

Fagan Park, Arcadia Road, Galston

Conservation Management Plan



Prepared by

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for

Hornsby Shire Council

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Front cover: Main visitor entry point to Fagan Park from Arcadia Road. (Photo: C Betteridge, 24 April 2003)

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Foreword

Fagan Park is an important item of the environmental heritage of Hornsby Shire and of New South Wales. It has historic, historic associational, aesthetic, social and research / educational significance at a local, regional and probably State level. The cultural landscape at Fagan Park is representative of former rural land uses in the Shire and has rarity values derived from the remnant indigenous vegetation and the 'Netherby' complex of historic buildings and their setting.

Fagan Park was donated for recreational and cultural purposes to the Crown via the Minister for Lands by the Late Bruce Fagan as a gift to the people of Hornsby Shire and the wider community. As sole Trustee, Hornsby Shire Council is responsible for the care, control and management of this important place. Council will safeguard the Park's natural and cultural heritage values and will maintain the many attractions that draw people to Fagan Park from all over the Shire and beyond.

Building on conservation and improvement works carried out for the Australian Bicentenary and since 1988, the Council has achieved a great deal with limited financial and human resources and is now taking further steps to ensure the protection of this important place into the future. Council is being assisted in this valuable task by a dedicated group of community volunteers who give generously of their time and expertise.

Council has recognised the need for a Conservation Management Plan to complement the Plan of Management and Landscape Masterplan for Fagan Park, as part of its overall strategy to improve amenities and to increase efficiency in its conservation, management and interpretation of this important regional asset.

As Mayor I feel sure that this Plan for Fagan Park will provide a sound basis for decision-making by the Council and its staff and volunteers in the conservation and management of this special place. Fagan Park will continue to be treasured as a valuable community resource for recreation, education and research.

John Muirhead
Mayor
Hornsby Shire Council

1 Executive Summary

1.1 The Brief

Chris Betteridge of Musecape Pty Ltd, heritage consultants, was commissioned by Hornsby Shire Council to prepare a Conservation Management Plan for Fagan Park, Arcadia Road, Galston in response to a Council resolution of February 2003.

1.2 Scope of Work

The scope of work involved review of existing documentation, site investigations and consultation with stakeholders. Relevant issues relating to the operation, management and conservation of the place were examined and the constraints imposed by statutory controls, the physical condition of the place, management structure and financial limitations, and significance assessed to enable the development of appropriate policies, strategies and actions.

1.3 Natural and Cultural Significance

Fagan Park is a place with historical, natural, scientific, social, architectural, cultural, archaeological, and aesthetic significance for Hornsby Shire, the Sydney region and the State of New South Wales. It satisfies most if not all of the seven criteria established by the NSW Heritage Office for the assessment of heritage significance.

The cultural landscape of Fagan Park is important in the course and pattern of the cultural history of New South Wales because of its historical associations and significant documentary and physical evidence of the evolution of the place (Criterion A).

The cultural landscape of Fagan Park is historically significant at a local level for its strong associations with a number of individuals and families important in the development of the Hornsby Shire, from first European settlement to the present day. (Criterion B). The Park has strong associations with the Fagan family who were significant in the establishment and development of the Galston area.

The cultural landscape of Fagan Park is important in demonstrating aesthetic characteristics in New South Wales. The remnant stand of Sydney Turpentine Ironbark Forest, the Gardens of Many Nations, the rural landscape and the Netherby farm complex all have aesthetic values. (Criterion C).

The landscape of Fagan Park has strong associations with past and contemporary communities of the Galston area and the Hornsby Shire for social and cultural reasons. The place is held in high esteem by significant groups within the present day community. (Criterion D)

It is considered that further research of the physical and documentary evidence related to Fagan Park has the potential to contribute to a wider understanding of the natural environment and of European occupation of New

South Wales, from the early 19th century to the present day. (Criterion E) Further research of the remnant Sydney Turpentine Ironbark Forest, the remnant agricultural landscape and the historic buildings at Fagan Park can lead to better interpretation of the history and heritage significance of the place, contributing to improved knowledge of our past.

By virtue of the date of its first European settlement and its historical associations with important persons and events in the development of the Galston area and Hornsby Shire, Fagan Park possesses rare aspects of the area's cultural history. The remnant indigenous vegetation and habitats for threatened animal species enhance its rarity values. (Criterion F).

Fagan Park demonstrates the principal characteristics of a class of the cultural places of New South Wales (Criterion G). It is representative of the former orchards which were once important in the Hornsby Shire. It was also a Jersey Cattle stud and more recently, has become a major recreational resource.

1.4 Constraints, Issues and Opportunities

Key constraints, issues and opportunities arising from the cultural significance of Fagan Park, statutory controls, the Burra Charter, the client's brief, the current use and the physical condition of the place are summarised below. They are discussed in more detail in Section 6 of this Plan. The place is managed as a public reserve and historic site museum, with heritage, educational, recreational, tourism and interpretive values.

1.5 Conservation Policies, Strategies & Actions

A number of draft Conservation Policies have been formulated to guide the future management of Fagan Park. Strategies and actions for the implementation of these policies have been developed where possible and priorities recommended. These can be found in Section 8 of the Plan and are summarised below:

1.5.1 Conservation of Significance

The cultural landscape at Fagan Park shall be managed to retain, conserve and enhance its significance in accordance with the Conservation Policies, Strategies and Actions recommended in this Plan.

The Statement of Cultural Significance set out in Section 5 shall be accepted as one of the bases for the future management of Fagan Park.

Fagan Park landscape, including significant indigenous vegetation, wildlife habitats, all of its significant design elements, buildings and structures shall be actively conserved and managed. Other physical evidence, particularly movable heritage and archives, shall be conserved and made accessible to the community.

The conservation and management of Fagan Park shall be carried out in accordance with the principles of the *Australia ICOMOS Charter for the*

Conservation of Places of Cultural Significance ('The Burra Charter') as revised in November 1999.

Responsibility for decision-making in relation to the conservation and management of Fagan Park will rest with Hornsby Shire Council who shall comply with any requirements under the NSW Heritage Act 1977, as amended and other relevant statutory requirements.

Consultation shall be made with relevant statutory and non-statutory bodies with a view to listing Fagan Park on appropriate registers.

All conservation works and other works on Fagan Park shall be undertaken by suitably qualified persons, in accordance with accepted professional conservation charters, guidelines and methods, and shall involve appropriate consultation with relevant individuals and organisations.

1.5.2 Site Interpretation

There is a need for a clear identity for Fagan Park, in the context of the cultural landscape history of Hornsby Shire. This shall be conveyed through signage and other interpretive media in accordance with an adopted Interpretive Plan for the place that is consistent with the policies in the Conservation Management Plan.

On-site interpretation shall be supplemented where possible by other media such as pamphlets, books or electronic media which shall be available to the public in various ways such as on the internet or by purchase or reference in public libraries.

1.5.3 New Developments

New developments at Fagan Park shall only be carried out if they are consistent with the conservation policies in this Plan and shall be subject to a rigorous process of heritage impact assessment, in accordance with the guidelines in the *NSW Heritage Manual*, published by the NSW Heritage Office.

Hornsby Shire Council shall investigate opportunities for improved visitor and maintenance facilities at Fagan Park consistent with this Plan and subject to availability of funds.

Permissible new works that may proceed if it is demonstrated that they do not detract from the heritage significance of the park include:

- Visitor facilities;
- Maintenance and event facilities;
- Creek revegetation;
- Buffer planting including improved wildlife corridor links;
- Trail improvements;
- Interpretive facilities, developed in accordance with an interpretive strategy;
- Theme gardens restoration and development;

- Building development within defined zones and subject to controls identified in this Plan;
- Minor landscape works.

1.5.4 Maintenance and Repairs

Procedures for maintenance and repairs shall be adopted to maximise cost-efficiencies and conform to current best practice in conservation. Statutory requirements, for example the Occupational Health & Safety Act, must also be considered in the formulation of these procedures.

A procedures manual shall be developed for the range of maintenance and repair tasks for the various elements of the site, for example, buildings, landscape elements.

Records such as logbooks shall be kept for all repairs and maintenance to buildings, structures and landscape elements. A pro-active program of planned maintenance shall be developed.

1.5.5 Archives and Research

Copies of all known archives relating to Fagan Park shall be kept in safe conditions as a collection at Hornsby Shire Library, with copies of relevant material kept at Fagan Park for reference by management and visitors. Research on the history and landscape of Fagan Park shall be encouraged and coordinated to ensure use of available resources to maximum effect.

1.5.6 Public Access and Safety

Public access to Fagan Park shall be facilitated within the constraints of heritage conservation and available resources.

Where possible, relevant standards for disabled access shall be met.

Management shall be committed to a policy of maximising public safety, managing risk and minimising public liability within the constraints imposed by conservation of heritage significance.

Regular inspections and monitoring shall be carried out to identify potential risks and hazards. Reports shall be made of hazards and incidents, and logbooks kept of actions taken to remedy these situations. Public safety hazards shall be identified and appropriate warning signs and barricades shall be erected as soon as possible after detection.

Adequate levels of insurance shall be maintained to cover public liability.

A protocol for dealing with complaints, claims and incidents shall be established and reviewed on a regular basis.

1.5.7 Site Security

Hornsby Shire Council shall ensure that there are appropriate measures in place to protect Fagan Park and its heritage assets against fire, theft, vandalism and other threats.

1.5.8 Movable Heritage

Hornsby Shire Council shall facilitate the establishment of appropriate mechanisms for the conservation and management of the collections of movable heritage at 'Netherby', in accordance with current best practice as recommended by the NSW Heritage Office and the Museums and Galleries Foundation.

Hornsby Shire Council, in collaboration with The Friends of Fagan Park, shall prepare a formal Museum Plan for Netherby, with clearly defined objectives, policies for acquisition and disposal of objects and artefacts, a disaster plan, and a "wind-up" clause, ensuring the conservation of the collection in the event of the museum's demise..

1.5.9 Community Participation

Community participation in decision-making for and management of Fagan Park shall be encouraged through ongoing Council support and encouragement for the voluntary community groups which provide valuable assistance in the care of the site.

1.5.10 Endorsement, Adoption and Review of the Plan

This Plan shall be formally endorsed and adopted by Hornsby Shire Council and endorsed by the Department of Lands (former Former Department of Land and Water Conservation) and the Heritage Council of New South Wales, monitored on an ongoing basis and reviewed after a period of five to ten years.

1.6 The Future

The existing use of Fagan Park as a public reserve for recreational and heritage conservation purposes is considered to be the most appropriate use and shall be continued and supported by Hornsby Shire Council and the Department of Lands (formerly Former Department of Land and Water Conservation).

1.7 References and Appendices

A comprehensive set of references is given and relevant documents are supplied as appendices.



View south over public areas at Fagan Park towards North American Garden in the Gardens of Many Nations (Photo: K Henkel, 4 May 2003)

2 Introduction

2.1 Background

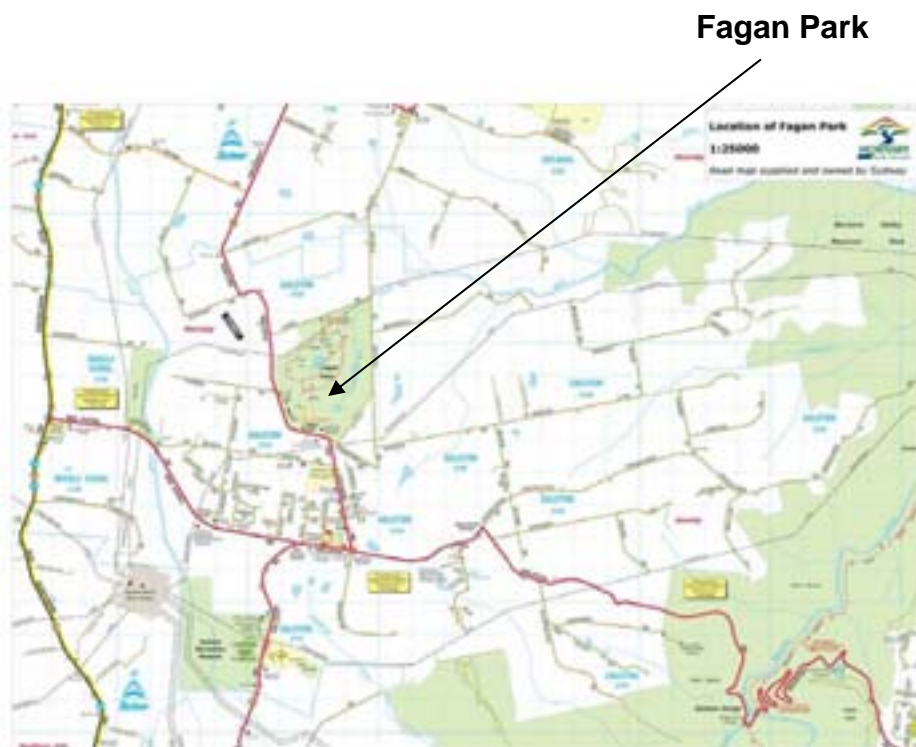
Fagan Park is managed by Hornsby Shire Council, which has allocated funds for the preparation of a Conservation Management Plan for the site to guide the Council in its future management. The Council has engaged heritage consultants, Musecape Pty Ltd to prepare the Plan.

2.2 Objectives and Structure of the Plan

The Brief, dated February 2003, is for preparation of a Conservation Management Plan for Fagan Park to be completed in accordance with the guidelines of the NSW Heritage Office for such plans. The work is to be completed in two stages. Stage 1: Understanding the Place includes investigation and assessment of significance, preparation of a statement of significance and reporting and presenting findings to Council. Stage 2: Conservation Policy and Implementation, involves consideration of condition of items, development of a conservation management plan, implementation plan and management recommendations, with reporting and presenting of findings to Council. A copy of the Brief is included as Appendix A.

2.3 Where this Plan Applies

Fagan Park is located on Arcadia Road, Galston in the western part of Hornsby Shire, approximately 37 kilometres northwest of the Sydney GPO. The land comprises 7 parcels being Lot1 DP 558 731, Lots 13, 14, 16 and 17 DP 975 148 and Lots Pt 12 and 18 DP 975 148.



Map 1. Location of Fagan Park at Galston. (Source: Sydway / Hornsby Shire Council)

The study area is shown below.



Map 2. Map of Fagan Park. (Source: Hornsby Shire Council)

2.4 Methodology

This input to the Plan has been prepared in accordance with standard conservation planning principles, as espoused in publications such as James Kerr's *The Conservation Plan* and the *NSW Heritage Manual*. The methodology involved identification of heritage significance through research of documentary evidence and recording of physical evidence on site, assessment of significance using the criteria developed for the State Heritage Register and those in the *Heritage Manual*, consultation with key stakeholders, consideration of relevant issues, opportunities and constraints to enable the formulation of conservation policies and strategies, and preparation of the Plan, which includes provision for adoption and Plan.

The Plan complies with the conservation planning process and principles of the Burra Charter (*Australia ICOMOS Charter for Places of Cultural Significance*) and its Guidelines. The terminology used throughout the Plan is consistent with the definitions in the Burra Charter.

The document has been prepared to comply as closely as possible with NSW Heritage Office guidelines for Conservation Management Plans and the Department of Lands guidelines for Plans of Management for Crown Reserves.

Community consultation included the following:

Meeting with members of Hornsby Shire Historical society and Dural & district Historical Society on 8 April 2003;
 Site meeting with Friends of Fagan Park on 8 April 2003;
 Site meeting with Hornsby Electric Model Flying Club on 15 April 2003;
 Site meeting with Friends of Fagan Park on 15 April 2003;
 Steering Committee Meeting on 29 April 2003;
 Community Committee Meeting on 15 May 2003;
 Steering Committee Meeting on 22 May 2003;
 Heritage Advisory Committee presentation on 2 July 2003;
 Presentation to Ordinary Council Meeting on 9 July 2003;
 Exhibition of Plan of Management from July to August 2003.

The preparation of the Plan was coordinated by Kurt Henkel, Landscape Coordinator, Hornsby Shire Council and a Steering Committee convened by Council. Comments by Councillors, Council staff, Departmental officers, community representatives and other relevant stakeholders on the document have been reviewed by the consultants and amendments made as necessary for finalisation of the Conservation Management Plan.

2.5 Limitations

The preparation of this Plan was based on the research of existing documentary material and above-surface physical fabric within the time and budgetary constraints imposed by the client and the availability of site survey information. No physical disturbance or intervention was carried out on any part of the site. No detailed assessment of the historic Netherby buildings was carried out.

2.6 Authorship

This Conservation Management Plan for Fagan Park has been prepared by Chris and Margaret Betteridge of Musecape Pty Ltd, heritage consultants. Chris and Margaret have extensive experience in the investigation, assessment, management and interpretation of an extremely wide range of heritage places, including natural areas, public parks, archaeological sites, cemeteries, historic buildings, museums and collections of movable heritage.

Established in 1991 Musecape specialises in the preparation of heritage assessments, statements of heritage impact, conservation management plans, museum plans and interpretive plans for historic places, cultural landscapes and movable heritage. Chris and Margaret both have experience in working with local government authorities and community groups to achieve positive outcomes in heritage conservation. Of particular relevance to the Fagan Park Conservation Management Plan is their experience on the following projects.

- Belgenny Farm, Camden – Management Plan and Interpretive Plan;
- Dairy Precinct, Parramatta Park – input to Landscape Master Plan;
- Community Lands, Baulkham Hills Shire – landscape component of heritage assessment;
- Hambledon Cottage, Parramatta – landscape component of CMP;

- Centennial Parklands – heritage assessment and landscape input to award- winning Tree Master Plan (in association with David Beaver Landscape Architect);
- Bomaderry Bushland – heritage assessment (in association with David Beaver Landscape Architect);
- Prince Henry Hospital site, Little Bay – landscape input to conservation management plan and statement of heritage impact, museum plan, site interpretive plan;
- Hartley Historic Site – landscape master plan (in association with David Beaver Landscape Architect);
- Gore Hill Memorial Cemetery – Plan of Management (in association with David Beaver Landscape Architect);
- La Perouse Headland Historic Precinct – landscape management plan (in association with David Beaver Landscape Architect);

2.7 Acknowledgments

The authors would like to thank the following individuals for their kind assistance with and interest in the preparation of this input to the Plan.

Organisation	Name
Hornsby Shire Council	Graham Orr, Councillor; Robert Browne, Councillor; Susan White, Councillor; Steve Russell; Ross McPherson, Acting Executive Manager Environment; Gordon Truman, Executive Manager, Strategy Division; Peter Kemp, Manager, Parks and Landscape; Kurt Henkel, Landscape Coordinator, Environment Division; Lisa Trueman, Heritage Architect, Planning Division; Jamie Slaven, Bushland & Biodiversity Team; Julia Morton, Parks Assets; Lucinda Varley, Landscape Architect; Neil Chippendale, Local Studies Librarian; Scott Forbes, Fagan Park Overseer
Friends of Fagan Park	Alan and Pam Williams; Keith Woodward; Ron Payne, Hon. Curator, Netherby Museum; Ken Watson, Life Friend & Assistant Curator (Council appointee); Max and Kath Smith; Mavis Andrews; Keith Baker; Hal Costin; Barbara Cush; Monica Davis; Robin Dewey; Allan Foy; Graham Fulton; Ralph Hawkins; Andy Kyle; Ray Lake; Don Long; Joan Scott; Karl Stelter; Fred Whitehead
Hornsby & District Historical Society	Owen Nannelli, President; Ken Watson, Past President; Elizabeth Roberts; Patricia Dewey; Pamela Neal; Gwen Martin; Joan Owen; Emily Thatcher; Ella Moffat; Alan and Pam Williams; Mari Metzke
Dural & District Historical Society	Michael Bell
Department of Lands	John Filocamo
Royal Australian Historical Society	Mari Metzke, Manager, Outreach
Carrs Bush Bushcare Group	Barbara Cush
Galston Arcadia Residents Association	Bev Inshaw
Arcadia Galston Residents Association	Barbara Cush
Fagan Park Community Eco-Garden Committee	Robyn Williamson; Robyn Walker
Galston Chamber of Commerce	Terry Mullen
Rotary Club of Galston	George Skinner; Terry Mullen
Pony Club	
Adult Riding Club	
Hornsby Electric Model Flying Club	Russell Cardow, President and other members of the club
Adult/casual horse riders	Leonie Walker; Sue Southey

2.8 Abbreviations Used

New South Wales National Parks and Wildlife Service (NSW NPWS)
 Conservation Management Plan (CMP)
 Hornsby Shire Council (HSC)
 New South Wales Heritage Office (NSW HO)
 Australian Heritage Commission (AHC)
 Register of the National Estate (RNE)
 NSW Department of Lands (NSW DL)
 Sydney Turpentine Ironbark Forest (STIF)
 China – Australia Migratory Birds Agreement (CAMBA)
 Japan – Australia Migratory Birds Agreement (JAMBA)
 Threatened Species Conservation Act (TSC Act)
 Environment Protection and Biodiversity Conservation Act (EPBC Act)



View southeast over Rural/Heritage Character Zone from near Bayfield Road boundary towards Netherby Farm Group (centre), showing watercourse and open areas which still show evidence of orchard development. The ground surface in this area should not be disturbed. Revegetation along the creek line must strike a balance between retention of views and enhancement of habitat values. (Photo: C Betteridge, 8 April 2003)

3 Documentary Evidence

3.1 Thematic Approach

The NSW State Heritage Inventory identifies 35 themes, which signify historical processes, but do not describe physical evidence or items in a study area. These State Themes are very general and many heritage items will relate to more than one theme. They do however help us to understand the historical context of individual items. There are also National themes developed by the Australian Heritage Commission and many local themes. Those themes relevant to Fagan Park are shown in the table below: Land

tenure; Environment; Agriculture; Housing, Events and Persons. Fagan Park's ability to demonstrate these themes is discussed in Section 3.3.

