

Bonds Spinning Mills, Wentworthville

Heritage Assessment

Report prepared for Dyldam

September 2016



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Report Register


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1.0 Introduction

1.1 Background

In 2010, Musecape was commissioned to prepare a preliminary Heritage Assessment report of the former Bonds Spinning Mills site at Wentworthville to provide input into the masterplanning process for the redevelopment of the site. In 2011, a rezoning application (including the heritage assessment) and a concept masterplan for the site were submitted to Holroyd City Council by the owner's planning consultant, CBRE.

Musecape was then engaged to prepare a Conservation Management Plan (CMP) for the site and provide further input to the development of a masterplan. An early draft of the CMP was submitted to council and the Department of Primary Industries in July 2013. Following an initial internal review, council engaged Tropman and Tropman Architects to prepare a peer review report in response to the draft CMP. The Tropman and Tropman review concluded that the draft CMP was inadequate in several respects, and that modifications to the report would be required to address these issues.

GML Heritage (GML) was commissioned in 2013 to undertake a peer review of both the draft CMP (sixth draft, dated 6 June 2013), and the CMP Peer Review Report (dated October 2013). GML submitted a preliminary report to CBRE in late 2013, substantially confirming the findings of the Tropman and Tropman review. GML was subsequently commissioned to provide input into revisions of the CMP, and specialist heritage advice to the CBRE project team to address the heritage impacts associated with the proposed rezoning and masterplan.

Following further discussions with council officers and GML, the CMP was substantially revised and finalised (Final, August 2016). In particular, the review process ensured that the State heritage significance of the Bonds site was recognised. The final version of the CMP provides an authoritative basis for guiding the formulation of the masterplan and addressing the key heritage objectives for the site.

GML has also worked closely with the project team to facilitate revisions to the masterplan to achieve an enhanced heritage outcome for the development of the former Bonds Spinning Mills site. During 2015 and 2016, the masterplan was further revised by PTW Architects to refine the proposal in respect to height, density, orientation, open space and the setting of the heritage buildings to be retained.

The final masterplan provides for the retention and adaptation of the majority of the significant heritage buildings in the northern sector of the site (including the Dance Hall) in a landscaped Heritage Precinct. The revisions also include a substantial reduction of the scale of new development in this sector to protect important views from the adjacent heritage item, 'Dunmore'.

1.2 Project Scope and Objectives

It is envisaged that the former Bonds Spinning Mills site will be redeveloped as medium-density residential, including a mix of studio, one, two and three-bedroom apartments. The proposed redevelopment will also provide commercial and community facilities, including a supermarket, retail outlets, childcare facilities, and offices in its northern section. Communal and public open space will be concentrated in the northern sector of the site to provide a landscaped context for the retained heritage buildings. Proposed building heights would vary from 4 to 12 storeys, with the high-density

development concentrated in the centre of the site, south of the proposed Heritage Precinct comprising retained heritage buildings and other elements associated with the former Bonds Spinning Mills site.

This Heritage Assessment describes the scope of redevelopment proposed by the revised masterplan, and assesses the potential impacts and opportunities for the heritage significance of the former Bonds Spinning Mills site. In assessing these potential impacts and opportunities, this report refers to the relevant Conservation Policies, Specific Element Conservation Recommendations and Development Guidelines for Retained Heritage Items set out in the final version of the CMP.

1.3 Subject Site

The Bonds Spinning Mills site is located at 190–192 Dunmore Street, Wentworthville, within the local government area (LGA) of Cumberland (formerly Holroyd City) Council, approximately 30km west of Sydney's Central Business District (CBD).

The site comprises a large 7.99ha allotment with a substantial slope from north to south. Early to late twentieth-century factory and warehouse-style buildings occupy approximately 55 per cent of the site and are associated with the former use of the site by the Bonds Spinning Mills (later Pacific Brands). The landscaping areas comprise mature and semi-mature native species concentrated along the southern and eastern boundaries. A plan of the site is included in Figure 1.1 below.

The site is currently zoned as IN2—light Industrial under the Holroyd Local Environmental Plan 2013 (Holroyd LEP).

1.4 Heritage Listings

The subject site is listed as a heritage item on Schedule 5, Part 1 of the Holroyd LEP 2013 as '*Bonds administrative building, storage, cutting room, former cotton bale room, former bobbin mill (Malvern Starr warehouse)*', at 190–220 Dunmore Street, Wentworthville (Item I109, Lot 1 DP 735207). The site is also listed as an archaeological site on Schedule 5, Part 3 of the Holroyd LEP.

Located immediately opposite Dunmore Street is a remnant facade of the former Bonds Bobbin Mill. This item is listed separately as 'Former Bonds administrative building facade', at 211–215 Dunmore Street, Pendle Hill (LEP Item I93, Lot 65, DP 881163) on Schedule 5 of the Holroyd LEP.

The site is also located immediately east of the other heritage items, namely '*Dunmore, Victorian Italianate residence and garden setting*', 222–266 Dunmore Street (LEP Item I94, Lot 3 DP 554208) and '*Ashwood House, Inter-war Georgian Revival residence*', 268–280 Dunmore Street (Item I95, Lot A, DP 335578) of the Holroyd LEP. Both of these items are listed on Schedule 5 of the Holroyd LEP.

