creation of the twentieth century. In the early days of tourism, encouraged by cheap rail fares in the 1870s and 1880s, visitors looked not to Katoomba or Leura but instead to the new walking tracks and look-outs around Faulconbridge, Wentworth Falls, Blackheath and Mount Victoria.

Although trains halted in the vicinity of the later Katoomba station from the early 1870s onwards, they stopped not for passengers but for sandstone ballast quarried there at The Crushers. Because the western road crossed the western railway there, a cottage for the level-crossing keeper had been built in 1867: this was the earliest permanent habitation in Katoomba and remained in use until it was demolished in 1902, when the railway line was duplicated.

The first village centre in the Katoomba area lay two kilometres to the south-west, near Katoomba Falls, where John Britty North opened a coal-mine complex in the Jamison Valley in 1878. Miners lived in a small village convenient to the descent into the valley and North built a private tramway from what is now known as the Scenic Railway to join the main line at the later Shell Corner, a kilometre west of the present station.

All this diverted attention away from the present core area of Katoomba along the northerly sector of Parke, Katoomba and Lurline Streets. This was entirely within the large land-holding of James Henry Neale. A master butcher and politician, who had been a member of the Legislative Assembly from 1864 until 1874, Neale bought portions of land at Katoomba, including portion 53 in Megalong parish in 1877. On this portion Neale at once built a substantial house called Froma occupying what is now the TAFE site on the east side of Parke Street. Froma was the first private residence in what was now in 1877 called Katoomba.

Neale did not retain Froma for long. In 1881 he sold the whole of portion 53, including the house, to Frederick Clissold. Clissold was a wool-merchant resident in the Sydney suburb of Ashfield, who invested extensively in Katoomba and Leura in 1881. He saw the potential of portion 53, adjacent to the railway at The Crushers, and immediately sub-divided the estate, creating and naming the modern street system. Parke, Katoomba and Lurline Streets were created, running north-south with Waratah Street defining the southern edge of portion 53: the Bathurst road and the railway jointly defined the northern limit (Land Titles Office, DP 692).

Clissold also owned the area around Leura Falls, which he named. Both Leura and Lurline were grazing properties in central Queensland with which Clissold presumably had business relations, so one became a waterfall and then by extension a township, the other the most distinguished street in Katoomba (Fox, *History of Leura*, Bathurst 2001, 11).

Clissold is the real founder of Katoomba's central business district. He created 78 allotments within the rectangle in 1881 and over the next two decades there was an increasing concentration of commercial premises and tourist facilities there, along with churches and places of entertainment, as the allotments were purchased and developed by various entrepreneurs.

Some allotments were consolidated into larger entities: the Carrington Hotel of 1882 is the outstanding surviving example. Froma, purchased by the Metcalfe family in 1883, also occupied several allotments until it was sold and demolished in 1911. Like the Metcalfes, the Reverend Charles Baber maintained a summer retreat in this area, at the north end of Lurline Street, on the site of the present Metropole guesthouse car-park.

In the twentieth century, however, the whole area bounded by the railway, Katoomba, Lurline and Waratah Streets became more exclusively commercial, dominated by shops, services and guesthouses, although many tradespeople lived in flats above the commercial premises.

The number of Christian churches within the area, or immediately adjacent, was unusually high (Figure 3). Three continue to conduct services today (the Anglican, Catholic and Uniting), one (the Presbyterian of 1913) has been secularised and the Congregational church of 1888 was demolished to make way for the present Civic Centre in 1973. With the Baptist church of 1917 and the Bethany Hall of 1952-3 on the south side of Waratah Street and the Exclusive Brethren's church of the 1920s on the east side of Lurline Street, the commercial core was singularly blessed. The manse of the Methodist church (now Uniting) and the Catholic presbytery were also within the central commercial area.

The upper part of Katoomba core village, on a steep hill, has been for most of the twentieth century occupied by shops, hotels, restaurants, two theatres, public utilities and some impressive guesthouses. The principal suite of guesthouses was, and still is, on Lurline Street and the southern part of that street towards Echo Point was also increasingly dominated by guesthouses, with interesting gardens, stone walling and courts for tennis and croquet.

Although a small rectangle of land around Echo Point was reserved for recreation as early as 1883 and a lookout area designated, the road from the burgeoning commercial centre 1.5 kilometre to the north remained a very rough track indeed. There is a famous story of a guest at the Carrington in the 1880s who could not find his way back to the hotel after following the track through the bush to Echo Point (Bates, *Centenary of the Carrington Hotel*).

All this began to change when Sir Frederick Darley, the Chief Justice of New South Wales, began to buy land along the cliff-line and built his mountain retreat called Lilianfels in 1889-90 and developed a number of other tracks and lookouts. When Darley was obliged to sell much of his Katoomba estate in 1907-9, the New South Wales government purchased land to the east of Echo Park as far as the Three Sisters lookout to the south, and this was proclaimed as Darley Park in 1909. This was extended in 1920 while to the west Lilianfels Park was notified as a public recreation area in 1922. (Mitchell Library, ZTP: K1/53; town plan of Katoomba)

As a result, the number of tourists coming down from the hotels, guesthouses and furnished cottages in Katoomba and Lurline Streets increased greatly in the early twentieth century and, as facilities at Echo Park and elsewhere improved, more and more tourists were enticed to Katoomba. The Depression in the later inter-war years, the impact of the motor-car and the charabanc or later the motor coach on the originally railway-oriented tourist traffic, all had significant effects on the central business district, but many early landmark buildings remain, fulfilling their original function. Prominent among these are the Carrington, the Gearin and the Katoomba hotels, the Paragon and the Niagara cafes, the guesthouses of upper Lurline Street and the Catholic church, school and presbytery at St Canice's in Katoomba Street.

Although the creation of the modern shopping centre in the south-west sector of the original portion 53 has substantially modified the area between Katoomba and Parke Street, the basic features of the commercial core of Katoomba as it was in the 1910s and 1920s are still eminently legible along Bathurst Road, Katoomba Street and Lurline Street, while the guesthouses and rental cottages for tourists along the lower part of Katoomba and especially Lurline Streets remain determiners of the streetscape.

Leura was sub-divided, streets were named and allotments were advertised for development at the same time at Katoomba, by the same entrepreneur, Frederick Clissold, but because there was no rail halt progress at Leura was much slower than at Katoomba. Very little happened during the 1880s and only when in 1892 the Palace Hotel, Leura's Carrington, was built on the south-west corner of Leura Mall and Megalong Street by a consortium of Sydney and Katoomba businessmen, immediately after the opening of Leura railway station, did the township develop in earnest.

