

URBIS

HERITAGE MANAGEMENT PLAN

Fort Wallace, Stockton,
Volume 2

Prepared for

DEFENCE HOUSING AUSTRALIA

12 October 2021

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director Kate Paterson, B Arch, B Arts (Architecture), registered architect NSW (no.8785). M.ICOMOS
Associate Director Alexandria Barnier, B Des (Architecture), Grad Cert Herit Cons, M.ICOMOS
Consultant Meggan Walker, BA Archaeology (Hons) & Ancient History.
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**Urbis acknowledges the important contribution that
Aboriginal and Torres Strait Islander people make in
creating a strong and vibrant Australian society.**

**We acknowledge, in each of our offices, the Traditional
Owners on whose land we stand.**

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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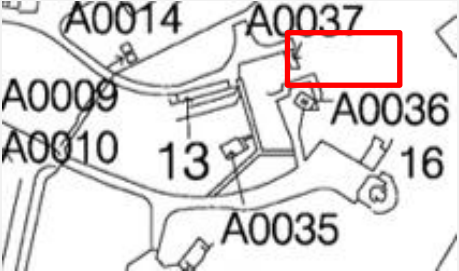
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1. INVENTORY


The below includes Inventory sheets and photographs for each of the buildings on the subject site, excluding the accommodation buildings. All photographs were taken by Urbis during a site visit in February 2021.


1.1. INVENTORY SHEETS



No.	Information		Photo
13	Name: Casualty Station	Date of Construction: 1937	
<p>Description: A low, long, reinforced concrete structure with a flat slab roof and entrances at either end, with southern wall acting as retaining wall. This building was an emergency first aid post for the gun emplacements as well as a surgery for vaccinations etc. The building has a principal room with five recesses (2700x750 for stretchers) and steel louvres in the northern wall for ventilation. Later uses included as a gardener's store.</p>			
<p>Condition: Overall: Poor (2)</p>			
<p>Significance: High</p>		<p>Significant Elements: Overall form (high), Concrete (medium)</p>	
<p>Tolerance for Change: Medium</p>			
<p>Maintenance:</p> <ul style="list-style-type: none"> – Removal all vegetation to built structure and remove debris. – Mow / trim immediate vegetation within fence line to be clear of building – Ensure fence doors and windows are secure to prevent entry, vandalism and water ingress <p>Management Policy:</p> <ol style="list-style-type: none"> 1. Retain and conserve in accordance with this HMP. Undertake immediate conservation works outlined in Volume 1. 2. Item may be adaptively reused for an appropriate use. 3. Minor alterations including new windows openings, internal partitions and internal fitouts are appropriate subject to heritage consultant advice. 4. Proximate development should have sufficient setback such that the north western façade is not obscured, 			 

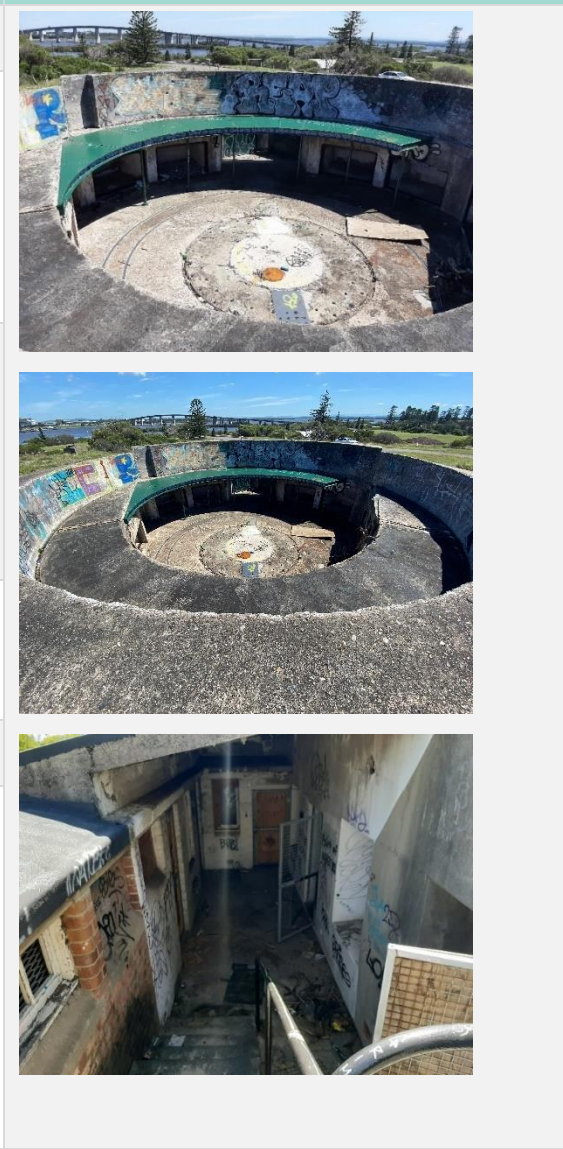
No.	Information	Photo
	<p>Location:</p>  <p>Photos:</p> <p>Top: <i>exterior, view south west, Urbis, 2021.</i></p> <p>Middle: <i>Interior, view east. Urbis, 2021.</i></p> <p>Bottom: <i>exterior view, south east, Urbis 2021</i></p>	