1.5 Limitations

This Heritage Assessment addresses the potential impacts associated with the Former Bonds Spinning Mills Masterplan but does not constitute a full Heritage Impact Statement in accordance with the principles outlined in the document titled *Statements of Heritage Impact* (NSW Department of Urban Affairs and Planning and the Heritage Council of NSW, First Edition, 1996). It is anticipated that a detailed Statement of Heritage Impact will be required when the proposed redevelopment of the site is considered at the development application stage. This should include a

detailed assessment of how the buildings proposed for retention are to be integrated into the development, and how they will be adapted for new uses.

These more detailed proposals for the development of individual buildings and other elements to be retained will be guided by the preparation of more detailed heritage conservation guidelines, including Specific Element Conservation Plans (SECPs). GML has been commissioned to prepare individual SECPs on the five buildings to be retained. Preliminary heritage advice has been provided as a prelude to the preparation of the SECPs.

1.6 Authorship

This Heritage Assessment was prepared by Peter Romey, GML Partner and Project Director, with the assistance of Sinclair Croft, GML Senior Heritage Consultant.

1.7 Terminology

The terms used to identify individual elements within the site are not referred to consistently throughout the CMP, nor are they consistent with the terminology used in the existing Statement of Significance (Holroyd Heritage Study 1993).

For the purpose of this report, GML has adopted the following terminology for individual elements within the former Bonds Spinning Mills site. Other names used to describe these elements (in the case where they are quoted in this report from the CMP and Holroyd Heritage Study 1993) are listed in the table below. The reference number refers to their location on the site, as shown on Figures 1.1 and 2.1.

Table 1.1 Schedule of Terms Used for Elements within the former Bonds Spinning Mills Site.

Reference	Name of Element	Other Names (in CMP and Holroyd Heritage Study 1993)
2	Old Spinning Mill	Fabric Store
3	Administration and Fabric Store	Administrative Building
5	Dance Hall	Knitting Store, Cafeteria
6	Cutting Room	Former Cutting Room
7	Old Bale Stores	Cotton Bale Room, Bale Stores, Former Bale Stores, Cotton Bale Stores
8	Compressor Room	Compressor Shed
12	John Austin Centre	Storage Building, Store and First Aid, Former Training Centre
21	Boiler House	New Boiler House



Figure 1.1 Site aerial showing the location of individual items within the former Bonds Spinning Mills site and heritage items in the vicinity. The yellow line indicates the boundary of the site. (Source: Google maps with GML overlay)

2.0 Heritage Significance Assessment

2.1 Introduction

The heritage significance assessments below are drawn from the Holroyd Heritage Study and Bonds Factory Site, Wentworthville, Conservation Management Plan (August 2016), prepared by Musecape.

2.2 Heritage Significance of the Former Bonds Spinning Mills

2.2.1 Existing Statement of Significance

The Statement of Significance in the Holroyd Heritage Study 1993 is as follows:

Cutting Room (Building 6) - Bonds is one of the most important manufacturing concerns in the Municipality. The cutting room is still a functioning example of 1920s factory construction, in this case notable for its hardwood framework. It is the only example of this kind of building in the Municipality.

Cotton Bale Room (Building 7) - the bale storage room belongs to the initial phase of the building operations that have created the present complex. This type of storeroom may not have a parallel in the Municipality.

Bobbin Mill (façade only, across Dunmore Street from Bonds site) - was responsible for an integral part of the cotton spinning operation. Is one of the few surviving industrial / manufacturing buildings of this period.

Administrative Building (Building 3) - This building is part of the original operation. Its brick façade presents an important architectural element to Dunmore Street. It is one of the few brick buildings of this type in the Municipality.

Storage Building (Building 12) - This building was part of the original operation. It may be a unique building in the Municipality and is an important alternative design to the predominant saw tooth factory buildings in the Bonds complex.

Of the elements listed above, the Cutting Room (Building 6) and Cotton Bale Room (Old Bale Stores) (Building 7) no longer retain their function although their historical structural fabric survives. The Bobbin Mill no longer exists, but part of its facade has been incorporated into an apartment development on the northern side of Dunmore Street as interpretation of the former use of the site. The Storage Building (Building 12) has been converted to the John Austin Centre with kitchen facilities, toilets and a lecture space. Part of the Administrative Building (Building 3) continues to function as an office for Pacific Brands.

2.2.2 CMP Statement of Significance

The CMP contains the following (revised) Statement of Significance (Section 6.6):

The Bonds factory site is historically significant at a State level as a major industrial complex in the former Holroyd City local government area where iconic Australian clothing brands were produced for more than eighty years, showing evidence of the evolution of the site in response to changing manufacturing methods, market trends and economic circumstances. From its inception, the factory influenced the development of the neighbouring suburbs of Wentworthville and Pendle Hill, including the construction of Pendle Hill Railway Station and the expansion of residential and retail development to serve the large Bonds workforce.

The site has strong associations with George Alan Bond, the founder of the company, who reputedly established Australia's first cotton spinning mill in the paddocks near 'Dunmore House' and also with other significant individuals such as Hermon Slade and the many thousands of employees who worked on the site from the 1920s onwards and made a variety of contributions to the development of the area.

Parts of the factory complex demonstrated a high degree of technical achievement, mostly embodied in the machinery that the company used over the years and which in many cases was leading edge technology in the cotton spinning and weaving industry. The plant was regularly upgraded so that manufacturing kept abreast of the times but little machinery remains on site – most has been either replaced, scrapped or sold for parts.

