



ABATTOIR HERITAGE PRECINCT SYDNEY OLYMPIC PARK

CONSERVATION MANAGEMENT PLAN

Prepared for the Sydney Olympic Park Authority

Report No. 13012

September 2013

ABATTOIR HERITAGE PRECINCT

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This document is an update of *Abattoir Heritage Precinct, Sydney Olympic Park Conservation Management Plan*, prepared by Graham Brooks and Associates Pty Ltd in June 2003

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1.1 BACKGROUND AND SITE CONTEXT

The Abattoir Heritage Precinct is a collection of five buildings, set within attractive landscaped gardens within Sydney Olympic Park. This complex of buildings formed the administrative core of the State Abattoirs, dating from the early 20th century. Associated with the redevelopment of this area for the *Sydney 2000 Olympic and Paralympic Games*, the buildings were adapted for use by the Sydney Olympic Park Authority and visitor services. They are the only elements retained from the State Abattoir complex, other than some trees scattered across the Sydney Olympic Park site, and some workers cottages in Homebush.

Since 2000, these buildings have had similar uses, and are currently used for various sporting administration offices, visitor information, a café and associated facilities.

This precinct also includes a detached avenue of Canary Island Date Palms, along the eastern side of Showground Road to the intersection with Grand Parade, as they are interpret part of the Abattoir landscaping dating from the early 20th century.

This CMP is based on an earlier report *Abattoir Heritage Precinct, Sydney Olympic Park Conservation Management Plan*, prepared by Graham Brooks and Associates Pty Ltd in June 2003. (This document is hereafter referred to as the 2003 CMP).

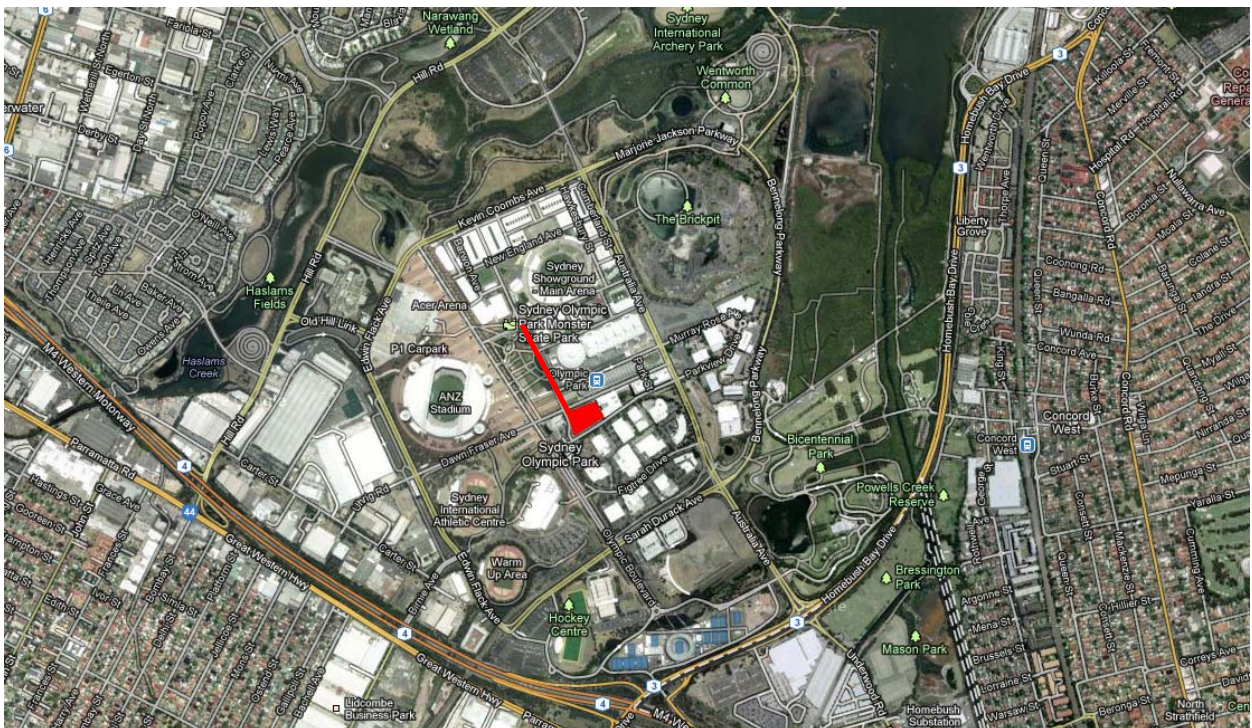


Figure 1
Aerial view of Sydney Olympic Park. Abattoir Heritage Precinct marked in red
Source: Google Maps



Figure 2
 Map of Sydney Olympic Park, Abattoir Heritage Precinct marked in red
 Source: SOPA

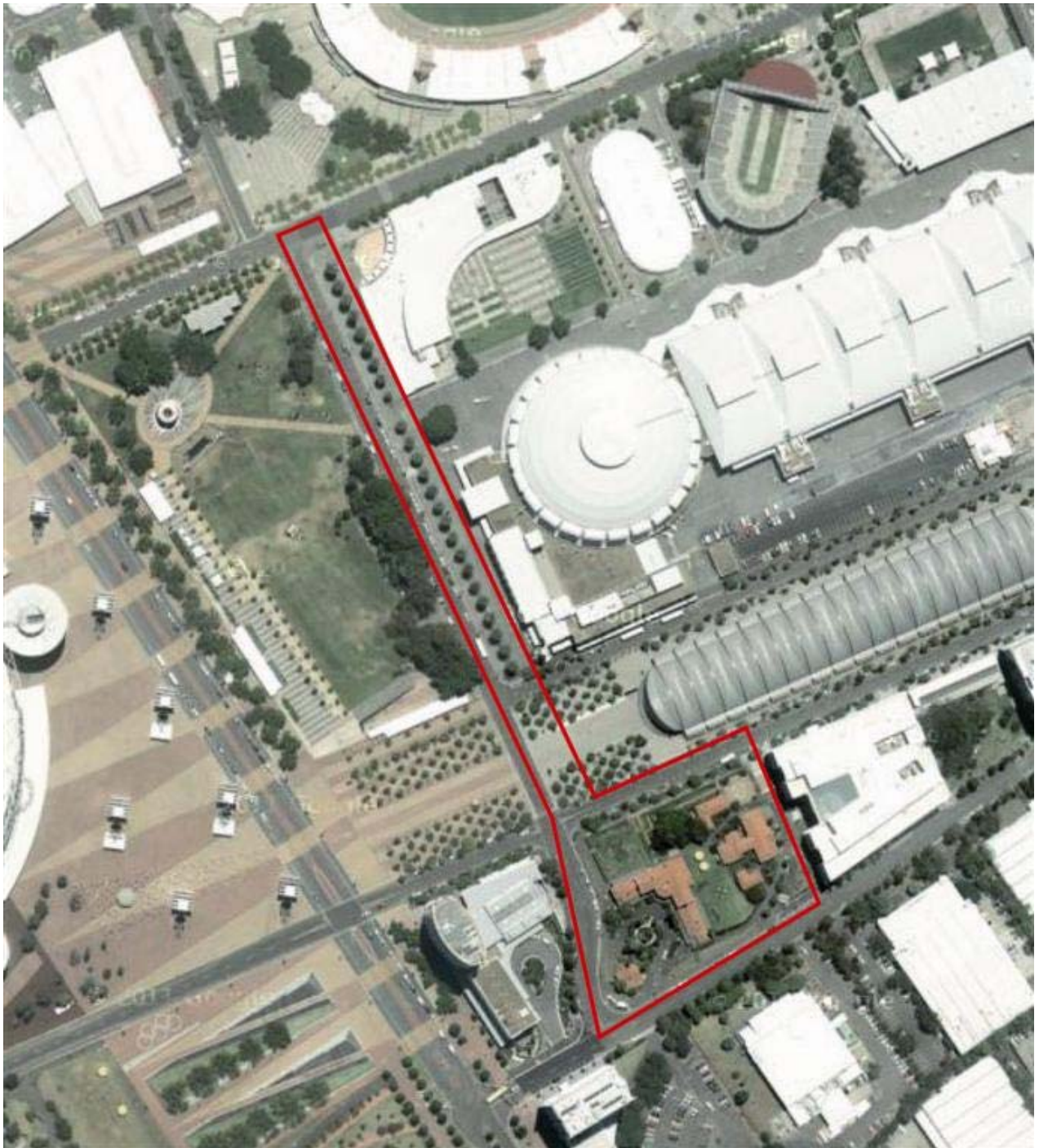


Figure 3
Aerial view of Sydney Olympic Park. Abattoir Heritage Precinct outlined in red
Source: Google Maps

The precinct is managed by the Sydney Olympic Park Authority, “responsible for promoting, coordinating and managing the orderly use and economic development of Sydney Olympic Park, including the provision and management of \$1.8 billion of infrastructure. This includes promoting, coordinating, organising, managing, undertaking, securing and conducting cultural, sporting, educational, commercial, tourist, recreational, entertainment and transport activities and facilities. The Authority is also charged with providing, operating and maintaining public transport facilities within the Park. The protection and enhancement of the natural and cultural heritage of the Park, particularly the parklands, is another key responsibility of the Authority.”¹

This CMP addresses the Abattoir Heritage Precinct, bounded by Herb Elliott Avenue, Showground Road, Dawn Fraser Avenue and a recent 8 storey office building at 10 Dawn Fraser Avenue. This parcel of land is Lot 150 DP 1108154.

The Precinct also includes an avenue of large palm trees along the eastern side of Showground Road to the intersection with Grand Parade, as they are part of the Abattoir landscaping dating from the early 20th century.

As shown in Figures 3, the site is bounded by a range of large scale sporting, commercial and infrastructure buildings, constructed for the *Sydney 2000 Olympic and Paralympic Games* and subsequently.

¹ http://www.sopa.nsw.gov.au/about_us/what_we_do

In accordance with the 2003 CMP, the building nomenclature system that has been used in previous reports has been retained in this document, as follows:

	ORIGINAL USE	CURRENT USE	TENANT
Building A	Administration block	Offices	Australian Paralympic Committee
Building B	Staff canteen and refreshment rooms	Offices	Tennis NSW & Rugby League Players Association
Building C	Locker room, lavatories	Café / Bar	Abattoir Blues
Building D	Chemical testing laboratory (or possibly Locker room, lavatories)	Toilet facilities	
Building E	Gatehouse	Visitor Information Centre	



Figure 4
Building numbers

1.2 THE AIM OF THE CMP & ITS STRUCTURE

The main objective of this CMP is to provide guidelines for the conservation and management of the Abattoir Heritage Precinct to ensure that the heritage values of the site are maintained and enhanced.

The overall structure of this CMP is shown below:

PART 1	EXECUTIVE SUMMARY Includes Summary Statement of Significance
PART 2	CONSERVATION POLICIES & STRATEGIES Includes Opportunities, Challenges & Recommendations
PART 3	HERITAGE SIGNIFICANCE Includes Curtilage Analysis; Comparative Analysis and Analysis under NSW Heritage Act Criteria.
PART 4	ANALYSIS OF EVIDENCE Includes Analysis of Documentary & Physical Evidence. Annotated images are used for much of this section.
PART 5	ABOUT THIS CMP: Outline of Brief, Authorship. Acknowledgements, Further Research required. References, Terms & Abbreviations
PART 6	ILLUSTRATED HISTORY Historical Value as presented by a Professional Historian.
PART 7	SCHEDULE OF ELEMENTS Significance & Recommendations By Element

More information on the structure, methodology and authorship can be found in [Part 6 About this CMP](#).

1.3 HERITAGE SIGNIFICANCE

An understanding the heritage significance of a site and the preparation of a statement of cultural significance, is integral to effective and appropriate heritage management of a place.

The following summary Statement of Significance has been developed from an understanding of the historical development of the site, analysis of its extant fabric and an assessment of the heritage significance against the criteria for listing on the State Heritage Register.

The Abattoir Heritage Precinct at Sydney Olympic Park is of State significance as a rare, intact and extant component of the Homebush State Abattoirs, dating from 1913-1988. The State Abattoirs was Australia's largest and most modern abattoir during this period, responsible for the centralised control of meat slaughtering, sale and distribution in Sydney. The Precinct became an integral part of the activities during the Sydney 2000 Olympic and Paralympic Games.

The complex has local significance for its historical associations with D'Arcy and William Charles Wentworth, Government Architect Walter Liberty Vernon who designed the buildings and Joseph Maiden, Director of Sydney Botanic Gardens and Government Botanist who designed the gardens. The Precinct is also significant for its association with the Sydney 2000 Olympic and Paralympic Games.

The site has aesthetic significance at a local level as an attractive group of Federation era buildings within landscaped gardens and lawns and as a historic landmark within a contemporary urban landscape. The buildings are representative examples of Federation period architecture, set within a good example of Federation period landscaping, with many elements, materials, plants, layout and details typical of this period.

A detailed assessment of the heritage significance of the Abattoir Heritage Precinct is included in [Part 2 Heritage Significance](#).

1.4 HERITAGE LISTINGS

The subject site has the following heritage listings:

- State Environmental Planning Policy (Major Development) 2005, Sydney Olympic Park – Conservation Area
- Sydney Regional Environmental Plan No 24—Homebush Bay Area (now deemed to be an SEPP):
 - Schedule 4 Heritage Conservation Areas:
 - State Abattoirs heritage conservation area (Area No 1):
The area bounded by Herb Elliott Avenue, Showground Road, Dawn Fraser Avenue and the Railway Garden, containing the Avenue of Palms, administration building precinct and landscaped gardens.

- o Schedule 5 Heritage items:

State Abattoir locality:

Item 1: The Vernon Buildings, the Maiden Gardens and the Railway Garden within the Historic Abattoir Administration Precinct, bounded by Herb Elliott Avenue, Showground Road, Dawn Fraser Avenue and the Railway Garden.

Item 2: The Avenue of Palms.

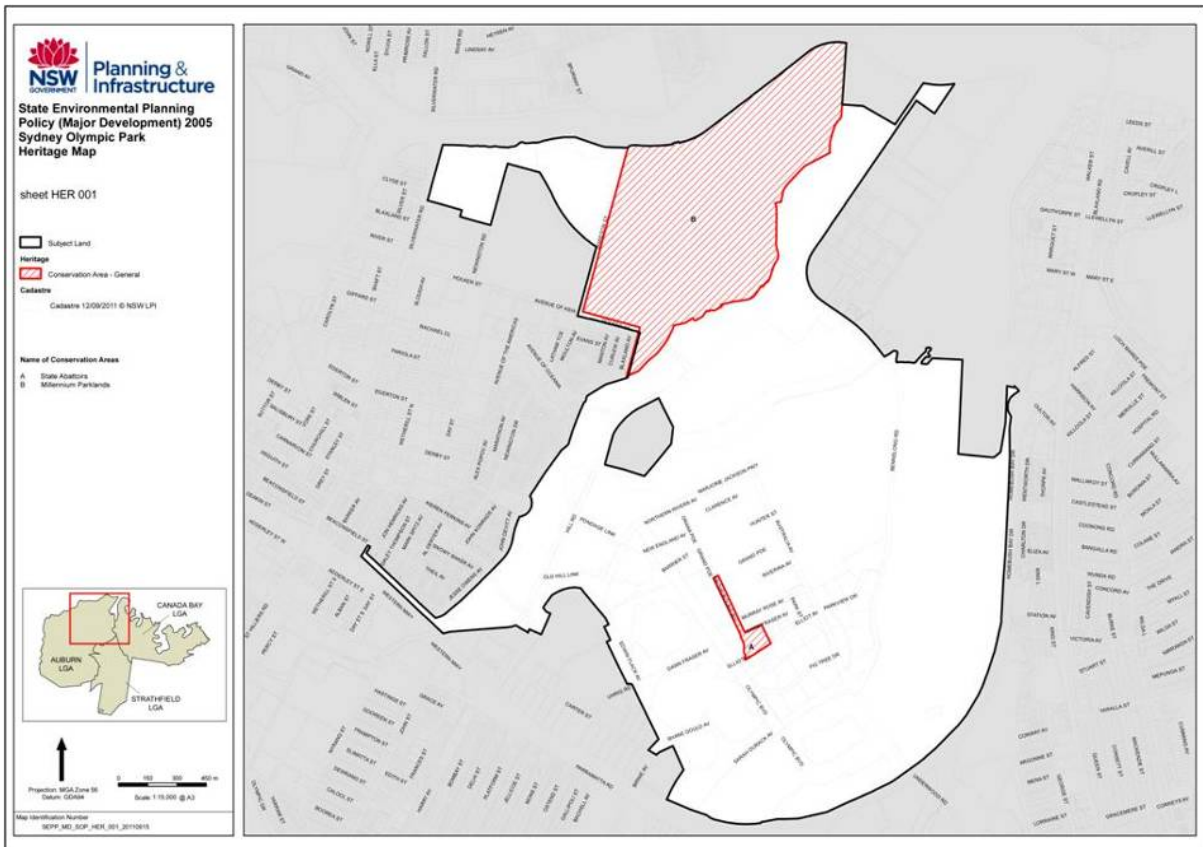


Figure 5
State Environmental Planning Policy (Major Development) 2005 - Sydney Olympic Park - Heritage Map
The subject site is the bottom shaded zone
Source: NSW Department of Planning & Infrastructure sheet HER 001

A revised curtilage for the subject site is proposed in this CMP, involving the excision of the avenue of palms from the precinct. This revised Abattoir Heritage Precinct will shortly be nominated for the State Heritage Register.

1.5 KEY FINDINGS

1.5.1 CONTEXT

The Abattoir Heritage Precinct is a collection of five buildings, set within attractive landscaped gardens that formed the administrative core of the State Abattoirs. The buildings were adapted for use for the Sydney Olympic Park Authority and visitor services prior to the *Sydney 2000 Olympic and Paralympic Games*. They are the only elements retained from the State Abattoir complex, other than some trees scattered across the Sydney Olympic Park site, and some workers cottages in Homebush.

The buildings are currently used for various sporting administration offices, visitor information, a café and associated facilities. The precinct is managed by the Sydney Olympic Park Authority.

1.5.2 HERITAGE SIGNIFICANCE

The State Abattoirs was a major state industry from 1915 until 1988. It was the centre of a complex network employing numerous workers, and killing, processing and distributing meat across NSW, in addition to its contribution to allied industries using by products. No other facility in NSW has been comparable in scale or impact upon the state. As such, the State Abattoirs was a rare example of state abattoir. The extant Administration precinct (now known as the Abattoir Heritage Precinct) is an important and relatively intact element of this major industrial complex.

The Abattoir Heritage Precinct has State significance and needs to be managed appropriately.

The assessment of significance of elements has shown that as a precinct the site has Exceptional significance, but the majority of elements have High / Medium significance individually. Individual elements within the site and components and fabric of the buildings should be managed and maintained in accordance with their assessed level of significance.

1.5.3 MANAGEMENT & MAINTENANCE

State significance creates an obligation for the appropriate conservation, maintenance and approvals for specified changes to the property.

When conserving the heritage values of a place with high to exceptional heritage values it is particularly important to seek advice from heritage specialists when planning or implementing changes to the place.

Adequate, consistent and long-term funding for the implementation of regular cyclical maintenance is important to ensure conservation of the heritage values of the place. Within the Abattoir Heritage Precinct, significant fabric includes all original or early fabric, particularly masonry walls, tiled roofs, chimneys, windows, doors, verandahs, as well as internal fabric such as

masonry walls, ceilings, floors, joinery, fireplaces. Significant fabric also includes most of the landscape features evident, including trees, garden beds, paths etc.

1.5.4 MANAGING CHANGE

Make decisions requiring change to the Abattoir Heritage Precinct with a clear understanding of the implications on its heritage values and seek to minimise negative heritage impacts. Assess the heritage impact of any proposed changes to the site and obtain appropriate / relevant approvals.

Any proposals to change uses may impact upon the heritage significance of the buildings and this impact would need to be assessed prior to any change and associated works being carried out. The buildings in the Abattoir Heritage Precinct should retain uses which are compatible to their significance including administration, commercial and public use.

The adaptation of existing buildings within the Abattoir Heritage Precinct is acceptable provided:

- the new work has been assessed by a heritage specialist and negative heritage impacts have been minimised;
- adaptive re-use options respect the original/early form, layout and fabric and result in minimal intervention to the original fabric of high significance
- consideration is given to reinstating original layouts of the buildings

Construction of new structures within the precinct is generally not encouraged, but could be considered to facilitate increased use and public access to the site. The siting and design of any new development should be carefully managed to minimise potential impacts on the precinct as a whole.

New work (either adaptation or new structures) may be acceptable where it does not distort or obscure the significance of a place.

New structures should be contemporary in nature, but also small scale and low key and are lower in height than existing buildings on site.

1.5.5 INCLUSION ON THE STATE HERITAGE REGISTER

Nominate the precinct for inclusion in the State Heritage Register to facilitate ongoing conservation of the site. Subsequently develop site specific exemptions.

1.5.6 REVISE CURTILAGE OF SITE

Revise the curtilage of the site as per this CMP, to facilitate ease of management. Revise existing management documents and relevant statutory controls.



Figure 6
Curtilage of site as identified in 2003 CMP
Source: GAO

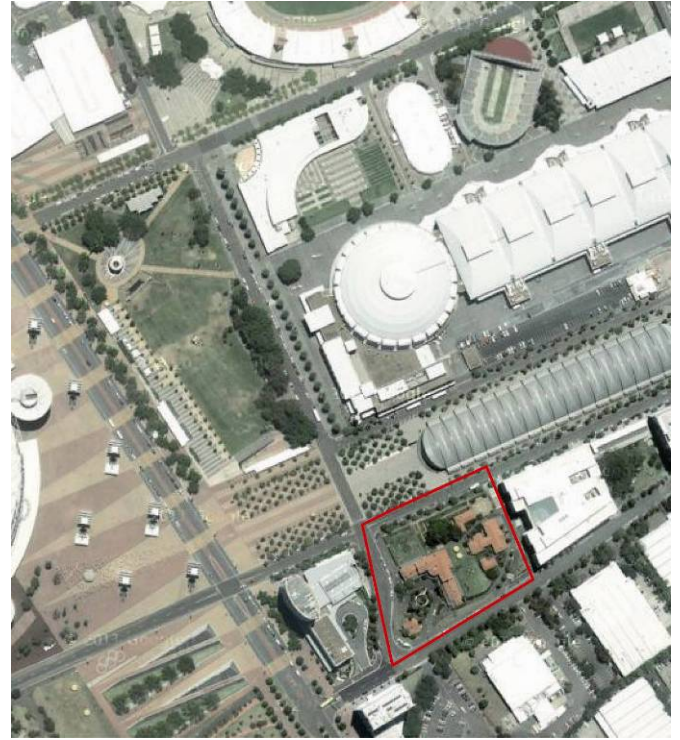


Figure 7
Revised curtilage of site
Source: GAO

1.5.7 INTERPRETATION

Prepare an interpretation strategy for the site focusing on themes related to its early history, role as part of the State Abattoir, and the subsequent redevelopment of the site.

2.1 METHOD USED TO ASSESS & PRESENT HERITAGE SIGNIFICANCE

The following discussion and assessment of heritage significance below has been prepared using the criteria established by the NSW Heritage Council and developed for the *NSW Heritage Act 1977* and outlined in the *NSW Heritage Manual, Assessing Heritage Significance*, updated 2001. This document identifies criteria for assessing heritage significance and incorporates the cultural heritage values identified in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*. *The Burra Charter* defines cultural significance as: '...aesthetic, historic, scientific, social or spiritual value for past, present or future generations'.

Detailed gradings of significance for individual areas and elements, which is an important management tool in future options for conservation and development of a place of heritage significance is outlined in [Part 7 Summary of Elements](#).

2.2 CRITERION (A): HISTORICAL SIGNIFICANCE

An item is important in the course, pattern of NSW's or the local area's cultural or natural history.

The Abattoir Heritage Precinct has STATE Heritage Significance under this criterion.

The land on which the administration buildings stand was part of an early land grant to D'Arcy Wentworth in 1810. The early granting of the site demonstrates the importance of the Parramatta River in the opening up of the colony, and the early settlement of the Homebush area. This estate was also the site of the Homebush Racecourse between 1840 and 1860, and the place where the Australian Jockey Club was formed in 1842.

The land on which the administration buildings stand was part of an early land grant to D'Arcy Wentworth in 1810. The early granting of the site demonstrates the importance of the Parramatta River in the opening up of the colony, and the early settlement of the Homebush area. This estate was also the site of the Homebush Racecourse between 1840 and 1860, and the place where the Australian Jockey Club was formed in 1842.

The Precinct is significant for its association with the *Sydney 2000 Olympic and Paralympic Games* and the construction of Sydney Olympic Park, for which the buildings were sympathetically modified and used as an administration and information centre. The preservation of the buildings, gardens and landscape features provides Sydney Olympic Park with an important link to the history of the site and the Abattoirs in particular.

The historical significance of the Abattoir Heritage Precinct is demonstrated by:

- *The complex of buildings.*

2.3 CRITERION (B): ASSOCIATIONAL SIGNIFICANCE

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

The Abattoir Heritage Precinct has LOCAL Heritage Significance under this criterion.

The Homebush Abattoir Heritage Precinct has an historical association with D'Arcy and William Charles Wentworth, as their estate, Home Bush encompassed the administration Precinct. The Wentworths were influential public figures in the colony, notable for their support of emancipist causes, the fledgling racing industry and their enormous wealth.

Though the Homebush estate was where the Australian Jockey Club was formed in 1842, there is no known direct link to the study area.

The administration buildings were designed by Walter Liberty Vernon (1846-1914), and were some of the last buildings he designed as Government Architect. The Federation period gardens were designed by Joseph Maiden (1859-1925), Director of Sydney Botanic Gardens and Government Botanist.

As the last extant component of the State Abattoir, this complex of buildings shows evidence of a significant human occupation.

The associational significance of the Abattoir Heritage Precinct is demonstrated by:

- *The complex of buildings.*
- *Each building individually*
- *The landscape areas.*

2.4 CRITERION (C): AESTHETIC / TECHNICAL SIGNIFICANCE

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW or the local area.

The Abattoir Heritage Precinct has LOCAL Heritage Significance under this criterion.

Although its context has been dramatically altered since the development of Sydney Olympic Park, the Abattoir Heritage Precinct still has the ability to reflect the scale and importance of the State Abattoir enterprise. Designed in the Federation style, the ensemble of buildings is grouped attractively within landscaped gardens and lawns. This complex of buildings exhibit harmonious design, domestic scale, and similarity of materials, contributing to their collective value as a group.

The majority of development at Sydney Olympic Park dates from the late 20th century. Subsequently, the early 20th century abattoir administration complex is a distinctive landmark within the Park.

The aesthetic significance of Abattoir Heritage Precinct is demonstrated by:

- *The complex of buildings in their garden setting.*

There are no particular elements that exhibit technical significance / creative achievement.

2.5 CRITERION (D): SOCIAL SIGNIFICANCE

An item has strong or special association with a particular community or cultural group in NSW or the local area for social, cultural or spiritual reasons.

The Abattoir Heritage Precinct is likely to have LOCAL Heritage Significance under this criterion.

The social significance of the Abattoir Heritage Precinct at Sydney Olympic Park has not been formally assessed through community or stakeholder consultation. As an integral part of a massive abattoir, the main supplier of meat and meat products to both local consumers and to the export trade, it may have significance to past employees. Currently, as a small scale complex of buildings within attractive landscaped grounds, it may have significance to local employees of Sydney Olympic Park.

There are no particular elements that exhibit social significance.

2.6 CRITERION (E): RESEARCH SIGNIFICANCE

An item has potential to yield information that will contribute to an understanding of NSW's or the local area's cultural or natural history.

The Abattoir Heritage Precinct has NO Heritage Significance under this criterion.

The Abattoir Heritage Precinct has low historical archaeological potential. The earliest known non-indigenous occupation of the area was D'Arcy Wentworth's 1799 grant, with his house located away from this complex. There is no known development in the study area until the establishment of the State Abattoir from 1907, it has always comprised the administration precinct of the abattoir, and it appears that the complex of buildings remains largely as designed and originally constructed. Any remaining archaeological evidence associated with earlier garden configurations is unlikely to contribute substantially to our understanding of the site.

There are no particular elements that exhibit research significance.

2.7 CRITERION (F): RARITY

An item possesses uncommon, rare or endangered aspects of NSW's or the local area's cultural or natural history.

The Abattoir Heritage Precinct has STATE Heritage Significance under this criterion.

At their peak in the 1920s, the State Abattoirs was one of the largest in the world, employing 1600 workers with a killing capacity of up to 20,000 sheep per day, 1500 beasts (cattle), 2000 pigs and 1300 calves. The complex of buildings and landscape is a rare intact and extant component of the State Abattoir, Homebush. They are therefore remnant rare indicators of the use of the area for a significant enterprise, particularly the centralised control of meat slaughtering, sale and distribution in Sydney.

The rarity of the Abattoir Heritage Precinct is demonstrated by:

- *The complex of buildings reflecting the scale of the State Abattoirs.*

2.8 CRITERION (G): REPRESENTATIVENESS

An item is important in demonstrating the principal characteristics of a class of NSW's or the local area's cultural or natural places, or cultural or natural environments.

The Abattoir Heritage Precinct has LOCAL Heritage Significance under this criterion.

The buildings of the complex are representative examples of Federation period architecture, with many elements, materials and details typical of this period. They are also representative of public buildings designed in the Government Architect's office under Walter Liberty Vernon.

The garden within the complex is a good example of Federation period landscaping. The layout, plantations and tree species are representative of public gardens and parks in Sydney in the early 20th century.

The representativeness of the Abattoir Heritage Precinct is demonstrated by:

- *The complex of buildings.*
- *Each building individually*
- *The landscaped gardens.*

2.9 STATEMENT OF SIGNIFICANCE

The Abattoir Heritage Precinct is of State significance as an intact and extant component of the Homebush State Abattoirs, dating from 1913-1988. The State Abattoirs was Australia's largest and most modern abattoir during this period, responsible for the centralised control of meat slaughtering, sale and distribution in Sydney. As such, the site is extremely rare. The site was also part of an early land grant to D'Arcy Wentworth in 1810, a notable figure in colonial society and politics. The Precinct became an integral part of the activities during the *Sydney 2000 Olympic and Paralympic Games* providing Sydney Olympic Park with an important link to the history of Homebush and the Abattoirs in particular.

The complex has local significance for its historical associations with D'Arcy and William Charles Wentworth, Government Architect Walter Liberty Vernon who designed the buildings and Joseph Maiden, Director of Sydney Botanic Gardens and Government Botanist who designed the gardens. The Precinct is also significant for its association with the *Sydney 2000 Olympic and Paralympic Games* and the construction of Sydney Olympic Park, for which the buildings were sympathetically modified and then used as an administration and information centre.

The site has aesthetic significance at a local level as an attractive group of

Federation era buildings within landscaped gardens and lawns and as a historic landmark within a contemporary urban landscape.