As sub-division sales continued under the Eyre family and the local estate agent, Samuel Milgate, Leura Mall took on its present character with a commercial block between Megalong Street and the railway, with residential development and tourist accommodation to the south and across the railway to the north. As in Katoomba there were some distinguished country retreats for prominent Sydney figures, such as Sir William Cullen, who was, like Darley, Chief Justice of New South Wales, and Thomas Butler, the first Professor of Latin at the University of Sydney. By 1913 the local newspaper, the *Blue Mountain Echo*, was commenting that 'the unique position of Leura as a first-class residential suburb demands that something be done to improve the main entrance' (14 February 1913). The Mall, though broad, was approached by a single-lane bridge over the railway and the street itself was difficult for the Katoomba Municipal Council (created in 1889) to maintain. The striking discrepancy between the level of the western and the eastern sides of the Mall below Railway Parade was exacerbated by a 'horrible sag' on the western side, deep potholes and alarming hillocks (*Echo*, 24 October 1913): this was addressed only in the 1920s when the present median strip was built in the Mall. Nonetheless, many fine commercial buildings, such as the Leura branch of James' Katoomba butchery and the grandiose Commercial Bank were erected and the block between Railway Parade and Megalong Street took its present highly significant aspect by the 1920s, although buildings in this commercial area continued to be altered, demolished or rebuilt and to change their use until the present day.

As in Katoomba, shopkeepers often lived above their premises, but the substantial residential area lay along Railway Parade, a strikingly well preserved streetscape, and on the non-commercial stretches of Leura Mall. Adjacent streets such as Grose Street had modest housing which could serve either as workers' accommodation or cheap rental cottages for visitors. As in Katoomba, but on a lesser scale, guesthouses were interspersed with other buildings and tourists were an essential part of the economy of the township.

2.5 Analysis of recommendations for listing

Items were assessed as being of state, local or insufficient heritage significance. Since the category 'regional' does not appear in the Heritage Act as amended in 1999, this level of assessment has not been used and is in fact not an option in the framework of the State Heritage Inventory form. The break-down of the items, centre by centre, into the three categories employed is:

	State	Local	Insufficient	Total
Katoomba	11	86	5	102
Leura	3	40	-	43
TOTAL	14	126	5	145

The items at present on the Local Environmental Plan but now recommended for deletion are all in Katoomba. They are:

K 028, the 'stone terraces' site, 194 Bathurst Road: this archaeological site was misnamed (it was not occupied by terraces) and it is now of minimal potential for giving information because of destruction.

K 040, the stone cottage site, 33-35 Parke Street, now destroyed by recent building, leaving minimal archaeological potential.

K 051, Mountain Heritage Country House Retreat, 2-10 Apex Street, deleted because of unsympathetic works which have severely compromised its integrity.

K 056, Pyala Museum site, 33-37 Echo Point Road, which has been effectively destroyed.

K 057, St Elmo Lodge, 224 Katoomba Street, deleted because of its severely compromised integrity.

The number of items of State significance is 14, nine percent of the total. The full list of these items is given in Appendix A. The criteria for inclusion on the State Heritage Register approved by the Heritage Council in 1999 (Appendix B) were used in all assessments, as clearly laid out in the State Heritage Inventory forms.

In the Review of Council's Heritage Register for the suburban areas of 18 townships, including Katoomba and Leura, completed by the same team of consultants in 2000, 29 items were identified as having State significance, against 244 items of Local significance and 89 items with insufficient heritage value to be included. The number of items deleted was artificially high because of a number of technical deletions (e.g. double counting or misidentification). The State significant items constituted eight percent of the total items assessed in these suburban areas: if the items deleted on technical grounds are eliminated, the percentage of State significant items for the suburbs is very similar to the figure for Katoomba and Leura in the present study.

2.6 Heritage Conservation Areas

Two precincts have been assessed as having the characteristics of Heritage Conservation Areas, one containing much of the central business district of Katoomba, the other the commercial block of Leura Mall between Railway Parade and Megalong Street. The Leura area is smaller than that previously identified as an Urban Conservation Area (LA 018): the block of Leura Mall now proposed is a coherent and satisfying business centre. The adjacent streets previously included contain items of substantial heritage value which is recognised in separate listings, but they do not, in the view of the present consultants, constitute a coherent historical or visual whole taken in conjunction with the commercial stretch of Leura Mall. The previous boundaries had, moreover, unsatisfactory corollaries, such as separating one section of the Railway Parade precinct from the equally significant section to the east and including only one side of Grose Street. A more inclusive approach to the residential character of Leura, which is of high heritage significance, is required.

In making these assessments, the consultants have been guided by the admirable booklet entitled *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas*, published in 1996 by the Heritage Office and the Department of Urban Affairs and Planning.

A Heritage Conservation Area is there defined as

more than a collection of individual heritage items. It is an area in which the historical origins and relationships between the various elements create a sense of place that is worth keeping.

The special characteristics of both Heritage Conservation Areas identified in this report are shaped by sub-division patterns along the streets, by common features of age, style, use and purpose and by the historical development of a neighbourhood.

The creation of a Heritage Conservation Area does not imply that all its constituent items are of equal heritage significance. Some buildings in both Conservation Areas are modern infill of no current heritage value. But the significant aspects of an area which has developed and changed over the entire period since Queen Victoria's reign are complex. The revised Burra charter in Article 5.1 emphasises that

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.

The totality of a Heritage Conservation Area is greater than the sum of its parts and the challenge to the management of such an area is to conserve the significant values of the whole as they have evolved and changed over time.

2.7 The State Heritage Inventory form

The consultants strongly support the principle of using State Heritage Inventory forms for the recording of all items on Heritage Registers throughout New South Wales.

It must, however, be recognised by the Blue Mountains City Council and by the Heritage Office that the time and labour expended on completing State Heritage Inventory forms to a suitable standard is very much greater than the effort expended on earlier heritage registration forms.

2.8 Recommendations

Individual recommendations about the management, conservation and interpretation of individual items are included on the State Heritage Inventory forms.

The consultants must, however, draw particular attention to their presentation of the Carrington Hotel (K 032). This is the most comprehensive attempt to date to present this critically important site in its totality, giving due weight to its grounds, plantings, industrial buildings and its iconic power-house chimney-stack.