National Themes	State Theme	Sub-Themes
Tracing the natural evolution of Australia	Environment (naturally evolved)	The natural landscape, geological processes, part of larger environment, flora and fauna, scientific research, conservation efforts
Developing local, regional and national economies	Forestry, Agriculture, Pastoralism, Environment – cultural landscape, Events	Country estates, Timber getting, orcharding, Jersey cattle stud, Gardens of Many Nations, annual events
Building settlements, towns and cities	Land tenure	Settlement, subdivision, Fagan Park
Governing	Government and administration	Hornsby Shire Council management, Statutory controls
Developing Australia's cultural life	Domestic life, Leisure	Netherby homestead, Fagan Park as a public recreation place, environmental awareness
Marking the phase of life	Persons	The Fagan family, local community groups and individuals

3.2 Chronological Historical Context

A chronology of European occupation of the site in the context of relevant events in Hornsby Shire and New South Wales is shown in the table below. This has been prepared to show the evolution of Fagan Park and the surrounding district over time. It may be useful in developing interpretive signage or displays.

Dates(s)	Evidence	Interpretation
1770	James Cook RN notes Broken Bay on his voyage up the east coast of Australia	
Pre 1788	The land that is now Fagan Park is part of the territory of the Darug clan groups.	
1788	First Fleet arrives at Sydney Cove on 26 January	First permanent European settlement on east coast of Australia.
1789	Discovery and naming of Hawkesbury River	
1802	Much of what is now Hornsby Shire reserved as Crown land by direction of Governor King.	
1817	First land grants in areas north of Dural, along Glenorie Ridge and Marramarra Ridge. James Meehan surveys road from Castle Hill to Galston.	
1818	Singleton's Mill, on the Hawkesbury River, built by this time	The mill was reconstructed in 1833-34.
1819	Governor Macquarie makes land grants to settlers at Galston and Arcadia.	These grants included 600 acres (240 hectares) to George Hall, a free settler destined to create a large pastoral empire.

Dates(s)	Evidence	Interpretation
1824	Thomas Edward Higgins takes up grant of 250 acres (100 hectares) in Old Man Valley	One of first European settlers of Hornsby Junction
1825	Heneage Finch surveys land from Castle Hill to Wisemans Ferry along the ridge.	This survey enables construction of a road connecting Sydney with the Hunter Valley.
1826	William Fagan born on 28 July	
1826-1831	Building of Great North Road	This road led to the opening up of lands on the western side of Hornsby Shire around present day Epping, Pennant Hills, Dural and Wisemans Ferry
1827	Solomon Wiseman commences his ferry service across the Hawkesbury	Later became known as Wisemans Ferry
1828	First thorough census of NSW	
1829	Orange orchards in full production at Pennant Hills	
c. 1835	Laughtondale, on the Hawkesbury, downstream from Wiseman's ferry, settled	
1840	Abolition of transportation of convicts to NSW effective from 1 August	
1848	William Fagan arrives in NSW on the Hyderabad on 21 February	
1850	Alternative road to Great North Road created by George Peat	This road, later to become the Pacific Highway, provided a shorter route to the Hunter Valley than the Great North Road and was officially accepted by the Colonial Government.
1850s	Gold rushes in NSW Fagan family establishes a number of properties in the Galston area, including the land that is now Fagan Park.	
1851	Census of NSW	Population of North Colah Parish totals 184 persons, occupying 40 houses of weatherboard construction with shingled roofs. The parish included the present day townships of Dural, Galston, Arcadia and Berrilee.
1854	Bruce Fagan's grandfather settles at Galston.	
1856	Civil Registration of Births, Deaths and Marriages introduced in NSW.	
1862	Samuel Fagan (Bruce's father) born on 5 July.	
1860s	Orcharding spreads to Dural, Galston, Arcadia and Glenorie.	Oranges were the primary crop but lemons, mandarins, grapefruit, grapes and stone fruit were also grown.
1866	Henry Parkes' Public Schools Act introduced	
1880s	Railway between Sydney and Newcastle developed.	
1881	Part of George Hall's original grant subdivided and auctioned.	Lot sizes were approximately 25 acres (10 hectares)
1882	Hall estate sold to Henry, Robert and William Hudson, timber merchants of Sydney	
1885	Fagan orchards include 60 acres of oranges	Sydney Mail, 31 January 1885
1886	Homebush to Waratah (Newcastle) railway line opened and Hornsby Railway Station opened Dural township well established by this time. North Colah parish School (later Galston Public School) opened	
1887	Name 'Galston' officially adopted.	The name Galston was put forward by a local Scottish resident, Alexander Hutchinson, after a village of the same name in Ayrshire, Scotland.
1888	Glenorie Public School established.	

Dates(s)	Evidence	Interpretation
1889	First Hawkesbury River Railway Bridge opened at Brooklyn	
1890	St Leonards to Hornsby railway line opened	
1890s	Galston village established around the intersection of Galston and Arcadia roads.	Area subdivided into 5 acre (2 hectare) allotments
1892	Bruce Fagan's uncle Leslie born Lots 13, 14, 16 and 17, Section 2 of the Hall Estate purchased by brothers William and Samuel Fagan from the Haymarket Permanent and Building and Investment co Ltd	
1893	Galston Road completed.	This road provided a more direct route from Galston to the railway at Hornsby for the transport of produce to the markets of Sydney.
1896	William Fagan dies on 1 October	
1899	Ann Fagan dies on 29 November. Lot 15, Section 2 purchased on 29 December by William and Samuel Fagan for the sum of £950	
1899-1900	Netherby built by Samuel Fagan	
1900	Galston, Arcadia, Dural and Glenorie recognised as one of the best citrus areas in Australia.	The Fagan family were well established as orchardists
1901	Remainder of George Hall's original grant subdivided and auctioned.	Lot sizes were approximately 12.5 acres (5 hectares).
1904	Bruce Fagan born on 21 January, the youngest child of Emma and Samuel Fagan	
1906	Hornsby Shire Council incorporated Galston township well established by this time.	
1907	NSW Department of Agriculture establishes an Orchard Experimental Farm on Galston Road, Dural.	This farm was set up for research into the problems faced by farmers in cultivation of fruit trees.
1911	Samuel Fagan purchases Lot 16 Section 2 at the corner of Carrs and Bayfield Roads from Mary Ann Hudson on 20 January.	
1912	Samuel Fagan becomes sole owner of family properties on 20 December	
1914-1918	World War I	
1917	Bruce Fagan's elder brother Leslie dies in France	
1921	Roadway resumed through Fagan property on 24 February	
1923	Hornsby Shire Council establishes its own electricity service.	
1926	Lots 13, 14, 15, 16 and 17, Section 2 transferred from Samuel Fagan to Bruce Ronald Fagan on 24 December.	
1928	North Shore railway line electrified	
1930s	The Great Depression	Primary production, including the citrus industry in Hornsby Shire severely affected. The development of large irrigation areas on the Murray and Murrumbidgee rivers also affected the economic viability of citrus orchards in Hornsby Shire.
1933	Hornsby Hospital opens.	
1939-1945	World War II	Some recovery of the local citrus industry during the war years.
1940	Bruce Fagan's younger brother Cecil dies.	
1945	Hawkesbury River Road Bridge opens.	
1946	Second Hawkesbury River Railway Bridge opened	

Dates(s)	Evidence	Interpretation
1948	Samuel Fagan dies	The property is bequeathed to Samuel's son Bruce who lives at Netherby with his two unmarried sisters Huldah and Ida Fagan, after the death of their parents
1951	County of Cumberland Planning Scheme	
1960s onwards	Major plant and tree nurseries operating in Dural, Galston, Arcadia and Glenorie areas.	
1966	Hornsby Council unsuccessfully negotiates with Bruce Fagan to acquire his property for use as a golf course	
1963-1984	Second phase of subdivision of Galston township	Smaller (700 m ²) lot sizes
1972	Investigations undertaken to determine whether the then State Planning Authority could acquire Fagan Park under its planning powers for 'Open Space'	
1977	Heritage Act introduced	'Relics' provisions of Act protect material evidence of non-Aboriginal settlement of NSW older than 1 January 1900
1977	In June Bruce Fagan approaches Hornsby Shire President and Shire Clerk to discuss the future use of his property as a recreational and cultural resource to perpetuate the Fagan name.	
1979	Environmental Planning & Assessment Act introduced. Deeds of agreement to donate Fagan Park to the Crown under care control and management of Hornsby Shire Council executed on 22 November and 6 December Marramarra National Park dedicated	
1981	Development plan for 38-50 Arcadia Road, Galston prepared	This plan includes a Reserve Area for protection of flora and fauna (Carrs Bush), a botanical gardens, showground, animal farm, sports field, pioneer village, adventure playground, and picnic area. Drawing number RV0015/LAGA22, dated 26 June 1981
1982	Bruce Fagan and Council officers sign development plan.	
1983	Hornsby Shire Council assumes full responsibility for Fagan Park on 15 February.	Bruce Fagan surrendered the balance of his property on 15 February.
1984	Bruce Fagan dies at Wahroonga on 9 August. Stuart A Pittendrigh & Associates appointed to prepare conceptual plans for a proposed garden project	
1985	Stuart A Pittendrigh & Associates prepare Landscape Proposal for Fagan Park in June	With the exception of Carrs Bush, proposed junior fields and proposed exhibition arena and oval, this plan is remarkably close to the final form of Fagan Park.
1986	Pittendrigh Landscape proposal amended in December, finalising the location of the theme gardens in the Gardens of Many Nations	
1987	Berowra Valley Bushland Park gazetted on 18 September	
1988	Fagan Park officially opened in November as Hornsby Shire Council's Bicentennial project. Friends of Fagan Park established.	

Dates(s)	Evidence	Interpretation
1990	Council receives a proposal to develop Fagan Park further, prepared by Environmental Partnership Pty Ltd	A detailed feasibility study recommending development of a series of commercial and community facilities including a function centre, museum, produce markets, orchard, koala park, horticultural exhibition centre and exhibition arena.
1994	Hornsby Shire Local Environmental Plan gazetted	Fagan Park listed as an item of Regional significance
1995	Hornsby Shire Heritage Development Control Plan gazetted. Hornsby Shire Rural Lands Study completed \$30,000 made available for improvements to Fagan Park.	Funds for improvements targeted at the provision of an entry/information area into the park and the beautification of the entry and carpark.
1996	HSC receives \$30,000 \$ for \$ grant from NSW Department of Planning under the Department's Metropolitan Greenspace Program.	The \$60,000 was used to construct an additional picnic and barbecue facilti and an ornamental wharf on the lake in the Gardens of Many Nations.
1998	Heritage Amendment Act Museum at Netherby opened during Heritage Week	
2002	Investigations conducted for provision of a multi-purpose showground facility in Hornsby Shire with Fagan Park one of the sites under consideration.	
2003	Council resolves in February to allow informal horse riding in Fagan Park and to prepare a Conservation Management Plan. Conservation Management Plan for Fagan Park commissioned by Hornsby Shire Council and prepared by Musecape Pty Ltd.	
2006	Centenary of Hornsby Shire	

3.3 Ability to Demonstrate

Fagan Park is a cultural landscape with remnant natural systems, relict agricultural land, historic farm buildings, a designed public park with significant ornamental landscaping, an eco-garden, recreation facilities and a museum. With appropriate interpretive mechanisms, the surviving landscape at Fagan Park can help to demonstrate the large number of National, State and local historical themes relevant to the place.

3.3.1 Australian National Themes

National themes relevant to Fagan Park are:

- Tracing the natural evolution of Australia
- Developing local, regional and national economies
- Building settlements, towns and cities
- Developing Australia's cultural life
- Marking the phases of life

3.3.2 State Historical Themes

The NSW Heritage Office has developed a range of State Historical Themes. Those most relevant to Fagan Park are:

Land tenure

Fagan Park demonstrates the evolution of a cultural landscape from the early 19th century to the present day. It demonstrates changes resulting from land clearing, subdivision, agricultural, horticultural and grazing practices. Documentary evidence and the historical photographic record can assist to show how the land that is now Fagan Park has changed over time.

Environment

Fagan Park is a cultural landscape in a modified natural environment with remnant indigenous forest vegetation and ornamental plantings. Ongoing conservation, landscape design and horticultural works can continue to improve Fagan Park and make a positive contribution to the local amenity.

Agriculture

Fagan Park was the centre of an orcharding empire until the 1930s, after which time it became a Jersey cattle stud. The historical documentation of the place, the remnant rural landscape, the historic buildings and the movable heritage all demonstrate the development of agricultural industries in the area.

Events

Fagan Park has become the venue for a number of regular community events that, with time, will enhance its social significance to the contemporary community.

Persons

Fagan Park is associated with a number of significant individuals and families in the development of the Galston area, Hornsby Shire and New South Wales, particularly three generations of the Fagan family.

3.3.3 Local Themes

The Hornsby Shire Heritage Study (Perumal Murphy Wu Pty Ltd, 1993) identified a number of local themes for the Shire. Those relevant to Fagan Park include the following:

- The Natural Landscape
- Early Settlement
- Horticulture and Country Estates
- Subdivisions
- Environmental awareness



Museum objects with a provenance to Fagan Park, including Bruce Fagan's buggy and advertising sign dating from Jersey cattle stud period. (Photo: C Betteridge, 8 April 2003)

4 Physical Evidence

4.1 The Environmental Context

Fagan Park is located on Arcadia Road at Galston, in the western part of Hornsby Shire, approximately 37 kilometres northwest of the Sydney GPO. It is immediately north of the village of Galston and is surrounded by land with a mix of rural residential and industrial uses. The 55 hectare site is bounded on its southern and southwestern sides by Arcadia Road, on its southeastern and eastern sides by Bayfield Road and on its northern and northwestern sides by Carrs Road and private property. Road access from Hornsby, the North Shore and the City is via Galston Road, a winding road through Berowra Valley Bushland Park. Access from the south and west is via Old Northern Road through Dural, then via Galston Road or Mid Dural Road.

4.2 Site Description

The present cultural landscape of Fagan Park is the result of more than one hundred and fifty years of human manipulation of the natural environment, starting with timber getting and land clearing, followed by citrus orchard development, cattle grazing and, since the late 1980s, landscape development for public recreation.

4.2.1 Landform, Geology and Soils

Fagan Park has been mapped (Chapman and Murphy, 1989) in the Glenorie and Lucas Heights Soil Landscape Groupings. The Glenorie grouping covers the southern part of the site and is characterised by undulating to rolling low hills on Wianamatta Group shales, with local relief of 50-80 metres and slopes of 5-20%. Landform is typically of ridges, hillcrests and valleys.

Soils are typically shallow to moderately deep (<100 cm) red Podzolic Soils on crests, moderately deep (70-150 cm) Red and Brown Podzolic Soils on upper slopes, deep (> 200 cm) Yellow Podzolic Soils on lower slopes and Humic Gleys, Yellow Podzolic Soils and Gleyed Podzolic Soils along drainage lines. Limitations include high soil erosion hazard, localised impermeable highly plastic subsoil and moderate reactivity. Soil materials are typically loose, quartz sand in the A1 horizon, earthy, yellowish-brown sandy clay loam B or C horizons and a pale, strongly pedal light clay subsoil derived from shale lenses within the Hawkesbury Sandstone.

At the northern end of Fagan Park, the Lucas Heights Soil Landscape Grouping is characterised by gently undulating crests and ridges on plateau surfaces of the Mittagong Formation, with alternating bands of shale and fine-grained sandstone. Local relief is up to 30 metres, with slopes typically less than 10%. Rock outcrop is absent. Soils are moderately deep (50-150 cm), hard-setting Yellow Podzolic and Yellow Soloth Soils, with Yellow Earths on the outer edges of crests. Limitations include stony soil, low soil fertility and low available water capacity. Soil materials are typically loose, yellowish-brown sandy loam in the A1 horizon, bleached, stony, hard-setting sandy clay loam in the A2 horizon, earthy, yellowish-brown sandy clay loam in the B horizon and pedal, yellowish-brown clay as subsoil developed on fine-grained sandstone.

The undulating landform of Fagan Park features two major water catchments. The western catchment, draining slopes east of Arcadia Road, has been modified by the development of the Gardens of Many Nations, a designed landscape of nine theme gardens. The catchment is intercepted by two ornamental lakes within these gardens. The eastern catchment drains an area north of the Netherby farm complex and is intercepted by two farm dams before its drainage lines join those of the western catchment and flow northeast into Stills Creek and eventually into the estuarine waters of Berowra Creek.

4.2.2 Indigenous Vegetation

The indigenous vegetation of the drier Wianamatta Shale ridges in the western part of Hornsby Shire has been described by Benson and Howells (*Taken for Granted*, 1990). Here the shale is shallower as it gives way to the underlying Hawkesbury Sandstone. The Blue Gum High Forest of the shale areas is replaced by Sydney Turpentine Ironbark Forest (STIF), including trees of *Syncarpia glomulifera* (Turpentine), *Eucalyptus punctata* (Grey Gum), *E. paniculata* (Grey Ironbark), *E. acmenoides* (White Mahogany), *E. resinifera* (Red Mahogany), *E. globoidea* (White Stringybark and *Angophora floribunda* (Rough-barked Apple).

A stand of this Sydney Turpentine Ironbark Forest survives in Carrs Bush at the northeastern corner of Fagan Park, with a further stand, including *E. acmenoides* (White Mahogany), along the western edge of the Park and along the Arcadia Road boundary. Together these forest remnants occupy about 12 hectares or approximately 22% of the total area of Fagan Park. Only about

0.5% of the original extent of this ecological community on the Wianamatta Shale-derived soils of Sydney and the lower Blue Mountains survives.

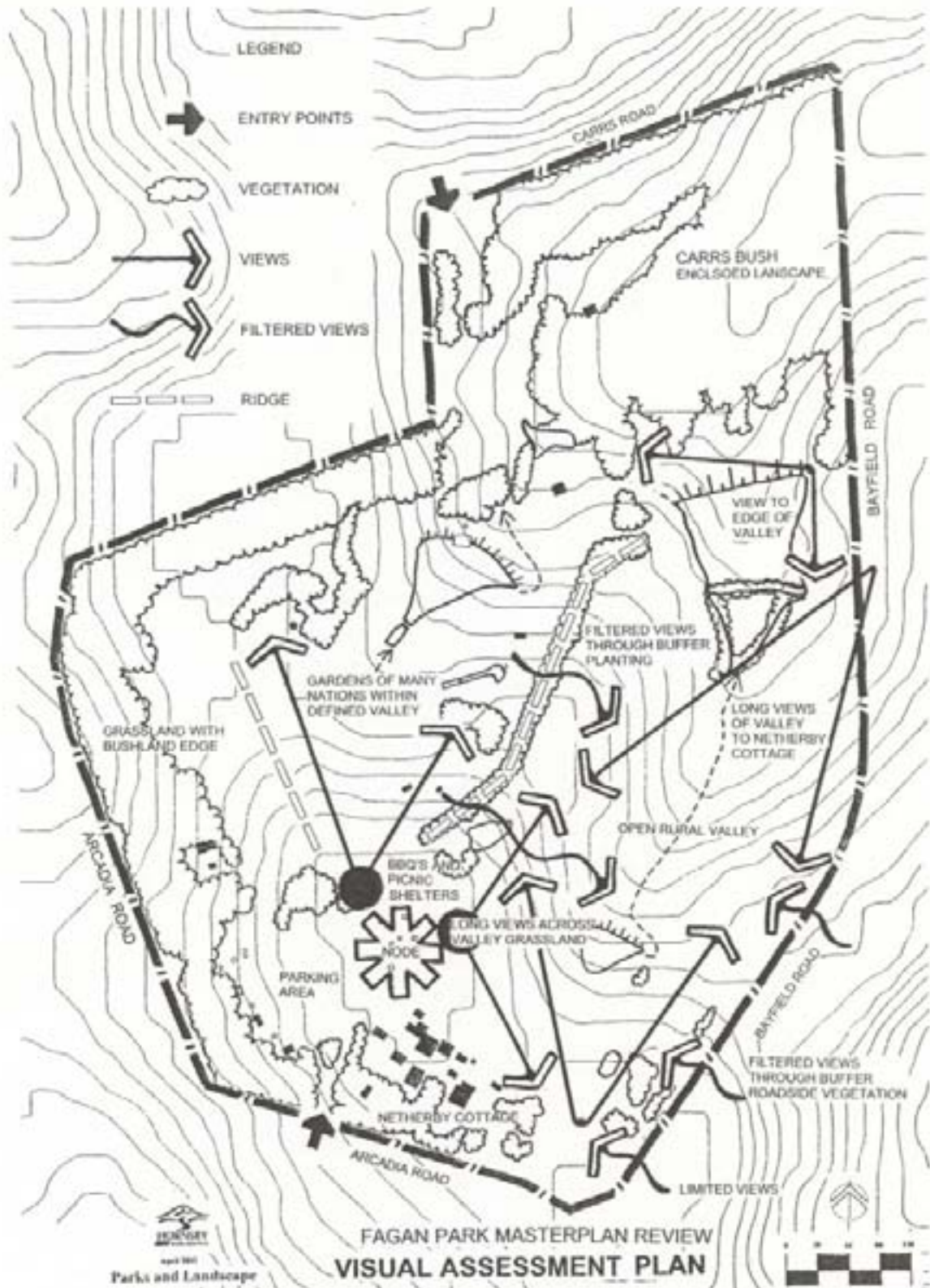
The cleared areas of Fagan Park, previously devoted to orchards and later, cattle grazing, support improved Kikuyu-dominated pastures or have been converted to public parkland.