The buildings of the complex are representative examples of Federation period architecture, with many elements, materials and details typical of this period. They are also representative of public buildings designed in the Government Architect's office under Walter Liberty Vernon. The garden within the complex is a good example of Federation period landscaping. The layout, plantations and tree species are representative of public gardens and parks in Sydney in the early 20th century.

2.10 SIGNIFICANCE OF ELEMENTS

Different components of a place make different contributions to the significance of the place as a whole and may also have significance in their own right. Loss of integrity or condition will have varying impacts on the heritage significance of the place as a whole. It is useful to specify the relative contribution of an item or its components to assist in decision-making about the management of these elements and also to assess the potential impact of the proposed changes.

In this case, the rankings of Exceptional, High/Medium, Little/Neutral and Intrusive have been adopted. These are explained in greater detail in [Part 7 Summary of Elements](#).

Grading is provided as a tool to assist in developing appropriate conservation measures. Good conservation practice encourages the focussing on change or upgrading of historical buildings to those areas or components which make a lesser contribution to significance. The areas or components that make a greater or defining contribution to significance should generally be left intact or changed with the greatest care and respect.

This significance grading of components reflects the extent to which particular components of the place retain and/or contribute to its overall heritage significance, as well as the relative importance of later additions and overall physical condition.

GRADING	ITEM
EXCEPTIONAL	Abattoir Heritage Precinct (as a whole)
HIGH / MEDIUM	Building A
	Building B
	Building C
	Building D
	Building E
	Landscape
LITTLE / NEUTRAL	Setting
	Archaeological Potential
	External signage
	Fixtures & Fittings
	Interpretation
INTRUSIVE	External services
	Interpretation

Detailed grading of components of the site such as building and landscape fabric is also included in [Part 7 Summary of Elements](#).

PART 3 - POLICIES & STRATEGIES

3.1 PURPOSE & STRUCTURE OF POLICIES

The heritage significance of the Abattoir Heritage Precinct carries with it implications for future use and management of the site.

Although the property is currently not included on the State Heritage Register (SHR), the assessment in this CMP indicates that it is of State Significance and as such should be nominated for inclusion on the SHR.

Regardless of whether it has been included on the SHR or not, this level of significance creates an obligation for appropriate conservation, maintenance and approvals for specified changes to the property. This section of the CMP contains general conservation policies designed to assist in conserving the identified heritage values of the site in accordance with the obligations under the *Heritage Act* and the standards for NSW State Government agency heritage management prescribed by the NSW Heritage Council.

The conservation policies are aimed at guiding SOPA, lessees, consultants and contractors through the processes of using, changing, conserving, repairing and maintaining the site. The policies are sufficiently flexible in recognising both operational constraints and requirements, while enabling the significance of the place to be retained.

The Conservation Policies in this section are set out in italics and in each case are accompanied by further guidelines for implementation of the policy. In some cases they are preceded by relevant text outlining the background to the policies as well as opportunities and constraints associated with the relevant subject.

The policies and guidelines should be read in conjunction with each other.

The individual policies are structured under a series of major headings as follows:

- Implications arising from Significance
- Ongoing Conservation, Repairs and Maintenance
- Managing Change
- Interpretation
- Use of this Plan

3.2 IMPLICATIONS ARISING FROM SIGNIFICANCE

3.2.1 CONSERVATION OF KEY ASPECTS OF SIGNIFICANCE

Background, Opportunities & Challenges

The Abattoir Heritage Precinct is recognised as a place of heritage significance, which should be conserved in accordance with the provisions of the Australia ICOMOS Burra Charter. Best practice heritage management requires that decisions affecting the place should be based on an understanding of and respect for the heritage significance of the place and its relative components.

Conservation plans should not be seen as static documents. They are designed to provide the best possible guidance to owners and managers of significant heritage places. Any new information about a place that becomes available should be considered in future reviews of the CMP.

Policies

POLICY 1.

Ensure that a commitment to conserving the identified heritage values and characteristics of the Abattoir Heritage Precinct underpins all future management decisions about the place.

POLICY 2.

Manage the precinct to ensure that the key aspects of heritage significance outlined in the guidelines below are maintained.

POLICY 3.

Nominate the precinct for inclusion in the State Heritage Register to facilitate ongoing conservation of the site. Subsequently develop site specific exemptions.

Strategies/Guidelines

As outlined in the statement of heritage significance, the following values and characteristics are integral to the heritage significance of the Abattoir Heritage Precinct. Manage the site to ensure they are maintained. The values/characteristics are as follows:

- Buildings A, B, C D and E and their relationship to each other;
- the garden setting of the buildings;
- close views to the precinct from adjoining streets;

The loss of any of these values or characteristics would represent a substantial and negative impact to the heritage significance of the place. The maximum amount of fabric, uses and meanings associated with them should be conserved. This should be an overarching aim in future management of the place.

Conservation of these aspects of the site's significance can be achieved by following the guidance provided in the following documents:

- this Conservation Management Plan (CMP);
- the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter), which provides a philosophical framework that is reasonably flexible and recognises the need for continued use and compatible development. The policies of this CMP have been developed with these principles in mind.
- NSW Heritage Branch guidelines regarding the responsibilities and expectations of State Government agencies as caretakers of some of our community's most important heritage assets. These guidelines refer to the need to identify, manage, maintain and sympathetically develop places of heritage significance. The State Owned Heritage Principles and Asset Management Guidelines can be down loaded from the Heritage Branch of the Office of Environment and Heritage website: <http://www.environment.nsw.gov.au/heritage/>

3.2.2 MANAGEMENT OF ELEMENTS WITH DIFFERENT LEVELS OF SIGNIFICANCE

Background, Opportunities & Challenges

Individual elements within the site and components and fabric of the buildings should be managed and maintained in accordance with their assessed level of significance. The management requirements and appropriate conservation process are set out below for each of the four grades of significance.

The assessment of significance of elements has shown that as a precinct the site has Exceptional significance, but the majority of elements have High / Medium significance individually.

Policies

POLICY 4.

Manage the components of the Abattoir Heritage Precinct and elements within them, according to the gradings of significance identified in Section 2.10 and 7.4 and the table below.

POLICY 5.

Ensure the heritage values of individual elements are managed bearing in mind their relationship to the overall significance of the whole Abattoir Heritage Precinct

Strategies/Guidelines

The following table provides policies relating to the treatment of components of different levels of heritage significance, as established in Section 2.10 and 7.4. The table should be referred to as a general guide only, as there may be exceptions to these general rules. Such appropriate exceptions should be assessed and determined as they may arise, by a suitably qualified heritage practitioner.

Level of Significance	Conservation policies
Exceptional	<p>Fabric, elements and buildings of Exceptional Significance should be retained and conserved in situ.</p> <ul style="list-style-type: none"> - Any work, which affects the fabric or external appearance of these elements, should be confined to preservation, restoration and reconstruction as defined by <i>The Burra Charter</i>.
High / Medium	<p>Fabric, elements and buildings of High / Medium Significance should be conserved and interpreted.</p> <ul style="list-style-type: none"> - Aim to retain the original fabric or renew using matching components. - Avoid adding new fabric, where this will result in a negative impact on significance. - Changes to significant fabric should be minimal. - Give preference to changes that are reversible. - Prior to major changes, archival recording is required. - Some adaptation may be acceptable, particularly if it is undertaken in a manner consistent with the significance, style and character of the site.
Little / Neutral	<p>Fabric, elements and buildings of Little / Neutral Significance should be retained, but may be demolished or removed to reveal significant fabric or as required for the future use of the place, provided that their removal would cause no damage to adjacent significant fabric.</p> <ul style="list-style-type: none"> - Prior to any demolition or change they should be recorded.

Intrusive

Intrusive fabric, elements and buildings should be demolished or removed. They could also be altered to reduce the level of intrusion as required for the future use of the place, to increase the heritage significance of the site or adjoining fabric, while minimising damage to adjacent significant fabric.

3.2.3 CURTILAGE & SETTING

Background, Opportunities & Challenges

A curtilage provides a physical context as well as a buffer for elements or items that embody the key aspects of the heritage significance of a place. The setting of a place relates to its immediate context, as changes within this zone can impact upon the place's heritage significance.

In the 2003 CMP, the curtilage of the site included the cluster of building in their gardens as well as a row of large Canary Island Date Palms, lining the eastern side of Showground Road, as some of these palms date from the 1930s. (Refer to Figure 6). However, all of the palms in this area were removed during major ground level changes in preparation for the Games, and subsequently replanted along with many other mature specimens from elsewhere. While some of these trees date from the period of the State Abattoirs, not all of them do and their context and specific location has been radically altered. Similarly, there are a number of other trees across Sydney Olympic Park that date from the State Abattoir period (primarily mature figs that were planted as shade trees in the stockyards), most of which have been relocated to non-original locations.

Also, recent investigations into the health of these palms has indicated that they are all dying due to Fusarium wilt and are likely to be replaced with a species not affected by this disease within the next few years.

While the avenue of palms are related to the State Abattoir, their integrity is diminished due to the fact that only some of the palms in the row are original and their reinstated level is several metres lower than their original comparative level. As such, it has been assessed that this row of trees should be excluded from the curtilage of the Abattoir Heritage Precinct. At best, this row of trees is an interpretive link.

Further research into which trees are extant from the period of the State Abattoirs should be carried out, and their location recorded.

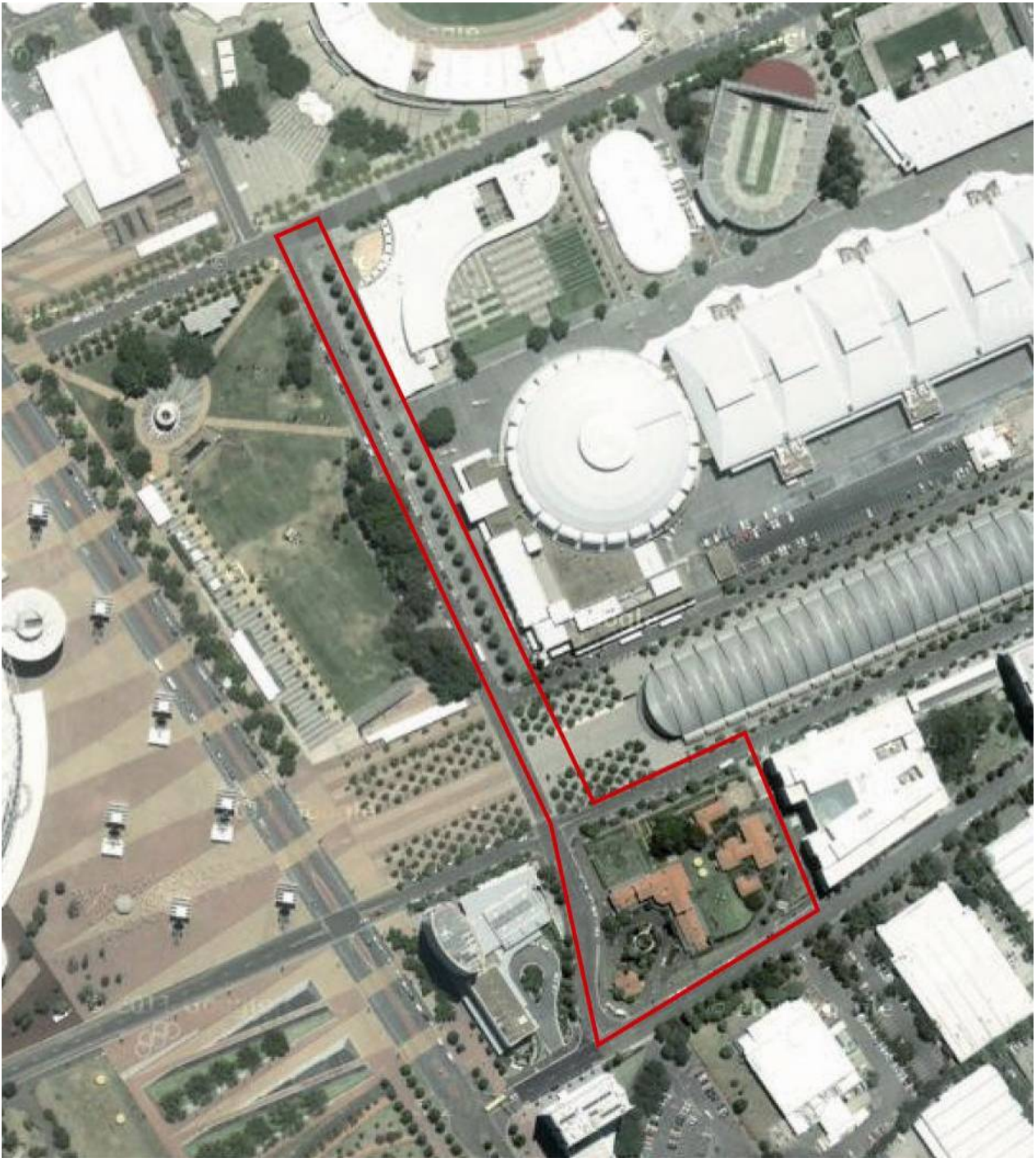


Figure 8
Curtilage of site as identified in 2003 CMP
Source: GAO

As such, the defined curtilage of the precinct should be the site boundary, plus the adjoining roadways. Views to and from the precinct are quite limited due to surrounding buildings and level changes. (Refer to Figure 7)



Figure 9
Revised curtilage of site
Source: GAO

The precinct is quite anomalous in its context as it is one of the rare parts of Sydney Olympic Park that pre-dates the construction for the *Sydney 2000 Olympic and Paralympic Games*. Thus its setting comprises a range of office, commercial and hotel buildings, ranging in height from 1- to multi-storey, as well as formal public spaces and civic / sporting facilities.

Policies

POLICY 6.

Adopt the heritage management curtilage for Abattoir Heritage Precinct as shown in Figure 7.

POLICY 7.

Though the setting of the precinct does not contribute particularly to its significance, assess the impact of any near-by large-scale development upon the heritage significance of the site.

POLICY 8.

Any proposed new large-scale development in the vicinity should not overshadow the open spaces in the Abattoir Heritage Precinct.

3.2.4 USE OF HERITAGE EXPERTISE

Background, Opportunities & Challenges

The *Burra Charter* encourages the use of skilled and appropriate professional direction and supervision from a range of disciplines for conservation activities. The attitudes, skills and experience required and creative approaches taken in the context of a conservation project are quite different to those applied to the design and construction of new buildings.

When conserving the heritage values of a place with high to exceptional heritage values it is particularly important to seek advice from heritage specialists when planning or implementing changes to the place. This input should be sought at the concept stage of any proposal, rather than seeking advice on potential impacts once a scheme has been developed and expectations set.

These specialists can assist in application of the policies contained in this Plan and to develop more detailed, proposal specific heritage conservation strategies. Depending on the nature of the impact, advice may be needed from a heritage architect, heritage engineer, archaeologist, heritage landscape specialist and / or a more specialist heritage expert or it may be appropriate to involve relevant combinations of these resources.

Policies

POLICY 9.

Appropriate conservation skills and experience shall be incorporated early within project teams dealing with the design and physical conservation and upgrading of the building or landscape components of the Abattoir Heritage Precinct, including adaptation projects and maintenance.

POLICY 10.

Where appropriate, use contractors with specialist heritage skills or an understanding of heritage conservation principles to undertake the work.

Strategies/Guidelines

- Appropriate professional skills and experience assembled to work on the detailed conservation of the building could include, as appropriate, researchers, archaeologists, architects, structural engineers, building code / access compliance advisers, materials conservation specialists and cost planners.
- Building managers, building contractors, project managers and trades personnel who are experienced with working on historic buildings should be selected to work on such projects.

3.3 ONGOING CONSERVATION, REPAIRS AND MAINTENANCE

3.3.1 CONSERVATION OF AND REPAIRS TO BUILT FABRIC

Background, Opportunities & Challenges

One of the key objectives of contemporary conservation practice is that as much as possible of the significant original fabric of the building or place should be retained and conserved in order to maintain the integrity of the heritage resource for future generations. While any conservation activity will affect the building in some way, the aim, consistent with responsible re-use or management aims, should be to minimise the change necessary. In this way the authenticity of the item will be retained as far as possible within a process of evolutionary changes and good maintenance practice.

The building fabric of the Abattoir Heritage Precinct, both internally and externally, retains a high standard of integrity; is in very good condition; and is of high heritage significance.

In addition to general policies applicable to all areas of the site, a strategic direction for management of individual elements was considered appropriate to the level of significance of element and the condition of fabric. This is developed in further detail outlined in [Part 7 Summary of Elements](#).

In the case of the Abattoir Heritage Precinct, any reconstruction or restoration works should be based on a review of original documents and an understanding of the information that can be uncovered from the physical fabric.

Generally, repairs to significant fabric should include the policy of replacing any deteriorated material with new material to match existing.

Policies

POLICY 11.

Significant building and landscape fabric, both internally and externally should be retained and conserved, in accordance with the levels of significance identified in [Part 7 Summary of Elements](#).

POLICY 12.

Ensure that a record of the underlying methodology for each conservation or adaptive re-use project is maintained including:

- *Documentation of the reasoning behind major decisions;*
- *Recording of any testing or additional research undertaken; and*
- *Archiving records appropriately off site.*

POLICY 13.

Deteriorated building and landscape fabric should be replaced with matching material. If not possible, advice should be sought from an appropriate heritage specialist.

Strategies/Guidelines

- Undertake conservation works in accordance with current conservation principles and methodologies. The current methodology stresses the need to document the reasoning behind the selection of a particular approach to enable those undertaking work in the future to understand the aims and intentions of a particular project.
- Current conservation philosophy also stresses the importance of physical or documentary evidence when restoring or reconstructing significant places. Sufficient documentary and/or physical evidence must be available to ensure the accuracy and authenticity of any reconstruction of any original details or restoration works to highly significant items. Where such evidence is not available, and new work must be undertaken, it should be in harmony with the existing building, but contemporary in nature.
- Documentation and implementation of the works should be undertaken by heritage specialists and tradespersons.

- Following inclusion of this site on the SHR, approval or exemption for some works may need to be sought under the NSW Heritage Act, 1977.
- Conservation works should be based on the available documentary and physical evidence rather than conjectural design.
- Restoration of items of high significance or reconstruction should only be undertaken where there is sufficient evidence to ensure accuracy and authenticity of the work.

3.3.2 MAINTENANCE OF BUILT FABRIC AND LANDSCAPES

Background, Opportunities & Challenges

Maintenance is an important process in the conservation of an item of heritage significance. Currently, the Abattoir Heritage Precinct is in very good condition.

In order to ensure the retention of its significance, it is essential that future maintenance works be undertaken according to recognised conservation principles. Adequate, consistent and long-term funding for the implementation of regular cyclical maintenance is important to ensure conservation of the heritage values of the place.

Within the Abattoir Heritage Precinct, significant fabric includes all original or early fabric, particularly masonry walls, tiled roofs, chimneys, windows, doors, verandahs, as well as internal fabric such as masonry walls, ceilings, floors, joinery, fireplaces. Significant fabric also includes most of the landscape features evident, including trees, garden beds, paths etc.

When planning for the maintenance of landscapes, it must be noted that plants are not static and allowance should be made for change, growth and senescence.

Policies

POLICY 14.

Develop a schedule of cyclical maintenance works for the built and landscape elements of the Abattoir Precinct.

POLICY 15.

Ensure maintenance work is carried out in accordance with the principles contained in this CMP and the guidelines below

POLICY 16.

Where landscape elements require replacement due to growth or senescence, replant with species to match existing, in the existing layout, or one determined by further research.

Strategies/Guidelines

- Maintenance should not involve the removal of significant fabric, or any other changes to the site that will negatively impact on the heritage significance or hinder SOPA's ability to conserve the key characteristics of the site.
- Maintenance activities should generally replace like-with-like, or ensure that the item is cleaned and maintained in its original or early working condition.
- It is essential that maintenance work does not result in incremental negative heritage impacts, irreversible change or replacement with non-matching materials.
- Consultants and tradespersons involved in planning and implementing maintenance and repair works should be appropriately experienced in their fields and with knowledge of good conservation practice. Care should be taken during all work to ensure significant fabric and/or features are not damaged.
- SOPA should maintain an up to date record of all maintenance work undertaken at the Abattoir Heritage Precinct.
- SOPA should implement forward planning for future maintenance works.

3.4 MANAGING CHANGE

Background, Opportunities & Challenges

The policies in this section are designed to assist in managing the significant heritage values of the Abattoir Heritage Precinct when changes are proposed. They cover a range of activities from basic and routine upgrading to major proposals for change. Changes to the precinct may occur for a range of reasons. The policies in this section have been divided into key types of change for ease of reference. It is noted however, that a proposal may fall into one or more of these categories and that aspects of the categories overlap. It is therefore important to check all policies in this section when proposing change.

Types of change that may occur at the Abattoir Heritage Precinct may vary from managerial change to actual physical construction works at the site.

Types of changes could include (but are not limited to):

- use and ownership;
- introduction of new fabric (new construction or alteration);
- landscaping works; and
- equipment or safety upgrades.

3.4.1 GENERAL POLICY FOR MANAGING CHANGE

Background, Opportunities & Challenges

Proposed changes should always be carefully considered in the context of the significance of the place and the potential for the change to impact on that significance.

Policies

POLICY 17.

Make decisions requiring change to the Abattoir Heritage Precinct with a clear understanding of the implications on its heritage values and seek to minimise negative heritage impacts.

Strategies/Guidelines

Generally, proposed changes that impact on heritage significance should only be considered if:

- the change is considered necessary to maintain the current appropriate uses;
- absolute care is taken to minimise the adverse effect on heritage significance and effort is made to negate the impact
- it occurs where previous change has occurred and not to original fabric

3.4.2 ASSESS HERITAGE IMPACT PRIOR TO MAKING CHANGE

Background, Opportunities & Challenges

A heritage impact assessment should be made to evaluate the implications of any proposed changes to the place. This will ensure heritage impacts are clearly understood and taken into account.

Policies

POLICY 18.

Assess the heritage impact of any proposed changes to the site and obtain appropriate / relevant approvals.

Strategies/Guidelines

Regardless of the scale of the proposed changes, the assessment of heritage impact should be undertaken by a suitably experienced heritage specialist. In instances where the proposed changes are minor, this assessment can be a relatively informal process, though still recorded.

For a greater degree of change, the assessment should commence during early planning and design phases, allowing for any heritage impacts to be identified early in the process and mitigated as necessary. If substantial changes are proposed, a formal heritage impact assessment may also be required for submission with an application to the Heritage Council of NSW, particularly after inclusion of the site on the SHR.

Further information about how to prepare a heritage impact assessment can be downloaded from the <http://www.sopa.nsw.gov.au/>

3.4.3 MAKE RECORDS OF CHANGE

Background, Opportunities & Challenges

In accordance with best practice heritage management, SOPA should ensure that an accurate record is kept of changes to significant fabric and elements at the Abattoir Heritage Precinct.

Archival recording allows characteristics of a place to be conserved in the historic record when changes are proposed. It also allows future researchers to understand how the place has changed over time.

Policies

POLICY 19.

Undertake formal archival recording of the Abattoir Heritage Precinct prior to undertaking works, including conservation works, to significant elements. Keep ongoing records of changes.

POLICY 20.

Gather / collate / archive all previous material and documentation available about the site for future reference and as an information resource.

Strategies/Guidelines

- Works could include alteration or demolition of elements and features identified as having heritage significance in this CMP, removal or replacement of characteristic architectural and landscape features, repairs, additions and landscaping.

- Generally, digital photographic recording should be sufficient, provided the NSW Heritage Council guidelines for archival recording are followed.
- Records of future works proposed and executed should be permanently archived by the SOPA.

3.4.4 HERITAGE APPROVALS

Background, Opportunities & Challenges

The Abattoir Heritage Precinct is affected by a number of statutory controls, which must be taken into account when formulating any proposal for change to the place.

Under the State Environmental Planning Policy (Major Development) 2005 (SEPP), the site is identified as a Conservation Area and under the Sydney Regional Environmental Plan No 24—Homebush Bay Area (now deemed to be an SEPP) (SREP), the Abattoir Heritage Precinct is identified as a Heritage Item and a Conservation Area. Both of these controls require consent from the authority (in this instance SOPA, under delegation from the Minister of Planning) prior to making change, or at least confirmation that the proposed works is of a minor nature and will not affect the heritage significance of the place.

Following inclusion of the Abattoir Heritage Precinct on the SHR, any proposed changes will be subject to approval under the *NSW Heritage Act, 1977*.

Policies

POLICY 21.

Confirm heritage and planning approval requirements prior to planning any changes to the place. Obtain any necessary approvals prior to undertaking work and carry out work in accordance with any conditions placed on these approvals.

Strategies/Guidelines

- Unless exempted by the specific planning regulations, most types of work carried out to the place including new development will be subject to approval from SOPA under the SEPP and SREP. Specific details about requirements under these controls are available from SOPA: <http://www.sopa.nsw.gov.au/>

- Following inclusion on the SHR, most types of work carried out to the place including new development will be subject to approval under the *NSW Heritage Act, 1977*, Section 57(1) and following, unless the works are acceptable under one of the gazetted standard exemptions. Details about requirements under this act and related issues available from the Heritage Branch of the Office of Environment and Heritage website:
<http://www.environment.nsw.gov.au/heritage/>

3.4.5 CHANGING USE AND/OR OWNERSHIP

Background, Opportunities & Challenges

The Abattoir Heritage Precinct was built over a 5 year period for use as the administration buildings for the State Abattoir. Following the closure of the Abattoir in 1988, the buildings in the precinct were adapted for various administration uses and public facilities related to the re-development of the site for the Games, and they continue to be used for similar uses. These uses are relatively low impact, appropriate and within SOPA's remit.

Any proposals to change these uses may impact upon the heritage significance of the buildings and this impact would need to be assessed prior to any change and associated works being carried out.

The site is owned by the Sydney Olympic Park Authority. While it is unlikely that ownership will change in the near future, existing planning controls placed on the site (as well as the proposed inclusion on the SHR) should adequately protect the heritage significance of the site under new ownership.

Policies

POLICY 22.

The buildings in the Abattoir Heritage Precinct should retain uses which are compatible to their significance including administration, commercial and public use.

POLICY 23.

If other uses are proposed for the site, assess any potential heritage impacts prior to the use occurring.

POLICY 24.

Ensure that the heritage significance of the site is protected through adequate specific planning controls, and especially prior to any change of ownership.

Strategies/Guidelines

- Generally seek advice from heritage specialists when planning future use options and assess the potential heritage impacts in accordance with the policies of this CMP.
- When a new or extended use is being introduced, a new architectural vocabulary of details and materials may be adopted so long as they complement the existing character of the heritage item.

3.4.6 DEMOLITION

Policies

POLICY 25.

Demolition within the Abattoir Heritage Precinct can only be considered provided elements of high heritage significance are not adversely affected. Any demolition proposal needs to be assessed by a heritage specialist and negative heritage impacts avoided or minimised. A detailed recording of any element to be demolished needs to be completed, regardless of the heritage significance of the item.

Strategies/Guidelines

- Demolition and removal of elements identified as Intrusive (such as modern external services structures) may be demolished and removed in accordance with Policy 24.
- Demolition or part-removal should not be a first option but rather a last resort option.

3.4.7 ADAPTIVE RE-USE

The buildings within the Abattoir Heritage Precinct are robust early 20th century structures that were built for administration and staff facilities for the State Abattoir. During the 1980s, they all have undergone some adaption for their current uses. Further adaption is possibly acceptable, assuming that heritage impact is assessed and mitigated.

New work (either adaptation or new structures) may be acceptable where it does not distort or obscure the significance of a place.

Policies

POLICY 26.

The adaptation of existing buildings within the Abattoir Heritage Precinct is acceptable provided:

- the new work has been assessed by a heritage specialist and negative heritage impacts have been minimised;*
- adaptive re-use options respect the original/early form, layout and fabric and result in minimal intervention to the original fabric of high significance*
- consideration is given to reinstating original layouts of the buildings*

Strategies/Guidelines

- In general, restrict period design or detailing to elements for which there is physical evidence of their original character, or documentary evidence in architectural drawings or historic photographs. Conjectural period detailing in new work is not recommended and is not in accordance with the conservation philosophy of the *Burra Charter*.
- New work should be identifiable as such and should, wherever possible, be capable of being removed without damage to significant fabric or spaces.
- Adaptation should ensure that the original fabric or significant architectural and spatial features are retained and interpreted as far as possible.
- Period detailing can be used to reconstruct elements only where there is clear evidence of the original detail, either remaining in the fabric or in documents. Where there is no evidence of the original detail, it is not necessary or appropriate to invent a period detail however be careful of the need to retain spatial significance values. Generally heritage spaces and fabric should be more dominant than new fabric to achieve any adaptation.
- New fittings and fixtures should complement the existing heritage character.
- Spatial qualities contribute to significance and interpretation and therefore should be conserved, as part of the ongoing use, ongoing management and any future development strategy
- Subdivision of internal spaces, where appropriate, should be undertaken in a secondary manner, using such items as partitions that can eventually be removed and which do not impact on the

- existing fenestration, finishes or details.
- The introduction of new fabric should be undertaken in such a manner that it does not result in a lessening of the cultural significance of the place.
 - Design and construct alterations and additions in a way that if they were to be removed in the future, the essential form and integrity of the earlier structure would be unimpaired or easily retrieved.
 - There should be no new door or window openings cut into original external walls of Building A and E.
 - Upgrading of existing kitchen and bathroom fitouts is acceptable. Any new kitchen fitout should preferably be located in its current location. New bathroom fitouts should preferably be located so as to minimise intervention in to original/early fabric and spaces of high significance for new plumbing requirements.
 - Carry out the introduction of new services and associated fittings with the minimum of disruption to the structure's fabric and visual character. Avoid new external surface mounted services, to both wall and roof surfaces of items of exceptional and high significance.
 - Wherever possible, existing penetrations in original fabric should be re-used. New penetrations into this fabric should be kept to a minimum and located in areas of lesser significance wherever possible.
 - When developing adaptive re-use proposals for all buildings, consider implications arising from the requirements of the Building Code of Australia (BCA) including structure, fire resistance, access and egress, fire fighting equipment, mechanical ventilation, certain aspects of health and amenity, and the provision of adequate disabled facilities. Where possible, consider alternative approaches to the resolution of functional, safety, BCA or health requirements to minimise any adverse impacts upon significant fabric or features.
 - Generally any new development should be carried out within the existing building envelopes. External alterations or additions are discouraged; however, if required to meet approved interpretation or re-use, changes should be of a minor nature, and subservient to the primary heritage features and composition of the existing place.
 - Adaptation for reuse is often best where previous adaptation or intervention has occurred.
 - Internal alterations and renovations may be acceptable within the context of compatible use; however they should not impact on the significance of the internal original fabric and spatial qualities of the

building, or the external facade. They should be able to be removed at a future time with minimal damage to significance or significant fabric.

- Upgrading works should aim to meet the requirements of the BCA, particularly in regard to protection against fire. Where there is a conflict between the BCA and the heritage significance of the building, alternative options to enable compliance should be investigated, including fire engineered solutions. Such conflicts may be resolved in collaboration with advice from the Heritage Council’s Fire, Access and Services Advisory Panel.

