

# C o r b e t t   G a r d e n s



## C o n s e r v a t i o n M a n a g e m e n t   P l a n



p r e p a r e d   f o r  
W i n g e c a r r i b e e   S h i r e   C o u n c i l

b y

phillips|marler

**PHILLIPSMARLER**  
ABN 43 353 412 187

Nom. Architect:  
D. Phillips Reg.  
No. 4841

Suite 203  
27-39 Abercrombie Street  
Chippendale NSW 2008

Locked Bag 18/164  
Newtown NSW 2042

Telephone 02 9698 5933  
Facsimile 02 9698 5944

mail@phillipsmarler.com.au  
www.phillipsmarler.com.au

A u g u s t   2 0 1 6



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## Executive Summary

Wingecarribee Shire Council have commissioned Phillips Marler to prepare a Conservation Management Plan for Corbett Gardens Bowral. This place is already listed as locally significant and zoned in Council's LEP 2010 as Conservation Landscape. The place has already been assessed as locally significant mostly in relation to the Tulip Time Festival which has been held in the Gardens since 1961.

Corbett Gardens has a special place in the hearts and minds of the local community of Bowral that has continued since its foundation in 1911. Local people forming committees to guide the management of the Gardens has been a continuous process since the founding group led by Ada Corbett formed the Bowral Public Gardens Committee in 1912. Following this a number of committees were active up until the 1970s in advising on the Gardens.

The objectives are to research and compile the history of the site and examine policy documents to understand the statutory framework surrounding the gardens. Assess the condition of the existing fabric and health and condition of the trees. Investigate the cultural significance in light of the historical research and improved understanding of the site and prepare conservation policy to guide the future maintenance and management of the Gardens.

Corbett Gardens has high significance at a local level as a distinctive public garden in the centre of Bowral. The land on which the Gardens were founded has had continuing use as open space from farmland, to vacant ground until its founding as a public park in 1912. Corbett Gardens is locally significant for its association with prominent Bowral resident, Ada Corbett whose energy and commitment with a group of like-minded local residents persuaded the Department of Lands to provide a grant to purchase the land for the purposes of a public park and to energise its transformation from an agricultural paddock to the Corbett Gardens we see today. The continuing interest of the local community in the place over many decades, has been important to the maintenance and management of the place.

The tree plantings in Corbett Gardens are the most significant aesthetic feature of the park. The park plantings are exotic cool climate specimens typical to the Southern Highlands and there are a diverse range of species and sizes of trees. Three of the trees are evident in a 1949 aerial photograph, which is the earliest available plan view of The Gardens suggesting that the *Cupressus torulosa* Bhutan Cypress and the two

*Cedrus deodara* Himalayan Cedars could have been planted as part of the original planting scheme in 1912. The use of the Gardens has varied over time from partial use as a bowling green then as a parkland and since 1961 has been a site for the Tulip Time Festival, an important fixture in the cultural calendar of the Southern Highlands.

Corbett Gardens should be maintained as a public garden of high local significance. The history of community action and involvement with the evolution of the gardens should be interpreted and celebrated. The trees in the gardens are integral to cultural significance and should be retained wherever possible. Mature trees of cultural significance should be managed and maintained to retain cultural significance. The planting beds and hard infrastructure of the place can be changed and the path network redesigned in any future works as long as there is universal access to the place and a continuing use of the place as a public garden for community enjoyment.

The long history of the local community being involved in the management of the place is also of interest. Consider interpretation elements in any future upgrade of the Gardens which convey the rich history of community involvement and association with the place.



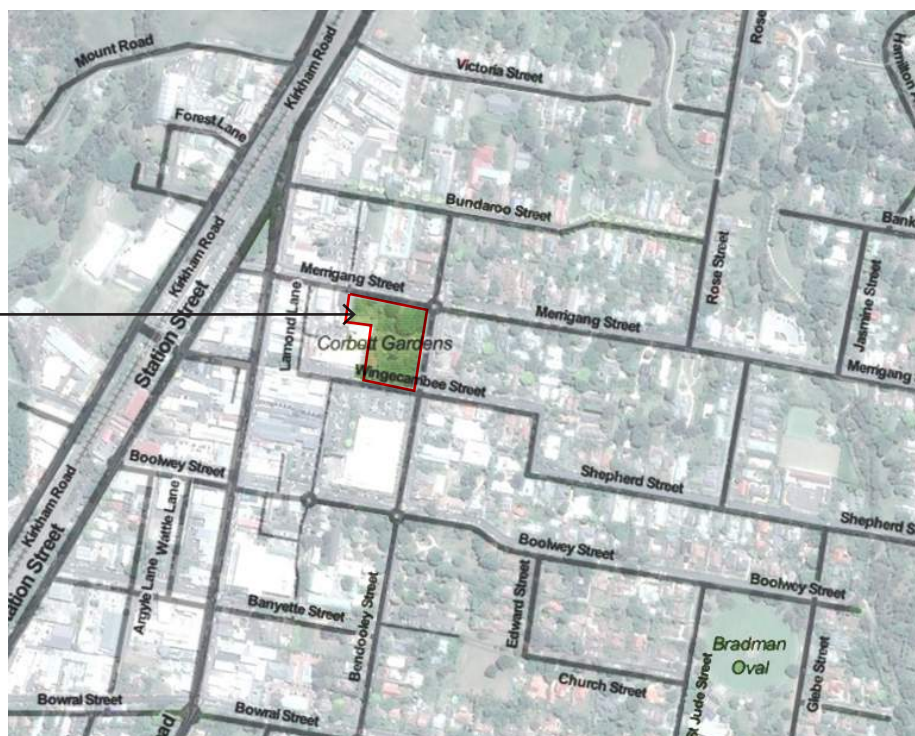


## Part One

# Introduction



STUDY  
AREA



**Figure 1.1**  
Location map  
**Source:** GoogleEarth 2013, Mapstack.stamen.com

## 1.1 Background

Wingecarribee Shire Council has engaged Phillips Marler Landscape Architecture, Architecture to prepare a Conservation Management Plan. Corbett Gardens is currently listed as locally significant on Council's LEP 2010. Developed from a former agricultural paddock, the gardens is an important open space in the heart of Bowral with a long history as a flower garden and centre for the Southern Highlands annual Tulip Time Festival.

Corbett Gardens (the Gardens) is bounded between Merrigang Street to the north, Wingecarribee Street in the south and Bendooley Street which runs along its eastern perimeter. It has a central position in town as a landmark park and has been a place of community events and festivities since its opening in 1914.

## 1.2 Objectives of Work

The brief is to undertake a Conservation Management Plan (CMP) for Corbett Gardens and an historical account of Corbett Gardens prepared. The plan has the following objectives;

- To research the history of the site and understand the founding of the Gardens.
- Document and assess the condition of the existing fabric and health and condition of the trees.
- Investigate the cultural significance in light of the historical research and improved understanding of the site.
- Review constraints and opportunities and prepare conservation policy to inform future maintenance and management of the Gardens

## 1.3 Authorship

This document has been prepared by Phillips Marler - Julie Marler, Principal Heritage Consultant and Landscape Architect Morgan Watt.

## 1.4 Acknowledgements

Wingecarribee Shire Council (WSC)  
Roxanne Seaward - Local Studies Librarian, Bowral Library  
Linda Emery - Berrima District Historical & Family History Society (BDHS)

Phillips Marler Project Team  
Julie Marler  
Morgan Watt

## 1.5 Documentary Sources

The information used to compile this report came from various sources:

Linda Emery, Berrima District Historical & Family History Society, provided historical archive access and assistance.

Roxanne Seaward Information Services Librarian, Bowral Library, provided historical archive research.

Rachel Forte, Senior Assets Officer Parks and Properties  
Wingecarribee Shire Council, provided Council archives assistance.

All recent photographs were taken by Phillips Marler; all other images are individually sourced.

## 1.6 Areas of Further Research

The original plan of Corbett Gardens has not been located. With available plan imagery of the site dating from 1949, finding original plans could further confirm our understanding of the early years of the Gardens.



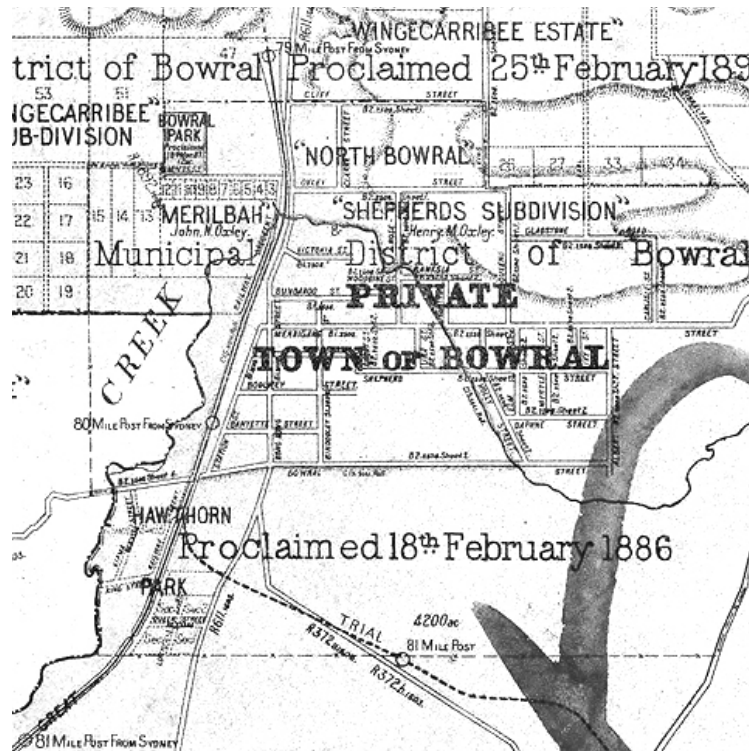


## Part Two

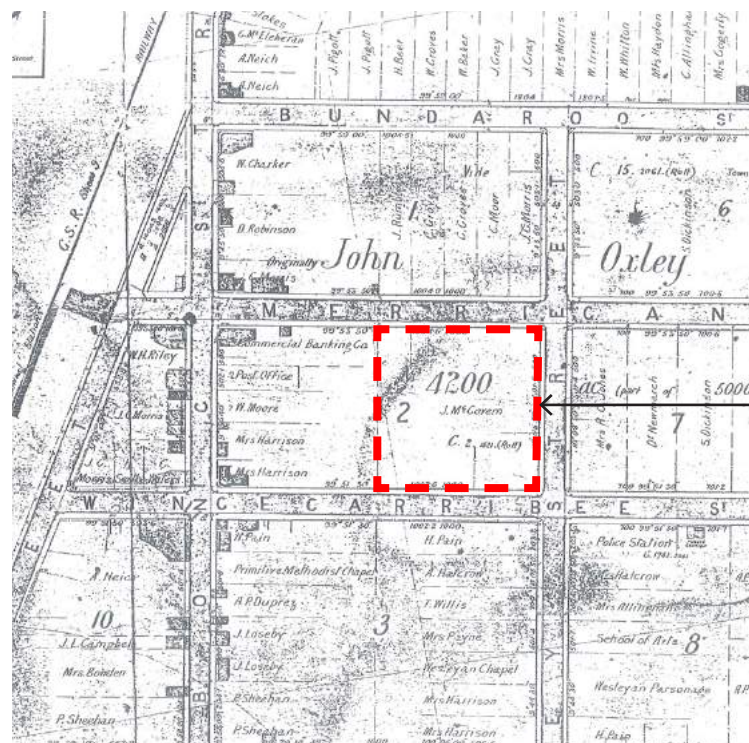
# History







**Figure 2.1**  
Parish map of Mittagong, 1892  
Source: Department of Lands, [www.lands.nsw.gov.au](http://www.lands.nsw.gov.au)



**Figure 2.2**  
Town Map of Bowral c. 1896-98  
Source: Berrima District Historical and Family History Society



## 2.1 Aboriginal history

### 2.1.1 Traditional land owners

The land known today as the Southern Highlands - located at or above 640 metres above sea level was originally inhabited by the Gundungurra. These traditional land owners lived within a region extending from the Southern highlands, north to Camden, west to the Blue Mountains and south to Goulbourn. Current historical record of Aboriginal heritage of specific areas within the Southern Highlands including the town of Bowral is fragmented as a result of a nomadic lifestyle which saw small groups “travelling according to the season and meeting with other groups according to social or customary arrangements.”<sup>1</sup> Early European settlement which brought conflict, disease and starvation decimated the indigenous population which has further fragmented the Aboriginal historical narrative within the Southern Highlands.

## 2.2 European Settlement

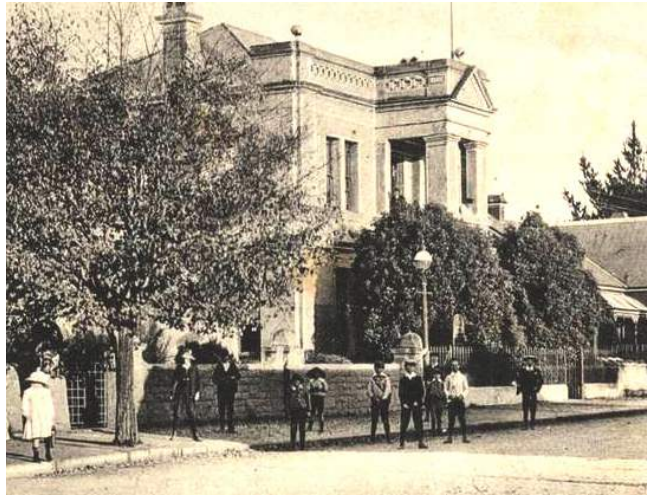
### 2.2.1 Origins and development of Bowral

Settlement in the Southern Highlands began as early as 1816 with surveyor general for NSW, Lieutenant John Oxley sending stockmen and cattle into the area. This early cattle run was known as Westow and became the southern outpost of Oxley’s main property at Kirkham near Camden where he passed away in 1828. Oxley’s land holdings (approximately 4200 acres) was granted to his sons Henry and John in recognition of their father’s service to the colony of New South Wales.

The town of Bowral was established during the building of the Great Southern Railway from Sydney where its construction passed through Oxley’s land. The land surveyed to create this township was originally known as the Village of Burradoo with its street names chosen for their Aboriginal origin.

