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Volume 1

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Conservation & Management Plan

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Photo from DHA

Prepared by

s47F

For

Defence Housing Authority



Defence Housing
AUTHORITY

s47F

2K60
January 2001

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Volume 2

- 1) INTRODUCTION
- 2) FINANCIAL SUMMARY
- 3) DETAILED REPORT ON THE PROPERTY
- 4) REFERENCES
- 5) BRIEF

SUMMARY

To be prepared after review of draft.

1.0 INTRODUCTION

1.1 *Background*

The Defence Housing Authority (DHA) is a Government Business Enterprise established under the *Defence Housing Authority Act of 1987*. Its function, as described in the Corporate Plan, is to provide adequate and suitable housing for members of the Defence force and their families, to meet operational needs of the Defence Force and the requirements of the Department of Defence. DHA is required by its enabling legislation to perform its function in accordance with the policies of the Commonwealth Government and in accordance with sound commercial practice.

As part of the ongoing need to articulate the significance of the DHA properties listed in the Australian Heritage Commission's (AHC) Register of the National Estate (RNE), plus ensure their ongoing conservation whilst providing good accommodation for Defence officers, a series of Conservation Plans was commissioned.

1.2 *Brief*

A full copy of the Brief is included in Volume 2.

The scope of work is summarised as providing a review of any existing Conservation Plans and provision of updated Conservation and Management Plans (CMP). The CMPs to include an assessment of predicted maintenance and indicative budget costs for the next four years.

This CMP is one of a number being prepared for DHA under the same contract. The CMPs are for the individual heritage listed houses managed by DHA and *do not* constitute a CMP for any particular Defence base.

Liaison with DHA, the AHC and any other stakeholders was also required.

1.3 *Methodology*

The methodology adopted is in accordance with the guidelines of the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance, (the Burra Charter)*, and in line with the principles set out in J.S. Kerr *The Conservation Plan* (2000).

The following processes have been used in the preparation of this Conservation and Management Plan.

Historical Overview

Existing documentation has been used to present a summary history of the house. This documentary evidence was reviewed before site inspections.

Assessment of Physical Condition

Kitchener house was inspected using a proforma sheet to describe briefly each element, make a preliminary assessment of originality (ie if it is original fabric), provide advice on its condition and recommend any maintenance work required to be done in the next four years. This data was entered directly into a data base which was used to produce the Condition and Scope of Works Report which is included in Volume 2.

Analysis

An analysis of the significance of Kitchener house was prepared using the RNE criteria.

Statement of Significance

A statement of significance was prepared for the house and its immediate setting. Some identification of the level of significance is also provided.

Opportunity and Constraints

These are defined for the house and its setting. These have been prepared from the statement of significance and discussions with DHA.

Conservation Policy

Policies have been prepared to cover overall policy vision, use, retention of cultural significance, change and management. These policies provide a framework for the ongoing protective care of the building and site.

Implementation

The essential works required to be undertaken over the next 4 years are defined. These include maintenance work identified from the site inspection and conservation work arising from the preparation of this CMP. These are included in the Condition and Scope of Works report in Volume 2.

Reviews

A draft CMP report was prepared for DHA and AHC review. The draft report needs to be amended if necessary after the review and then submitted for AHC endorsement.

1.4 Authorship

The CMP was prepared by s47F [redacted] by s47F [redacted] with support from s47F [redacted] s47F [redacted] of DHA also assisted in the site inspection at most places.

1.5 Acknowledgements

Our thanks are expressed:

s47F [redacted] DHA who assisted greatly with background information, site access, site work and undertook the enormous management of the task with each base and occupier

s47F [redacted] DHA for his oversight and management

s47F [redacted] for arranging access to reports and background information and coordination with the AHC.

s47F [redacted] DHA Sydney Region Property Officer for in depth knowledge and assistance in arranging access to bases and houses

s47F [redacted] DHA Property officer for assistance in access to the house.

s47F [redacted] and s47F [redacted] who occupy the house and enabled us to inspect their homes and thus permit the report to be prepared.

1.6 Comment

History

This has relied substantially on the history contained in the *Heritage Homes of Australian Defence Forces*.

Condition

The assessment of the condition is from a non invasive inspection of each room. The detail and accuracy of recording is limited to that available through such an inspection. Generally detailed inspections of sub floor spaces, ceiling spaces and roof inspections were not undertaken.

Age

This tries to identify what fabric is original to the initial phase(s) of construction of the house.

The age of the fabric was assessed during the site inspection without detailed historical research and testing of the material. There may be some situations where the site inspection provided insufficient information to form an accurate opinion.

The original or initial phase of construction is used in assessing the significance together with important later phases. It helps clarify the extent of change and the intactness of the houses. Plans are provided under Physical Evidence to clarify stages of development.

Budgets

Costs should be taken as a guide only and have been prepared by s47F based on the scope of work proposed. It is assumed that most work within a year's program would be done at the same time. The budget costs are based on current (2000) rates and are used as a reasonable base for forward estimates only.

The division of the budget costs into trades should also be taken as a guide only as it will depend on how work is programmed for implementation.

The scope of work is generally only the minimum required (eg painting is often restricted to selected areas when for practical purposes it may be beneficial to extend the scope.

Conclusion

Notwithstanding the above comments we are confident that the CMP provides a good assessment of significance and a Conservation Policy which will support the ongoing requirements for the house.

2.0 GENERAL

2.1 Location

Kitchener House is located in [REDACTED] s47F [REDACTED]. The house is physically adjacent to the Holdsworthy Army Base but is classified as an off base residence.

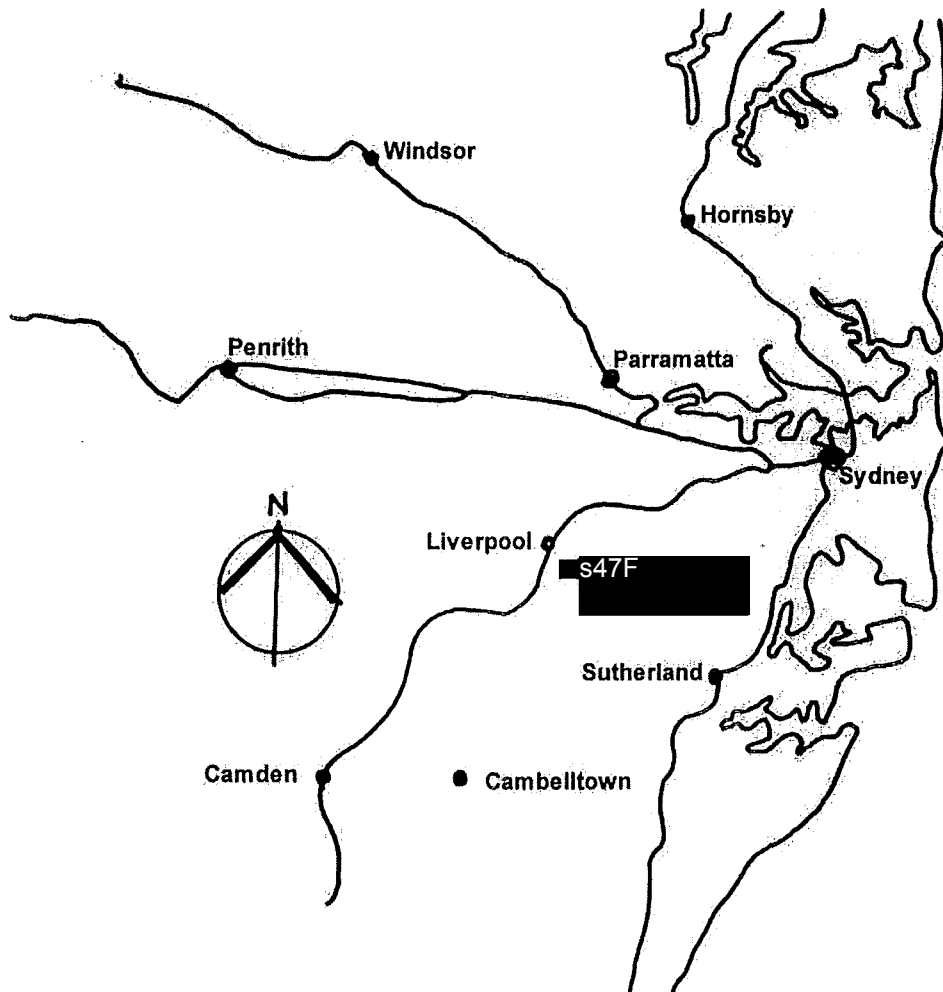


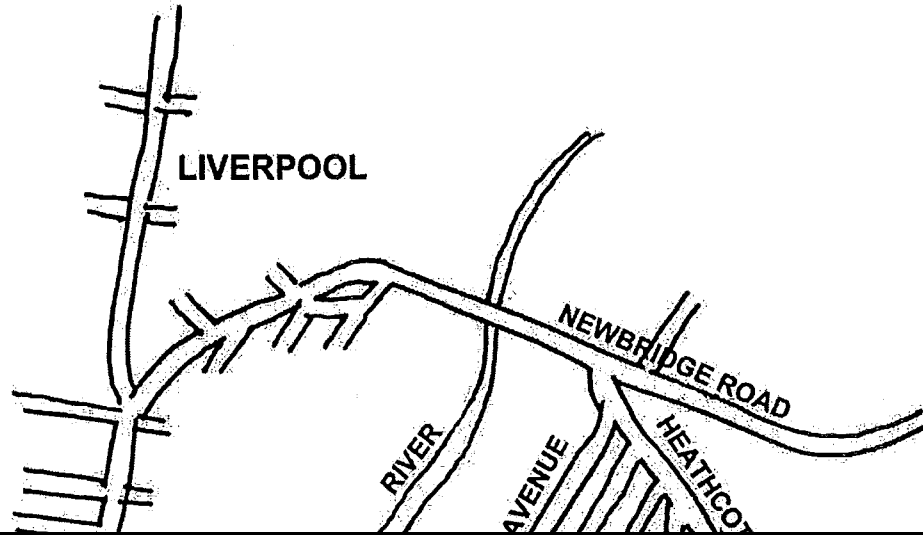
Figure 1: Location Plan

2.2 Kitchener House

Kitchener House is a single storey residence located in [REDACTED] s47F [REDACTED]. The house is constructed of paint finished brickwork and has a hipped terracotta tiled roof. The residence is designed in the Federation Bungalow Style.