There is aesthetic value at a local level in the brick building on Dunmore Street as the formal administrative front to the factory and in the older sections of the factory, particularly the cutting room that retains its massive timber posts and roof trusses. The John Austin Centre, most recently used as a training centre, is a former store with architectural merit, sympathetically adapted to its new use.

The company archives include many examples of creative endeavour in the form of garment design and advertising material for the company's products and are a unique record of the history and iconic brands of the company. The building plans and drawings and the extensive photographic archive have enormous potential as a record of now defunct garment manufacturing processes. Although not part of the real property description of the site and no longer located on-site, these archives are an integral part of the site's heritage significance and are of State and probably national significance.

Social value is hard to quantify without detailed surveys of those who have been associated with a place but it is highly likely that many past and present employees of Bonds will have strong opinions about the factory – some positive, some negative. It is likely that some will have strong attachments to the site as the place where they had their first job, learned new skills, met their partner, made special friends, spent their working career or participated in the sporting teams and social activities such as the regular dances which the company put on for its staff. The former dance hall, later converted to a staff cafeteria, probably has social significance for a number of past employees.

The use of reinforced concrete for walls (as in the Cutting Room) seems to have been relatively rare for industrial buildings at a State level, although it had been used for other building types in NSW previously (such as the Manson & Pickering designed office building Union House, 1919). The brick building on Dunmore Street, the saw-tooth roofed early sections of the factory, the John Austin Centre and the bale stores are all rare in the former Holroyd local government area and the comparative analysis at section 3.6 suggests these elements are also rare at a State level, warranting their assessment for potential listing on the State Heritage Register.

The Bonds factory is representative of a large manufacturing complex in the spinning and weaving industries but its ability to demonstrate its former uses has been severely reduced by the removal of most plant and equipment with the decision to transfer garment manufacture offshore.

The laneway and staff cafeteria areas are considered to have archaeological potential to yield information about the site's former occupants.

2.2.3 Heritage Elements

The Holroyd LEP heritage listing for the former Bonds Spinning Mills site (specifically the ‘Bonds administrative building, storage, cutting room, former cotton bale room, former bobbin mill (Malvern Starr warehouse)’ provides a generic rating of local heritage significance. Section 8.3 of the CMP individually ranks the buildings and other elements of the site at different levels of significance. These rankings reflect the relative contribution that these elements make to the overall heritage value of the place, their own inherent heritage values and their degree of integrity or intactness. The rankings of significance for these elements are shown in Figure 2.1 below.

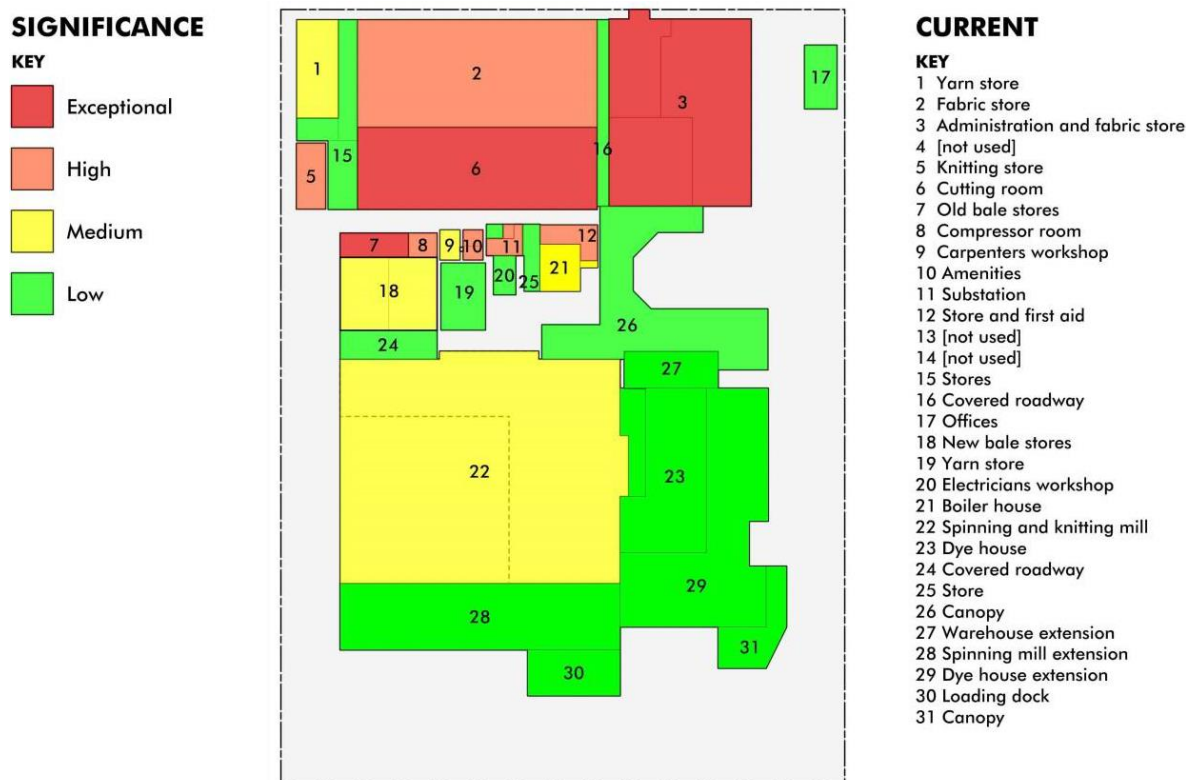


Figure 2.1 Diagram of the Bonds site showing the assessed significance of built elements. (Source: Bonds Factory Site, Wentworthville, Conservation Management Plan, August 2016)

Section 8.3 of the CMP also includes the following significance gradings for landscape elements within the site:

Table 2.1 Landscape Elements and Assessed Level of Significance from the CMP.