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1 Jenny Simons ‘The Gib : Mount Gibraltar, Southern Highlands’  
Moss Vale, N.S.W. : Mount Gibraltar Landcare and Bushcare, 2007 , p.30




**Figure 2.3**  
Bowral Town Hall, circa 1900  
Source: <http://nma.gov.au>

*Balance Sheet of Concert 19<sup>th</sup> May 1911*  
*In aid of the Public Garden Fund.*

<i>Receipts</i>		<i>Expenditure</i>	
<i>Money taken at door</i>	<i>10-9-6</i>	<i>Printing &amp; Advertising</i>	<i>1-15-</i>
<i>Tickets sold by Miss Walker</i>	<i>1-2-</i>	<i>School of Arts</i>	<i>1-5-</i>
<i>" " " " " " " "</i>	<i>19-</i>	<i>M<sup>r</sup> Carrad</i>	<i>1-1-</i>
<i>" " " " " " " "</i>	<i>8-</i>	<i>Credit Balance</i>	<i>10-0-3</i>
<i>" " " " " " " "</i>	<i>4-</i>		
<i>" " " " " " " "</i>	<i>3-</i>		
<i>" " " " " " " "</i>	<i>2-</i>		
<i>Sweets sold by Miss Walker</i>	<i>13-9</i>		
	<i>£ 14-1-3</i>		<i>£ 14-1-3</i>

*Edw. Davis*  
*Hon Secretary*  
*to Concert Committee*

**Figure 2.4**  
Ada Corbett notebook showing  
the balance sheet of a  
fundraising Concert,  
19th May 1911.  
Source: BDHS

  
*Sydney, 28<sup>th</sup> Mch 1912.*  
*Misc 12/5480*  
*St of Paper 12/5480*

**MEMO. OF ACKNOWLEDGMENT OF  
RECEIPT OF LETTER.**

*A letter dated 21<sup>st</sup> Mch 1912 from*  
*Mrs A. S. Corbett, "St. Elmo"*  
*of Bowral, on the subject*  
*of a grant of £350 for "Corbett Gardens"*  
*Bowral, and presented by*  
*you, was duly received in this*  
*Department to-day*

**ARTHUR J. HARE**  
*Under Secretary,*  
*for*

*W. M. Court Esq M.L.A.*

94545      2002

**Figure 2.5**  
Department of Lands receipt of letter  
from Mrs A.S. Corbett regarding the  
£350 grant for "Corbett Gardens"  
Source: BDHS

## 2.3 1910-14

### 2.3.1 Denmead's Paddock

At a meeting of the Bowral Tourist Association in June 1910, a letter from Mrs Ada Sullivan Corbett residing at "St Elmo" Bowral to the Mayor (Alderman J. Beavan) was read raising the idea of turning a vacant block of land known as Denmead's Paddock into a public park. Ada Corbett's letter suggests a public meeting be called to discuss the purchasing of this vacant land near her home in order to make it a 'carpet square', a beauty spot and a recreation resort and garden with a bandstand in the centre.<sup>2</sup> Mrs Corbett (fig. 2.2) had for many years cleared and planted trees in Denmead's Paddock.

### 2.3.2 Town Hall meeting

During the first meeting in October 1910 held at Bowral Town Hall (see fig. 2.3) with Mayor Beavan presiding, Mrs Corbett outlined her idea of what the land should be:

"...a carpet square...a shady retreat of shrubs and flowers where visitors and children could find rest, and as such would be a beauty spot to the town."<sup>3</sup>

The Bowral Public Gardens committee was formed at this initial meeting and included Mrs Corbett, Mrs Moore, Aldermen Beavan, Boardman, Campbell, Stokes and Holmes with Ada Corbett and Miss Scott-Reed appointed as joint honorary secretaries

### 2.3.3 Public Fundraising

**6th May 1911** - Honourable Minister for Lands Mr Neils Nielsen visits Bowral to inspect site for the public garden.<sup>4</sup> This visit leads to a £350 grant from the NSW Department of Lands to acquire the site for a public park.

**19th May 1911** – A concert was held in aid of the public gardens fund. £14 1 shilling 3 pence was raised with the majority of money raised through door sales (see fig. 2.4).<sup>5</sup>

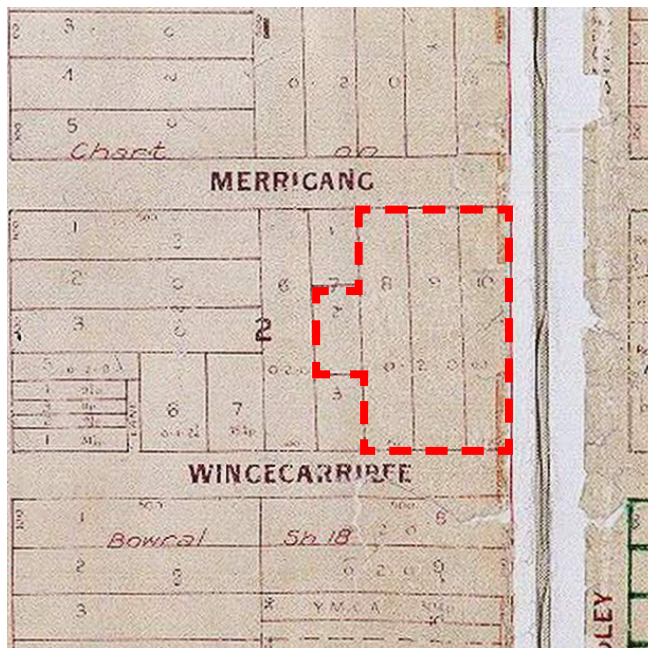
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2 *Wollondilly Press*, 22nd June 1910. BDHS


3 *Wollondilly Press*, November 1910. BDHS

4 Letter-Department of Lands, Sydney, 6th March 1911. BDHS

5 A.Corbett, notebook entry, May 1911. BDHS



**Figure 2.6**  
LTO Charting Map 1980 showing  
Lots 7,8,9 and 10 in Section 2 of  
the Town of Bowral.  
Source:www.lpi.nsw.gov.au

 Proposed park boundary

Mrs. A. S. Corbett has disposed of "St. Elmo" her fine brick cottage residence at Bowral, together with the small cottage adjoining, to Mr. E. Boardman. Mrs. Corbett will shortly be removing to Sydney.

**Figure 2.7**  
Public notice of Ada  
Corbett's departure from  
Bowral, 25th of May  
1912, Wollondilly Press.  
Source:BDHS

Mayor Ald. J. Beavan



**Figure 2.8**  
Bowral Bowling Club  
members 1915. Source:BDHS

**24th May 1911** - Mrs Corbett appeals in the Wollondilly Press for £50 remaining for funds to acquire land.<sup>6</sup>

#### **2.3.4 Official Proclamation of Public Park**

**8<sup>th</sup> June 1911** - Joseph H. Maiden – Director and Government Botanist of Botanic Gardens Sydney agrees to Mrs Corbett’s request to forward plants for the public gardens on the condition that Mrs Corbett submit the name of the ‘government park for registration.’<sup>7</sup>

**27<sup>th</sup> October 1911** – A letter from the Department of Lands asks for a name for the public park to be suggested through the Member for the District and to nominate 5 to 7 local residents for appointment as trustees of the park prior to the official proclamation.<sup>8</sup>

**20<sup>th</sup> December 1911** Corbett Gardens is proclaimed as Public Park and the appointment of Trustees is gazetted.<sup>9</sup>

### **2.4 1912**

#### **2.4.1 The beginning of construction**

**31<sup>st</sup> January 1912** – The Minister for Lands asks the Park trustees to sell the cottage on Lot 8 for removal and directs the proceeds towards the park’s works including the construction of fencing along the western boundary (see fig 2.6) The cottage building materials and tanks on lot 8 are directed to be taken down and placed on Lot 7.<sup>10</sup>

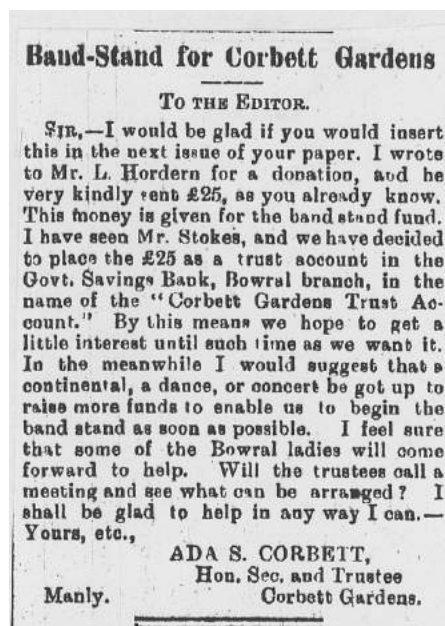
**19<sup>th</sup> February 1912** – The Minister for Lands authorises previous work as well as a new directive to destroy the fruit trees on site as required by the Department of Agriculture under the Fruit Pests Act of 1906.<sup>11</sup>

**25<sup>th</sup> May 1912** – A small note in the Wollondilly Press announces Mrs Ada Corbett departure from Bowral (see fig. 2.7). Mrs Corbett lived in Bowral for over 30 years. After selling her cottage to Mr E. Boardman Mrs Corbett moves to Sydney.<sup>12</sup>

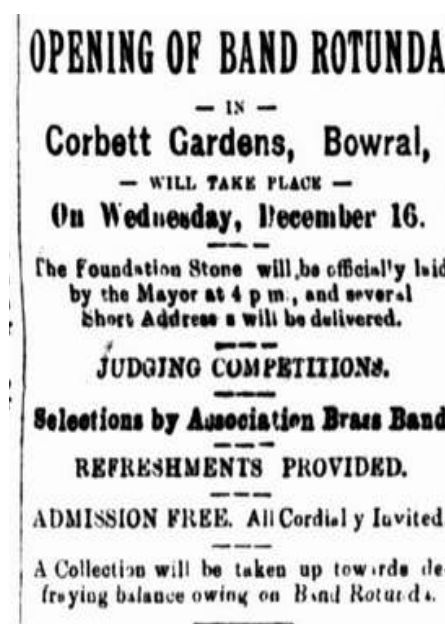
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6      *Wollondilly Press*, 24th May, 1911. BDHS  
7      Maiden, letter 6th June, 1911. BDHS  
8      C.E.Rennie, Department of Lands, Sydney 1911  
9      Ibid.  
10     A.J.Hare, Department of Lands, Sydney 1912  
11     Ibid.  
12     *Wollondilly Press*, 25th May, 1912. BDHS





**Figure 2.9**  
Fundraising for Bandstand  
1912, Wollondilly press,  
Source: BDHS



**Figure 2.10**  
Newspaper advertisement  
advertising the official opening  
of Corbett Gardens and  
the Band Rotunda.  
Source: <http://trove.nla.gov>.



**Figure 2.11**  
Original Band Rotunda circa 1940's,  
Source: <http://trove.nla.gov.au/>

**July 1912** - The trustees of the Gardens agrees to permit a bowling green to be built within a portion of the Gardens for a small rental fee.<sup>13</sup> (see fig. 2.9)

**September 1912** - A chain mesh perimeter fence with metal gates is constructed and a space for tree planting is trenched on the north and east sides which 'form a pleasing border inside the fence.'<sup>14</sup> Sufficient area for flower beds in the space trenched is allowed 'adding to the beauty of the enclosure.'<sup>15</sup> Good progress is recorded as being made with the bowling green which when completed with its 'grassy mounds and playing area will form an attractive background to the Gardens.'<sup>16</sup>

**November 1912** - A letter from Mrs Corbett is published in the Wollondilly Press. In the letter Mrs Corbett thanks Mr L. Hordern for his £25 donation for the construction of a Bandstand and asks readers again to help with fund-raising activities required to raise money for the public Garden works. (see fig. 2.10 and 2.11) Mrs Corbett and Mayor Stokes set up a trust account in the Government Savings Bank, Bowral where they deposit the £25 donated to generate interest until it is needed.<sup>17</sup>

#### 2.4.2 1913

**August-** A meeting of workers is convened by Mr F.C. Sly in the gardens to form plans to complete the Garden works. The area is still noted area as an 'eyesore'. During this meeting, Sly forms a working committee to fund and carry out the remaining works. Mrs W. D Moor is appointed treasurer and Mr F.C. Sly becomes committee secretary. Calls for plans for the laying out of the gardens were called to be in by 6<sup>th</sup> September with the trustees to select the design most suitable.<sup>18</sup>

**September** –A design for laying out the park is accepted by the trustees.

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13 James Jervis, *A History of the Berrima District 1798-1973*, The Berrima County Council, 1962. p.114.

14 *Robertson Advocate*, September 24th, 1912. <http://trove.nla.gov.au/>

15 Ibid.

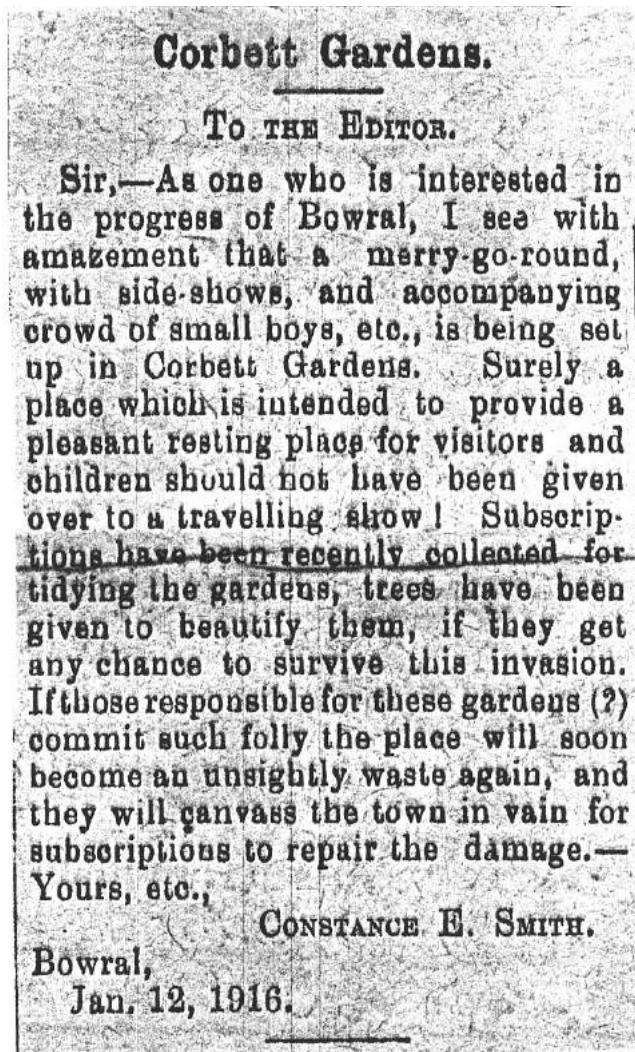
16 Ibid.

17 *Wollondilly Press*, November 30th, 1912. BDHS

18 *Wollondilly Press*, August 9th, 2013. <http://trove.nla.gov.au/>



**Figure 2.12**  
Bowral Bowlers during the  
1920s in Corbett Gardens.  
Source: BDHS



**Figure 2.13**  
Letter to the Editor from  
Constance E. Smith, Southern Mail  
14th, January 1916, Source: BDHS



### 2.4.3 1914 Corbett Gardens officially opened

**August** - The Bowral Bowling Club Clubhouse in the Gardens is officially opened on 17<sup>th</sup> August 1914.<sup>19</sup> (see Fig 2.12) The greens are kept alive at this time by watering cans as the town has not yet implemented a reticulated water supply. This task is described as a slow and tedious job.<sup>20</sup>

**December 16<sup>th</sup> 1914** – Corbett Gardens is opened by Mr F.A. Badgery MLA. The Band Rotunda is opened by the Mayor of Bowral, Alderman. E. Boardman. The garden opens with plantings, the bowling green for men and swings for the children. The foundation stone is officially laid by the Mayor. During the opening celebrations a collection is taken towards paying the balance owing on the Band Rotunda.<sup>21</sup>

The park is named Corbett Gardens by Mr Neilsen, the Honourable Minister for Lands despite the suggestion that it be named after him. Mr Neilsen is said to have named it in recognition for Ada Corbett who had ‘worked so hard to secure it for the community.’<sup>22</sup>

Mrs Corbett writes a letter to the editor of Wollondilly Press thanking Mr Sly for finishing her vision.<sup>23</sup> (see Fig 2.13)

A.Dorrington writes a letter to the editor of Wollondilly Press dated 21st December, enquiring who, when and where Corbett Gardens was named and by whose authority? Dorrington states that the public should have had a voice in the name stating that ‘Sly and Co’s whose work in assisting with the gardens deserve equal credit.’<sup>24</sup>

## 2.5 1916-1920

### 2.5.1 Use of Corbett Gardens

A travelling show with a merry go-round and side show is set up in the Gardens which causes some community concern. Constance E. Smith writes a letter to the Southern Mail newspaper about her concerns that this kind of activity in the gardens could cause

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19 Archives, BDHS

20 Ibid.

21 *The Southern Mail*, 17th November, 1914.