The house is set within mature gardens.

Refer inventory sheets in Volume 2 for further details



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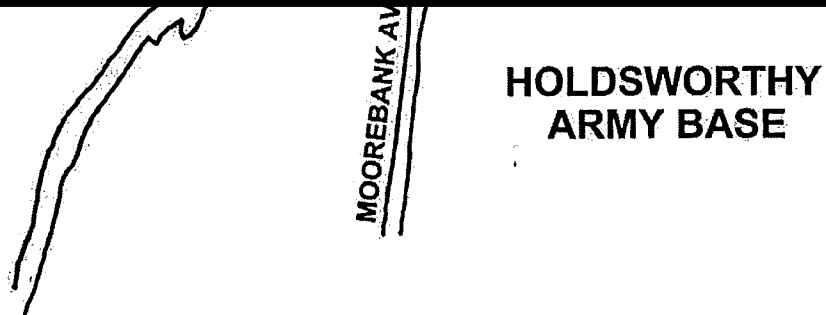


Figure 2 Site Plan

3.0 HISTORY

The following history section has been taken from the book *The Heritage Homes of the Australian Defence Forces* (Peter Phillips (ed) The Defence Housing Authority 1996) unless noted otherwise.

3.1 Kitchener House, ^{s47F}

Located at ^{s47F} this property was leased to the Army around 1910 for the visit of Field Marshal Lord Kitchener from England, when he was invited by Prime Minister Deakin to advise the Commonwealth on the best means of developing its land defence.

The land on which Kitchener House stands was originally part of a land grant made to Thomas Moore in January 1810. Moore received two grants totalling 1300 acres at ^{s47F} in the Parish of Holdsworth Country of Cumberland. On 5th December 1828 the land was shown delineated in the Department of Lands public map of the Parish.¹ As the population of the district grew larger properties such as Moore's were broken down into smaller farmlets. From the 1870's the vineyards and orchards became popular agricultural pursuits in the region, with many of the farmlets used for this purpose. The popularity of small farms led to a period of rapid growth in the 1880's, which was followed with a moderate decline later in the century when some of the farms proved uneconomical.²

By the 1890's much of Thomas Moore's grant had been subdivided and sold off as ten or twenty acre lots. In July of 1893 William Alexander Smith became the title holder of Lots 15 and 16 (As 15 acres and 27.5 perches in area). Smith established an orchard and vineyards on the land.³

Smith erected a residence on the property named 'Arpafelie'. The exact date of construction has not been established but as Smith died early in late 1905 or early 1906 it would predate this. The residence he erected is now known as Kitchener House.

Following Smith's death the property was transferred to a Robert Paul Aitkins of Sydney (17 May 1906) who mortgage the property to Smiths widow Emeline on 16 July 1906. This arrangement did not last long as the property was then transferred to William Charles York on 9 August 1906. York also purchased lot 56 which is to the rear of lot 15, which brought the total property to 22 acres, two rods and 27.5 perches.⁴ York moved into the residence with his family and lived there until late 1909 when it was leased to the government for Lord Kitchener's visit.⁵

The Commonwealth Government continued to lease the property as a military residence until the 1920's. The certificate of title does not show a transfer to the Commonwealth until 1926.

The cottage remained in use as married quarters, in the late 1930's it was used as an Officers Mess. From the late 1950s Kitchener House was occupied in turn by the Brigadiers who commanded the Army formations in the Liverpool area until a new house was provided in the late 1980s. It has certainly been known as 'Kitchener House' throughout this latter period. The cottage has been handsomely preserved and continues to provide a comfortable family home for the Army. Its preservation has included complete repainting in what are purported to be original colours. Internally, details such as string pull light switches, dado and high ceilings have been retained.

¹ Undated letter from Evelyn Broadfield (nee York) on Liverpool City Library Local History File – "Historic Buildings and Sites – Kitchener House"

² ibid

³ Certificate of title located on file of reference 1

⁴ ibid

⁵ ibid

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In 1995 following the refurbishment, the house was awarded the conservation category winner in the Liverpool Business Awards as one of the best examples of a single storey Federation bungalows in Liverpool.

Kitchener House is listed by a Liverpool City Council Planning Ordinance as significant because 'it provides evidence of both the long association of this site, and surrounding area, with Army functions as well as the nature of the relationship between Australia and Britain in the early years of this century. The building also has local aesthetic significance as a good and relatively intact example of Federation Bungalow and is maybe the 'grandest' and best preserved representative of this style within the City. This significance is enhanced by the building's retention of much of its original fabric and detailing and its attractive setting'.

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4.0 PHYSICAL EVIDENCE

Outlined below is a brief description of Kitchener House. Full details including an inventory sheet and condition report, plans and illustrations are included in Volume 2.

4.1 *Kitchener House*

4.1.1 General Description

Kitchener House is a three bedroom "single storeyed 'Federation Bungalow' residence with painted brickwork walls and terracotta tiled roof. (Walls originally probably unpainted). Hipped roof continues over verandah to front and side elevations. A pair of gabled roofs break the roof line on the front elevation and mark the locations of projecting bays either side of the centrally located front door. A pair of gable roofed wings also feature at the east end of the north elevation. All gables feature simple timber bargeboards with decorative pierced timber infill boarding. The numerous chimneys are of face brick work with elaborate corbelled mouldings and strap work. The verandah features turned timber columns, with decorative timber corner brackets (*Figure 4*). Windows are generally timber-framed, double hung sashes; the two windows to one of the northern wings have curved heads and multi-paned top sashes. The front door is panelled and half-glazed and has fan and side lights"⁶.



Figure 4: Western Elevation, 2000
Source: Eric Martin & Associates

4.1.2 Condition Report January 2001

Following is a summary of the condition of the house and significant changes noted during an inspection made during January 2001. A detailed inventory of the inspection is contained in Volume 2.

Kitchener house is generally in very good condition considering its age. There are a number of problems identified in the house which point to possible settlement or soil disturbance under the building. A number of rooms (notably the east end of the entry hall) have boundary or sagging floors which may have been caused by collapsed piers or timber members.

Most of the original rooms of the house have minor wall cracking at corners over door openings. Two cracks of significance were noted. The first beside the eastern door of the hall is apparently an old crack. The second crack is in the north west corner of the Lounge. This crack has apparently developed substantially in the past three months. Indications are that the corner of the room is either dropping or being lifted. Given the presence of very large plane trees within fifteen metres, the problem may relate to tree roots. The floor and wall problems require urgent rectification.

The house was painted internally two years ago and is generally in good condition however a number of rooms have excessive peeling areas, mostly notably above picture rail height. This should be investigated as to whether poor preparation or damp air is causing the problem. Appropriate rectification should be undertaken.

⁶ Liverpool Heritage Study, Inventory Neustein and Associates, April 1992

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The internal finishes of Kitchener house are generally simple, with original ceilings being flat sheet or fibrous plaster and plaster cover battens. Original cornices are profiled plaster and a number of patterns are present in the house.

Timber detail work throughout the house includes strongly profiled door and window architraves, dado and panelled timber doors. Most rooms have timber floors but only the hall floor is exposed.

All of the bathroom, kitchen, laundry and toilets have been refurbished with modern finishes and fixtures. Lighting throughout the house is all new.

There are six fireplaces throughout the house. Whilst all except one have been closed off, the original mantelpieces and surrounds have been retained.

The exterior of the house is in good condition although some of the roofing timbers are in need of replacement or repainting. The verandah is in good condition but requires refinishing of the decking in the next twelve months.

The brickwork of walls and chimneys is sound with the only notable cracks in the lounge room walls. Kitchener house has four chimney stacks which feature expressed polychrome brickworks. Each of the chimneys is of a different design. The contrast brick (orange) on some chimneys is quite weathered but appears physically sound.



Figure 5: View of Gardens from Entry Gates
Source: DHA

Kitchener House is set on a large block with beautifully landscaped and maintained gardens (Fig 5). The gardens feature a number of large, mature exotic including two magnificent crepe myrtle which are probably part of the original garden. Border shrubs and garden beds appear to be later plantings post 1950's. The garden is enclosed by a paling or bush fence.

4.1.3 Physical Charges

The original house appears to have comprised, a central entry hall which ran from front to back. To the right side of the house (upon entering) was a large bedroom at the front then three smaller bedrooms. The rear bedroom originally being accessed from a rear verandah may have been a maid's or strangers room.



Figure 6: View of House from South East

To the left of the hall originally there appears to have been a lounge room at the front then a dining room and a bathroom. There is evidence that the toilet may have been adjacent to the bathroom originally.

The present kitchen would have been the rear room and probably originally a kitchen although the absence of a chimney makes this unclear.

The present family room and rear bathrooms are additions to the original house, the family room being quite recent. A pergola and entertainment area has been erected (circa 1990's) to the rear of the family rooms. This space is partially enclosed with lattice (Fig 6).

5.0 ANALYSIS AND SIGNIFICANCE

5.1 Criteria

The criteria used in this CMP as agreed between AHC and DHA is that in the Australian Heritage Commission Act 1975. A place needs to meet only one criterion to be suitable for the RNE, although usually it will meet several.

Criterion A: Its importance in the course or pattern of Australia's natural or cultural history

- A.1 Importance in the evolution of Australian flora, fauna, landscapes or climate.
- A.2 Importance in maintaining existing processes or natural systems at the regional or national scale.
- A.3 Importance in exhibiting unusual richness or diversity of flora, fauna, landscapes or cultural features.
- A.4 Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.

Criterion B: Its possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.

- B.1 Importance for rare, endangered or uncommon flora, fauna, communities, ecosystems, natural landscapes or phenomena, or as wilderness.
- B.2 Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.

Criterion C: Its importance to yield information that will contribute to an understanding of Australia's natural or cultural history.

- C.1 Importance for information contributing to wider understanding of Australian natural history, by virtue of use as a research site, teaching site, type locality, reference or benchmark site.
- C.2 Importance for information contributing to a wider understanding of the history of human occupation of Australia.