Landscape Element	Level of Heritage Significance (from CMP)
<i>Perimeter landscaping within and along the eastern boundary.</i>	<i>High significance (original eucalypt plantings along the eastern boundary); Medium significance (row of <i>Sapium sebiferum</i> west of the offices).</i>
<i>The ‘Park’.</i>	<i>High significance.</i>
<i>Landscaping along the southern boundary.</i>	<i>No heritage significance but local amenity value, helping to screen the factory from the adjoining residential development.</i>
<i>Landscaping along the western boundary.</i>	<i>No heritage significance but local amenity value, helping to screen the factory from the adjoining residential development.</i>

Landscaping Element	Level of Heritage Significance (from CMP)
Landscaping along the Dunmore Street frontage.	Medium significance. <i>Probably mostly post-1970s plantings representative of the trend towards use of native trees and shrubs, characteristic of that period.</i>
Detention basin in the southeast corner of the site.	Low significance.

2.2.4 Heritage Curtilage

The current listing for the former Bonds Spinning Mills on Schedule 5 of Holroyd LEP identifies the heritage-listed site as Lot 1 DP 735207 (as indicated in Figure 2.2). The outline of the lot is shown in the aerial photo in Figure 2.3, which corresponds to the lot boundary curtilage identified in the LEP Heritage Map (Figure 2.2).

As noted in Section 1.4, the Holroyd LEP listing specifically refers to ‘*Bonds administrative building, storage, cutting room, former cotton bale room, former bobbin mill (Malvern Starr warehouse)*’. Nevertheless, the consent authority will need to consider whether new development on any part of the site could potentially impact on the buildings and other elements that contribute to the overall heritage significance of the former Bonds Spinning Mills site specifically included in the listing.

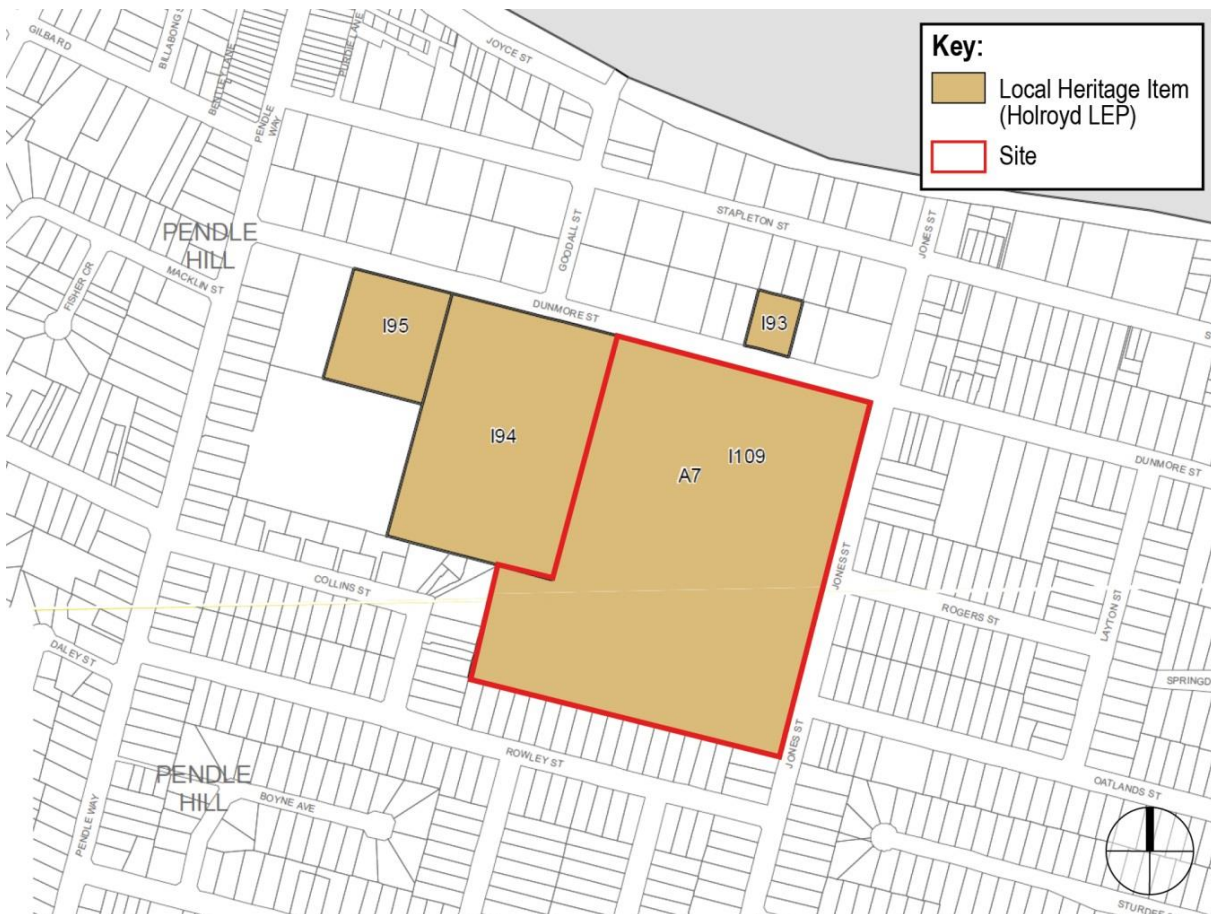


Figure 2.2 Excerpt from the heritage map showing the subject site outlined in red. Heritage items in the vicinity of the subject site are coloured brown. (Source: Holroyd LEP 2013 Heritage Map - Sheets HER_004 and HER_005, 2013, with GML additions 2015)