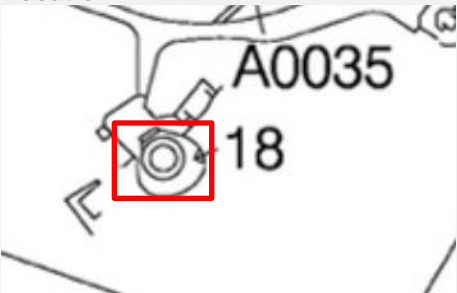
No.	Information		Photo
15	Name: Engine Room, Northern Searchlight – 9.2 inch guns Date of Construction: 1937		
Description: Rectangular reinforced concrete building with flat slab roof and steel double doors. Bricked up openings on both side walls with pin hinges still in place from original steel shutters, and vents to either side with steel weather plates. Concrete stand projects from the northern wall. Standard military design of the time.			
Condition: Overall: Fair (3)			
Significance: High	Significant Elements: Overall form (high), Concrete (medium)		
Tolerance for Change: Medium			
Maintenance: <ul style="list-style-type: none"> – Ensure rainwater good are draining correctly and no water ingress into building – Ensure fence doors and windows are secure to prevent entry, vandalism and water ingress Management Policy: <ol style="list-style-type: none"> 1. Retain and conserve in accordance with this HMP. Undertake immediate conservation works outlined in Volume 1. 2. Item has little adaptive reuse value and should be retained as a landscape element. 3. Proximate development should ensure some view lines are available to the element from the north/west. 			
Location:	Photos: Top: <i>General view, Urbis, 2021.</i> Bottom: <i>General view: Urbis, 2021.</i>		


No.	Information	Photo
		

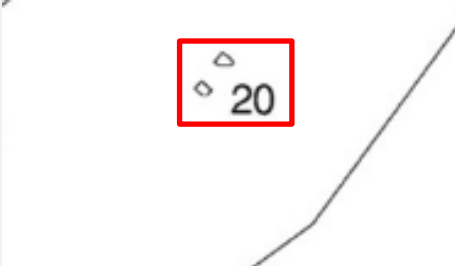
No.	Information		Photo
16	Name: No.2 Gun emplacement – 6 inch guns	Date of Construction: Unknown (WWI)	
Description: Reinforced concrete gun emplacement set level with the surrounding dunes. At the lower gun floor level shells and cartridges were delivered from the magazine via the ammunition hoist. Both shells and cartridges were stored in single depth chambers set into the circular wall of the pit. The steel place doors on the chamber have been removed or rusted out, but gave regulated access to the lower gun floor. This was later physically restricted by the erection of the concrete blast wall across the door open. Fabricated steel platform covered with bitumen constitutes the upper gun floor.			
Condition: Overall: Fair (3) to Poor (2). Exterior: heavily graffitied, some damage to concrete and rusting of metal elements, recently repainted and bitumen removed. Damage to wooden doors accessing gun cartridge storage areas. Interior: unable to be accessed			
Significance: Exceptional		Significant Elements: Overall form (Exceptional), concrete (High), remnant original doors (moderate), remnant fixings to lower gun floor (moderate)	
Tolerance for Change: Low			
Maintenance: <ul style="list-style-type: none"> – Removal all vegetation to built structure and remove debris. – Include weed killing to interior of gun emplacement to concrete floor. – Ensure all roofing is secure and watertight, check rainwater good are draining correctly and no water ingress into buildings or structures. – Ensure doors and windows are secure to prevent entry, vandalism repair to match existing as required Management Policy:			


No.	Information	Photo
	<ol style="list-style-type: none"> 1. Retain and conserve in accordance with this HMP. Undertake immediate conservation works outlined in Volume 1. 2. Item has little adaptive reuse value and should be retained as a landscape element. 3. Substantial development in the vicinity of this item (i.e., within the Heritage Precinct) is not appropriate. Minor structures only within the Heritage Precinct, refer policies in Volume 1. All minor structures are to be designed to ensure no views to the item are significantly obstructed. 4. Investigate retaining the remnant doors if possible. Conserve elements and fix in closed position. 5. Make safe works to allow public access to Heritage Precinct are appropriate where designed in conjunction with heritage consultant. Avoid fixing directly to concrete where possible. 	
	<p>Location:</p>  <p>Photos:</p> <p>Top: <i>interior of gun circle, Urbis 2021.</i></p> <p>Middle: <i>general view gun emplacement, Urbis, 2021.</i></p> <p>Bottom: <i>Interior, storage, Urbis, 2021.</i></p>	





No.	Information		Photo
18	<p>Name: No. 1 Gun emplacement – 9.2 inch guns</p>	<p>Date of Construction: 1939</p>	
<p>Description: Reinforced concrete gun emplacement set level with the surrounding dunes. At the lower gun floor level shells and cartridges were delivered from the magazine via the ammunition hoist. Both shells and cartridges were stored in single depth chambers set into the circular wall of the pit. The steel place doors on the chamber have been removed or rusted out, but gave regulated access to the lower gun floor. This was later physically restricted by the erection of the concrete blast wall across the door open. Fabricated steel platform covered with bitumen constitutes the upper gun floor.</p>			
<p>Condition: Overall: Fair (3) to Poor (2)</p> <p>Exterior: heavily graffitied, some damage to concrete and rusting of metal elements, recently repainted and bitumen removed. Damage to wooden doors accessing gun cartridge storage areas.</p> <p>Interior: heavily graffitied, damage to fixture sand fittings including doors and windows, damage to walls through vandalism.</p>			
<p>Significance: Exceptional</p>		<p>Significant Elements: Overall form (Exceptional), concrete (High), remnant original doors (moderate), remnant fixings to lower gun floor (moderate)</p>	
<p>Tolerance for Change: Low</p>			
<p>Maintenance:</p> <ul style="list-style-type: none"> – Removal all vegetation to built structure and remove debris. – Include weed killing to interior of gun emplacement to concrete floor. – Ensure all roofing is secure and watertight, check rainwater good are draining correctly and no water ingress into buildings or structures. – Ensure doors and windows are secure to prevent entry, vandalism repair to match existing as required <p>Management Policy:</p>			