Criterion D: Its importance in demonstrating the principal characteristics of:

- (I) A class of Australia's natural or cultural places; or
 - (II) A class of Australia's natural or cultural environments.
- D.1 Importance in demonstrating the principal characteristics of the range of landscapes, environments, ecosystems, the attributes of which identify it as being characteristic of its class.
 - D.2 Importance in demonstrating the principal characteristics of the range of human activities in the Australian environment (including way of life, philosophy, custom, process, land use, function, design or technique).

Criterion E: Its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.

- E.1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

Criterion F: Its importance in demonstrating a high degree of creative or technical achievement at a particular period.

F.1 Importance for its technical, creative, design or artistic excellence, innovation or achievement.

Criterion G: Its strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons.

G.1 Importance as a place highly valued by a community for reasons of religious, spiritual, cultural, educational or social associations.

Criterion H: Its special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.

H.1 Importance for close associations with individuals whose activities have been significant within the history of the nation, State or region.

5.2 Comparative Analysis

5.2.1 DISCUSSION

Kitchener house was erected as a residence on a small farmlet in the s47F district. It is believed to have been the first residence on the property.

The land on which it is erected was originally part of a grant made to one of the large land holders of the district, Thomas Moore.

The property was subdivided and sold in the 1880's for use as an orchard or vineyard. This was a popular agricultural pursuit in the district at the time although there is no surviving evidence of this any where in s47F

The residence is believed to have been constructed between 1895 and 1905, the designer and builder have not been established.

Kitchener house is a fine example of a federation bungalow design. The house is representative of the popular design of the turn of the century. The following Federation Bungalow style keys are evident in Kitchener House:

- Large simple roof form
- Prominent gable verge
- Bay windows
- Face brickwork (originally)
- Main roof extends over verandah
- Simple sturdy verandah posts

Its quality is indicative of a land-holder of some financial means.

In 1910 the property was used by Lord Kitchener during his brief visit to the military establishments in the Liverpool district. Since Kitchener's visit the residence has remained continuously in military use as a residence excepting for a period in the 1930's when it became an officer's mess.

The house was extensively refurbished in oak furnishings for Kitchener's visit in 1910, although there appears to be no clear evidence of this period remaining in the house (2001). It has been refurbished a number of times since and a number of additions and alterations made. The house is set within magnificent gardens which complement the character of the house.

Despite the changes, the original character of the house can still be appreciated. The residence is generally in good condition however a number of defects will require urgent attention to prevent significant deterioration of the building fabric.

5.2.2 THE VISIT OF LORD KITCHENER

"Kitchener came to make an Australia-wide tour. Each State had its own defence system, NSW leading the way in training, equipment and men. The militia was especially strong, with pay pro-rate for army service. A similar force was the Volunteer, generally rejects from the Militia (consideration being given to antecedents, character). In Victoria and other States the army was not as numerically strong as NSW and did not have the glamour of a tradition passed on from the time of the Rum Corps. English Staff Officers were in command, never less than Lieut.-General.

After Federation an overall scheme was needed. Kitchener was sent out in 1910- the top man who had cleared up the Sudenese and had had a brilliant career. He came out with a delegation to examine the position and formulate a plan. With reservations the whole of his scheme was adopted. Children enrolled at 12 – drilled at school. At 14 they entered the Cadets with junior officers. At 18 boys were turned over to Universal Service, which took the place of the Militia. Liverpool was 43A.

Kitchener was in Liverpool the first week of January (6th) 1910. Every thing with a militia jacket on in NSW was mobilised. For Kitchener's accommodation it was arranged with the occupants of one of two cottages that it should be taken over for him. Opposite on the site of the AIF Camp hospital were the staff quarters.

Kitchener spent 2.5 days in Liverpool. He arrived early in the afternoon of January 6 and was met by a mounted party of senior officers. He left Liverpool in an ordinary passenger train and went to Queensland. At review the troops stood to in their lines and Kitchener walked up and down the lines. From there he departed for the train."

These notes were made during an interview with John Mc Grath (retired) of 88 Bigge Street Liverpool. NOTE: Major McGrath originally joined the Lancers, then switched to the ASC as driver and so joined Kitchener's camp in 1909. He became Assistant Director of Supply and Transport.

5.2.3 ANALYSIS AGAINST CRITERIA

Kitchener House is named after Lord Kitchener in recognition of his use of the residence for two days in 1910. Kitchener's visit was part of a national tour out of which was developed a defence policy for Army the new Commonwealth. Out of this policy grew the now infamous Australian Infantry Force (AIF) which would be drawn into the first world war in 1914. (Criterion A1)

There are no qualities or characteristics of Kitchener House which meet the threshold of Criterion B.

Kitchener House is located on land which formed part of one of the farmlet subdivisions which were popular in the area in the 1880's, although there is no physical evidence surviving from this period. However the history of the house is representative of the development of the district from a rural to an urban area (Criterion C).

The house is directly associated (all be it for a total of only two days) with Lord Kitchener's visit to Australia in 1910 and through that has an indirect association with the establishment of the Australian Imperial Force. This association is to some extent represented in the continued military use of the house since 1910. The history of the house can therefore be linked to the growth of a military presence in the Moorebank suburban area (Criterion C2).

Kitchener house retains enough of its early character and plan to be able to demonstrate a typical turn of the century residence and garden of a well to do land holder (Criterion D2)

The residence is a fine example internally and particularly externally of a turn of the century (19th to 20th Century) Federation style bungalow. The residence has a high level of aesthetic

appeal being well proportioned with a modest level of ornamentation. The chimneys demonstrate a high degree of craftsmanship and design merit. The aesthetic value in which the property is seen by the local community was demonstrated in 1995 when it was awarded the Liverpool Business award as the best example of a single level Federation Bungalow in the (Liverpool) City (Criterion E1).

Kitchener house is an attractively designed residence demonstrating particular aesthetic quality in the brickwork of the chimneys. However there is little else which sets it apart as of particularly high creative or technical merit. In construction terms it is a basic early 20th century masonry residence typical of the Sydney at this time. Overall the house does not have sufficient merit to meet Criterion F1.

The residence is of importance to sections of the Local Liverpool and Moorebank communities through its historical association with Lord Kitchener's visit in 1910 and its continued role in housing military officers in the years since. To a lesser extent it is recognised by some as being the residence of a successful late 19th century vineyard which surrounded the house (Criterion G1).

The name of the house is recognition of its use for two days in January 1910 as the office and residence of Lord Kitchener a significant British Military Officer. Kitchener's visit lead to the establishment of the Australian Imperial Force (Criterion H1).

From the 1950s to the 1980s, Kitchener House was the residence of the Brigadier commanding the army in the Liverpool area. It is probable that some of these officers would have gone on to hold higher positions in the Australian Army (Criterion H1).

The house has been associated with the activities of the army at Holdsworthy Base and Moorebank for 90 years (the majority of its existence) (Criterion H1).

5.2.4 RELEVANT PRINCIPLE AUSTRALIAN HISTORIC THEMES

These themes are based on the Draft *Principal Australian Historic Themes* Version 2, November 1995.

3.21 *Lodging People*

The residence has provided accommodation for private individuals and Army officers and their families throughout its history

8.9 *Commemorating significant events and people*

The name given to the house commemorates Lord Kitchener's visit in 1910 to provide strategic advice to the government.

8.12 *Living in and around Australian houses*

The house is a representative illustration of a house and living the first decade of the 20th century.

5.3 *Statement of Significance*

5.3.1 KITCHENER HOUSE

Kitchener house is a fine example of a single storey Federation bungalow in the Liverpool district. It exhibits some fine decorative qualities, notably the brickwork on the chimneys.

The residence is historically significant to the local community for its association with the visit of Lord Kitchener in 1910 to review the status of the Australian Army. Kitchener's visit was foundational in establishing the Australian Imperial Forces.

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Kitchener House was associated with the senior commanding officer in Liverpool until the 1950s and has continued an association with the Army and the Holdsworthy Base since. The house has been an officer's residence for most of its existence.

The house was erected by one of the early land holders of the district and was originally part of a successful vineyard and orcharding property. It is the last surviving former rural house in this part of Moorebank from the period of land development in the 1880's.

Kitchener house is of local significance only.

5.4 Elements of Significance

5.4.1 INTRODUCTION

The following details help clarify the elements of the significance of the buildings. They are divided as suggested by J S Kerr in *The Conservation Plan*:

- Exceptional
- Considerable
- Some
- Little significance
- Intrusive

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This process provides "*the flexibility necessary for management of future change*" (Kerr: page 19)

Kitchener House does not possess any elements of exceptional or considerable significance.

The areas of Significance are represented on Figures 8.

Figure 8. Levels of Significance Plan – Kitchener House

5.4.2 KITCHENER HOUSE

<u>Considerable</u>	<u>Some</u>	<u>Little</u>	<u>Intrusive</u>
<ul style="list-style-type: none"> ▪ 	<ul style="list-style-type: none"> ▪ The c1900 house plan and fabric including: <ul style="list-style-type: none"> - windows - brickwork and rendered walls - fibrous plaster and batten ceiling - timber ceiling in laundry - chimneys - terracotta roof tiles - open verandah and timber detail - timber soffit of verandah - original doors and architraves ▪ fireplaces, mantelpieces and surrounds ▪ the gardens, specifically: <ul style="list-style-type: none"> - crepe myrtles - plane trees - trees in rear garden ▪ timberwork of roof ▪ profiled plaster cornices 	<ul style="list-style-type: none"> ▪ bathroom, kitchen and laundry fitouts ▪ family room ▪ pergola ▪ garage ▪ concrete paths and driveways ▪ modern lighting ▪ floor finishes ▪ new doors ▪ fence across yard ▪ addition of laundry and bathroom ▪ later ceilings 	<ul style="list-style-type: none"> ▪ brush fence ▪ aluminium flyscreens ▪ aluminium windows in bedroom 2 ▪ gas heater in lounge room ▪ enclosure of fireplaces

6.0 OPPORTUNITIES AND CONSTRAINTS

This section outlines the requirements set down by legislation and those that arise from the statement of significance. This will place certain constraints and opportunities on the places, which are set down in the policies in Section 7.

6.1 *Australian Heritage Commission ACT*

The Register of the National Estate is compiled and maintained by the Australian Heritage Commission, a federal institution. It lists items, which in the opinion of the Commission meet the following definition:

Components of the natural environment or cultural environment of Australia that have aesthetic, historic scientific or social significance or other special value for future generations as well as the present community.