Figure 2.3 Aerial photo of the former Bonds Spinning Mill site, showing the extent of Lot 1 DP 735207 which corresponds with the curtilage identified in the Holroyd LEP Heritage Map. (Source: Six maps)

Taking into account the detailed assessment of heritage significance contained in the CMP and the concentration of heritage elements in the north portion of the site, the CMP proposes a heritage curtilage and a heritage conservation zone (section 6.8.2), as follows:

The most significant built elements on the site are located in the northern part of the site, and it is recommended that this area be designated as a conservation zone, within which any new development must be carefully designed to respect heritage values. Most of the more recent factory buildings in the southern part of the site are considered to be less significant than the earlier structures and are not considered essential for retention / adaptation. Controlled and sympathetic new development could occur on the bulk of the site. However, it is recommended that the curtilage for the item should be the whole of the site. This would provide the degree of control necessary to ensure that new development, including that within the conservation zone, is sympathetic to the historic built elements and landscape, and does not detract from their significance or setting. Figure 133 shows the recommended boundary for the overall curtilage and the conservation zone, together with the locations of the significant built heritage items.

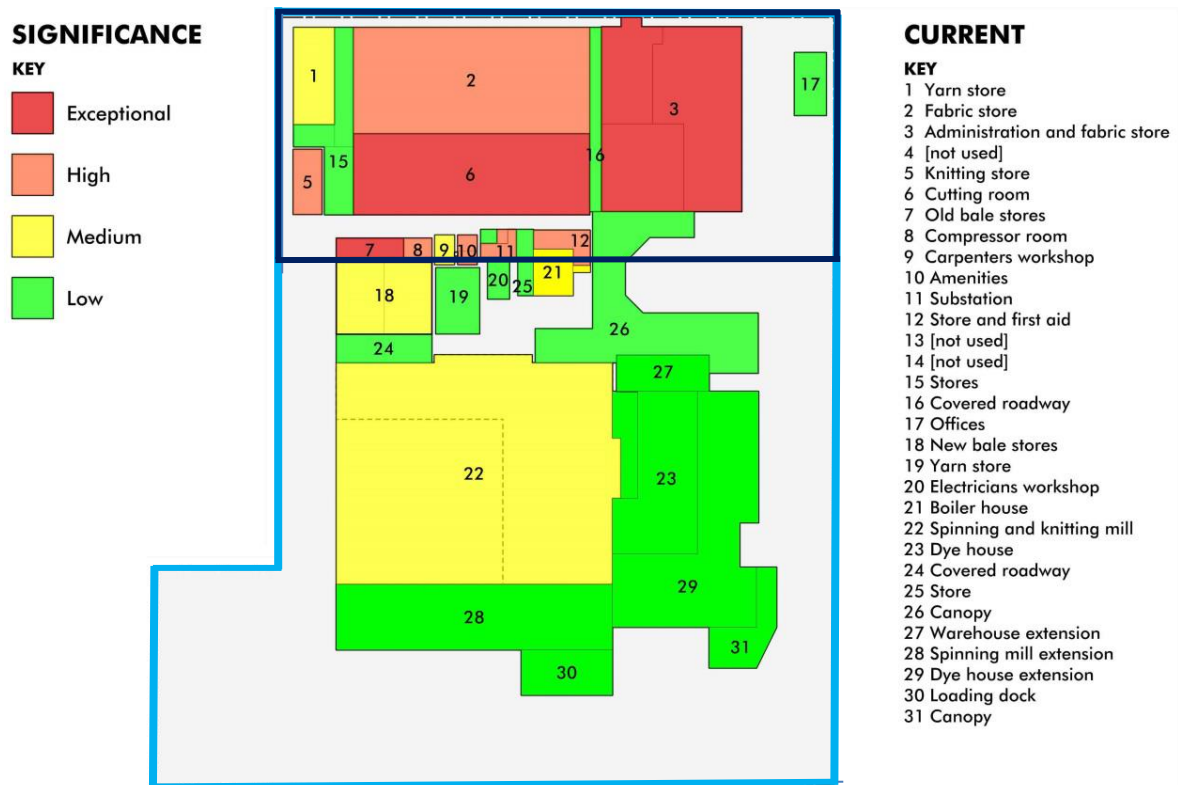


Figure 2.4 Recommended curtilage for the former Bonds Spinning Mill site (edged in blue) including the Conservation Zone (edged in black), in which adaptive re-use and sympathetic new development can occur. (Source: Bonds Factory Site, Wentworthville, Conservation Management Plan (August 2016))

2.2.5 Significant Views

The CMP includes a Views Analysis and Visual Absorption Capacity (Section 4.0), which describes significant existing views to, within and from the former Bonds Spinning Mill site; and views to, within and from the adjacent property, ‘Dunmore’, which is listed on Schedule 5 of the Holroyd LEP as a ‘*Victorian Italianate residence and garden setting*’.