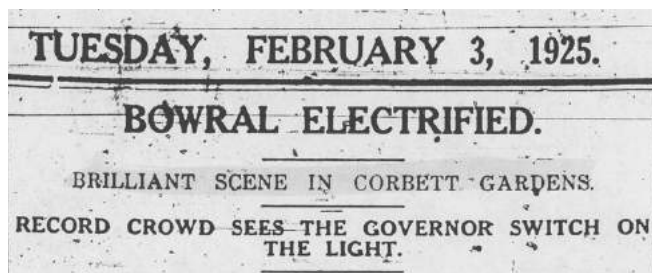
22 *The Southern Mail*, 11th April, 1914.

23 Corbett, A.S. *Wollondilly Press*, 19th December, 1914.

24 Dorrington, A. *Wollondilly Press*, 21st December, 1914.



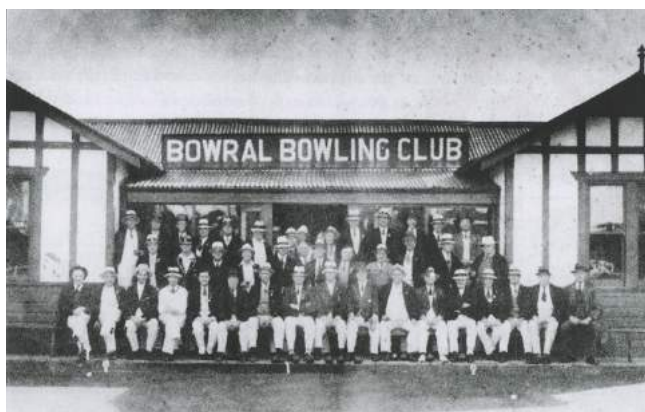
**Figure 2.14**  
Snow in Corbett Gardens, 1924  
Source: BDHS



**Figure 2.15**  
'Bowral Electrified'  
The Mail 03/02/1925,  
Source: BDHS



**Figure 2.16**  
1926 - Bowral Association Band pose with their instruments for a photograph in the Garden's band rotunda. Source: [southernhighlandsconcertband.org.au/](http://southernhighlandsconcertband.org.au/)



**Figure 2.17**  
Opening of Bowral Bowling Club extensions, 1st October 1928  
Source: BDHS

the area to become an ‘unsightly waste again’.<sup>25</sup>

### 2.5.2 1917

**1917 5<sup>th</sup> April-** Bowral Council raises the motion that the gardens be taken over by the Municipality from the Trust and that the control should be invested in the Council.<sup>26</sup>

**13<sup>th</sup> August 1917** - Trustees of the Gardens are requested to submit a statement of financial (balance sheet) position in order for council to make decision on accepting control of the gardens. This request remains outstanding.

### 2.5.3 1918

**10<sup>th</sup> April 1918** – a fund-raising event including a band procession, fancy dress parade, stalls and a friendly cricket match in Glebe Park is held to raise money to pay off the remaining debt of the band rotunda.

## 2.6 1920- 1957

**1920** - Bowral Council takes over the gardens from the Lands Department and this is gazetted on August 5th 1920.

**1922** - Houses along Merrigang Street were purchased by Bowral Municipal Council and demolished to expand the garden’s grounds.<sup>27</sup>

**1924** - A water reticulation scheme is proposed in the Gardens with an estimate prepared for Council for 4 hose taps and one drinking fountain.<sup>28</sup>

A new bowling green is completed to replace the original green.

**1925** - 31<sup>st</sup> January 1925 Bowral Electrified – The town becomes electrified and a public celebration in the Gardens is held for the occasion. (ref. Fig 2.17) Ald. Stephens erects booths and stalls including a ‘substantial dance floor’ for the festivities. The Governor was present to officially turn on the lights with a record crowd in attendance.<sup>29</sup>

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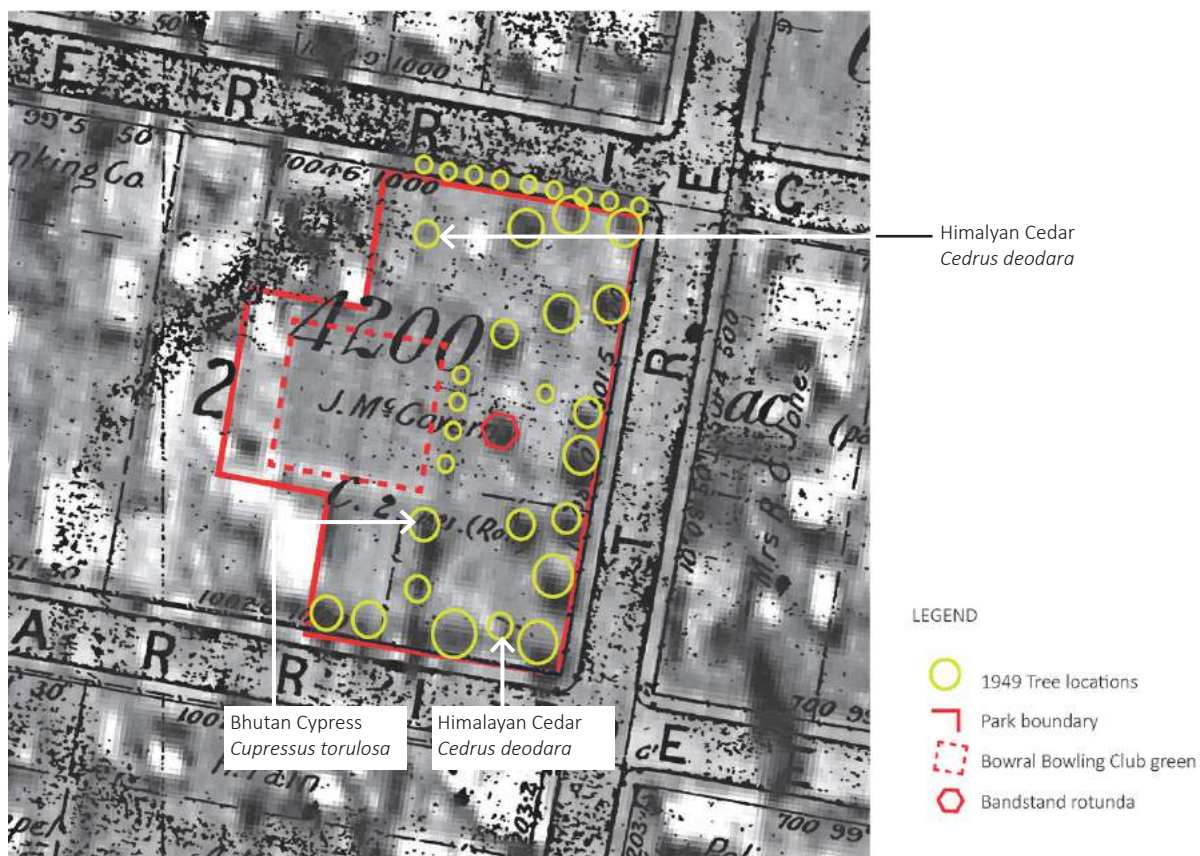
25 Smith, C.E, *The Southern Mail*, 14th January 1916.

26 Minutes, Bowral Municipal Council, 5th April 1917. BDHS

27 *A brief history of Bowral’s Tulip Time and Corbett Gardens*, BDHS, 2010,p.4.

28 Minutes, Bowral Municipal Council, 23rd October 1924. BDHS

29 *The Southern Mail*, 3rd February, 1925. BDHS



Plan 1- 1949 Aerial survey/1896 Parish composite Map  
SOURCE. NSW Department Property Information, 2015



Plan 2- 1972 Aerial survey  
SOURCE. NSW Department Property Information, 2015



TREES AND PARK ELEMENTS- HISTORICAL AERIAL PHOTOGRAPH ANALYSIS- 1949 and 1972

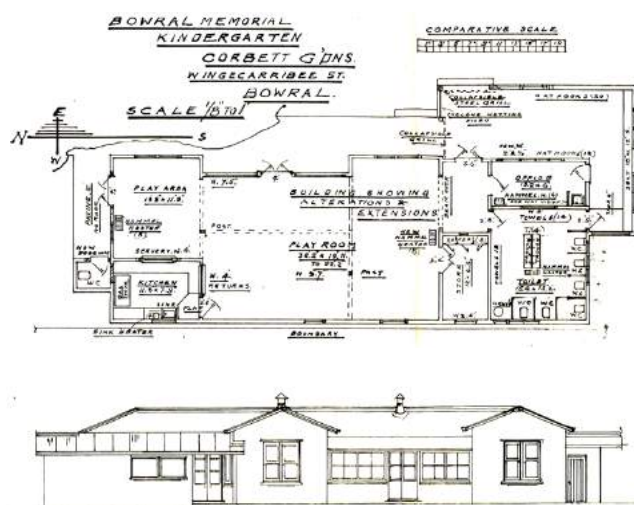
DATE	Botanical name	Common name	NOTES
1949	<i>Cupressus torulosa</i>	Bhutan Cypress	<p>Plan 1 - The 1949 aerial survey and 1896 Parish of Mittagong composite map (opposite) shows McGovern's land overlaying the 1949 aerial. It is clear to see how the Gardens have developed since their beginnings in 1911 with the original tree plantings close to the eastern and southern boundary clearly visible with medium sized canopy cover. The Bhutan Cypress and the two Himalayan Cedar trees which feature in the Gardens today can be seen in this early aerial survey as can a row of trees planted along the bowling club boundary.</p> <p>The map also highlights how the bowling green layout has informed the parks main pathway which runs alongside the bowling green between Wingecarribee Street and Merrigang Street. This path although not visible on the 1949 aerial is seen in early photographs of the bowling club dating from the 1920s.</p>
	<i>Cedrus deodara</i>	Himalayan Cedar	
	<i>Prunus serrulata</i>	Japanese Cherry	
	<i>Quercus palustris</i>	Pin Oak	
	<i>Platanus x hybrida</i>	London Plane	
1972	<i>Cupressus torulosa</i> ,	Bhutan Cypress	<p>The Pin Oaks and London Plane Trees now form a dominant boundary edge along Bendooley and Wingecarribee Streets and have nearly established a connective canopy structure. The Bhutan Cypress throws a distinct shadow in this aerial which is easily identifiable with its conical shape.</p> <p>Plan 2- The 1972 aerial survey clearly shows the north-south path alignment which remained after the bowling green had been converted back into the Gardens after the club relocated in 1954.</p>
	<i>Cedrus deodara</i>	Himalayan Cedar	
	<i>Prunus serrulata</i>	Japanese Cherry	
	<i>Quercus palustris</i>	Pin Oak	
	<i>Platanus x hybrida</i>	London Plane	



**Figure 2.18**  
Corbett Gardens 1952,  
Source: BDHS



**Figure 2.19**  
Corbett Gardens 1962,  
Source: BDHS



**Figure 2.20**  
Bowral Memorial  
Kindergarten. P.C. Blackett's  
1955 architectural plans  
and elevation showing the  
alterations made to the  
existing Bowling Club Building.  
Source: WSC

**1928** - An extension to existing the Bowral Bowling Club Clubhouse is completed following plans prepared by H.A. Homann. The new clubhouse opens on 1<sup>st</sup> October 1928.<sup>30</sup>

**1929** - Land adjacent to the Gardens along Wingecarribee Street (currently the Coles supermarket site) is purchased as the site for a Country Women's Association Club and their building is erected within six weeks by volunteer labour. The building is formally opened in October.<sup>31</sup>

**1954** - Council recommends that the former Bowral Bowling Club building and part of their bowling green be established as Bowral Memorial Kindergarten once the Bowling Club vacates premises to their new location at Venables Park. The area of the existing bowling green not used by the kindergarten is added to the overall area for the Gardens.

Berrima County Council tenders for a quotation to install four under-awing floodlights for the Band Rotunda which they deem necessary for adequate lighting during performances in the park.<sup>32</sup>

**1955** - Alterations are made to the old Bowling Club Buildings for use as a Kindergarten following plans drawn by local architect Ald. P.C.Blackett. Total cost of work is 1000 pounds.<sup>33</sup> (ref Fig 2.20)

1 x Pin Oak and 1 x Plane Tree on the southern side of the Band Rotunda are removed and a Pin Oak near the Country Women's Association Building whose branches overhang the building and electricity lines is cut back<sup>34</sup>.

**1956** - A dividing, 5 feet high chain wire fence is installed between kindergarten and park.

#### **2.5.1 1958 - 1984**

**1958** - After considering the less expensive option of bitulithic path network in the gardens Council decides instead to install

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30 Jervis, J., *A History of the Berrima District 1798-1973*, The Berrima County Council, 1962. p.114.

31 Ibid.

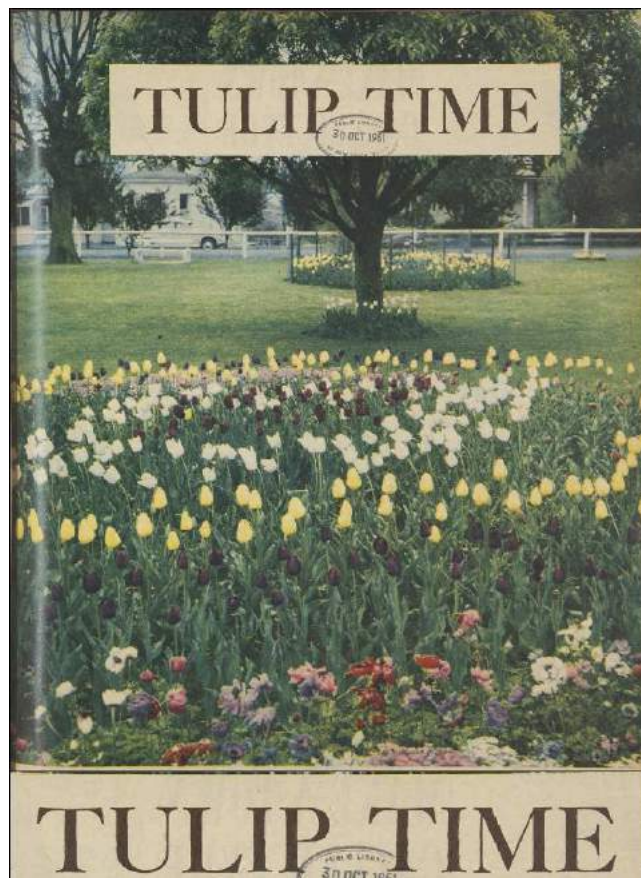
32 Minutes, Bowral Municipal Council, 1954.

33 Council archives, WSC.

34 Minutes, Bowral Municipal Council 1955



**Figure 2.21**  
1961 Tulip Time Festival showing  
the band rotunda without the roof  
structure with altered base.  
Source: <http://trove.nla.gov.au>



**Figure 2.22**  
'Tulip Time', 1961 Womans  
Weekly feature article.  
Source: <http://trove.nla.gov>.



**Figure 2.23**  
Tulip Time 1963.  
Source: BDHS



concrete paths. These new paths included a 4ft wide path from Merrigang Street to Wingecarribee Street and a 4ft wide path off this main path leading to the former the bowling green and the public toilet. A 4ft wide path from Bendooley Street gate to the steps of the Rotunda is also installed. These works are in preparation of enhancing the gardens for the Festival of Flowers. Signage is installed in the gardens indicating the location of the park amenities.