3.4.8 NEW DEVELOPMENT

Background, Opportunities & Challenges

Construction of new structures within the precinct is generally not encouraged, but could be considered to facilitate increased use and public access to the site. The siting and design of any new development should be carefully managed to minimise potential impacts on the precinct as a whole.

New work (either adaptation or new structures) may be acceptable where it does not distort or obscure the significance of a place.

Policies

POLICY 27.

New structures need to comply with the following:

- *they are limited to areas where the impact is limited, such as possibly to the east or west of Building C*
- *they are contemporary in nature, but also small scale and low key and are lower in height than existing buildings on site;*
- *the new work has been assessed by a heritage specialist and negative heritage impacts have been minimised.*

Strategies/Guidelines

- Design new buildings or structures so they are discretely located or well designed to blend into the landscape setting. New buildings should not be higher than the existing structures on the site, and should be located so as to not encroach on significant trees.
- In general, restrict period design or detailing to elements for which there is physical evidence of their original character, or documentary evidence in architectural drawings or historic photographs.

- The use of high quality, integrated, contemporary design is acceptable for new elements, and is preferable to inappropriate period design. Conjectural period detailing in new work is not recommended and is not in accordance with the conservation philosophy of the Burra Charter. Generally, it is best to articulate old fabric from new work.

3.4.9 SIGNAGE & EXTERNAL LIGHTING

Background, Opportunities & Challenges

It is recognised that commercial and retail tenancies have particular building services and signage needs. Signage and building services, however, should have no adverse impact on significant heritage fabric and the overall character of the place.

Policies

POLICY 28.

External signage and new services (such as lighting) should be in harmony with the overall character of the place, and complement the historic character of the building on which it is mounted.

Strategies/Guidelines

- Signs, external lighting and new building services must be consistent with the relevant Sydney Olympic Park Authority policies for signage and lighting in Sydney Olympic Park.
- Signs should be harmoniously integrated with the architecture of the building and should not obscure or damage the significant features or fabric.
- Fluorescent and iridescent paints are inappropriate. Signs should preferably be illuminated by floodlighting.
- Any illumination of the buildings within the precinct should highlight architectural features rather than floodlighting whole façades. Care should be taken to ensure that over-illumination does not occur. Lighting should not be fixed to significant fabric

3.4.10 EXCAVATION

Policies

POLICY 29. EXCAVATION

There are no archaeological requirements if excavation occurs within the Abattoir Heritage Precinct.

If excavation is occurring within the Marshall Road or Railway Gardens areas of the Precinct, the excavation contractors must be briefed in advance of the possibility that buried cattle grids and remnant railway lines may be found. Care should be taken not to damage these items and at the time of the excavation, consideration should be given to the retention and exposure of the items for interpretive purposes.

If archaeological evidence not predicted in the archaeological potential section of the CMP is found during excavation within the Abattoir Heritage Precinct, work in that area should cease until it has been assessed by a suitably qualified archaeologist, the NSW Heritage Council has been notified and any necessary approvals have been sought.

3.5 INTERPRETATION

Background, Opportunities & Challenges

Heritage interpretation can be useful to communicate intangible aspects of a site's heritage values, highlight little known aspects of the site's history, explain conservation actions, identify features or elements of a site or raise awareness about conservation management issues. To 'interpret' a historic place, in its geographic and physical setting, is to bring its history to life to increase the public's understanding, and, through this extended understanding, to give them an enhanced perception of the significance of the place.

The Abattoir Heritage Precinct is the principal extant element of the State Abattoir, a major state industry that was based on this site from 1913 to 1988. In addition to this, the public facilities provided by the uses of the buildings (Visitor Centre, public toilets, café) encourages public visitation and use which provide ample opportunities for detailed interpretation. Due to its setting in Sydney Olympic Park, and with its interesting history and high level of heritage significance, the Abattoir Heritage Precinct should be interpreted more effectively than the current ad hoc nature.

Policies

POLICY 30.

Prepare an interpretation strategy for the site focusing on themes related to its early history, role as part of the State Abattoir, and the subsequent redevelopment of the site

POLICY 31.

The heritage significance of the Abattoir Heritage Precinct should be interpreted on site by appropriate methods. Digital interpretation using the SOPA website and other means should also be considered.

POLICY 32.

Support research opportunities into the history of the place, particularly the history of the State Abattoir. Collate and archive the outcomes.

3.6 USE OF THIS PLAN

3.6.1 ADOPTION, ENDORSEMENT AND REVIEW OF THIS CMP

Background, Opportunities & Challenges

Conservation plans should not be seen as static documents. They are designed to provide the best possible guidance to owners and managers of significant heritage places. As new information about a place becomes available through research or on site investigation this should be used, where appropriate, to refine the conservation policies.

Policies

POLICY 33.

Adopt this CMP as the basis for managing the heritage values of the Abattoir Heritage Precinct within Sydney Olympic Park, review it periodically and ensure it is accessible to the public.

Strategies/Guidelines

- Review the plan at five year intervals or whenever critical new information becomes available as a result of further research or physical work.
- This CMP is a management document and should be provided to SOPA staff and tenants and those responsible for ongoing maintenance and management of the property.
- this CMP should be distributed by SOPA to the following repositories: the local historical society; NSW Heritage Branch, Office of Environment and Heritage Library, the NSW State Library.

3.7 FURTHER RESEARCH

Background, Opportunities & Challenges

It has been noted that across Sydney Olympic Park and adjoining sites there are mature trees that were part of the landscaping associated with the State Abattoirs. Some of these trees lined important roads (such as the Canary Island Date Palms lining the eastern side of Showground Road) or were large shade trees within the stockyards. Some of these are in their original location, while others have been transplanted and relocated. In the case of the Palms lining Showground Road, these were removed to facilitate major ground level changes and replanted in a similar location, with other mature specimens.

Policies

POLICY 34.

Investigate and record any extant trees from the former Abattoir site. Retain these trees in situ, preferably in their original location. Consider the heritage impact of any works that involve the removal or relocation of these trees

Strategies/Guidelines

- Further research should be carried out to confirm any extant trees that relate to the landscaping of the State Abattoirs. Archival records may indicate whether these trees are in their original location or relocated. These should be recorded, and retained in situ where possible.

4.1 HISTORICAL CONTEXT

4.1.1 OUTLINE CHRONOLOGY

November 1799	D’Arcy Wentworth granted 140 acres of land four miles east of Parramatta and called the estate Home Bush.
1811	Wentworth acquires more land – his estate totals 990 acres
1833	Homebush estate was advertised for lease.
1850	Sydney Abattoir Act established, proposing the establishment of a public abattoir beyond the city limits.
1855-9	Glebe Island Abattoir constructed, designed by Colonial Architect Edmund Blacket
1870s-90s	Regular calls for closure of the Glebe Island Abattoir
1883	Wentworth property is subdivided for sale as ‘Homebush Village’, but it was three years until the first allotment sold.
1901-2	Committee on Public Works inquiry into Removing the Public Abattoir from Glebe Island established and endorsed the proposal to move the abattoirs to a new site at Homebush.
1906	NSW Parliament passes legislation authorising the construction of the new abattoir.
December 1906	Board established to oversee the construction of the new abattoir. 909 acres (368ha) of the Wentworth estate resumed for the construction at a total cost of £70,831.
1907-8	Branch railway line connecting the abattoir to the main suburban line completed, as well as levelling the site and constructing the roadways by the Railways Commissioners.
1908	Abattoir designed by Public Works, under the direction of Government Architect Walter Liberty Vernon, with input from Principal Assistant Architect George McRae.
April 1910	Construction work tender awarded to the McLeod for a cost of £158,765.
April 1911	The adjoining State Brickworks were established
1913	The McLeod Brothers contract expired with the slaughter rooms and the administration building complete, but the abattoir not yet operational.
7 April 1915	Although not finished, the abattoir is officially opened by Premier William Holman.

1915	Glebe Island Abattoir closed
March 1916	The Metropolitan Meat Industry Act established, giving the Metropolitan Meat Industry Board full statutory authority.
1923	The new abattoir at Homebush was fully operational, employing 1600 workers with a killing capacity of up to 20,000 sheep per day, 1500 beasts (cattle), 2000 pigs and 1300 calves. With 117 cool rooms available, the abattoir could store 23,000 carcasses of mutton, 3000 of beef, 5000 of veal and 4000 of pork, with the cold store having a further capacity of 2000 mutton carcasses in its 16 freezing stores.
1935	Metropolitan Meat Market was opened on site
1941	A second large cold storage was built by the Commonwealth Government to meet the demand for meat supply to the armed forces.
1957	Country Meat Market is constructed associated with regional slaughterhouses throughout NSW
1963	Country Meat Market is extended and new saleyards to replace the Flemington saleyards are constructed.
1970s	A sheep run was cut through the lower gardens along the northern boundary of the precinct.
10 June 1988	The abattoir was closed.
June 1988	Brickworks ceased operations
Early 1990s	Successful bid for the <i>Sydney 2000 Olympic & Paralympic Games</i> Land set aside for development of the Games venues, the relocation of the Royal Agricultural Society showgrounds from Moore Park and for office space
1993	Remediation program commences Former administration buildings were retained and were used by the Homebush Bay Development Corporation.
1990s	Buildings and gardens restored
2000	<i>Sydney 2000 Olympic & Paralympic Games</i>
2001-2013	Use of site for sport-related offices and staff/public amenities

A more detailed history is at [Part 5 Illustrated History](#).

4.1.2 RELATIONSHIP TO HISTORIC THEMES

The Heritage Council of NSW has developed a set of 35 State Historical Themes to provide a thematic framework in which a heritage item or set of items can be considered. The historical themes help to place the item in the wider context of state development. A number of these themes have been identified as being of relevance to the Administration buildings of the former Homebush State Abattoir.

Australian Theme	NSW State Theme	Notes	Associated Elements / Issues
Developing local, regional and national economies	Environment-cultural landscape	<p>Through the combination of the built environment and the landscaped garden and lawns, the administration precinct of the former State Abattoir, stand as a distinctive example of the work of the government Architect, Walter Liberty Vernon and Director of the Botanic Gardens, Joseph Henry Maiden.</p> <p>The placement of the buildings on elevated ground at the entrance of the abattoir complex created a pleasant, domestic scale environment in contrast to the industrial setting of the abattoir itself.</p> <p>The gardens were designed specifically for the space and included formal placements of lawns and plantings to create a unified landscaped space.</p>	<ul style="list-style-type: none"> • The complex of buildings in their garden setting. • Each building individually • The landscaped gardens.
Developing local, regional and national economies	Industry	<p>At its peak, the abattoir was the largest slaughterhouse complex in the Commonwealth.</p> <p>The abattoir was a highly mechanised workplace, producing meat for domestic consumption and the export trade, as well as a series of by-products used in fashion, medicine and domestic appliances</p>	<ul style="list-style-type: none"> • The complex of buildings reflecting the scale of the State Abattoirs.
Developing local, regional and national economies	Pastoralism	<p>The abattoir was the end point for millions of sheep, cattle and pigs during its operational period. It served as the main slaughterhouse and distribution point for fresh and frozen meat products in NSW for much of its working life. The associated saleyards were a focal point for the livestock trade in Sydney</p>	<p>No particular element reflects this theme.</p>
Developing local, regional and national economies	Science	<p>The on-site laboratory was a vital component of the overall system, continually testing and improving meat quality.</p>	<ul style="list-style-type: none"> • Building D

Australian Theme	NSW State Theme	Notes	Associated Elements / Issues
Developing local, regional and national economies	Technology	During its operation the abattoir continued to implement new technologies and upgrade its existing systems to improve its systems.	No particular element reflects this theme.
Developing local, regional and national economies	Transport	The abattoir was a transport hub with dedicated railways connecting the saleyards and the distribution centre to the main suburban rail system for ease of delivery of beast's and of meat to markets.	No particular element reflects this theme.
Building settlements, towns and cities	Land Tenure	The abattoir site was built on the Wentworth Estate, one of Sydney's early colonial estates. Granted to D'Arcy Wentworth, the estate remained in the Wentworth family until the resumption by Government in 1907.	No particular element reflects this theme.
Working	Labour	The abattoir employed thousands of workers across a range of positions throughout its operational life. In 1917 it was one of the many industries affected by the General Strike that spread across Queensland, NSW and Victoria.	No particular element reflects this theme.
Governing	Government and Administration	The abattoir was built, owned and operated by the NSW State government. The administration precinct buildings were the centre of operations for the abattoir and associated saleyards.	<ul style="list-style-type: none"> • The complex of buildings in their garden setting.
Marking the phases of life	Persons	The abattoir was designed by the NSW Government Architect Walter Liberty Vernon with assistance from George McRae and the gardens by the Director of the Botanic Gardens, Joseph Maiden and Overseers of the Domain James Jones and William Grant.	<ul style="list-style-type: none"> • The complex of buildings in their garden setting. • Each building individually • The landscaped gardens.

4.2 CURTILAGE & SETTING

The Abattoir Heritage Precinct is bounded by roads on three sides, being Herb Elliott Avenue to the south, Showground Road to the west, and Dawn Fraser Avenue to the north. The eastern boundary is a recent 8 storey office building at 10 Dawn Fraser Avenue. This parcel of land is Lot 150 DP 1108154.

The Precinct also includes an avenue of large palm trees along the eastern side of Showground Road to the intersection with Grand Parade, as they are part of the Abattoir landscaping dating from the early 20th century.

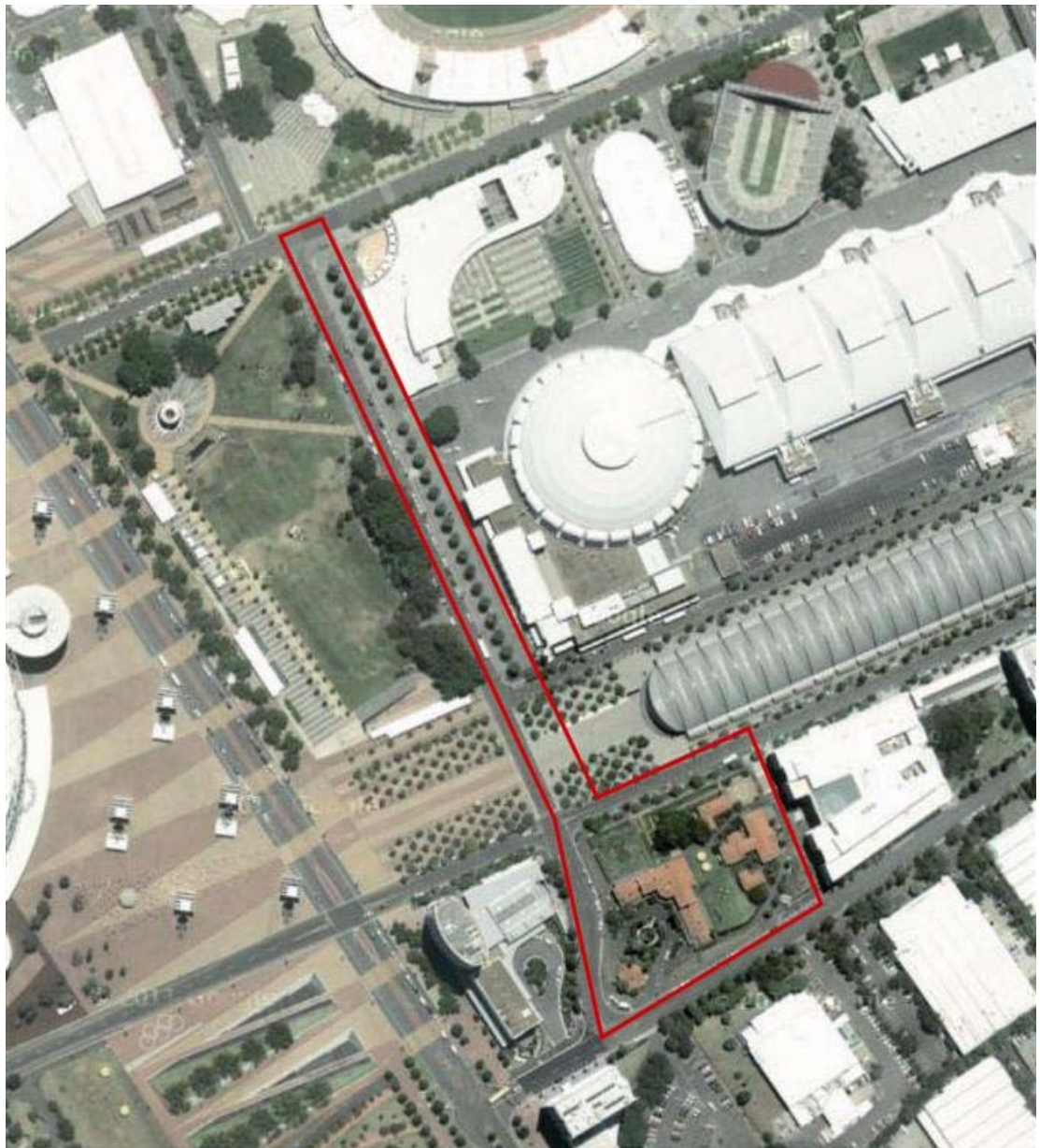


Figure 10
Abattoir Heritage Precinct, Sydney Olympic Park
Source: Google Maps

The red boundary of curtilage includes the width of adjoining streets to ensure a visual buffer is retained, as well as the extant close-range views to the site.

The current setting of the precinct is quite diverse, with a mix of buildings in close proximity. Immediately north of the Administration buildings is the Sydney Olympic Park Railway Station, an award-winning modern steel structure completed in 1998, with a wide square to the west of the station, leading to Olympic Boulevard. North of the Railway Station is the Showground Complex, and some of the larger pavilions are visible from the site.

To the west of the site are a group of three hotels, two at least 15-20 storeys tall. South of the site are low-scale commercial buildings facing Herb Elliott Avenue, and immediately east is the 6-8 storey Commonwealth Bank building.



Figure 11
View south along eastern boundary of the site.
Commonwealth Bank Building is on the left.



Figure 12
View west along the northern boundary of the site,
showing the retaining wall along the edge of Dawn
Fraser Avenue and looking towards the Hotel Ibis &
the Novotel



Figure 13
View from site towards Commonwealth Bank Building, 10 Dawn Fraser Avenue



Figure 14
View from Building C towards Commonwealth Bank Building, 10 Dawn Fraser Avenue



Figure 15
View to Railway Station, north of the site



Figure 16
View across the rose garden to the Railway Station and Showground buildings beyond.



Figure 17
View south along Showground Road towards the Pullman Hotel



Figure 18
View from the site, across Herb Elliott Avenue towards the Pullman Hotel and low level commercial buildings.

4.3 STREETScape

Along two of the street frontages, the Abattoir Precinct has retained much of its original character and relationship to the streetscape (as evidenced in early photos). This relates to proximity of the structures in their gardens to the adjoin roads. There are close-range views to and from the site on these boundaries.

Associated with significant levels changes, much of the northern boundary of the site is now a brick retaining wall, increasing in height towards the east. At its highest point, this retaining wall is approximately 4 metres above ground level. As a result, the group of buildings do not make a particularly positive contribution to Dawn Fraser Avenue. However, these retaining walls do help to interpret the previous topography of the Abattoir complex.



Figure 19
View to Building A from Showground Road



Figure 20
View to Building E from Showground Road



Figure 21
View to complex from intersection of Showground Road & Herb Elliott Avenue



Figure 22
View to Building A from Herb Elliott Avenue



Figure 23
View to Building A from Dawn Fraser Avenue.
Note the retaining wall.



Figure 24
View to Building B along eastern boundary. Note
the retaining wall along the northern edge of the
precinct.



Figure 25
View along Dawn Fraser Avenue boundary of site, facing west.

4.4 ARCHAEOLOGICAL POTENTIAL

The Abattoir Heritage Precinct has low historical archaeological potential. The earliest known non-indigenous occupation of the area was D'Arcy Wentworth's 1799 grant, known as Home Bush. The 2003 CMP for the Abattoir Heritage Precinct notes that Home Bush house was positioned on a ridge on the highest part of the estate. This area is currently near the intersection of Figtree Drive and Australia Avenue and therefore outside the current study area.² There is no known development in the study area until the establishment of the State Abattoir from 1907.

The study area has always comprised the administration precinct of the abattoir and it appears that the complex of buildings remains largely as designed and originally constructed. The administration complex was part of the original construction phase in 1910. There are no known buildings that have come and gone in this area, which has been fairly well documented historically, and thus the archaeological potential for finding unexpected structural remains is very low.

The archaeological potential of the administration building, staff canteen, locker room, chemical testing laboratory and gatehouse is low. The buildings have tongue-in-groove flooring, which prevents the build-up of artefact deposits in sub-floor spaces.

The gardens have a similar configuration to the original layout although the specific plantings and garden beds have changed over time. There may be some limited archaeological evidence of earlier garden edgings and pathways as well as pollens from earlier plant species. Subsequent changes to the gardens are likely to have disturbed earlier phases and any remaining archaeological evidence is unlikely to contribute substantially to our understanding of the site.

There is some visible evidence of a sheep run that was cut through the lower gardens along the northern boundary of the precinct during the 1970s. The bitumen surface has itself been cut into to form the current garden beds. Although the run has been interpreted in the landscaping in this area it has little archaeological value.

The 2003 CMP notes that some cattle grids have been buried under Marshall Rd and that there may be some buried and *in situ* remnant railway lines in the adjacent Railway Garden area.³ While these elements may have historic value and some interpretive potential, they have little archaeological research value and do not contribute knowledge that is not available from other sources.

² Graham Brooks and Associates Pty Ltd, June 2003, *Abattoir Heritage Precinct, Sydney Olympic Park, Conservation Management Plan*, unpublished consultancy report for the Sydney Olympic park Authority, p 13.

³ *Ibid*, pp. 45 and 53.

4.5 LANDSCAPE & LANDSCAPE ELEMENTS

The ensemble of buildings is set within an attractive garden setting. Restoration of the gardens since the early 1990s has reinstated much of the plants and character of the original Federation period gardens.

Overall, these gardens are in very good condition and are extremely well maintained. They are regularly used by the staff of the adjoining buildings and visitors to the site.

When Maiden designed the grounds of the administration precinct of the Abattoir, he provided a highly structured design of compartmentalised gardens. This clear division into precincts, defined by the buildings and site boundaries is still evident. These areas have quite distinct characteristics, ranging from formal rose gardens, enclosed groves of densely planted rainforest trees with winding paths, large paved areas, and succulent gardens. In addition to this are numerous modern interpretive elements, interpreting the former use of the site. These compartmentalised gardens

Immediately north of Building A is the Rose Garden, a formal design of garden beds with roses, bounded on two sides by trimmed hedges. The layout of this garden is very similar to the layout evident during the 1960s with four corner garden beds, and four square beds in the centre on the diagonal. During the 1940s, the layout was more complex, though still symmetrical.

Across the northern edge of this garden, the location of a sheep run has been interpreted using foot prints and paving. Another element of interpretation has been installed in what seems to be former cattle drinking troughs adjacent to the rose garden, with timber and ceramic 'headstones'. These drinking troughs have been relocated from another part of the site, as their current location does not relate to a historic use of this area and they are not visible in this location in 1960s aerial photos.



Figure 26
View across formal Rose Garden towards Building A



Figure 27
View across Rose Garden



Figure 28
Former drinking troughs



Figure 29
Interpreted sheep run

Between the Gatehouse (Building E) and the main Administration Building (Building A) is a carriage loop, encircling a large palm grove with mature palms (particularly *Washingtonia Robusta*). White gravel paths cross the palm grove. This garden looks very similar to its form and character as it was during the 1940s and 1960s (as evidenced by aerial photos). It is likely that some of these palms are the original planted under instructions from Maiden in the early 20th century.



Figure 30
View to Building A, showing carriage loop and palm grove



Figure 31
Palm grove



Figure 32
View south towards Herb Elliott Avenue



Figure 33
View to garden between Buildings A, B and D from Herb Elliott Avenue. Note umbrellas and picnic tables.

In the clearing between Building A and Buildings B and D, there are further formal garden beds with roses, and a low photinia hedge, separating this area from Herb Elliott Avenue. Further north in this area are some fixed picnic tables and umbrellas. This layout is simpler than it was during the 1940-60s, when the round garden bed was surrounded by four arcs of garden beds with kidney shaped beds in the corners.

Immediately west of Building C is a heavily planted grove of trees with winding paths and hedges and an arbour of wisteria. Trees in this area include jacarandas, palms, and various shade-loving shrubs such as *monstera deliciosa*, and *aspidistra elatior* (cast iron plant). In aerial photos of the 1940s and 1960s, this area was already heavily planted with mature trees.



Figure 34
Wisteria arbour leading to grove



Figure 35
Round garden bed



Figure 36
Paths in grove



Figure 37
Grove

Near the entry to this area is an interesting round garden bed, with one large bed, with a central pier, supporting another smaller planter. This seems to be made from stone and concrete and is planted with succulents. According to 'Conservation Study, Playfair Memorial Fountain, Homebush' by the Department of Public Works & Services in 1995, this garden bed utilizes an old grinding wheel that predates the abattoirs and may have links to Blaxland, another early land holder in the area, whose estate was adjacent to Home Bush.⁴ There is no specific evidence regarding this provenance.

At the northern edge of this area is an area of paving with a picnic table, with views north and linking to a formal garden north of Building C, featuring long rows of lavender. This is possibly interpreting vegetable gardens, which are apparent in aerial photos from 1943, though they seem to be removed by the 1960s.

East of Building C is a large paved area bounded by high *Duranta* hedges, with specimen plantings of frangipani. In this area is the Playfair Memorial, relocated here during the 1990s. Aerial photos from the 1960s indicate that this had been a lawn area edged by hedges with a central garden bed with low plants.

⁴ 'Conservation Study, Playfair Memorial Fountain, Homebush', Department of Public Works & Services, unpublished report, 1995

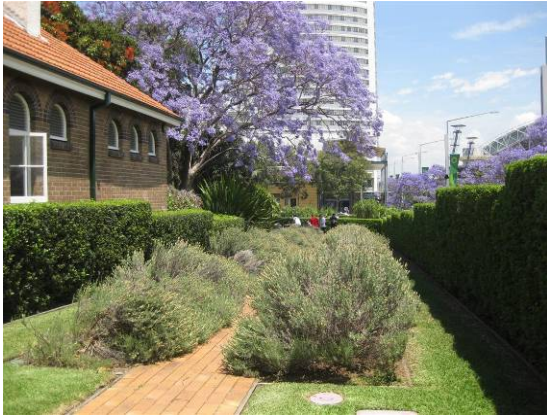


Figure 38
Lavender hedging north of Building C



Figure 39
Playfair Memorial



Figure 40
Paved area east of Building C



Figure 41
Paved area east of Building C

Other landscape elements on the site include a large succulent garden north of Building B, small garden beds adjacent to most buildings, and a large garden bed north of Building D. Circulation across the site is via numerous paths, mostly paved, including a sweeping path from Herb Elliott Avenue along the line of the former entry road.



Figure 42
Garden bed along the southern side of Building C



Figure 43
Garden beds edging the carriage loop near Building A



Figure 44
Garden beds in front of Building B



Figure 45
Succulent garden north of Building B



Figure 46
Path along line of former railway line



Figure 47
Garden bed south of Building B

As previously mentioned, the Abattoir Heritage Precinct also includes a row of mature Phoenix Canariensis (Canary Island Date Palms) lining the eastern side of Showground Road. Some of these trees were planted during the 1930s. During the redevelopment of the site in the 1990s, these palms were removed, the road lowered and the palms replanted, with numerous additional matching palms. It is difficult to discern which trees were replanted and which were planted as mature specimens to match.

Recent investigations into the health of the avenue of Canary Island Date Palms has identified that they are fast diminishing due to a disease called Fusarium wilt, caused by a fungus, *Fusarium oxysporum*. Symptoms of Fusarium wilt include an unusual type of frond death, leading to the eventual death of the tree. This disease has been the cause of the death of similar trees in Sydney such as Centennial Park and the Royal Botanic Gardens. SOPA intend to remove the avenue within the next few years and replace them with a similar species that has a similar form and shape, but one that is resistant to the Fusarium disease.



Figure 48
Row of Canary Island Date Palms lining Showground Road

4.1 BUILDINGS A-E

The group of five buildings that comprise the Abattoir Heritage Precinct range in size and details, but they have a number of similarities. It should be noted that Buildings A and E (Administration Building and Gatehouse) feature more elaborate details and decorative elements, probably because they had a more public use, as opposed to the staff facilities of Buildings B, C and D (canteen and locker rooms). These buildings were all designed by the Government Architect's Branch in 1908 under the direction of Walter Liberty Vernon, Government Architect and George McRae, Principal Assistant Architect.

Generally, these buildings are all constructed out of masonry, either face brick, or with some elements of roughcast render. Both Building A and Building E have some elements of sandstone, and Building A also features polychromy brickwork. All buildings have terracotta tiled roofs, in a Marseilles profile, most with hipped roofs and often with louvred gables. All have timber-framed windows, mostly double-hung sash windows, though some have casement windows, and many of the buildings have distinctive high-level arched windows.

Internally, all buildings have plastered walls, and painted timber joinery. Buildings A, B and E have pressed metal ceilings and cornices, while the other two buildings have painted boarded timber ceilings. Most of the buildings have undergone major internal alterations to accommodate new uses during the 1990s, primarily involving removal of internal walls, new toilets and kitchens (generally using reproduction Federation finishes and materials) and service upgrades.

All of these buildings have undergone some adaptation in the last 20 years to address equitable access requirements. This includes the construction of ramps, raising of verandah levels to assist access and the provision of accessible toilet facilities.

4.2 BUILDING A

The largest building in the precinct was constructed as the Administration Building and now referred to as Building A. It was designed by the Government Architect's Branch, and is more elaborate in plan, materials and details compared to the other buildings on site, indicating its importance. This may also indicate a closer involvement of Walter Liberty Vernon, Government Architect, in the design of this project. This building was designed in 1908, and was one of the first to be completed in 1913.

The building was designed with an L-shaped plan, and is roughly symmetrical along its axis. The internal courtyard was designed to face the carriage loop,

with a grand central stair between long verandahs. The ground floor houses several offices, as well as a dining room for the Inspectors and associated facilities. The first floor housed a Board Room, Museum, Laboratory and further offices. It is unclear whether the Museum was ever established, and if the Laboratory was ever located in this building, as documentary evidence shows that by the 1920s Building D was being used a laboratory.