No.	Information	Photo
	<ol style="list-style-type: none"> 1. Retain and conserve in accordance with this HMP. Undertake immediate conservation works outlined in Volume 1. 2. Item has little adaptive reuse value and should be retained as a landscape element. 3. Substantial development in the vicinity of this item (i.e., within the Heritage Precinct) is not appropriate. Minor structures only within the Heritage Precinct, refer policies in Volume 1. All minor structures are to be designed to ensure no views to the item are significantly obstructed. 4. Investigate retaining the remnant doors if possible. Conserve elements and fix in closed position. 5. Make safe works to allow public access to Heritage Precinct are appropriate where designed in conjunction with heritage consultant. Avoid fixing directly to concrete where possible. 	
	<p>Location:</p> 	<p>Photos:</p> <p>Top: <i>interior of gun circle, Urbis 2021.</i></p> <p>Middle: <i>gun emplacement, Urbis, 2021.</i></p> <p>Bottom: <i>Interior, tunnel systems, Urbis, 2021.</i></p>

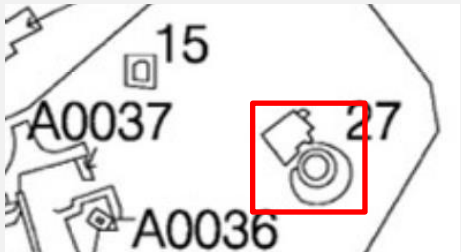
No.	Information	Photo		
20(a) and 20(b)	<table border="1"> <tr> <td data-bbox="250 301 1034 363">Name: Northern and Southern Searchlight 6- inch guns</td> <td data-bbox="1043 301 1523 363">Date of Construction: 1917</td> </tr> </table>	Name: Northern and Southern Searchlight 6- inch guns	Date of Construction: 1917	
Name: Northern and Southern Searchlight 6- inch guns	Date of Construction: 1917			
<p>Description: Reinforced concrete building with flat roof. Entered from double doors from the south. Walls to the forward half of the building are completely open allowing an uninterrupted sweep for the searchlight, with cantilevered concrete roof. Original opening enclosed by timber shutters.</p>				
<p>Condition: Overall: Poor (2). Only one visible. Poor condition although roof remains. Some damage evident to concrete.</p>				
Significance: High	Significant Elements: Overall form (High)			
Tolerance for Change: Make safe/stabilisation works only				
<p>Maintenance:</p> <ul style="list-style-type: none"> – Removal all vegetation to built structure and remove debris. – Include weed killing to interior of gun emplacement to concrete floor. – Construct and maintain fencing to prevent entry, vandalism. <p>Management Policy:</p> <ol style="list-style-type: none"> 1. Retain and conserve in accordance with this HMP. 2. Item has little adaptive reuse value and should be retained as a landscape element for as long as practicable with consideration for environmental factors and deterioration of condition. 3. Substantial development in the vicinity of this item is not appropriate. Minor structures only within the Heritage Precinct to the west of this item, refer policies in Volume 1. All minor structures are to be designed to ensure no views to the item are significantly obstructed. 				



No.	Information	Photo
	<p>4. Make safe works, stabilisation and boundary fencing around this item are appropriate. Avoid fixing directly to concrete where possible.</p> <p>5. Any proposal to remove this element should be subject to a Heritage Impact Statement prepared by a suitably qualified heritage consultant and the items should be recorded prior to removal.</p>	
	<p>Location:</p> 	<p>Photos:</p> <p>Top: <i>Northern search light, Urbis 2021.</i></p>


No.	Information		Photo
23	Name: Plotting Room	Date of Construction: 1937	
Description: Underground structure with two principal rooms where target information was potted and relayed to the guns. Entrance doors and air vents are the only part visible above ground level. Constructed of reinforced concrete with profiles steel roof acting as formwork. Covered by a sand burster and then a concrete burster and then a concrete burster to provide explosion proof construction. Complex air filtering system for the event of a gas attack.			
Condition: Overall: fair (3). Exterior: partially covered by vegetation and sands, some graffiti and damage to concrete. Interior: not inspected.			
Significance: Exceptional	Significant Elements: Overall form (high), concrete (moderate), internal steel structure (moderate), plotting table (high), internal layout and remnant operations elements e.g. air circulation equipment (moderate)		
Tolerance for Change: Low			
Maintenance: <ol style="list-style-type: none"> Removal all vegetation to built structure and remove debris Mow / trim immediate vegetation within fence line to be clear of building Check over all doors and windows for security, Several doors are open and access not prevented, close existing doors and lock. Secure all doors and windows to prevent access, install plywood over openings if required where door or window missing or glass broken Management Policy:			



No.	Information	Photo
	<ol style="list-style-type: none"> 1. Retain and conserve in accordance with this HMP. Undertake immediate conservation works outlined in Volume 1. 2. Item may be adaptively reused for an appropriate use. 3. The significance of the item is partly vested in its inconspicuous presentation. Any future adaptive reuse should retain this character. 4. The item is substantially sub surface however it partly visible in the landscape. Any future development in the vicinity should maintain view lines. 5. If the item is used for interpretation or education all internal elements of significance including the plotting desk should be retained on site. Any other uses should consider the retention of these elements on site. Where this is not possible, the elements are to be relocated to an appropriate location decided in conjunction with the heritage consultant and any public stakeholders. 6. Make safe works to allow public access to Heritage Precinct are appropriate where designed in conjunction with heritage consultant. Avoid fixing directly to concrete where possible. 	 
	<p>Location:</p> 	<p>Photos:</p> <p>Top: <i>Plotting Room, exterior, view north east, Urbis, 2021.</i></p> <p>Second: <i>Plotting Room, exterior, view south east, Urbis 2021.</i></p> <p>Third : <i>Plotting Room, exterior, view north east, Urbis 2021.</i></p> <p>Fourth: <i>Plotting Room, interior, plotting desk, Urbis 2016.</i></p> <p>Fifth: <i>Plotting Room, interior, Urbis 2016.</i></p> 