Dunmore is notable as one of the early grand residences constructed in the late-nineteenth century in this area of Sydney. The house is sited on a high point and oriented to the north, but with 180-degree views from its main rooms east to Sydney and west to the Blue Mountains. Of particular relevance to the proposed development of the former Bonds Spinning Mill site are existing views from the verandahs of Dunmore to the northeast across the northern portion of the site. These views are an important aspect of the heritage significance of Dunmore, as noted in Section 4.2 of the CMP and illustrated in Figures 2.5 and 2.6.



Figure 2.5 Panorama from the ground-floor eastern verandah of Dunmore, showing the residential care service building on its site (left arrow) and the western side of the former Bonds Spinning Mill site, with the location of the former Dance Hall (Building 5) indicated by the right centre arrow. (Source: Bonds Factory Site, Wentworthville, Conservation Management Plan (August 2016))



Figure 2.6 Aerial photo of the Bonds site and adjoining areas, showing the significant view arc (red arrows) from Dunmore, including its historical views to the northeast, north and northwest. This view arc includes the majority of the early Bonds buildings on the northern part of the former Bonds Spinning Mill site. (Source: Bonds Factory Site, Wentworthville, Conservation Management Plan (August 2016))

In Section 4.3 of the CMP views to, from, and within the former Bonds Spinning Mill site are summarised (as indicated in Figure 2.7). The CMP identifies important views of Dunmore from Dunmore Street and from within the western edge of the former Bonds Spinning Mill site, as well as views of the Old Spinning Mill and Administration Building from Dunmore Street. It also designates the internal east–west street, flanked by the various factory and utility buildings from the early twentieth-century phase of the Bonds Spinning Mills complex, as important considerations for future development.



Figure 2.7 Significant views to, from and within the former Bonds Spinning Mill site (yellow arrows). These comprise a long view to Dunmore from the former Bonds Spinning Mill's western boundary and views along the internal laneway (including the northern elevations of the old cotton bale stores and sequential views of the factory's Dunmore Street frontage, restricted to varying degrees by landscaping). (Source: Bonds Factory Site, Wentworthville, Conservation Management Plan (August 2016))

2.2.6 Archaeological Significance

The CMP includes the following discussion with regard to archaeological zones (Section 6.5):

The Bonds site remained primarily open land until industrial activity commenced in 1923, when George Alan Bond established Australia's first cotton spinning operation along Dunmore Street, adjacent to 'Dunmore'. The 1943 aerial photograph shows paddocks with a number of desire paths used to access the Dunmore Street industrial buildings from the south and Jones Street to the east. Such paths have the potential to yield archaeological material relating to the people who formed and used them. However any potential archaeological deposits are expected to have been compromised by the extensive earth works associated with the construction of additional factory buildings and bitumen car parks throughout the late 20th century.

The earliest industrial development within the site is characterised by brick buildings with open ceilings and concrete floors while the road and pedestrian surfaces appear to have been sealed progressively over time. The potential for significant archaeological deposits is considered to be low, however the site has five main areas of archaeological potential;

- (i) Cotton Spinning building fronting Dunmore Street,*
- (ii) Store, recently converted to the John Austin conference centre;*
- (iii) Former Cotton Bale Stores.*
- (iv) Laneway between the early buildings, leading to the former Staff Cafeteria.*
- (v) The outdoor paved and unsealed areas adjacent to the former Staff Cafeteria.*

The Laneway and Staff Cafeteria are considered to have the highest potential to yield information about the site's occupants. The laneway was a main access from the earliest phase of the site's development and the Staff

Cafeteria was a popular meeting place for the thousands of employees who worked at the site over time. These areas remain substantially undisturbed, increasing the likelihood of survival of any archaeological deposit.

2.2.7 Moveable Heritage

The CMP includes a broad analysis and assessment of the considerable volume of moveable heritage associated with the former Bonds Spinning Mills site, notwithstanding that much of this material has already been dispersed by the former owner and is no longer extant on site, nor is it accessible to the current owners of the site. The Executive Summary of the CMP notes that:

... elements of the Bonds factory site's historic built and landscape fabric and the company's paper and audio-visual archives and small items of movable heritage located at Wentworthville are of heritage significance, warranting their inclusion on the Holroyd LEP heritage schedule. Furthermore, the archives and movable heritage are considered to be of State and probably of national significance as the records of a company that has produced many iconic brands of Australian clothing.

The following extracts from the CMP deal with the different categories of moveable heritage associated with the former Bonds Spinning Mill site:

3.4.1 Company Archives

Formerly held on site at Wentworthville (as at 26 November 2013) are extensive archives including printed, filmed and recorded material such as files, reports, archival photographs, radio, TV and print media advertisements, video and audio tapes, films and promotional material such as busts of Chesty Bond. The collection also includes small items of laboratory testing equipment including devices for measuring yarn strength. These collectively are very significant items of State and probably national significance with the potential to assist in the communication of the history of the company in a variety of ways.

3.4.2 Factory Equipment

Although most of the plant and equipment from the former operations at the Bonds site has been sold or scrapped, a number of items were still present on site when final inspections for this CMP were undertaken in November 2013. These included industrial sewing machines and knitting machines. There was also some documentary material relating to the machinery including service records and manuals.