The rotunda superstructure is removed<sup>35</sup> and the base was reconstructed into a modern bandstand including a concrete platform.<sup>36</sup>

Festival of Flowers committee was established at a public meeting called by the mayor who became president of the committee. A week long flower festival was staged in October 1958 including a Queen competition and street procession.

**1959** - Bad weather ruins the 1959 Festival of Flowers leading to financial loss and subsequently the festival is abandoned in 1960.

A ladies amenity is constructed near the kindergarten building with a dividing fence.<sup>37</sup>

Concrete seats, bandstand fence and light standards are installed in the gardens.<sup>38</sup>

**1960** - Architect - Alderman P.C. Blacket, is recognised for his service to the community with the Bhutan Cypress in the Gardens dedicated in his memory.<sup>39</sup>

**1961** - Rotary Club re-establishes the flower festival again with Keith Barcham, the President of the Rotary Club presenting Bowral Municipal Council with 500 Tulip bulbs to plant the Gardens. These plantings are carried out by Council gardeners headed by Mr Alf Stubbs.<sup>40</sup>

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35 Minutes, Bowral Municipal Council, 6th August 1958.

36 Jervis, J., *A History of the Berrima District 1798-1973*, The Berrima County Council, 1962. p.112.

37 Minutes, Bowral Municipal Council, 7th September 1959.

38 Ibid.

39 Leah Day and Ken Gilroy. *Beautiful Bowral : a pictorial celebration*, Bong Bong Publishing Mittagong, N.S.W 1997, p.111

40 *A brief history of Bowral's Tulip Time and Corbett Gardens*, BDHS, 2010, p.4.



**Figure 2.24**  
Construction of the 1967  
Byram Mansell Fountain.  
Source:  
<http://www.southernhighlandnews.com.au/>, 2012



**Figure 2.25**  
1967 Byram Mansell Fountain.  
Source: BDHS



**Figure 2.26**  
Head gardener Harry Bunt weeding  
the 1984 Tulip Time display with  
Tulip Time president Bruce Caseley  
watching on. Source: The Canberra  
Times, <http://trove.nla.gov.au>

Tulip Time features in Women's Weekly article.

New 'arching' entry signage is installed above the pedestrian gates on Wingecarribee and Merrigang Streets. The signage were designed by Bowral Council engineer with similar signage designed and installed at Bradman Oval during the same year.

**1967** - A ornamental fountain is installed in the Gardens by Bowral Municipal Council near the location of the original band rotunda. The fountain is designed by well known artist Byram Mansell, a former Bowral resident (ref. fig 2.25). The fountain consists of central dome and four small domes surrounding it and features ceramic pieces in a 'Tulip' design. According to the artist, the water feature was designed primarily for night display with lights creating a colourful display. The Editor of Wollondilly Press commented that the fountain's lighting is too bright and notes that the Tulip Time Committee should approach a lighting designer for advice.<sup>41</sup> The fountain is officially turned on Sunday 1<sup>st</sup> October 1967 to mark the opening of Tulip Time festival.

**1968** - Miss New South Wales opens Tulip Time to record attendance. 1000 visitors attend the official opening.

**1972** - A concrete water channel designed by celebrity TV gardener Alan Searle as a feature stream is constructed in the gardens.<sup>42</sup>

## 2.6 1981 - present

**1981** - Bowral Municipal Council is amalgamated with Mittagong Shire Council into Wingecarribee Shire Council on the 1<sup>st</sup> January 1984.

**1984** - More than 33 000 tulip bulbs were planted for the 1984 Tulip Time Festival opened by Tulip Time president Mr Bruce Caseley.<sup>43</sup> (ref fig 2.26)

A new, more traditional circular fountain is installed in the Gardens to replace the 1967 water feature.

**1985** - Council purchases land on Merrigang Street to extend the gardens and adopts a recommendation for a single storey community building in the gardens to be erected for Bowral Senior Citizens.

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41 *Wollondilly Press* 26th October 1967

42 *Southern Tourist* 29th September 1984

43 *Southern Tourist*, September 1984



**Figure 2.27**  
Presentation of the Rotary  
Sundial, Southern Highland  
News, 29th August 1990  
Source:BDHS

• The sun refused to shine so it was back to the watches for Shire President, Peter Reynolds and Rotary's District Governor, Mr Ron Thornton yesterday.

**1987** - A 'Parks and Gardens' landscape inventory of the Gardens is made by Wingecarribee Shire Council which includes the following items:

"Public Facilities-Toilets, Playground Equipment- 1 double swing, Club facilities - Senior Citizens building, CWA rooms, Tulip Time Committee rooms, Landscaping -57 garden beds, 1 rose bed, 88 roses, 2 Japanese Maples, 3 Camellias, 3 Blue Spruce, 1 'Stellato' Magnolia, 2 Magnolias, 1 Himalayan Cypress, 2 Indian Cypress, 2 Flowering Peach, 2 Flowering Almond, 4 Campanulata Cherries, 3 Silver Birch, 2 Plane Trees, 9 Pin Oaks, 1 Nicholii (Paper Bark), 1 Tea Tree, 3 Holly Trees, 4 Tree Ferns, 1 Weeping Blue Spruce, 3 Weeping cherries, 1 Corylis (Philbut Nut), 1 Floribunda Crabapple, 1 Waratah, 3 Viburnum, 2 Buddleia, 1 Bottlebrush (Callistemon), 70 Rhododendrons, 18 Serrulata Cherries, 84 Azaleas, 24 Dwarf Conifers, 1 Photinia 'Glabra, 4 Lilac, 9 Junipers, 9 Thuva, 1 Golden Cypress, 1 Flame Tree, 1 Maple, 1 Honey Locust, 2 Abelia and 1 Flax Bush."<sup>44</sup>

Prior to the 1987 Tulip Time Festival some last minute paving work was carried out as part of the restoration required on completion of the building extensions. The Tulip Time committee contributed \$2,000 towards the cost of this work.

**1988** - Bowral Mittagong Rotary Club successfully tendered for the work to demolish the cottage at 15 Merrigang Street, Bowral to allow for extensions of the Gardens. All money raised from the work plus the sale of usable building material salvaged went to charity.<sup>45</sup>

**1990 - August** - Rotary Club of Bowral Mittagong presents a sundial installed in the Gardens to the community. The sundial was made by Sundials Australia with the trachyte stonework base constructed by local stonemason Bill Pope<sup>46</sup> (ref fig 2.27)

Tulip Time was selected as NSW leading festival, receiving an award from then Minister for Tourism Garry West at an awards night in Sydney. Other nominees for the honour included the Festival of Sydney and the Tamworth Country Music Awards.<sup>47</sup>

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44 Archive, WSC, 1989

45 'Rotary will benefit from park extension', *Southern Highlands News*, 22nd April, 1988.

46 'High Noon in the Park' *Southern Highland News*, 29th August 1990. BDHS

47 *A brief history of Bowral's Tulip Time and Corbett Gardens*, BDHS, 2010, p5





**Figure 2.28**  
Harry Springett Band Rotunda



**Figure 2.29**  
The original 1914 band rotunda was restored and can be found in a private garden in Burradoo  
Source: Council Archives

**1991** - A historic Pin Oak planting was felled in the Gardens after a long battle to save the ailing specimen was lost. While a regrettable loss the Oak tree growing in the western Wingecarribee Street corner had caused headaches for the council gardeners as when in full summer splendour the tree cast so much shadow surrounding it that 'even the rhododendrons and polyanthus found the going tough.'<sup>48</sup>

**1994** - A low white picket perimeter fence is installed in the Garden as part of a project initiated by Wingecarribee Council. Fence builder Phil Christiansen donated his time along with dozens of local community members to construct the fence. The paint was donated by the local Dulux shop with the final coat painted by inmates of Berrima Correctional Centre.<sup>49</sup>

**1996** - The Harry Springett Band Rotunda is erected in the Gardens and officially opened by the Mayor of Wingecarribee Jim Tuddenham on Sunday 22<sup>nd</sup> December 1996 (ref fig 2.29) (Note: The original 1914 band-rotunda removed in the 1960s was restored and can be found in a private garden in Burradoo.)

The rotunda was donated to Wingecarribee Council for the enjoyment of residents and visitors to the Gardens by Ted Springett, Harry's brother. The bricks and pavers were given by Bowral Brickworks.<sup>50</sup> This 'replica' band rotunda was installed on top of the 1984 fountain base and walls. As a result the 1996 band rotunda was located in a different area to the original 1914 rotunda which was adjacent to the park's main access path in the centre of the Gardens.

**2010** - To celebrate the 50th Anniversary since management of the Gardens was transferred from the original trustees to Bowral Municipal Council in 1920 and then Wingecarribee Shire Council after amalgamation, an increase in events for the Tulip Time Festival was programmed.<sup>51</sup>

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48 *Southern Highlands News*, 8th March 1991, WSC Archives

49 Baillieu, A. *Painted picket fence a pleasure*,  
<http://www.southern-highlands.com.au> 22nd October, 2010

50 Day, L. and Gilroy, K. *Beautiful Bowral : a pictorial celebration*,  
 Bong Bong Publishing Mittagong, N.S.W 1997, p.112

51 *A brief history of Bowral's Tulip Time and Corbett Gardens*, BDHS, 2010, p5



**Figure 2.30**  
Strong winds topple a historic  
Pin Oak in the Gardens,  
January 2012. Source:  
Southern Highland News



**Figure 2.31**  
Vandals attack the Gardens  
damaging tulip beds and defacing  
the 'Spring' sculpture with graffiti.  
July 2012. Source: <http://www.southernhighlandnews.com.au>



**Figure 2.32**  
2014 Tulip Time festival, Emma  
Biscoe. Source: <http://www.southernhighlandnews.com.au>



**2012 - January** - Strong winds topple a historic Pin Oak damaging two cars parked along Bendooley Street. A tree surgeon was in the tree at the time of the event however luckily he escaped injury.<sup>52</sup>

**July** - The annual Tulip Time garden display is threatened by ongoing vandalism issues in the Gardens<sup>53</sup>

**2014** - The Gardens celebrate its Centenary with over 65,000 bulbs planted in the Gardens. The centenary design theme was 'yellow' and featured a raised garden bed constructed in the shape of a birthday cake.<sup>54</sup>

**2015** - The 55th Tulip Time Festival was held in the gardens from the 15th to the 27th of September. The two week event with festivities across Bowral included a street parade, music and dance performances, children's activities, a street market and a sunset cinema.

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52 Alexander,D and Briscoe,E. *Strong winds topple trees*,  
<http://www.southern-highlands.com.au> 13th January 2012

53 Huntsdale,J. *Settle petal - vandalism threatens Bowral's Tulip Time*,  
<http://abc.net.au>, 30th July, 2012

54 <http://www.southern-highlands.com.au>








#### LEGEND

-  1972 Feature stream
-  1984 Fountain
-  Park boundary

Plan 3- 1990 Aerial survey/1988 Corbett Gardens Plan Composite Map  
SOURCE. NSW Department Property Information 2015, WSC 1988



#### LEGEND

-  1949 Tree locations
-  Park boundary
-  Pedestrian entry
-  1914 Bowral Bowling Club green
-  1914 Bandstand rotunda

Plan 4- 2013 Aerial survey

SOURCE: GoogleEarth 2015

# TREES AND PARK ELEMENTS- HISTORICAL AERIAL PHOTOGRAPH ANALYSIS- 1972 and 1990

DATE	BOTANICAL NAME	COMMON NAME	NOTES
<b>1990</b>	<i>Cupressus torulosa</i> ,	Bhutan Cypress	The 1990 aerial shows an extension of the gardens in the north-west corner after Council acquired the land in 1985.
	<i>Cedrus deodara</i>	Himalayan Cedar	
	<i>Prunus serrulata</i>	Japanese Cherry	
	<i>Quercus palustris</i>	Pin Oak	New additional plantings to the Gardens within the extended area include – two Fir trees, a Maidenhair tree and <i>Acer spp.</i>
	<i>Platanus x hybrida</i>	London Plane Tree	Other trees plantings which can be seen in this aerial include <i>Prunus serrulata</i> , <i>Prunus persica</i> and an <i>Acer buergerianum</i> .
	<i>Magnolia spp.</i>	Magnolia	
	<i>Abies spp.</i>	Fir Tree	
	<i>Ginkgo biloba</i>	Maidenhair tree	The 1988 plan overlay shows the location of the 1984 fountain and the 1972 water channel layout which has been reduced to the existing single concrete channel running south to north through the gardens.
	<i>Acer buergerianum</i>	Trident Maple	
<b>2013</b>	<i>Cupressus torulosa</i> ,	Bhutan Cypress	The 2013 aerial shows a change in the canopy structure of the Gardens with three dominant trees no longer present. Two juvenile pin-oaks are now visible along the Bendooley Street boundary. These trees have been planted to replace original Pin-Oak plantings which were removed during 2012. The gap in the canopy cover along Bendooley street due to the loss of these mature trees has increased solar access into the site as well as providing open views from the Gardens to the Bendooley Street Heritage listed buildings.
	<i>Cedrus deodara</i>	Himalayan Cedar	
	<i>Prunus serrulata</i>	Japanese Cherry	
	<i>Quercus palustris</i>	Pin Oak	
	<i>Platanus x hybrida</i>	London Plane Tree	
	<i>Magnolia spp.</i>	Magnolia	
	<i>Abies spp.</i>	Fir Tree	
	<i>Ginkgo biloba</i>	Maidenhair tree	
	<i>Acer buergerianum</i>	Trident Maple	A third dominant tree has been lost/removed close to the Merrigang Street pedestrian gate. This tree has not been replaced.