Kitchener House is not listed on the Register of the National Estate, nor is it assessed as being worthy of entry on either a National or Commonwealth list. Therefore there is no statutory requirement for DHA to consult with the Australian Heritage Commission regarding the future of the residence.

6.2 *National Trust of Australia (NSW)*

The National Trust of Australia (NSW) has no statutory authority but is an authoritative interest group whose views are generally held in high regard by local Authorities, other stakeholders and key interest groups.

Kitchener House has not been classified by the National Trust of Australia (NSW). However, the National Trust may take an interest in the future preservation and conservation of the building and site.

It is recommended that a copy of this conservation plan be submitted to the National Trust for information.

6.3 *Burra Charter*

The Australian ICOMOS Charter for the conservation of places of cultural significance (the Burra Charter, as adopted in November 1999) provides specific guidelines for the treatment of places of cultural significance.

This study has been prepared in accordance with those principles. The Charter provides specific guidance for physical and procedural actions that should occur in relation to significant places. Guidelines relevant to these houses are:

- The significant elements of the site should be conserved and managed in a manner which does not place the item at risk (Article 2)
- Conservation works and changes on the site should be based upon a policy of minimal intrusion and change and should not distort an appreciation of the original fabric (Article 3)
- Conservation works should be based upon best practice using traditional techniques in preference to modern adaptations (Article 4)
- Conservation and future use to consider all aspects and relative degrees of significance (Article 5)
- The use of the houses has been largely unchanged so future use should continue residential use (Article 7)
- The house is located within a landscaped setting which needs to be conserved with no new construction or other action which detracts from its heritage value (Article 8)
- The buildings should be retained in its current location (Article 9)

Conservation & Management Plan

s47F

- Conservation, interpretation and management of a place should be facilitated in a manner which provides for the participation of people for whom the place has special association and meanings (Article 12)
- Conservation, preservation, restoration, reconstruction, interpretation and adaptation are all part of the ongoing conservation of the place and should follow accepted processes (Article 14–25)
- This study is part of the Conservation process. More detailed studies of the site may be necessary before any new major conservation works occur (Article 26)
- The impact on the significance should be considered before any change occurs (Article 27)
- Existing fabric should be recorded before disturbance occurs. Disturbance of significant fabric may occur in order to provide evidence needed for the making of decisions on the conservation of the place (Article 28)
- The decision making procedure and individuals responsible for policy should be identified (Article 29)
- Appropriate direction and supervision should be maintained through all phases of the work and implemented by people with appropriate knowledge and skills (Article 30)
- Copies of all reports and records relating to the significance and conservation of the place should be placed in a permanent archive and be made publicly available (Article 32)
- Significant items from the site should be recorded, catalogued and protected (Article 33)
- Adequate resources be provided for conservation work (Article 34).

6.4 *Liverpool City Council – Local Environment Plan*

The only statutory listing on which Kitchener House presently appears is the Liverpool City Council, Local Environment Plan – Heritage Schedule. This history has largely arisen from its identification in the 1992 Liverpool Heritage Study as an item of potential heritage significance. The citation attributes significance to the:

- Aesthetic appeal and character of the house
- Its history as part of the 'Arpafella' vineyard
- Its association with Lord Kitchener
- Its continued association with the Army

The listing does not impose any statutory requirements upon DHA to consult with the Council but the Council will take an interest in any future development or use of the land.

The Kitchener House site and surrounding defence land is currently subject to a rezoning proposal to change it to a light industrial zone. As part of this proposal, the Council have advised that they will be looking more closely at the significance of Kitchener House.

The construction of light industry may have a dramatic and detrimental impact upon the setting and curtilage of the house. To assist the Council in its planning and secure the setting of the house, it is recommended that DHA provide a copy of this report to Liverpool City Council's Heritage Planner and lobby Council with respect to maintaining a curtilage or visual buffer zone between Kitchener House and industrial land boundaries.

A desirable boundary would be to allow no buildings within 15 metres of the north or south fence of Kitchener. Six metre setback should be maintained on west side of Moorebank Avenue. The rear fence line should remain the site boundary or move eastward.

6.5 *Arising from the Statement of Significance*

The general requirements are:

- Elements of some significance should be retained but could be removed, adapted or remodelled to allow for the conservation of elements of greater significance after full recording
- Elements of little significance could be removed in part or in full provided impact on elements of greater significance is minimised and only after full recording.

- Elements identified as intrusive should be removed to reduce the adverse impact on the overall significance of the place or to reveal elements of greater significance.

Kitchener house should be retained. The significance of the site can be maintained by ongoing maintenance.

There is a need to ensure adequate protection of the items of higher significance by means of appropriate maintenance and ongoing protective care.

Significant fabric should be retained as far as possible but upgrading is possible within the constraints set out in the Conservation and Management Plan.

Interpretation of the site should be developed for the benefit of residents and non-residents.

6.6 Planning Controls

For an appropriate setting there needs to be some control and restriction of any development close to the original building. There should be no further buildings built within site boundary (other than freestanding garden structures such as gazebos) although the garage could be replaced. Refer to 6.4 for suggestions on curtilage controls.

6.7 Building Controls

As the buildings are to be used, there are stated requirements for an acceptable level of health, safety and amenity, which are defined in the Building Code of Australia.

These should be capable of being met with little adaptation without adversely affecting significance and by being reversible.

6.8 Defence Housing Authority

The overall responsibility and needs of Defence Housing Authority are to ensure that the house provides good accommodation whilst respecting its significance. There is also a need to be commercial so costs and value for money need to be considered in any proposed work.

It is intended that Kitchener House shall remain as a residence and continue to be managed by Defence Housing Authority. This is supported.

It is the intention of the Defence Department to retain the residence as officer accommodation for officers based at Holsworthy. This is supported.

However given the significance of the building and site and the legislative requirements outlined above, DHA have a community responsibility to conserve and appropriately maintain the buildings and site in a way consistent with this Conservation Plan. Should any proposal be considered which is outside the detail in this CMP the advice of a recognised Conservation Architect should be obtained.

7.0 CONSERVATION POLICY

7.1 Introduction

The purpose of the conservation policy is to guide the ongoing protective care of places or items of significance. The policies should be sufficiently flexible to recognise the constraints and requirements, accommodate compatible change and at the same time enable the character and significance of the place to be retained and conserved. In general, the policy is followed by an explanation to clarify and assist in its understanding.

7.2 Overall Policy Vision

Kitchener House has local significance and should be conserved and used as a functional house for officers of Holsworthy Base. The house is the principal feature within the enclosed garden and no further structures should be erected west of the east wall of the house as they will compromise its setting.

7.3 General

Policy 1.1 *The statement of significance detailed in Clause 5.3 should be adopted as one of the bases for guiding the ongoing management and change to the buildings.*

To implement this DHA need to endorse the Conservation Plan including the Statement of Significance.

Policy 1.2 *All works which will significantly change the house of garden should be undertaken in accordance with the principles of Australia ICOMOS including the Charter for the Conservation of Places of Cultural Significance (Burra Charter)*

It is important that only experienced conservation practitioners and tradespeople are involved in any future proposals for the house and setting and that sound conservation principles apply to any work.

The NSW Heritage Office and National Trust of Australia (NSW) maintains lists of recognised conservation practitioners and tradespeople.

Further explanation of the relevant Burra Charter principles are included in the Section 6.3.

Policy 1.3 *The policies and recommendations included in this report should be endorsed as a guide for the future of the buildings.*

For the ongoing protective care of any heritage asset including these buildings there needs to be an accepted position which guides the future of the place. DHA will need to endorse these policies as the guidelines for managing the buildings for the next five years.

This CMP provides a basis for this to occur provided it is endorsed by DHA.

7.4 Use

Policy 2.1 *Kitchener House should continue to be used to accommodate Senior Officers associated with Holsworthy Base.*

Since 1911 Kitchener House has been used either as a residence or officer's mess. For 30 years it was the residence for the Commandant of the Liverpool region. It is appropriate that the house continue to accommodate

officers or senior officers posted to Holsworthy Base. This will maintain the historical association of the house to the base.

The house must remain as single family accommodation and not be subdivided.

Ongoing use is important to ensure the house is kept in good condition and well maintained.

7.5 **Retention of Cultural Significance**

Policy 3.1 *Kitchener House should be conserved.*

It is important to ensure that the building is conserved but this does not prevent some adaptation for occupation. The house requires some essential works and will need ongoing maintenance to ensure that it is kept in reasonable condition and structurally sound.

Policy 3.2 *Items of some significance should be conserved.*

Refer Section 5.4 for what is included under this heading. This requires some works to be undertaken to protect the building and regular inspection and maintenance work to ensure that it remains in sound condition.

The items listed 'some significance' should be conserved. In the first instance, fabric of some significance should be preserved as far as possible. If there is no alternative and items of higher significance can be conserved, the item can be removed, adapted or after full recording.. If altered they should replicate original details, current details or be new sympathetic details.

Policy 3.3 *Items of little significance can be retained, adapted to suit changing requirements or be removed provided items of higher significance can be recovered or restored.*

To maintain accommodation in the building, some areas may need to be upgraded in the future to enable effective use. The items of little significance can be changed to suit such a purpose but the existing buildings should be recorded prior to any change and the impact on elements of greater significance is minimised.

Where changes occur reconstruction of original details is appropriate or modern but sympathetic details can be adopted in kitchen, laundry and bathrooms.

Policy 3.4 *Intrusive elements should be removed especially if it allows items of higher significance to be recovered or restored.*

It is noted that some intrusive elements are being used at present. These can continue to be used but if the opportunity presents itself to remove the element or install something more sympathetic then it should be taken.

Policy 3.5 *The buildings should have a program implemented to appropriately conserve the fabric of the houses and regular inspections and maintenance occur.*

Although the buildings are in good condition, this action is essential if the buildings are to be appropriately conserved.

This will ensure the ongoing protective care of Kitchener House.

Detailed urgent maintenance works are provided in Section 8 and Volume 2: Condition and Scope of Works Report

7.6 Changes

Policy 4.1

Changes to Kitchener House and setting are possible but the changes should not adversely affect the significance of the building or its setting.