4.2.3 Indigenous Fauna

Carrs Bush is a refuge for birds, marsupials, reptiles amphibians, small mammals and invertebrates. The open pasture land, watercourses, dams and lakes provide considerable habitats for a number of bird species including waterfowl. Between December 1991 and November 2002, 96 species of indigenous and introduced bird species had been recorded for Fagan Park. A Flora and Fauna Report prepared as part of the assessment of environmental impacts of a proposed showground development in 2002 and a draft Bird List for Fagan Park are included as Appendix G.

4.2.4 Views and Vistas

Significant views of the complex of buildings at Netherby can be had from Arcadia Road and Bayfield Road. The latter provide viewers with an opportunity to see landscape archaeological evidence in the form of the undulations in the ground surface indicating the rows of trees in the former orchards. There are also major views within the site, particularly within the Gardens of Many Nations. There are enclosed views within the remnant bushland of Carrs Bush. Views are shown on Map 3 below.



Map 3. Views and vistas at Fagan Park. (Source: Draft Landscape Masterplan, HSC, 2003)

4.2.5 The Designed Landscape

Fagan Park was Hornsby Shire Council's major project for the Australian Bicentenary in 1988. Based on landscape proposals prepared for Council by landscape architect Stuart Pittendrigh, an area of approximately 10 hectares of the Park was developed as the Gardens of Many Nations, a series of ornamental theme gardens reflecting garden styles and plantings from different parts of the world. The gardens are North American, South American, Dutch, English, Japanese, Australian, Chinese, Mediterranean and African. Soft landscaping includes trees, shrubs and herbaceous plantings reflecting the typical styles of those countries and regions. Hard landscaping includes decorative features such as paving, walls, water bodies and structures. Buildings within the theme gardens include a scaled-down American house, a Japanese tea house, a Chinese pavilion and an Australian slab hut. Other developments include picnic facilities and children's playgrounds at the southern and northern ends of the Park.

4.2.6 Buildings and Other Structures

Concentrated towards the southeastern corner of Fagan Park is the Netherby homestead complex, comprising the following buildings and other structures:

Netherby, a three bedroom brick house (c.1899-1900), linked by a covered breezeway to its service wing, comprising former bedroom, bathroom/laundry, pantry and sewing room;
 Former Fruit Packing Shed, a brick and corrugated iron building;
 Former Dairy Shed, a timber and corrugated iron structure;
 Two small sheds;
 Water Tank;
 Former garage (used by The Friends of Fagan Park for meetings);
 Windmill;
 Museum Shed, a brick and corrugated iron building;
 Machinery Shed, a timber and corrugated iron building;
 Animal Hospital, a timber slab and corrugated iron building.

A measured study of the buildings at Netherby, prepared for Council by Glendenning Group Architects is included as Appendix F.

4.2.7 Movable Heritage

The museum at Netherby includes a substantial collection of movable heritage items. Most of the furniture and furnishings in the house have been chosen to suit the period and architectural style of the building, drawing on knowledge of items that were in the building during the Fagan family occupation. Some items in the outbuildings have a Fagan Park provenance e.g. fruit sorting machine, horse-drawn buggy, Jersey Stud advertising sign, motor lorry, but many items have been acquired or accepted on loan from the surrounding district.

4.2.8 Archival Material

Archives are the documents and other records resulting from the operation or administration of an organisation. Material relating to the history of Fagan Park, its occupation and its development as a community resource are located at a variety of places, including Hornsby Shire Council, local historical societies, public libraries and at Fagan Park itself. This Plan makes recommendations for the safe storage and conservation of archival material. Ideally, originals shall be kept in a secure, fireproof repository, with copies of significant items retained in a separate location e.g. Hornsby Shire Library.



Recreated period garden at Netherby homestead. The garden was never as formally developed as this during the Fagan family occupation. The necessities of running an orchard and later a cattle stud, probably left little time for gardening.
(Photo: C Betteridge, 24 April 2003)

5 Assessment of Natural and Cultural Significance

5.1 Basis for Assessment

There are numerous methodologies for the assessment of significance, but those used in the preparation of this Plan are outlined below.

5.1.1 Cultural Heritage Assessment Process and Criteria

The *Australia ICOMOS charter for the conservation of places of cultural significance* (the Burra Charter) was formulated in 1979 and most recently revised in 1999, and is the standard adopted by most heritage practitioners in Australia. The Burra Charter divides significance into various groups or categories for the purpose of assessment. They are: Aesthetic, Historical, Scientific/Technical, Social and Other.

In addition, the State Heritage Register, which was established by amendments to the NSW Heritage Act in 1998, has a separate set of significance assessment criteria. To be assessed for listing on the State Heritage Register an item will need to meet one or more of the following criteria:

Criterion A an item is important in the course, or pattern, of NSW's cultural or natural history;

Criterion B an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history;

Criterion C an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;

Criterion D an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;

Criterion E an item has the potential to yield information that will contribute to an understanding of NSW's cultural and natural history;

Criterion F an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history;

Criterion G an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments.

A central feature of the amendments to the Act, is the clarification and strengthening of responsibility for the management of heritage items at the Local and State level. Subsequently, items can be assessed as having Local or State Significance. An item cannot be excluded from the Register on the grounds that items with similar characteristics have already been listed. These criteria can also be applied to items that do not qualify for a state significance ranking.

These categories are useful in considering a wide range of heritage items, and can be applied to sites with items of standing heritage as well as areas with the potential to contain archaeological deposits. Currently there are no set criteria for the assessment of National levels of significance beyond an extension of the principles and criteria of the Burra Charter.

Therefore levels of National significance cannot be established in a formalised framework for wider comparison. However, some points about national levels of significance are made below where relevant criteria from the Burra Charter provide a viable framework and where a national corpus of comparative site information exists.

Historical significance of a place may relate to the human settlement of an area, patterns of immigration, important events and individuals.

Social significance of a place may be derived from the esteem in which the place or certain parts of it are held by the local community, or by recognisable groups within the community.

Aesthetic significance of a place may result from the visual quality of the setting, remnant natural values, buildings and other structures and the landscape design and plantings.

Educational and Research significance of a place may result from the opportunities the place provides for interpretation and further study for present and future generations.

Technological significance may be derived from the information a place may provide about construction techniques, unusual craft skills and types of expertise which are being lost as a result of social changes or technological advances.

A place may also have **scientific value** resulting from remnants of indigenous plant communities which have disappeared from surrounding areas as a result of clearing for agriculture or grazing or because of application of different management regimes.

Other important measures of the significance of places are their **representativeness** and **rarity** as examples of particular types.



Interpretive sign in Carrs Bush explaining the significance of the Sydney Turpentine Ironbark Forest remnant. These excellent photo-metal signs were installed with financial assistance from the Environmental Trust. (Photo: C Betteridge, 8 April 2003)

5.1.2 Natural Heritage Assessment Process and Criteria

The *Australian Natural Heritage Charter: Standards and Principles for the Conservation of Places of Natural Heritage Significance* (Australian Heritage Commission in association with the Australian Committee for IUCN, 1996) is the natural environment counterpart of the Burra Charter. It defines natural significance as ‘the importance of *ecosystems, biological diversity* and *geodiversity* for their existence value, or for present or future generations in terms of their scientific, social, aesthetic and life-support value’.

An *ecosystem* is defined in the Charter as ‘the dynamic interaction between the complex of organisms that make up a community with their non-living environment and each other’.

Biological diversity (also known as *biodiversity*) means ‘the variety of life forms: the different plants, animals and micro-organisms, the genes they contain, and the ecosystems they form. It is usually considered at four levels: *genetic diversity, species diversity, ecosystem diversity* and *community diversity*’.

Geodiversity is defined as ‘the range of earth features including geological, geomorphological, palaeontological, soil, hydrological and atmospheric features, systems and earth processes’.

The ethos of the Australian Natural Heritage Charter is based on four fundamental principles: intergenerational equity, existence value, uncertainty and precaution.

Intergenerational equity means that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations.

The *principle of existence value* is that living organisms, earth processes and ecosystems may have value beyond the social, economic or cultural values held by humans.

The *principle of uncertainty* accepts that our knowledge of natural heritage and the processes affecting it is incomplete, and that the full potential significance or value of natural heritage remains unknown because of this uncertain state of knowledge.

The *precautionary principle* is that where there are threats or potential threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.

The ethos of the Charter concludes that ‘natural heritage incorporates a spectrum of values, ranging from existence value at one end through to socially-based values at the other. The fundamental concept of natural heritage which most clearly differentiates it from cultural heritage, is that of dynamic ecological processes, ongoing natural evolution, and the ability of

ecosystems to be self-perpetuating. At the cultural end of the spectrum, clear separation of cultural and natural values can be difficult, and more than one layer of values may apply to the same place’.

5.2 Previous Significance Assessments

5.2.1 Hornsby Shire Heritage Study 1992

Fagan Park and Netherby were assessed by consultants Perumal Murphy Wu Pty Ltd in the *Hornsby Shire Heritage Study* prepared in 1992 for Hornsby Shire Council and the NSW Department of Planning. Fagan Park was listed as follows:

‘Large former farm conserving period farmhouse sheds and yards with a developed reconstructed cottage garden. “Garden of many nations”, recreational facilities, picnic areas and lake while conserving a botanically important and scenic bushland with good stand of White Stringybark. Of regional significance.’

Netherby, dated as c. 1899/1900, is listed as:

‘Good example of a brick Victorian period homestead. In traditional form with wrap-around verandah. Excellent condition. Rich in original detail. Prominent position, enhanced by garden setting. Local significance.’

The Heritage Study Inventory Form is included as Appendix B.

5.2.2 Hornsby Shire Local Environmental Plan

‘Fagan Park group’ is identified as an item of regional significance in Hornsby Local Environmental Plan, 1994 and is described as ‘Fagan Park group, including Netherby, farm buildings, packing shed, brick kiln site, clay pit and bushland’.

5.2.3 Terrestrial Flora and Fauna Assessment Report

Council’s Bushland and Biodiversity Management Team, with assistance of Patricia Pike and Dr Stephen Ambrose prepared the ‘Terrestrial Flora and Fauna Assessment Report as part of a Review of Environmental Factors for the proposed Showground Facility at Fagan Park in 2002. This report was limited to a review of environmental factors affecting portion of the open grassland areas in the east of the park.

The report concludes that:

“Fagan Park has moderate-high conservation value as habitat for native bird species. There is a broad diversity of habitats, ranging from forest to grasslands and wetlands that attract bird species that are typical of rural and urban areas of south-eastern Australia. It provides habitat for two regionally significant bird species, the Cattle Egret and Latham’s Snipe, both of these species and their habitats being protected under the Japan-Australia and China-Australia Migratory Bird Agreements. However, Fagan

Park only provides marginal habitat for bird species that are threatened at the state and national levels.

Fagan Park has a high public educational value in demonstrating the importance of habitat attributes to native bird species. The relatively open nature of the landscape, including the wetlands, and the broad diversity of bird life allow the public to observe and identify bird species easily. Therefore, there is great potential for developing an educational program in Fagan Park that would help people identify common bird species and learn about the ecology of native bird communities in a rural-urban landscape interface.”

The Flora and Fauna Report is included as Appendix G.

5.2.4 Statement of Heritage Impact for Proposed Showground Facility

In December 2002 Hornsby Shire Council commissioned Craig Burton of CAB Consulting Pty Ltd to prepare a Heritage Impact Statement as part of the statement of environmental effects for a proposed multipurpose recreation facility at Fagan Park.

Craig Burton assessed Fagan Park as having high regional significance because:

“Its fabric contains evidence of a natural fragment of the once extensive Turpentine-Ironbark Vegetation Type now rare in the Sydney Region.

Its fabric contains evidence of different land uses associated with rural lands within the Sydney Region from timber getting, fenced orchards, fenced grazing paddocks, jersey stud, horses, potential archaeological sites and associated residential and farm buildings including equipment.

As a public park conserving its rural character commemorating a local farming family: the Fagans.

As a rural landscape reflecting the scale of farm development becoming rare within the Hornsby Shire area.

As a place associated with the Fagan family within the Arcadia and Galston districts and as a result of a deed of gift from that family.

As an open space associated with development relating to the celebration of Bicentenary of Australia.

‘Netherby’ homestead including the Farm Group of associated farm buildings, fences and pavings is of high local significance because:

It contains fabric associated with different periods of rural development from the original Hall grant, different land uses implemented by the Fagan family and its adaptation as a museum facility as part of a regional park with a rural character.

[Is] a good example of a Federation Period homestead with details influenced by the Victorian Period and its siting and form arising from an earlier nineteenth century farm buildings and fenced paddocks composition.

Its association with three generations of the Fagan family.”

The Heritage Impact Statement is included as Appendix I.

5.3 Assessment of Significance

Criterion A - An item is important in the course, or pattern, of NSW's cultural or natural history.

The cultural landscape of Fagan Park is important in the course and pattern of the cultural history of New South Wales because of its historical associations and significant documentary and physical evidence of the evolution of the place.

It is also a place of importance for its ability to demonstrate the influence of various historical processes spanning from the 19th century to the present day. It represents the changing land uses of Galston through timber getting, fruit growing, animal production and, more recently public recreation.

Remnant Sydney Turpentine Ironbark Forest is representative of the natural landscape that was present across the Sydney Basin prior to clearing for timber, agriculture and urban development.

Criterion B - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history.

The cultural landscape of Fagan Park is historically significant at a local level for its strong associations with a number of individuals and families important in the development of the Hornsby Shire, from first European settlement to the present day. The Park has strong associations with the Fagan family who were significant in the establishment and development of the Galston area.

Criterion C - An item is important in demonstrating aesthetic characteristics and / or a high degree of creative or technical achievement in NSW.

The cultural landscape of Fagan Park is important in demonstrating aesthetic characteristics in New South Wales.

The remnant stand of Sydney Turpentine Ironbark Forest, the Gardens of Many Nations, the rural landscape and the Netherby farm complex all have aesthetic values.

The remnant natural landscape provides an important backdrop for the historic buildings and their rural setting and it can be interpreted as a constant reminder of the tensions between the natural and historic environment.

Criterion D - An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons.

The landscape of Fagan Park has strong associations with past and contemporary communities of the Galston area and the Hornsby Shire for social and cultural reasons.

The place is held in high esteem by significant groups within the present day community. Its social values are also tied in with both the community's historic association with the place and its aesthetic appeal.

The strong social connections are represented in its ability to provide a link with the European past of this area. It is a place and landscape that has great and varied meaning to the community for social and cultural reasons.

The community would feel a great sense of loss if Fagan Park were to be damaged or destroyed.

Criterion E - An item has potential to yield information that will contribute to an understanding of NSW cultural or natural history.

It is considered that further research of the physical and documentary evidence related to Fagan Park has the potential to contribute to a wider understanding of the natural environment and of European occupation of New South Wales, from the early 19th century to the present day. Further research of the remnant Sydney Turpentine Ironbark Forest, the remnant agricultural landscape and the historic buildings at Fagan Park can lead to better interpretation of the history and heritage significance of the place, contributing to improved knowledge of our past. There is anecdotal evidence that the dams at Fagan Park may have been constructed in accordance with the 'Keyline' plan developed by P A Yeomans and his sons between the 1940s and 1970s. Further research may confirm this.

Criterion F - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history.

By virtue of the date of its first European settlement and its historical associations with important persons and events in the development of the Galston area and Hornsby Shire, Fagan Park possesses rare aspects of the area's cultural history.

The remnant Sydney Turpentine Ironbark Forest occurring within the park is an endangered ecological community, recognised as of State conservation significance, with less than 1% of this community remaining in the Sydney area. The park supports habitats for threatened animal species including Nationally significant migratory species, Latham's Snipe and Cattle Egret that enhance its rarity values.

Criterion G - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments.

Fagan Park demonstrates the principal characteristics of a class of the cultural places of New South Wales.

It is representative of the former orchards which were once important in the Hornsby Shire. It was also a Jersey Cattle stud and more recently, has become a major recreational resource. As such Fagan Park is representative of a class of significant places in which agriculture has been carried out. Accordingly, the site has the ability to demonstrate the impact of development on the natural ecosystems of the area.

The place is important for biodiversity conservation and natural heritage as a significant remnant of Sydney Turpentine Ironbark Forest remains in the park that is of State conservation significance. There is a broad diversity of habitats ranging from forests to grasslands and wetlands that provide habitat for threatened animal species including rare migratory bird species and habitat for other state and regionally significant animals.

Fagan Park is a place that demonstrates a complexity of values that are inextricably linked. The level and intensity of the importance of this site is directly associated with these complex layers of value which are able to demonstrate a depth of importance that is beyond being either natural or historic value. It is a place that is able to demonstrate many values at once yet they can also be identified as separate individual entities. As such, the site is significant for its ability to represent an important yet sometimes overlooked aspect of Australia's heritage, that is, a place of historic and contemporary importance which can clearly demonstrate its natural and historic cultural legacy.

In conclusion, the cultural landscape of Fagan Park is considered to be of local and State heritage significance as a place with natural, historical, social, architectural, cultural, archaeological, and aesthetic significance for the Galston area, Hornsby Shire Local Government Area, the Sydney region and the State of New South Wales. It satisfies most if not all of the seven criteria established under the *NSW Heritage Act* (as amended in 1998) for the assessment of heritage significance.

5.3 Comparative Analysis

Fagan Park can be compared with other public parks in other areas, but has a unique combination of natural, historic and public recreational values. Other large public parks in the Sydney region established to celebrate major national anniversaries include Centennial Park and Bicentennial Park. Of particular relevance for comparative purposes is Rouse Hill Regional Park, a recent public park associated with an historic building complex. Fagan Park contrasts with Rouse Hill Regional Park in that it has greater areas of natural significance, however it differs in the depth of evident cultural significance in the buildings and other structures present.

5.4 Determination of Curtilage

5.4.1 Definition of Curtilage

Curtilage is defined in the *Macquarie Dictionary* (2nd Edition, 1991) as ‘the area of land occupied by a dwelling and its yard and outbuildings, actually enclosed or considered as enclosed.’ This definition does not take into account the importance of the setting of a heritage item, which may include a substantial garden or landscape and views and vistas to and from the item. There have been numerous and varied legal determinations of curtilages for heritage buildings and heritage conservation practitioners have grappled with the problem for many years. Many of these opinions and attempts at solving the issue of curtilage are described in the publication *Heritage Curtilages* (Heritage Council/Department of Urban Affairs and Planning, 1996), a companion volume to the *NSW Heritage Manual*.

Essentially, the curtilage of a heritage item is that area of land necessary to enable its significance to be conserved in context and to enable its heritage value to be interpreted adequately. This area is usually but not always the lot or lots on which the item stands and, for statutory purposes, is usually but not always restricted to land in the same ownership as the item. The boundaries for an adequate curtilage may be the historic lot boundaries or a smaller area resulting from previous subdivision(s). They may also include adjoining lands critical to retention of views and vistas, although these values may sometimes be conserved through planning controls other than those used to protect the item and its immediate setting.

Definition of a curtilage for an historic place does not preclude development within its bounds, but requires particular care in the consideration of the nature and extent of such development.

5.4.2 Recommended Curtilage for Fagan Park

It is recommended that the curtilage for Fagan Park be the entire park as described in the land comprising 7 parcels being Lot1 DP 558 731, Lots 13, 14, 16 and 17 DP 975 148 and Lots Pt 12 and 18 DP 975 148.