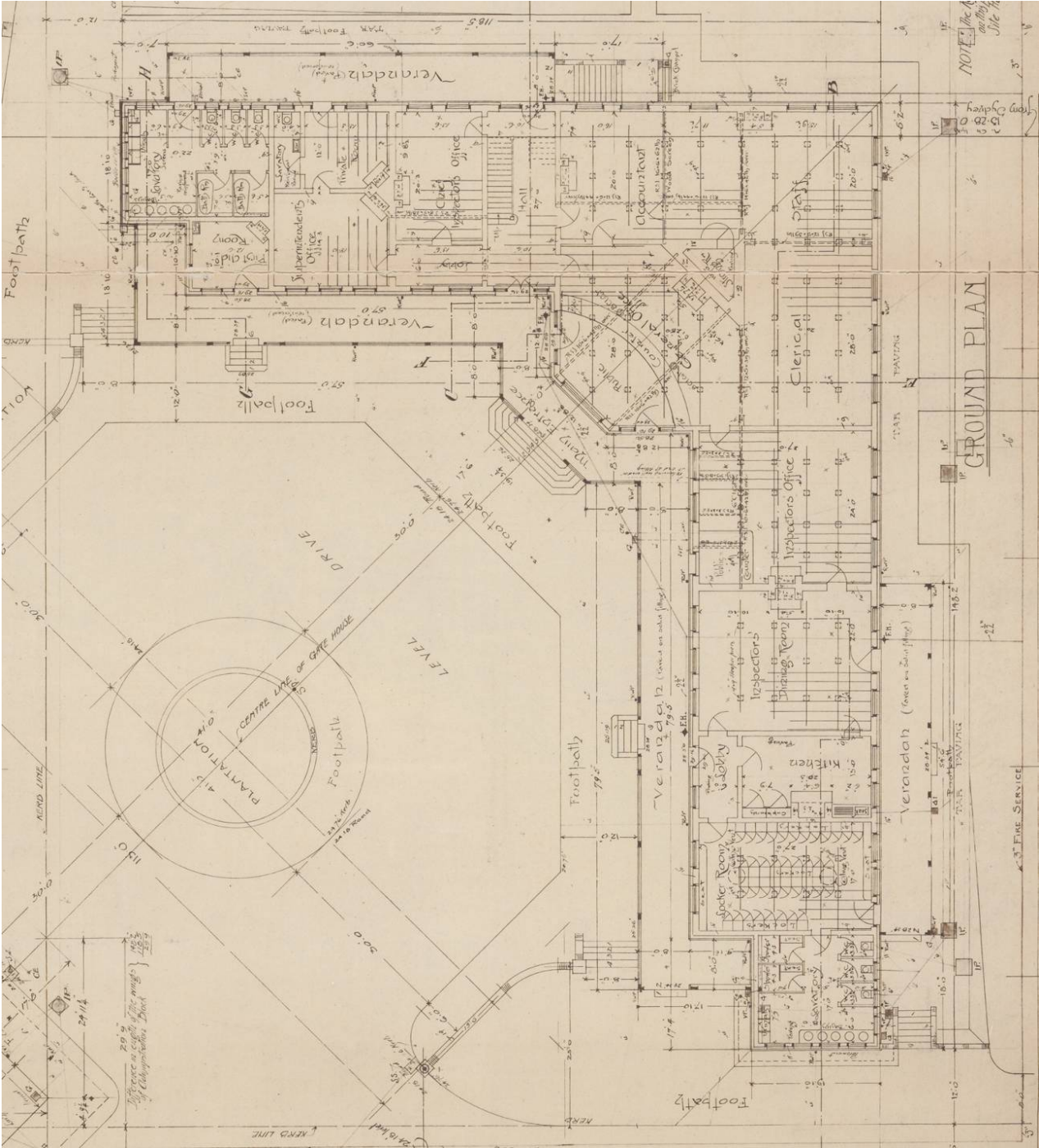


Figure 49
Administration Building, Ground Floor Plan, NTS, 1908
Source: State Archives

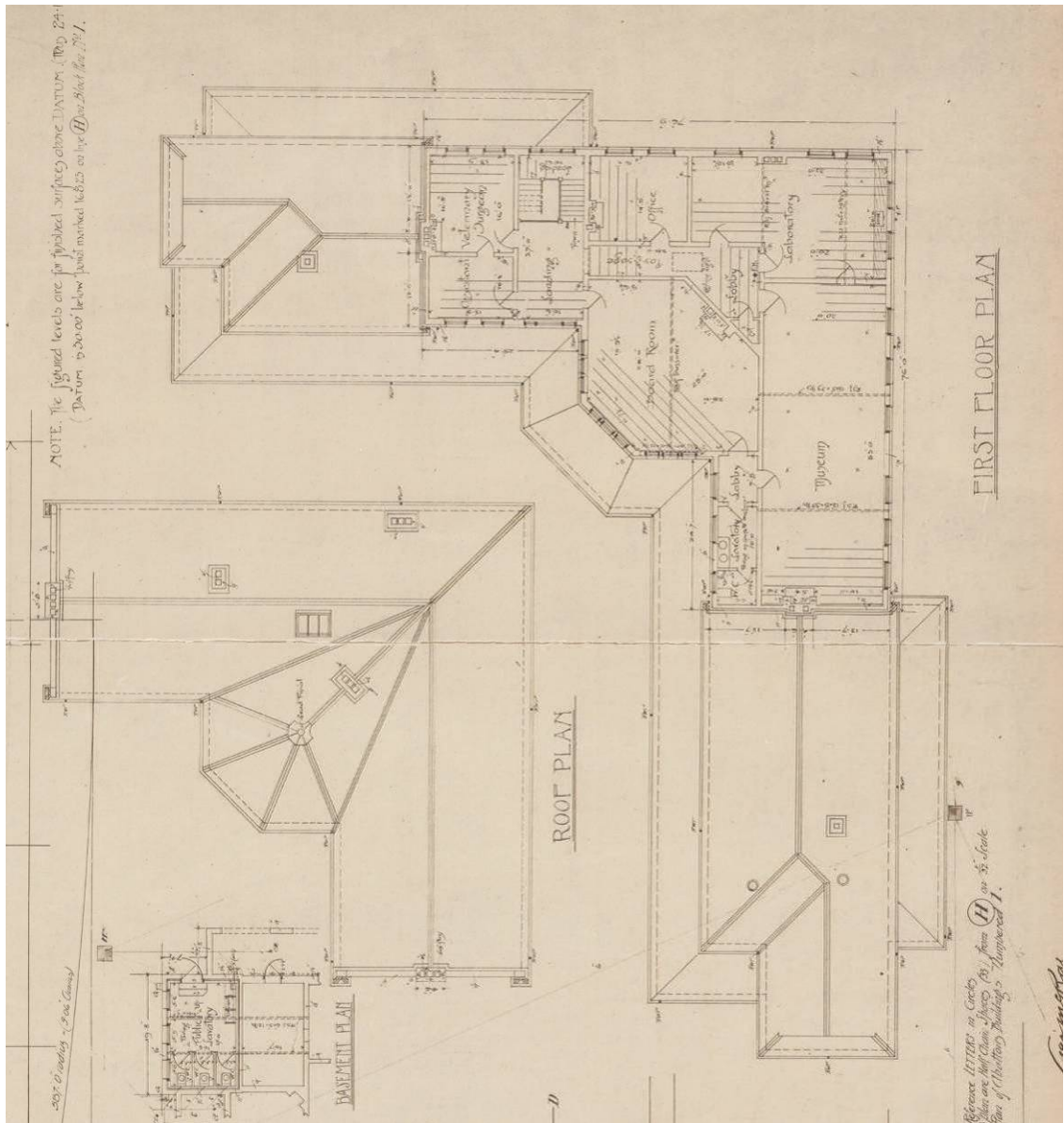


Figure 50
 Administration Building, First Floor & Roof Plan, NTS, 1908
 Source: State Archives

During the early 1990s, this building was adapted for use by the Homebush Bay Authority and as a Visitor Centre for the developing site. The major changes involved the creation of a large open space in the southern wing for the Visitor Centre, while retaining office spaces in the remainder of the building.

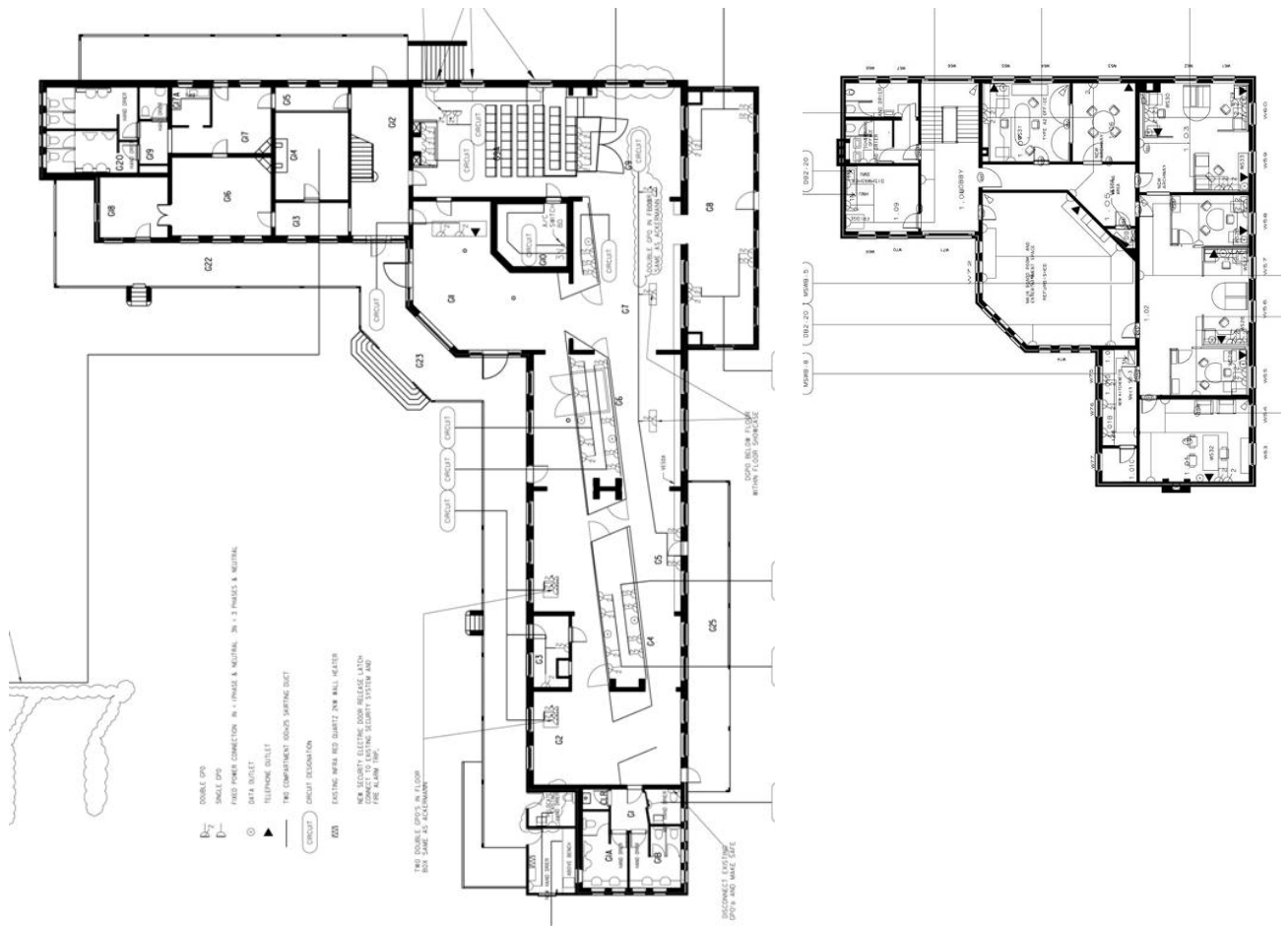


Figure 51
 Building A, Ground & First Floor Plans, 1993
 Source: SOPA

Externally, Building A looks very similar to as it was constructed in 1913, with face brick walls in two different colour bricks, sandstone banding and roughcast render for the first floor. The roof is terracotta tiles with hipped gables for the roof over the single storey sections and gables with chimneys over the first floor. The principal entry is still in the centre of the L-shaped plan, via a grand stair, flanked by verandahs, all facing the carriage loop and the palm grove. All windows are timber-framed, and mostly double-hung sash windows, with 8-12 paned upper sashes. At the ends of each wing are high-level arch-headed windows, as found in most buildings in the precinct, indicating lavatories and lockers. External doors are painted four-panel timber doors. At the main entry, all windows have sandstone borders and lintels.

The front verandahs have been adapted to provide equitable access, involving provision of a ramp at one end and raising part of the verandah level to provide access to the internal floor level at grade. Both wings also have rear verandahs, overlooking the central lawn and the rose garden. The northern verandah has had glazed balustrades installed to meet building codes.



Figure 52
Main entry



Figure 53
Western elevation



Figure 54
Northern elevation



Figure 55
Eastern elevation



Figure 56
Front verandah. Note level changes to provide equitable access.



Figure 57
Typical door

Internally, Building A has painted plastered walls and painted pressed metal ceilings. The ceiling is particularly elaborate in the main entry area. All joinery is painted, except the stair handrail and newel post.

The layout of the ground floor reflects the alterations carried out during the early 1990s, with one large space in the southern wing (with retained, free-standing fireplaces) and offices on the remainder of the floor. A modern suspended timber ceiling was installed in one room on the northern side of the building, with the room being used as a board room. Most of these rooms have modern fitments suitable for office use. On the first floor, the original Board Room has been retained with its marble fireplace and timber casement windows in the bay window overlooking the palm grove. As in the other buildings in the precinct, all bathrooms and toilets have reproduction Federation period tiles and details.



Figure 58
Ground Floor interior



Figure 59
Former fireplace, ground floor



Figure 60
Detail, pressed metal ceiling, ground floor



Figure 61
Pressed metal ceiling, lobby



Figure 62
Modern timber ceiling, ground floor board room



Figure 63
Stair to first floor



Figure 64
First floor offices

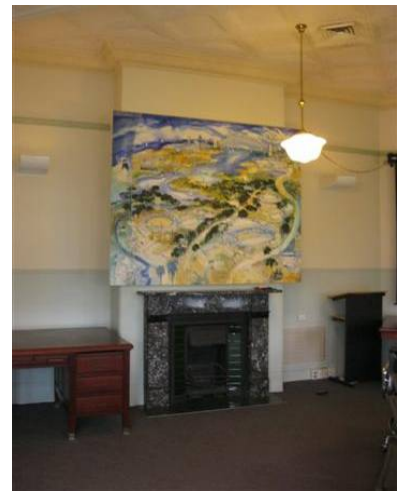


Figure 65
Fireplace, Board Room, First floor



Figure 66
Typical bathroom finishes



Figure 67
Typical door

4.3 BUILDING B

The second largest building on the site is Building B, and it is located along the eastern boundary of the site, between Building C (to the north) and Building D (to the south).

It was designed by the Government Architect's Branch in 1908 and used as a Refreshment Room. It has an interesting cruciform plan with a central refreshment room, a pair of dining rooms in the cross wings (both with verandahs to the east) and a kitchen, larder, store, scullery, fuel store and water closet. At the rear of the site was a pair of rooms, accessible from a verandah and both titled Man's Room. Their use is unclear.

By the 1990s, the front verandahs had been infilled. Refurbishment works during this time removed the verandah infill.

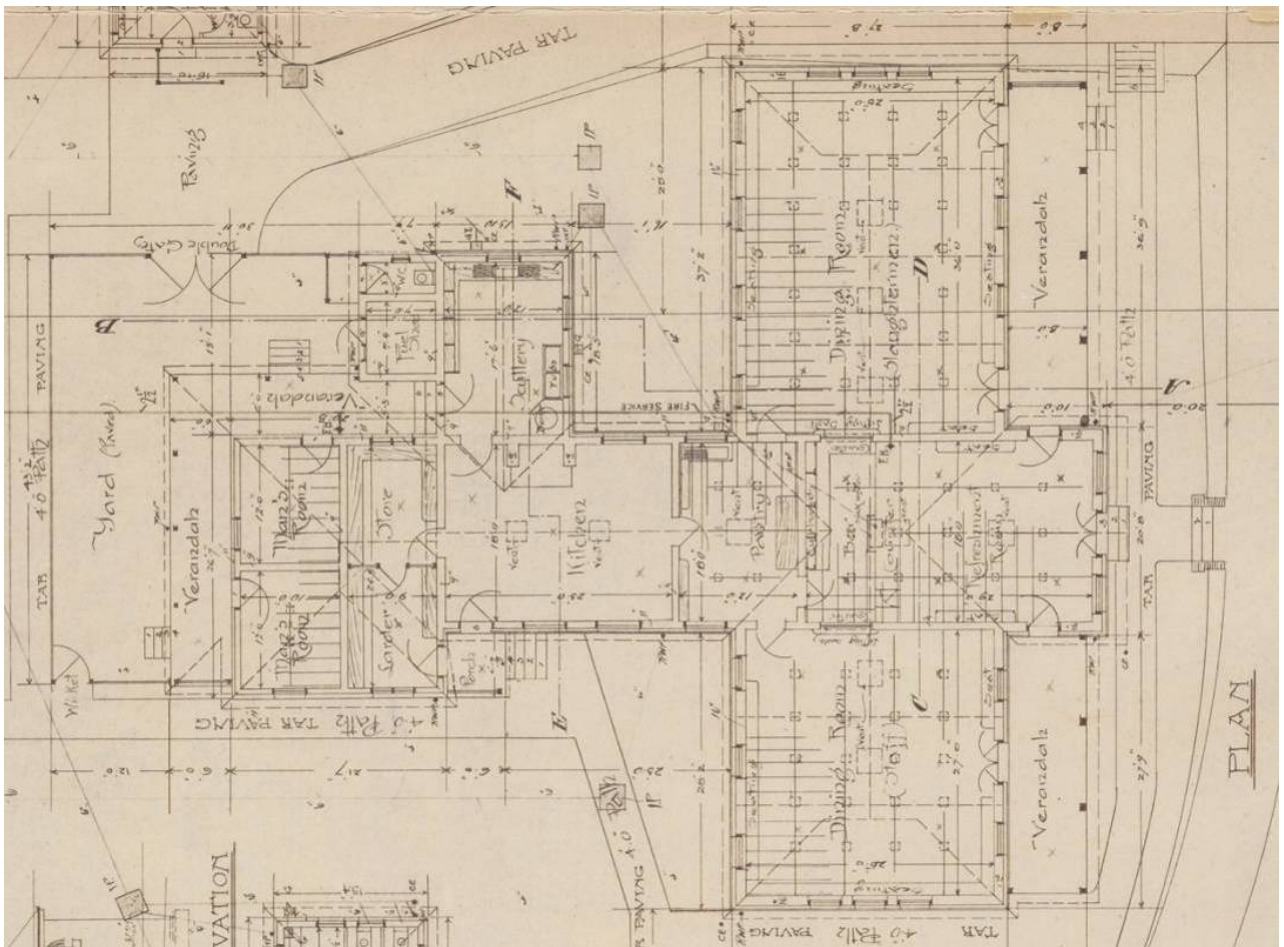


Figure 68
Plan, Refreshment Room (now Building B), 1908
Source: State Archives

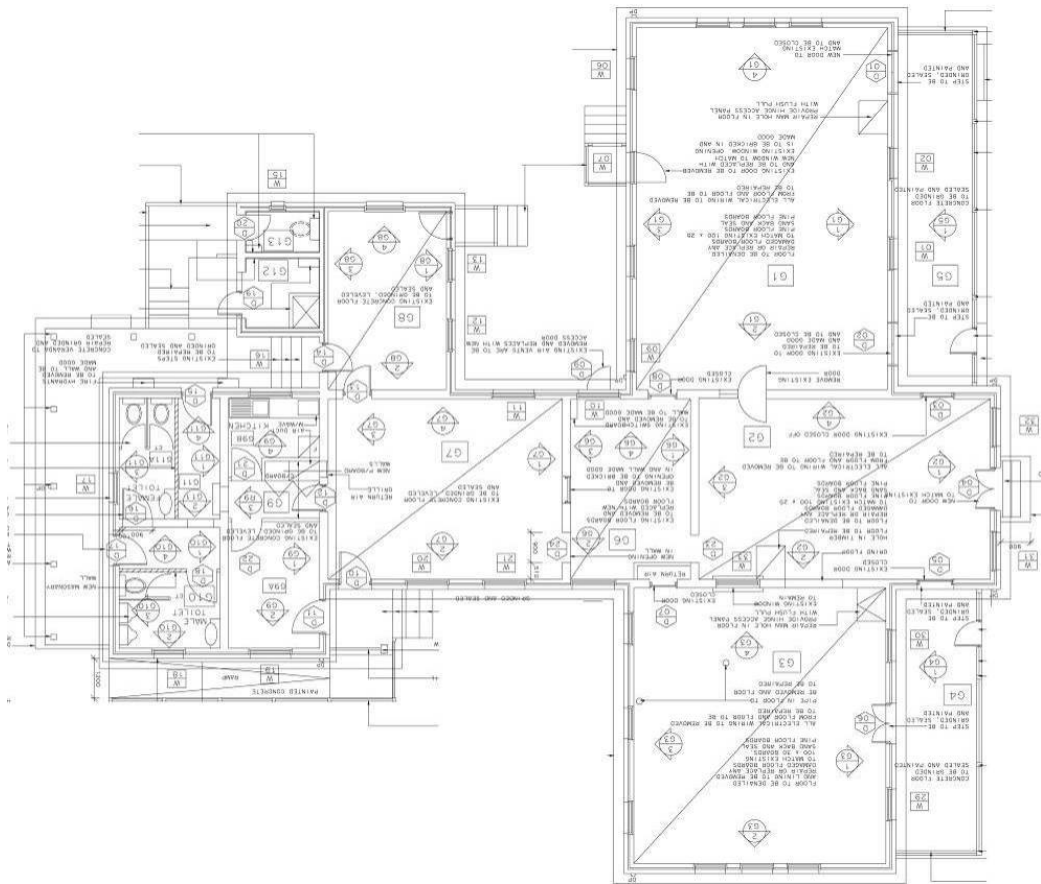


Figure 69
 Plan, Building B, 1994
 Source: SOPA

Externally, the building is constructed in face brick, with a terracotta tiled roof. The principal entrance was in the centre of the eastern façade, under a projecting gable between two verandahs, with roughcast render in the gable. The timber-framed verandahs have exposed rafters and boarded timber ceilings.

Both the two front verandahs have had alterations to provide equitable access: the southern verandah has had a coloured concrete ramp (to match the existing verandah) constructed within the width of the verandah to provide access to floor level; the northern verandah has had a recent timber floor at ground level constructed with a new brick-edged ramp constructed externally



Figure 70
Eastern elevation of Building B



Figure 71
Building B



Figure 72
Rear porch, Building B



Figure 73
South eastern verandah



Figure 74
North eastern verandah



Figure 75
Rear porch

The building is currently divided into two separate tenancies, both accommodating administrative facilities for sports associations. Access to one tenancy is from the eastern verandahs, and to the other from a small porch on the southern elevation. The eastern tenancy was unable to be inspected, though according to discussions with SOPA staff, the internal characteristics match the western tenancy.

Internally, the buildings have a combination of painted face brick and painted plastered walls, with pressed metal ceilings and cornices. The floors are carpeted. Kitchens and bathrooms feature reproduction Federation period tiles and finishes. While it has been removed, there is still evidence of the location of the former kitchen fireplace.

This building is in very good condition.



Figure 76
Interior, Building B

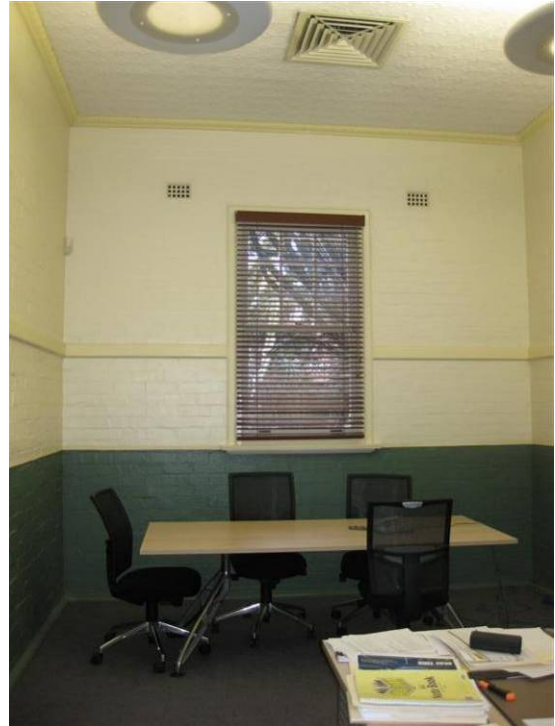


Figure 77
Interior Building B



Figure 78
Building B



Figure 79
Location for former kitchen fireplace

4.4 BUILDING C

Located in the north-east corner of the site, Building C is a single storey face brick building with a terracotta tiled hipped roof with gablets.

This building was designed as a locker room for slaughtermen in 1908, and it seems to have been used as such. The plans for the building indicate one large room with a central bay and lined with double height lockers and an adjoining pair of rooms with showers, basins, urinals and toilets.

Externally the building is face brick, with high-level arched windows, and with casement windows on the north and south elevations. (These casement windows are not shown on the 1908 drawings, so are possibly a later addition).

When inspected, the building was undergoing construction work internally for conversion to a café/bakery/bar called Abattoir Blues. Since that time, the café has opened.

Internally, the building has painted plaster and tiled walls, tiled and polished concrete floors and a boarded timber ceiling. Kitchen facilities have been installed in the southern wing and a large service counter installed along the southern wall of the main room.

Immediately east of Building C is a large paved area, bounded by a clipped hedge. This area has a distinctive tiled mosaic panel of a cow set within the paving and the Playfair Memorial Fountain along its eastern boundary. This area is used by the café for outdoor seating.

This building is in very good condition.

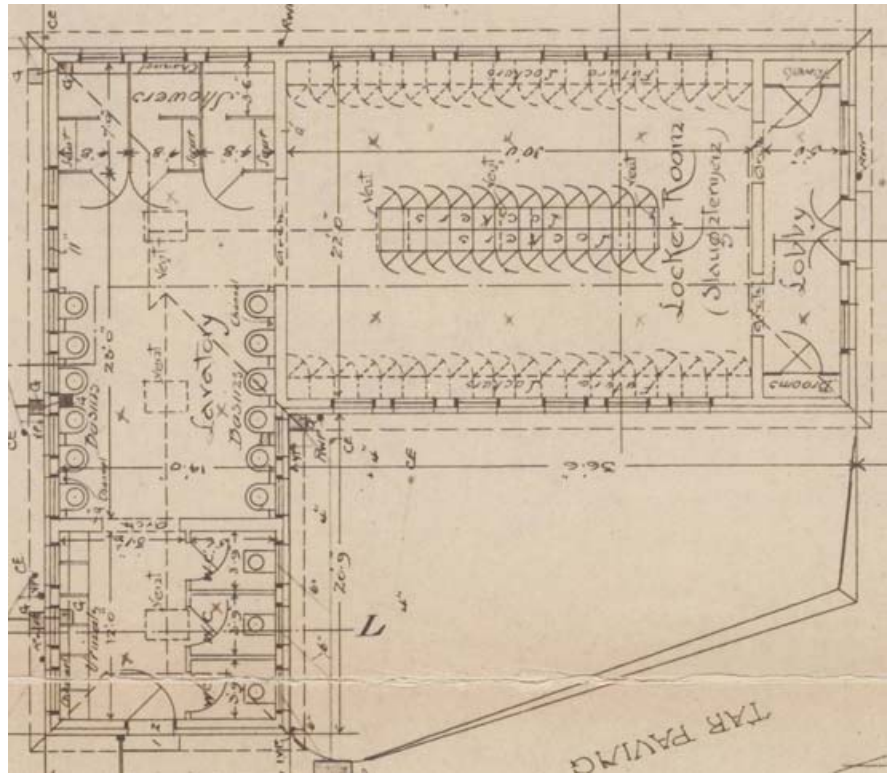


Figure 80
 Plan, Locker Room for Slaughtermen, 1908. NTS
 Source: State Archives

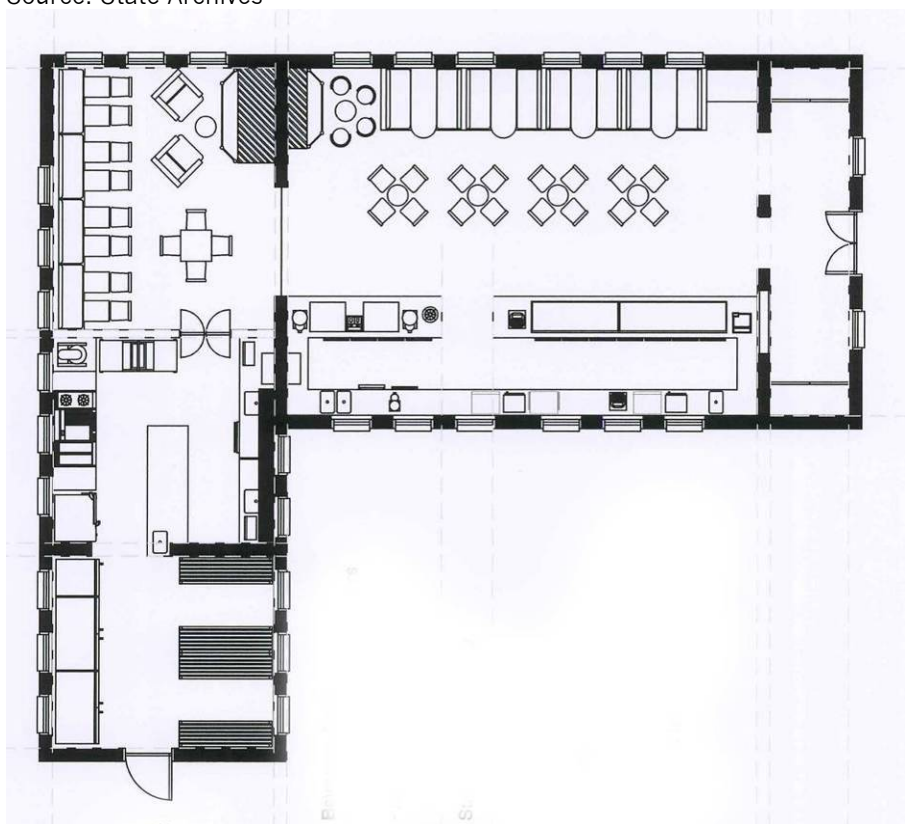


Figure 81
 Plan, Abattoir Blues Café/Bakery/Bar, 2012
 Source: Vagaman Associates Drawing 003/b, July 2012, c/- SOPA



Figure 82
Eastern façade of Building C



Figure 83
Northern façade



Figure 84
Southern façade near Building B and succulent garden



Figure 85
Interior, during construction of café



Figure 86
Interior during construction



Figure 87
Interior, after opening of café
Source: Abattoir Blues Facebook Page

4.5 BUILDING D

Building D is a small single storey building, originally constructed for use as a laboratory in c1915. It has face brick and roughcast rendered walls and a hipped terracotta tiled roof with gablets. Externally the building has distinctive high-level arched windows, edged in brick.

When it was designed in 1908, this building was intended to be used as a locker room for the cleansing staff with associated showers and toilets. It is unclear if this use was ever implemented as historic references to this building indicate that it was used as a laboratory, which is evident in photos dating from the 1940s.

The original design for the building indicates that it was intended that the external walls featured roughcast render, though in photos from the 1920s and 1960s the external walls are face brick. Currently, most of the external walls are roughcast render, which is likely to date from the refurbishment works during the late 1990s.