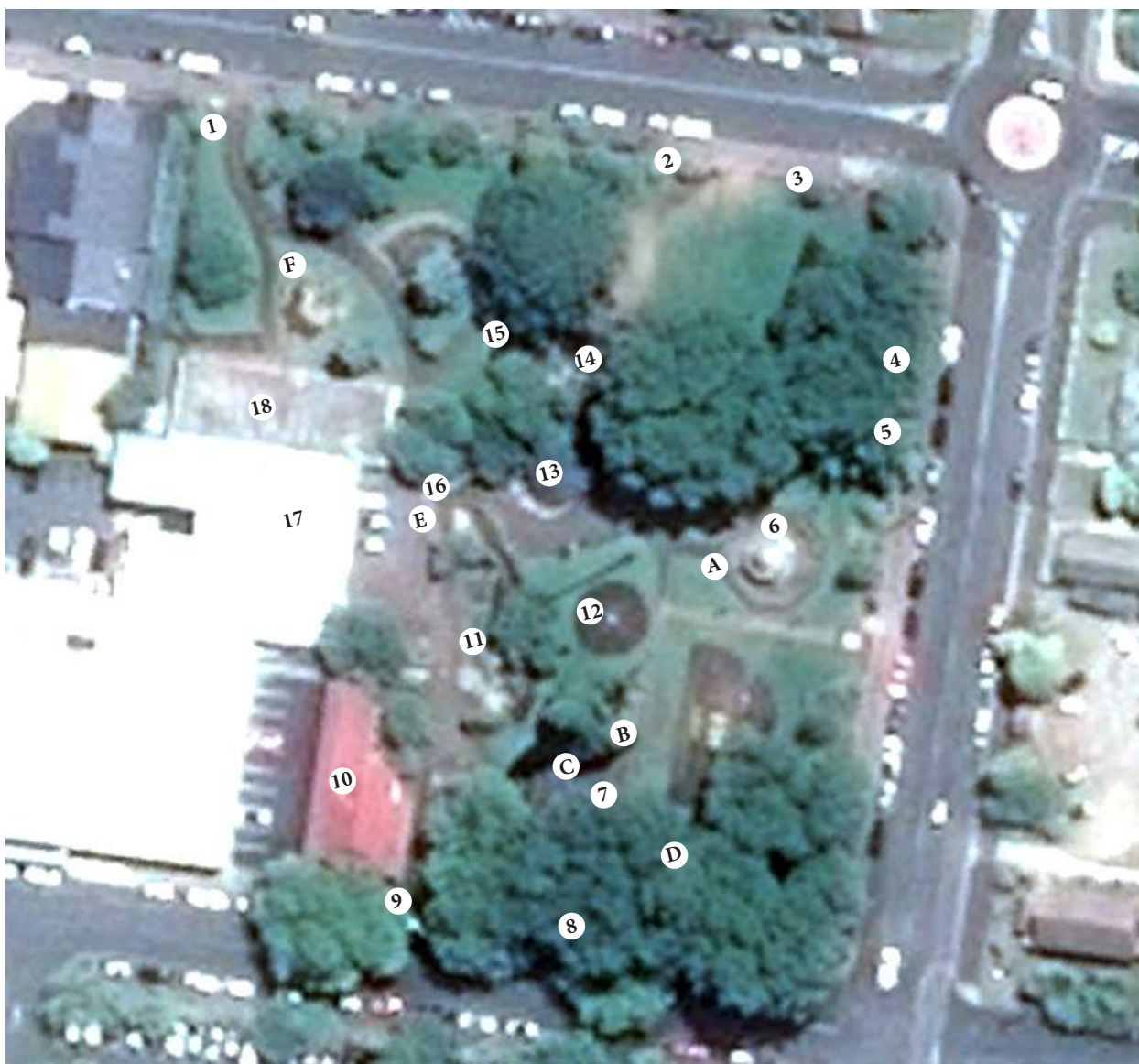


## Part Three

# Physical Elements and Condition of Fabric







**Figure 3A** Physical Elements Location Map

Aerial photography: GoogleEarth 2015

### General Park Elements

1. Merrigang Street shared access entry
2. Merrigang Street Pedestrian Entry Gate
3. Maintenance access gate
4. Maintenance access gate
5. Picnic setting
6. Harry Springett Band Rotunda
7. Main access path
8. Wingecarribee Street Pedestrian Entry Gate
9. Minor park entry
10. Country Women's Association Building
11. Concrete water channel
12. Sculpture 'Spring' by Peter Mueller
13. Central floodlights
14. Gazebo
15. Pond water feature
16. Pedestrian bridge
17. Tulip Time Office
18. Bowral Senior Citizens Community Hall

### Memorial and Commemorative plaques, plinths and stones

- A. Harry Springett Commemorative Plaques
- B. Alf Stubbs Commemorative Plaque
- C. Alderman P.C. Blacket Memorial Stone
- D. Bowral Association Band Memorial Plinth
- E. Tulip Time Committee Commemorative Plaque
- F. Rotary Sundial and Commemorative Plaque

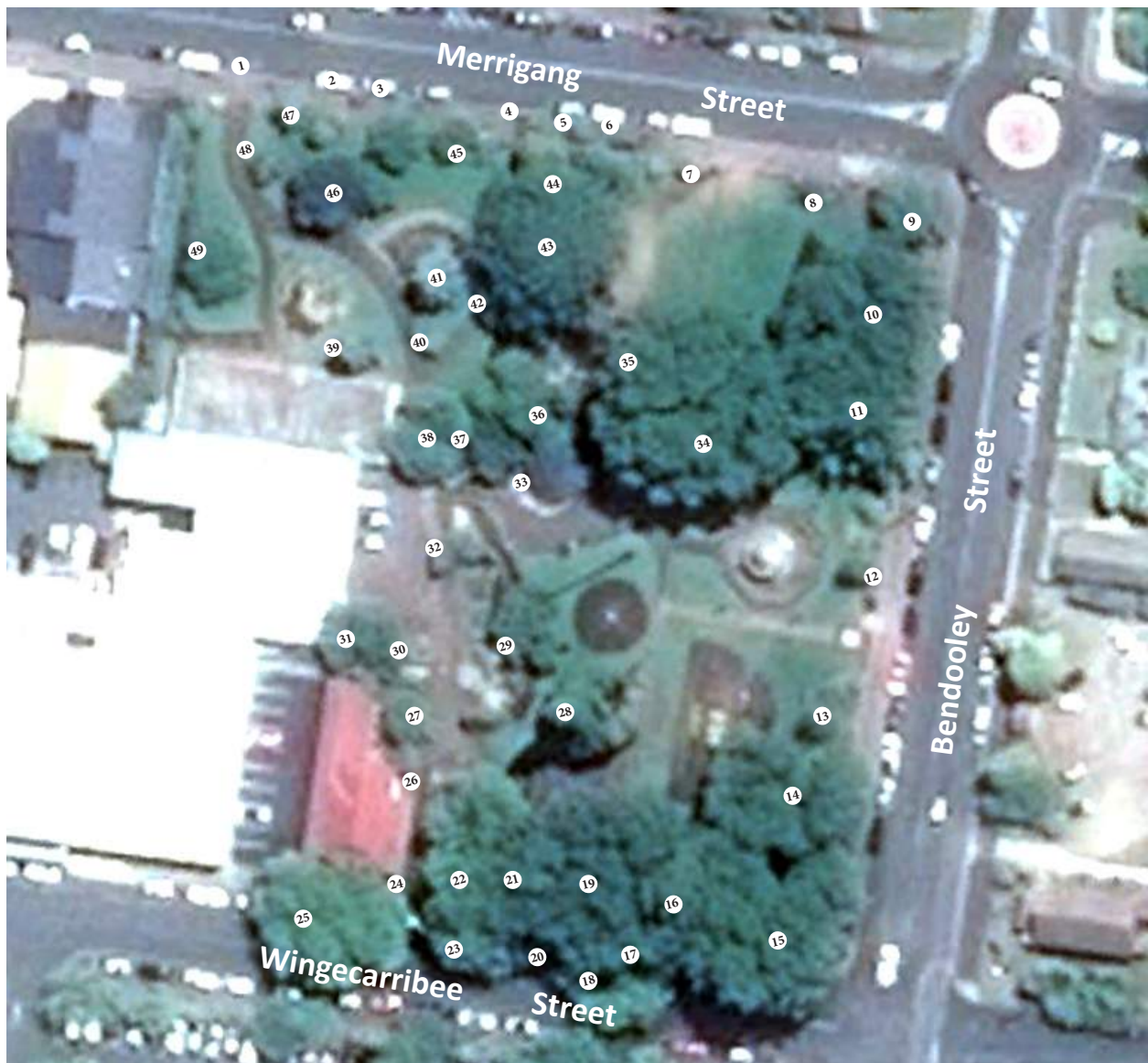


Figure 3B Council Tree Survey dated 2015

Aerial photography GoogleEarth 2015

### Tree Register

1. <i>Prunus serrulata</i>	14. <i>Quercus palustris</i>	27. <i>Conifer spp.</i>	40. unknown
2. <i>Prunus serrulata</i>	15. <i>Quercus palustris</i>	28. <i>Cupressus torulosa</i>	41. <i>Abies spp.</i>
3. <i>Prunus serrulata</i>	16. <i>Cedrus deodara</i>	29. <i>Prunus serrulata</i>	42. <i>Prunus serrulata</i>
4. <i>Prunus serrulata</i>	17. <i>Platanus x hybrida</i>	30. <i>Prunus persica</i>	43. <i>Cedrus deodara</i>
5. <i>Prunus serrulata</i>	18. <i>Quercus palustris</i>	31. <i>Prunus persica</i>	44. <i>Cypress spp.</i>
6. <i>Prunus serrulata</i>	19. <i>Quercus palustris</i>	32. <i>Prunus serrulata</i>	45. <i>Acer buergerianum</i>
7. <i>Viburnum spp.</i>	20. <i>Platanus x hybrida</i>	33. <i>Acer palmatum</i>	46. <i>Davidia involucrata</i>
8. <i>Prunus cerasifera</i>	21. <i>Quercus palustris</i>	34. <i>Quercus palustris</i>	47. <i>Ginkgo biloba</i>
9. <i>Acer spp.</i>	22. unknown	35. <i>Quercus palustris</i>	48. <i>Prunus serrulata</i>
10. <i>Quercus palustris</i>	23. <i>Quercus palustris</i>	36. <i>Acer spp.</i>	49. <i>Prunus serrulata</i>
11. <i>Platanus x hispanica</i>	24. <i>Prunus serrulata</i>	37. <i>Magnolia spp.</i>	
12. <i>Quercus palustris</i>	25. <i>Platanus x hybrida</i>	38. <i>Magnolia spp.</i>	
13. <i>Quercus palustris</i>	26. <i>Prunus serrulata</i>	39. <i>Abies spp.</i>	





**Figure 3.1**  
Harry Springett Band Rotunda



**Figure 3.2**  
Brick Terracing and low seating wall surrounding the Band Rotunda.



**Figure 3.3**  
Custom brick pavers with 'Tulip' inset pattern.



### 3.1 Major Structures

#### 3.1.1 Band rotunda

##### Description

The band rotunda in Corbett Gardens known as the Harry Springett Band Rotunda was erected in 1996. The rotunda's roof is coloured fiberglass with a timber finial and cedar louver shutters. The rotunda is 6m high and 6m diameter. The rotunda roof is supported by eight turned timber posts with curved timber bracing supports. The posts are installed onto a raised concrete slab dressed with brick pavers. The height of the rotunda is approximately 6 metres from its base to the roof peak. The rotunda is surrounded by two-tiered brick terracing. A small cream coloured sign which reads 'Harry Springett Rotunda' is fixed to the west facing elevation.

Brick steps lead to the rotunda. A raised perennial garden bed in brick surrounds the rotunda and sits just below the lower terrace. This garden bed is retained by a low (350 approx. height) brick seating wall which features dark toned bull-nose brick capping.

##### Condition

The general condition of the band rotunda is good with the timber posts and brickwork in reasonable condition. Some of the brick steps are broken and are in poor condition. The soffit has some panel damage. The condition of the paintwork is fair.

#### 3.1.2 Gazebo

##### Description

A park gazebo installed in 1998 is located at the northern end of the concrete water channel/feature stream. The gazebo is similar construction to the band rotunda, with a coloured fibre glass roof and timber posts. The gazebo is accessed by steps on the western side with a rockery garden and annuals flanking the gazebo path. The small path from the gazebo is linked via the main circulation paths. A timber seat is located next to the gazebo.



**Figure 3.4**  
Gazebo



**Figure 3.5**  
Concrete channel.  
Source: southernhighlandsnews.com.au



**Figure 3.6**  
Pedestrian bridge and  
Tulip Time Committee  
Memorial Plaque.

### Condition

The condition of the gazebo is good with the painted timber posts, paving and balustrade showing few signs of wear. The gazebo's roof surface similar to the band rotunda has become covered in thick lichen. The timber bench is in poor shape.

### 3.1.3 Concrete water channel/Feature stream

A winding concrete channel with sandstone capping designed and built in 1972 runs along the western half of the park beginning near the CWA building and terminates in a kidney shaped pond beside the gazebo. The channel is approximately 1.5 metres wide and 0.3 metre deep. The channel is mostly dry with a small amount of residual rainwater stagnating in its base. A metal pedestrian bridge spans the creek.

### Condition

The concrete channel is showing signs of aging with large cracks present along the base and sides of the channel. Sandstone capping blocks are also missing in places. This water feature remains disused throughout much of the year due to leaks, high maintenance costs and potential flood hazard. As a result the dry channel detracts from the appearance of the gardens surrounds. The metal pedestrian bridge is in good condition.

## 3.2 Landscape Elements

### 3.2.1 Tree Planting

#### Description

Without evidence of original planting plans it is assumed that many of the larger trees in the Gardens are part of the original tree canopy. There is currently excellent tree canopy across the site with the tree plantings falling into three distinct groupings based on canopy spread.

**Large Mature Plantings** – This group of trees made up of full to late maturity specimens are key cultural plantings. This group includes the following trees:

6x Pin Oak (*Quercus palustris*) 2x London Plane Tree (*Platanus x hybrida*) 2x Himalayan Cedar (*Cedrus deodara*) 1x Bhutan Cypress (*Cupressus torulosa*) and 2x Fir (*Abies spp.*)





**Figure 3.7**  
Pin Oak and Plane Trees  
planted close to the park  
boundary.



**Figure 3.8**  
Pin Oak (left) Bhutan Cypress  
(right)



**Figure 3.9**  
Cedars: Tree No. 43 (left),  
Tree No. 16 (right)



**Figure 3.10**  
Fir Trees - Tree No. 41  
(left), Tree No. 39 (right)  
and Weeping Blue Spruce  
(foreground)

## **Planted - 1912-1914.**

### ***Quercus palustris* and *Platanus x hybrida***

The Pin Oaks (fig. 3.7) and Plane Trees are planted close to the park boundaries on Wingecarribee and Bendooley Streets. This group of trees are approximately 30m in height with an average canopy spread of 16-20m. The trees are assumed to date from the park's early construction. Early historical records indicate that trenches were dug along the southern and eastern boundaries of the park for tree planting with an area beneath the trees made available for garden beds to 'form a pleasing border inside the fence.'<sup>55</sup>

### ***Cupressus torulosa* - Bhutan Cypress ( Tree No. 28)**

The Bhutan Cypress planting is visible in the 1949 aerial. This tree can be seen in photos from the 1940's of the original Band Rotunda. The Bhutan Cypress planting is 30m in height with a spread of 10m (fig. 3.8). This Cypress was later dedicated in 1960 to Alderman P.C.Blacket (a local architect whose work included the conversion of the Garden's Bowling Club Building into the Kindergarten during the 1950s) with the placement of an etched stone block at its base. The tree has since grown in size and become joined with this memorial.

### ***Cedrus deodara* - Himalayan Cedar 1 (Tree No. 43)**

This tree dates from the 1972 aerial. It is 30m in height with a canopy spread of 16m. This tree is in good health however it is noted that it has deadwood within its canopy. (fig. 3.9)

### ***Cedrus deodara* - Himalayan Cedar 2 (Tree No. 16)**

This tree dates from the 1949 aerial and is located close to the Wingecarribee Street boundary. The tree is in good health and is approximately 30m in height with a spread of 20m. (fig. 3.9)

### ***Abies spp.* (Tree No. 39 and 41)**

The Fir trees are approximately 12m in height and have an average spread of 4-5 m. (fig. 3.10 ) These trees are located on Lot 1 close to Bendooley Street which originally contained cottages demolished by Bowral Municipal Council during the 1920s. It is assumed that these two trees categorised as 'full to late maturity' were planted in the years preceding this time





**Figure 3.11**  
*Ginkgo biloba* (left) Source:  
 Google Streetview 2015 *Acer*  
*palmatum* (top right), Weeping  
 Cherry (bottom right) Source:  
 Anne Marie 2011 via Flickr.com



**Figure 3.12**  
 Japanese Cherry Trees  
*Prunus serrulata*  
 SOURCE: Google Streetview 2015.



**Figure 3.13**  
 Juvenile Pin Oak



**Figure 3.14**  
 Bowral Association Band  
 Memorial Plinth

period during the expansion of the Gardens. Both Fir trees are in good health.