5.4.3 Park Character Zones

Within the curtilage Council has identified three Character Zones, shown on the following plan:

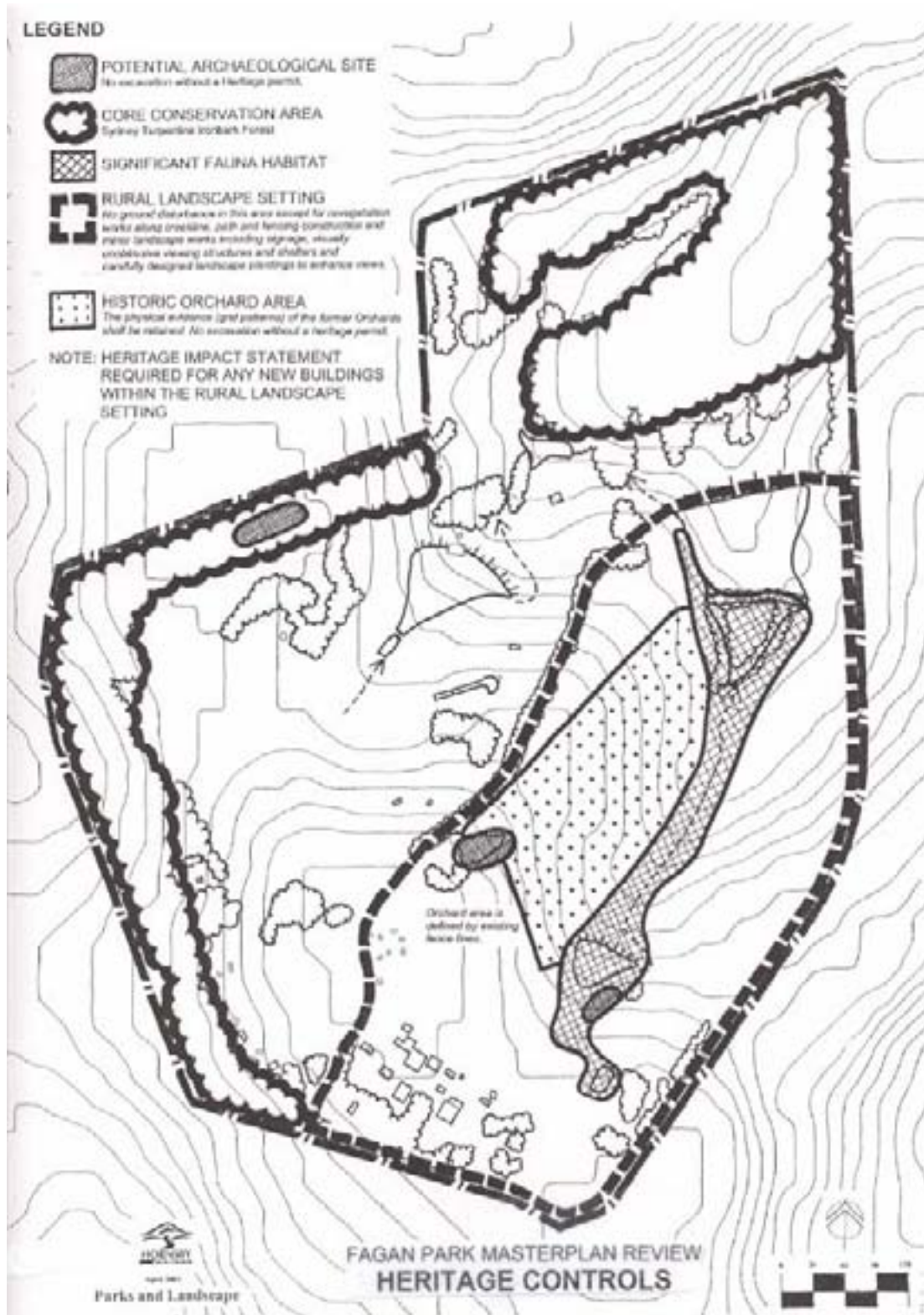
- Natural Area, comprising the remnant bushland of Carrs Bush and along the western and part of the southern boundary;
- Developed Garden/Park, comprising much of the central part of Fagan Park, developed as a public recreation area, and including the Gardens of Many Nations;
- Rural/Heritage Area, comprising the Netherby Farm Group and its rural landscape setting to the north.



Map 4. Park Character Zones (Source: HSC Fagan Park Masterplan Review)

5.4.4 Heritage Control Zones

The following map shows the Rural/Heritage Character Zone which is also the curtilage for the Netherby Farm Group, retaining a rural setting for the buildings and opportunities for conserving and interpreting the former orchards and farm paddocks. The ground surface within the historic orchard area still shows landscape archaeological evidence of its former use, even though the trees were removed more than 70 years ago. This area is recommended for further investigation to determine its extent. There should be no excavation without a heritage permit and the area should be managed to retain evidence of ridges and furrows. No excavation or development should occur on the identified sites of archaeological potential which include a former clay pit, brick kiln site and possible rubbish tip site without a heritage permit. The map also shows the Core Conservation Area for Sydney Turpentine Ironbark Forest and Significant Fauna Habitat.



Map 5. Map showing recommended Heritage Control Zones at Fagan Park



Entry to Netherby Farm Group from the main car park. Interpretive signage can be improved with a more sympathetically located sign providing access information and interpretive material. (Photo: C Betteridge, 8 April 2003)

5.5 General Statement of Significance

5.5.1 Statement for Fagan Park

The cultural landscape of Fagan Park is of local and State heritage significance as a place with historical, social, architectural, cultural, aesthetic and archaeological significance for the Galston area, Hornsby Shire local government area, the Sydney region and the State of New South Wales. It satisfies most if not all of the seven criteria established under the NSW Heritage Act (as amended in 1998) for inclusion on the State Heritage Register.

Fagan Park is important in the course and pattern of the cultural history of New South Wales because of its historical associations and significant documentary and physical evidence of the evolution of the place. Fagan Park is historically significant at a local level for its strong associations with a number of individuals and families important in the development of the Hornsby Shire, from first European settlement to the present day, particularly three generations of the Fagan family.

Fagan Park is important in demonstrating aesthetic characteristics in New South Wales. The remnant stand of Sydney Turpentine Ironbark Forest, the Gardens of Many Nations, the rural landscape and the Netherby farm complex all have aesthetic values. The landscape of Fagan Park has strong associations with past and contemporary communities of the Galston area and the Hornsby Shire for social and cultural reasons. The place is held in high esteem by significant groups within the present day community.

It is considered that further research of the physical and documentary evidence related to Fagan Park has the potential to contribute to a wider understanding of the natural environment and of European occupation of New South Wales, from the early 19th century to the present day. Further research of the remnant Sydney Turpentine Ironbark Forest, the remnant agricultural landscape and the historic buildings at Fagan Park can lead to better interpretation of the history and heritage significance of the place, contributing to improved knowledge of our past.

By virtue of the date of its first European settlement and its historical associations with important persons and events in the development of the Galston area and Hornsby Shire, Fagan Park possesses rare aspects of the area's cultural history. The remnant Sydney Turpentine Ironbark Forest occurring within the park is an endangered ecological community and is recognised as of State significance for biodiversity conservation and natural heritage. The park supports a broad diversity of habitats for threatened animal species including Nationally significant migratory species, Latham's Snipe and Cattle Egret that enhance its rarity values.

Fagan Park demonstrates the principal characteristics of a class of the cultural places of New South Wales. It is representative of the former orchards which were once important in the Hornsby Shire. It was also a Jersey Cattle stud and more recently, has become a major recreational resource.

5.6 Identification of Significant Elements

5.6.1 Grading of Significance

Grading of significance is in accordance with the *NSW Heritage Manual* update 'Assessing Heritage Significance' (NSW Heritage Office, August 2000). Gradings are shown in the table below.

Grading	Justification	Status
Exceptional	Rare or outstanding item of local or State significance. High degree of intactness. Item can be interpreted relatively easily.	Fulfils criteria for local or State listing.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfils criteria for local or State listing.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfils criteria for local or State listing.
Little	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
Intrusive	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

5.6.2 Assessment of Elements

Exceptional	Sydney Turpentine Ironbark Forest remnant; Original Netherby buildings as a group, in their rural landscape setting;
High	Threatened species habitats in the rural grasslands; Individual original buildings at Netherby, being the homestead and attached addition, Agricultural Museum (former fruit packing shed), former dairy shed, windmill, water tank, machinery shed Movable heritage items directly related to Fagan Park; Original documents Archaeological sites, including brick kiln site, clay pit, possible rubbish tip site Rural fencing relating to paddocks of Netherby farm
Moderate to High	Gardens of Many Nations; Movable heritage items not related directly to Fagan Park
Little or no	Eco Garden; Picnic facilities; Children's playgrounds; Some signage, including interpretive signs in Carrs Bush; Caretaker's cottage; New museum buildings, including Mechanical Museum and Compressor House, workshop and adjoining storerooms; Circa 1960s garage at Netherby
Intrusive	Perimeter fencing; Works depot buildings; Temporary signage, including ad hoc signs; Electricity transmission towers and lines; Entrance boom gates Pump house at dam

5.7 Draft State Heritage Inventory form

Listing on the State Heritage Register or in the State Heritage Inventory requires completion of a State Heritage Inventory form for submission to the NSW Heritage Office. A draft form for Fagan Park will be prepared when comments on the Conservation Management Plan have been reviewed.

6 Issues, Constraints and Opportunities

6.1 Constraints arising from Cultural Significance

Items of State heritage significance need to be managed in a way that retains their identified cultural and natural values. Constraints arising from the cultural significance of Fagan Park include:

- Respect for historical associations and aesthetic values;
- Respect for Fagan Park as a part of the significant cultural landscape of Hornsby Shire;
- Conservation and management of physical evidence of exceptional, high and moderate significance;
- Conservation of the landscape in which Fagan Park is located;
- Physical protection of significant archaeological relics;
- On-site interpretation which enhances visitor understanding and appreciation of Fagan Park's history and fabric as well as the values of the setting;
- Consideration of the significance of Fagan Park in the context of the region and New South Wales.

To retain its heritage significance Fagan Park needs to retain the attributes identified in the Statement of Significance including:

- the natural environment
- remnant agricultural landscape
- design features
- buildings and other structures
- historical plantings
- historical associations
- community accessibility

6.2 Constraints arising from the Burra Charter of Australia ICOMOS

In Australia the adopted best practice standard for the conservation of significant places is a document known as The Burra Charter (*The Australia ICOMOS Charter for Places of Cultural Significance*). This Charter, most recently revised in November 1999, promotes the application of internationally accepted standards for physical actions and procedures for the conservation of significant places, adapted to suit the Australian cultural environment. This Conservation Management Plan has been prepared in accordance with these principles. Articles of the Burra Charter relevant to State significant places include the following:

Article 2. Conservation and Management

- The aim of *conservation* is to retain the *cultural significance of a place* (Article 2.2). This means that the history and cultural significance of a place needs to be fully understood before any conservation works take place.

- Places of cultural significance shall be safeguarded and not put at risk or left in a vulnerable state. (Article 2.4).

This means that a management authority responsible for a place shall ensure that adequate maintenance is provided, particularly where the place is 'in a vulnerable state' due to overuse, erosion or neglect.

Article 3. Cautious Approach

- *Conservation* is based on respect for the existing *fabric, use, associations and meanings*. It requires a cautious approach of changing as much as necessary and as little as possible (Article 3.1).
- Remnants of alterations and earlier treatments are evidence of a place's history that may be part of its significance. Conservation works shall assist in the interpretation of this history.

This means that fabric that has been identified as having a certain level of significance shall be retained if possible where upgrading works are proposed. In situations where significant fabric needs to be removed then it may need to be archivally recorded (such as through measured drawings and photographs).

Article 4. Knowledge, Skills and Techniques

- Conservation shall make use of all the knowledge, skills and disciplines which can contribute to the study and care of the place. (Article 4.1)

Typical skills and disciplines that may be required to manage and conserve a place of State significance will include natural area management, architectural assessment, building and landscape design, landscape construction, stone masonry metal fabrication, carpentry, surveying, structural engineering, building and project management. Specialist conservators may be required to treat materials of special significance.

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

Physical works carried out at Fagan Park shall have regard to advice from relevant specialists in the Department of Lands, the National Parks and Wildlife Service, the NSW Heritage Office and Hornsby Shire Council. Advice should also be sought on latest information on materials conservation and other relevant topics from the Technical Advisory Group to the Heritage Council of NSW, the NSW Chapter of the International Council for the Conservation of Cultural Material (ICCCROM) and the Museums and Galleries Foundation of NSW.

Article 5. Values

- Conservation of a place shall identify and take into consideration all aspects of cultural and natural significance, without unwarranted emphasis on any one value at the expense of others. (Article 5.1)

- Relative degrees of cultural significance may lead to different conservation actions at a Place (Article 5.2)

It is necessary for significant place managers to have an understanding of the comparative significance of various landscape elements and fabric types to ensure that the most important examples are conserved. This will also assist in the setting of priorities for maintenance and restoration works. However it must be appreciated that the values placed on particular items may change with time and a cautious approach is needed.

Article 6. Burra Charter process

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

This Conservation Management Plan has been prepared in accordance with the above principle. The NSW Heritage System has also adopted this process for conservation of significant places.

Article 7. Use

- Where the *use* of a place is of *cultural significance* it shall be retained (Article 7.1).

Fagan Park was an agricultural property and retains significant evidence of that former use in its heritage buildings, its fences and rural landscape. Continued agricultural practices such as orchard planting and cattle grazing, even in a limited form will help to retain the significance of past uses and enhance interpretive opportunities. The recreational use of the place since the 1980s has acquired considerable social significance in its own right and should be continued, subject to statutory, legal and other constraints.

Article 8. Setting

- *Conservation* requires the retention of an appropriate visual *setting* and other relationships that contribute to the *cultural significance* of the *place*. New construction, demolition, intrusions, or other changes that would adversely affect the setting or relationship are not appropriate (Article 8)

This means that care must be taken in the development and management of the surroundings of Fagan Park. For instance, a public park with natural and historic values is a place for family recreation and limited community activities. It would be inappropriate to have unsympathetic adjoining development such as heavy industry, a fast food outlet or a car yard.

Article 22. New Work

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

This means that new development, if permissible under the Conservation Management Plan and other controls, shall be sympathetic to the character of Fagan Park.

- New work shall be readily identifiable as such. (Article 22.2) Identification of new work may be obvious by virtue of its architectural design or discreetly marked in some way e.g. a date marked unobtrusively on new fabric or repair work.

Article 24. Retaining associations and meanings

- Significant *associations* between people and *place* shall be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations shall be investigated and implemented (Article 24.1).

Fagan Park was donated to the people of NSW by Bruce Fagan for community recreation and to perpetuate the name of the Fagan family in the area. Its management must respect the wishes of the donor as interpreted from the Deed of Gift. This can be facilitated by support for the established 'friends' group and by ongoing consultation with relevant community organizations such as historical societies and nature conservation groups. Associations and meanings can be interpreted with a variety of 'tools', including traditional museum displays, guided tours, special events, signage and publications.

Article 27. Managing Change

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

This means that development proposals need to be informed by the statement of significance and the conservation policies arising from it. Amendments to proposals may be necessary if the significance is to be retained. A community group may have a brilliant idea for a new development, but their proposal may need to be altered to ensure it is sympathetic to the heritage values of Fagan Park.

- Existing *fabric*, *use*, *associations* and *meanings* shall be adequately recorded before any changes are made to the place. (Article 27.2).

In the past, much valuable evidence has been destroyed in heritage places because changes have not been recorded sufficiently. For instance, it is understood that the Council does not have a complete record of the appearance of Fagan Park prior to changes carried out by the Council or at the Council's request. While the archival aerial photographic record is helpful in this regard, it is important that any future changes to the place be documented.

Article 32. Records

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

Original documents are often irreplaceable and shall also be kept in a secure place, with copies held at another site and available for research, subject to privacy requirements. For instance, original records of Fagan Park shall be kept at the local studies section of Hornsby Shire Council Library. Consideration shall be given to deposit of further copies in the Mitchell Library and with the Hornsby and District and Dural Historical Societies.

6.3 Statutory Constraints and Obligations arising from Non-statutory listings

6.3.1 Australian Heritage Commission Act, 1975

Listing on the Register of the National Estate is recognition of significance at a National level and has implications in respect of actions by Commonwealth authorities. By virtue of its significant indigenous vegetation and wildlife habitat, Fagan Park probably satisfies some of the criteria for listing on the Register, but is not listed at this stage.

The Australian Heritage Commission Act requires that developments proposed by such authorities affecting places on the Register must be referred to the Australian Heritage Commission for comment. This also applies to projects entirely or partly funded by the Commonwealth, such as major road developments.

Legislation to introduce a new Commonwealth heritage regime was before the Senate at the time the Government announced the November 2001 Federal election. Amendments to existing legislation, if approved by Parliament, provide for the establishment of an Australian Heritage Council and a new National Heritage List of places of outstanding heritage significance for the nation and a Commonwealth Heritage List of places owned or managed by the Commonwealth. The Register of the National Estate will continue to be maintained as a publicly accessible database, modernised and upgraded to ensure its continued availability for the identification and protection of heritage.

As a potential item of State significance, Fagan Park may be eligible for inclusion on the Register of the National Estate and nomination for the Register should be considered, not only to provide Commonwealth recognition of its heritage significance, but also to enhance opportunities for funding.

Recommendation

Hornsby Shire Council shall consider nominating Fagan Park for listing on the Register of the National Estate.

6.3.2 NSW Heritage Act 1977 and Heritage Amendment Act 1998

The Heritage Act and Heritage Amendment Act provide various mechanisms for the statutory protection of items of environmental heritage in New South Wales. This Conservation Management Plan includes a draft State Heritage Inventory (SHI) nomination form for inclusion of Fagan Park on the State Heritage Register. Fagan Park is not currently on the SHR or subject to any conservation instrument under the Heritage Act.

Archaeological evidence such as sites of clay mining or brick making at Fagan Park may be considered as 'relics' under the provisions of the Act.

A relic is defined as " any deposit, object or material evidence -

- a) which relates to the settlement of the area that comprises NSW, not being Aboriginal settlement; and
- b) Which is fifty (50) or more years old".

Whether or not Fagan Park is subject to a conservation instrument, the Heritage Act prohibits disturbing or excavating land for the purpose of discovering, exposing or moving a relic, except where an Excavation Permit has been issued by the Heritage Council.

The inclusion of a place on the State Heritage Register under the Heritage Amendment Act 1998 will afford the place a degree of protection similar to that previously available under a permanent conservation order. A standard set of exemptions allows for management in accordance with a Conservation Management Plan endorsed by the Heritage Council of NSW.

Under the provisions of Section 170 of the Heritage Act the Department of Lands is required to list Fagan Park as an item of the environmental heritage under its care, control or management.

Recommendation

Fagan Park shall be nominated for listing on the State Heritage Register.

6.3.3 NSW Environmental Planning & Assessment Act, 1979

Planning NSW administers the NSW Environmental Planning & Assessment Act, 1979. This Act provides for the preparation of environmental planning instruments to guide land use and management at State Regional and Local levels. In regard to the management of cultural heritage resources, the Act provides for environmental assessment of development proposals and for the inclusion of heritage conservation provisions in planning instruments.

A 1985 NSW Government planning direction, "*conservation of environmental heritage and ecologically significant items and areas*" obliges local government authorities to include provisions for the conservation of buildings, works, relics, places and areas of heritage significance.

Hornsby Shire Local Environmental Plan 1994

'Fagan Park group' is identified as an item of regional significance in Schedule D (Items of the Environmental Heritage) in Hornsby Local Environmental Plan,

1994. The listing refers to 38-50X Arcadia Road, Galston, being Lot 1, DP 558731 and Lot 14, DP 975148 and is described as 'Fagan Park group, including Netherby, farm buildings, packing shed, brick kiln site, clay pit and bushland'.

Development consent is not required under the Schedule of Exemptions (clause 18(2) to the HSLEP for repairs and maintenance and some minor works as defined in Appendix A to the Hornsby Shire Heritage DCP. A building application is normally required for erection of minor new structures.

Recommendation

It is recommended that any amendments to the curtilage or description of Fagan Park made in this Conservation Management Plan be included in the schedule of heritage items in the Local Environmental Plan and any amending or subsequent planning instruments.

Hornsby Shire Heritage Development Control Plan

This Development Control Plan (DCP) applies to heritage items, heritage conservation areas and lands in the vicinity of heritage items and heritage conservation areas as identified under the Hornsby Local Environmental Plan 1994. The DCP provides guidance and outlines specific controls for development affecting such items or areas. New development at Fagan Park and on adjoining lands should comply with the guidelines in the DCP.

6.3.4 Crown Lands Act 1989

This Act provides for the appointment of Trustees who are charged with the care, control and management of Fagan Park, which is a Crown Reserve. The Act also sets standards for performance of Trustees which are detailed in the publication *A Handbook for Council Management of Reserved and Dedicated Crown Land* (Sydney, Department of Land and Water Conservation, 1995). Under the Act, Hornsby Shire Council is required to prepare a Plan of Management for Fagan Park. The current Plan of Management, prepared in September 1996 by Council's Parks and Landscape Team, was adopted in May 1997. It is currently being revised and this CMP will be an appendix to the amended Plan of Management.

6.3.5 Threatened Species Conservation Act 1995

The Sydney Turpentine Ironbark Forest (STIF) remnant at Fagan Park (Map 3) is listed as an endangered ecological community under Schedule 1 of the Threatened Species Conservation Act, 1995 (TSC Act). The effects of human disturbances, such as increased tourism and recreational use, from within the Park and adjoining areas have the potential to place threatened species at risk.

Under the TSC Act, a recovery plan and/or a threat abatement plan must be prepared by NSW NPWS for endangered and vulnerable plants and animals. A recovery plan sets out the means by which the natural viability of threatened species, populations or ecological communities can be maintained and recovered. A threat abatement plan analyses the main processes threatening a species, population or community, and makes appropriate

recommendations to abate, ameliorate or eliminate the threat. The TSC Act requires a recovery plan or threat abatement plan for a plant or animal listed as endangered must be prepared within 5 years from December 1995 and within 10 years for a plant or animal listed as vulnerable.