3.4.3 Drawings and Plans

A number of drawings showing buildings and equipment were located in a plan chest in the site engineer's office, including the building plans illustrated in Section 3.2. The collection is not comprehensive but includes some valuable historical information. In addition, egress plans displayed throughout the complex show building names and uses which are of value in interpreting the site. As at November 2013, the archives and building plans had been relocated to a secure location on site leased by Pacific Brands from Rainbowforce Pty Ltd but it is understood that they have since been removed from the site.

3.0 Heritage Impact Assessment

3.1 Description of the Masterplan

3.1.1 Background

The original concept design for the masterplan was not supported by Holroyd Council, in part at least because the council and its external heritage consultant were not satisfied with the recommendations of the CMP and the extent to which significant buildings and other elements were to be retained within the proposed redevelopment. Council recommended no new development in what they termed the 'Recommended Immediate Heritage Building Curtilage' (effectively the northern sector of the site, described the CMP as the 'Conservation Zone' (Section 6.8.2)—refer to Figure 2.4).

However, the Review of Significance—Analysis of Elements (Section 6.7) argues that not all the elements within the identified Conservation Zone comprise sufficient heritage significance to warrant retention, nor that it would be necessary to exclude appropriately scaled and sited new development within this section of the site.

GML Heritage has undertaken a peer review of the CMP and supports this contention. The heritage criterion for the redevelopment of the site is meaningful retention and adaptation of buildings and other elements, determined by individual significance and contribution to the overall significance of the former Bonds Spinning Mills site; while allowing for appropriately scaled new development within the immediate context of these significant items.

3.1.2 The Former Bonds Site Masterplan

The revised masterplan proposes that the former Bonds Spinning Mills site be rezoned and redeveloped for medium-density residential, including a mix of studio, one, two and three-bedroom apartments. It is also proposed that the site would provide commercial facilities including a possible supermarket, retail outlets, childcare facilities and offices. Communal and public open space would also be included throughout the development. Under the revised masterplan the proposed apartment buildings would vary in height from 4 to 12 storeys, with most of the higher scale development concentrated in the centre of the site, south of the proposed Heritage Precinct comprising retained heritage buildings and other elements associated with the former Bonds Spinning Mills site.

The larger buildings associated with the late-twentieth-century phase of manufacturing in the southern section of the Mills site are proposed to be removed. However, the majority of the more significant buildings—in the designated heritage conservation zone (Heritage precinct) recommended by the CMP in the northern sector of the site—would be conserved and adaptively re-used to form a publically-accessible Heritage Precinct (refer to Figure 2.4).

The retained heritage buildings would be concentrated within the proposed Heritage Precinct in the northern section of the site. The buildings—along with the associated landscaping and interpretation, and generous communal open space and parkland (the 'Village Square')—will form the cultural and activity focus of the site and its community. The buildings will be adaptively re-used for retail, community, commercial and civic uses, and include interpretation of the rich history of the former Bonds Spinning Mills site.



Figure 3.1 Plan of proposed masterplan development, showing the Heritage Precinct and open space ('Village Square') context. (Source: PTW Architects, April 2016)



Figure 3.2 View of the proposed residential development along Dunmore Street proposed by the masterplan. (Source: PTW Architects, April 2016)



Figure 3.3 View of the proposed new park (Village Square). (Source: PTW Architects, April 2016)



Figure 3.4 View of the proposed public open space within the Heritage Precinct, looking westwards. (Source: PTW Architects, April 2016)

3.2 Assessment of Heritage Impacts

3.2.1 Individual Elements within the former Bonds Spinning Mills Site

The CMP includes a discussion of key issues associated with individual elements at the former Bonds Spinning Mills site, and recommends approaches for the conservation management of these elements.

3.2.2 Extent of Demolition

The masterplan proposes the whole or partial demolition of 23 elements associated with the former Bonds Spinning Mills. Table 3.1 sets out the list of elements proposed for demolition, their heritage significance and conservation recommendations according to the CMP, and the extent to which the masterplan complies with these recommendations.

Table 3.1 Elements Proposed for Demolition.

Reference and Element	Heritage Significance	Specific Element Conservation Recommendations	Compliance with CMP
1. Yarn Store	Medium	Fair condition—the long narrow plan and lack of windows make re-use difficult. Investigate original use for the interpretation plan. May be demolished following archival recording.	Complies.
2. Old Spinning Mill	High	Original equipment all removed. Former prominence in the streetscape diminished by street and site landscaping. Level difference between the footpath and floor reduces the ability for active street frontage. Retain in whole or in part, especially the western end, and adapt for commercial uses.	Does not comply. Old Spinning Mill is proposed to be completely removed.
8. Compressor Room	High	Fair condition. May be retained and adapted for commercial or light industrial use, or recorded and demolished.	Complies.
9. Carpenters Workshop	Medium	Limited ability to interpret special qualities of Bonds site. May be retained and adapted, or recorded and demolished	Complies.
10. Amenities	High	Small compartmented floor plan makes re-use difficult. May be retained and adapted, or recorded and demolished.	Complies.
11. Substation	High	Retain and adapt if suitable for continued original use, or record and demolish.	Complies.
15. Stores and Loading Dock	Low	May be demolished following recording.	Complies.
16. Covered Roadway	Low	May be demolished following recording; if buildings either side are retained, their original external walls should be conserved.	Complies.