According to the 2003 CMP, this building had undergone major extensions and alterations during the 1970s. Major refurbishment works (including reconstruction of the north wing and south wall) were carried out prior to the Games, to reinstate the buildings original form, character and details.

The building has been adapted for use as a toilet block retaining the original plan layout, with an accessible toilet in the north wing. New internal finishes include reproduction Federation period floor tiles, tiled and painted internal walls and modern sanitary fittings.

This building is in very good condition.

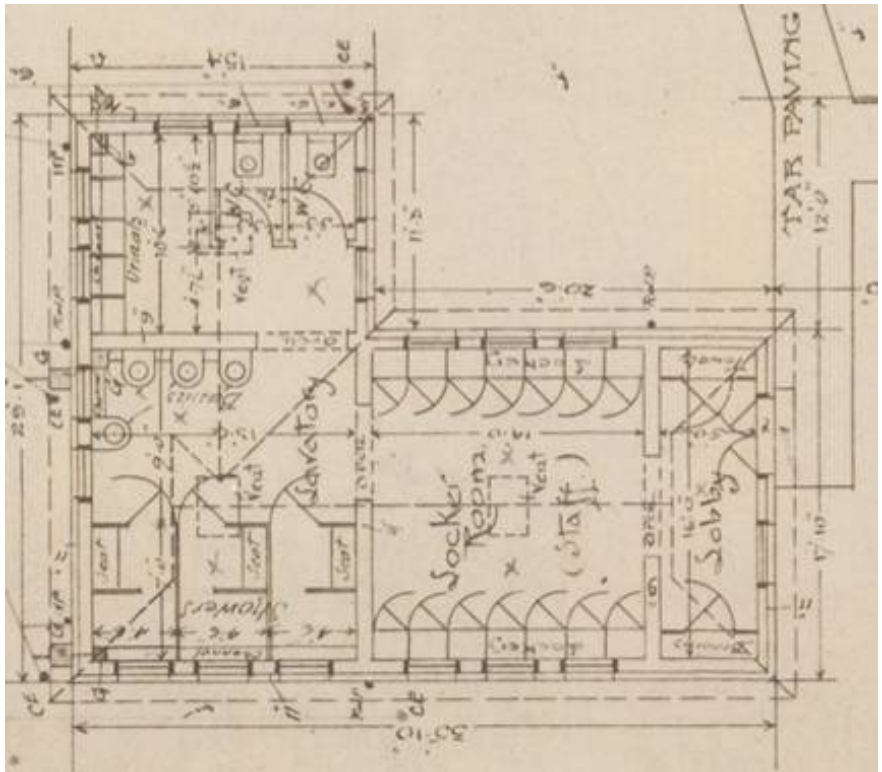


Figure 88
 Plan of 1908 drawing of Building D, showing intended use a lavatory and locker room
 Source: State Records

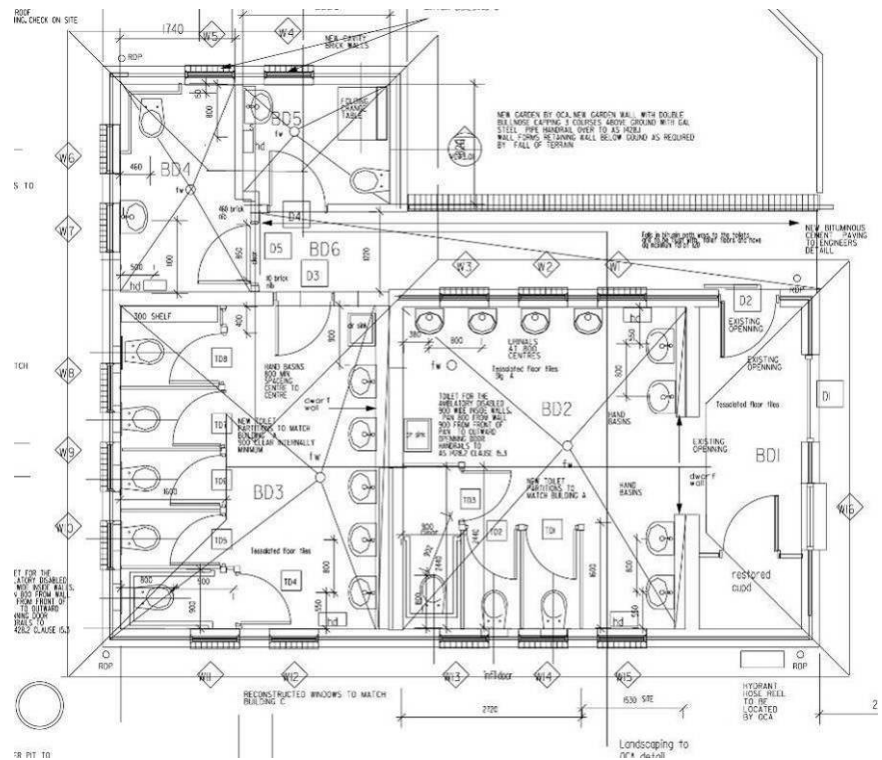


Figure 89
 Plan of Building D in 1998, showing extent of internal fitout works and new ramp along the northern wall.
 Source: Tasman Storey & Associates, SOPA



Figure 90
Western elevation of Building D, showing roughcast render and high-level brick-edged windows



Figure 91
Southern wall, showing detail of roughcast render and brick arched openings



Figure 92
Northern wall, with ramp to accessible and ladies toilets



Figure 93
Interior, Mens Toilets



Figure 94
Interior of Building D, showing modern reproduction fitting and finishes

4.6 BUILDING E

Building E was constructed as the gatehouse in 1918, the last of the complex of buildings in the administration precinct. The building is symmetrical on a northeast/southwest axis, aligned with Building A. It is a small single storey face brick building with a hipped terracotta shingled roof. It features a dressed sandstone plinth and banding, a verandah with boarded ceilings on two sides, exposed rafters at the eaves and a central chimney.

This building has a distinctive layout. When designed as the gatehouse in 1908, it comprised 6 rooms, almost symmetrical, with a room for the gatekeeper in the bay window (with an Inquiry window in the centre), a telephone lobby, plus a number of other ancillary spaces. Other than the projecting bay window, a verandah wrapped completely around the building. The building was designed to regulate and monitor the flow of vehicles and stock to the Abattoir, being centrally placed between 3 sets of gates and piers on each side, with gates / kerbs / fencelines differentiating between pedestrians, incoming and outgoing vehicles and cattle and sheep. It is unclear whether the elaborate gate / road system was ever implemented as aerial photos from the 1940s and 1960s only show the two immediate gate posts and pedestrian gates constructed, with most vehicular traffic (both inwards and outwards) passing to the north of the building, and stock passing south of the building.

During the 1950s, a northern extension with a skillion roof was added to the rear, and by the 1960s, the northern verandah was enclosed.



Figure 95
 1960s aerial view of the Gatehouse
 Source: SOPA

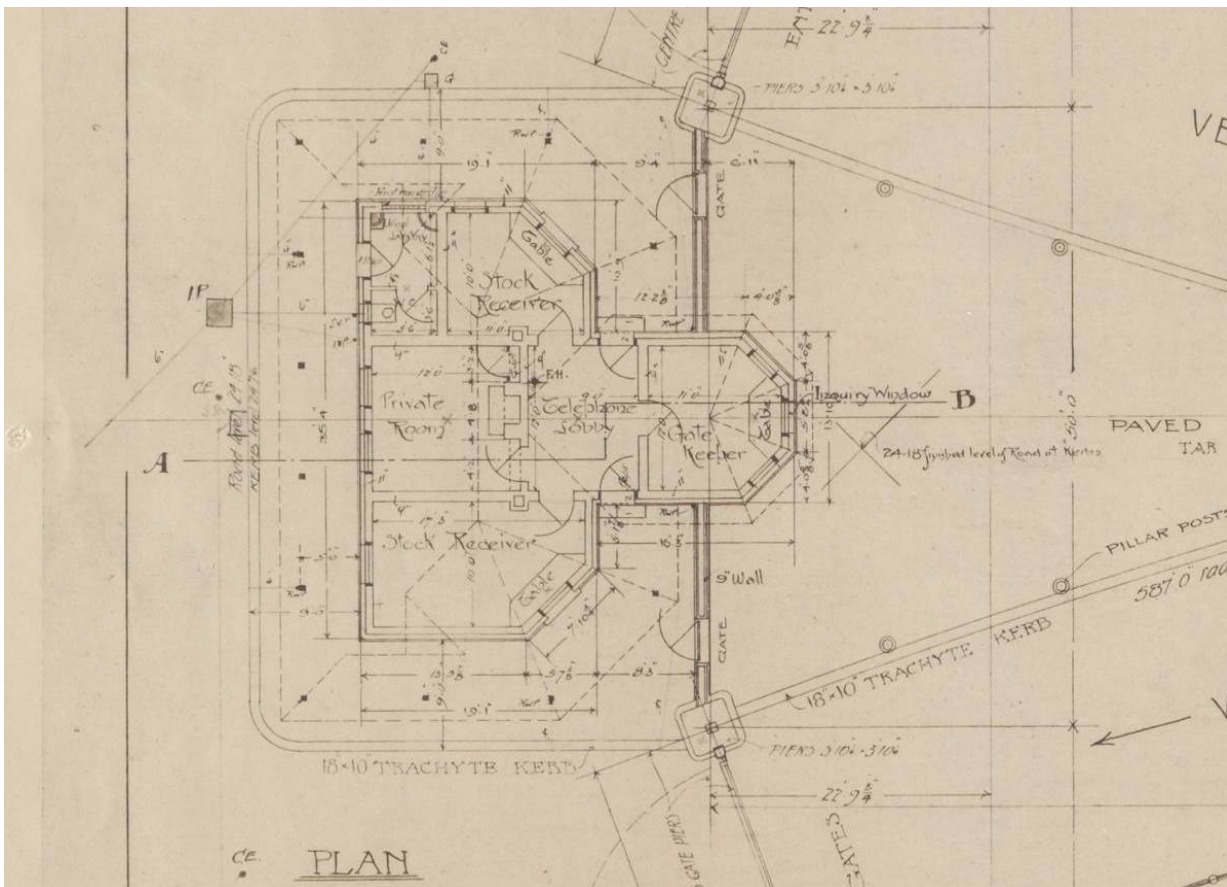


Figure 96
 Plan of Gatehouse, 1908, NTS
 Source: State Archives

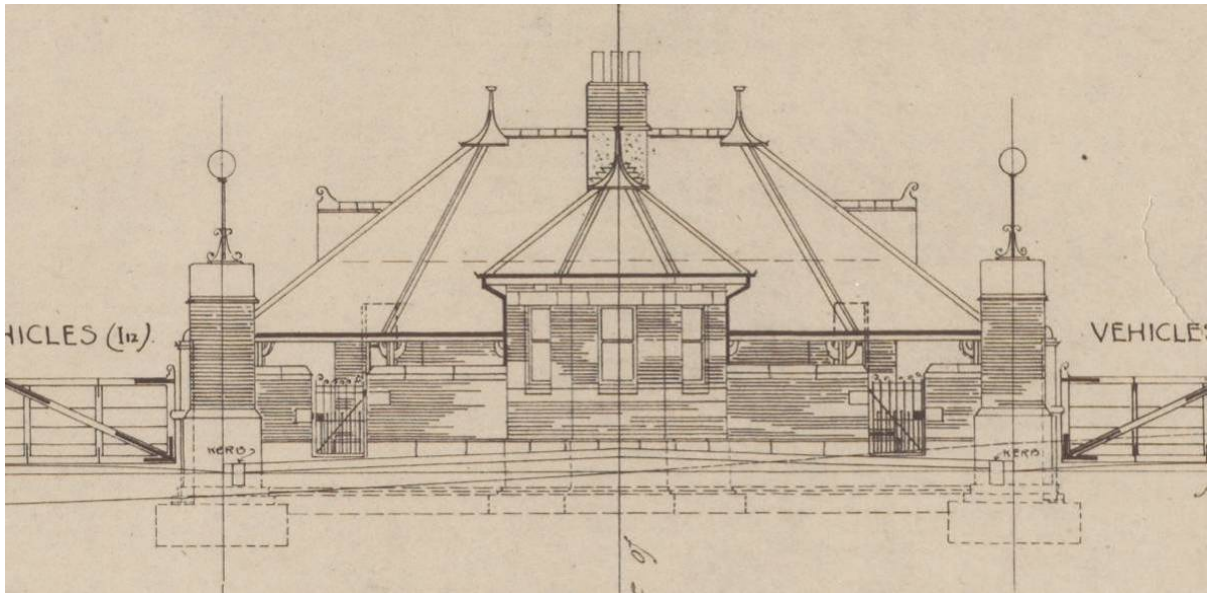


Figure 97
Elevation of Gatehouse, 1908, NTS
Source: State Archives



Figure 98
Gatehouse, Building E



Figure 99
North verandah, Gatehouse, Building E



Figure 100
Pedestrian gate



Figure 101
Detail of gatepost

Internally, the building has painted plastered walls, pressed metal ceilings and cornices and a marble fireplace. At the rear of the building is a large glazed opening that leads to a timber deck nestled within the palm grove.

During the 1990s, the building was converted for use as a retail outlet, associated with the Information Centre in Building A. To accommodate this use, major internal alterations were carried out including the demolition of many internal walls (though some wall nibs were retained), removal of most internal doors and the demolition of the northern wall of the 1950s extension to create a new entrance with a deck. Pressed metal ceilings and cornices were retained as well.

The current use of this building is as a Visitor Information Centre for Sydney Olympic Park. To accommodate this use, it has had numerous information panels and displays installed, covering most internal walls. Mirrors were added to walls near the northern opening.

The northern verandah which was noted as being enclosed in 2003 (and evident in 1960s aerial photos) has since been reopened.

In recent years, a modern steel ramp into the southern door has been provided for equitable access.

This building is in very good condition.



Figure 102
Access ramp



Figure 103
Access ramp, looking out



Figure 104
Information Counter



Figure 105
Display panels and brochure holders



Figure 106
Marble fireplace



Figure 107
Glazed opening in 1950s northern extension



Figure 108
Pressed metal ceiling

4.7 CONTENTS / MOVEABLE HERITAGE

There are no known moveable heritage items associated with the Abattoir within this area.

4.8 INTERPRETATION

In addition to the reinstated Federation period gardens, there have been a number of interpretive interventions/artworks included across the gardens, as a means of further expressing the former use of the site as an abattoir.



Figure 109
Interpretive mosaic panel commemorating the Abattoir



Figure 110
 Interpretation of the sheep run, through the
 rose garden



Figure 111
 Interpretation of the sheep run, through the
 rose garden



Figure 112
 Cattle drinking troughs used as planter beds with
 wooden and ceramic 'headstones'



Figure 113
 Detail of wooden and ceramic
 'headstones'



Figure 114
 Timber seat with livestock motifs



Figure 115
 Detail of timber seat



Figure 116
Mosaic panel of a cow, laid in the paved area adjacent to Building C



Figure 117
Timber post and rail fences along northern border of site.

4.9 COMPARATIVE ANALYSIS

4.9.1 PURPOSE & METHODOLOGY

As a means of assisting in the assessment of heritage significance, a comparative analysis undertaken to determine the values of a place and its elements in relation to other places that share common themes and histories. It assists in the identification of the appropriate level of heritage significance of an item and to validate any reasons for heritage listing.

In the context of the Abattoir Heritage Precinct at Sydney Olympic Park, this site was the administration precinct of the State Abattoir from 1913-1988. This comparative analysis compares the State Abattoir with animal-slaughtering facilities in NSW, dating from the earliest years of the colony. In no instance is this comparative analysis exhaustive, but it assists in providing an understand of the heritage significance of the State Abattoirs and the subject site, the Abattoir Heritage Precinct.

4.9.2 HISTORY OF SLAUGHTERHOUSES & ABATTOIRS IN NSW

Until the mid-19th century, the killing of animals for meat in Sydney was carried out by private slaughterhouses. By the 1840s, there were numerous large operations located in the southern part of Sussex Street and around Blackwattle Bay, although there were still 78 butchers registered in the city boundaries who slaughtered beasts on their own premises.⁵ Public health concerns lead to the development of the Slaughter Houses Act in 1849, which forbade new slaughter houses within a two mile radius of the city boundary.

⁵ McManus, P, 'Feeding a growing city: the Glebe Island Abattoir and the provision of meat for Sydney', Rural Society, V.11, No.3, 2001, p245.

In 1850 the Sydney Abattoir Act proposed the establishment of a public abattoir beyond the city limits. A new abattoir was constructed on Glebe Island, opening in 1860, with the first buildings designed by Colonial Architect Edmund Blacket. The meat was conveyed to Sydney via a steam driven punt running to Pyrmont, where butchers carts waited to take it by road into town.⁶ Soon after opening, there were calls for the closure of the Glebe Island Abattoir to be closed because of poor management, unsanitary conditions and a nearby growing residential population.

After many years of debate, investigations and inquiries, land was purchased in Homebush in 1906 for the construction of a new abattoir.

In 1915, the State Abattoir was opened, but continued to be expanded. By 1923, when the new abattoir at Homebush was fully operational, it was the largest abattoir operation in the Commonwealth and one of the largest in the world, employing 1600 workers with a killing capacity of up to 20,000 sheep per day, 1500 beasts (cattle), 2000 pigs and 1300 calves.⁷ With 117 cool rooms available, the abattoir could store 23,000 carcasses of mutton, 3000 of beef, 5000 of veal and 4000 of pork, with the cold store having a further capacity of 2000 mutton carcasses in its 16 freezing stores.

While the slaughtering was still being done by hand, carcasses were cut with electric saws which hung from the roof, with the split animal being moved through the operation on a series of conveyors, reducing handling. Killed beasts were transported from the slaughterhouses to chilled hanging rooms, before despatch to city butchers via the rail system or lorries.

The abattoir produced an array of by-products from the slaughtering process. Amongst these were bullock hair sold as horsehair for furniture upholstery and other uses; bullock hooves which were exported to Japan for working into 'tortoiseshell'; cat-gut made from sheep intestines; shank bones used for cutlery handles; horns for buttons; and an array of other household, medical and domestic products.

After World War II, with an increasing population, growing export trade and specific needs of regional areas, the state government began a program of decentralising slaughterhouse facilities, financing a number of regional slaughterhouses throughout NSW. Meat from these slaughterhouses would be then brought to Homebush for inspection and distribution at the Country Meat Market, which was constructed for the purpose in 1957.

By the late 1970s, mounting debts, a fall in meat exports and a need to modernise the facility all added to pressure from private and rural abattoirs who wanted to see Homebush closed. In June 1988, the State Abattoir was

⁶ 'The Glebe Island Abattoir' *The Maitland Mercury & Hunter River General Advertiser* 1 September, 1860, p2.

⁷ *Bank Notes*, May 1923, p20.

closed.

More detail on the history of the site is available in [Part 5 – Illustrated History](#).

4.9.3 TYPES OF SLAUGHTERHOUSES & ABATTOIRS IN NSW

Date	Facility	Scale
Up to 1850s	Private slaughterhouses and butchers located across the colony	Small-medium sized, catering to local needs and butchers
1860-1915	Glebe Island Abattoir,	Medium sized, catering for Sydney region
1915-1988	State Abattoir, Homebush	Large, catering to whole of NSW
1945-	Regional slaughterhouses throughout NSW	Small-medium sized, catering to regional needs, and transporting to private markets/wholesalers in Sydney

4.9.4 CONCLUSION

The State Abattoirs was a major state industry from 1915 until 1988. It was the centre of a complex network employing numerous workers, and killing, processing and distributing meat across NSW, in addition to its contribution to allied industries using by products.

No other facility in NSW has been comparable in scale or impact upon the state. As such, the State Abattoirs was a rare example of state abattoir. The extant Administration precinct (now known as the Abattoir Heritage Precinct) is an important and relatively intact element of this major industrial complex.

5.1 INTRODUCTION

This chronological history for this CMP was prepared by Mark Dunn, Historian.

5.2 EUROPEAN DEVELOPMENT OF HOMEBUSH BAY 1799-1907

In November 1799, D'Arcy Wentworth was granted 140 acres of land four miles east of the growing settlement at Parramatta. On this grant, bordered by creeks and the road to Sydney, Wentworth established his country seat, which he called Home Bush.⁸ Prior to coming to Australia, Wentworth had been apprenticed to a surgeon in Ireland and had served with the First Provincial Battalion of the Ulster Volunteers between 1782 and 1783. In 1785, not decided as to whether he should join the military in a professional capacity or pursue a career in medicine, Wentworth moved to London. Here he pursued his medical education while at the same time being attracted by the city's taverns and underworld. Wentworth soon became caught up in the lifestyle and was allegedly involved in a series of armed hold-ups on the surrounding highways. The subsequent trials were to be a reoccurring feature of his and his son William's, colonial opponents' rhetoric. Wentworth was tried on three separate occasions between 1787 and 1789 for highway robbery, being acquitted twice and getting off the third time through lack of evidence. The fact that he already had a passage arranged to NSW likely helped his cause in the last trial.

Wentworth embarked from London on board the convict transport Neptune in January 1790, a free man as part of the Second Fleet. Soon after arriving in Sydney in June 1790, Wentworth was transferred to Norfolk Island where he served as an assistant-surgeon. He returned to Sydney in 1796 and was appointed assistant surgeon to the hospital in Sydney. As well as acting as assistant-surgeon, Wentworth became involved in the growing trading market in Sydney, using his accumulated wealth from his time on Norfolk Island to trade in rum and other cargoes coming into Sydney.

In May 1799, Wentworth was transferred to Parramatta to replace James Mileham as assistant-surgeon, where he was to administer the local hospital.⁹ In October he took a lease on a six acre property in the town, which he followed with his 140 acre Home Bush grant in November.

The Home Bush estate was bounded by Homebush Bay, Powell's Creek, Haslam Creek and the Parramatta Road. Wentworth initially ran pigs, goats and some horse at Home Bush but later established a stud at Homebush and

⁸ Ritchie, J, 1997, *The Wentworths: Father and Son*, Melbourne University Press, Melbourne, p81.

⁹ Ritchie, op cit, p81.

set about breeding thoroughbred and Arab horses, before developing the estate as his country residence, clearing the land, building a substantial house and dividing the estate into fields with post and rail fences.¹⁰ By 1811 the estate totalled 990 acres. In 1809 he was appointed principal surgeon of the Civil Medical Department, a position he held until his retirement in October 1819.¹¹ During this time he was involved in the construction of the Sydney Hospital, the establishment of the Bank of New South Wales, was appointed as a magistrate and a commissioner for the turnpike road to Parramatta.

As was normal for the period, in his position as an officer in the colonial administration, Wentworth acquired a series of land grants around the Sydney area, as well as purchasing other property. As well as Homebush which equalled 1205 acres (488 ha) at the time of his death in 1827, Wentworth had 34 145 acres (13 817ha), making him one of the largest and most influential land owners of the day. With no property west of the mountains, Wentworth ran livestock for local sale. By 1818 he owned 950 horned cattle, 600 sheep, 96 horses and 20 hogs supplying beef, lamb, mutton and pork to the commissariat, to the markets and to visiting ships. In 1814 he purchased a slaughterhouse at Cockle Bay (Darling Harbour) from where he processed his meat and sold by-products such as tallow, hides and bones.¹²

In 1833, the Homebush estate was advertised for lease. The notice in the *Australian*, the newspaper which his son William Charles Wentworth had established in 1824, stated that the 'the dwelling room and premises have undergone a thorough recent repair, and are now ready for immediate possession'.¹³ Although the estate had passed to his long-time lover and mother of seven of his children Ann Lawes, this suggests the house may have been left empty for some time following D'Arcy's death.

By January 1840 the house and farm were being rented by Charles and Louisa Meredith. Louisa Meredith described the house as being in a dilapidated state with an overgrown garden when they arrived in January, although they were able to make it tolerably comfortable. She noted that it possessed many of the peculiarities of a NSW settler's home, being sited on the highest part of the estate, with views over the cleared fields to the Parramatta River. The property included stockyards, cowsheds, a barn, stables and piggery, as well as huts for farm workers. The house itself had two large and five smaller rooms, with a flagged verandah running across the

¹⁰ Godden Mackay Pty Ltd, *State Abattoir Homebush: A History and Record of the Buildings, Structures and Technology* prepared for NSW Property Services Group, August 1990, p2.

¹¹ Auchmuty, J.J, 'Wentworth, D'Arcy (1762-1827)' *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/wentworth-darcy-1545/text3917>, accessed 5 July 2012

¹² Ritchie, *op cit*, p144.

¹³ *The Australian*, 22 November 1833, p4.

front and flanking the sides of the house. A garden was located at the rear of the house, with three Norfolk Island pines at the front and an abandoned and overgrown orchard of mulberry, plum, cherry, pear, apple, peach, orange and loquat trees. She noted that the house had been vacant some years prior to their taking up residence.¹⁴

Throughout the remainder of the nineteenth century, the house and estate remained in the Wentworth family and was rented to a series of occupiers. In 1840 a racecourse was constructed on the south-east corner of the estate, serving from 1842 until 1859 as the main racetrack for Sydney and the home of the Australian Jockey Club, after which it was used for a training track until finally closed in 1875.

In 1883 Fitzwilliam Wentworth subdivided part of the estate as 'Homebush Village', but it was three years until the first allotment sold. While some lots sold along the Parramatta Road frontage, the estate remained largely undeveloped until resumed by the Government as the site for a new State Abattoir in 1907.

5.3 SYDNEY SLAUGHTERHOUSES AND ABATTOIRS: 1830-1915

Until the 1850's the killing of animals for meat in Sydney was carried out by private slaughterhouses, initially starting small but increasing in size as the city population grew. By the 1840s, a number of large operations located in the southern part of Sussex Street and around Blackwattle Bay dominated the market, although there were still 78 butchers registered in the city boundaries who slaughtered beasts on their own premises.¹⁵ The presence of so many slaughter yards, with the accompanying smells and public health concerns in a growing and increasingly crowded city, contributed in 1849 to the Slaughter Houses Act, which forbade new slaughter houses within a two mile radius of the city boundary. This led initially to a push south by the meat trade, with new operations, as well as tanneries and boiling down works being built at Waterloo and Botany.¹⁶

In 1850 the Sydney Abattoir Act proposed the establishment of a public abattoir beyond the city limits. The location for the new abattoir was to be Glebe Island, connected to the mainland at Rozelle but distant from the city. The abattoir was originally designed by Colonial Architect Edmund Blacket, with additions by his successors William Weaver and Alexander Dawson.

¹⁴ Meredith, L.A, 1973 (facsimile), *Notes and Sketches of New South Wales: During a residency in that Colony from 1839-1844*, Ure Smith, Sydney p129-130.

¹⁵ McManus, P, 'Feeding a growing city: the Glebe Island Abattoir and the provision of meat for Sydney', *Rural Society*, V.11, No.3, 2001, p245.

¹⁶ McManus, op cit, p246.

However, the design was inadequate from the start, with one of the immediate problems being the transport of the meat to the city. Some residents called for the project to be abandoned before it had been completed and a new site to be chosen on the railway between Sydney and Parramatta, but the Sydney butcher community lobbied hard for it staying as close to the city as possible. Work began on construction of the abattoir in 1855, but delays and work stoppages meant it was not completed until September 1859. Concerns about transport of the meat to Sydney delayed the opening for a further twelve months, with public leases for the available stalls being made in August 1860.¹⁷ The abattoir consisted of two parallel wings, one for cattle and one for sheep. Built of stone, with stone flagged floors that featured a slight incline to allow the blood to drain to the centre of the room from where it ran along a drain into the harbour. The meat was conveyed to Sydney via a steam driven punt running to Pyrmont, where butchers carts waited to take it by road into town.¹⁸

Within thirteen years of opening, there were calls for Glebe Island to be closed. Poor management, unsanitary conditions and a growing residential population close by, meant that by 1873 the first petition to Parliament to close the abattoir was presented. In September 1885 the Colonial Treasurer announced the site would be closed within three months. However before the abattoir could be shut down, an alternative site needed to be found. Locating a new site was complicated, with some groups, especially local butchers and inner city, wanting Glebe to stay and others in the proposed suburbs opposing its relocation to their neighbourhood. Further to this, a change of management in 1895 which saw the Board of Health take over the running of the abattoir, delayed any relocation plans.¹⁹

¹⁷ 'The Glebe Island Abattoir' *The Maitland Mercury & Hunter River General Advertiser* 1 September, 1860, p2.

¹⁸ 'The Glebe Island Abattoir' *The Maitland Mercury & Hunter River General Advertiser* 1 September, 1860, p2.

¹⁹ McManus, op cit, p247.



Figure 118
Glebe Island Abattoir, c1870
Source: SLNSW, ON 4 Box 58 No 298



Figure 119
Glebe Island Abattoir, c1870
Source: SLNSW, ON 4 Box 58 No 299

In 1901-02 the Committee on Public Works inquiry into Removing the Public Abattoir from Glebe Island met and took evidence from witnesses for eleven months. The name of the Committee made its intention clear, and at the end of the period after interviewing 106 witnesses from local government officials and alderman, to butchers, tanners and related trades, the decision to move the abattoirs to a new site at Homebush was endorsed.

The Homebush site had only recently become available, with the failed sale of the 1890s subdivision encouraging the Wentworth family to consider other sale options. Ironically, the failure to sell many lots in 1890s was likely due to the proximity of the Flemington saleyards which had opened nearby in 1881. Following the recommendation to relocate to Homebush, in 1906 the NSW Parliament passed legislation authorising the construction of the new abattoir. Amongst the advantages of the new site was the proximity of the saleyards to the abattoir and the room to expand. The droving of livestock through municipal streets to access Glebe was of increasing concern to local councils. Added to this, the lack of stockyards at Glebe meant animals could not be rested and cooled before slaughter, increasing the risk of diseased meat. The location of the site on the railway also meant animals could be transported directly to the saleyards and meat could be taken quickly from the abattoir.²⁰ Although the decision to move the abattoir was made in 1906, work continued to improve and expand facilities at Glebe to meet ever growing demand until 1912, after which money was only spent maintaining sanitary conditions. Glebe Island closed in 1915 after which all the structures associated with the abattoir were demolished.

5.4 DEVELOPMENT OF THE STATE ABATTOIR AT HOMEBUSH

In December 1906 the State Government appointed a representative Board consisting of members from the Board of Health (who had controlled the Glebe Island facility), Public Works, Railways and Sydney Harbour Trust, to oversee the construction of the new abattoir. As part of the initial stage, 909 acres (368ha) of the Wentworth estate was resumed for the construction at a total cost of £70,831. The first section of work to be undertaken was the construction of a branch railway line to connect the abattoir to the main suburban line. This was carried out through 1907-08 by the Railways Commissioners, who were also involved in levelling the site and constructing the roadways. In 1909 the tender for construction work was advertised by the Department of Public Works, with the work being awarded to the McLeod Brothers in April 1910 for a cost of £158,765. The plans were drawn up by

²⁰ McManus, op cit, p249.

the Department of Public Works under the direction of the Government Architect Walter Vernon.