### **Small to Medium sized trees**

A range of small to medium sized trees are scattered through the Gardens. These include a large number of Japanese Cherry trees (*Prunus serrulata*) along the Merrigang Street footpath as well as plantings throughout the Gardens. These Cherry trees are full to late maturity specimens and are in fair to good health. Other late mature trees in this group include a Magnolia and a Japanese Maple (*Acer palmatum*). The Magnolia is 8m in height with a spread of 6m. The Maple is 4m in height with a spread of 6m. Both trees are in good health. Other small to medium trees in this group include the following species – *Davidia involucrata*, *Malus floribunda*, *Ginkgo biloba*, *Acer buergerianum*, *Prunus persica*, *Prunus cerasifera*, *Picea pungens* 'Pendula' and Conifer and Cypress species. These trees are located in the western half of the Gardens and are all in good health.

### ***Quercus palustris***

Two 6m high 'juvenile' Pin Oaks which replaced *Quercus palustris* are located close to the Bendooley Street boundary (fig 3.11). These trees have an average spread of 4m and are in good condition.

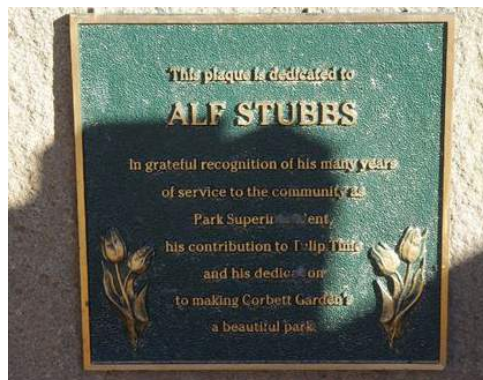
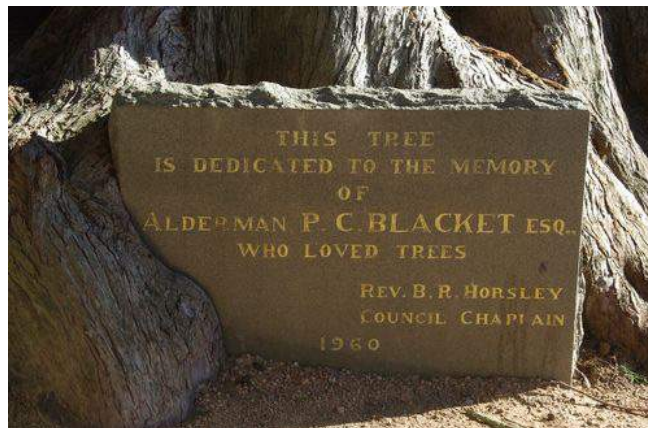
## **3.2.2 Memorial and Commemorative plaques, plinths and stones**

### **Description**

A number of commemorative plaques, plinths and stones are installed throughout the park honouring specific individuals, groups and organisations for their service to the Bowral and Wingecarribee Shire community. These include:

***Bowral Association Band memorial plinth*** - A polished trachyte plinth installed in 1945 in the south east corner of the park in tribute to the Bands founder H.E.Jones and George E. Vincent the first bandmaster as well as subsequent bandmasters Gordon S. Ross, Oliver S. Edwards, and Edgar V. Sweeney.

***Rotary Commemorative sundial*** - The bronze sundial commemorating 50 years of community support from the Bowral-Mittagong Rotary group is installed in the north-west corner of the park. The sundial and commemorative plaque is fixed on a trachyte base.





***Alderman P. C. Blacket memorial*** – The etched stoneblock was placed next to the Bhutan Cypress as a dedication to Ald. Blacket in 1960. It is installed so close to the Bhutan Cypress that it has become entwined with the trunk of the tree.

***Tulip Time Committee plaque*** – A bronze plaque on a sandstone block is installed beside the pedestrian bridge to commemorate the contribution made by the Bowral Tulip Time committee to the development of Corbett Gardens. The plaque was unveiled by the Mayor of Bowral in November 1974.

***Alf Stubbs memorial plaque*** - A small bronze plaque commemorating Alf Stubbs for his 'service to the community as Park Superintendent, his contribution to Tulip Time and dedication to making Corbett Gardens a beautiful park is located beneath the Bhutan Cypress (Tree No. 28 –fig G).

***Harry Springett Rotunda*** – The brickwork plinths flanking the rotunda steps feature plaques honouring Harry Springett's long service to the Bowral/Mittagong community. The plaques acknowledge Mr Springett's 50 years of 'continuous service' to the Local Government and community as well as featuring a brief timeline of his career progression and life achievements.

### **Condition**

The memorial and commemorative plaques, plinths and stones are all in reasonable condition with the exception of the Harry Springett's memorial plaques which have been etched with graffiti tags.

## **3.2.3 Paths**

### **Description**

A main circulation path connects from Wingecarribee Street entry to Merrigang Street gate. Finished with brick pavers the path has two soldier edge courses of custom 'tulip inset' pavers.

Secondary paths in the park are a combination of paved and concrete surfaces as well as decomposed granite which is mainly used around planting beds and beneath trees. Where decomposed granite is used brick paver edging and timber edge restraints have been used to contain the pathway/area.



**Figure 3.19**  
Decomposed granite  
secondary path beside the  
Band Rotunda.



**Figure 3.20**  
Wingecarribee Street Gate  
and low timber pickett  
boundary fence.



**Figure 3.21**  
Merrigang Street Gate





**Figure 3.21**  
Main path featuring a custom brick 'Tulip' inset paver edging course.

### Condition

Paths through the Gardens are in reasonable condition with the exception of the concrete path leading to park toilets beside the community hall which is cracked and worn. The decomposed granite paths are in good condition and are generally sympathetic to the garden surrounds. The timber edging along the decomposed granite path is in average condition however it should be noted that this edge treatment is susceptible to rot and will degrade over time.

### 3.2.4 Entries, gates and fencing

Description

#### Pedestrian entry

There are two formal pedestrian entries into the Gardens at Wingecarribee and Merrigang Streets. The entry gates are made of steel mesh with steel gateways with naming signs arching over the gates. The gates date back to the 1950s when they accompanied an earlier timber post rail and steel mesh boundary fence which was later replaced with the existing low picket fence in 1994. The arching entry signage was constructed in 1962.

A pedestrian entry via a steel gate on Wingecarribee Street allows direct access to the Senior Citizens Community Hall.



**Figure 3.22**  
Maintenance access gates on  
Bendooley Street.



**Figure 3.23**  
Perimeter garden beds  
formed with a spade edge  
treatment.



**Figure 3.24**  
Sandstone garden bed  
edging.



**Figure 3.25**  
Low dry stone wall retaining  
raised 'rockery' garden beds.

## Vehicle Entry

Vehicle entries are located in three locations:-

- North-west corner of Merrigang Street
- North-east boundary of the Merrigang Street boundary
- Midway along Bendooley Street.

### Condition

The entries and gates into the park are in reasonable condition. The white picket perimeter fence is also in reasonable condition although some timber panels are missing along Wingecarribee Street and Bendooley Street.

### 3.2.5 Garden beds

#### Description

There are two main types of planting beds within the Gardens.

***Perimeter garden beds*** - Curvilinear border plantings of small to medium shrubs and perennials which provide interest along the Garden's boundaries. Some of these beds may date from 1912 during the parks early construction period when trenches were dug for tree plantings and an area underneath the trees marked for border plantings. The majority of these beds are formed with spade edge treatments.

***Annual garden beds*** – As the Gardens have evolved as a 'display garden' since the late 1950s there are a large number of annual planting beds. Within the centre of the Garden a variety of annual beds, some with timber edges are screened behind security fencing for several months to protect plant growth prior to the Tulip Time Festival in October.



**Figure 3.26** Security fencing surrounding the Tulip Time garden beds.





**Figure 3.26**  
Park seating arranged  
beneath the Himalayan  
Cypress.



**Figure 3.27**  
Picnic setting located on the  
Bendooley Street boundary.



**Figure 3.28**  
Park bin.



**Figure 3.29**  
Central floodlights (left) and  
park lightpoles with tapered  
form installed in Corbett  
Gardens circa 1960 (right).

Condition:

The garden beds are well maintained. However due to the predominant use of annuals for the Tulip Time Festival a large number of beds appear uniformly bare for much of the year. This situation is extenuated by the protective fencing around the beds which further detracts from the appearance of the Gardens.

### **3.2.6 Park furniture and sculptures**

#### **Seats and benches:**

There are relatively few seating options in Corbett Gardens. Painted timber park seats are scattered around the Gardens. One group of seats are located in the paved area outside the community hall and another installed around the base of the Bhutan Cypress in the southern half of the park.

Condition: These seats are in fair condition and are structurally sound. The paintwork is worn in some places

#### **Picnic setting:**

Picnic setting in a paved area close to the Bendooley Street boundary.

Condition: The picnic setting is in average condition, showing signs of weathering and some graffiti/tagging has been etched into the table's surface.

#### **Bins:**

Corbett Gardens has 7 park bins in timber enclosures.

Condition: All bins and enclosures are in reasonable condition.

#### **Lighting:**

The park is lit via several medium-height (approx. 4 metres) metal light poles which date back to the 1960s and are painted dark green to match the park furniture suite.

Floodlighting has been utilised in the park to enhance security and improve the use of the park for night time events. This can be seen with four floodlights installed around the perimeter of the rotunda. These have been retrofitted to the existing park light poles. A large light pole with several flood lights is located in the centre of the park. Floodlights have also been installed





**Figure 3.30**  
'Spring' sculpture by Peter Mueller



**Figure 3.31**  
'Spring' sculpture name plaque

on top of the Bowral Senior Citizens Club Hall with their light fixtures directed towards the paved area outside the building.

Condition: The lighting is functioning and the posts are in good condition.

**Sculptures:**

‘Spring’, a sandstone sculpture of a Tulip flower is carved in local Bundanoon sandstone by Peter Mueller and sits in the centre of a circular garden bed adjacent to the main pathway with the sculpture nameplate fixed to a smaller sandstone block on the edge garden bed perimeter. This is the only sculpture installed in the gardens.

Condition: The sculpture is in excellent condition.



## Part Four

# Assessment of Cultural Significance



## PART 4 ASSESSMENT OF CULTURAL SIGNIFICANCE

### 4.1 Guiding documents

To assess the cultural significance of Corbett Gardens, the following documents have been used as reference:

The Burra Charter

Heritage Act 1977

Assessing Heritage Significance - NSW Heritage Office

Conservation Plan (5<sup>th</sup> addition) - National Trust

### 4.2 Comparative Analysis

The use of Corbett Gardens for an annual flower festival, Tulip Time can be compared with the annual Floriade event held in September and October in Commonwealth Park, Canberra. Floriade commenced in 1988, designed by Peter Sutton and landscape designer Chris de Bruine. The intention was to present a grand floral display of exotic bulbs and annuals. Floriade first began when Peter Sutton and his colleague, landscape designer Chris De Bruine, developed a proposal for a grand floral display to celebrate the Australia's Bicentenary and Canberra's 75th birthday.<sup>1</sup>

The inaugural Floriade in 1988 delivered a display of tulips and annuals and was well received by the public. The community embraced the event and it has continued as a cultural happening ever since. Obviously, the scale of the Canberra event is considerably larger and better funded than Tulip Time at Corbett Gardens but the activity reflects public interest and passion for the colour and variety of annual flower festivals.

The founding of Corbett Gardens as a community led campaign to create a public park from a former paddock is an early example of community activism. There have been numerous examples of community action since these years as the community agitates for public parks on former industrial sites and disused site. Community actions to save land for public use are commonplace in later times. For example the action to save the 1920s, Swain Gardens in Killara enabled the saving of a derelict former private garden for public use. In 1981, the management of the gardens fell to the Swain Gardens Advisory Committee with a mixture of Councillors and community members on the committee.<sup>2</sup> Like Corbett

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1 [www.floriadeaustralia.com](http://www.floriadeaustralia.com)

2 The Swain Gardens Landscape Master Plan, Ku-ring-gai Council 2008



Gardens, the intention of the committee was to create display gardens such as a 'Rhododendron Walk'.

Another good example of community activism on a larger scale is the saving of the former Caltex site at East Balmain in Sydney. In September 2002, the former Caltex Site at East Balmain known as Ballast Point was returned to public ownership after compulsory purchase for A\$24m by the Government of New South Wales.<sup>3</sup> Community action brought by the Ballast Point Action Group was essential in saving the site for a public park.

### **4.3 Cultural Assessment Criteria**

#### **4.3.1 The Burra Charter**

The preamble to the Burra Charter provides a rationale for the need to conserve:

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are a historical record, important as tangible expressions of Australian identity and experience. Places of cultural significance reflect diversity of our communities, telling us about who we are and the past that has formed us in the Australian landscape. Article One Definitions of the Burra Charter defines many aspects of conservation all of which have resonance on heritage sites. The ones which have the most relevance to Corbett Gardens are the following:

'Cultural significance' means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations meanings, record, related places and objects.

'Place' means site, area, land, landscape, building or other work, groups of buildings or other works, and may include components, contents, spaces and views.

'Fabric' means all the physical material of the place including components, fixtures, contents and objects.

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

'Adaptation' means modifying a place to suit the existing use or a proposed use.

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<sup>3</sup> <http://www.leichhardt.nsw.gov.au>

‘New work’ means bringing additions to the place which do no distort or obscure the cultural significance, and do not detract from its interpretation and appreciation.

#### 4.3.2 Heritage Listings

Corbett Gardens Bowral is locally listed on Council’s LEP 2010, Schedule 5 Environmental Heritage –

Name	Register of the National Estate	State Heritage Register	Wingecarribee Shire Council
Corbett Gardens 21 Merrigang Street Bowral	N/A	N/A	LEP 2010 Schedule 5 – Environmental Heritage Item 1529 Lots 9 and 10 Sec. 2 DP 111234 Lot 8, DP 113514, Lots 1 and 2 DP 150 769: Lot 1: DP 808866

#### 4.3.3 NSW State Heritage Register Assessment Criteria

The cultural significance of Corbett Gardens is discussed in relation to the criteria adopted by the NSW Heritage Office in Assessing Heritage Significance 2001. The criteria applicable in assessing its significance are the following:

##### **Criterion A: Historical Significance**

*An item is important in the course, or pattern, of NSW’s cultural history (or the cultural history of the local area)*

Corbett Gardens is locally significant for its identity as a distinctive public garden in the centre of Bowral. The Gardens have had continuing use as open space from farmland, to vacant ground and then founded as a public park in 1912. The park has transformed as an open space from a park including a bowling green and back to park again and since the 1950s has been a site for the Tulip Time Festival, an important fixture in the cultural calendar of the Southern Highlands.

### Criterion B

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

Corbett Gardens is locally significant for its association with prominent Bowral resident Ada Corbett whose energy and commitment with a group of like-minded local residents including Mrs. Moore and Miss Scott Reid persuaded Department of Lands to provide a grant to purchase the land for the purposes of a public park and to energise its transformation from an agricultural paddock to a public park.