There is serious concern about the possible effects on these heritage values of the implementation of the town square master-plan, including some of the recommendations in the Conservation Management Plan of 2000, which has not, we understand, yet been endorsed by the Heritage Council.

Recommendation 1. That Council ensure the retention and conservation of the stone retaining wall of the Carrington Hotel garden on Katoomba Street and the levels and other evidence of the former tennis and croquet lawn in the same area.

Recommendation 2. That any remedial work which may be found necessary or desirable to conserve the Carrington Hotel power-house chimney-stack be undertaken as a high priority.

Recommendation 3. That Council recognise specifically the local significance of the foundations of the former Clarendon guesthouse within the Carrington curtilage.

Recommendation 4. That Council recognise the high local significance of the site of Froma (K 117) within the former TAFE grounds on Parke Street and ensure that plans for development of that site do not impact adversely on this important archaeological resource.

Recommendation 5. That Council send to the Heritage Office for endorsement by the State Heritage Register Committee the State Heritage Inventory forms for the 14 items identified in this report as of State significance.

Recommendation 6. That Council address the need for a more inclusive approach to the heritage values of Leura's residential character with a view to identifying an extensive Heritage Conservation Area.

KATOOMBA STUDY AREA

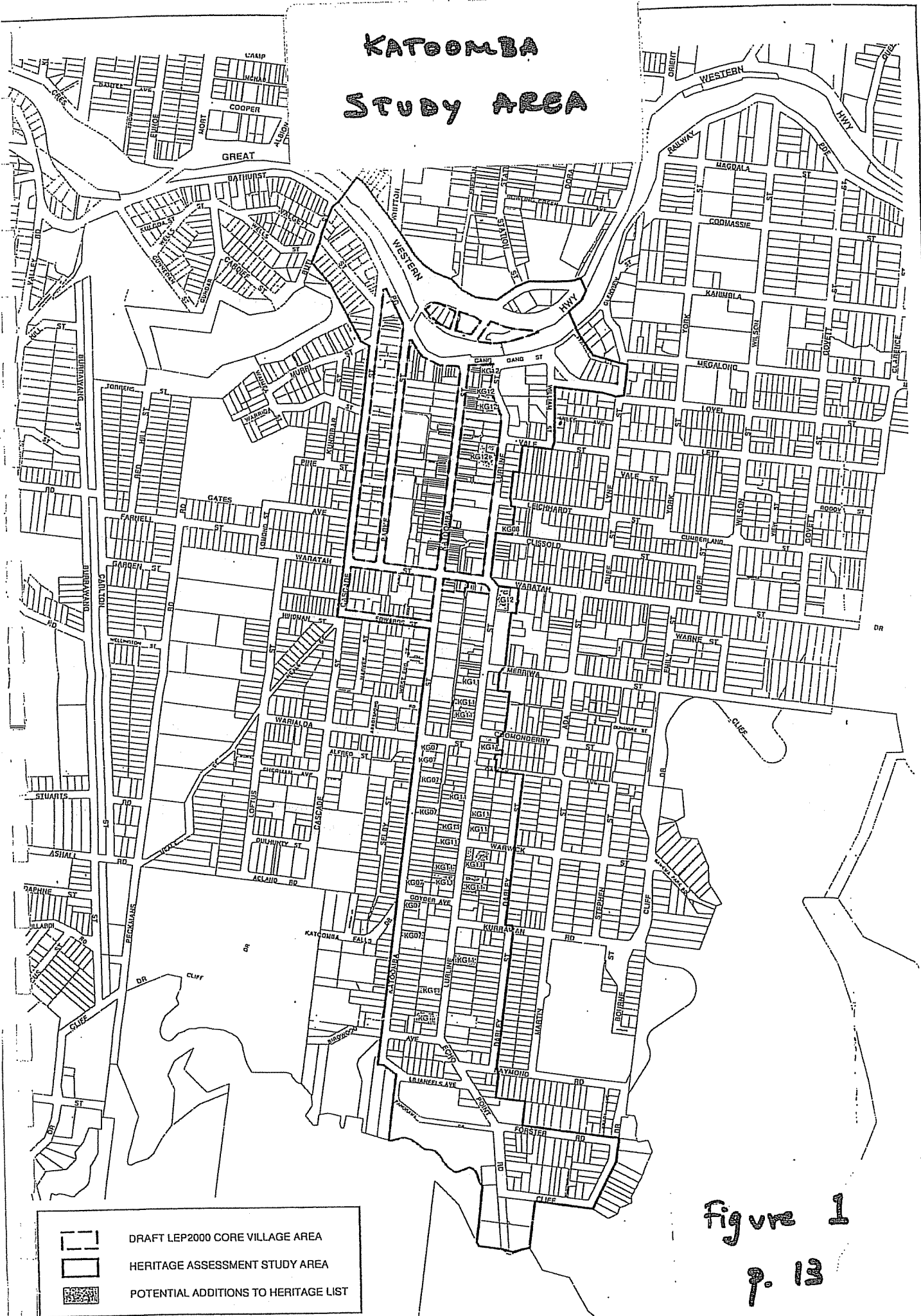


Figure 1
p. 13

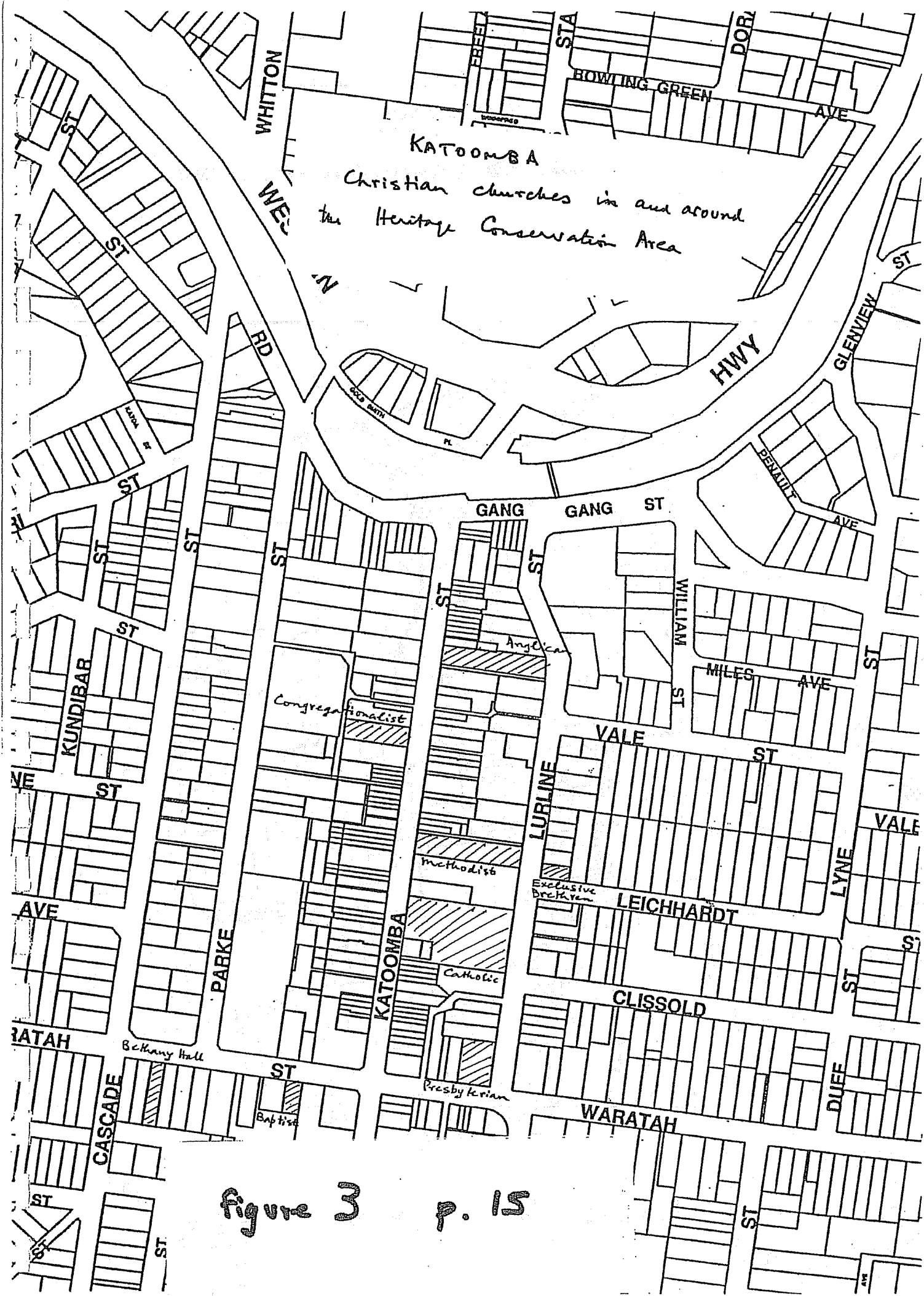


Figure 3 p. 15

LEURA Study Area







-  DRAFT LEP2000 CORE VILLAGE AREA
-  HERITAGE ASSESSMENT STUDY AREA
-  AREA WITHIN LEURA URBAN CONSERVATION AREA
-  POTENTIAL ADDITIONS TO HERITAGE LIST

Figure 4 p. 16

LEURA
Heritage Conservation Area

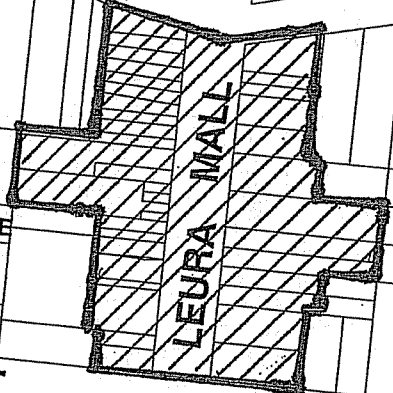
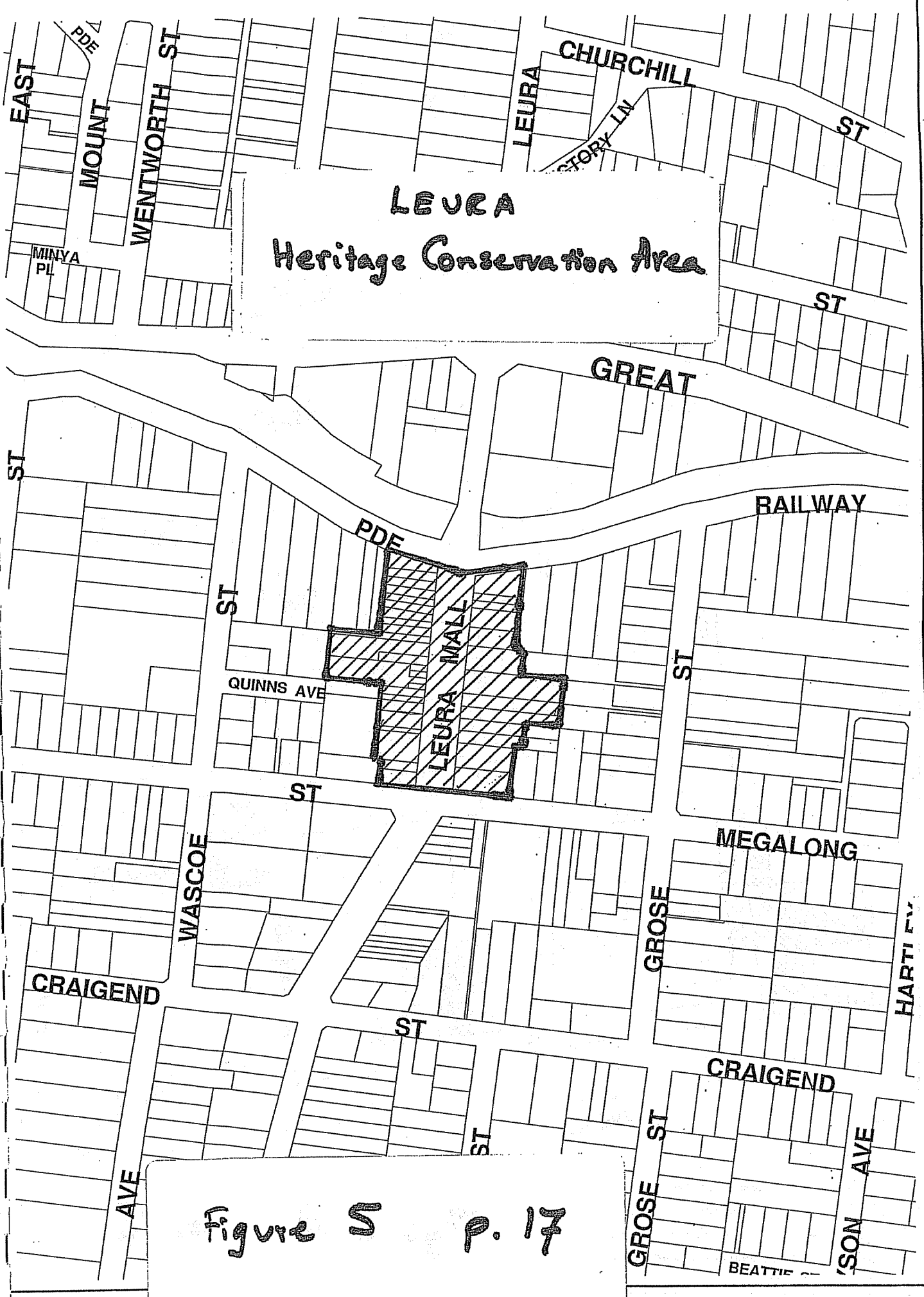


Figure 5 P. 17



APPENDIX A

List of the 14 items identified as of State significance.