The first stage of work was to include 38 slaughter houses for beef, mutton, veal and pork, as well as the Administration Block, gatekeepers office, entry gates, refreshment room for butchers, slaughtermen and cleansing staff, locker rooms for the staff and slaughtermen, stables and buggy-shed for butchers and staff stables.²¹ In June 1912, the Advisory Board was replaced by the Meat Industry and Abattoir Board, which took over finances, management and control of the Glebe Island Abattoir, the Flemington saleyards and the land resumed for the new Homebush abattoir, with responsibility to make the new abattoir complete and ready for use as soon as possible.

In 1913 the McLeod Brothers contract expired with the slaughter rooms and the administration building complete, but the abattoir not yet operational. To expedite the work, day labourers were employed to continue construction. Further trouble for the new Board came in public objections from pork butchers and slaughtermen to the proposed slaughtering methods for Homebush in January 1913, followed by revelations that the Works Department was short approximately £43,000 in their budget for the completion of the abattoir. In addition, as the facility at Glebe Island was no longer being upgraded, complaints began to increase from those using it of breaking and failing machinery, placing more pressure on the Board.

Delays were experienced throughout 1913-1914, with one issue being the difficulty in acquiring materials for construction, in particular timber for split rail and post fences for the stockyards.²² Further delays were encountered as the scheme was amended and additional works added to the abattoir operation, most notably a chilling section which required the construction of a refrigeration unit and the conversion of hanging halls into chilling rooms.

²¹ Department of Public Works, Annual Report 1909-1910, p32.

²² Department of Public Works, Annual Report 1912-1913, p 38.



Figure 120
Homebush Abattoir Administration Block 1914, prior to the gardens, lawns and plantings being installed.
Source: Department of Public Works Annual Report 1913-1914

Although not finished, the official opening of the abattoir went ahead on 7 April 1915, with the Premier William Holman opening the facility. Two special trains were laid on from Central to take the 425 people invited to the opening, which was catered by Sergeants in the refrigerating machine house.²³ The first sheep killed was presented to the Premier and auctioned with contributions going to the First World War charity, the Belgian Relief Fund. After the opening, slaughtering began in the mutton houses, with the chilling rooms and treatment of by-products also underway. However construction was still taking place on the yards and extra buildings, making full scale production impossible. In March 1916 the Metropolitan Meat Industry Act came into force, giving the newly constituted Metropolitan Meat Industry Board full statutory authority.²⁴ The Board also took authority over the remaining suburban slaughter houses, of which there were still 75 operating within the Sydney area when Homebush opened. Of these, the Board closed 24 due to either their proximity to Homebush or because of their unsuitability as slaughterhouses.²⁵

²³ State Records NSW Series 5174 General Correspondence Files (Homebush Abattoir Corporation) 12/4785 Item 447: Official opening of Homebush Abattoir.

²⁴ Godden Mackay, op cit, p24.

²⁵ Metropolitan Meat Industry Board, 1922, *Historical Review of the Construction of the State Abattoir, Homebush Bay*, Government Printers, Sydney, p23.

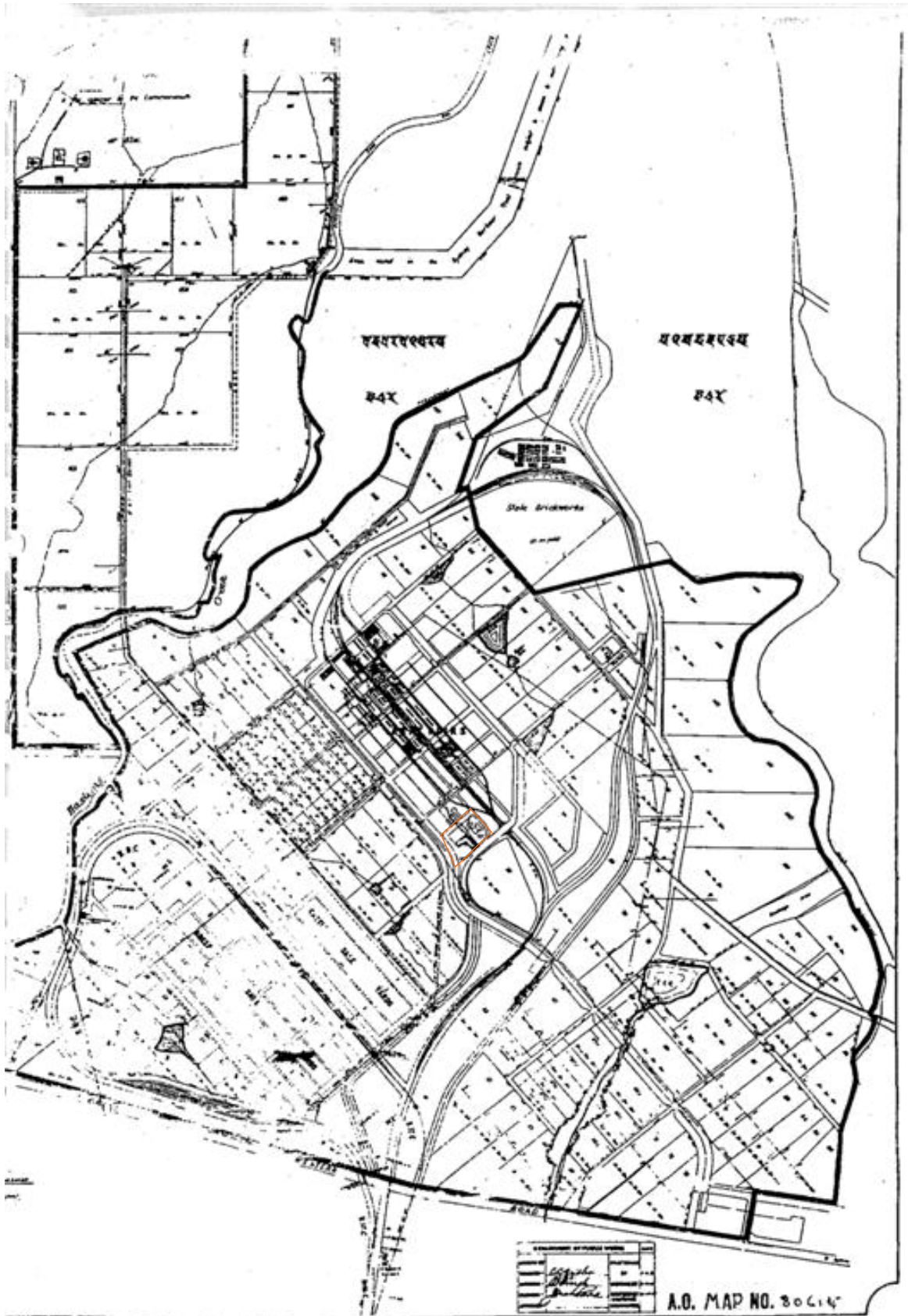


Figure 121
 Site plan, 1915, showing State Abattoirs and adjoining Brickworks. The Administration precinct is highlighted, other buildings are immediately north and the resting paddocks cover the rest of the site. Source: Department of Public Works, Australian Archives AO Map 80614, in Don Godden & Associates, *State Brickworks, State Abattoir Homebush, Conservation Management Plan*, 1986

At Homebush, the Board negotiated with the meat trade to formulate an operating policy. The system included the payment of fees to the Board for accommodation by slaughtermen who were in turn employed by master butchers. Finally in March 1916 the slaughtering of pigs and calves got underway, with cattle following in July.

5.5 THE ABATTOIR AT WORK

When opened, the complex was not completely finished, with enough capacity for local needs only. During 1915 the by-products building and save-all were completed, followed by the machinery building, quarantine slaughter house and eastern resting paddocks. Levee banks were also built along Powell's and Haslam's Creek in order to resume the tidal flats for extra resting paddocks.

The abattoirs had not been in full production for long before they became embroiled in the 1917 general strike. Industrial unrest had been spreading through the eastern states since the beginnings of July, when shearers in northern Queensland began a strike action. They were soon joined in NSW by tramway workers and some of the coal miners in the Newcastle mines. By August, unrest in the tram depots at Randwick resulted in the tramways and railway workers walking out. By the middle of August over 30,000 workers were on strike, with more than 100,000 attending rallies by the end of the month. Inevitably the strike action began to impact on the abattoir. As trains stopped coming, the small amount of stock being sold and processed saw the Meat Board, which controlled Homebush and Flemington saleyards, decide to reduce staff. The dismissal of 3 yard men in August led to a dispute and strike action soon followed. 1000 workers walked off the job at the yards, threatening to bring the meat production to a standstill. The abattoir was run by volunteers and new workers throughout the strike period, with extra work being taken on by smaller slaughterhouses, many of which had reopened after being forced to close due to the establishment of the Homebush works.²⁶

²⁶ Scott, V, nd, A history of Meat in Sydney, self-published manuscript, Mitchell Library Q338.47664/10.



Figure 122
View of the Administration Buildings from the north-east, nd.
Source: SOPA

Work continued on site until 1922, with the hanging rooms converted into chilling rooms, the completion of the desiccator, additional beef houses, fertiliser store and extensions to the boiler house between 1916 and 1918. Also in this period the main entrance gates were completed as was paving and construction of the stock and sale yards. In 1921 the cold storage building and a cannery were completed. By 1922 there were 10 beef, 23 mutton, 3 veal and 10 pork slaughtering halls in operation.²⁷

By 1923, when the new abattoir at Homebush was fully operational, it was the largest abattoir operation in the Commonwealth and one of the largest in the world, employing 1600 workers with a killing capacity of up to 20,000 sheep per day, 1500 beasts (cattle), 2000 pigs and 1300 calves.²⁸ With 117 cool rooms available, the abattoir could store 23,000 carcasses of mutton, 3000 of beef, 5000 of veal and 4000 of pork, with the cold store having a further capacity of 2000 mutton carcasses in its 16 freezing stores. The modern establishment, while still labour intensive, was also highly mechanised. While the slaughtering was still being done by hand, carcasses were cut with electric saws which hung from the roof, with the split animal being moved through the operation on a series of conveyors, reducing handling. Killed beasts were transported from the slaughterhouses to chilled hanging rooms, before despatch to city butchers via the rail system or lorries. The abattoir produced an array of by-products from the slaughtering process. Amongst these were bullock hair sold as horsehair for furniture upholstery and other uses; bullock hooves which were exported to Japan for working into 'tortoiseshell'; cat-gut made from sheep intestines; shank bones used for cutlery handles; horns for buttons; and an array of other household, medical and domestic products.

The Metropolitan Meat Industry Board appears to have been anxious to provide for the welfare of its employees, no doubt due to the isolated location of the new workplace compared to the densely populated inner-city siting of the earlier abattoir at Glebe Island. The Board's 1923 annual report, which

²⁷ Godden Mackay, op cit, p12.

²⁸ *Bank Notes*, May 1923, p20.

documented the then short history of the Homebush Abattoir, noted that it was 'alert to the fact that a contented staff promotes harmonious and efficient working conditions' and to this end it 'has ever been ready to forward any scheme that would lead to the establishment of friendly relations with workers'²⁹.

In 1919, the Employees' Welfare Association was formed, 'which embraced the inauguration of a Sick and Accident Fund and other activities'. These other activities included: a Refreshment-Room and Canteen 'at which first-class meals can be procured at low price' as well as a travelling canteen 'which visits the works at regular intervals'; an Endowment Fund (this was initially only for 'administrative and inspectorial staffs'; it is thought to be the first superannuation fund of its type established in NSW) and the provision of 'Workman's Homes' ³⁰. In the mid-1920s, the Employees' Welfare Association oversaw a bus service to transport workers from the railway station at Flemington to the abattoir. The provision of these types of amenities and services for workers was important because Homebush Abattoir was located at some distance from Flemington railway station and any type of shopping centre. By 1919, the welfare association had instigated the construction of 12 houses for workers, at 4-14 Welfare Street and 2-12 Flemington Road, Homebush, which are still owned by SOPA. It was initially intended that 40 houses would be constructed in this area, though these 12 were the only ones built.³¹

Improvements and additions continued throughout the working life of the abattoir. In 1928 a new, two storey beef slaughter house was erected. In 1935 the Metropolitan Meat Market was opened on site and in 1941, with the demand for meat supply to the armed forces increasing rapidly, a second large cold storage was built by the Commonwealth Government. In 1942 a Select Committee reported on the management of the abattoir. The committee found the abattoir to be poorly run, with a veiled implication of corruption. A number of buildings were found to be idle while new ones were being built close by, with others being poorly designed and inadequate for requirement.³²

After the war, machinery and buildings were neglected due to a shortage of capital, with second hand machinery being used to replace older equipment. During this period with an increasing population, growing export trade and specific needs of regional areas, the state government began a program of decentralising slaughterhouse facilities, financing a number of regional slaughterhouses throughout NSW. Meat from these slaughterhouses would

²⁹ Metropolitan Meat Industry Board Annual Report, 1923, p25

³⁰ Ibid

³¹ Government Architect's Office, Welfare Street Site, Sydney Olympic Park, Heritage Assessment, June 2008.

³² Godden Mackay, op cit, p28.

be then brought to Homebush for inspection and distribution at the Country Meat Market, which was constructed for the purpose in 1957.

In 1962, after a decade of neglect, a modernisation program was commenced. However this was delayed for four years, during which time requirements for the export of meat into the United States market was clarified. Finally the works were completed in 1966: the program was implemented with new humane stunning equipment and modern viscera tables installed, a new skin shed, casing units and blast freezing units installed. The following year witnessed an extension to the Country Meat Market and new saleyards to replace the Flemington saleyards. At the same time, an unused portion of the abattoir site fronting Parramatta Road was subdivided and sold as an industrial park.³³



Figure 123
Panoramic view of Administration Buildings from south-east, n.d.
Source: SOPA

5.6 THE ADMINISTRATION BUILDINGS AND GARDENS

As already stated, the contract for the construction of the administration buildings at Homebush was let out to the McLeod Brothers as part of the first series of works to be completed. The specifications for the work were set out by the Government Architect Walter Liberty Vernon, with input from Principal Assistant Architect George McRae in 1908. Vernon was Government Architect from 1890 until 1911, during which time he designed numerous post offices, fire stations, police stations, courthouses and other public buildings. His style reflected a changing attitude towards public architecture, with combined use of brick, timber and plaster work, less ornamentation than on earlier public buildings and an emphasis on functional efficiency. Vernon's instructions as to the extent of work for the Homebush administration precinct were set out as follows:

³³ Godden Mackay, op cit, p14.

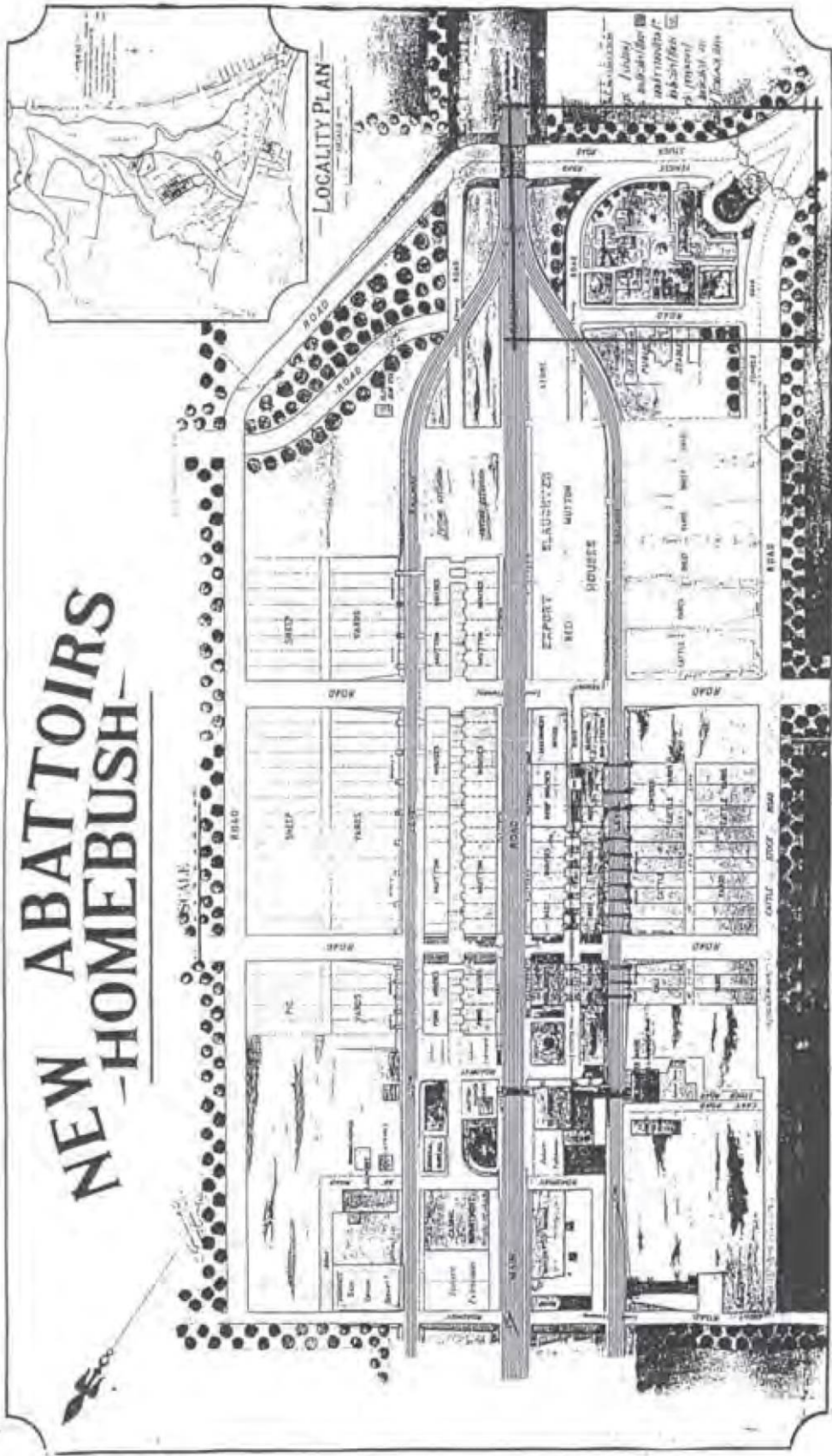


Figure 124
 Early site plan of the Abattoir complex, n.d.
 Source: 2003 CMP, p17.

*The work to be done under this contract comprises the erection and completion of Gate House and Main Entrance Gates, with Piers and Dwarf Walls and Wicket Gates in same, the Administration Buildings containing offices, &c, for the staff, Refreshment and Locker Rooms for staff and slaughtermen, Stabling for staff and for public use; also forming certain paths and roadways and yards within the boundaries of the several sites for above buildings; and portion of fencing around Stable Yards, with screen fences to WC's, &c., and fencing to Kitchen Yard at rear of Refreshment Rooms; also forming brick surface drains and paved spaces around Stable Buildings a and tar-paving shown on plans, and stone-kerbing and tar-paving to Gate House and refuge space outside, with cast iron pillars; also all steps, dwarf-walls, piers, and wing-walls to offices and other above-mentioned buildings...*³⁴

The administration buildings were designed by Vernon in a Federation Arts & Crafts style, with red brick and rough cast walls, hipped roofs with red terracotta tiles and tall chimneys. The buildings contrasted sharply with the industrial complex of slaughterhouses, refrigerated store rooms, railway sidings and stock yards behind it. Instead, the administration precinct had a more domestic feel with its smaller scale and designed gardens. Five buildings were constructed including the main administration building, a formal gatehouse, a laboratory, a canteen and refreshment room and a locker room. Of these, the administration building and the gatehouse were internally fitted out with decorative pressed metal ceilings and other more domestic features. The remaining three buildings, that were less likely to be visited by members of the public and were more utilitarian, did not include any of these additions.³⁵ With work finished in early 1913, the administration buildings were amongst the first buildings on site, although the main entrance gates were not completed until 1918.³⁶

³⁴ Specification of Work to be done and Materials to be used in the Erection and completion of New Public Abattoirs at Homebush, Department of Public Works, Government Architects Branch, Sydney 1909, ML Q725.28/N.

³⁵ Abattoir Heritage Precinct, Conservation Management Plan prepared by Graham Brooks and Associates for Sydney Olympic Park Authority June 2003, p21.

³⁶ Department of Public Works, Annual Report 1917-1918, p16.

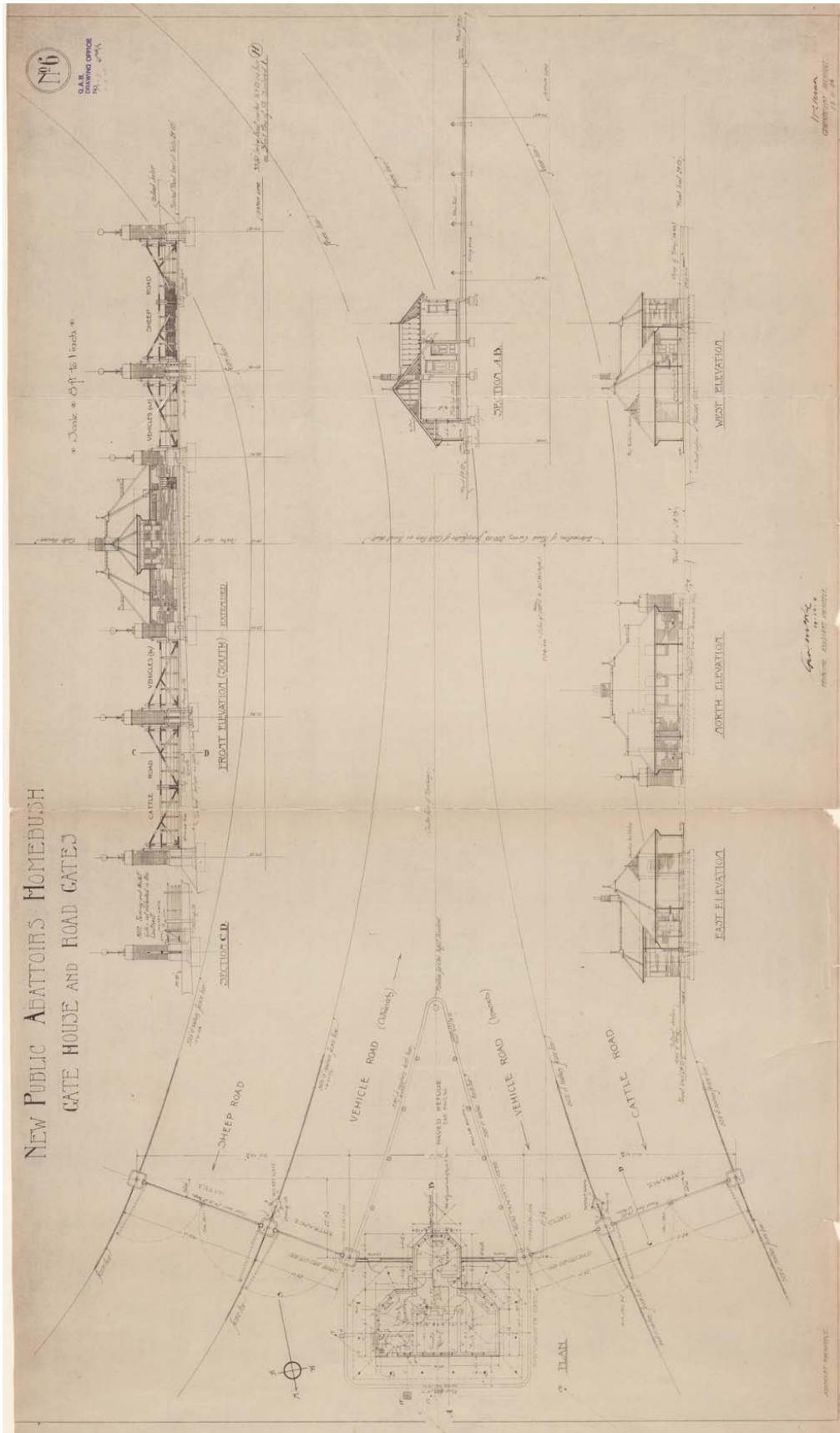


Figure 125
 New Public Abattoirs Homebush, Gatehouse & Road Gates, Plans, Elevations & Sections. W.L.Vernon, Government Architect, 1908. Drawing No. 6
 Source: State Records

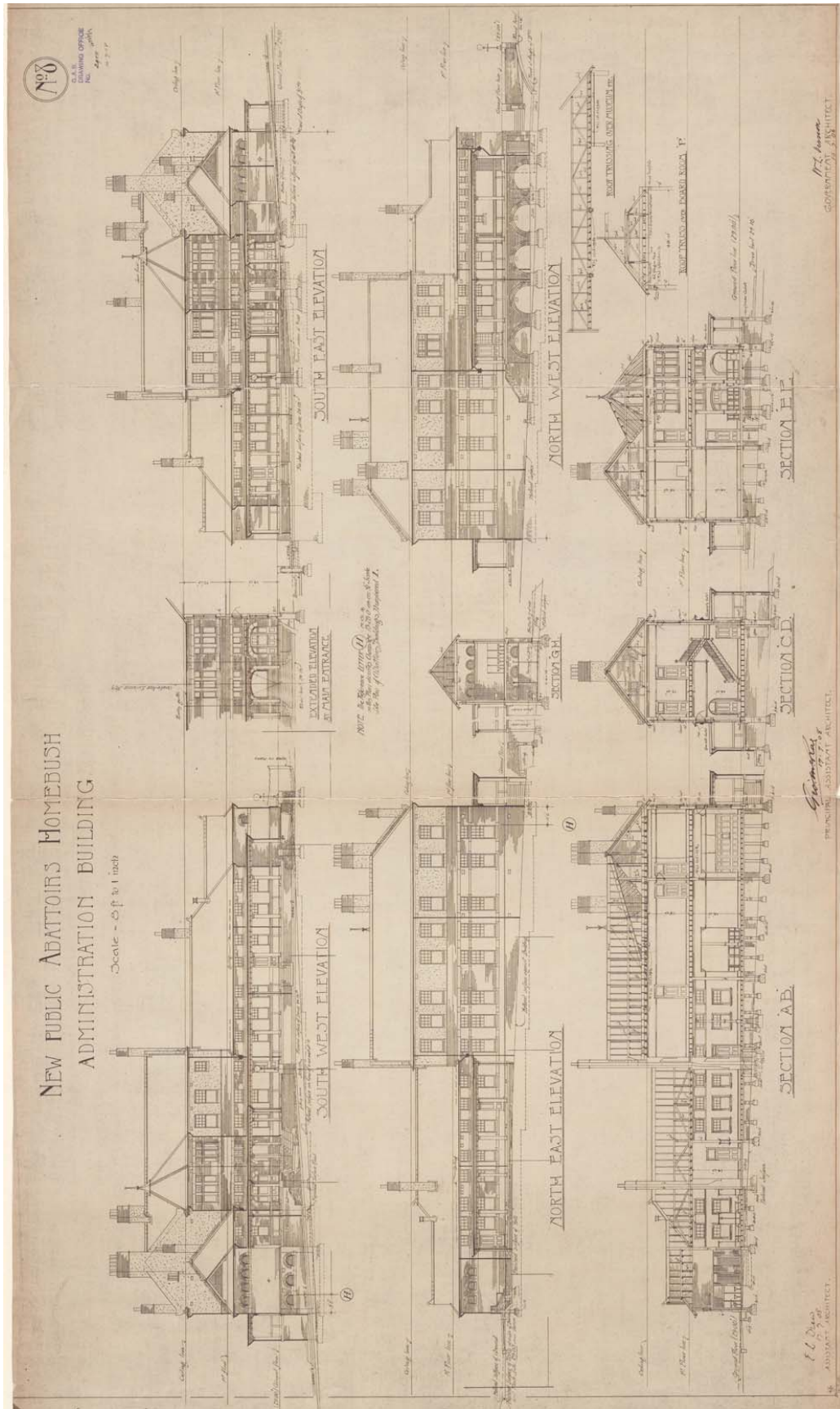


Figure 127
 New Public Abattoirs Homebush, Administration Building, Elevations & Sections.
 W.L.Vernon, Government Architect, 1908. Drawing No. 8
 Source: State Records

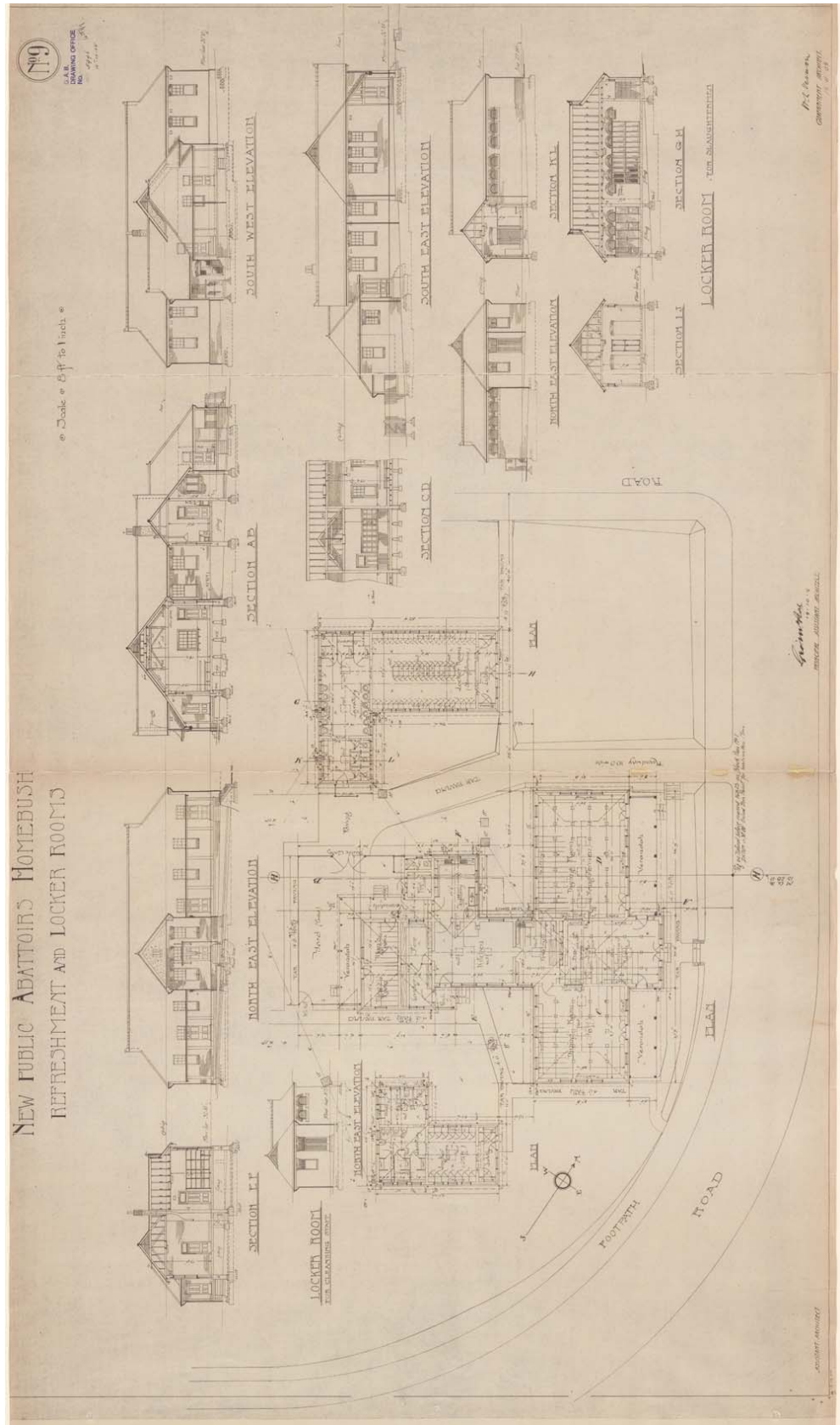


Figure 128
 New Public Abattoirs Homebush, Refreshment & Locker Rooms, Plans, Elevations & Sections. W.L.Vernon, Government Architect, 1908. Drawing No. 9
 Source: State Records



Figure 129
Laboratory (Building D, 1922)
Source: SLNSW GPO1 - 18202



Figure 130
Laboratory (Building D), 1922
Source: SLNSW GPO1 - 18201



Figure 131
1947 photograph showing inside the laboratory building
Source: State Library of NSW

The gardens that surround the administration precinct were laid out by the Director of the Botanic Gardens, Joseph Henry Maiden, with the work being carried out by the overseer of Government Domains, James Jones until his retirement in March 1913 after which it was continued by William Grant.³⁷ Both Jones and Grant worked in conjunction with Vernon to compliment the architectural concept. Maiden was director of the Botanic Gardens for twenty eight years from 1896 until 1924. During this time he not only restructured the Botanic Gardens through the arrangement and content of the living collection, but also established a herbarium, museum and library, as well as undertaking extensive studies of eucalypts and acacias. Maiden and his staff at the Government Domain and Botanic Gardens worked with Vernon on a number of government projects, integrating the landscape design into the wider architectural vision, including the Coast hospital at Little Bay, South Sydney Hospital, Public Works garden, Sheriff's Office garden and at Clark and Shark Islands.³⁸

³⁷ Botanic Gardens and Government Domain, Report of Director for 1913, p32.