### Criterion C

*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 tree plantings in Corbett Gardens are the most significant aesthetic feature of the park. The park plantings are exotic cool climate specimens typical to the Southern Highlands and there are a diverse range of species and sizes of trees. Three of the trees are evident in the 1949 aerial, the earliest available view of The Gardens suggesting that the *Cupressus torulosa* Bhutan Cypress and the two *Cedrus deodara* Himalayan Cedars could have been planted as part of the original planting scheme in 1912.

### Curtilage

Heritage Branch guidelines on the form and nature of a curtilage describe a heritage curtilage either as:

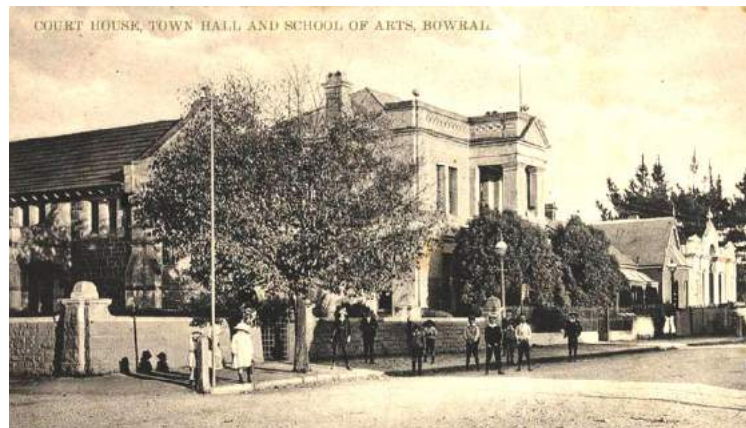
- Land which is integral to the heritage significance of the built element.<sup>4</sup>
- A precinct including buildings, works, relics, trees or places and their setting.<sup>5</sup>

Corbett Gardens still occupies the land on which the Gardens were originally built. The parcel of land in the north west acquired in 1985 is fully integrated into the The Gardens. Therefore, the heritage

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4 Mayne-Wilson, 1996 p.4

5 ibid



**Figure 4.1**  
Bowral Court House and Town Hall, Bendooley Street circa 1900.  
Source: Southern Highland News



**Figure 4.2**  
Wingecarribee Street has been dramatically modified in recent years.  
Source: Google Street View 2015



curtilage of Corbett Gardens remains intact on all boundaries and can be described as a lot boundary curtilage. The character of the surrounding streets has varied over time, Merrigang to the north and Bendooley to the east still retain several older buildings some heritage listed. Several locally listed heritage items on these streets are close to Corbett Gardens including the Town Hall, former Court House, and Uniting Church centre on Bendooley Street and Carter Terraces at 18-20, Merrigang Street.

The character of Wingecarribee Street and the western boundary have changed over time and no longer provide a historic context to the Gardens. The section of Wingecarribee Street closest to the Gardens has been highly modified and is currently a supermarket complex and car parking. Any further development of this site in terms of height and bulk could impact on the curtilage which is generally low scale and would impacts views from the Gardens to the south.

### **Views**

Good views are possible to key surrounding landmarks such as the former Bowral Courthouse Bowral Town Hall and Stafford Cottage on Bendooley Street to the west and towards Mount Gibraltar to the north. To the west there are views towards Bong Bong Street, the busy heart of Bowral connecting the Gardens to the heart of the Town Centre. The presence of the Coles shopping complex to the south is the most altered boundary and despite the development being low scale is visually intrusive to the setting of the park.

### **Criterion D**

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

Corbett Gardens has a special place in the hearts and minds of the local community of Bowral that has continued since its foundation in 1911. Local people forming committees to guide the management of the Gardens has been a continuous process since the founding group including Ada Corbett formed the Bowral Public Gardens Committee in 1912. Following this a number of committees were active up until the 1970s in advising on the Gardens.

The appointment of Trustees to oversee the park and the formation of a committee to manage the new Bowling Green were all active until Council took over management of the Gardens in 1920. The formation of the Festival of Flowers Committee in 1958 which ran for two years was resurrected in 1961 and the Tulip Time Committee continues to be an advisory group to Council. Various items constructed in the gardens since the 1960s have relied on the artistic endeavours and support from the local community including the Byram Mansell Fountain in 1967 and the existing water channel designed by Alan Searle in 1972.

The acquisition of additional land in the 1980s to extend the gardens and the building of the existing community building for the Bowral Senior Citizens showed considerable focus towards community needs in The Gardens. Community from the 1990s including the Rotary Sun dial and the Harry Springett Band Rotunda - replacing the original Rotunda – demonstrate how Corbett Gardens is regarded as an important focus for community philanthropy and for memorialising the works and achievements of the local community.

#### **4.3.4 Statement of Significance**

Corbett Gardens has high significance at a local level as a distinctive public garden in the centre of Bowral. The land on which the Gardens were founded has had continuing use as open space from farmland, to vacant ground until its founding as a public park in 1912. Corbett Gardens is locally significant for its association with prominent Bowral resident, Ada Corbett whose energy and commitment with a group of like-minded local residents persuaded the Department of Lands to provide a grant to purchase the land for the purposes of a public park and to energise its transformation from an agricultural paddock to the Corbett Gardens we see today. The continuing interest of the local community in the place over many decades, has been important to the maintenance and management of the place. The aesthetic character of the Gardens with its range and diversity of exotic trees some more than 50 years old contributes strongly to cultural significance. The use of the Gardens has varied over time from partial use as a bowling green then as a parkland and since 1957 has been a site for the Tulip Time Festival, an important fixture in the cultural calendar of the Southern Highlands.

#### 4.3.5 Rankings of Cultural Significance

These rankings are based on the NSW Heritage Office guidelines for the following:-

Grading	Justification
<b>Exceptional</b>	Rare or outstanding element directly contributing to an item's local and State significance.
<b>High</b>	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.
<b>Moderate</b>	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.
<b>Little</b>	Alterations detract from significance. Difficult to interpret.
<b>Intrusive</b>	Damaging to the item's heritage significance.

#### Heritage Rankings

Item No.	Item	Heritage Ranking	Comment or Recommendation
1	<b>Corbett Gardens - Heritage Place</b>	High	Corbett Gardens is a locally significant heritage place and should continue to be maintained as a cool climate garden noted for its trees, and garden beds with a variety of plantings. The long history of community involvement with the Gardens should be addressed through site interpretation which will greatly enhance public knowledge of the cultural significance of the place.
2	<b>Band Rotunda</b>	Little	This item was erected in 1996 to replace the Band Rotunda built in 1914. The former location was closer to the north/south park access. The rotunda could be removed from the Gardens and not impact cultural significance.
3	<b>Gazebo</b>	Intrusive	Installed in 1998, this structure has no links to former historic structures and can be removed from The Gardens in any future upgrade.

<b>4</b>	<b>Water Channel</b>	Little	Installed in 1972 this element has no historic connection to the original park design, is in poor condition and is not operational. The history of fountains (now removed) in the Gardens is significant to the local community and a water feature should be considered in any future upgrade.
<b>5</b>	<b>Memorial and commemorative plaques, plinths and stones</b>	Moderate	The memorialising elements in the park reflect the value of Corbett Gardens as a significant place for the local community. Any future changes to the Gardens that necessitate the temporary removal of memorials should involve consultation with the community on the best future location within the Gardens.
<b>6</b>	<b>Paths and pedestrian circulation</b>	Moderate (north/south paths) Little (secondary paths)	The existing north to south path in The Gardens is evident in the 1949 aerial and is most likely reflective of the original design. Secondary paths do not seem to be consistent over time. Any changes to the Gardens should consider the north-south path alignment as part of the revitalisation.
<b>7</b>	<b>Pedestrian entry gates at Wingecarribee and Merrigang Streets</b>	Little	The arched signs at the Wingecarribee and Merrigang frontages are part of a park naming strategy with other places such as Venables Park having similar naming signs. The signs have little significance as heritage items. Future changes which may entail widening or moving the gates should consider the removal or relocation of the signage.
<b>8</b>	<b>Vehicle Entry - Merrigang Street</b>	Intrusive	The entry dates from the late 1980s when the land was acquired and there was a requirement for a vehicle entry to the aged citizens centre. The entry can be altered or removed as part of any future changes to the Gardens.



<b>9</b>	<b>Vehicle Entry on Bendooley Street</b>	Little	This entry appears as a pedestrian path in the 1972 aerial photo and since the 1990s has become a vehicle entry. Consideration should be given to retaining this entry but returning it for pedestrian use.
<b>10a</b>	<b>Garden Beds (perimeter )</b>	Moderate	The perimeter garden beds of shrubs and perennials and some tree planting may date in form and layout from the early construction period in 1912. Consideration should be given to retaining these beds to retain cultural significance.
<b>10b</b>	<b>Garden Beds centre of the gardens)</b>	Little	The diversity of garden beds in the Gardens with a plethora of annual and exotic plantings contribute to the aesthetics of the place and community appreciation. The form and character of the beds could be upgraded as part of future works.
<b>11</b>	<b>Park Furniture (bins, seats and lighting)</b>	Little	Park Furniture and lighting is important to park function but has no cultural significance and can be replaced/ upgraded as part of future works
<b>12</b>	<b>Sculpture - 'Spring' by Peter Mueller</b>	High	The sculpture was placed in the Gardens in 2001 and should remain into the future. If changes to the Gardens require the sculpture to be relocated then the sculptor, Peter Mueller should be involved in any discussions regarding future location.
<b>13</b>	<b>Mature trees <i>Quercus palustris</i></b>	Exceptional	The Oak plantings are highly significant and date to the parks formative years. The trees are in good health with good branching and canopy structure. These trees must be carefully maintained to ensure that they retain cultural significance .

<b>14</b>	<b>Mature trees</b> <b><i>Cedrus deodara</i></b>	Exceptional	The Deodar cedar trees are highly significant. The trees are in good health however it is noted that Tree No. 16 (see Figure 3B) has deadwood in its canopy which will require pruning. These trees must be carefully managed to ensure that these mature specimens are maintained and consideration given to appropriate replacements to retain cultural significance.
<b>15</b>	<b>Mature trees</b> <b><i>Cupressus torulosa</i></b>	Exceptional	The Bhutan Cypress (Tree 28 Figure 3B) is a highly significant planting which first appears in early historical photos of the Gardens from the 1940s. The specimen is in good health with a fair structure and is ranked as exceptional cultural significance. At its base a stone memorial block to Alderman P.C. Blackett is located which has become fused with the tree's base. The tree must be carefully maintained and consideration given to an appropriate replacement to retain cultural significance.
<b>16</b>	<b>Mature Trees</b> <b><i>Platanus x hybrida</i></b>	Exceptional	The London Plane tree plantings are highly significant and date to the parks early formative years. The trees are in fair health with good tree structure. One specimen - Tree No. 25 (see Figure 3B). The tree is noted as having bracket fungi at its base. These trees must be carefully managed to ensure these mature specimens are maintained and consideration given to appropriate replacements to retain cultural significance.
<b>17</b>	<b>Medium sized trees</b> <b><i>Abies spp.</i></b>	Moderate	Two Fir trees (Nos. 39 and 41 Figure 3B) date to the 1980's extension of the Gardens when Lot 1 was acquired. The trees are both in good health and have good structure. These trees are close to 40 years old, contribute to the significance of the Gardens and should be maintained.

18	<b>Medium sized trees</b> <i>Prunus serrulata</i>	Moderate	The large number of Japanese Cherry Tree plantings (Nos 1-6 Figure 3B) along the Merrigang Street boundary footpath (evident in aerial photography from 1972) and within the Gardens represent a species of tree which is commonly used in a garden landscape due to their ornamental flowering display. These trees range in age from juvenile specimens to late mature plantings and are in good to fair health. These trees are important to cultural significance and should be retained.
18	<b>Small Trees</b> <i>Magnolia spp.</i>	Moderate	These trees are in good health with good structure, (Tree Nos 37 and 38 Figure 3B) This tree has little heritage value but contributes to the overall heritage value of the Gardens.
19	<b>Small Trees</b> <i>Acer buergerianum</i>	Moderate	This tree is good health with good structure, (Nos 45 Figure 3B) This specimen contributes to the significance of the whole place and should be retained.
20	<b>Small Trees</b> <i>Davidia involucrata</i>	Moderate	This tree is in good health with good structure, (No.46 Figure 3b) This specimen contributes to the significance of the whole place and should be retained.
21	<b>Small Trees</b> <i>Ginkgo biloba</i>	Moderate	This tree is in good health with good structure. (Tree 47 Figure 3b) This specimen contributes to the significance of the whole place and should be retained.
22	<b>Small Trees</b> <i>Conifer spp.</i>	Moderate	This tree is in good health with good structure ( Tree 27 Figure 3b) This specimen contributes to the significance of the whole place and should be retained.
23	<b>Small Trees</b> <i>Cypress spp.</i>	Moderate	This tree is in good health with good structure (Tree 23 Figure 3b) This specimen contributes to the significance of the whole place and should be retained.





## Part Five

# Opportunities and Constraints



## 5.1 Obligations arising out of Cultural Significance

The key opportunities, constraints and issues affecting the formulation of conservation policy for Corbett Gardens are:

- Statutory and Non-statutory obligations
- Cultural Significance
- Managing Conservation Areas
- Current Maintenance Regimes

## 5.2 Statutory Framework

### 5.2.1 Heritage Act 1977 (amended 2010)

The NSW Heritage Act 1977 provides the statutory protection that the site requires as an item of local significance. There are therefore obligations on Council to protect and conserve heritage items and to manage and protect them to protect cultural significance.

### 5.2.2 Wingecarribee Local Environmental Plan 2010

Corbett Gardens falls under Zone RE1 - Public Recreation  
The objectives of the zone are:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To enable ancillary development that will encourage the enjoyment of land zoned for open space.

Corbett Gardens will continue to be a place of public recreation and the zoning does not prohibit that.

## 5.3 Heritage Conservation

Wingecarribee LEP 2010 Heritage Map shows Corbett Gardens zoned as Conservation Landscape

The objectives of the heritage conservation zoning emphasise the following:

- to conserve the environmental heritage of Wingecarribee Shire.
- to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views and archaeological sites.

### **5.3.1 Bowral Conservation Area**

Council has 16 conservation areas in the LGA including the Bowral Conservation Area, The Bowral Conservation Area which skirts around the eastern boundary of Corbett Gardens along Bendooley Street and extends to the north and east. A heritage conservation area (HCA) is an area that displays unifying attributes or elements of heritage significance and can include whole sections of towns and villages. The protection of conservation areas will help the views and the built fabric.

## **5.4 Non-statutory Framework**

### **5.4.1 The Burra Charter**

The Burra Charter provides a set of conservation principles, (articles 2 to 13) conservation processes (articles 14 to 25) and conservation practices (articles 26 to 34). Those who have responsibilities for the management and maintenance of places of cultural heritage significance should familiarise themselves with the provisions and guidelines of the Charter. Article 16 of the Charter states that, 'maintenance is fundamental to conservation and should be undertaken where fabric is of cultural significance and its maintenance is necessary to retain that significance.' In addition Article 20 and Article 22 have particular application to Corbett Gardens and should be considered as part of heritage significance.

## **5.5 Cultural Significance**

### **5.5.1 Heritage Processes to Retain Significance**

Corbett Gardens is recognised as a place of local heritage significance level and should be managed in accordance with accepted conservation processes and principles. This would include statutory protection for the place as a whole and for individual elements according to their assessed level of significance.