Katoomba

K 002	Echo Park	44-46 Echo Point Road
K 018	Lilianfels Park	23-31 Echo Point Road
K 025	Katoomba Court House	5-11 Civic Place
K 032	Carrington Hotel and grounds	15-47 Katoomba Street
K 034	Paragon Cafe group	63-69 Katoomba Street
K 035	former Katoomba Post Office	59-61 Katoomba Street
K 038	Lilianfels House and grounds	14 Panorama Drive
K 044	Katoomba Railway Station	Bathurst Road
K 106	Niagara Cafe	92 Bathurst road
K 143	Cathkin Braes	148 Lurline Street
K 159	Katoomba Heritage Conservation Area	bounded by Bathurst Road, Parke, Waratah and Lurline Streets

Leura

LA 012	Ritz	201-223 Leura Mall
LA 018	Leura Heritage Conservation Area	131-201, 126-180 Leura Mall
LA 073	font (1814) in St Alban's Anglican church	137A Megalong Street

APPENDIX B



NSW
Heritage
Office

Heritage Act 1977

CRITERIA FOR LISTING ON THE STATE HERITAGE REGISTER

The State Heritage Register is established under Part 3A of the Heritage Act (as amended in 1998) for listing of items of environmental heritage¹ which are of state heritage significance².

To be assessed for listing on the State Heritage Register an item will, in the opinion of the Heritage Council of NSW, meet one or more of the following criteria³:

- a) an item is important in the course, or pattern, of NSW's cultural or natural history;
- b) an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history;
- c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;
- d) an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;
- e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;
- f) an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history;
- g) an item is important in demonstrating the principal characteristics of a class of NSW's
 - cultural or natural places; or
 - cultural or natural environments.

An item is not to be excluded from the Register on the ground that items with similar characteristics have already been listed on the Register.

¹ *environmental heritage* means those places, buildings, works, relics, moveable objects, and precincts, of state or local heritage significance (section 4, *Heritage Act, 1977*).

² *state heritage significance*, in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific cultural, social, archaeological, architectural, natural or aesthetic value of the item (section 4A(1), *Heritage Act, 1977*).

³ Guidelines for the application of these criteria may be published by the NSW Heritage Office.

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

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.
- 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.
- 1.3 *Fabric* means all the physical material of the *place* including components, fixtures, contents, and objects.
- 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.
- 1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.
- 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*.
- 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.

Explanatory Notes

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.

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.

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.

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.

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

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

Articles

- 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*.
- 1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses.
- 1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

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.
- 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.

Explanatory Notes

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

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

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.

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.

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

Articles

Article 5. Values

- 5.1 *Conservation of a place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.
- 5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

Article 6. Burra Charter process

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

Article 8. Setting

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

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

Explanatory Notes

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.

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

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

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.

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

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

Articles

Explanatory Notes

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.

Articles

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.

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

Explanatory Notes

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

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

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

Articles

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.

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.

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.

22.2 New work should be readily identifiable as such.

Explanatory Notes

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.

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

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.

Articles

Article 23. Conserving use

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

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.
- 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.
- 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.
- 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*.

Explanatory Notes

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

For many places associations will be linked to use.

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

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.

Articles

Explanatory Notes

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

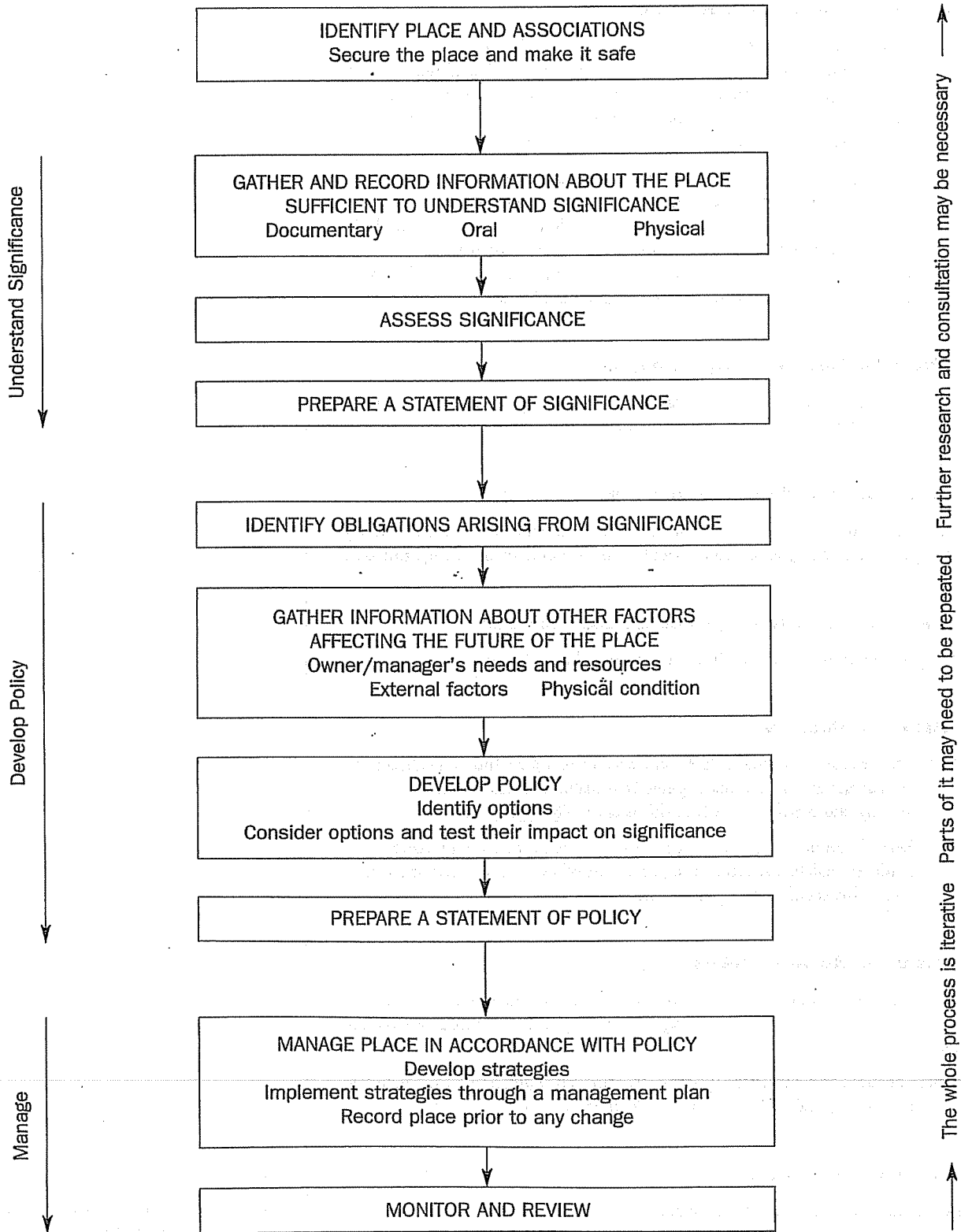
Adequate resources should be provided for conservation.