No.	Information	Photo
27	<p>Name: No. 2 Gun Emplacement – 9.2 inch guns Date of Construction: c.1939</p> <p>Description: Reinforced concrete gun emplacement set level with the surrounding dunes. At the lower gun floor level shells and cartridges were delivered from the magazine via the ammunition hoist. Both shells and cartridges were stored in single depth chambers set into the circular wall of the pit. The steel place doors on the chamber have been removed or rusted out, but gave regulated access to the lower gun floor. This was later physically restricted by the erection of the concrete blast wall across the door open. Fabricated steel platform covered with bitumen constitutes the upper gun floor</p> <p>Condition: Overall: fair (3) to poor (2)</p> <p>Exterior: heavily graffitied, some damage to concrete and rusting of metal elements, recently repainted and bitumen removed. Damage to/removal of gun cartridge store doors.</p> <p>Interior: heavily graffitied, damage to fixture sand fittings including doors and windows, damage to walls through vandalism.</p> <p>Significance: Exceptional Significant Elements: Overall form (Exceptional), concrete (High), remnant original doors (moderate), remnant fixings to lower gun floor (moderate)</p> <p>Tolerance for Change: Low</p> <p>Maintenance:</p> <ul style="list-style-type: none"> – Removal all vegetation to built structure and remove debris. – Include weed killing to interior of gun emplacement to concrete floor. – Ensure all roofing is secure and watertight, check rainwater good are draining correctly and no water ingress into buildings or structures. – Ensure doors and windows are secure to prevent entry, vandalism repair to match existing as required <p>Management Policy:</p>	  


No.	Information	Photo
	<ol style="list-style-type: none"> 1. Retain and conserve in accordance with this HMP. Undertake immediate conservation works outlined in Volume 1. 2. Item has little adaptive reuse value and should be retained as a landscape element. 3. Substantial development in the vicinity of this item (i.e., within the Heritage Precinct) is not appropriate. Minor structures only within the Heritage Precinct, refer policies in Volume 1. All minor structures are to be designed to ensure no views to the item are significantly obstructed. 4. Investigate retaining the remnant doors if possible. Conserve elements and fix in closed position. 5. Make safe works to allow public access to Heritage Precinct are appropriate where designed in conjunction with heritage consultant. Avoid fixing directly to concrete where possible. 	
	<p>Location:</p>  <p>Photos:</p> <p>Top: <i>interior of gun circle, Urbis 2021.</i></p> <p>Middle: <i>exterior view of gun emplacement, Urbis 2021.</i></p> <p>Bottom: <i>Interior of gun circle, facing out, Urbis, 2021.</i></p>	

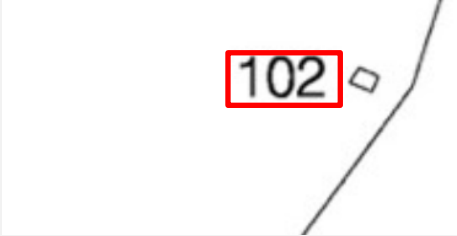
No.	Information		Photo
56	Name: Hoban Commemorative Tree	Date of Construction: 1949	 
Description: Individual tree planted to commemorate the tragic fatal accident involving Gunner Meryn Hoban during the operation of one of the 9.2" Guns. Norfolk Island Pine. Brass plaque affixed to short white painted concrete plinth at base.			
Condition: Overall: Poor (2) Tree still present with assessment of health to be undertaken by arborist. Commemorative Plaque removed and missing, plinth remains.			
Significance: High	Significant Elements: N/A (plaque missing)		
Tolerance for Change: Make safe/stabilisation only			
Maintenance: N/A Management Policy: 1. Retain and conserve in accordance with this HMP and arboricultural advice as required. 2. Replicate and replace original plaque on existing plinth. 3. All development in the vicinity should be subject to an assessment by an arborist to ensure that ground disturbance has no detrimental impacts on the root system of the tree.			
Location:	Photos: Top: <i>view of Hoban Commemorative Tree, Urbis 2021.</i> Bottom: <i>Plinth for plaque, since removed, Urbis, 2021.</i>		


No.	Information	Photo
	 A site plan map showing building footprints and streets. A red rectangular box highlights the number '56'. Below the box, the alphanumeric label 'A0014' is visible. The map is oriented with a north arrow pointing towards the top right.	

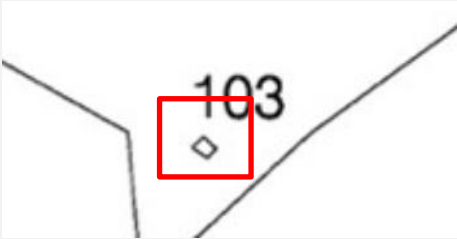
No.	Information		Photo
101	Name: Engine Room, Southern Searchlight – 9.2 inch guns	Date of Construction: 1939	
	Description: Rectangular reinforced concrete building with flat slab roof and steel double doors. Bricked up openings on both side walls with pin hinges still in place from original steel shutters, and vents to either side with steel weather plates. Standard military design of the time.		
	Condition: Overall: fair (3) Exterior – overgrown, with some damage to concrete and vegetation in guttering. Building is fenced from access with do not enter signs present. Some windows/grates missing.		
	Significance: High	Significant Elements: Overall form (high), concrete (medium)	
Tolerance for Change: Medium			
Maintenance: <ul style="list-style-type: none"> – Ensure rainwater good are draining correctly and no water ingress into building – Ensure fence doors and windows are secure to prevent entry, vandalism and water ingress Management Policy: <ol style="list-style-type: none"> 1. Retain and conserve in accordance with this HMP. Undertake immediate conservation works outlined in Volume 1. 2. Item has little adaptive reuse value and should be retained as a landscape element. Proximate development should ensure some view lines are available to the element from the north/west.			
	Location:	Photos:	