4.1.1 UPGRADING

The House can be upgraded provided the significance is not adversely affected.

The policies in 7.5 give an indication about what changes to the existing fabric are acceptable.

Areas previously upgraded can be further changed in the future if the need arises. Removal of original fabric (*refer 5.4*) should be minimised. New work should not intrude into the spaces. Eg no surface run conduits or cables.

Upgrading works should reflect or be sympathetic to original details. Further extension to buildings should be minimised.

4.1.2 MAINTENANCE

Regular ongoing maintenance should be continued to conserve the House and garage.

Maintenance will also result in some original material in poor condition being replaced. Poor condition means rotten and decayed. It does not mean damaged as a result of its age. These houses are old and the patina that exists is part of its history. Wholesale replacement to new condition is not acceptable. Essential replacement however is acceptable but when replacing original fabric new details should match original details without conjecture. When replacing non-original fabric the options are to return the building to a known earlier state, replacing it to match existing details or adding new material in a sympathetic way.

4.1.3 ADDITIONS AND ALTERATIONS

Sympathetic alterations and additions is possible.

Some degree of alteration and addition is possible provided that the original plan form remains understandable and new elements are sympathetic to original (not necessarily replicate changes) and should be limited to less visible facades and less significant fabric.

Additions must not occur forward west of the east wall of the Kitchen and Dining rooms.

4.1.4 NEW BUILDINGS

New buildings should be located east of the west wall of the kitchen.

New buildings must be detached from the house and to the rear of the house. Only buildings of a minor utility nature such as garden structures (gazebos, arbours, etc) should be considered.

The gardens should maintaining an open uncluttered ambience, with the residence being the focal element of the setting.

Any new garden storage sheds must be located east of the present garage and not be visible from the residence or main entry gate.

4.1.5 LANDSCAPE

The landscape needs to be managed to retain the significant elements and minimise adverse impact on the houses.

The basic garden structure as exists should be maintained unless evidence of the original layout can be found to substantiate change.

Management procedures need to be implemented to control tree root growth under the house.

The existing mature landscape is the result of the original plantings generally. These should be retained however there is little evidence of the initial shrubs and flowers so there is some flexibility in developing the gardens with shrubs and flowers. They should be used to enhance the setting and houses but keeping the areas reasonably open.

Wherever possible, introduced plants should be those common to turn of the century gardens. A list of such plans could be obtained from a conservation Landscape Architect.

Policy 4.2 A colour scheme that reflects the original colours should be adopted for the building.

The existing colour scheme is reported to be original or based on the original but no documentary evidence was provided to support this. In the absence of the current scheme being proven to be original prior to the next major repainting of the interior or exterior of the residence, a comprehensive investigation of the original colour scheme, through paint scrapes and assessment by a conservation practitioner should be undertaken and the results recorded and filed on the current house file. The new colour scheme should either be the original scheme or a sympathetic interpretation of the scheme which enhances the character of the residence but reflects modern lifestyle expectations.

7.7 Recording

Policy 5.1 Original details and finishes must be recorded prior to any major refurbishment or alterations. Recording should be undertaken by a heritage specialist and recording data filed by DHA.

Correct conservation process is to record by means of drawings and photographs buildings or details before they changed. These should be archived with DHA and a copy maintained with the current DHA house file at all times

Any evidence uncovered during the execution of the work should similarly be recorded.

7.8 Management

Policy 6.1 Existing heritage registers and information sheets be updated with information in this report by providing a copy of this CMP to the National Trust of Australia (NSW) and Liverpool City Council.

It is important that information about heritage assets are kept up to date and consistent. With the advantage of a conservation plan the opportunity is available to update all existing information.

Policy 6.2 *Interpretation of the site should be promoted by means of making the conservation plan with its history and significance widely available, displaying some information about the houses in the house and when the opportunity is available that the site be opened up for some public access.*

This will actively promote the significance of the places to as wide an audience as possible and also enable other people especially new tenants to appreciate the significance of the buildings.

Kitchener house does not presently contain any interpretation material or historic photographs. The installation of such material can assist in enhancing a tenants appreciation of a house.

When the houses are vacant, (ie between tenants) then there is an opportunity to open the house and gardens to the public. With the co-operation of the tenants, the house or gardens could be opened during Heritage months or local festivals.

Provision of interpretative plaques on the footpaths adjacent to the entry gates would assist in a wider appreciation of the site without intrusion on the tenant.

Policy 6.3 *Should the property ever be sold then the property should be nominated to and included on the NSW Heritage Register prior to finalising the sale.*

This process will ensure that the heritage protection, which is currently only provided by this Conservation Plan and DHA's responsible management approach will continue to be provided under law. Private owners will also be required to obtain approval from Liverpool City Council for any external or structural changes to the residence.

Policy 6.4 *This CMP should be updated on a regular basis and before 2011.*

Regular review and updating are part of the conservation process detailed in the Burra Charter. More information and detail canes to hand and the review is desirable to ensure the CMP suits the current needs of the time.

Policy 6.5 *A clear procedure to be adopted for unforeseen possibilities which seeks professional advice and approval from heritage authorities before proceeding.*

If an unforeseen event or proposal occurs then the procedure to follow is:

- Check this CMP to see if any policy provides clear advice. If so act accordingly
- If no clear advice and bearing in mind the significance of the place seek advice from a Conservation Practitioner
- Amend the CMP as necessary.

8.0 CONSERVATION STRATEGY & IMPLEMENTATION

8.1 Introduction

This section outlines maintenance work required to appropriately care for the houses over the next four years. There is some but little conservation work recommended. The work is detailed in Volume 2. Condition and Scope of Works report.

Also recommended for each year is an annual inspection and essential maintenance that may be identified from the inspection.

8.2 Annual Inspection

The annual inspection should include the following items:

- Inspect roof, gutters and downpipes to ensure that the building is waterproof and rainwater is effectively discharged away from the building.
- Inspect windows and doors to ensure that they are intact and operate correctly.
- Inspect the whole building to ensure that there is no borer or rodent activity, including implementation of treatments as necessary to reduce the risk of future borer / rodent infestation.
- Inspect the exterior of the building generally to ensure that it maintains its structural soundness.
- Inspect all painted surfaces to ensure that they remain in sound condition. This particularly applies to the exterior.
- Inspect fences to ensure they are in good condition.
- Inspect all services (plumbing, sewer, water supply, gas, electrical) to ensure they are operating correctly and safely.
- Inspect the interior of the building to ensure it maintains its structural soundness. This is particularly important where cracks exist. There is an added benefit from recording and monitoring movement from one inspection to the next.
- Discussions with tenants to list any items they have noticed.
- A biannual inspection and clearance of gutters, valleys and soakers is required. Once before autumn and once during late autumn.

8.3 Recommended Work

These are detailed in Volume 2 but are summarised here as the works that are approved to proceed under the endorsement of this CMP.

Detailed specifications to be consistent with the policies in Section 7.

Any work not included in this clause or in Volume 2 needs to be referred to a qualified heritage practitioner for advice or documentation.

URGENT WORKS

The following works should be implemented within six months to protect the stability of the fabric:

- Investigate cracking in north west corner of lounge and rectify
- Investigate cracking in hall walls and rectify
- Investigate springy floors and rectify
- Install root barrier near south side of driveway for full length of house north elevation
- Refinish verandah decking

MAINTENANCE WORKS

- Repaint interior including render repairs
- Replace rotten external timberwork and repaint external timber elements
- Repair loose tiles in bathrooms
- Replace carpets when worn
- Refinish hall floor
- Replace light fittings with sympathetic design

CONSERVATION WORKS

- Re-open fireplaces
- Remove gas heater in lounge fireplace
- Reinstate windows in Bed 2 to match original
- Return Bed 2 to two rooms would be acceptable action provided joinery matches existing or is of sympathetic detail (to allow it to be read as later work)
- Removal of Oleander plants is acceptable, provided they are replaced with turn of the century shrubs

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DRAFT

Kitchener House

s47F

Volume 2

Conservation & Management Plan

Prepared by

s47F

For

Defence Housing Authority



s47F

2K60
January 2001

s47F

Job No 2K60

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Introduction



1.0 INTRODUCTION

This volume accompanies Volume 1, *Kitchener House* S47F - *Conservation and Management Plan*, and sets out in detail the work required to implement the conservation policies outlined in Volume 1 over the next four years.

The data collected on each of the buildings included in this report has been stored in a Microsoft Access database which can be found on the CD accompanying the reports. Certain printed reports have been developed to be included in this volume and can be found in **Section 3**. The database however provides the flexibility for the Defence Housing Authority to be able to interrogate the database to produce further reports tailored to their needs in the future. A small collection of photographs on each property has also been collected and is included in digital format on the CD.

A financial summary of the work recommended to be done on the houses covered in this CMP would normally be presented in **Section 2**. It is not required for this CMP.

The references and brief used in the preparation of this CMP are provided in Sections 4 and 5.

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Job No 2K60

Financial Summary

2.0 FINANCIAL SUMMARY

Not applicable as there is only one house in this volume.

3.0 DETAILED REPORTS ON THE PROPERTIES

Specific details on Kitchener House are presented in this section within the following framework.

Part A *Inventory Sheet*

This provides references to asset numbers, heritage status, design, construction and key changes. (Each house has a Building ID number unique to the Database)

Part B *Condition and Scope of Works Report*

This provides a statement of each element, its originality, condition and scope of works required to keep it in good condition. These are accompanied with an indication of the appropriate trade. Estimated budgets for each individual scope of works is provided over the next four years. An explanation of each of the headings in the report is outlined below.

Element (identified by a unique Element ID within the Database): This is divided into the following headings with the key building elements under each heading:

Annual Inspection, Exterior, Interior, and Site

Originality

Originality refers to the extent to which existing fabric is original to the initial phase(s) of construction of the house. Originality of material was assessed during the site inspection without detailed historical research and testing of the material. There may be some situations where the site inspection provided insufficient information to form an accurate opinion.

Condition

The assessment of the condition is from a non invasive inspection of each room. The detail and accuracy of recording is limited to that available through such an inspection. Generally detailed inspections of sub floor spaces, ceiling spaces and roof inspections were not undertaken. For some places occupier comments or previous reports were available, but this was not always the case.