Words in italics are defined in Article 1.

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

The Burra Charter Process

Sequence of investigations, decisions and actions



CONSULTANCY BRIEF

**HERITAGE ASSESSMENT FOR THE
KATOOMBA & LEURA
VILLAGE AREAS
DLEP 2000
STAGE 2**

**BLUE MOUNTAINS CITY COUNCIL
STRATEGIC PLANNING GROUP
OCTOBER 2000**

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- a mapped area forming the residential/tourist spine that stretches from the Katoomba Town Centre south to Echo Point, primarily along Lurline and Katoomba Streets.

It is proposed that the study area takes into consideration the relationship of the two village areas, exploring their interface to establish the setting that the villages enjoy and the relevance of it to the assessment of heritage significance.

Heritage Inventory Data Sheets are to be prepared for items in the study area listed on Council's Heritage Register and for items identified as potential listings in the study area. Inventory Sheets are to be prepared to an adequate and acceptable standard in the format established by the State Heritage Inventory Project (SHI) as used for Stage I of the Review of the Heritage Register and to a similar standard. Heritage inventory data sheets are to be prepared to provide adequate information to substantiate any recommendation for deletion of any items currently listed.

The collected information is to be presented in a format that will facilitate the management, conservation and protection of the City's environmental and cultural heritage. An inventory sheet will include a Statement of Significance appropriate for each item and be supported by adequate photographic documentation.

1.3 Aims

The study aims to:

- Identify and analyse the cultural heritage of the Katoomba - Leura study areas;
- Revise existing heritage listings and supporting documentation to ensure that all data is current;
- Make recommendations for the listing of heritage items;
- Ensure that sufficient and appropriate information (including a statement of significance) supports the listing of each property as a heritage item;
- Give particular focus within the study to the Leura Urban Conservation Area;
- Draw conclusions regarding the potential listing of building groups and heritage conservation areas where appropriate.
- Where appropriate make recommendations regarding the potential deletion of listed items;
- Provide data in a format that is compatible with State Heritage Inventory (SHI) data sheets to enable data to be entered into the SHI database at a future date.
- Ensure that the data is in a format that facilitates appropriate decisions regarding the protection of heritage items and the establishment of best practice conservation and heritage management practices;
- Ensure that there is appropriate data including references, to assist the community in acquiring more up to date information on heritage items;
- Make practical recommendations for the conservation and management of heritage in the Katoomba - Leura study area in a form suitable for Council to prepare detailed development control provisions;
- Develop as part of the draft report a scenario that expounds upon the historical context, commenting on relationships between the villages and historical elements which influence the existing pattern of development;
- Provide recommendations to assist in the formulation of design principles that reflect the heritage significance of key sites as well as the overall character of the villages; and,

- Prepare an executive summary as the introduction to the final report that ties the structure of the report together and strengthens an appreciation of the heritage significance of the study area.
- Participate in community planning workshop for Leura following completion of study.

1.4 Study Basis

The philosophical basis for the study will be the Australian ICOMOS - Charter for the Conservation of Places of Cultural Significance (the Burra Charter) and its guidelines that basically inform and guide the processes of assessing significance and developing conservation policy. The State Historical Guidelines, Evaluation Criteria and the format set by the State Heritage Inventory (SHI) Data Sheets are also to be taken into account.

The information shall be collected and presented in an electronic format using the SHI software in order to facilitate the linkage between the heritage inventory data, Council's GIS and the State Heritage Inventory.

2 PROJECT SPECIFICATION

2.1 The Study Area

The study areas include:

- the Core Village Areas (CVA) of Katoomba and Leura;
- supplementary areas to the east, north and west of the Katoomba CVA as mapped;
- an extension of the Leura CVA to the north-west along the Great Western Highway;
- an extension of the Leura CVA as mapped, to reflect the boundaries of the Leura Urban Conservation Area (Heritage Conservation Area LA018); and,
- a mapped area forming the residential/tourist spine that stretches from the Katoomba Town Centre south to Echo Point, primarily along Lurline and Katoomba Streets.

the "core village areas" of Katoomba and Leura; areas east, north and west of the Katoomba core village area and the central spine of residential and tourist development that links Katoomba with Echo Point. The study area is illustrated in the attached map.

The central spine between Katoomba and Echo Point is included in the study area to facilitate the review of properties and make recommendations regarding additional listings on the Register.

Recommendations for the listing of additional Heritage Items should be coordinated with the findings of Stage I of the Review of the Heritage Register.

Background information on the study area is included in the local environmental studies prepared by Council for DLEP 1997. Copies of these studies will be provided to the successful consultant.

physical attributes of the villages including locational features, surviving physical fabric, topographical or vegetative features, archaeological remains (and/or potential for remains), physical context (including views, townscape role etc.) and any tangible qualities such as social or symbolic role for the community.