Hornsby Shire Council also encourages the management of wildlife corridors in co-operation with neighbours and landholders. Threatened flora and fauna recorded in Hornsby's major wildlife corridors include the following communities and species in Arcadia, Thomas and Carrs Road, Galston, including Fagan Park:

Sydney Turpentine Ironbark Forest;
Shale Sandstone Transition Forest;
Heath Monitor;
Glossy Black Cockatoo;
Powerful Owl.



Netherby farm buildings

Map 5. Aerial photograph of Fagan Park (centre), showing distribution of Sydney Turpentine Ironbark Forest (STIF) at Fagan Park. (Source: HSC, 2003)

6.3.6 Environment Protection and Biodiversity Conservation Act, 1999 (EPBC)

Sydney Turpentine Ironbark Forest has been nominated as an Endangered Ecological Community under the Commonwealth's Environment Protection

and Biodiversity Conservation Act. This act takes into consideration International Migratory Bird Species.

6.3.7 International Migratory Bird Agreements

Fagan Park provides seasonal habitat for Latham's Snipe (*Gallinago hardwickii*), a migratory bird species that visits the area from August to February, inclusive, each year. The species and its habitats are protected under the provisions of two international agreements, the Japan-Australia Migratory Bird Agreement, 1974 (JAMBA) and the China-Australia Migratory Bird Agreement, 1986 (CAMBA). Both these agreements are enforced in Australia under the Commonwealth's Environment Protection and Biodiversity Conservation Act, 1999 (EPBC Act).

Latham's Snipe prefers open freshwater wetlands with vegetative cover nearby. It feeds on soft mud or in shallow water, at the edges of wetlands, either in the open or on bare mud between vegetation. The bird roosts during the day on ground in vegetation near its feeding areas, usually beside or under clumps of vegetation and occasionally in dense copses of tea-trees. (Higgins and Davies, 1996, quoted in Ambrose, 2002). There should also be consideration of the visitation times of this bird species to Fagan Park, prior to undertaking construction works nearby.

While Fagan Park is not identified as a site of national importance to Latham's Snipe, any revegetation work carried out along the watercourse in the Rural/Heritage Character Zone at Fagan Park shall take into account the habitat requirements of the species.



Interpretive sign in Carrs Bush providing information about Sydney Turpentine and early timber getting. (Photo: C Betteridge, 8 April 2003)

6.3.8 Occupational Health & Safety Requirements

The Occupational Health and Safety Act 1983, as amended, has the broad objectives of securing the health, safety and welfare of persons at work. It is

expected that all employees of, contractors to and volunteers for Hornsby Shire Council undertaking works on the place will be protected under the provisions of this Act. Some of the recommended works may be carried out in potentially hazardous situations e.g. excavating in unstable soils, working near dangerous trees, lifting heavy slabs of stone. It is essential that the highest possible safety standards be adhered to in these instances.

6.3.9 Hawkesbury Lower Nepean Catchment Blueprint

Fagan Park lies within the Hawkesbury Lower Nepean water catchment.

6.3.10 National Trust of Australia (New South Wales)

Neither Fagan Park nor Netherby has been Classified on the Register of the National Trust of Australia (New South Wales). While such listing carries no statutory implications, it is recognition by a major community-based conservation organisation that the place has heritage significance. There is a moral obligation on the owners/managers of the place to manage it to conserve its significance. As a place with natural and cultural heritage values of at least regional significance, Fagan Park and its significant components should be listed on the Trust Register.

Recommendation

It is recommended that Hornsby Shire Council nominate Fagan Park for Classified listing on the Register of the National Trust of Australia (New South Wales).

6.3.10 Australian Standards

A number of Australian Standards relevant to Occupational Health and Safety are applicable to Fagan Park. These include but are not limited to:

- AS 1470 - 1986 - Health and Safety at Work
- AS 1657 - 1985 - Fixed Platforms, Walkways, Stairs & Ladders
- AS 1557 - 1974 - Stress Grades Timber
- AS 2727 - 1984 - Chain-Saws - Guide to Safe Working Practices
- AS 2726 - 1984 - Chain Saw Safety Requirements
- AS 1716 - 1994 - Selection, Use & Maintenance of Respirators
- AS 4373 – 1996, “Pruning of Amenity Trees”

Also relevant to operations are the following:

- Worksafe Australia Ultra Violet Radiation Standard
- New South Wales Manual Handling Regulation - 1991
- National Standard NOHSC:1001 (1990) - Manual Handling
- National Code of Practice NOHSC:2005 (1990) - Manual Handling
- Work Cover Code of Practice for the Amenity Tree Industry, 1998.

6.3.12 Hornsby Shire Council Tree Preservation Order

Hornsby Shire has a Tree Preservation Order, which aims to retain as many healthy trees as possible within the local government area. Council also maintains a Significant Tree Register that allows it to enhance wildlife corridors, protect bushland areas, enhance the greening of open space, build

new gateways and special avenues of trees into the Shire and provide increased protection for significant trees.

Council consent is required to prune a tree by more than 10% of its foliage area, remove any tree not otherwise listed in the exempt species table (provided any tree/trees of these species are not identified as a Heritage Item, within the Hornsby Shire), substantially alter the soil level around the trunk or within three (3) metres of the trunk of a tree, or remove a palm tree. Trees within three (3) metres of any approved building are also exempt from the Tree Preservation Order.

6.4 Use & Management Decisions by Council

Fagan Park is managed by Hornsby Shire Council, sole Trustee responsible for the care, control and management of the place under delegated authority from the Department of Lands. Council has certain responsibilities under the Crown Lands Act, including the requirement to prepare a Plan of Management for Fagan Park in accordance with guidelines published by the Department. Council's resolutions and policies also impose various constraints on the use and management of the place.

6.4.1 Informal Horse Riding

In February 2003 Council resolved, inter alia, to amend the Fagan Park Plan of Management to enable informal equestrian use in the Park. Such activity did occur previously in an area in the western part of the Park but has been discontinued in recent times because it is inconsistent with the current Plan of Management. This is a divisive issue in the community, with views ranging from full support of informal riding to total opposition. There are many horse riders in the area whose representatives have been lobbying Council for improved facilities for their activities. They argue that the present riding track around the perimeter of Fagan Park is inadequate and in some places, unsafe. They would like an area in the Park set aside where they can ride in circles and figures of eight rather than along a relatively narrow trail as at present. Establishment of such a facility would require a preferably flat, well-drained area, with good access to and from the existing perimeter trail and fencing to separate horse riders from other park users. Controls on times and frequency of use would be necessary. Use of the defined area by other park users should also be facilitated.

The opponents of horse riding in Fagan Park range from those who consider that such activity is contrary to the Deed of Gift and alienating part of the Park for a sectional interest group to those who consider horses as feral animals, with no place in an area with demonstrated nature conservation values.

Notwithstanding the divergence of views on this issue, the question that must be asked is whether limited informal horse riding in a defined area of the Park will have an unacceptable impact on its heritage values. There is a point of view that since Fagan Park is a former rural property, it is quite natural to have horses there, and that horses would enhance the rural character. Others argue that soil compaction, pollution from equine waste and possible

introduction of weed species are all incompatible with the wildlife habitat and endangered plant communities in the Park.

Two potential areas have been identified as possible locations for informal horse riding. One is in the western part of the Park and has been used in the past for this activity. Its disadvantages for horse riding are its relatively small size, poor access from the perimeter riding trail and close proximity to passive recreation areas heavily used by visitors. In addition, the area adjoins a significant remnant of Sydney Turpentine Ironbark Forest.

The other area, close to the eastern boundary of the Park and north of the former tree nursery area, is larger, has better access to the perimeter riding trail and is further removed from heavy public use areas. However it is within the catchment of the watercourse that provides habitat for water birds, including the migratory Latham's Snipe and that ultimately flows through to Carrs Bush, after passing through a substantial farm dam.

Informal horse riding in either of the potential areas is unlikely to have a negative impact on the rural landscape values of the Park provided any fencing constructed to maintain public safety is designed and located to have minimal visual impact on the landscape, including significant view corridors to and from Netherby. There is an opportunity for reconstruction of rural type fencing along some former paddock boundaries in this area to provide a safe space for horse riding while at the same time interpreting the previous land uses i.e. orchard production and cattle breeding. Horse riding should not be permitted in those areas where there remains substantial landscape archaeological evidence of orchard plantings, particularly between the watercourse and the ridge to the west. Assessment of the likely impact of horses and horse riding on water quality and the natural environment generally will require further investigation by experts qualified in those areas.

6.4.2 Review of Landscape Masterplan and Plan of Management

Concurrently with the preparation of this Conservation Management Plan, Council is conducting a review of the Landscape Masterplan and Plan of Management for Fagan Park. The Plan of Management and Landscape Masterplan recommend a range of opportunities to be investigated including the possible development of improved and additional visitor facilities, maintenance and event facilities, entry area improvements, creek revegetation, buffer planting including improved wildlife corridor links, trail improvements, interpretive facilities, theme gardens restoration and development, building development within defined zones and minor landscape works.

6.5 Funding Constraints

There are many demands on the resources available to the Council and it is unlikely that the Council will ever have sufficient resources to carry out all of the necessary conservation and management tasks required for Fagan Park. Consequently the Council must prioritise its management in accordance with levels of significance, safety issues, use levels, urgency of works, accurate estimates of maintenance costs and available resources. The Council must

also seek to market its product effectively, maximise income levels to industry norms and community acceptance levels, and seek to supplement income by new initiatives and by taking advantage of available financial assistance programs.



Fagan Park Community Eco Garden to north of Netherby Farm Group. This development provides visitors with very useful information and advice about environmentally sustainable home gardening. Management of the area requires additional resources to control weed growth and enhance interpretation. (Photo: C Betteridge, 8 April 2003)

6.5.1 Current Financial Resources

Financial figures back to 1992 are set out below. Income is derived from Council rates, gate takings, event fees and grants.

Fagan Park - History of Operating Expenditure & Income, including Fagan Park Museum

Financial Year	Total Operating Expenditure	Total Operating Income	Net Operating	Wages	Other Operating	No. of Staff
1992	145,719	41,066	104,653			
1993	258,576	52,513	206,063			
1994	113,012	31,533	81,479			
1995	303,111	56,963	246,148			
1996	309,801	63,423	246,378			
1997	285,526	68,774	216,752			
1998	315,945	71,751	244,194			
1999	350,376	75,704	274,672	225,652	124,724	5
2000	337,837	91,900	245,937	207,460	130,377	5
2001	325,422	80,383	245,039	186,861	138,561	4
2002	356,849	88,771	268,078	230,737	126,112	5
2003 YTD	279,485	74,338	205,147	226,873	52,612	5

Fagan Park - History of Operating Expenditure & Income, excluding Fagan Park Museum

Year	Total Operating Expenditure	Total Operating Income	Net Operating	Wages	Other Operating	No. of Staff
1992	144,695	41,066	103,629		144,695	
1993	252,506	51,189	201,317		252,506	
1994	111,533	31,533	80,000		111,533	
1995	294,641	56,183	238,458		294,641	
1996	303,758	63,423	240,335		303,758	
1997	279,054	68,774	210,280		279,054	
1998	297,787	71,246	226,541		297,787	
1999	343,637	74,729	268,908		343,637	
2000	329,951	91,900	238,051		329,951	
2001	319,837	80,383	239,454		319,837	
2002	348,351	88,771	259,580	230,737	117,614	5
2003 YTD	276,346	74,338	202,008	226,873	49,473	5

Fagan Park Museum -

Year	Total Operating Expenditure	Total Operating Income	Net Operating	Wages	Other Operating
1992	1,024	-	1,024		1,024
1993	6,070	1,324	4,746		6,070
1994	1,479	-	1,479		1,479
1995	8,470	780	7,690		8,470
1996	6,043	-	6,043		6,043
1997	6,472	-	6,472		6,472
1998	18,158	505	17,653		18,158
1999	6,739	975	5,764		6,739
2000	7,886	-	7,886		7,886
2001	5,585	-	5,585		5,585
2002	8,498	-	8,498		8,498
2003 YTD	3,139	-	3,139		3,139

Over the eleven year period from 1992 to 2002 inclusive the average annual net operating cost to Council was \$216,308. Annual expenditure for the last full year of records (2002) was \$356,849 but only \$88,771 or just under 25% of this was covered by gate takings and other sources of self-generated income. This ratio has varied between 18% and 27% over the last eleven years. The wages bill in 2002 accounted for 64.65% of total expenditure. It is clear that additional sources of income must be found if Council is to reduce

the reliance on its ratepayers to fund Fagan Park and to enable more than routine maintenance to be carried out.

The following sections discuss various options which the Council might explore to increase the size and certainty of its financial resources.

6.5.2 Heritage Incentives Programs

The NSW Government, through the NSW Heritage Office, maintains a Heritage Incentives Program that provides financial assistance for conservation works, promotion, interpretation and education. Assistance is only available for properties listed in local environmental plans, subject to heritage instruments or on the State Heritage Register. Eligibility criteria are strict and priorities vary from time to time. Many historic places have benefited from this program, with assistance for preparation of conservation management plans, restoration of significant buildings and other structures, and interpretive programs.

Similarly, the Commonwealth Government provides financial assistance for items of national significance.

It is important that Hornsby Shire Council and other bodies involved at Fagan Park have a number of costed projects ready to take advantage of such funding on an opportunistic basis. While major events such as the Australian Bicentenary and the Centenary of Federation have passed, the Council shall prepare a list of significant anniversaries such as the Centenary of Hornsby Shire in 2006 and centenaries of the births or deaths of significant individuals associated with Fagan Park, so that applications for funding can be made when appropriate.

Most financial assistance available through State and Commonwealth sources will require a contribution from the applicant whether this is the Council or, for example, a friends group. Community groups can often contribute their share in terms of voluntary labour for conservation works requiring unskilled labour under expert supervision.

6.5.3 Cultural Grants Program

The NSW Ministry for the Arts administers a Cultural Grants Program which provides financial assistance for projects including museum developments.

6.5.4 Public Reserves Management Fund

The Department of Lands administers the Public Reserves Management Fund. The funds are available for regular operating costs, but are allocated on a recurrent rather than an annual basis. The Council is eligible for some funding from this source since it manages a significant area of Crown Land and provides the community with recreation facilities and educational opportunities. The Department of Lands is making an amount of \$15,000 available from this source for preparation of the revised Plan of Management.

Policies

Council shall continue to seek assistance through the Public Reserves Management Fund to be applied to Fagan Park maintenance.

Council shall apply to the Department for a special allocation for capital works including new developments such as a works depot.

6.5.5 Metropolitan Greenspace Program

Council has sought funding of \$240,000 from this source on a \$ for \$ basis over the three year period 2003/04 to 2005/06 to further develop Fagan Park to respond to the needs of visitors from Hornsby Shire and the wider metropolis of Sydney, by building on the findings of surveys of park users, the local and the wider community, undertaken in 2002. If funded, the work will include development of design plans and implementation of works responding to the Conservation Management Plan, Landscape Masterplan and revised Plan of Management.

6.5.6 Section 94 Contributions Plan

Council's current draft Section 94 Contributions Plan 1998-2003 (as amended February 2002) establishes the nexus between population growth to 2005 and the demand for public amenities and services including open space and related facilities. There is an opportunity for projects at Fagan park to be levied under subsequent S.94 Plans.

6.5.7 Natural Heritage Trust

The Natural Heritage Trust, administered by the Commonwealth, is a potential source of financial assistance for projects associated with the natural heritage values of Fagan Park.

6.5.8 Environmental Trust

Considerable funds have been obtained from the Environmental Trust for construction of timber bridges and erection of interpretive signs within Carrs Bush.

6.5.9 Sponsorship and Donations

Sponsorship is the provision of financial support, services, or goods by a person or firm, usually for some benefit such as advertising of the firm's product, naming rights, free or discounted use of facilities by the firm's staff. By its very nature a public park is not likely to attract sponsorship in the same way that a charity might. However there may be opportunities to gain sponsorship from companies associated with the tourism industry, local businesses, park user groups and for such things as education programs.

Policy

Council shall investigate opportunities for sponsorship of projects, programs and events at Fagan Park consistent with its general sponsorship policy, this Conservation Management Plan and the Plan of Management.

6.5.10 National Trust Conservation Appeal

Council shall give consideration to applying to the National Trust of Australia (NSW) for a Conservation Appeal to be established for Fagan Park. Under this scheme donations made to the appeal are tax deductible.

6.5.11 Fees and Charges

Council currently derives about one quarter of its costs in running Fagan Park from gate takings, event fees and other charges such as location fees for photography. The current admission charge, collected via coin-operated boom gates at the Arcadia Road and Carrs Road gates is \$3.00 per vehicle. It is understood that Council intends increasing this charge to \$4.00 per vehicle in the near future. Given the range of facilities and attractions at Fagan Park, this is considered good value, particularly when compared with areas such as Ku-ring-gai Chase National Park, which has a \$10.00 entry fee. Council will need to monitor visitor response to the increase in entry fee. A negative impact may be an increase in the numbers of visitors seeking to avoid the admission fee by parking outside the Park. Some visitors already park outside Fagan Park, causing traffic congestion and potential road safety problems. This is particularly a problem on heavy visitation days. For instance, on Mothers' Day 2002, visitors travelled to Fagan Park in more than 800 vehicles.

Visitors on coach trips are charged \$1.00 per person to inspect Netherby and the Museum. Other fees and charges include \$55.00 for hire of a shelter shed, \$190.00 for a wedding ceremony in the park and \$44.00 for wedding photos.

Income from the annual Galston Country Music Festival goes to charity but there may be opportunities to increase revenue from activities such as weddings, photographic shoots, etc. There are more than 600 coach trips a day originating out of Sydney and this market could be exploited further. Additional guided tours of Netherby and the Museum can generate more income but will require greater human resources than are currently available.

Recommendations

It is recommended that the Council allocate additional funds in future works budgets to allow for implementation of the management recommendations in this Conservation Management Plan (e.g. installation of interpretive signage, landscape improvements).

6.5.12 Joint Ventures

Joint ventures between Council and commercial interests, community groups and/or government agencies may provide opportunities for development of facilities at Fagan Park. Possible examples include a joint venture with the Department of Education and Training for a Field Studies Centre or a joint venture with a commercial nursery for an educational exhibit and sales outlet for indigenous plants that attract birds or have low water requirements.

6.6 Human Resource Constraints

Council staff at Fagan Park are limited to three grounds staff and a resident caretaker. Their roles are largely restricted to routine maintenance of grassed areas and the developed gardens as well as the management of park visitors. The roles of the Council employees are supplemented by volunteers from community groups including The Friends of Fagan Park, the Carrs Bush Bushcare Group and the Eco Garden who assist in maintenance and interpretation of the site. Guided tours are conducted by three members of The Friends and by two Council employees. However, while the latter are guiding visitors, they are not available for their routine maintenance tasks.

Policies

Council shall provide adequate human resources to the management of Fagan Park to a level and standard consistent with the policies and recommendations in this Conservation Management Plan.

In the handling of staff matters the Council shall refer to the handbook for Council Management of Reserves and dedicated Crown Land.

Council shall provide staff and volunteers with training appropriate to their duties and in compliance with any statutory obligations.



Fagan Park works depot. These temporary buildings require upgrading to provide better staff facilities and improved security for equipment. (Photo: C Betteridge, 24 April 2003)



Ad hoc temporary signage at Carrs Road gate needs to be upgraded. (Photo: C Betteridge, 24 4.03)

6.7 Constraints Arising from Physical Condition & Site Risks

Certain constraints are imposed by the physical condition of a place and the risks arising from its location and site security.

6.7.1 Physical Condition

It is important not to confuse condition with significance. An item may be very significant but at the same time in very poor condition. This is the case with many old farm buildings that have not been adequately maintained. They may have high heritage values but their condition may militate against their long-term survival.

Similarly, the condition and vigour of a tree may affect its ability to survive and make a positive contribution to the landscape of the site.

Decisions about the future of particular landscape elements need to be based on their relative significance as individual items, as elements of the total site landscape and on their condition. The physical condition of the landscape elements in Fagan Park varies from excellent to poor.

Following sections provide specific details of the physical condition of the fabric for Fagan Park. Typical physical conditions requiring action include the following:

- deterioration of building fabric such as structural timbers, weatherboards, masonry;
- decay and dead wood in significant trees (potential entry point for infections, visual impact);
- eroded surfaces;

- exposed tree roots, causing potential trip hazards.
- weed growth;
- areas of bare soil;
- burrows made by feral animals, particularly rabbits and foxes

6.7.2 Fire and Security Risks

The Friends of Fagan Park have expressed concern at the potential threat of fire to the historic Netherby buildings. This threat was highlighted during the bushfires in late 2002 when a considerable part of Hornsby Shire was burned, including areas to the north and west of Fagan Park. In response to this concern, the site was inspected by the Inspector, Ku-ring-gai Rural Fire Service. He has assessed the bush fire risk to the cottage and museum as low, with the surrounding grounds being mown grass with no continuous tree canopy. Fire protection in all buildings at Netherby meets relevant Australian Safety Standards.

Council's Fire Management Officer has recommended pruning of overhanging branches around the workshop area and a regular program of clearing gutters. He has also recommended that the area beneath the line of pine trees between Arcadia Road and the Netherby buildings be cleaned and mowed on a regular basis during the bushfire season to prevent accumulation of pine needles and reduce the risk.

To increase fire awareness and visitor safety, the Fire Management Officer has recommended that identified staff and Friends of Fagan Park be trained to the same level as Council's floor wardens not only to establish a degree of fire suppression ability, but more importantly, to allow the safe evacuation of visitors from the buildings.