³⁸ Botanic Gardens and Government Domain, Report of Director for 1913, p32.

Maiden's initial layout at Homebush was a highly structured design of compartmentalised gardens surrounding the buildings and addressing the roadway and entry's. The plantings were dominated by open lawns punctuated with floral displays, rose gardens and rectangular flower beds. Palms were used in the turning circle at the entrance to the complex, as well as being interspaced throughout the lawns. Maiden also appears to have included a small rainforest inspired section to the north of the main building, with macadamia nut (*Macadamia integrifolia*), fire-wheel (*Stenocarpus sinuatus*) and jacaranda trees, and a succulent garden, with cactus, aloes, crinums and other examples.³⁹ The entire site was then enclosed with a hedge and post-rail fence. The Botanic Gardens gave advice on species, supervised plantings and maintained the fledgling gardens at the Homebush site from early 1913 through until at least 1918. Correspondence files receipts held in the Botanic Gardens and Domain collection with State Records indicate regular liaison between the gardens and the Meat Industry Board regarding suitability of types of trees, plantings, delivery of trees and fertiliser. As the letters themselves are no longer held, the receipt books do not give any specifics as to what trees and shrubs were being forwarded to Homebush. The only trees mentioned specifically being Camphor Laurels, sent to the Meat Industry Board in September 1913.⁴⁰

The gardens and lawn area became a meeting and lunch point for the staff of the administration buildings, with the manicured lawns providing both open and shady space to sit. The abattoir employed a team of five gardeners to maintain and conserve the horticultural elements of Maiden's design. The gardening team also continued to add to the garden, with deciduous trees and flowering plants added through the 1920s and 1930s. Also in this period various new palm species were added including an avenue of Canary Island Date Palms on the northern side of Kings Avenue.

³⁹ Administration Building Gardens Landscape Design prepared by Context Landscape Design Pty Ltd for the Homebush Bay Development Corporation, September 1994, p3. Harrison, P, 'The Heritage Gardens at Homebush', *HMA News*, December 1998.

⁴⁰ Botanic Gardens and Domain, Letter Received, State Records Series 13112, 5/4815.



Figure 132
Garden between Buildings A and D, 1945
Source: SLNSW GPO1 - 35943

In 1923 the abattoir was visited by a reporter for Bank Notes magazine. The reporter noted that they approached the abattoir with a note of trepidation, no knowing what to expect at an abattoir of such scale. The first sight of the facility was the administration precinct, which they described as being “*most pleasantly situated and surrounded by magnificent gardens*”. The buildings themselves were modern and attractive in appearance. The offices were surrounded by lawns and gardens, with one lawn decorated with designs in red and green *alternanthera* (Joyweed), a small native shrub, while another included a floral representation of the Federal crest and another with a bullocks head. Garden beds included plantings of lupins and poppies, which were spread out between the buildings such as the dining and recreation rooms for the staff, the site post and telegraph office and the chemist laboratories, all of which were located in the administration precinct. The reporter thought the lawn and its decorations could not be bettered.⁴¹ Seven years later in April 1930, a visiting Chinese government delegation to the abattoirs was equally impressed by the setting, commenting

⁴¹ ‘Homebush Abattoirs Sydney: The World’s Largest Single Killing Unit’, Bank Notes, May 1923, p16.



Figure 133
Aerial view of the State Abattoirs, 1943
Source: Six Viewer



Figure 134
Aerial view of the subject site, 1943
Source: Six Viewer

*“My first glimpse of the abattoirs was a great surprise to me. I had pictured scenes and surroundings of a rather unpleasant nature, and you can imagine my astonishment on entering the ground at being greeted by a cool fresh breeze carrying the scent of flowers. I felt as if I had wandered into the Botanic Gardens by mistake”.*⁴²

The gardens and plantings throughout the abattoir site were decorative as well as having a practical application. Trees throughout the stockyards provided shade for the animals in the yards and created wind and dust breaks throughout the site. The well maintained gardens and lawns were also considered to present an attitude of cleanliness and order to visitors and staff on site, which would then be carried through to all operations in the plant.⁴³

During the 1930s additions to the gardens included the construction of rockeries and a stone drinking trough, a shade house, lattice screens, bitumen paths and new plantings. A feature of the workings of the abattoirs in the inter-war years and post World War II was the preferential employment of injured and wounded returned servicemen at the abattoirs. Limbless veterans were employed as gardeners and on other light duties in and around the administration precinct throughout the 1920s until the 1950s.⁴⁴

In addition to the landscaping around the Administration buildings, there were other landscaping elements planted across the site. These included scattered shade trees in stockyards (evident in mid-20th century aerial photos), plus some avenues of trees along major roads on the site. This included along Kings Road (now Showground Road), where by the mid-1940s there was an avenue of trees of moderate height, including a row of Phoenix *Canariensis* (Canary Island Date Palms) on the eastern side of the road, which appear to the 5-10 years old.

⁴² Chinese Consul and Abattoirs, *Brisbane Courier*, 7 April 1930, p12.

⁴³ Abattoirs and gardens, *The Examiner*, 18 June 1930, p8.

⁴⁴ State Records NSW Series 5174 General Correspondence Files (Homebush Abattoir Corporation), 12/4786 Item 452: Employment of returned Servicemen.



Figure 135
View south along Kings Road (now Showground Road) towards the Administration Precinct. Note the row of Palms on the eastern side of the road.
Source: SLNSW

The lawns and gardens were maintained up until the late 1970s when a decline in the upkeep resulted in the self-seeding of a number of species, including Privet and Canary Island Date Palms.

At this time a sheep run was cut through the lower gardens along the northern boundary of the precinct. The run included a fenced stock route and raceway which resumed part of the lawns and garden beds.

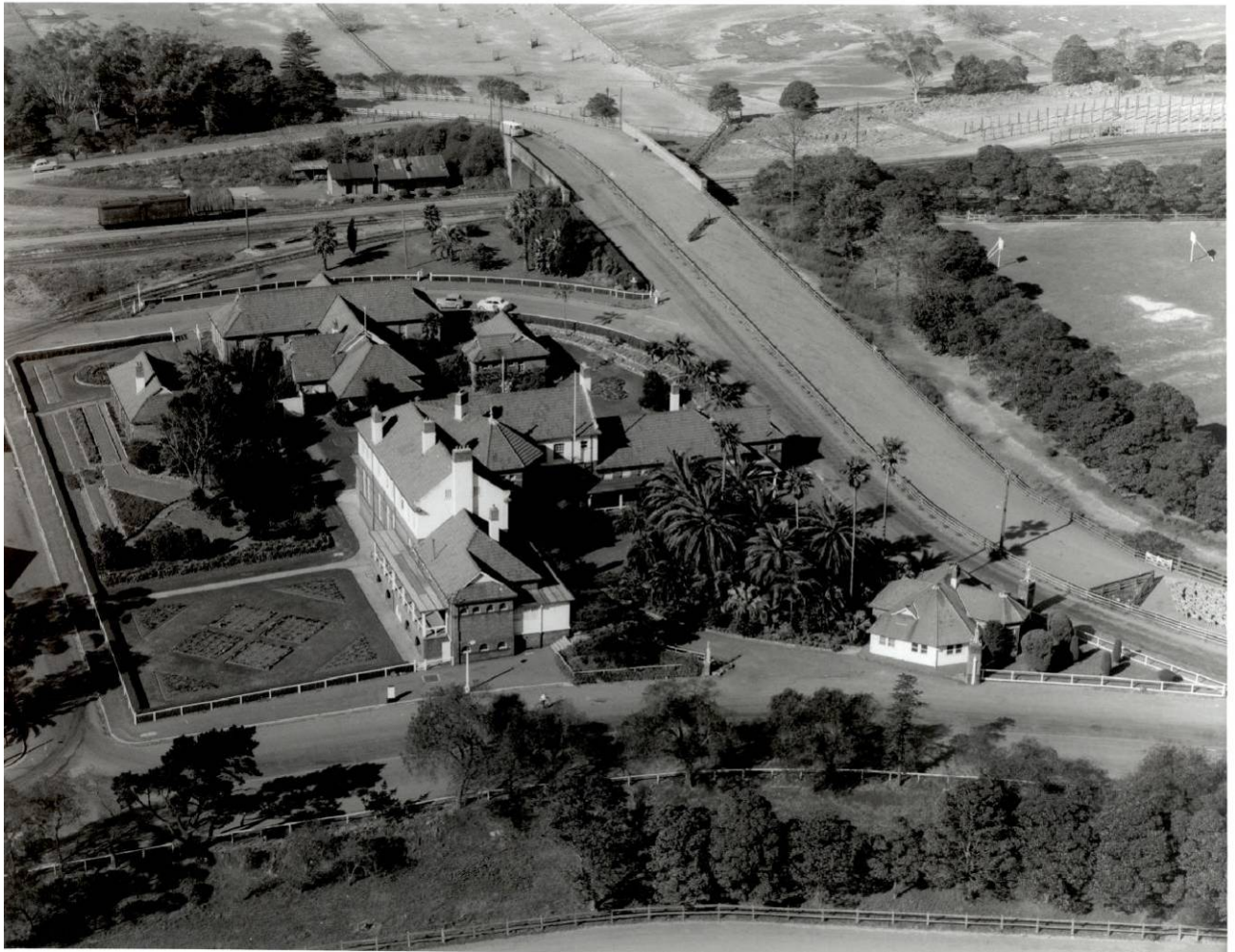


Figure 136

View looking east across the administration precinct of the abattoir c1960s showing the gate house on the right, the main two storey administration building in the centre and the locker rooms and canteen building at the rear. Note the landscaped gardens and lawns that were a feature of the complex
Source: SOPA

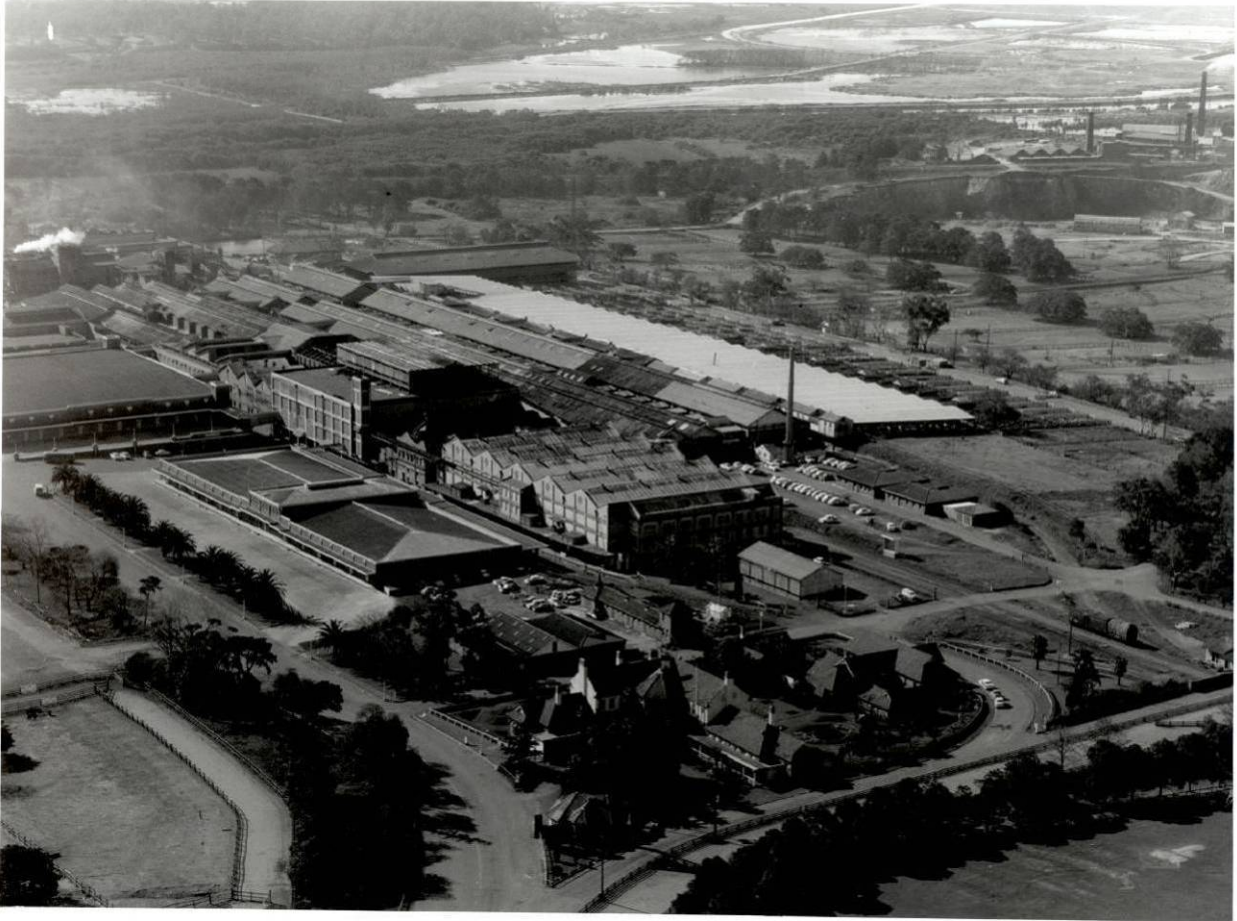


Figure 137
c.1960s View looking north across the gate house and administration buildings to the abattoir complex in the background. In the far right distance the pit and kilns of the State brickworks can be seen, showing the proximity of the two industrial enterprises
Source: SOPA

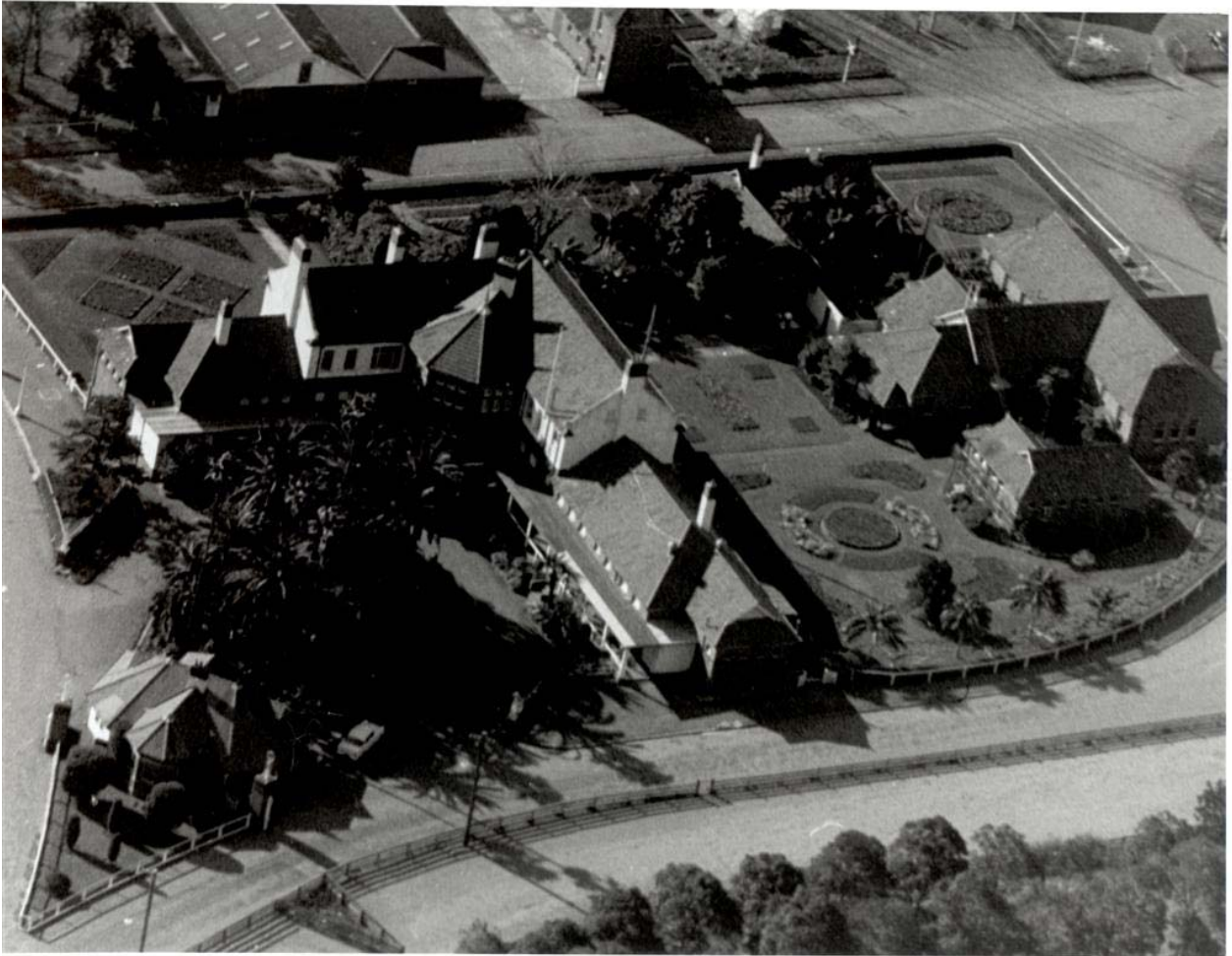


Figure 138

View looking north across the administration precinct of the abattoir c1960s showing the gate house on the left, the main two storey administration building in the centre and the locker rooms and canteen building at the right. Note the landscaped gardens and lawns that were a feature of the complex
Source: SOPA

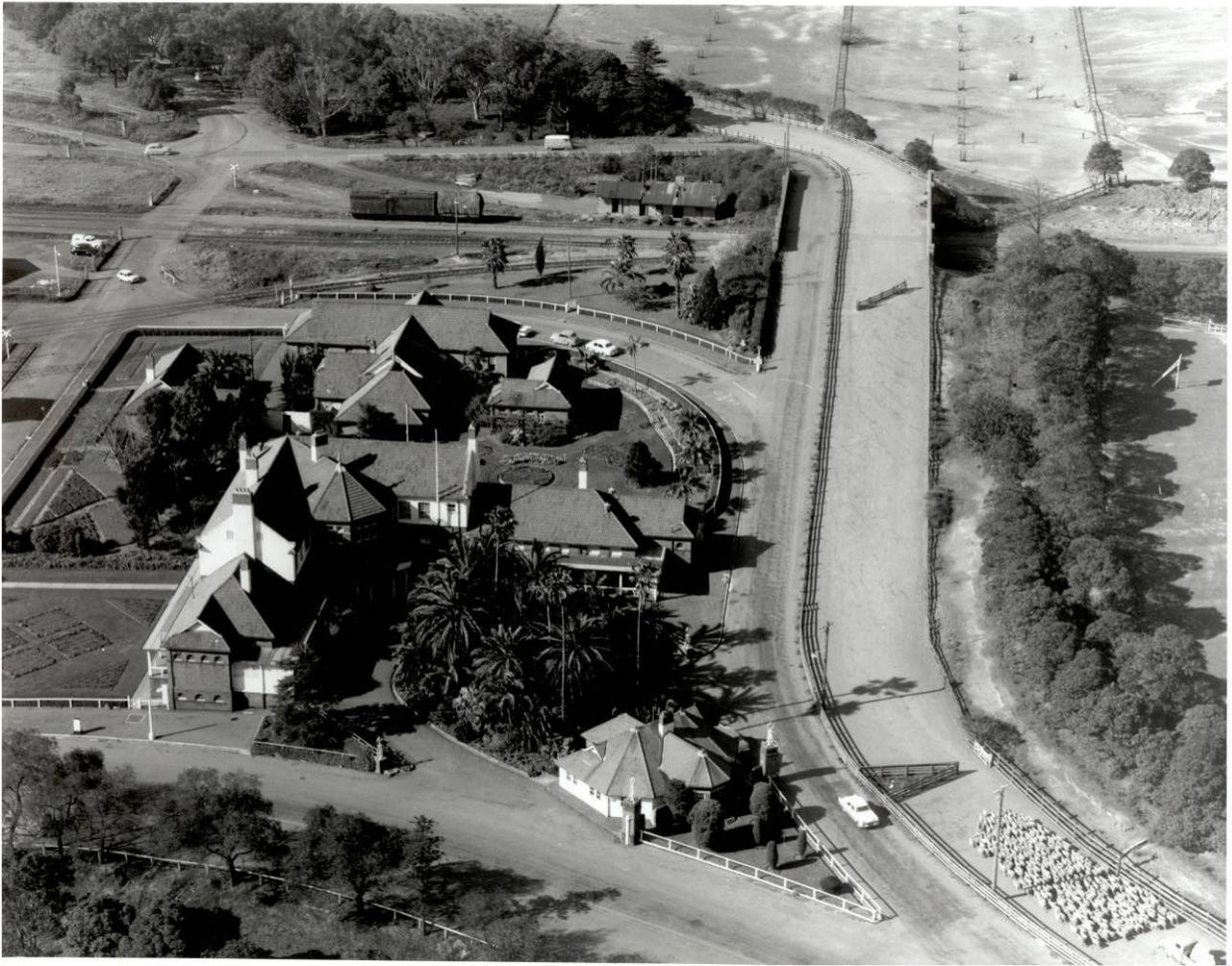
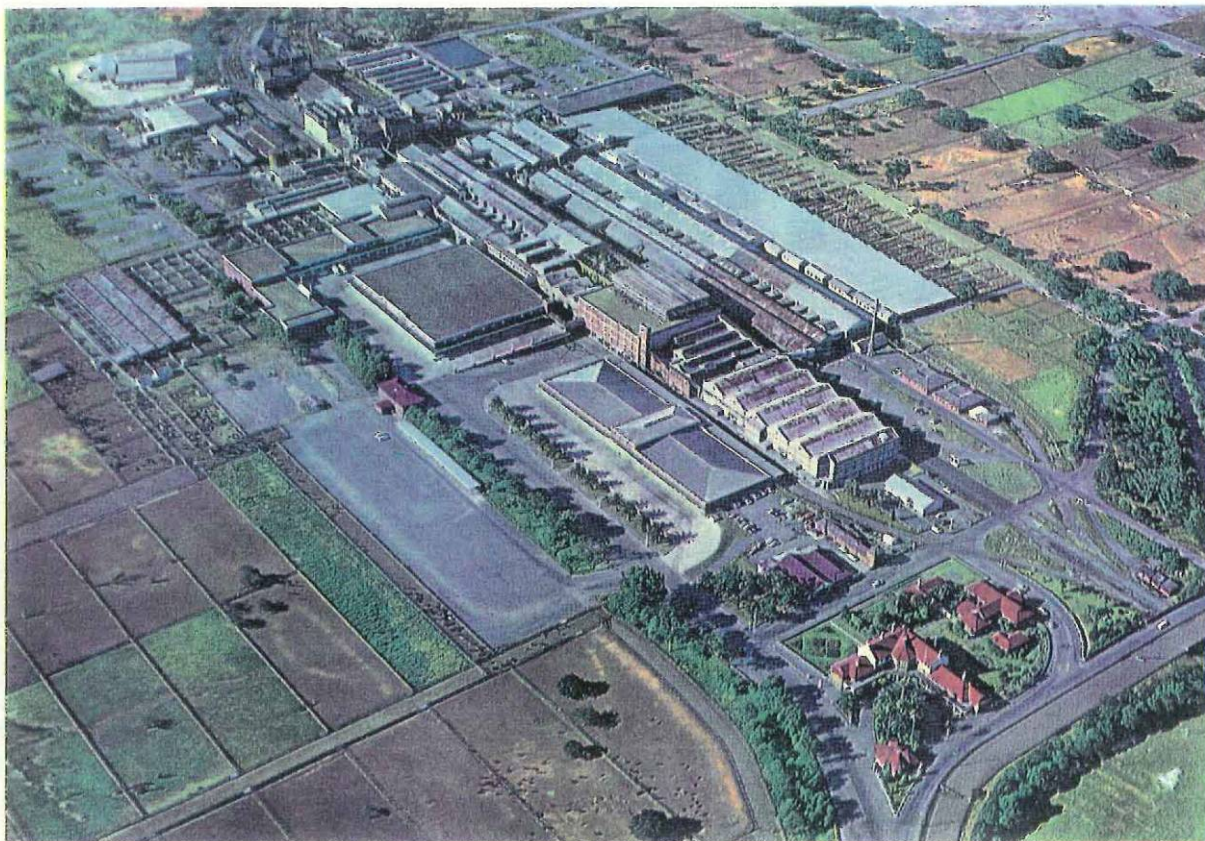


Figure 139
View looking east across the administration precinct of the abattoir c1960s showing the gate house on the right, the main two storey administration building in the centre and the locker rooms and canteen building at the rear. Note the separate roads for inwards and outwards vehicles, and for stock, which leads over the railway line.
Source: SOPA



ADMINISTRATION BUILDINGS HOMEBUSH

Figure 140
View of the garden east of Building A, c1962.
Source: Howard & Burton CP, p19



AERIAL VIEW — STATE ABATTOIR AND MEAT WORKS, HOMEBUSH BAY, N.S.W.

Figure 141
Aerial view of the State Abattoir, c1970.
Source: Howard & Burton CP, p19

5.7 THE CLOSURE OF THE ABATTOIR

By the late 1970s, the future of the Homebush abattoir was in doubt. Mounting debts, a fall in meat exports and a need to modernise the facility all added to pressure from private and rural abattoirs who wanted to see Homebush closed. Many private operators saw the subsidised Homebush operation as having an unfair advantage in an increasingly tough market and wanted to see it closed to ensure their own survival.⁴⁵

As many of the facilities were determined to be nearing the end of their working life, renovations and maintenance declined. The then state Labor government was advised that the site would need to undergo a major overhaul or a new abattoir should be built. With falling profits however it soon became apparent that the site was worth more if it was sold and redeveloped than it was as a working abattoir. In 1988 with a new coalition government voted in, it was announced that the Homebush abattoir would be closed, which it did on 10 June 1988.

Prior to the closure, those areas that were surplus to requirements as well as areas of the adjacent state brickworks, had already begun to be redeveloped with a private business park, State Sports Centre and Bicentennial Park being developed. The closure of the abattoirs added further to the available land. With the winning bid for the *Sydney 2000 Olympic and Paralympic Games* in the early 1990s, the remaining land was set aside for the development of the Games venues, the relocation of the Royal Agricultural Society showgrounds from Moore Park and for office space. From 1993 massive remediation program was set out to ready the site for the Games. The work was the largest remediation effort undertaken to that time in NSW. As part of the development, the former administration buildings were retained and were used by the Homebush Bay Development Corporation.



Figure 142
View towards the Administration Precinct, nd.
Source: SOPA

⁴⁵ Godden Mackay, op cit, p36.



Figure 143
Lawn and rose garden between Building A and Building B, looking south, 1995
Source: Conservation Study, Playfair Memorial Fountain Homebush, 1995



Figure 144
Rose garden north of Building A, looking north towards site of former Abattoir, 1995
Source: Conservation Study, Playfair Memorial Fountain Homebush, 1995

Works carried out during the construction for the Games included the realignment of the entrance road to form Herb Elliot Avenue. This new road affected the composition of the buildings and removed a triangular portion of land and plantings south of the gatehouse. An avenue of palms along Eastern Avenue were also temporarily removed, being replaced after the road was lowered to allow easier pedestrian access to the site. The administration precinct gardens were also restored as part of the works, removing later unsympathetic plantings and additions to some of the buildings and reinforcing the significant federation and inter-war style of the garden.



Figure 145
Eastern façade of Building C. Note the enclosed verandah of Building B to the left. 1995
Source: Conservation Study, Playfair Memorial Fountain Homebush, 1995



Figure 146
Eastern façade of Building B. 1995
Source: Conservation Study, Playfair Memorial Fountain Homebush, 1995

One addition was the creation of the Playfair Memorial Garden, acknowledging the role of Thomas Playfair, butcher and former mayor of Sydney in the establishment of the meat industry in Sydney in the 1880s and 1890s. Playfair had been instrumental in the creation of the former Flemington saleyards, which preceded the Homebush site. As part of this new garden, a water fountain previously in place at Flemington was restored. The fountain had been moved to Homebush in 1968 after the demolition of the Flemington yards to make way for the Sydney markets.

The fountain was sculpted for the Sydney City Council to commemorate Playfair's role in Flemington saleyards by sculptor William Macintosh, a prominent public artist in late nineteenth century Sydney. Amongst his known works are statues on the Lands Department and the white Carrara marble figures on the top of the Queen Victoria Building. The fountain is the only remaining example of this type of work attributed to Macintosh.⁴⁶

5.8 THE STATE BRICKWORKS

The State Brickworks were constructed on land resumed from the northeast end of the Abattoir site in 1911, fronting Homebush and Wentworth Bay. The brickworks were built by the Department of Public Works in response to an increase in public and private building activity, which had led to increasing price of materials. The brick industry at the time was dominated by a single company, the Metropolitan brick Company which set prices and supply. The Public Works estimated that with the government requiring over 36 million bricks per year as well as 75,000 tons of stone, a saving of 50% could be made on government construction costs with their own brickworks and associated industries. A number of state industries were duly proposed to supply building materials to Government and thereby combat increasing prices of the private manufacturers. This was seen by private brickmakers as a threat to the viability of their industry and resulted in delays to the development of the site, as private brickmakers refused to sell the necessary bricks for the kilns.⁴⁷ Temporary open kilns were erected on site to overcome this problem and brick making began in April 1911.