The terminology adopted for describing condition is:

Very good: As new
Good: No sign of deterioration

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Detailed Property Reports

Reasonable: Minor non critical deterioration
Fair: Significant material or mechanical damage
Poor: Extreme material or mechanical damage or decay.

Scope of Works

A summary intended to provide a clearly defined scope of work which is consistent with the Conservation Policies in Volume 1.

Trade

These are divided generally under the headings of:

All trades	Major refurbishment involving several trades and general maintenance which could be undertaken by a number of trades	Carpenter	Including joinery
Painter	Including all preparation work	Floor finisher	For all finishes except tiles
Plasterer		Gardener	For all external works except paving
Tiler		Steelwork	For structural steel
Glazier		Demolisher	
Electrician		Mechanical	For heating and gas work
Roofer	Including roof plumbing	Civil Works	For all external works such as paving.
Plumber	Including drainage		

Part C Photographs

A catalogue of digital photographs is included to assist in explaining the houses, their context and details. The digital photographs were taken with a digital camera at 1200 x 1600 pixels per inch and are stored as jpeg files.

Part D Plans

The most recent plans available from existing sources have been provided for information.

Region
Base

Sydney

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(Off Base NSW)

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for



Kitchener House

s47F

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Description

Kitchener House is a Federation Style bungalow constructed of painted brickwork with a hipped terracotta tiled roof. The roof features double gables on the west and north facades. A verandah is incorporated under the main roof line on the west and part east elevations. The house is in good condition. It has had some alterations and additions and a major refurbishment in the 1990s.

DHA Prop No 002941

DHA Asset No

RNE DB No Not listed

National Trust Not listed

State/ Local listing Liverpool City Council LEP - Heritage Schedule

Architect: Not known

Constructed: 1900-1905

Previous Known Work

Rear laundry and bathrooms appear later additions. Kitchen and bathrooms are modern fitouts. Family room added to rear. Bed 2 originally 2 rooms, wall removed and windows altered. Pergola erected on rear of house in 1990s. New garage.

Date Recorded: 19/01/01

Recorded by: NG



Condition and Scope of Works Report

Region **Sydney**
Base **s47F (Off Base NSW)**

prepared by
s47F

for



Element ID	Element	Originality	Condition	Scope of Works	Trade	Budgets \$				
						Year 1	Year 2	Year 3	Year 4	
Kitchener House				Moorebank Avenue						Building ID 78
DHA Property No: 002941				s47F	NSW 2170					

Annual Inspection

Kitchener House

2080	All elements									
	Annual inspection.	N/a	N/a	2154 Undertake annual inspection and execute necessary repairs and maintenance.	ALL TRADES	2,000	2,000	2,000	2,000	
Exterior										
2081	Roof									
	Terracotta tile to main roof. Metal deck to Family room	Original	Good. Valleys and soakers prone to blocking in autumn.	2155 Clear out valleys and main roof pre and during autumn.	GENERAL MAINTENANCE	600	600	600	600	
2091										
	Timber fretwork, barge boards and fascias.	Original.	Generally good. Capping board to gables appears weathered.	2167 Replace all gable capping boards and paint in Year 1.	CARPENTER	1,500	0	0	0	
2091										
				2166 Repaint timberwork in Year 3.	PAINTER	0	0	3,000	0	
2082	Gutters									
	Quad profile metal paint finished. Leaf guard in all.	New material, original detail.	Good, paint peeling.	2166 Repaint gutters in Year 1.	PAINTER	1,500	0	0	0	
2083	Eaves									
	Painted flat sheet.	Original.	Fair to good, needs cleaning and painting.	2157 Clean and paint eaves in Year 2.	PAINTER	0	2,000	0	0	
2084	Downpipes									
	100 x 50 rectangular gal, paint finished.	New	Good.	2158 Nil	N/A	0	0	0	0	

Condition and Scope of Works Report

prepared by

S47F

for



Element ID	Element	Originality	Condition	Scope of Works	Trade	Budgets \$			
						Year 1	Year 2	Year 3	Year 4
Exterior						<i>Kitchener House</i>			
2086	Walls/Chimney Ornately detailed, polychrome brickwork chimneys and domed terracotta pots.	Original.	Good, some orange bricks heavily weathered but chimneys appear sound. 1 pot missing on NW chimney.	2161 Replace missing pot to original detail in Year 1.	ROOFER	500	0	0	0
2086				2180 Inspect condition of each chimney annually and repair or stabilise as necessary.	BRICKLAYER	450	450	450	450
2085	Walls/Chimneys Painted brickwork with contrasting painted sills and plinth.	Original	Good, except peeling paint on sills and plinth.	2159 Repaint whole exterior Year 4.	PAINTER	0	0	0	0
2087	Windows Clear anodised or powdercoated aluminium framed flyscreens.	New.	Good	2162 Intrusive - repaint to match window frame or replace with timber in Year 2.	CARPENTER	0	3,000	0	0
2088	Doors Timber framed flyscreen to front. Steel security screen door to rear.	New	Good.	2163 Nil	N/A	0	0	0	0
2089	Verandah Timber framed verandah to front and part sides. Timber deck T&G soffit lining. Turned posts timber fretwork.	Original except decking replaced.	Fair to good all elements, sound. Finish on decking extensively worn. Paint generally fair.	2165 Repaint timberwork in Year 2.	PAINTER	0	3,000	0	0
2089				2164 Remove decking finish, sand and refinish with penetrating oil in Year 1.	CARPENTER	3,000	0	0	0
2090	Lighting Wall mounted replica carriage lights at front. Floodlights on pergola.	New.	Good.	2166 Nil	N/A	0	0	0	0

Condition and Scope of Works Report

prepared by

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for



Element ID	Element	Originality	Condition	Scope of Works	Trade	Budgets \$			
						Year 1	Year 2	Year 3	Year 4
Exterior						<i>Kitchener House</i>			
2092	Other - Pergola Timber framed structure corrugated laserlite roofing lattice enclosure and perspex to north and lattice only to south. Concrete slab paving.	New	Good.	²¹⁶⁹ Nil	N/A	0	0	0	0
Interior									
2068	Ceilings Flat sheet and batten typically. Plasterboard in family room. FC sheet and batten in rear bathroom area. Beaded timber boards to Laundry.	Bed 1, 3 and lounge original. Family original to extension. Laundry and rear bath original.	Leak in hall, family and bathroom. Generally good.	²¹⁴¹ Investigate leak and repair roof and ceiling in Year 1.	ROOFER	1,000	0	0	0
2069	Cornices Moulded plaster in front rooms. Timber scotia batten elsewhere except. Profiled timber in Laundry.	Plaster original. Family original. Rear bathroom and Laundry Original.	Generally good, paint peeling in Bedroom 2.	²¹⁴² Repaint cornice in Bedroom 2 in Year 1.	PAINTER	600	0	0	0
2070	Walls Typically rendered and painted masonry. Painted brickwork in family, laundry and bathroom. Plasterboard walls to part family room.	Original	Generally good. Significant crack beside door from hall to Family, Lounge rom, hall walls, Bedrooms 2 and 3 NE corner, Hall wall of Bedroom 1. Bathroom west wal. Drummry render and crack in North wall to kitchen.	²¹⁴⁴ Repair render cracks and repair render in Kitchen in Year 1.	PLASTERER	1,000	0	0	0
2070				²¹⁴³ Investigate sub floor condition regarding possible subsidance. Repair if necessary. In Year 1.	CARPENTER	5,000	0	0	0
2071	Floors Suspended timber floor typically. Concrete in Laundry and rear bathroom. Carpet typically. Polished timber and runner in hall. PCT in kitchen, family, bathrooms and laundry.	Timber original.	Good, tiling sound.	²¹⁴⁵ Nil	N/A	0	0	0	0

Condition and Scope of Works Report

prepared by

S47F

for



Element ID	Element	Originality	Condition	Scope of Works	Trade	Budgets \$			
						Year 1	Year 2	Year 3	Year 4
Interior									
<i>Kitchener House</i>									
2072	Skirtings								
	300mm high profiled timber in Bedroom 1, hall, lounge. 250mm high in Bedrooms 2 and 3. Modern timber quad or rectangular in Kitchen and Family. PCT in bathrooms and laundry.	300 and 250 mm timber original.	Good, sound, some paint chipped.	²¹⁴⁶ Repaint skirtings and architraves in Year 2.	PAINTER	0	4,000	0	0
2073	Windows/Architraves								
	Timber framed double hung sash (single pane) typically. 9 pane top sash in Lounge. 4 pane in Kitchen. Aluminium sliding in Bedroom 2. Profiled timber architrave (90 and 110 mm) to all windows in original house. 65 mm rectangular in Family.	Lounge, Bed 1 and 2, Kitchen, Bathroom original. Dining, rear Bath, Laundry and Family later construction. Architraves original to date of room.	Generally good. Sash balance not working in dining window. Some minor damage to sashes. Most furniture new. New locks.	²¹⁴⁷ Replace windows in Bedroom 3 to original detail in Year 4.	CARPENTER	0	0	0	5,000
2074	Doors/Architraves								
	4 panel part glazed profiled timber to hall and entry. 4 panel profiled timber to all except bathroom entry. Glazed highlight to Bed 2 and 3. 110 and 90 mm profiled timber architrave generally. 65 mm rectangular on family.	All original to date of construction of room.	Generally good.	²¹⁴⁸ Nil	N/A	0	0	0	0
2078	Fixtures - Fireplaces								
	Marble mantle and surround in all beds. 2 in Bed 2, Lounge. Timber mantle and no surround in Dining.	Original.	All closed up. Gas heater installed into Lounge Room.	²¹⁵² Reinststate fireplaces when possible. Say in Year 4.	BRICKLAYER	0	0	0	1,500
2077	Fixtures - Robes								
	Profiled panelled timber doors to built in robes in all bedrooms. Flush panel cupboard in Laundry.	c 1990s	Good to very good.	²¹⁵¹ Nil	N/A	0	0	0	0
2076	Fixtures - Bathrooms, Laundry, WC								
	Modern fitout and fixtures. PCT wall and flor tiles. Sympathetic to period of house.	c1990s	Good. Vanity top scratched. Cracked tiles main Bathroom N wal. Window in shower main Bathroom a problem. Loose tiles in rear Bathroom entry.	²¹⁵⁰ Remove and relay loose tiles in rear bathrooms and skirting in rear bathroom and skirting in main bathroom in Year 1.	TILER	300	0	0	0