One or more staff members should be present at Fagan Park during period of high fire activity to prevent and / or suppress any ember ignition.

6.8 Opportunities for Further Evidence

Documentary evidence relating to places, including historical archives, is an important part of their significance. Protection of this evidence shall be addressed in developing conservation and management policies.

6.9 Monitoring of Visitor Use and Park Condition

Visitor monitoring is an essential tool to aid management decisions. It is important to know something about the visitors to Fagan Park so that Council can plan appropriate facilities and programs. Who uses Fagan Park? How do they get there? How often do they visit and how long do they stay? What is the main purpose of their visit? What are their likes and dislikes about Fagan Park and what improvements would they like to see?

In 2002 Hornsby Shire Council commissioned detailed studies of visitors in the Fagan Park User Survey and a summary of the results is included in Appendix D.

Members of Council's Community Consultative Committee were asked in May 2003 to complete a questionnaire on their views on the value of Fagan Park, development options being canvassed in the Plan of Management and Landscape Masterplan and the future vision for the Park. A summary of the results is included in Appendix D.

Visitors often advise of any problems associated with places they visit. This sort of feedback and regular monitoring of the condition of the Park shall be built into the maintenance program. This will not only alert Hornsby Shire Council to potential hazards and other problems but will assist in reducing costs by allowing a pro-active approach to management.

Visitors to public parks are often confronted by seemingly endless lists of things they can't do, expressed in highly legalistic language such as by-laws. While there is a statutory requirement for such by-laws to be available on site, there is an opportunity for management to encourage good visitor behaviour with positive messages about the benefits of environmental awareness and protection. A sample visitor code for Fagan Park is included as Appendix J.

6.10 Interpretive Opportunities

While the aesthetic values and some of the historical associations of Fagan Park can be readily appreciated by the casual visitor to the place, other aspects of the site's significance need to be conveyed through carefully planned and well designed interpretation. This may include but not be limited to signage, literature (e. g. brochures, booklets) and face-to-face interpretation.

Interpretive research suggests that signage alone may not be particularly effective since few visitors read all the text on signs. However, some simple signs and labels can greatly increase visitor knowledge and understanding of things they see in the Park. Information on which plants are flowering and identification labels on trees can be very useful interpretive tools.

Section 9.2 provides further suggestions for a range of interpretive programs, media and devices with potential for explaining the natural and cultural heritage values of Fagan Park to visitors.

Reconstruction of some former landscape elements may aid interpretation of the rural landscape. This may include rebuilding of some farm fences along known paddock boundaries and reconstruction of the yards at Netherby.



View down hall from front entrance to Netherby homestead, showing interpretive panel on easel. The Friends of Fagan Park provide guided tours of the house and farm buildings. (Photo: C Betteridge, 8 April 2003)



Interior of former packing shed at Netherby, showing fruit sorting machines and a display of the stencils used by the Fagan family on their packing cases. (Photo: C Betteridge, 8 April 2003)

6.11 Marketing Fagan Park

Marketing is the total process by which a product is put onto the market and includes media promotion, advertising and merchandising. In the case of Fagan Park the product is the place itself and the services provided by the Council. These can be promoted, advertised and "sold" in a number of ways.

The development of a successful Marketing Plan for Fagan Park could help to increase revenue as well as achieving additional conservation and interpretive objectives. To prepare such a Plan the Council would need to set general marketing goals, identify key market segments, refine specific objectives and develop strategies with adequate funding.

Fagan Park is currently promoted via a colour brochure and its facilities are listed on a number of internet websites (see References/Websites).

Ideas for increasing visitation were discussed at the Community Consultative Committee meeting held on 15 May 2003. It was suggested that Council should consider rate notice 'vouchers' to residents, enabling one or two free visits to the park by ratepayers. It was considered that this 'good will gesture' would lead to greater levels of visitation. Another option for increasing visitation may be to introduce and promote a 'free visitation' day. Other mechanisms may be developed for promoting greater use of the park.

6.12 Promotion and Advertising

Promotion and advertising of Fagan Park's attractions, including its European and natural heritage significance and special events, is important in ensuring community awareness and understanding of the place.

Council needs to establish and maintain a close liaison with the local media and keep them well informed about Council activities relating to Fagan Park. This relationship could be strengthened by a regular column in the local press, featuring articles about new developments in the conservation or interpretation of Fagan Park. However, from time to time Fagan Park, and the Council, may receive complaints about the condition of Fagan Park facilities. The recent showground proposal for Fagan Park was considered inappropriate by some members of the community.

6.13 Merchandising

While a public park may not seem to offer many merchandising opportunities, there is scope for a range of tasteful souvenirs and gifts which could provide visitors with a memento of their visit and reinforce interpretive messages at the same time. Fagan Park has a wealth of natural values and aesthetic qualities which could be applied to suitable merchandise.

The Friends of Rookwood Cemetery have developed a range of products including honey from hives kept on the site, a T-shirt, key-rings, mugs, tea towels and publications. The same could be done for Fagan Park, either by the Council, or as a joint venture with another group such as The Friends.

One possibility is a calendar with images of the seasonal variations in the Gardens of Many Nations.

6.14 Education

The potential of Fagan Park as an educational resource for schools is largely dependent on its relevance to current key learning areas in the school curriculum. Fagan Park offers opportunities for the study of history, and the natural and social sciences. The Council shall consult with the Board of Studies, NSW Department of Education and Training, with a view to encouraging use of Fagan Park for educational purposes. The mix of natural and cultural values, including the remnant indigenous plant communities, wildlife habitats, rural landscape, eco-garden and historic buildings lends itself to the establishment of a Field Studies Centre. If such a centre were established it might attract the secondment of a teacher from the Department of Education and Training.

Fagan Park could also be used as a resource by TAFE and university students studying a wide range of subjects, including art, architecture, photography, horticulture and heritage conservation. The Council shall continue to consult with relevant colleges and universities to explore how this use can be developed.

6.15 Cultural Tourism

Cultural tourism is tourism that focuses on the culture of a destination – the lifestyles, heritage, arts, industries and leisure pursuits of the local population. A significant component of cultural tourism is heritage tourism. Hornsby Shire is becoming an increasingly popular destination for the 'cultural tourist'. A key feature of the promotion of Hornsby Shire as a tourist destination is the rich cultural heritage which derives from its natural environment and early history of settlement.

Hornsby Shire Council has a well developed cultural heritage strategy and an active Heritage Advisory Committee which promotes local cultural heritage. The inclusion of Fagan Park into Council's cultural heritage and tourism publications would enhance the public awareness of the place and would provide an opportunity to link it with other attractions in the shire and neighbouring local government areas.

The conservation and interpretation of Fagan Park is well supported by the local community, in particular members of the Hornsby and District Historical Society, Dural Historical Society, The Friends of Fagan Park, the Eco Garden, residents' associations and Bushcare groups. These organisations should be encouraged to participate in the development of the interpretive proposals for Fagan Park.

Opportunities exist for Fagan Park to be included in the itineraries of cultural tourism groups, special interest groups, service and business people's clubs (e.g. Probus groups) and for Fagan Park to be promoted more widely as a tourist destination. Fagan Park is currently listed on Council's website under destinations for Tourist Drives and Bicycle Routes. The 2 kilometre easy walk

around the Gardens of Many Nations at Fagan Park is included under bushwalking on Council's website.

On the weekend including the second Sunday in September each year, Fagan Park is the venue for the Galston Country Music Festival, the largest annual event held in Hornsby Shire. This annual event is an activity of the Rotary Club of Galston. In 2001 the Golden Saddle Awards were sponsored by Coopers Brewery.

In 2002 Council conducted the Fagan Park User Survey which indicated that a majority of visitors to the park come from outside of the local area. At Council's Community Committee meeting held on 15 May 2003 it was noted that Council may be able to gain further insight into the distribution of visitors by analyzing Council web site hits (if there is a Fagan Park Page) as well as the number and origin of bus tour visitors to the park. It was also noted that there is an opportunity to make pamphlets about the park more available to the Friends of Fagan Park.

The Council shall consult Hornsby Visitor Information Centre and Tourism New South Wales with a view to exploring cooperative marketing opportunities with other related venues.

6.16 Netherby Museum

The historic buildings of the Netherby complex are presented as a site museum, along with a purpose-built museum building in which are displayed a range of objects and artefacts relating to Fagan Park and Hornsby Shire. The Museum is managed by The Friends of Fagan Park, who conserve collection items and conduct guided tours of Netherby, its outbuildings and the mechanical museum. Some of the items at Netherby have provenances linked to the site but much of the material in the collection is 'of the district' rather than 'of the place'. The lack of a formal acquisition policy means that the collection is expanding and space for storage, conservation and display will become limiting.

Hornsby Shire does not have a district museum that provides a home for material relating to the whole local government area. The Hornsby & District Historical Society has its museum in a former drill hall in Kenley Park, Normanhurst and there is the museum at Fagan Park. Expansion of the collection at Fagan Park, particularly large items of agricultural heritage would necessitate additional buildings and would generate more traffic and the need for more parking. While there are opportunities to locate additional structures on Fagan Park without unduly compromising its heritage values, the potential negative impacts of increased visitation would require careful assessment beyond the scope of this Plan.



Enlargement of 1941 aerial photograph on display in the Netherby Museum. Photos such as this are excellent interpretive tools, demonstrating how the farm appeared not long after the orchard trees were pulled up. The bare front garden is in stark contrast to the recreated formal garden now in existence. (Photo: C Betteridge, 8 April 2003)

7 Development of Conservation Policies

The Statement of Significance in Section 5.4 sets out the reasons why Fagan Park is important. The issues, constraints and opportunities identified in Section 6 interact with the significance of the site in a number of ways. There are statutory requirements that must be met and there are non-statutory requirements that impose moral obligations on the owners/managers of the site.

There is also the need for a viable continuing use for the place that can enable its significance to be retained while meeting community needs and expectations. Striking a happy balance between these often-conflicting requirements requires the development of a range of conservation policies that will define the limits of acceptable change, and strategies and actions that will allow for implementation of those policies.



Members of the Hornsby Electric Model Aircraft Club in the area towards the southeastern corner of Fagan Park where the club is permitted to fly their models. This recreational activity has low impact on the ground surface and flights are restricted to areas well away from picnic facilities and heavy visitor use sites. (Photo: C Betteridge, 24 April 2003)

8 Conservation Policies, Strategies & Actions

This section contains all of the policies, strategies and actions recommended for conservation of Fagan Park, derived from Sections 5, 6 and 7. These are recommended for review by Hornsby Shire Council in conjunction with the Department of Lands, the NSW Heritage Office and other stakeholders and, after any adjustments, for endorsement and adoption as the basis for the future conservation and management of the place.

8.1 Conservation Definitions

The fabric constitutes the physical evidence which may reflect the date(s) of construction, the skills of the makers, and the levels of use and maintenance over the years. Many items of fabric may also be considered 'relics' as defined in the NSW Heritage Act, 1977, as amended i.e. material evidence relating to the non-Aboriginal settlement of NSW that is more than 50 years old.

The following definitions (*Italicised*) taken from the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance* (the Burra Charter) have been used to describe the appropriate conservation processes that shall be applied to the management of heritage assets. The application of these to the management of Fagan Park is discussed in the following:

Conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to

circumstances include preservation, restoration, reconstruction and adaptation and will commonly be a combination of more than one of these.

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

Maintenance means the continuous protective care of the fabric, contents and setting of a place, and is to be distinguished from repair.

Repair involves restoration or reconstruction and it shall be treated accordingly'

In terms of Fagan Park conservation, maintenance is the preferred process and commonly will include the regular mowing of turfed areas, clearing of weeds, bush regeneration, clearing of gutters and drains, keeping paths clear, removal of silt, rehabilitation of eroded and degraded areas, protective coating of exposed metal work and timber, removal of trip hazards.

Deterioration caused by human activities such as overuse, vandalism and unauthorised works can often be prevented or retarded. Preventive measures may include placement of visitor control barriers, erection of signs (e.g. visitor codes). While these measures are not preservation in themselves, they contribute to preservation of fabric.

Deterioration of significant fabric through natural processes such as weathering generally cannot be prevented but may be retarded by on going maintenance programs. Where regular maintenance has not been applied to structures or where there have been major changes to their original fabric, then the processes of restoration and/ or reconstruction and adaptation may be necessary.

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

In terms of Fagan Park conservation, restoration may include such practices as the refixing of a loose weatherboard on an outbuilding at Netherby or re-erection of a fallen fence post using the original materials. This method is preferable for items of state or national significance.

Reconstruction means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either re-creation or conjectural reconstruction which are beyond the scope of the [Burra] Charter.

In cases where there is adequate documentary or physical evidence of a significant fabric element that has been damaged or lost, reconstruction to a known earlier state may be possible. For example, a damaged structure may be reconstructed from the evidence of surviving fragments and photographic records. The inclusion of new timber to replace missing or irreparably

damaged pieces to match the original is also an example of acceptable reconstruction.

In most circumstances where the original fabric is irreparably damaged and would require extensive and expensive reconstruction then the cost-benefit needs to be assessed against the heritage significance. Extensive reconstruction would generally be appropriate only for elements of major (e.g. national or state) significance. Restoration or reconstruction are preferable where funds are available for items of state or national significance.

Adaptation means *modifying a place to suit proposed compatible uses (which generally involve no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.)*

Adaptation is a process that can be commonly applied to conservation. It may include one or more of the following:

- conversion from a residence to a house museum, interpreted to demonstrate its heritage values;
- upgrading / renewing an area such as resurfacing and installing other new fabric such as paths, steps, railings, installing a new drainage system.
- Introduction of new fences to encourage rehabilitation of indigenous vegetation.

Adaptation may be appropriate in situations where the fabric is unsafe, in poor condition or of little significance. Adaptation does not necessarily require replication of the earlier detail and shall be clearly distinguished as new work while being sympathetic to the old.

8.2 General Conservation Policies

Fagan Park is a significant component of the environmental heritage of the local government area, with heritage values in its own right and as a part of the broader cultural landscape. It requires appropriate management to conserve that significance. Set out below are general and site-specific policies, strategies and actions to achieve conservation management objectives.

8.2.1 Conservation of Significance

Conservation management must be guided by a number of factors, the most important of which is significance, as encapsulated in the Statement of Cultural significance.

Policies

The Statement of Cultural Significance set out in Section 5.4 and Conservation Policies set out in this Section shall be accepted as the basis for future management of Fagan Park.

Fagan Park shall be managed to retain, conserve and enhance its significance in accordance with the Statement of Cultural Significance and the

Conservation Policies, Strategies and Actions recommended in this Conservation Management Plan. (Article 2.2, Burra Charter)

Fagan Park landscape, including significant indigenous vegetation, wildlife habitats, all of its significant design elements, buildings and structures shall be actively conserved and managed.

Other physical evidence, particularly movable heritage and archives, shall be conserved and made accessible to the community.

There shall be no further alienation or sale of land at Fagan Park.

8.2.2 Responsibility for Decision-making

Management authorities must accept responsibility for conservation of the heritage items in their care, control and management. As the manager of Fagan Park, a potential item of State heritage significance, Hornsby Shire Council must not only comply with its statutory responsibilities with respect to the management of the place but shall also set a positive example to the community.

Policies

The custodians of Fagan Park i.e. Hornsby Shire Council and its contractors must ensure its care, management and conservation in accordance with the values expressed in the Statement of Cultural Significance.

Responsibility for decision-making in relation to Fagan Park will rest with Hornsby Shire Council who shall comply with the Deed of Gift, requirements under the NSW Heritage Act 1977, as amended, the Crown Lands Act, Hornsby Shire Council planning instruments and other relevant statutory controls.

8.2.3 Recognition and Statutory Protection

It is important that significant heritage items have recognition and statutory protection commensurate with their level of significance.

Policies

Fagan Park shall continue to be listed as an item of the environmental heritage in the Hornsby Local Environmental Plan.

Consultation shall be made with the NSW Heritage Office with a view to listing of Fagan Park on the State Heritage Register.

Consultation shall be made with the Australian Heritage Commission with a view to listing of Fagan Park on the Register of the National Estate.

Consultation shall be made with the National Trust of Australia (New South Wales) with a view to listing of Fagan Park on the Trust's Register.

8.2.4 Professional Standards, Compliance with Legislation, Public Consultation and Current Best Practice in Conservation

Policies

All conservation works and other works on Fagan Park shall be undertaken by suitably qualified persons, in accordance with accepted professional conservation charters, guidelines and methods, and shall involve appropriate consultation with relevant individuals and organisations.

All conservation works and other works shall be undertaken in accordance with the principles and guidelines set out in the Burra Charter of Australia ICOMOS, using staff and/or contractors who are suitably qualified and trained in conservation work.

Conservation works, including research, materials conservation, reconstruction and bushland restoration of natural areas shall be undertaken in accordance with professional standards and current best practice.

Responsibility for decision-making in relation to the conservation and management of Fagan Park will rest with Hornsby Shire Council who shall comply with any requirements under the NSW Heritage Act 1977, as amended and other relevant statutory requirements.

Arboricultural treatment of trees and shrubs on the site shall be carried out only by qualified personnel to conform with relevant Australian standards and current best practice in arboriculture as recommended by the relevant industry representative groups such as the Landscape Contractors Association of New South Wales, the National Arborists Association of Australia and the Australian Institute of Horticulture.

8.2.5 Investigation and Research

Policies

All works and activities at Fagan Park shall be thoroughly investigated and researched prior to commencement.

All works or other activities conducted shall be accurately documented and recorded.

Where conservation works are undertaken, photographic documentation and other appropriate recording techniques such as measured drawings shall be made.

All works or other activities conducted shall be accurately documented and recorded.

All documentary materials shall be stored in archivally secure conditions at the Council offices, with copies at Hornsby Shire Council Library.

8.2.6 Conservation of Fabric

Policies

Appropriate conservation methods and processes that relate to the assessed level of significance and intactness shall be used to guide conservation of Fagan Park.

Identified fabric, features and associated artefacts of high significance shall be conserved.

Identified fabric, features and associated artefacts of moderate or low significance shall be either conserved, through retention and interpretation, or recorded, prior to adaptation or removal.

Conservation methods and treatments shall, where possible, be reversible and shall not diminish the significance of fabric.

8.2.7 Permissible New Works

Policies

New works and activities shall only be permissible if they do not detract from the heritage significance, aesthetic and environmental values or traditional materials and construction techniques.

Rationale for works and other activities shall be well reasoned and shall comply with statutory requirements, professional charters, heritage standards and guidelines.

Permissible new works that may proceed if it is demonstrated that they do not detract from the heritage significance of the park include:

- Visitor facilities;
- Maintenance and event facilities;
- Creek revegetation;
- Buffer planting including improved wildlife corridor links;
- Trail improvements;
- Interpretive facilities, developed in accordance with an interpretive strategy;
- Theme gardens restoration and development;
- Building development within defined zones and subject to controls identified in this Plan;
- Minor landscape works.

8.2.8 Research Programs

It is always possible that new material relating to the history of the place will be uncovered by chance or as a result of a research program.

Policy

Research of Fagan Park, its landscape and the lives of those associated with the place shall be encouraged to improve understanding of the site's history and cultural significance and coordinated to ensure use of available resources to maximum effect.

Actions

A research plan for Fagan Park shall be developed by Hornsby Shire Council with assistance from local historical societies, bushcare and other conservation groups and The Friends of Fagan Park to guide archival, scientific and historical research. This plan shall clearly identify priority research areas, methodology and approximate time frame.

An oral history program shall be initiated to record the living memories of people associated with the construction, maintenance and use of Fagan Park. The program shall be conducted in a culturally appropriate manner and intellectual property rights shall be respected and copyright negotiated accordingly.

Opportunities for cooperative research with local conservation groups, historical societies, schools and tertiary educational institutions and the local tourist information office shall be investigated.

8.2.9 Interpretation and Promotion

“Interpretation” is the explanation of the place to visitors and non-visitors alike, instilling in them an appreciation for the meaning of the place - often there is a wider meaning behind what can be first seen in the surviving physical evidence. This explanation may be achieved through the use of a variety of media and devices. Interpretation of the natural and cultural history and significance of Fagan Park is integral to its conservation and to community understanding and appreciation of its values. It is important that the community, now and in the future, understands the significance of Fagan Park and its role in the context of the development of Hornsby Shire, the Sydney region and New South Wales as a whole. (Article 24.1, Burra Charter). There is a need for a clear identity for Fagan Park, in the context of the cultural landscape history of Hornsby Shire.

Policies

Interpretation shall be provided in a manner that is consistent with the policies in this Conservation Management Plan.

An Interpretive Plan shall be prepared for Fagan Park.

The major themes arising from the Statement of Cultural Significance shall be incorporated into the interpretation of the place.

Council shall engage professional interpretation and design expertise to prepare the Interpretive Plan and implement its recommendations, in collaboration with Council staff and relevant community groups including the Friends of Fagan Park, historical societies and Bushcare groups.

Council shall adopt best practice methods for interpretation of Fagan park. All new structural elements introduced shall read as new additions and conform with the guidelines to the Burra Charter.

Interpretive media and programs shall communicate the natural and cultural values of Fagan Park within the context of the Hornsby Shire and the Sydney region environment.

Council shall devise specific methods for on-site and off-site interpretation.