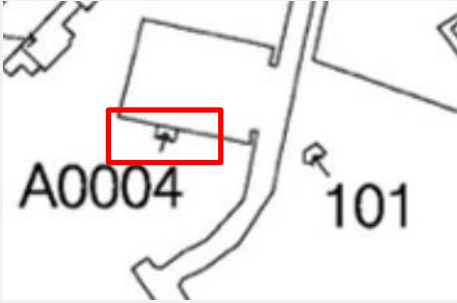
No.	Information	Photo
	 <p>Top: <i>View of search light engine room, exterior, Urbis 2021.</i></p> <p>Middle: <i>view of search light engine room, exterior, Urbis 2021.</i></p> <p>Bottom: <i>View of search light engine room, Urbis 2021.</i></p>	



No.	Information		Photo
102	Name: Northern Searchlight 9.2- inch guns	Date of Construction: c.1939	
Description: reinforced concrete building with flat roof. Entered from double doors from the south. Walls to the forward half of the building are completely open allowing an uninterrupted sweep for the searchlight, with cantilevered concrete roof. Original opening enclosed by timber shutters.			
Condition: Very poor (1). Considerable degradation to concrete, erosion to sand dune base compromising structural integrity. Complete loss of internal fixtures and fittings. This building is at risk of entire ruin.			
Significance: High		Significant Elements: Overall form (High)	
Tolerance for Change: Make safe/stabilisation work only			
Maintenance: <ul style="list-style-type: none"> – Removal all vegetation to built structure and remove debris. – Include weed killing to interior of gun emplacement to concrete floor. – Construct and maintain fencing to prevent entry, vandalism. Management Policy: <ol style="list-style-type: none"> 1. Retain and conserve in accordance with this HMP. 2. Item has little adaptive reuse value and should be retained as a landscape element for as long as practicable with consideration for environmental factors and deterioration of condition. 3. Substantial development in the vicinity of this item is not appropriate. Minor structures only within the Heritage Precinct to the west of this item, refer policies in Volume 1. All minor structures are to be designed to ensure no views to the item are significantly obstructed. 			

No.	Information	Photo
	<p>4. Make safe works, stabilisation and boundary fencing around this item are appropriate. Avoid fixing directly to concrete where possible.</p> <p>5. Any proposal to removal this element should be subject to a Heritage Impact Statement prepared by a suitably qualified heritage consultant and the items should be recorded prior to removal.</p> <p>Location:</p>  <p>Photos:</p> <p>Top: <i>northern searchlight, Urbis 2021.</i></p>	

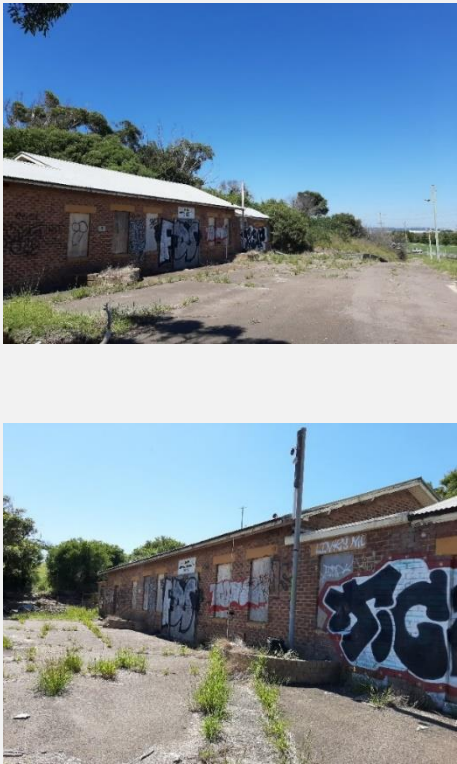
No.	Information	Photo
103	<p>Name: Southern Searchlight 9.2- inch guns Date of Construction: c.1939</p> <p>Description: Reinforced concrete building with flat roof. Entered from double doors from the south. Walls to the forward half of the building are completely open allowing an uninterrupted sweep for the searchlight, with cantilevered concrete roof. Original opening enclosed by timber shutters.</p> <p>Condition: Very Poor (1). Considerable degradation to concrete, complete loss of roof and internal fixtures and fittings. This building is at risk of entire ruin.</p> <p>Significance: High Significant Elements: Overall form (Medium)</p> <p>Tolerance for Change: Make safe/stabilisation work only</p> <p>Maintenance:</p> <ul style="list-style-type: none"> – Removal all vegetation to built structure and remove debris. – Include weed killing to interior of gun emplacement to concrete floor. – Construct and maintain fencing to prevent entry, vandalism. <p>Management Policy:</p> <ol style="list-style-type: none"> 1. Retain and conserve in accordance with this HMP. 2. Item has little adaptive reuse value and should be retained as a landscape element for as long as practicable with consideration for environmental factors and deterioration of condition. 3. Substantial development in the vicinity of this item is not appropriate. Minor structures only within the Heritage Precinct to the west of this item, refer policies in Volume 1. All minor structures are to be designed to ensure no views to the item are significantly obstructed. 	