Condition and Scope of Works Report

prepared by
S47F



Element ID	Element	Originality	Condition	Scope of Works	Trade	Budgets \$			
						Year 1	Year 2	Year 3	Year 4
Interior						<i>Kitchener House</i>			
2075	Fixtures - Kitchen Modern cupboards, benches, fittings and appliances. Clear finish timber doors laminated bench tops.	c 1990s	Very good	2149 Nil	N/A	0	0	0	0
2079	Lighting Brass pendant and glass spheres or single pendant and shade generally. Oyster in Family and rear bathroom. Fluorescent in kitchen, WC	None original.	Good.	2153 Nil	N/A	0	0	0	0
Site									
2093	Paths South side - concrete pavers 900mm beside garden bed. West side - concrete pavers 900mm beside garden. 900mm concrete path to single front gate. North side apron. East side concrete apron to garage. Concrete path from house to back gate.	New	Good	2170 Nil	N/A	0	0	0	0
2095	Fences NW - 1/2 900mm weldmesh; NE 1/2 1800mm timber palings. East side - 1500mm high timber palings. N wing 1800mm timber palings 2 x metal frame and clad gates. SE - 1/2 1800 timber palings. South West - 1800 timber lapped and capped. S wing - 1 x metal gate with 1800 high metal frame. West side single timber gate ledged and braced and double gates ledged and braced. Most of yard front fence is 1800 high brush fence.	All c1990	Good.	2172 Paint timber gates in Years 2 and 4.	PAINTER	0	500	0	500

Condition and Scope of Works Report

prepared by
S47F

for



Element ID	Element	Originality	Condition	Scope of Works	Trade	Budgets \$			
						Year 1	Year 2	Year 3	Year 4
Site						<i>Kitchener House</i>			
2094	Gardens North side - 5 large trees include plane trees. Garden beds to house. East side - 3 large camphor laurel trees. South side - garden beds to house and side fence. 1 large camphor laurel and 1 brush box. Oleanders along south fence. West side - 2 very large crepe myrtle, 1 very large paper bark, 1 very large brush box, 1 very large liquid amber, garden beds. Garden beds and trees set in level open lawn.	Not original.	Good	2171 Nil	N/A	0	0	0	0
2096	Garage Garage is colour bond with 2 roller doors. Timber and polycarb shelter over BBQ.	New	Good.	2173 Nil	N/A	0	0	0	0
Sum of Scope of Works for Kitchener House						17,450	15,550	6,050	10,050

s47F

Job No 2K60

Catalogue of Digital Photographs

Kitchener House, s47F



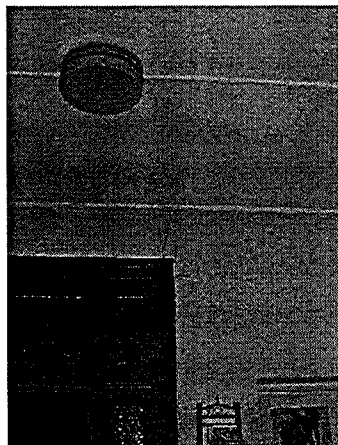
Chimney detail 2



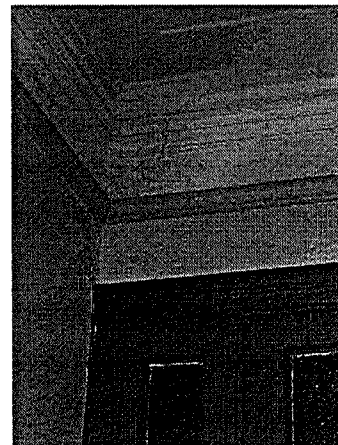
Chimney detail 3



Chimney detail



Cracking above hall door in Family Room



Cracking above hall door



E elevation

s47F

Job No 2K60

Catalogue of Digital Photographs

Kitchener House, s47F



Entry door detail



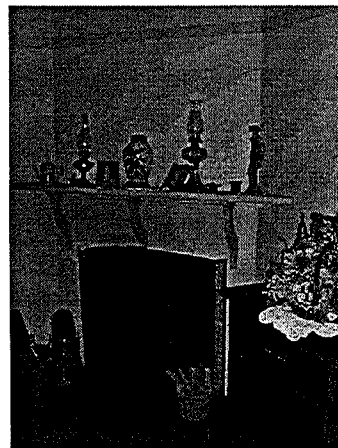
Fireplace detail Bed 1



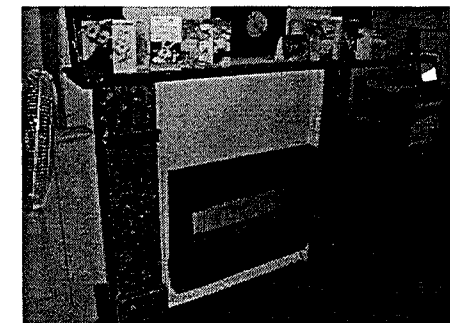
Fireplace detail Bed 2



Fireplace detail Bed 3



Fireplace detail Dining Room



Fireplace detail Living Room

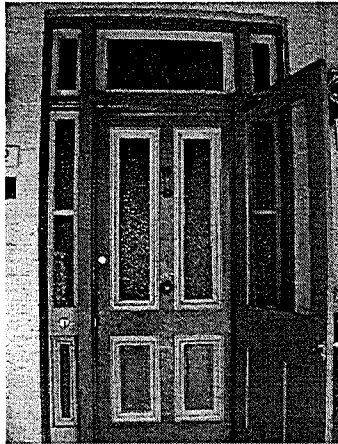
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Job No 2K60

Catalogue of Digital Photographs

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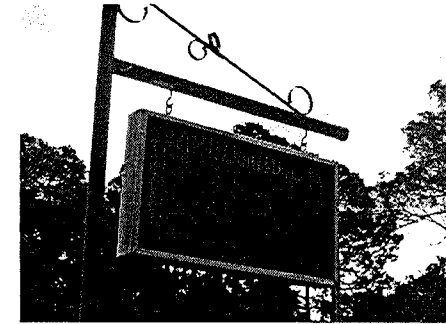
Kitchener House,



Front door detail



Kitchen detail



Kitchener House sign



Kitchener House viewed from driveway gates



N elevation



NE corner view

s47F

Job No 2K60

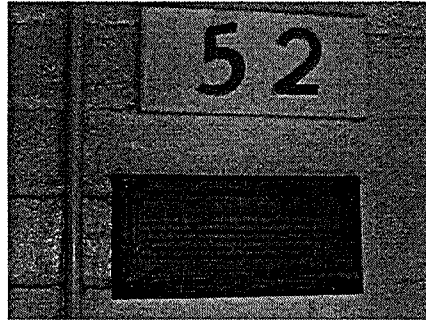


Catalogue of Digital Photographs

Kitchener House, s47F



NW Corner



Plaque



S elevation



SE corner view



Setting 2



Valley gutter detail

S47F

Job No 2K60

Catalogue of Digital Photographs



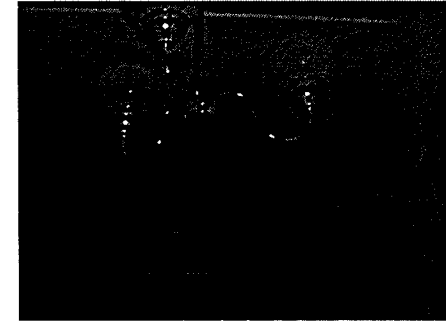
Kitchener Houses S47F



View of setting at entry gates



W elevation



Water penetration in hall detail

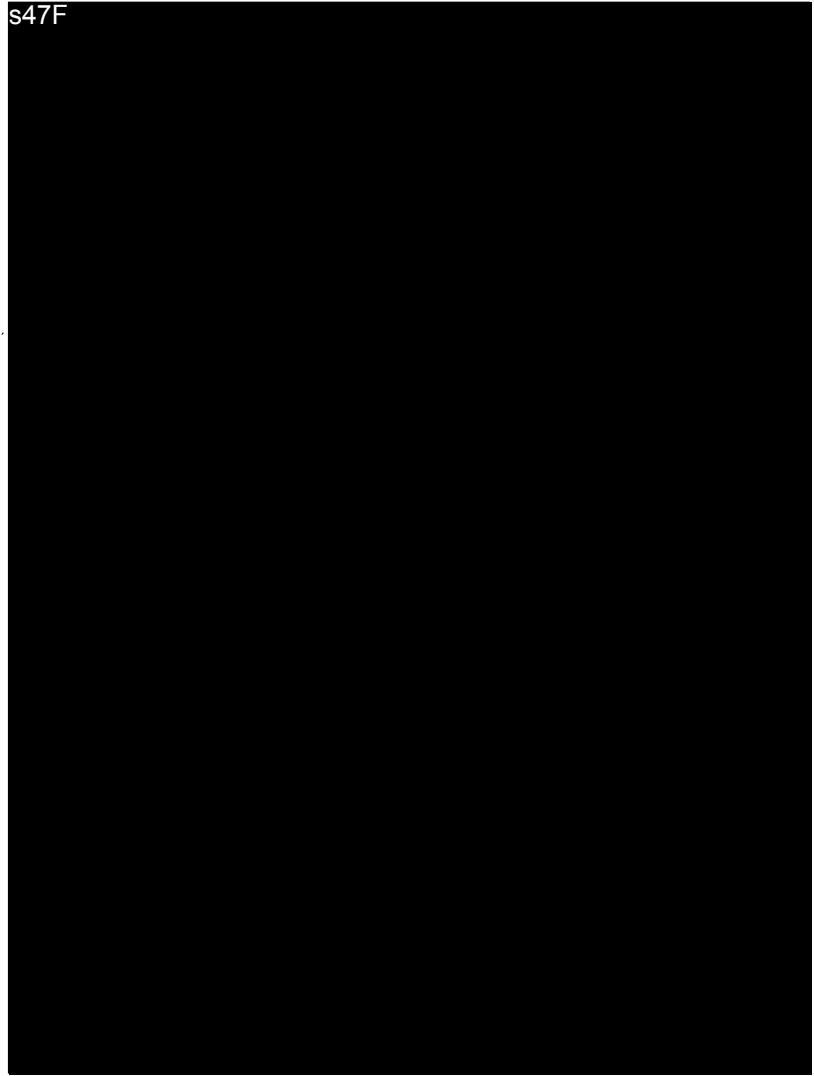


Water penetration in hall

s47F

Job No 2K60

Floor Plans




Kitchener House Floor Plan, Jan 2001

s47F

Job No 2K60

References

Defence Housing Authority
Heritage Properties CMPs Project 

4.0 REFERENCES

Defence Housing Authority, *The Heritage Homes of the Australian Defence Force*, DHA, Canberra 1996.