Manage individual elements within Corbett Gardens in accordance with their assessed level of significance. Where different heritage significance values overlap and there is a conflict between values then the higher value should be the determining factor in making decisions.

Ensure that decisions about works to each element including maintenance, subsurface excavations, repairs or more extensive adaptation works always take into account the impact on the significance of the place, both as a whole and on individual components.

## **5.6 Maintenance Regimes**

The current maintenance regime of the site has a strong focus on cultivating and planting garden beds for the Tulip Time event. Strategies to manage the Gardens and in particular the trees needs to be commensurate with the cultural significance and the obligations of managing sites within conservation areas.

## **5.7 Opportunities**

Opportunities which add value to the site include the following:

### **5.7.1 Trees**

The trees of Corbett Gardens are an important asset. Trees that are ranked as exceptional significance need to be carefully maintained and any pruning or planned removal should give due consideration to cultural significance.

Tree management should include reviewing the health, form and ongoing maintenance of trees and their replacement. It is desirable that mature specimens which are part of the early plantings of the park are maintained and considerations given to appropriate replacements which retain cultural significance.

### **5.7.2 Garden Beds**

With no evidence of the first plans or design for The Gardens, historic evidence shows that the existing layout has evolved progressively over time. Some of the perimeter beds may have dated from 1912 when the first trees were planted. The perimeter beds that date from the early years of Gardens and should be carefully maintained and if altered or changed should have consideration for protecting mature plant material. The garden beds through the central spaces of the Gardens that are used for growing annual for the Tulip Time Festival, are much later additions. Any alterations or replacements to these beds can be considered but should consider the aesthetic qualities of the whole place and retaining cultural significance.

### **5.7.3 Access and Circulation**

The existing north to south path alignment is evident in the 1949 aerial and can be seen in historic photos of the Gardens from the 1920s. The other circulation paths do not date from the inception of The Gardens, with additions occurring from the 1950s onwards. It may be desirable to review the paths in conjunction with the additional plantings. Improved DDA access would be desirable.

### **5.7.4 Parking**

Consideration should be given to the extent of car parking in the Gardens and whether parking spaces could be reduced to improve the aesthetics of the park and allow for more gardens and soft treatment.

### **5.7.5 Boundary Treatments**

The boundary of Corbett Gardens has remained largely the same as our knowledge of the original fence detail and it is not possible to return the boundary fence to its original design. Therefore, if the existing fence is retained, it should be maintained to control access.

### **5.7.6 Memorial Plaques**

The social significance of the memorial plaques in the park should carefully consider any changes to the Gardens and appropriate consultation and communication undertaken if any memorial plaques require relocation within the park or to another location.

### **5.7.7 Interpretation**

The history of Corbett Gardens is rich and well documented. The work of Ada Corbett and the founding members and the subsequent history of members of the community becoming engaged in the activities and development of the Gardens provides abundant opportunities for interpretation and will enhance cultural significance.





## Part Six

# Conservation Policy



## 6.1 Vision Statement

To conserve and manage the landscape of Corbett Gardens as a public garden, maintaining the tree canopy and ensuring the long term balance of conservation, floral diversity and recreation values.

Value 1: Managing the cultural significance

Value 2: Managing the fabric

Value 3: Managing Social Values

Value 4: Managing Corbett Gardens as a significant landscape

## 6.2 Key Policies

### 6.2.1 Managing Cultural Significance

#### **Value 1: Managing the cultural significance**

**Policy 1:** Corbett Gardens is high cultural significance at a local level. The cultural significance is to be managed to retain and enhance the significance according to the guidelines and principles set out in the Burra Charter, the NSW Heritage Assessment criteria and the following conservation policies:

#### **Conservation Approach**

#### **Policy 2: Best Practice**

Wingecarribee Council is to engage suitably qualified persons to provide advice on tree management, Interpretation and any new works. All activities should be carried out with due consideration to the Burra Charter.

#### **Policy 3: Statutory Obligations**

Ensure all site activities are in accordance with current legislation including the Heritage Act 1977, The Environmental Planning and Assessment Act 1979, and Wingecarribee Local Environmental Plan 2010.

#### **Policy 4: Compliance with the Burra Charter**

To retain cultural significance, actions will need to be taken to conserve heritage items and if future changes are required to the gardens the following key principles should be followed:-

**Article 16:** Maintenance - Maintenance is fundamental to conservation and should be undertaken where fabric is of

cultural significance and its maintenance is necessary to retain that cultural significance.

**Article 21: Adaptation**

**21.1** Adaptation is acceptable only where the adaptation has minimal impact on the cultural significance of the place.

**Article 22: New Work**

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

**22.2** New work should be readily identifiable as such.

**Article 25: Interpretation**

The cultural significance of many places is not readily apparent, and should be explained by interpretation. Interpretation should enhance understanding of the long community involvement in Corbett Gardens and explain the rich history over time.

**6.2.2 Managing the Fabric**

**Value 2: Managing the Fabric**

**Policy 5: The Band Rotunda** -The band rotunda has little heritage significance and can be removed from the Gardens without affecting cultural significance. Plaques and signs on the building can be retained at Council's discretion.

**Policy 6: The Gazebo** - The gazebo is intrusive to heritage significance and can be removed without affecting heritage significance.

**Policy 7: Water Channel** - This element has little cultural significance, is in poor condition and can be removed. The Gardens has previously had two fountain installations which were removed. Any new design for the Gardens could consider a new water feature as part of the work.

**Policy 8: Memorial and Commemorative Plaques** - Memorial plaques are significant to the local community and consultation will be required if plaques and memorials are removed or relocated.

**Policy 9: Pedestrian circulation - North/South path** - The link between Merrigang and Wingecaribee Streets is part of the original layout of the Gardens and should be considered in any future changes to the Gardens.

**Policy 10: Secondary Path** – all secondary paths have altered over time and can be removed as part of any future changes

**Policy 11: Arched signage over pedestrian entry gates** - The signage has little cultural significance and can be removed and replaced as part of any future works to the Gardens.

**Policy 12: Vehicle Entry Merrigang Street**

The vehicle entry can be moved or repurposed for pedestrian access as part of any future changes to The Gardens.

**Policy 13: Parking in the Gardens**

Parking should be minimised in the Gardens so as not to detract from the qualities and experience of the whole place.

**Landscape Elements**

**Policy 14: Management of the Perimeter Garden Beds** - the perimeter beds on the Bendooley Street boundary should be retained enabling protection of major shrubs and trees. Careful reshaping of the beds can be considered as part of future change to the Gardens.

**Policy 15: Central Garden Beds**

The central garden beds have changed often as the Tulip Time Festival has evolved. These beds can be altered or removed in any future changes to the Gardens.

**Policy 16: Park Furniture and lighting** - Park furniture and lighting has no cultural significance and can be removed and replaced in any future upgrade.

**Policy 17: Sculpture - ‘Spring’ by Peter Mueller**

The sculpture should be retained but its location could be changed in consultation with the sculptor Peter Mueller.

**Policy 18: Management of Trees**

**18a Mature Trees of Exceptional Significance** - (*Quercus palustris*, *Cedrus deodara* and *Cupressus torulosa* and *Platanus x hybrida*) these trees should be managed and maintained to retain cultural significance. Root systems should not be damaged in any future works and any pruning should be in accordance with *Australian Standard for Pruning Amenity Trees AS4373-2007*.



**18b Mature trees – medium and small specimens - moderate significance.**

All trees should be managed and maintained to retain cultural significance. Root systems should not be damaged in any future works and any pruning should be in accordance with Australian Standard for Pruning Amenity Trees AS4373-2007.

**Policy 19: Tree Replacement**

Mature tree plantings in the Gardens are reaching senescence and consideration should be given to replacement trees over the long term to ensure the tree canopy is maintained into the future.

**6.2.3 Managing the Social Significance**

**Value 3 – Managing Social Values**

**Community Involvement**

Corbett Gardens has a strong resonance with the local community which is reflected in use of the place for passive recreation and the interest in the place as a setting for the Tulip Time Festival.

The long history of the local community being involved in the management of the place is also of interest.

**Policy 20: Interpretation** - Consider interpretation elements in any future upgrade of the Gardens which convey the rich history of community involvement in the place

**Value 4 – Managing the Whole Landscape**

Managing Corbett Gardens as a whole landscape is part of retaining cultural significance.

**Policy 21:** Corbett Gardens should be maintained as a public garden of high local significance. The history of community action and involvement with the evolution of the gardens should be interpreted and celebrated. The trees in the gardens are integral to cultural significance and should be retained wherever possible. The planting beds and hard infrastructure of the place can be changed and the path network redesigned in any future works as long as there is universal access to the place and a continuing use of the place as a public garden for community enjoyment.

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<http://nma.gov.au>

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<http://southernhighlandnews.com.au>

<http://trove.nla.gov.au>

## **MAPS AND AERIAL PHOTOGRAPHS**

Google Earth, accessed June 2015

Historical Lands Records viewer - [images.maps.nsw.gov.au/pixel.htm](http://images.maps.nsw.gov.au/pixel.htm) NSW Department of Property Information, accessed June 2015

[maps.six.nsw.gov.au](http://maps.six.nsw.gov.au), NSW Department of Property Information, accessed June 2015

## APPENDIX - NSW Heritage Data Form

### ITEM DETAILS

Name of Item	Corbett Gardens						
Other Name/s Former Name/s							
Item type (if known)	Public Garden						
Item group (if known)							
Item category (if known)	Conservation Landscape (Listed Item No. I529.WLEP 2010)						
Area, Group, or Collection Name	Bowral Conservation Area						
Street number	21						
Street name	Merrigang Street, Bowral						
Suburb/town	Bowral					Postcode	2576
Local Government Area/s	Wingecarribee Shire Council						
Property description	Lots 9 and 10, Sec 2, DP 111234; Lot 8, DP 1133515; Lots 1 and 2, DP 150769; Lot 1, DP 708866 Size- 1.9 ac (approx.)						
Location - Lat/long	Latitude	150°25'12.1"E			Longitude	34°28'42.6"S	
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	Local Government						
Current use	Public garden						
Former Use	Agriculture Paddock, Vacant Land						
Statement of significance	Corbett Gardens has high significance at a local level as a distinctive public garden in the centre of Bowral. The land on which the Gardens were founded has had continuing use as open space from farmland, to vacant ground until its founding as a public park in 1912. Corbett Gardens is locally significant for its association with prominent Bowral resident, Ada Corbett whose energy and commitment with a group of like-minded local residents persuaded the Department of Lands to provide a grant to purchase the land for the purposes of a public park and to energise its transformation from an agricultural paddock to the Corbett Gardens we see today. The continuing interest of the local community in the place over many decades, has been an important to the maintenance and management of the place. The aesthetic character of the Gardens with its range and diversity of exotic trees some more than 50 years old contributes strongly to cultural significance. The use of the Gardens has varied over time from partial use as a bowling green then as a parkland and since 1957 has been a site for the Tulip Time Festival, an important fixture in the cultural calendar of the Southern Highlands.						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		



DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>Corbett Gardens is 1.9 acre park in the centre Bowral, bounded between Merrigang Street to the north, Wingecarribee Street to the south and Bendooley Street which runs along its eastern perimeter. A 1.2m linear north-south central path divides the Gardens with secondary curvilinear paths criss-crossing . The main elements of the Gardens are:</p> <ul style="list-style-type: none"> <li>• Band rotunda</li> <li>• Gazebo</li> <li>• Concrete water channel</li> <li>• Trees</li> <li>• Memorial and Commemorative plaques</li> <li>• Paths</li> <li>• Entries, gates and fencing</li> <li>• Garden beds</li> <li>• Park furniture, lighting and sculptures</li> </ul>					
Physical condition and Archaeological potential	The fabric within Corbett Gardens is in fair condition.					
Construction years	Start year	1911	Finish year	1914	Circa	<input type="checkbox"/>
Modifications and dates	<p>1922 – Land adjoining Merrigang street purchased to extend the Gardens.  1955 - Bowral Bowling Club converted into Bowral Memorial Kindergarten  1958 – Band rotunda superstructure removed  1967 – Byram Mansell Fountain added  1972 – Concrete water channel added  1985 – Fountain and wishing well replace 1967 fountain  Memorial and Commemorative plaques added irregularly  1988 - Council purchases land on Merrigang Street to extend the gardens  1996 – Harry Springett Band Rotunda erected.  1998 – Gazebo added</p>					
Further comments						

## HISTORY

Historical notes



Bowral Bowlers during the 1920s in Corbett Gardens. Source: BDHS



Tulip Time in the Gardens, 1963. Source: BDHS

## THEMES

<i>National historical theme</i>	4. Settlement 8. Culture
<i>State historical theme</i>	Towns, suburbs and village Leisure

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	
Historical association significance SHR criteria (b)	Corbett Gardens is locally significant for its association with prominent Bowral resident Ada Corbett whose energy and commitment with a group of like-minded local residents including Mrs Moore and Miss Scott Reid persuaded Department of Lands to provide a grant to purchase the land for the purposes of a public park and to energise its transformation from an agricultural paddock to a public park.
Aesthetic significance SHR criteria (c)	The tree plantings in Corbett Gardens are the most significant aesthetic feature of the park. The park plantings are exotic cool climate specimens typical to the southern highlands and there are a diverse range of species and sizes of trees. Three of the trees are evident in the 1949 aerial, the earliest available view of The Gardens suggesting that the <i>Cupressus torulosa</i> Bhutan Cypress and the two <i>Cedrus deodara</i> Himalayan Cedars could have been planted as part of the original planting scheme for Corbett Gardens in 1912.
Social significance SHR criteria (d)	<p>Corbett Gardens has a special place in the hearts and minds of the local community of Bowral that has continued since its foundation in 1911. Local people forming committees to guide the management of the Gardens has been a continuous process since the founding group including Ada Corbett formed the Bowral Public Gardens Committee in 1912. Following this a number of committees were active up until the 1970s in advising on the Gardens.</p> <p>The appointment of Trustees to oversee the park and the formation of a committee to manage the new Bowling Green were all active until Council took over management of the Gardens in 1920. The formation of the Festival of Flowers Committee in 1958 which ran for two years was resurrected in 1961 and the Tulip Time Committee continues to be an advisory group to Council. Various items constructed in the gardens since the 1960s have relied on the artistic endeavours and support from the local community including the Byram Mansell Fountain in 1967 and the existing water channel designed by Alan Searle in 1972.</p> <p>The acquisition of additional land in the 1980s to extend the gardens and the building of the existing community building for the Bowral Senior Citizens showed considerable focus towards community needs in The Gardens. Community from the 1990s including the Rotary Sun dial and the Harry Springett Band Rotunda - replacing the original Rotunda – demonstrate how Corbett Gardens is regarded as an important focus for community philanthropy and for memorialising the works and achievements of the local community.</p>
Technical/Research significance SHR criteria (e)	
Rarity	

SHR criteria (f)	
<b>Representativeness</b> SHR criteria (g)	
<b>Integrity</b>	

HERITAGE LISTINGS	
Heritage listing/s	Local Environmental Plan WLEP 2010, 16/06/2010
	Local Environmental Plan – Lapsed, 26/112004
	Wingecarribee Heritage Study 1991

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository

RECOMMENDATIONS	
Recommendations	

SOURCE OF THIS INFORMATION			
Name of study or report		Year of study or report	
Item number in study or report			
Author of study or report			
Inspected by			
NSW Heritage Manual guidelines used?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
This form completed by		Date	

## IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	North elevation				
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Image caption	West elevation				
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