No.	Information	Photo
	<p>4. Make safe works, stabilisation and boundary fencing around this item are appropriate. Avoid fixing directly to concrete where possible.</p> <p>Any proposal to removal this element should be subject to a Heritage Impact Statement prepared by a suitably qualified heritage consultant and the items should be recorded prior to removal.</p>	
	<p>Location:</p> 	<p>Photos:</p> <p>Top: <i>southern searchlight, view south, Urbis 2021.</i></p>


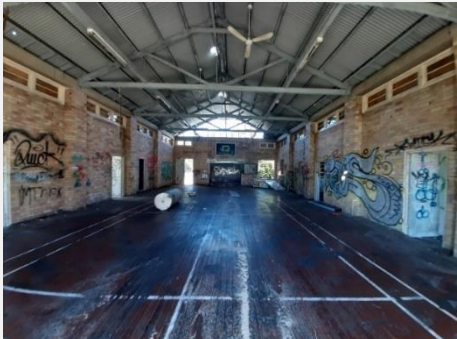
No.	Information	Photo
A0004	<p>Name: Bus Shelter Date of Construction: Unknown</p> <p>Description: concrete shelter, open to the north, with corrugated roof.</p> <p>Condition: Overall: fair (3) The bus shelter has been heavily graffitied with some damage to the concrete.</p> <p>Significance: Little Significant Elements: N/A</p> <p>Tolerance for Change: High</p> <p>Maintenance:</p> <ul style="list-style-type: none"> – Ensure rainwater good are draining correctly and no water ingress into building <p>Management Policy:</p> <ol style="list-style-type: none"> 1. Item may be retained or removed in conjunction with the adaptive reuse of the site overall. 	
	<p>Location:</p> 	<p>Photos:</p> <p>Top: <i>View of bus shelter, Urbis, 2021</i></p>


No.	Information		Photo
A0006	Name: Security Office, Guard House Date of Construction: Unknown		 
	Description: brick square structure with flat wooden and corrugated metal roof. The Guard House was accessed by a door to the western façade and had windows lining the northern façade to allow the stationed guard to greet incoming visitors and ascertain their purpose for being on the site.		
	Condition: Overall: very poor (1). Exterior: the exterior is heavily graffitied with damage from vandalism to walls, windows and doors. The building is no longer structurally sound or weatherproof. Interior: The interior of the building is heavily damaged with wall panelling, fixtures and fittings stripped and destroyed through vandalism.		
	Significance: Little	Significant Elements: N/A	
	Tolerance for Change: High		
	Maintenance: <ul style="list-style-type: none"> - Ensure rainwater good are draining correctly and no water ingress into building Management Policy: <ol style="list-style-type: none"> 1. Item may be retained or removed in conjunction with the adaptive reuse of the site overall. 		


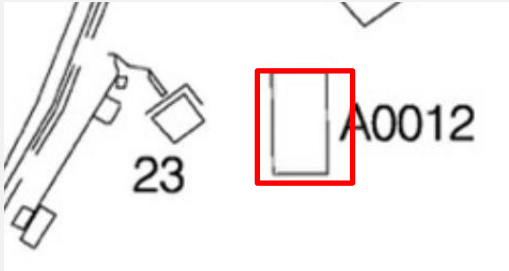
No.	Information	Photo
	<p>Location:</p> 	<p>Photos:</p> <p>Top: <i>exterior, security office, Urbis 2021</i></p> <p>Bottom: <i>interior, security office, Urbis 2021.</i></p>



No.	Information	Photo
A0007	<p>Name: Admin Building, Engine House 6 inch guns Date of Construction: 1917</p>	
	<p>Description: Single storey, red-brick building originally containing electrical generators for searchlights and ancillary equipment (6" gun era). The building has concrete lintels, timber windows and doors and a gable roof clad in corrugated asbestos cement sheet with galvanised steel vents. Extensions to the north and south house a substation and toilet respectively.</p>	
	<p>Condition: Overall: Fair (3). Exterior: fair condition with graffiti and boarded up windows/doors. Some damage to concrete lintels. Interior: not inspected.</p>	
	<p>Significance: High Significant Elements: Overall form (high),</p>	
	<p>Tolerance for Change: Medium</p>	
	<p>Maintenance:</p> <ul style="list-style-type: none"> – Ensure rainwater good are draining correctly and no water ingress into building – Ensure fence doors and windows are secure to prevent entry, vandalism and water ingress <p>Management Policy:</p> <ol style="list-style-type: none"> 1. Retain and conserve in accordance with this HMP. Undertake immediate conservation works outlined in Volume 1. 2. Item may be adaptively reused for an appropriate use. 3. Minor alterations including new windows openings, internal partitions and internal fitouts are appropriate subject to heritage consultant advice. 4. Minor, single storey additions to the north or south may be appropriate to facilitate an appropriate new use. 	

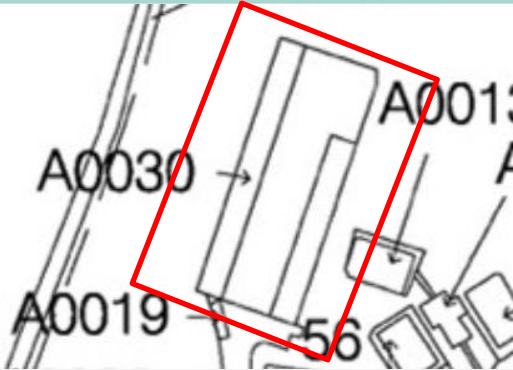
No.	Information	Photo
	<p data-bbox="277 252 1512 322">5. Proximate development should have sufficient setback and be of an appropriate scale such that it does not visually dominate the item.</p> <div data-bbox="277 347 734 676"> <p data-bbox="277 357 403 383">Location:</p>  </div> <div data-bbox="873 357 1512 676"> <p data-bbox="873 357 981 383">Photos:</p> <p data-bbox="873 414 1249 440">Top: <i>exterior view, Urbis 2021.</i></p> <p data-bbox="873 472 1281 497">Bottom: <i>Exterior view, Urbis 2021.</i></p> </div>	