Information should include:

- Land ownership and subsequent subdivisions from original grants relationship to the general historical development of Katoomba and Leura
- Historic sites
- The origins of significant buildings and any associated development.
This should identify why, when, how and by whom (designer, builders, significant people involved in their erection etc); pictorial information (plans, maps, photographs etc.) showing original/early buildings, site and/or context and subsequent development
- Sites significant to the community.
Consultation may be required so that social significance is identified.
- Architectural relationship of buildings to a particular style and/or period as well as the wider context of the Blue Mountains built environment.

The area of land in Katoomba that forms the spine stretching from the Katoomba core village area to Echo Point is to be surveyed as part of the study area for the project.

The study is to assess nominations for listings made in the course of the work undertaken for the preparation of Draft Local Environmental Plan 1997. The assessment should include practical recommendations regarding listings for the study area and the conservation and management of the heritage of Katoomba and Leura.

In the assessment of the significance and relevance of heritage listings that are on the fringe of a study area, due consideration is to be given to any relationship that may influence further listings or recommend issues for closer scrutiny.

2.4.1 Historical Context Report

The Historical Context Report prepared by Professor R. Ian Jack as part of Stage I of the Review of Council's Heritage Register (2000) should be taken into consideration.

The Report, with its copies of historical maps/plans illustrating the settlement and growth of the study area is to guide the assessment of heritage items within the state themes established by the State Heritage Inventory Project. A bibliography of relevant primary and secondary sources used is also required.

2.4.2 Inventory

Comprehensive field surveys should assess the physical evidence of the area and identify items of heritage significance for potential listing. The consultant must examine and review previously listed heritage items and to make recommendations supported by the collected data. The assessment and analysis of the potential for listing as a heritage item is to use the Burra Charter and its guidelines; Heritage Office Assessment guidelines and the State Heritage Inventory Evaluation Criteria.

The recording of information for the heritage inventory sheets should be entered with regard for the thematic basis developed in the Heritage Context Report where the evidence established is to be used as a benchmark for assessment of the development of the study area. Any data included in the inventory sheet should be consistent in the application of the thematic basis.

Data is to be collected, documented and submitted in the format established by the State Heritage Inventory Sheets. The format is to ensure that the data is interchangeable between State and Local Government inventory.

Each inventory sheet is to include a statement of significance that is considered adequate for the item together with a description of the physical extent of the item and make comment on action to conserve the item and should be presented in an appropriate electronic format.

Each inventory sheet is to have a unique numeric indicator in order for it to be mapped on the GIS and to be attached to relevant properties. This will be discussed and resolved at the first meeting with Council's City Planning Staff.

The inventory sheets must present Council with a profile for each heritage item and each listing is to be backed up with appropriate photographs. Photographs are to be of a quality for transfer into an electronic database to support each item.

In this regard the information needs to be submitted in a digital format on IBM compatible 3½-inch diskettes in WORD 7. Copies of maps, plans and diagrams should be in digital format on IBM compatible CD-ROM.

2.5 Management of Heritage

The outcomes of the assessment are:

- to make recommendations regarding the conservation and management of significant sites within each study area;
- to consider relevant constraints, statutory requirements, built fabric and identify items warranting protection because of their significance;
- to provide practical and flexible approaches to the conservation and management of significant sites within the village.
- to identify strategies to deal with issues raised in the course of the heritage assessment
- to identify detailed development control provisions suitable for inclusion in draft local environmental plan for Katoomba core village area, Leura core village area and the Echo Point spine.

2.6 Consultancy Timeframe and Presentation of Information

The consultant will be required to prepare a report that incorporates the results of the work outlined above in a manner to be agreed to by Council and the consultant before commencement of the study. The following stages are identified as a guideline for the preparation of reports and are to be commented upon by prospective consultants:

- **Week 2:** **Progress Report** detailing methodology and testing of the program so that the Council can facilitate the dissemination of relevant documentation. The first report should include a detailed project work program;
- **Week 4:** **Inventory Progress Report** is to be provided
- **Week 6:** **Draft Inventory Report** for the study area;
- **Week 8** **Draft Final Report;**
- **Week 10** The date for the submission of the **Final Report** will be **31 January 2001.**

2.2 Staging

The project work is to be concluded and the draft final report is to be submitted to Council by close of business 14 January 2001. The submission of the Draft Report to Council is to include completed draft Heritage Inventory Data sheets for both existing heritage items in the Core Village Areas as well as those potential heritage listings identified for both the Core Village Areas and the surrounding fringe area shown on the map of the study area.

A final report will be submitted to Council not later than 31 January 2001.

2.3 The Tasks

The tasks to be undertaken include :

- A review of past heritage studies undertaken for Leura - Katoomba, including Heritage Inventory Sheets and other documentation and findings (including detailed heritage façade assessment for Katoomba town centre);
- Field surveys, to assess and confirm the status of existing heritage items on Council's Register. Consideration must be given to the appropriate status for listing the items, whether as individual listings, group listings or heritage conservation area listings;
- Undertake an assessment of properties recommended as potential heritage items;
- Prepare up-to-date heritage inventory sheets (State Heritage Inventory data sheet format) for existing listings as well as items identified/recommended for listing as potential heritage listings;
- Ensure that heritage inventory data sheets include a statement of significance, that shows the level of ranking and adequately supports the listing of an item;
- A complete description of the extent of each listing and comments on elements considered worthy of conservation;
- Provide appropriate photographic records to support each heritage inventory data sheet in an electronic form;
- Participation in the community consultation process to facilitate the reporting function back to Council; and
- The preparation of Draft and Final reports to support heritage study.

The above tasks should be completed in the following order of priority:

- 1) Katoomba Core Village Area
- 2) Areas east, north and west of the Katoomba Core Village Area
- 3) Leura Core Village Area
- 4) Areas to the west of the Leura Core Village Area together with areas reflecting the boundary of the Leura Urban Conservation Area
- 5) Echo Point spine

2.4 Understanding the Place

The first stage of the assessment should be the collection and coordinated presentation of appropriate documentary and physical evidence sufficient to allow an understanding of the origins and subsequent development of the townships and their physical, historical and social aspects up to the present day.

Background historical research should include –primary and secondary sources (including oral history, maps and photographs etc.) as well as the investigation and recording of significant sites. This work should be accompanied by a summary review of the existing

In general four copies of each report other than the initial progress and the final reports will be required. Two (2) originals and four (4) copies of **the Final Report**, inventory with comprehensive map(s) are required after the approval of the draft final report. At this stage the report is to be submitted in its electronic format.