Heritage Management Consultants Pty Ltd (Dr Michael Pearson) and Duncan Marshall, *Identification of Heritage Properties Project for the Defence Housing Authority*. An unpublished report for DHA, September 1999.

Neustein and Associates, *Liverpool Heritage Study*, April 1992

Undated letter from Evelyn Broadfield (nee York) located on Liverpool City Library Local History File "Historic Buildings and Sites – Kitchener House".

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Kitchener House\CMP\Volume 2\KH2401 vol2.doc

29/01/01

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Job No 2K60

Brief

Defence Housing Authority
Heritage Properties CMPs Project



5.0 BRIEF

s47F

Kitchener House\CMP\Volume 2\KH2401 vol2.doc

25/01/01

1



29 August 2000

s47F
[Redacted]

Dear Sir

Request for Tender - Provision of Conservation Management Planning Services

You are invited to tender to provide the services as described below.

Background

The Defence Housing Authority (DHA) is a Government Business Enterprise established under the Defence Housing Authority Act of 1987. Its function, as described in the Corporate Plan, is to provide adequate and suitable housing for members of the Defence Force and their families, to meet operational needs of the Defence Force and the requirements of the Department of Defence. DHA is required by its enabling legislation to perform its function in accordance with the policies of the Commonwealth Government and in accordance with sound commercial practice.

DHA provides close to 20,000 properties, in all States and Territories of Australia, to the Department of Defence for the housing of married Defence Force personnel. Of these properties approximately 2,500 are located on Defence bases with the remainder being off base.

Within these approximately 20,000 properties DHA has a significant holding of heritage properties. Our most recent information suggests that there are three of these off base, with the remainder on base at Darwin, Sydney, RMC Duntroon, Nowra, Melbourne, Hobart and Perth.

For this purpose of this exercise, the DHA nominated representative will be s47F ph
s47F e-mail s47F @dha.gov.au

THE PROJECT

Scope

1. Determine and advise to DHA the extent of the existing DHA Conservation Management Plans (CMPs) whether in Federal, State, Territory, or Local Government registers.
2. Determine and advise to DHA the requirement to ensure that all DHA heritage properties have satisfactory and up to date CMPs.
3. Prepare the CMPs as determined in point 2 above.
4. Liaise with DHA, Australian Heritage Commission (AHC) and other stakeholders as necessary.
5. Give an assessment as to the predicted maintenance costs necessary for (a) immediate restoration/repair, and (b) cyclic maintenance costs for the next three years.

Time

6. Tenders will close at 2PM Thursday 14 September 2000. Tenders must be lodged in the tender box in the public space on Level 2 Defence Housing Authority 26 Brisbane Avenue BARTON ACT 2600. DHA reserves to itself the right to reject late tenders.
7. Tender assessment and management approval will be completed no later than by close of business (COB) Thursday 21 September 2000.
8. At this time the project proper will be considered to run from Tuesday 3 October 2000 until the COB Wednesday 31 January 2001.
9. Tenderers are required to provide sufficient information to enable the completion of the draft Management Control Plan (MCP) attached.

Cost

Progress payments will be made monthly on a pro-rata basis over the duration of the project proper, subject to satisfactory demonstration of progress of the project work.

Quality

The project work shall be undertaken by the successful tenderer in accordance with the requirements of the AHC Act 1975 as amended from time to time, and the Draft Heritage Asset Management Manual as prepared by the Committee of Review – Commonwealth Owned Heritage Properties as amended from time to time. A copy of this manual is available for viewing by contacting Jim Peryman.

Human Resources

Tenderers will be required to provide the names, qualifications and experience of key personnel intended to be applied to this project.

Communications

The successful consultant will be required to provide Jim Peryman with a progress report no later than the COB on the last working day of each month during the course of the project proper.

Procurement, contracts

The basis for the engagement of the successful consultant will be the DHA General Conditions of Contract for Consultancy Services. A copy of this document will be available for viewing by contacting Jim Peryman. The contract price is inclusive of the GST and the consultant will at all times comply with the *A New Tax System (Goods and Services Tax) Act 1999*

General

10. Tenderers are invited to offer a price to provide CMPs for all of the DHA heritage portfolio. It is envisaged that where properties of a like type are clustered on base that one CMP may cover all properties in that cluster.
11. DHA will make available to the successful tenderer, any information except that which is commercial-in-confidence, related its heritage properties. This may be on relevant files or on our database. Jim Peryman will be available for consultation.
12. Tenders will be assessed on the basis of an amalgam of price, value for money, significant relevant recent experience of the tenderer, and the qualifications and experience of the key personnel.
13. The consultant warrants that the CMPs provided will be sufficient for the purpose of this exercise.

A pre-condition of the lodgement of a complying tender is the attendance of tenderers at a briefing to be held on XXX at XXX.

Yours sincerely,

s47F

National Manager
Asset Management

11 SEP 2000
R

7 September 2000

s47F


Dear Sir

Addendum number 1 to Request for Tender for provision of Conservation Management Services

Arising out of the tenderers meeting in the DHA conference room this afternoon, this letter is to confirm that the tender period for the above consultancy will be extended from 2:00PM Thursday 14 September 2000 to 2PM Tuesday 19 September 2000.

As requested during the meeting, the Australian Heritage Commission has been contacted with a view to developing an acceptable format for use in this consultancy. As at this afternoon, the Commission feels that they will have a format developed and ready for distribution to tenderers by COB Tuesday 12 September 2000 as indicated in the meeting.

Yours sincerely

s47F

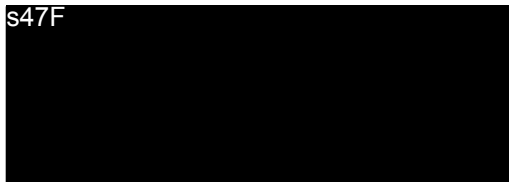

s47F


National Manager
Asset Management



12 September 2000

s47F



Facsimile No: 02 6260 6413

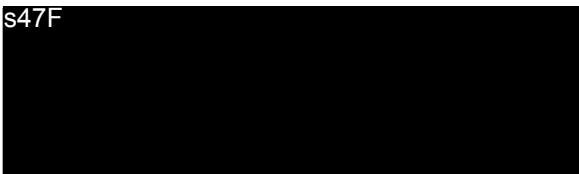
Dear Sir

**ADDENDUM NO. 2 TO REQUEST FOR TENDER FOR PROVISION OF
CONSERVATION MANAGEMENT SERVICES**

Further to our meeting of 7 September 2000 and our subsequent note that day, please find attached additional information for the benefit of tenderers.

Yours faithfully

s47F



s47F



National Manager
Asset Management

Attachments.



**Additional Information for consultants tendering for the provision
of conservation management plans for DHA**

Tender process

- The tender process should include a program for the delivery of draft and final conservation management plans that are linked to progress payments. To ensure timely delivery and payment, consultants may wish to consider a month-by-month program that ensures one or more conservation management plans are provided for comment each month. This will allow DHA to assess the standard employed and give timely feedback to ensure all plans are consistent and meet DHA requirements.
- Please note that certain other requirements in the original tender documentation have been changed in relation to the content of the conservation management plans.
- While more information on the development and format of conservation management plans is outlined below, tenderers should note that DHA would prefer that tenderers cost the work programs. However, if tenderers are not able to undertake the costings, please indicate this in your tender. If costings are not provided then the work schedules would need to contain sufficient detail to allow future costings.
- DHA has also provided lists of the plans to be undertaken (see Attachment A1). This narrows the scope of the project, as tenderers will no longer need to determine what plans will need to be developed. DHA envisages that the consultants will prepare conservation management plans for each base that can be included in future plans for the Defence bases, which are the responsibility of the Department of Defence. Although linked, the reports will essentially deal with DHA housing only.
- The Australian Heritage Commission has collected copies of the conservation management plans for Defence bases from Environment Australia's library. Consultants may phone ^{s47F} [redacted] ^{s47F} or ^{s47F} [redacted] if they would like to view any of the plans.
- The consultants should also detail what elements of the work each of their key personnel will undertake.

Conservation Management Plan Development and Format

- As indicated above, Attachment A1 indicates the number of conservation management plans to be undertaken. For each property the following approach should be followed to develop the conservation management plans:
 1. Undertake a historical overview of the base and the DHA houses. Existing conservation management plans and/or other heritage studies for many of the bases will assist this process.



Defence Housing

2. Undertake a condition survey of all houses to assist in assessing the significance of the houses and developing policies, strategies and works program for each. This should identify any houses that should be grouped for the assessment of significance and development of consistent policies.
 3. Undertake an assessment of the heritage significance of individual houses and/or group of houses, its (their) contents and the landscape elements that culminates in a statement of significance for each group and/or individual houses that have been identified in Step 2. The Register of the National Estate (RNE) criteria should be used for significance assessment.
 4. Identify constraints and opportunities for each group and or individual house based on the condition survey, the significance assessment and discussions with DHA property managers.
 5. Develop policies and implementation strategies resulting from the above work. It is envisaged that the implementation strategies will include detailed work programs (maintenance and capital works) for each house that are prioritised over 4 years.
- The format for each plan should include:
 - Historical overview of the base (where appropriate) and each identified group and/or individual house.
 - Assessment of significance based on RNE criteria for each group and/or individual house.
 - Statements of Significance for each group and/or individual house.
 - Discussion on opportunities and constraints - this may include general discussion on all properties on a base with some specific discussion on individual groups and/or houses, if appropriate.
 - Recommended policies for each group and/or individual house.
 - Recommended implementation strategies including prioritised work programs for each group and/or individual house.
 - Condition reports may be included or appended, as appropriate.