On-site interpretation policy shall provide for a program which involves the use of consistent, well-designed, vandal-resistant and visually unobtrusive media. These devices shall not dominate, obscure or reduce the cultural significance of the interpreted fabric or place.

On-site interpretation shall be supplemented where possible by other media, which may include pamphlets, books or electronic media which shall be available to the public in various ways such as on the internet or by purchase or reference in public libraries.

Accurate and reliable information about Fagan Park shall be made available to visitors.

For any new developments at Fagan Park e.g. new garden development, bird-watching hides, or entry area improvements, Council shall provide information explaining process and progress during development and construction phases.

In future, information on the heritage significance of Fagan Park shall be expanded in interpretive programs and in guides and other interpretive media published by Hornsby Shire Council.

Given the demographics of the visiting public, serious consideration shall be given to the provision of signage and other information for visitors from non-English speaking backgrounds.

Services required for interpretation shall be integrated into existing or new development to minimise visual and other impacts on the natural environment and heritage fabric.

Interpretation shall articulate and promote the natural and cultural significance of the environment of Fagan Park.

Interpretation shall enhance the conservation and management of the area by encouraging all visitors to identify, understand, respect, appreciate, preserve and enjoy the significance of Fagan Park and its heritage values.

Interpretation shall cover all aspects of the history of the area, including the geological formation of the landscape, the pre-history and Aboriginal occupation, the European exploration and settlement, and the research and conservation interest in the place.

Interpretation shall explain the significance of Fagan Park within the context of Hornsby Shire and the role of Hornsby Shire Council, relevant State

government agencies and controls, international conservation treaties and agreements, and the community in conserving the natural and cultural landscape of the place.

Actions

Prepare an Interpretive Plan for Fagan Park in accordance with the principles and guidelines in Section 9.2.

Identify a range of appropriate interpretive techniques such as well-designed signage, guided and self-guided walking tours, discovery programs, publications and Website entries.

8.2.10 Conservation of Archival Material

Archival material relating to Fagan Park is an important part of its significance. Protection of these archives must be addressed in determining Conservation Policies and future planning strategies.

Policies

Copies of all known archives relating to Fagan Park shall be kept in safe conditions as a collection at Hornsby Shire Library, with copies of relevant material kept at Fagan Park for reference by management and visitors.

Research on the history and landscape of Fagan Park shall be encouraged and coordinated to ensure use of available resources to maximum effect.

8.2.11 Record Keeping

Accurate record keeping is an important part of conservation.

Policy

Records of conservation works shall comprehensively document the work's or activity's time frame, materials, contractors involved, other relevant information and be available for interested members of the public to view.

These records shall be cross-referenced and filed in such a way that details of Council works are readily accessible.

8.2.12 Public Access and Safety

Fagan Park is open 7 days a week all year round, with the exception of Christmas Day. Opening hours are 7.00am until 6.30pm during Daylight Saving and 7.00am until sunset at other times.

Policies

Public access to Fagan Park shall be facilitated within the constraints of heritage conservation and available resources.

Where possible, relevant standards for disabled access shall be met.

Management shall be committed to a policy of maximising public safety, managing risk and minimising public liability within the constraints imposed by conservation of heritage significance.

Regular inspections and monitoring shall be carried out to identify potential risks and hazards. Reports shall be made of hazards and incidents, and logbooks kept of actions taken to remedy these situations. Public safety hazards shall be identified and appropriate warning signs and barricades shall be erected as soon as possible after detection.

Adequate levels of insurance shall be maintained to cover public liability.

A protocol for dealing with complaints, claims and incidents shall be established and reviewed on a regular basis.

8.2.13 Training

Appropriate training is essential for the management and interpretation of heritage places.

Policy

Council staff and volunteers shall be trained in the appreciation of the natural and cultural values of Fagan Park and in the techniques recommended for implementation of the management recommendations of this Conservation Management Plan.

8.2.14 Community participation in the conservation of Fagan Park

Every effort shall be made by the management authority to involve the local community in fundraising, maintenance and conservation. This will help to promote community goodwill and harness a considerable labour supply that can supplement the often-meagre resources available for maintenance and development of heritage places.

It is recognised that trade union opposition to the use of voluntary labour continues and remains a potential impediment to greater community involvement in public area maintenance and restoration. However, while governments at all levels must provide management authorities with realistic and adequate resources, it is argued that there will probably never be sufficient 'in house' resources to manage Fagan Park to a level that its significance warrants.

The use of volunteers, community groups and labour schemes for conservation works must be carefully planned and regulated by the management authority. There are numerous logistical and legal implications to be overcome. In many instances the 'red tape' involved can prove counter-productive. Provision must be made for training of volunteers, adequate supervision, enforcement of safety standards and sufficient insurance cover for workers.

One of the major problems associated with unemployment relief schemes such as Commonwealth Employment Program, New Work Opportunities and the 'Work for the Dole' scheme, is the short-term nature of these programs, which are often limited timeframe responses to election promises. Lack of follow-up often means that useful works are negated by a lack of ongoing maintenance.

Attracting sponsorship for historic conservation projects has traditionally proven difficult. Large corporations and local businesses often prefer to provide financial support for charities and cultural programs that will enhance their profiles as good corporate citizens. Assisting with the conservation of an historic building may not have the same appeal to potential sponsors as, say, funding cancer research or local theatrical productions. One avenue worth exploring is the approach to local industries to support the conservation of items relevant to their business. Some companies may be prepared to contribute in cash or in kind. Of course, sponsorship must be subject to a Sponsorship Policy, carefully prepared so that sponsors are in no doubt as to their obligations and benefits.

Policies

Community participation in decision-making for and management of Fagan Park shall be encouraged through ongoing Council support and encouragement for the voluntary community groups which provide valuable assistance in the care of the site.

Hornsby Shire Council shall explore all avenues for adequate resourcing of park management.

Hornsby Shire Council shall develop strategies for the use of volunteer labour in the conservation of Fagan Park that do not conflict with workplace relations.

Hornsby Shire Council shall take an opportunistic approach to the use of externally funded labour schemes.

Hornsby Shire Council shall develop and expand contacts with relevant community groups with a view to using community resources to maximum advantage in the conservation of Fagan Park.

8.2.15 Community awareness of management and conservation programs

Social significance relates partly to contemporary community esteem and Fagan Park will require a high degree of community consultation by Hornsby Shire Council when major changes are proposed.

Policies

Community awareness of management and conservation programs shall be promoted through consultation with relevant stake holders (e.g. Friends of Fagan Park, historical societies, conservation groups, tourist industry groups, local residents, Aboriginal community groups etc.)

This may be achieved through formal and informal meetings with key stakeholders. Regular media articles, Hornsby Shire Council newsletters and other periodicals may also be used.

8.2.16 Endorsement, Adoption and Review of the Plan

Plans for the conservation and management of public heritage assets shall be formally adopted, available for community inspection and comment, and reviewed regularly to ensure that they are up-to-date and relevant.

Policies

The Conservation Management Plan shall be made available at Fagan Park and at Hornsby Shire Council offices, for viewing and comment by the general public. Any proposed developments or other works that may impact on the significance, use or fabric of the place shall also be publicly exhibited.

This Plan shall be formally endorsed and adopted by Hornsby Shire Council and endorsed by the Department of Lands (former Former Department of Land and Water Conservation) and the Heritage Council of New South Wales, monitored on an ongoing basis and reviewed after a period of five to ten years.

The review process shall record the progress in implementation of the Plan and take into account any changes due to implementation, changes in Council policy direction, external political changes, resourcing levels and natural disasters such as storm events. Plan and re-adoption shall involve further consultation with relevant stakeholders including user groups and the local community.

8.3 Site Specific Conservation Policies

This Section sets out specific conservation policies for the maintenance, restoration and reconstruction of Fagan Park as an item of State heritage significance.

8.3.1 Arboricultural Management

Trees are living organisms that require management for their conservation and to minimise risks to visitors. Indigenous species in the remnant forest areas at Fagan Park will require management from time to time. Also, trees have been planted in Fagan Park to enhance its landscape amenity will need to be managed to ensure that they do not pose a threat to the significant fabric of the place or to the public who use the Park.

Policy

Arboricultural treatment of trees and shrubs on the site shall be carried out only by qualified personnel. The work must conform to relevant Australian Standards and current best practice in arboriculture as recommended by the relevant industry representative groups such as the Landscape Contractors Association of New South Wales, the National Arborists Association of Australia and the Australian Institute of Horticulture.

8.3.2 Erection of New Structures

Introduction of new structures into historic places can pose major visual and other negative impacts on the significance of those areas.

Policies

Any new structures approved for Fagan Park shall be designed in keeping with significant buildings and landscape elements, with design and materials consistent with or at least not in conflict with existing structures in that particular part of Fagan Park.

Care shall be taken to ensure that construction sites are left in good condition after completion of works. Waste material such as excess cement and other rubbish shall be removed from Fagan Park by the contractor. (Articles 22.1, 22.2, Burra Charter).

Any new structures shall be constructed in accordance with appropriate industry standards, including the Building Code of Australia and relevant Australian Standards and shall be fabricated and installed by contractors with proven experience in working in places of heritage significance. Construction shall also comply with the requirements of Council's Local Environmental Plan and all relevant Development Control Plans.

8.3.3 Materials Conservation

Advice on specific materials conservation issues is available from the following organisations.

Australian Institute for the Conservation of Cultural Materials (AICCM)
c/- Secretary
AICCM NSW Division
Art Gallery of New South Wales
Art Gallery Road
SYDNEY NSW 2000

Chairman
Technical Advisory Group on Materials Conservation
Heritage Council of New South Wales
c/- NSW Heritage Office
Locked Bag 5020
PARRAMATTA NSW 2124

Priority for conservation of landscape elements at Fagan Park shall be assessed according to the following criteria :

1. Danger to the public.
2. Further deterioration likely if not repaired.
3. Significance.
4. Affected by recent vandalism.

Cost-effectiveness of repairs shall also be taken into account when determining priorities for repairs.

8.3.4 Interpretive and Memorial Plaques

Interpretive and/or memorial plaques may be fixed to a timber post or stone marker discretely sited near the place to be interpreted or memorialised (Article 24.1, Burra Charter).

8.3.5 Traffic, Access and Parking

Vehicular and pedestrian access to Fagan Park is via two main gates, one from Arcadia Road, the other from Carrs Road. Each entrance is controlled by a coin-operated boom gate (current fee is \$3.00 per vehicle). Visitor car parks are located close to each main entry point, with provision for on-site overflow parking during special events and on heavy visitation days e.g. Mothers' Day.

Policies

Fagan Park shall be made accessible to the public now and in the future.

Safe and adequate parking for visitors to Fagan Park shall be provided within a reasonable walking distance of the site.

The design and character of park entry areas and accessways shall be commensurate with the heritage significance of the area. Opportunities to improve arrival experience through landscape and construction upgrades shall be encouraged.

8.3.6 Choice of Materials

It is important that new materials introduced into the landscapes of Fagan Park shall be consistent with those traditionally used.

Policies

Materials used in the maintenance or reconstruction of the landscape of Fagan Park shall either be traditional materials already used in the construction of the landscape (e.g. stone, iron, brick or timber) or materials that are consistent with the heritage character of the place.

New materials such as steel, recycled plastic may be introduced to the landscape only where they are essential for public safety reasons, have minimal impact on the significance of the site or are reversible.

8.3.7 Management of Change

A Conservation Management Plan provides policies and the means of implementing those policies to ensure the conservation of a significant place. Any change must be managed wisely to avoid the "prettification" of sites, so much a feature of many historic places adapted for new uses or where the traditional use ceases. (Articles 27.1, 27.2, Burra Charter)

The reinstatement of former landscape elements or the introduction of appropriate new elements must be guided by the evidence provided by documentary and graphic sources. If a new or amended use requires low maintenance landscape treatments then there are choices available which are historically accurate as well as being easy to maintain.

It is important that significant elements from earlier periods are retained and, where there is sufficient documentary evidence, that lost elements from those periods be reinstated. It is inevitable that early plantings will become senescent and eventually die.

Policies

Given the importance of the views to and from the site, new plantings shall be located in such a way that they enhance views, not detract from them.

Choice of species for new plantings shall be based on the relative significance of the area, appropriateness for the period, suitability for the location, ease of maintenance and use (e.g. revegetation, screening, visitor control, floral display).

Significant former elements shall be restored or reconstructed as funds permit to maintain the heritage value and character of the landscapes.

Future management shall provide for the replacement of significant elements to maintain the character of the place.

Replacement plantings of significant cultural plantings shall be propagated from existing specimens where practical.

8.3.8 Adjoining Lands

Lands adjoining Fagan Park are important to the setting of Fagan Park and its appreciation by the community.

Policies

Adjoining lands shall be managed to conserve the heritage significance of the place generally and Fagan Park in particular.

Any adjoining development shall be sympathetic to the conservation of Fagan Park. Council shall incorporate this consideration into decisions regarding Development Applications on adjoining land, where they have the potential to impact on the heritage significance of Fagan Park.

8.3.9 Maintenance Procedures

Current horticultural maintenance primarily involves maintenance of the Gardens of many Nations, grass mowing and weed control. The remnant Sydney Turpentine Ironbark Forest has also been the subject of an ongoing bush regeneration program that seeks to enhance and conserve the natural areas.

Water for landscape maintenance at Fagan Park is supplied largely from on-site storage.

The various types of significant fabric will require different frequencies of inspection and levels of maintenance, reflecting their relative significance.

The General Maintenance Schedule at Section 9.1 sets out the recommended maintenance regimes.

Policies

Appropriate maintenance procedures shall be developed, documented and implemented to ensure the ongoing retention of the significance of the cultural landscape of Fagan Park.

Procedures for maintenance and repairs shall be adopted to reduce costs and conform to current best practice in conservation. Statutory requirements, for example the Occupational Health & Safety Act, must also be considered in the formulation of these procedures.

A procedures manual shall be developed for the range of maintenance and repair tasks for the various elements of the site, for example, landscape, buildings, other structures, horticultural management. Occupational health and safety must also be considered in this manual.

Records such as logbooks shall be kept for all repairs and maintenance to landscape and built elements. A pro-active program of planned maintenance shall be developed.

Regular monitoring of the condition of the landscape of Fagan Park shall be built into the maintenance program. This will not only alert the owners/managers to potential hazards and other problems but will assist in reducing costs by allowing a pro-active approach to management. Visitor monitoring also is an essential tool to aid management decisions.

A cyclical maintenance program shall be established for Fagan Park.

8.3.10 Movable Heritage

Fagan Park includes a substantial collection of movable heritage items. The rooms of the Netherby homestead are furnished with heritage items of the period although few of these originated at Netherby. The museum located in the Netherby outbuildings includes items of agricultural industry, some with a Netherby provenance, others relating to the district rather than the property. As with many historical museums, collections grow as people donate items that are no longer wanted or that have outlived their original purpose. In the absence of adequate space or human resources to manage such collections, it is essential that these museums have formal acquisition policies, to maintain relevance and to tailor the nature and size of collections to available resources.

Policies

Hornsby Shire Council shall facilitate the establishment of appropriate mechanisms for the conservation and management of the collections of movable heritage at 'Netherby', in accordance with current best practice as recommended by the NSW Heritage Office and the Museums and Galleries Foundation.

8.3.11 Disabled Access

Provision of unrestricted access to historic sites is often difficult to achieve without unacceptable impacts on heritage significance.

Policy

Where possible, relevant standards for disabled access shall be met.

8.3.12 Occupational Health and Safety

There are certain statutory obligations with regard to the safety of staff and contractors working on site and members of the public visiting a property. However, natural areas and historic landscapes may, by their very nature, contain hazards or pose risks which may be brought to visitors' attention but which may not be removed without unacceptable impacts on heritage significance.

Policies

Management shall be committed to a policy of maximising public safety, managing risk and minimising public liability within the constraints imposed by conservation of heritage significance.

Regular inspections and monitoring shall be carried out to identify potential and future risks and hazards. Reports shall be made of hazards and incidents, and logbooks kept of actions taken to remedy these situations.

Public safety hazards shall be identified and/or appropriate warning signs and barricades shall be erected as soon as possible.

The Council shall have procedures in place for the immediate and effective making safe of any dangerous trees or structures, such procedures to the erection of barriers to prevent public access to the sites and placement of appropriate warning signs to advise employees and visitors of the hazard.

Adequate levels of insurance shall be maintained to cover public liability.

A protocol for dealing with complaints, claims and incidents shall be established and reviewed on a regular basis.

Park employees shall be made aware of the danger of UV radiation in the outdoor environment of Fagan Park, particularly in a place like Galston where there are seasonally high levels of solar radiation and reflected radiation from the ground and water bodies.

During times of exposure employees shall be well protected by clothing appropriate to their particular circumstances. Areas of exposed skin shall be kept to a minimum and a UV protective cream or lotion applied to exposed areas.

The Council shall provide employees required to work in wet weather with appropriate wet weather gear, and shall ensure that an adequate supply of clean, cool drinking water is available at all times.

8.3.13 Archaeological Constraints

A detailed archaeological assessment of Fagan Park has not been made but there are several sites thought to have archaeological potential. These include the area around the Netherby building complex and a number of sites associated with brick making (i.e. brick kiln site, clay pit), rubbish disposal and timber getting. Known sites are indicated on Map 5.

Archaeological 'relics' are defined in the Heritage Act, as any deposit, object or material evidence which relates to the settlement of NSW and which is 50 or more years old, but does not include Aboriginal relics.

Under Section 141 of the Heritage Act an excavation permit is required to disturb or excavate any land for the purpose of discovering, exposing or moving a relic. While many repairs to buildings and other structures can be carried out without the need for excavation, there may be occasions when there will be a need for an excavation permit under the Heritage Act regarding statutory requirements for works likely to affect archaeological material and mechanisms for reducing impacts.

The National Parks and Wildlife Act 1974 defines a relic as "any deposit, object or material evidence (not being a handicraft made for sale) relating to indigenous and non-European habitation of the area that comprises New South Wales, being habitation both prior to and concurrent with the occupation of that area by persons of European extraction, and includes Aboriginal remains". No Aboriginal relics are known to exist at Fagan Park.

While most repairs to standing structures can be carried out without the need for excavation, there may be occasions when there will be a need for an excavation permit under the Heritage Act regarding statutory requirements for works likely to affect archaeological material and mechanisms for reducing impacts.

Approval under Section 60 of the Heritage Act is required for works to items on the State Heritage Register, unless the works are subject to a Schedule of Exemptions. It is envisaged that implementation of the recommendations in this Conservation Management Plan will be so exempted, once the Plan has been endorsed by the Council, the Department of Lands and the Heritage Council of New South Wales.

Policies

Any works likely to affect non-Aboriginal archaeological material shall only be carried out in accordance with the requirements of the Heritage Act.

New works arising from the implementation of this Conservation Management Plan and routine future maintenance works must respect the archaeological evidence embodied in the historic fabric of the place.

If any evidence of subsurface relics is uncovered during site works they shall be treated according to the legislative requirements and an archaeological plan shall be prepared.

No new development shall be carried out at the identified sites of archaeological significance. Future development in the vicinity of these sites shall be planned to avoid compromising the ability of the sites to inform interpretation of Fagan Park.

8.3.14 Avoidance of Chemical Pollutants

Chemicals used in the control of weeds, insect pests and feral animals, the cleaning and repair of buildings may be toxic to humans and / or wildlife.

Policy

The environmental effects of the various chemicals used in the maintenance and conservation of Fagan Park shall be considered before their use and risk minimisation programs shall be implemented.

8.3.15 Indigenous Vegetation

Policies

Indigenous species, planted or self-sown, shall be conserved where they are not destructive to the historic fabric or setting of Fagan Park.

Along the creek corridor, within the rural valley, suitable indigenous grasses such as Kangaroo Grass, native groundcovers and small shrubs shall be encouraged to form part of the site vegetation to provide habitat for native fauna without impacting on the visual qualities of the area..

8.3.16 Weeds and Problem Species

Policy

Weeds and problem species at Fagan Park shall be controlled and / or removed under ongoing maintenance programs.

8.3.17 Indigenous Fauna

Fagan Park presents a wide range of habitats for indigenous fauna, including small mammals, birds, reptiles, amphibians and invertebrates. Of particular significance is the habitat for the migratory Latham's Snipe, a threatened waterbird species.

Policy

All indigenous fauna shall be conserved in accordance with statutory requirements and current best practice in wildlife management. Wherever possible, their habitat shall be enhanced by retention of appropriate vegetation cover and food supply e.g. use of appropriate plant species to attract native birds, reptiles and mammals. Revegetation works shall be undertaken to improve the habitat of rare migratory bird species and other state and regionally significant animals.

8.3.18 Feral Animals

Policies

The presence of feral animals in Fagan Park shall be monitored, and any adverse impacts on significant items and areas, vegetation and wildlife recorded (e.g. damage to areas caused by rabbit burrows, predations by foxes, feral dogs and cats).

Control and eradication programs for feral animals in Fagan Park shall be implemented opportunistically where impacts have been identified. Such programs shall be devised with public safety in mind, and shall be in accordance with relevant local regulations.

8.3.19 Buildings and Other Structures

Policies

Buildings and other structures shall be subject to conservation, maintenance and use appropriate to their relative significance.