No.	Information	Photo
A0008	<p>Name: Gymnasium, Drill Hall Date of Construction: 1939</p> <p>Description: Single-storey brick structure with gable and skillion roofs, clad in corrugated asbestos-cement sheeting. Horizontal brick detailing skirts the base of the building. Timber double hung window frames and top light window frames. Metal roller doors in interior. Interior comprises main hall with ancillary storage rooms.</p> <p>Condition: Overall: very poor-poor (1-2).</p> <p>Exterior: heavily graffitied, windows smashed or boarded up, roof beams exposed/no longer waterproof.</p> <p>Interior: heavily graffitied, walls damaged, metal roller doors removed/destroyed. Doors removed and windows smashed, ceiling paint peeling in ancillary rooms.</p> <p>Significance: Moderate Significant Elements: Overall form (moderate), internal joinery (little)</p> <p>Tolerance for Change: Medium</p> <p>Maintenance:</p> <ul style="list-style-type: none"> – Ensure rainwater good are draining correctly and no water ingress into building – Ensure fence doors and windows are secure to prevent entry, vandalism and water ingress <p>Management Policy:</p> <ol style="list-style-type: none"> 1. Retain and conserve in accordance with this HMP. Undertake immediate conservation works outlined in Volume 1. 2. Item may be adaptively reused for an appropriate use. 3. Minor alterations including new windows openings, internal partitions and internal fitouts are appropriate subject to heritage consultant advice. 	 

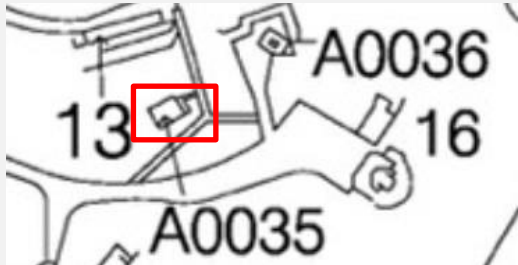
No.	Information	Photo
	<p>4. Minor, single storey additions to the east or west may be appropriate to facilitate an appropriate new use.</p> <p>5. Proximate development should have sufficient setback and be of an appropriate scale such that it does not visually dominate the item.</p>	
	<p>Location:</p> 	<p>Photos:</p> <p>Top: <i>Exterior, Gymnasium, showing damaged windows/doors and graffiti, Urbis, 2021.</i></p> <p>Bottom: <i>interior, Gymnasium, showing internal damage including to roof/ceiling, graffiti, removal of walls etc, Urbis 2021.</i></p>


No.	Information		Photo
A0012	Name: Tennis Court Date of Construction: Unknown, visible in 1975 aerial.		
	Description: Tennis courts for recreation.		
	Condition: Overall: Fair (3). Overgrown but still visible.		
	Significance: Neutral	Significant Elements: N/A	
	Tolerance for Change: High		
	Maintenance: <ul style="list-style-type: none"> – Ensure item is kept clear of vegetation. Management Policy: <ol style="list-style-type: none"> Item may be retained or removed in conjunction with the adaptive reuse of the site overall. 		
	Location: 	Photos: Top: view of tennis court, Urbis, 2021.	


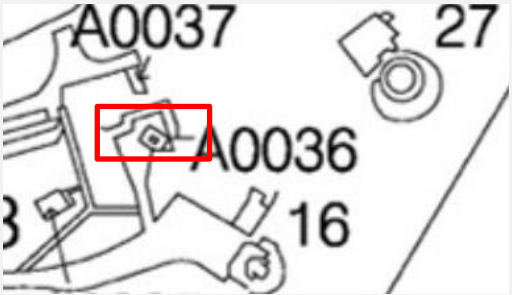
No.	Information		Photo
A0030	Name: Transport Naval Stores, Transport Compound		 
	Date of Construction: unknown, visible in 1975 aerial.		
	Description: Twin storage facilities constructed of off-white painted brick with corrugated galvanised steel roof. Openings would once have been covered by roller doors, no longer present on site and/or no longer operable.		
	Condition: Overall: fair (3). Exterior: the exterior of the buildings is in fair condition with some graffiti and removal of doors. Interior: the interiors are largely open due to the removal of doors, and fixing and fittings have been vandalised. Graffiti is also present in the interiors.		
	Significance: Little	Significant Elements: N/A	
	Tolerance for Change: High		
	Maintenance: <ul style="list-style-type: none"> - Ensure rainwater good are draining correctly and no water ingress into building - Ensure fence doors and windows are secure to prevent entry, vandalism and water ingress Management Policy: <ol style="list-style-type: none"> 1. Item may be retained or removed in conjunction with the adaptive reuse of the site overall. 		
Location:	Photos: Top: <i>Exterior view, naval stores, Urbis 2021</i> Bottom: <i>Interior view, naval stores, Urbis 2021</i>		



No.	Information	Photo
	 An architectural drawing snippet showing a plan view of a building. A red rectangular box highlights a specific structure. Labels include 'A0030' with an arrow pointing to a rectangular feature, 'A0019' with an arrow pointing to another feature, and 'A0013' to the right. The number '56' is also visible at the bottom of the highlighted area.	