Minor variations to the work program will be subject to negotiation at the outset of the project and will be subject to the methodology employed by the consultants.

The Heritage Office and the Western Sydney Office of the Department of Urban Affairs and Planning will be consulted as part of Council's review of the document. The final report will complement other investigations and will be presented in accordance with the Heritage Office's guidelines for the Preparation of Consultant Reports.

3 ADMINISTRATION

3.1 Project Management

The study will be managed by Council's City Planning Branch.

3.2 Budget

Council anticipates an upper fee of \$45,000 for this study. The budget is, however, subject to submission of detailed proposals from consultants. Detailed proposals should break down the proposed fee structure into sections identifying the different components of the project for each of the three (3) areas (ie Katoomba, Leura and Echo Point). The proposal should be inclusive of and substantiate the GST component.

Payment will be staged based on the satisfactory completion of the selected components of the project. Council's standard terms of payment are 30 days from the end of the month in which the invoice is received. If appropriate, consideration will be given to an earlier payment in return for a prompt payment discount.

3.3 Insurance and Indemnity

The consultant will be required to provide evidence (eg receipts, certificate of currency) of the level of insurance cover. Professional indemnity of at least \$5 million and an appropriate level of Personal Accident coverage should also be confirmed. Consultants with lesser levels of Insurance will be considered on review of type of insurance that can be demonstrated.

3.4 Reporting

Following the initial Council briefing of the consultant by Council staff, two briefings with Council Officers are proposed.

During the project the consultants will be required to brief Council Officers in regard to the format in which the information will be presented and the methodology for information collection. The briefing must be held prior to the commencement of the project.

The second meeting will be held following stage one of the project to discuss the results and any minor modifications to the project specifications (if necessary).

4 SUBMISSION OF PROPOSALS

4.1 Contents

Consultants should submit separate proposals for Katoomba Study Area, Leura Study Area and the Echo Point Spine Study, that address the following:

- a demonstration of an appreciation of all elements of the project and the detailed requirements of the brief;
- demonstration of relevant experience in the preparation of heritage studies including assessment, analysis and management criteria, indicating the capabilities of staff and output;
- detailed explanation of the information collecting process that the consultants will use;
- resources that the consultancy can bring to the project including a range of professional skills readily available to the consultants study team and time allocated to each member of the team;
- recent relevant heritage study projects that can be seen as references and details of client contacts for referees;
- a detailed work program which responds to the time constraints of the project;
- itemised quotations of all costs associated with the stages of the project and a total quotation for completing the project;
- statement of commitment to the project; and,
- hourly rates should the scope of the project change during the consultancy.

The proposal should be inclusive of and substantiate the GST component.

4.2 Selection Criteria

Selection of the successful consultant will be based on the response to this brief and in relation to the following specific criteria:

- appreciation of the task and the elements required by this brief;
- demonstrated experience in the preparation of heritage studies, in heritage assessment, the development of policies to provide for the conservation and management of heritage and similar projects;
- demonstrated ability to meet the time constraints of the project;
- value for money of the submission/ proposal;
- demonstrated commitment to the project;
- ability to present information in a form that is compatible with Council's GIS; and,
- any additional innovative approaches to complete the project, compatible with the project aims (refer sections 1.2, 1.3).

It should be noted that the consultancy will not necessarily be awarded to the consultant submitting the lowest price for the study.

A selection committee comprised of Blue Mountains City Council staff will convene to select the successful consultant based on the criteria defined above. Council may or may not interview those organisations short-listed. Council asks those consultants responding to the call for expressions of interest to stipulate their earliest date of availability to commence the project. Council will advise applicants of the outcome of the selection process within two (2) weeks of the date of closure for applications.

Council reserves the right to modify the above brief following the lead in period of three weeks subject to negotiations with the selected consultant.

4.3 Submission of Proposals

Proposals should be forwarded to:

General Manager
Blue Mountains City Council
PO Box 189
KATOOMBA NSW 2780

Attention: Mr Elton Menday, Senior Strategic Planner – City Planning Section
The envelope should be clearly marked Katoomba–Leura Heritage Assessment.
Fax number: (02) 4780 5721

4.4 Contact

Council's contact officers for this project are:

Mr Elton Menday
Senior Strategic Planner
City Planning Branch

Ms Alice Brandjes
Senior Strategic Planner
City Planning Branch

Phone: (02) 4780 5781
Fax: (02) 4780 5721
e-mail: emenday@bmcc.nsw.gov.au

Phone: (02) 4780 5621
Fax: (02) 4780 5721
e-mail: abrandjes@bmcc.nsw.gov.au

5 OWNERSHIP AND COPYRIGHT

The ownership and copyright of any information and study results and originals of all maps, reports, plans, photographic prints and negatives supplied as progress, draft final or final reports by the consultant pursuant to this agreement, shall be vested jointly in the Council.

These parties may permit the consultant to utilise information gained in the course of this study for the purpose of learned papers or other publications provided that these are appropriately acknowledge and that confidentiality is respected.

5.1 Confidentiality

All work arising out of, or in respect of, or in way connected with, this study will remain confidential until such time it is approved by the Council.

Generally Council encourages the publication and dissemination of material to increase public information and awareness of the State's heritage.

5.2 Declaration of conflicts of Interest

Consultants submitting proposals must include a statement identifying existing and potential conflicts of interest, the steps taken to resolve this and that the preparation of the study will not result in any conflicts of interest.

6 RESOURCES

6.1 Consultancy Team

It is expected that the specialist team producing the study would include members with appropriate skills and extensive professional experience in the disciplines of history, conservation architecture, historical archaeology, planning and landscapes, as well as other relevant disciplines. The study work should be approached on a multi-disciplinary basis, with all specialists being involved in consultation at all stages.

6.2 Council Resources

Council will provide an information package to the successful consultant including:

- The provision of base maps to facilitate the identification of location and existing heritage items
- Heritage Study for the City of the Blue Mountains 1982 – prepared by Croft and Associates in association with Meredith Walker

- Documentation relevant to the study area
- Provision of relevant historical material, historical photographs by Council's library
- Council's planning instruments and draft planning papers
- Development Control Plans and policies prepared by Council
- Copies of State Heritage Inventory Sheets completed to date.

Consultants may wish to refer to the local environmental studies prepared by Council for DLEP 1997.

6.3 Local Resources

Council is also aware that the local Blue Mountains Historical Society and its members offer a valuable resource and base for research.

They are also able to offer research assistance subject to negotiation.