A Statement of Heritage Impact shall be prepared for each significant building or other structure within Fagan Park prior to any work other than repairs or maintenance being undertaken on that item. Suitably qualified persons, such as conservation architects, shall prepare the statement.

8.3.20 General Layout, Roads, Paths and Fences

Policy

The design, roads, paths and fences are part of the fabric of Fagan Park, with varying levels of significance and shall be maintained as such, in a weed-free condition and devoid of public safety hazards. Where appropriate due regard shall be given to historic alignments of paths and fences as opportunities to reference past land management practices. New trails, fences and other minor landscape works may be developed where they look to enhance the use of the park, consistent with the objectives identified in this Plan.

8.3.21 Services and Site Security

Policies

Services such as water, power and phone shall be provided at Fagan Park in a manner which poses minimal environmental impact on the historic fabric or aesthetic qualities of the place.

There shall be sufficient water outlets to enable hoses to reach all significant buildings and other significant structures with timber components.

Council shall investigate options for improving fire safety for buildings and personnel at Fagan Park.

8.3.22 Human Resources

Effective implementation of the policies stated in this Conservation Management Plan cannot be achieved with the current level of staffing.

Policies

The Council shall seek to expand the human resources and skills available to it for the management of Fagan Park. Consultants and contractors, engaged for specific projects, may be required on a periodic basis.

Staff training and performance evaluation shall be programmed to ensure suitable standards of expertise and to maximise cost-effectiveness, productivity, efficiency and customer service.

Volunteer and other labour resources (e.g. recruitment of Friends of Fagan Park, use of unemployment relief schemes, Community Service workers) shall be explored, with appropriate training, supervision and recognition.

8.3.23 Financial Resources

An examination of the Council's relevant financial reports since the establishment of Fagan Park indicates that Council's budget allocation is only sufficient to allow for basic horticultural management with occasional capital works funded from grants. Unless a more substantial funding base is achieved the Council cannot hope to further the objectives embodied in this Plan. Increases to fees and charges to bring Fagan Park more into line with current industry prices in the region, may be necessary.

Policies

The Council shall investigate means of increasing the size and reliability of its financial resources that can be allocated to the conservation and management of Fagan Park.

The Council shall seek financial assistance on an opportunistic basis from State and Federal Government sources for the conservation and interpretation of Fagan Park, by having a series of costed projects ready to take advantage of funding programs.

8.3.24 General Work Practices***Policies***

All work in Fagan Park, whether maintenance of the site, or conservation of heritage fabric, shall be carried out in accordance with current best practice in the relevant field.

In all works Trustees Council staff, contractors and volunteers must comply with the requirements of the Occupational Health and Safety Act 1983 and Regulations. Where the law requires a licence or permit for the operation of plant and equipment, the Council must ensure that all workers operating such plant and equipment have the relevant, current licence or permit. Whether or not a licence or permit is required, Council shall ensure that all operators have been instructed in the safe and correct use of the plant and equipment, that the plant is stable on the ground, and that it is only operated within legally required distances from powerlines.

In operational matters the Council shall be guided by the relevant Australian Standards, National Standards, Worksafe Australia Standards and New South Wales Acts and Regulations.

In horticultural management matters the Council shall adopt practices recommended by the relevant industry bodies such as the Australian Institute of Horticulture, the Royal Australian Institute for Parks and Recreation and the Australian Arborists Association, in addition to the relevant statutory requirements regarding use of plant and equipment, herbicides and pesticides.

In conservation works the Council shall follow the Australia ICOMOS *Guidelines for the Conservation of Places of Cultural Significance* (the 'Burra' Charter) as revised in 1999 and the *NSW Heritage Manual*, (Heritage Council of New South Wales and the New South Wales Department of Urban Affairs and Planning, 1996, as amended). Work in natural areas shall comply with Council policies for bush regeneration and revegetation.

8.3.25 Quality Assurance

The community has certain expectations of its local government authority and Council's management of its heritage assets.

Policy

In all its operations at Fagan Park and all its dealings with the public the Council shall provide the highest quality, customer-focussed delivery of service by adopting current best practice in all areas and by responding to community needs in a professional, cost-effective and efficient manner.

8.3.26 Documented Procedures

Documentation of works at heritage places is essential, not only to record what has been done but to assist in determining what is necessary in the future.

Policy

All procedures in the operation, maintenance and conservation of Fagan Park shall be fully documented to record changes to the place for archival purposes and as a guide for future works.

8.3.27 Community Participation in Conservation

Fagan Park is a valuable community asset and the community should be actively involved in decision-making and in assisting with management of the park's heritage resources. While many important decisions about Fagan Park are necessarily made by Council as the community's elected representatives, the community has an opportunity to be involved in this process through representation on various committees and by participation in community consultation e.g. workshops, comments on exhibited plans, etc..

Policies

Hornsby Shire Council shall maintain adequate community representation on committees relevant to Fagan Park.

Hornsby Shire Council shall encourage the Friends of Fagan Park through a program of financial support and recognition of the valuable contribution that the Friends have made and continue to make to the management and interpretation of Fagan Park.

Other community groups and associations with interests relevant to Fagan Park shall be encouraged to use Fagan Park as a resource for education, research and passive recreation. These shall include local schools, universities, special interest group such as Probus clubs and conservation groups.



Fagan Park staff on patrol near the Chinese Garden in the Gardens of Many Nations. Additional human resources are necessary if conservation, management and interpretive objectives are to be met. (Photo: C Betteridge, 24 April 2003)

9 Management Recommendations

9.1 Maintenance Schedule

The following table describes the appropriate maintenance and conservation measures applicable to the various landscape elements at Fagan Park.

Landscape Element	Recommended maintenance actions and frequency
Buildings and Other Structures	Maintain in accordance with the NSW Heritage Office guidelines in <i>The Maintenance of Heritage Assets: A Practical Guide</i> .
Bush Regeneration and Creek Revegetation in natural areas	Undertake weed removal and suppression and encourage natural regeneration. Plant in degraded areas locally indigenous species to enhance habitat. Control nutrient runoff to improve water quality in water courses and dams.
Trees and Major Shrubs in developed areas	Check every 6 months for signs of disease, rot, dead wood and treat as necessary. Prune to lift crowns as necessary every 12 months and mulch with leaf mulch. Carry out tree husbandry operations such as staking, protection and replacement during June.
Minor Shrubs in developed areas	Check minor shrubs every 6 months for signs of disease, rot, and dead wood and treat as necessary. Prune as necessary, in accordance with species requirements, to improve shape, flowering or fruiting. Check for fungal attack during humid weather months and spray as necessary.
Herbaceous plantings in developed areas	Prune as necessary, in accordance with species requirements, to improve shape, flowering or fruiting. Check for fungal attack during humid weather months and spray as necessary. Prune roses during July, or June if onset of dormancy is earlier due to cold weather.
Lawn in developed areas	Aerate worn areas in September if necessary and reseed or returf if necessary. Condition soil and top dress and fertilise turf in September eg with combined topdressing and organic fertiliser. Spray lawn weeds with selective herbicide if necessary at start of active growth season. Spray to control seasonal insect pests as necessary. Increase frequency of mowing if necessary, depending on growth. Gradually increase frequency of watering and mowing to full summer program during October. Taper off mowing and watering during March and fertilise if necessary. Spray winter lawn weeds during late October if necessary.
Fences, gates, park furniture & timber structures	Check condition and operation of fences, gates, park furniture and timber structures 3 monthly and repair damage as necessary. Schedule major repairs and maintenance for July.
Paving	Inspect paving surfaces for wear every 12 months. Inspect for trip hazards every 3 months. Respond immediately to any safety problems identified by staff, volunteers or visitors.
Miscellaneous items	Service and maintain gardening equipment during winter months. Arrange maintenance check and service as necessary of reticulation equipment during late autumn/winter. Check operation of reticulation equipment prior to warmer months.
Signs	Inspect signs every 6 months and repaint/repair as necessary. Remove graffiti as soon as practicable after it has been applied.
Drainage	Keep roof gutters clear of leaves and other material. Inspect and clear drainage lines and pits after each period of heavy rain or at least monthly.

9.2 Interpretation

“Interpretation” is defined in the Burra Charter as “all the ways of presenting the cultural significance of a place”. Given that the primary focus of the Burra Charter is on cultural heritage, the definition for Fagan Park needs to be broadened to include the natural heritage i.e. “all the ways of presenting the significance of a place”. Significance is here widened to mean aesthetic, historic, scientific, natural, social, life-support or spiritual values for past, present or future generations. These values may be derived in whole or in part from special associations that exist between people and a place; from intangible aspects such as symbolic qualities and memories that a place evokes or expresses; and from related objects that contribute to the significance of a place but are located elsewhere.

The Burra Charter explains that interpretation “may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.” The Charter points out (Article 25) that “the cultural significance of many places is not readily apparent, and should be explained by interpretation. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.”

In Section 2.4 of the “Guidelines to the Burra Charter: Conservation Policy” it is emphasized that “conservation policy should identify appropriate ways of making the significance of the place understood consistent with the retention of that significance. This may be a combination of the treatment of the fabric, the use of the place and the use of introduced interpretive material. In some instances the cultural significance and other constraints may preclude the introduction of such uses and materials.”

Interpretation is considered to be an integral part of the process of conservation. We conserve places of significance because they have the ability to enrich our lives, “often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences” (Preamble to Burra Charter, 1999, p. 1). We interpret significant places in the belief that a better understanding of their significance will lead to greater enjoyment of and respect for such places.

There is a need for a clear identity for Fagan Park and interpretation of its landscape, in the context of the natural and cultural history of the immediate locality, Hornsby Shire, the Sydney region and New South Wales. While there have been many positive developments in the presentation of Fagan Park, Interpretation at the moment is limited in both its scope and availability to visitors. These limitations have arisen mainly as a result of lack of funds and human resources.

9.2.1 Existing Interpretive Material

There is relatively little readily available published material on Fagan Park. Basic information is provided in a Council colour brochure which is about to be revised. The Friends have published a booklet on the Fagan family. The State Heritage Inventory listing on the NSW Heritage Office website provides

only statutory information on the place. Council's website provides a summary of the place's history and visitor facilities. Several private websites include information about Fagan Park but the timeliness and veracity of the material is uncertain.

A series of well-designed and executed interpretive signs in the bushland at Fagan Park provide information on the Sydney Turpentine Ironbark Forest. Interpretive signs in the Eco Garden explain permaculture techniques and promote the benefits of sustainable gardening including mulching, composting and water-saving. Many movable heritage items in Netherby and the museum are labelled. There is some excellent historic photographic material displayed at Netherby including enlargements of aerial photographs that show the extent of the former orchards. Information about the history of Netherby is also provided by the Friends of Fagan Park and by Council staff who conduct guided tours of the place. However, these tours and visitor access to the interiors of Netherby and the museum are severely limited by available resources. While much of the interpretive material is good, it lacks integration, and some information and directional signage is decidedly makeshift.

Interpretation of the place needs to be integrated by way of an Interpretive Plan that addresses the primary and secondary resources available, analyses the relevant themes and messages to be conveyed, and recommends appropriate media to be used. The Burra Charter advocates a cautious approach to conservation generally, applying the maxim "do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained." Interpretation must strike a careful balance between provision of information and retention of heritage values.

9.2.2 Primary Interpretive Resources

The primary object for interpretation is the place itself: the remnant natural environment, the rural landscape, the historic buildings and their contents, the Ecogarden, the Gardens of Many Nations and the recreational facilities.

9.2.3 Secondary Interpretive Resources

The natural and cultural history of the place is supported by documentary and pictorial evidence, including early maps, terrestrial and aerial photographs, Fagan family papers, scientific publications, Council reports and oral histories. This material provides the basis for the interpretation for the place and the contextual framework in which to establish their significance.

9.2.4 Interpretive Approaches

The interpretation of the natural environment should assist the visitor to understand and appreciate the changes that have taken place over time, the significance of the remnant indigenous vegetation and its habitat values.

The interpretation of Netherby and its movable heritage should evoke in the visitor the understanding that this place was a working rural property, a major citrus orchard, then a Jersey cattle stud, and more recently a site museum.

The interpretation of the Gardens of Many Nations should explain to visitors how the gardens came about as a Bicentennial Project and how they relate to the history of gardening in Australia.

9.2.5 Themes and Messages

The main themes and messages relevant to the interpretation of Fagan Park are:

The natural environmental context

- Original vegetation
- Significance of surviving remnants
- Habitat values
- Plant and animal identification
- The importance of conservation
- Community participation e.g Bushcare group

Aboriginal occupation and heritage

- Pre-contact
- Post-contact

European history

- Exploration
- Timber getting
- Settlement
- The Fagan Family
- Netherby and its contents
- The Museum

Fagan Park

- Hornsby Shire Council & The Deed of Gift
- The Bicentennial Project
- Design and development of the Gardens of Many Nations.
- The Eco Garden
- Management structure and staff responsibilities
- The Friends of Fagan Park

9.2.6 Specific Recommendations

- Include more information about Fagan Park in future Hornsby Shire Council publications about the heritage of the LGA.
- Publish digital images of Fagan Park on Hornsby Shire Council's website.
- Develop a self-guided walking tour map brochure for Fagan Park, including general information about Fagan Park and particular interpretive material about significant habitats, rural landscape and historic buildings. Places featured in the brochure can be marked discretely with numbered pegs.
- Develop an interpretive signage scheme for Fagan Park consistent with this Conservation Management Plan and an Interpretive Plan for the site. Care shall be taken to avoid a proliferation of signs.

- Install interpretive signage at Fagan Park, explaining its significance as an important heritage asset in Hornsby Shire LGA. Photo-metal signs could include early photographs of the site with relevant text.
- Erect signs at Fagan Park encouraging visitors to behave responsibly and advising them where they can obtain further information. A draft Visitor Code is included in the Appendices.
- Many modern motor vehicles are equipped with CD players and many visitors will have portable CD players. Hornsby Shire Council, in conjunction with local historical societies, the local tourism authority and other stake holders may consider the production of a CD containing historical and tourism information about Hornsby Shire LGA in general and Fagan Park in particular. An interactive CD-ROM could have additional use as a classroom educational tool. The use of audio guides can obviate the need for a plethora of signs, thereby reducing visual clutter.
- A promotional video or DVD on Hornsby tourist attractions should include footage of Fagan Park as part of the coverage of the area's cultural heritage sites.



One of a number of directional, informational and interpretive signs that are inconsistent in style and quality. An Interpretive Plan for Fagan Park is needed to provide for a hierarchy of well-designed, vandal resistant and well-located signs. (Photo: C Betteridge, 24 April 2003)

9.2.7 Interpretive Suggestions for Specific Locations

Set out in the table below are some suggestions for interpretive media and messages at specific locations in Fagan Park.

Location	Topics/Theme(s)	Medium/Device	Message(s)
Main entrance, Arcadia Road	Introduction to Fagan Park	Sign	Welcome to visitors, general information
Main entrance, Carrs Road	Introduction to Fagan Park	Sign	Welcome to visitors, general information
Car parks	General information, visitor code, safety information	Signs, pamphlets	Contact numbers, emergency instructions, general information
Picnic areas	General information	Signs	Visitor code, by-laws
Entry point to Netherby Farm Group from carpark	History of site, information about Friends	Sign	Summary of site history, image of 1941 aerial phot showing orchard layout
Large dam	Nature conservation	Signs	Importance of wildfowl habitat, Bird identification
Proposed extension to Carrs Bush walking track	Nature conservation, environment	Signs, bird watching hide(s)	Continuation of existing sign series
Fagan Park generally	Environment	Plant identification labels	Scientific and common names, Family name, distribution
Fagan Park generally	Environment	Signs	Information about plants that attract native birds, have low water requirements
Gardens of Many Nations	Environment	Signs	Summary about garden styles, choice of plants
Eco Garden	Permaculture	Signs, leaflets	Information about sustainable gardening e.g. mulching, composting, low water use
Netherby Farm Group	Agriculture, Persons	Signs, guided tours	Information about site history, Fagan family
Netherby homestead	Housing, Persons	Labels, Interpretive displays, guided tours, audio guide, pamphlets, book	Information about rural life, domestic arrangements, family history
Netherby Museum	Agriculture	Labels, interpretive displays, guided tours, audio guide, pamphlets, books	Information about orchard operation, Jersey cattle stud, agricultural machinery
Rural/Heritage Character Zone	Environment, Land Tenure, Agriculture	Signs	Information about early settlement, orchard development, The Depression, Jersey cattle stud, cultural landscape conservation
Hornsby Council website	All themes relevant to Fagan Park	Text, images	Information about heritage values, access, events, activities

9.3 General Housekeeping

9.3.1 Site protection during works

As with any conservation work, care shall be taken to ensure that the heritage place is respected. Drop sheets shall be used to protect heritage elements and surrounding areas during work such as cleaning, painting and repair of buildings. Any waste material such as surplus mortar, cement bags, containers, etc. shall be removed from site at the completion of work. Care shall be taken to avoid mechanical abrasion of buildings. During restoration work and routine maintenance it may be necessary to use hand tools close to structures to protect them from damage.

9.3.2 Tree Damage, Erosion and Root Control

Buildings may be damaged by falling branches and tree root growth. A solution to this problem may require removal of some trees, particularly self-sown specimens or some judicious root and crown pruning (with arboricultural advice).

9.3.3 Protection of trees during works

Trees are an important part of the landscape heritage of Fagan Park. When development works are carried out, it is essential that significant vegetation be protected during construction. The following guidelines should be followed.

Underground services shall be designed to use common trenches as far away as possible from the roots of existing or proposed trees. Trees to be retained on site to be subject to the following:

Supervision of tree preservation requirements shall be undertaken by a qualified arborist, to be engaged prior to the commencement of work on site. The arborist to monitor and report regularly on the condition of the trees to be retained and to supervise any excavation, trenching or tunnelling within the Primary Root Zones of any retained trees.

The schedule of works for the development shall acknowledge the role of the site arborist and the need to protect all retained trees. Sufficient notice shall be given to the arborist when their attendance on site is required.

All tree pruning (including root pruning) and tree removal shall be carried out by a qualified and experienced arborist to Australian Standard AS 4373 – 1996, “Pruning of Amenity Trees” and the Work Cover Code of Practice for the Amenity Tree Industry, 1998. Unnecessary damage to retained trees often occurs when undertaken by earthmoving machinery.

Trees to be retained in situ shall be protected by a rigid steel fence erected prior to commencement of demolition (including tree removal) or bulk earthworks. The fence shall be constructed from 1.8 metre high chain link wire or welded mesh supported by galvanised steel pipe.

The area for retained trees shall be kept free of all building materials, contaminants and other debris and shall not be used for storage of any building materials.

The location of the protective fence should be determined at a site meeting between the contractor (e.g. builder, plumber), a Council representative and the site arborist to prevent the need to move the fencing during construction.

Site personnel shall be made aware of tree requirements and protection measures.

9.3.4 Graffiti removal

Fortunately, graffiti has not been a major problem in Fagan Park. If it occurs, it shall be removed as quickly as possible. Simple tasks, such as painting over graffiti on previously painted timber or metal may be done by staff or volunteers. More difficult cleaning jobs, such as damage to interpretive signs, are best left to experts with experience in this type of work in heritage environments.



The Japanese Garden in the Gardens of Many Nations at Fagan Park. These theme gardens, developed for the Australian Bicentenary in 1988 have high aesthetic values and potential for improved interpretation and revenue generation as locations for photography and events. (Photo: C Betteridge, 24 April 2003)

10 Prioritised Schedule of Works

The following Schedule lists priorities for conservation works at Fagan Park – critical (2003-2004), high (2004-2005), medium (2005-2006), low (2006-2007 and beyond) and ongoing. Timing will depend on the availability of funds and quotes shall be sought from experienced tradespersons so that costed proposals are ready for financial assistance applications to be made opportunistically.

Priority	Timing	Conservation Works
Critical	2003-2004	Repairs to Netherby original outbuildings
High	2004-2005	Preparation of Interpretive Plan for Fagan Park Preparation of Museum Plan for Netherby Farm Group Development of improved maintenance facilities Rehabilitation of watercourse in eastern catchment Preparation of designs for the entry area and access improvements Works to protect conservation areas from park and event use activities Buffer planting works to improve visual character and wildlife links
Medium	2005-2006	Implementation of Interpretive Plan Implementation of Museum Plan Implementation of the entry area and access improvements
Low	2006-2007 and beyond	Continuing implementation of Interpretive Plan Continuing implementation of Museum Plan Continuing implementation of entry area improvements
Ongoing	untimed	Maintenance of Netherby Farm Group buildings Weed control in conservation areas Feral animal control Bush regeneration in conservation areas (not weed control) Theme gardens improvements / restoration



Autumn leaves in the North American Garden at Fagan Park. Seasonal displays in the Gardens of Many Nations are one of the many attractions for visitors to the park.
(Photo: C Betteridge, 24 April 2003)

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12 Appendices

- Appendix A Study Brief**
- Appendix B Heritage Study Inventory Form**
- Appendix C Draft State Heritage Inventory Form**
- Appendix D 2002 Visitor Survey Data Summary**
- Appendix E Metropolitan Greenspace Grant Application**
- Appendix F Netherby Measured Drawings**
- Appendix G Flora and Fauna Report and Draft Bird List**
- Appendix H Latham's Snipe Report**
- Appendix I Showground Statement of Heritage Impact**
- Appendix J Draft Visitor Code**