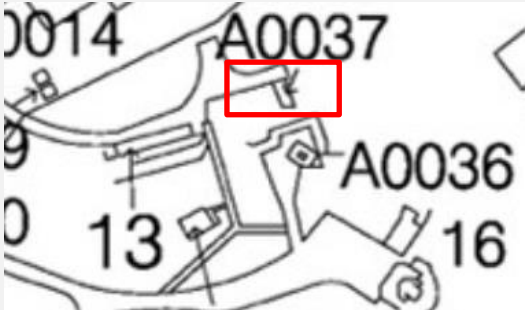
No.	Information	Photo	
A0035	Name: Radio Room, Wireless Room	Date of Construction: 1937	
	Description: Reinforced concrete building with flat slab roof. Originally two steel shuttered windows to each of the east and west elevations. Timber aerial mast attached to the western side of the separate footings. Intended for radio communication with RAAF spotting planes to relay target and shell fall information. Not known to have been used in 9.2" gun era. Used as a radio room by 130 Signal Squadron.		
	Condition: Overall: fair (3). Exterior in fair condition with graffiti, missing doors, and some damage to concrete. Interior was not inspected.		
	Significance: High	Significant Elements: Overall form (High)	
	Tolerance for Change: Medium		
	Maintenance: <ul style="list-style-type: none"> - Ensure rainwater good are draining correctly and no water ingress into building - Ensure fence doors and windows are secure to prevent entry, vandalism and water ingress Management Policy: <ol style="list-style-type: none"> 1. Retain and conserve in accordance with this HMP. Undertake immediate conservation works outlined in Volume 1. 2. Item has little adaptive reuse value and should be retained as a landscape element. 3. Proximate development should ensure some view lines are available to the element from the north/west. 		

No.	Information	Photo
	<p data-bbox="293 247 1518 336">4. Substantial development to the east of this item (i.e., within the Heritage Precinct) is not appropriate. Minor structures only within the Heritage Precinct, refer policies in Volume 1. All minor structures are to be designed to ensure no views to the item are significantly obstructed.</p> <div data-bbox="293 371 808 687"> <p data-bbox="293 371 421 400">Location:</p>  </div> <div data-bbox="869 371 1518 687"> <p data-bbox="869 371 981 400">Photos:</p> <p data-bbox="869 432 1447 496">Top: external view, radio room, fenced off. Urbis 2021.</p> <p data-bbox="869 528 1487 592">Bottom: external view, radio room, fenced off. Urbis 2021.</p> </div>	

No.	Information		Photo
A0036	Name: Watch Tower, Observation Tower Date of Construction: C. 1939		
	Description: Three storey reinforced concrete construction containing three separate observation rooms, build directly on top of the concrete burster for the Powerhouse. Originally a two-storey building with third storey added later for use by 130 Squadron. Windows hinged down and were supported when open on concrete nibs protecting the walls, with an uninterrupted view seaward.		
	Condition: Poor (2) Exterior: heavily graffitied with some damage to concrete. Ladder to top level missing. Doors damaged. Interior: Windows damaged, some removed. Heavily graffitied, fixtures and fittings removed, although data block remains. Timber window frames damaged		
	Significance: Exceptional	Significant Elements: Overall form (exceptional), plinth to top floor (moderate).	
	Tolerance for Change: Low		
	Maintenance: <ul style="list-style-type: none"> – Ensure rainwater good are draining correctly and no water ingress into building – Ensure fence doors and windows are secure to prevent entry, vandalism and water ingress Management Policy: <ol style="list-style-type: none"> 1. Retain and conserve in accordance with this HMP. Undertake immediate conservation works outlined in Volume 1. 2. Item may be adaptively reused for an appropriate use. 3. Minor alterations including new internal fitouts are appropriate subject to heritage consultant advice. 		

No.	Information	Photo
	<p>4. Substantial development to the east of this item (i.e., within the Heritage Precinct) is not appropriate. Minor structures only within the Heritage Precinct, refer policies in Volume 1. All minor structures are to be designed to ensure no views to the item are significantly obstructed.</p> <p>5. Proximate development should ensure the prominence of this elements from all internal viewpoints.</p>	
	<p>Location:</p>  <p>Photos:</p> <p>Top: exterior view, observation tower, heavily graffitied, Urbis, 2021</p> <p>Middle: exterior view, observation tower and seating, Urbis 2021.</p> <p>Bottom: Interior view, observation tower, heavily graffitied with data pole still in place, Urbis 2021.</p>	

No.	Information		Photo
A0037	Name: Tunnels Date of Construction: 1939		
	Description: reinforced concrete tunnel carrying electrical conduits ad personnel between the Powerhouse and the magazines. Dimensions 3 feet x 7 feet high with barrel vaulted ceiling. 10-inch-thick concrete, increased to approximately 20 inches at end near gun emplacements, cast in 3m long sections. Drainage channel runs continually along the floor along the western side. Galvanised steel brackets are affixed to walls to carry electrical cables to the pump chambers.		
	Condition: Overall: fair (3). Exterior door (entranceway) intact, some graffiti. Interior: tunnels not inspected due to access.		
	Significance: Exceptional	Significant Elements: Internal layouts (exceptional)	
	Tolerance for Change: Low		
	Maintenance: <ul style="list-style-type: none"> – Ensure rainwater good are draining correctly and no water ingress into building – Ensure fence doors and windows are secure to prevent entry, vandalism and water ingress – Removal all vegetation to built structure and remove debris. – Include weed killing to interior of gun emplacement to concrete floor Management Policy: <ol style="list-style-type: none"> 1. Retain and conserve in accordance with this HMP. Undertake immediate conservation works outlined in Volume 1. 2. Item to be used for interpretation/education. 		

No.	Information	Photo
	<p>3. Minor alterations including new internal fitouts to some internal gathering spaces to facilitate an educational use are appropriate subject to heritage consultant advice.</p> <p>4. Installation of new services and minor additions to ensure safe and secure access are appropriate.</p> <p>5. No new development should occur in the immediate vicinity of the entrance.</p>	
	<p>Location: <i>*entrance only*</i></p> 	<p>Photos:</p> <p>Top: <i>Entrance to tunnels, Urbis 2021.</i></p> <p>Bottom: <i>Tunnel vents, Urbis, 2021.</i></p>

DISCLAIMER

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All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