Within twelve months of operation, it was decided that the complex needed to be enlarged to meet demand. By 1913 four kilns were in place taking clay from the nearby brickpits, which was delivered via an elevated conveyor. By 1914 a rail siding had been constructed to transport the bricks, which had initially been taken from site via barge. The works continued to expand through the decade and the 1920s. However the onset of the Great Depression in the late 1920s saw a significant downturn in production, with the number of bricks produced dropping from over 60 million in 1927 to 11 million by 1933. The Government came under increasing pressure from the private sector who accused them of subsidising the works from Treasury and driving the price of bricks down to unsustainable levels. This, combined with significant trading losses, led to the government seeking to sell the brickworks and two other state industrial undertakings, the State Metal Quarries and Pipeworks, to private industry. Although the first call for tenders

⁴⁶ Playfair Memorial Fountain Conservation Study, State Projects Heritage Group, December 1995, p23.

⁴⁷ Don Godden & Associates, State brickworks and State Abattoir, Homebush Conservation Plan prepared for The Government Architect, Public Works Department, August 1989, p30.

went without response, in 1935-36 the site and plant was sold to Brickworks Ltd. Brickworks Ltd only operated for a short time, with the yard closing in 1940 due to a downturn in trade. In 1942 part of the site was resumed by the Royal Australian Navy to expand the Newington Armaments Depot which adjoined the site.⁴⁸

Following the end of the Second World War, the Government once again sought to operate the brickworks with a view to make up for the shortfall in brick manufacturing in the face of post-war demand. The site was resumed in March 1946 after resistance from private operators and production recommenced in July. By the end of 1947 the site was operating with 15 presses, 8 dome kilns and 5 patent kilns, with a further 9 presses and 4 dome kilns in the process of being erected.

Production at the site peaked in 1969, but during the 1970s it once again began to decline. Although there were calls for the sites closure, in 1977 it was upgraded to include mechanical handling of bricks from the presses to the kilns. In 1983 the site was modified further to meet new safety and pollution control requirements. Despite the changes, the brickworks had come to the end of its working life by the late 1980s. Its early twentieth century design, built to accommodate a large manual labour force, was no longer efficient and prevented effective automation of the processes on site. The failure to implement ongoing technological upgrades meant the complex was no longer economically viable. In June 1988 the brickworks ceased operations, although sandstone continued to be quarried from the site until 1992. The site was redeveloped as part of the larger wetland area associated with the Sydney Olympic Park.

⁴⁸ Don Godden & Associates, op cit, p32.

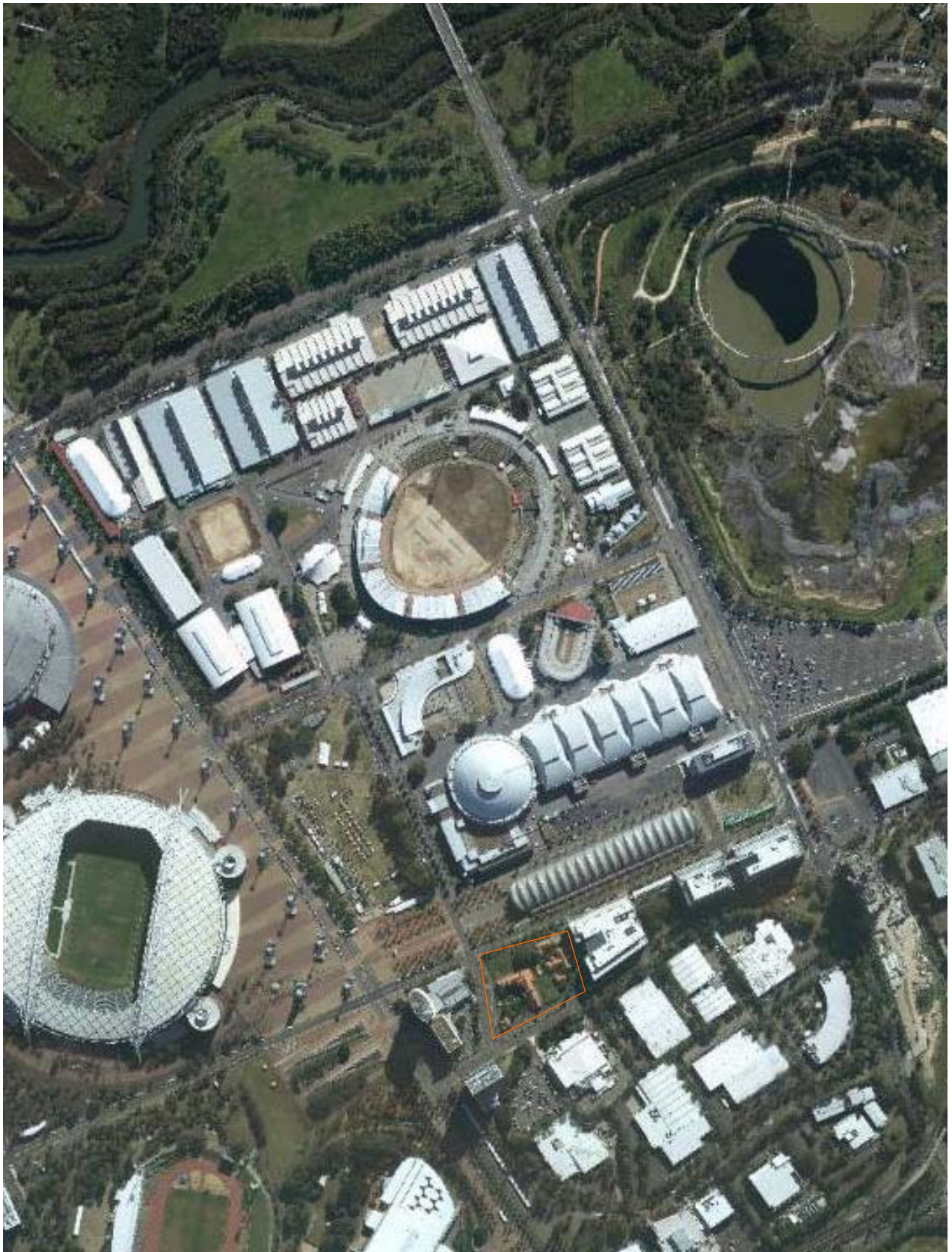


Figure 147
Aerial view of Sydney Olympic Park, 2012
Source: Six Viewer



Figure 148
Aerial view, 2012
Source: Six Viewer

6.1 CONTEXT OF THE REPORT

This Conservation Management Plan (CMP) has been prepared by the Government Architect's Office (GAO), NSW Public Works on behalf of the Sydney Olympic Park Authority (SOPA). The subject of the study is a group of five Federation period buildings and their landscaped setting within Sydney Olympic Park.

This CMP aims to provide guidance to SOPA for the management of the significant heritage values of the place. It is intended to be a working document, providing information in a readily accessible format.

The *Australia ICOMOS Burra Charter of the Conservation of Places of Cultural Significance (The Burra Charter)* states that:

The aim of conservation is to retain or recover the cultural significance of a place and provide for its security, its maintenance and its future.

The aim of this CMP is therefore to produce a document that sets out:

- the nature and degree of heritage significance of the place
- the relative ranking of significance of the individual components of the place; and
- conservation policies and recommendations for the place that allow for future management and development whilst retaining heritage significance.

In particular, the brief was to carry out the following:

- Enhance the historical information relating to the complex.
- Carry out a broad comparative analysis of abattoirs.
- Update significance assessment of the precinct and its parts
- Update conservation policies including recommendations/ criteria for suitable uses.
- Review archaeological issues to inform the revised CMP

This CMP is based on an earlier report *Abattoir Heritage Precinct, Sydney Olympic Park Conservation Management Plan*, prepared by Graham Brooks and Associates Pty Ltd in June 2003.

The Abattoir Heritage Precinct is a collection of five buildings, set within attractive landscaped gardens that formed the administrative core of the State Abattoirs. Associated with the redevelopment of this area for the *Sydney 2000 Olympic and Paralympic Games*, the buildings were adapted for use for the Sydney Olympic Park Authority and visitor services. They are an intact and extant component retained from the State Abattoir complex.

Since that time, these buildings have had similar uses, and are currently

used for various sporting administration offices, visitor information, a café and associated facilities.

The 2003 CMP referred to a number of earlier documents that have also been reviewed for this CMP. These are included in Section 6.7 References / Bibliography.

6.2 METHODOLOGY AND STRUCTURE

The format of this CMP has been altered slightly from a standard CMP format to increase the ease of use of the document.

The table below compares the layout of this CMP with the process used to create the CMP. Previously CMPs have been presented in a sequence that followed the process rather than being presented for ease of use.

Process for this CMP		Layout of this CMP (for ease of use)	
Section 1	Project set up and consultation.	PART 1	EXECUTIVE SUMMARY Includes Summary Statement of Significance
Section 2	Documentary Evidence	PART 2	CONSERVATION POLICIES Includes Opportunities and Challenges & Recommendations
Section 3	Physical Evidence	PART 3	HERITAGE SIGNIFICANCE Includes Curtilage Analysis; Comparative Analysis and Analysis under NSW Heritage Act Criteria.
Section 4	Heritage Significance	PART 4	EVIDENCE Includes Analysis of Documentary & Physical Evidence. Consider use of annotated images for much of this section.
Section 5	Opportunities & Constraints	PART 5	ABOUT THIS CMP: Includes Outline of Brief, Authorship. Acknowledgements, Further Research required. References, Terms & Abbreviations
Section 6	Conservation Policies	PART 6	ILLUSTRATED HISTORY
Section 7	Implementation	PART 7	SIGNIFICANCE AND RECOMMENDATIONS BY ELEMENT

6.3 SITE IDENTIFICATION

The Abattoir Heritage Precinct is a collection of five buildings, set within attractive landscaped gardens that formed the administrative core of the State Abattoirs, dating from the early 20th century. Associated with the redevelopment of this area for the *Sydney 2000 Olympic and Paralympic Games*, the buildings were adapted for use for the Sydney Olympic Park Authority and visitor services. They are an intact and extant component retained from the State Abattoir complex.

Since that time, these buildings have had similar uses, and are currently used for various sporting administration offices, visitor information, a café and associated facilities.

This precinct also includes an avenue of Canary Island Date Palms, along the eastern side of Showground Road to the intersection with Grand Parade, as they are part of the Abattoir landscaping dating from the early 20th century.

Specifically, this CMP addresses the Abattoir Heritage Precinct, bounded by Herb Elliott Avenue, Showground Road, Dawn Fraser Avenue and a recent 8 storey office building at 10 Dawn Fraser Avenue. This parcel of land is:

Lot 150 DP 1108154.

The CMP also includes an avenue of large palm trees along the eastern side of Showground Road to the intersection with Grand Parade, as they are part of the Abattoir landscaping dating from the early 20th century.

In accordance with the 2003 CMP, the building nomenclature system that has been used in previous reports has been retained in this document, as follows:

	ORIGINAL USE	CURRENT USE
Building A	Administration block	Offices
Building B	Staff canteen and refreshment rooms	Offices
Building C	Locker room, lavatories	Café / Bar
Building D	Chemical testing laboratory	Toilet facilities
Building E	Gatehouse	Visitor Information Centre

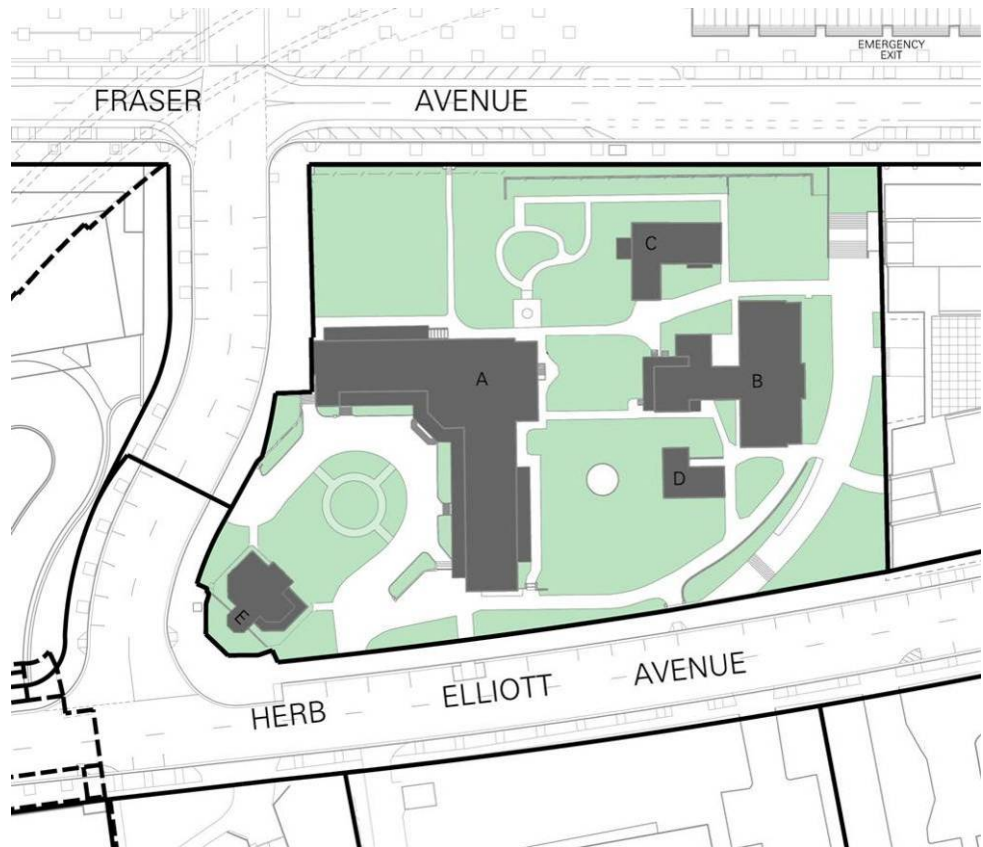


Figure 149
Building numbers



Figure 150
Cadastral Plan
Source: Six Viewer

6.4 AUTHORSHIP & ACKNOWLEDGEMENTS

This CMP has been prepared by Matthew Devine (Architect & Heritage Specialist), Caitlin Allen (Archaeologist) and Randa Elwazzi (Heritage Specialist), from the NSW Government Architect's Office Heritage Group. Review of the document was carried out by Bruce Pettman, Principal Heritage Architect. The history for the site was prepared by Mark Dunn, consultant historian.

Contemporary photographs are by GAO, unless otherwise attributed. The site was inspected in March and November 2012

The author would like to acknowledge the assistance of the Sydney Olympic Park Authority, in particular Darren Troy, for his time and information during the preparation of this report. The assistance of the various tenants who allowed access is also acknowledged.

6.5 LISTINGS

The subject site has the following heritage listings:

- State Environmental Planning Policy (Major Development) 2005, Sydney Olympic Park – Conservation Area
- Sydney Regional Environmental Plan No 24—Homebush Bay Area (now deemed to be an SEPP):
 - o Schedule 4 Heritage Conservation Areas:

State Abattoirs heritage conservation area (Area No 1):
The area bounded by Herb Elliott Avenue, Showground Road, Dawn Fraser Avenue and the Railway Garden, containing the Avenue of Palms, administration building precinct and landscaped gardens.
 - o Schedule 5 Heritage items:

State Abattoir locality:
Item 1: The Vernon Buildings, the Maiden Gardens and the Railway Garden within the Historic Abattoir Administration Precinct, bounded by Herb Elliott Avenue, Showground Road, Dawn Fraser Avenue and the Railway Garden.
Item 2: The Avenue of Palms.

6.6 TERMINOLOGY & ABBREVIATIONS

CMP – Conservation Management Plan

GAO – NSW Government Architect's Office

NTS – Not to scale

SOPA – Sydney Olympic Park Authority

SHR – NSW State Heritage Register

The terminology used throughout this report, particularly the words '*place, cultural significance, fabric, conservation, maintenance*' etc is as defined in Article 1 of *The Burra Charter*.

6.7 REFERENCES / BIBLIOGRAPHY

CONTEXT Landscape Design, *Draft Management Report – Homebush Bay Development Corporation – Administration Building Gardens*, September 1994,

Don Godden & Associates, *State Brickworks, State Abattoir, Homebush, Conservation Plan*, unpublished report, 1986.

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Rod Howard & Craig Burton, *State Abattoir, Homebush, Administration Precinct – Conservation Plan*, for NSW State Government Property Services Group, unpublished report, June 1991,

Mark Bullen Architects, *Homebush Bay Heritage Precinct – Master Plan & Development Brief*, Olympic Co-ordination Authority, unpublished report, October 1999.

Travis Partners Pty Ltd, *Homebush Bay Abattoir Administration Buildings – Development Potential Assessment*, for NSW State Government Property Services Group, unpublished report, October 1990

7.1 INTRODUCTION TO THIS SUMMARY

Different components of a place make different contributions to the significance of the place as a whole and may also have significance in their own right. Loss of integrity or condition will have varying impacts on the heritage significance of the place as a whole. It is useful to specify the relative contribution of an item or its components to assist in decision-making about the management of these elements and also to assess the potential impact of the proposed changes.

The grading of comparative significance of the individual components of the Abattoir Heritage Precinct has been established by the Heritage Council of NSW. In this case, the rankings of Exceptional, High/Medium, Little/Neutral and Intrusive have been adopted. These are explained below and general policies for managing this significance are provided. These policies should be read in conjunction with the other general policies contained in [Part 3 Policies & Strategies](#). Specific management recommendations for each element are also contained in the table.

The table should be referred to as a general guide only, as there may be exceptions to these general rules.

7.2 GRADING OF SIGNIFICANCE

Exceptional Significance

Includes fabric that makes the greatest direct contribution to the item's significance. This particularly refers to rare or outstanding original fabric and spaces of particular historic and aesthetic value, and unaltered original elements and features.

Elements identified as being of exceptional significance should be retained and conserved in situ. Any work, which affects the fabric or external appearance of these elements, should be confined to preservation, restoration and reconstruction as defined by *The Burra Charter*.

High / Medium Significance

Includes elements and features that make an important contribution to the recognition of the item's significance albeit the fabric may not be in good condition. This may include elements that have been altered, or elements created as part of a generally sympathetic alteration to the building. This category is likely to include much of the extant fabric from the early phases of construction and many reconstructed early or original elements wherever these make an important contribution to the significance of the item.

Elements identified as being of high significance should also generally be retained, restored and conserved in situ subject however to other relevant factors including technological feasibility of proposed works. Minor intervention into fabric including adaptation and alteration as defined by *The Burra Charter* is permissible, provided that level of significance of each element is retained, with an aim not to remove or obscure significant fabric, giving preference to changes which are reversible.

Little Significance & Neutral items

Includes elements and features which were originally of higher significance, but have been compromised by later, less significant modifications.

Can include additions made to accommodate changing functional requirements where these components are generally of neutral impact on the complex's significance.

Elements assessed as being of little significance or of neutral value are generally not regarded as essential to the major aspects of significance of a building or place, often fulfilling a functional role. Both retention and removal are acceptable options, depending on the element. Any major interventions to the item should be confined to areas where the fabric is of little significance.

Intrusive

Includes fabric which adversely affects the significance of the complex or fabric created without respect for the intangible values of the building. Removal of elements of this category would directly increase the overall heritage value of the item.

Elements identified as intrusive can reduce or obscure the overall significance of the place, despite their role as illustrators of the site's progressive development. The preferred option is for their removal, conversion to a more compatible form, or replacement in a way which helps to retain the overall significance of the item. These works should be done without damage to adjacent fabric of significance. These items need not be addressed immediately.

7.3 CONDITION RATING

CONDITION RATING	DESCRIPTION
5 - Excellent	Element has no defects. Condition and appearance are as new.
4 - Good	Element exhibits superficial wear and tear, minor defects, minor signs of deterioration to surface finishes, but does not require major catch-up maintenance. No major defects exist.
3 - Fair	Element is in average condition. Deteriorated surfaces require attention. Services are functional but require attention. Deferred maintenance work exists. Attention to condition is required within the next 5 years.
2 - Poor	Element has deteriorated badly. Serious structural problems exist. General appearance is poor with eroded protective coatings. Elements are defective, services are frequently failing, and/or a significant number of major defects exist. Attention to condition is required within the next 2 years.
1 - Very Poor	Element has failed. It is not operational and is unfit for occupancy or normal use. Urgent attention is required.

7.4 DIAGRAMS OF ELEMENTS & THEIR SIGNIFICANCE

ELEMENT	BACKGROUND	SIGNIFICANCE	CONDITION	RECOMMENDATIONS
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7.5 THE HERITAGE ITEM GENERALLY



Figure 151
Aerial view, 2012

Constructed from 1913-1918, the Abattoir Heritage Precinct is an ensemble of 5 buildings set within attractive landscaped grounds

EXCEPTIONAL

4

Manage site as a precinct

7.6 THE SETTING






The setting of the Abattoir Heritage Precinct is a mix of commercial buildings (from 1-20 storeys), including hotels and offices, grand public spaces (Railway Square to the north) and public infrastructure (Olympic Park Station).




All of these buildings date from the late 1980s.




LOW / NEUTRAL




4



Consider impact of any development in this area upon the heritage significance and amenity of the site.

ELEMENT	BACKGROUND	SIGNIFICANCE	CONDITION	RECOMMENDATIONS
7.7 ARCHAEOLOGICAL POTENTIAL	There are no archaeological requirements if excavation occurs within the Abattoir Heritage Precinct.	LOW/NEUTRAL	Unknown	Refer to Policy 28.
7.8 LANDSCAPE	<p>Series of designed gardens between buildings, incorporating areas of lawn, garden beds, paths, mature trees and other landscape elements.</p> <p>Much of the layout/configuration is original or based on the original, though some elements (such as the paved area adjacent to Building C) are modern.</p>	HIGH / MEDIUM	4	<p>Maintain landscaping</p> <p>Replace senescent trees with advanced plants of the same species.</p>
 <p>Figure 152 Palm grove, between Building A and E</p>				
 <p>Figure 153 Rosegarden, north of Building A</p>				
7.9 EXTERNAL SIGNAGE	Modern signage, based on SOPA guidelines	LITTLE / NEUTRAL	4	Minimise fixings to historic fabric
 <p>Figure 154 Typical Building Identification sign, Building D, Precinct sign</p>				

ELEMENT	BACKGROUND	SIGNIFICANCE	CONDITION	RECOMMENDATIONS
<p>7.10 ROOF CLADDING & PLUMBING</p>  <p>Figure 155 Building A</p>	<p>Terracotta tiles in a Marseilles profile, with terracotta ridge cappings and finials, dating from the late 20th century.</p> <p>Painted metal gutters and downpipes, dating from the late 20th century.</p> <p>The roofs are dominant elements of the buildings, typical of buildings of the Federation period, particularly Building A, B and E.</p>	<p>Terracotta tiles and associated elements: HIGH/MEDIUM</p> <p>Roof plumbing: HIGH/MEDIUM</p>	<p>Terracotta tiles and associated elements: 5</p> <p>Roof plumbing: 4</p>	<p>Monitor condition of roof and plumbing.</p> <p>Patch, replace and repair as necessary to match existing, to protect significant internal fabric.</p>
<p>7.11 CHIMNEYS</p>  <p>Figure 156 Building C</p>	<p>Face brick and roughcast render chimneys on Buildings A, C and E, with terracotta chimney pots.</p> <p>Mostly dating from 1913-1918, though some may have been reconstructed during the 1980s. Chimney pots date from 1980s. Not all have extant internal fireplaces.</p>	<p>HIGH/MEDIUM</p>	<p>4</p>	<p>Investigate seismic stability and carry out stabilising works if required.</p> <p>Maintain condition.</p> <p>Functionality of chimneys is not essential, but retention is required.</p>
<p>7.12 PARAPET</p>  <p>Figure 157 Building A</p>	<p>Roughcast render parapets on Building A only.</p> <p>Dating from 1913.</p>	<p>HIGH/MEDIUM</p>	<p>4</p>	<p>Investigate seismic stability and carry out stabilising works if required.</p> <p>Maintain condition.</p>

ELEMENT	BACKGROUND	SIGNIFICANCE	CONDITION	RECOMMENDATIONS
<p>7.13 EXTERIOR WALLS GENERALLY</p>  <p>Figure 158 Building A</p>	<p>Face brick work, roughcast render, some decorative sandstone and polychrome brick banding.</p> <p>Mostly dating from 1913-1918, though some walls of Building D were reconstructed during the 1980s.</p>	HIGH/MEDIUM	4	<p>Minimise fixings to external walls</p> <p>Monitor condition of brickwork and pointing.</p> <p>Always use soft lime-based mortars for repointing.</p> <p>Repaint roughcast render as required.</p> <p>Do not apply paint or roughcast render to face brick walls.</p>
<p>7.14 WINDOWS</p>  <p>Figure 159 Building A</p>	<p>Mostly timber-framed double-hung sash windows. Also casement windows (Building C), and high-level arched windows with fixed glazing or glazed louvres. Multi-pane sashes in double-hung windows in Building A</p> <p>Mostly dating from 1913-1918, though some are likely to have been replaced or reconstructed during the 1980s.</p>	HIGH/MEDIUM	4	<p>Maintain condition by regular painting.</p> <p>Do not paint closed.</p> <p>Some windows have an optical film applied. Remove during future maintenance</p>
<p>7.15 EXTERIOR DOORS</p>  <p>Figure 160 Typical external doors, Building B</p>	<p>Panelled timber doors, either French doors or single leaf, some with glazed panels and fixed multi-pane fanlights.</p> <p>Mostly dating from 1913-1918, though some are likely to have been replaced or reconstructed during the 1980s.</p>	HIGH/MEDIUM	4	<p>Maintain condition by regular painting.</p> <p>Do not paint closed.</p> <p>Some glazed panels have an optical film applied. Remove during future maintenance</p>

ELEMENT	BACKGROUND	SIGNIFICANCE	CONDITION	RECOMMENDATIONS
<p data-bbox="157 262 593 304">7.16 CEILINGS & CORNICES</p>  <p data-bbox="157 693 593 756">Figure 161 Pressed metal ceiling, Building A</p>  <p data-bbox="157 1081 593 1144">Figure 162 Boarded timber ceiling, Building C</p>	<p data-bbox="860 304 1484 577">Buildings A, B and E have pressed metal ceilings and cornices. Building A has particularly elaborate ceilings. Building A has a modern suspended timber ceiling on the ground floor in one room. Buildings C and D have painted boarded timber ceilings. Mostly dating from 1913-1918, though some are likely to have been replaced or reconstructed during the 1980s.</p>	<p data-bbox="1558 304 1736 346">HIGH/MEDIUM</p>	<p data-bbox="1825 304 1855 346">4</p>	<p data-bbox="2033 304 2745 472">Maintain condition by regular painting. Minimise openings for new services within ceilings During future refurbishment works, investigate removal of the late 20th century suspended timber ceiling in Building A.</p>
<p data-bbox="157 1176 519 1218">7.17 INTERIOR WALLS</p>  <p data-bbox="157 1627 593 1690">Figure 163 Internal walls, Building A</p>	<p data-bbox="860 1218 1498 1407">Internal walls are generally painted plaster masonry walls, with tiled surfaces in bathrooms etc. Some walls in Buildings B, C and D are painted face brick. Mostly dating from 1913-1918, though some internal walls relate to changes during the 1980s.</p>	<p data-bbox="1558 1218 1736 1260">HIGH/MEDIUM</p>	<p data-bbox="1825 1218 1855 1260">4</p>	<p data-bbox="2033 1218 2745 1522">Maintain condition by regular painting. Investigate early / original colour schemes and consider painting in these colours during future refurbishment works. Minimise openings in existing walls for revised internal configurations. During future refurbishment works, investigate opportunities to demolish late 20th century walls and/or reconstruct walls in original locations.</p>

ELEMENT	BACKGROUND	SIGNIFICANCE	CONDITION	RECOMMENDATIONS
<p>7.18 JOINERY (ARCHITRAVES, SKIRTING BOARDS ETC)</p>  <p>Figure 164 Joinery, Building A</p>	<p>All joinery is painted, except the stair in Building A, which is stained with a clear finish.</p> <p>Mostly dating from 1913-1918, though there is some modern reproduction joinery associated with new internal walls and openings dating from the 1980s.</p>	<p>Original joinery: HIGH / MEDIUM</p> <p>1980s joinery: LITTLE / NEUTRAL</p>	4	<p>Maintain condition by regular painting.</p> <p>Investigate early / original colour schemes and consider painting in these colours during future refurbishment works.</p>
<p>7.19 INTERNAL DOORS</p>  <p>Figure 165 Typical internal doors, Building A & Building B</p>	<p>Most internal doors are timber panelled doors with a painted finish. Some internal doors are modern aluminium framed and glazed.</p> <p>Mostly dating from 1913-1918, though there is some modern reproduction joinery and modern glazed doors associated with new internal walls and openings dating from the 1980s.</p>	<p>Original internal doors: HIGH / MEDIUM</p> <p>1980s internal doors: LITTLE / NEUTRAL</p>	4	<p>Maintain condition by regular painting.</p> <p>Investigate early / original colour schemes and consider painting in these colours during future refurbishment works.</p> <p>Consider removal of modern doors in later walls during future refurbishment works.</p>
<p>7.20 FLOORS</p>	<p>Most carpet on timber floors, though Buildings C, D and E have hard floor finishes such as tiles or vinyl on concrete.</p> <p>Flooring is likely to be original, though all coverings are modern.</p>	HIGH / MEDIUM	4	
<p>7.21 ROOF / INTERNAL / FLOOR STRUCTURE & FOUNDATIONS</p>	<p>Not inspected.</p> <p>Likely to be mostly dating from 1913-1918, though some elements are likely to have been replaced or reconstructed during the 1980s.</p>	LITTLE / NEUTRAL	Unknown	<p>Where accessible, inspect regularly to ensure condition is maintained.</p> <p>Where generally inaccessible, inspect during other works where possible.</p>


ELEMENT	BACKGROUND	SIGNIFICANCE	CONDITION	RECOMMENDATIONS
7.22 SERVICES	All services are modern	LITTLE / NEUTRAL INTRUSIVE	3-4	Maintain existing services. Minimise impact upon historic fabric during upgrading works by reusing existing penetrations etc. Investigate removal of obtrusive external service elements, such as the air-conditioning structure beside Building C.
7.23 FIXTURES & FITTINGS	All fixtures and fittings are modern	NEUTRAL	4	
7.24 MOVABLE HERITAGE ITEMS	None identified	N/A	N/A	
7.25 INTERPRETATION	 <p>Various interpretive elements, including seating with cow motifs, mosaic panels, relocated cattle troughs and sheep run</p>	LITTLE / NEUTRAL INTRUSIVE	3-4	Develop a comprehensive Interpretation Strategy & Plan for Precinct Implement interpretation on site and digitally

Figure 166
Interpretation, north of Building A