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Reference and Element	Heritage Significance	Specific Element Conservation Recommendations	Compliance with CMP
17. Offices	Low	Fair condition. May be retained and adapted, or demolished following recording.	Complies.
18. New Bale Stores	Medium	May be retained and adapted, or demolished following recording.	Complies.
19. Spin Dispatch	Low	May be retained and adapted, or demolished following recording.	Complies.
20. Electricians Workshop	Low	May be retained and adapted, or demolished following recording.	Complies.
22. New Spinning Mill	Medium	May be retained and adapted, or demolished following recording.	Complies.
23. Dye House	Low	May be retained and adapted, or demolished following recording.	Complies.
24. Covered Roadway	Low	May be demolished following recording.	Complies.
25. Store	Low	May be demolished following recording.	Complies.
26. Canopy	Low	May be demolished following recording.	Complies.
27. Warehouse Extension	Low	May be demolished following recording.	Complies.
28. Spinning Mill Extension	Low	May be demolished following recording.	Complies.
Reference and Element	Heritage Significance	Specific Element Conservation Recommendations	Compliance with CMP
29. Dye House Extension	Low	May be demolished following recording.	Complies.
30. Loading Dock	Low	May be demolished following recording.	Complies.
31. Canopy	Low	May be demolished following recording.	Complies.

Discussion

The proposed demolition works are generally in accordance with Specific Element Conservation Recommendations (Section 8.3 of the CMP), with the exception of the high significance Old Spinning Mill (2). To help mitigate the demolition of the Old Spinning Mill, the Cutting Room (6)—which also dates from the first phase of the development of the former Bonds Spinning Mills site and is of a similar construction—is to be retained (the Cutting Room has timber columns, whereas the slightly later Old Spinning Mill has steel columns). Given that both buildings comprise large open spaces with minimal structure, the retention of only the exceptional significance Cutting Room is an acceptable heritage outcome. Moreover, the Cutting Room has a greater potential to be the predominant ‘Bonds era’ contribution to the proposed Heritage Precinct due to its relationship with

other heritage buildings proposed for retention. It also has the greater potential for viable reuse due to its proximity to the proposed open space that will be the cultural and activity focus of the proposed redevelopment. Similarly to conservation recommendations for other significant buildings proposed for removal, recording prior to demolition would be required.

The proposal includes the retention of the whole of the first structural bay of the exceptional significance Administration and Fabric Store (3) facing Dunmore Street. The rest of the building is proposed to be removed. An appropriate conservation recommendation would be recording prior to demolition, which complies with the CMP policy.

It is proposed to remove the two westernmost stores of the exceptional significance: Bale Stores (7). The recommendation that at least one store should be conserved in original condition for interpretation and others to be adapted for new uses such as storage, or other appropriate uses, can still be achieved with the removal of the two stores. The building will not be retained and conserved in its entirety. Recording will be required prior to demolition.

The high significance Amenities Building (10) and Substation (11) are not proposed for retention. The high significance ratings of these buildings (especially the Amenities Building) is questionable in any case given their simple, utilitarian character which is generic rather than specific to the former Bonds Spinning Mills complex. Moreover, the CMP recommends that the appropriate conservation outcome would be either retention and re-use, or recording and demolition. It is proposed that recording and demolition be undertaken, and the significance of these buildings be interpreted within the proposed redevelopment.

For a more detailed response to the extent to which the masterplan accords with the Development Guidelines set out in Section 11 of the CMP, refer to Appendix A.

3.2.3 Conservation and Re-use of Heritage Elements

The masterplan proposes retaining and adapting seven buildings associated with the former Bonds Spinning Mills. Two of the three buildings of exceptional significance would be retained in full, while the Old Bale Store (7), also of exceptional significance, would be retained in part as the two westernmost stores are proposed to be removed. Three out of the six buildings of high significance would be retained. Retained buildings would be adaptively re-used to form the Heritage Precinct.

Table 3.2 sets out the list of elements proposed for retention, their heritage significance and conservation recommendations according to the CMP, and the extent to which the masterplan complies with these recommendations.

Table 3.2 Elements Proposed for Retention.

Reference and Element	Heritage Significance	Specific Element Conservation Recommendations	Compliance with CMP
3. Administration and Fabric Store	Exceptional	Retain and conserve the whole of the first structural bay as a minimum, and preferably some additional bays.	Complies. Retention of the front bay 'in the round' will require new enclosures where the other bays are removed.

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Reference and Element	Heritage Significance	Specific Element Conservation Recommendations	Compliance with CMP
5. Dance Hall	High	Alterations for later uses have resulted in the loss of original fabric and reduced interpretation value. Retain in the short term pending further investigation of its original purpose, its use as a Dance Hall and Staff Cafeteria, its current condition and its viability for retention and adaptive re-use in the next phase of the redevelopment project.	Complies. The 2015 GML Dilapidation Report concluded: <i>Based on the condition of structural fabric visible during the inspection, the assessment prepared by Mott MacDonald concludes that repair and retention of the building is feasible.</i>
6. Cutting Room	Exceptional	Retain and conserve, preferably in its entirety. Adaptation, preferably for commercial uses, should retain large internal spaces with a minimum of additional partitioning.	Complies.
7. Old Bale Stores	Exceptional	Fair to good condition; some doors are damaged. Retain and conserve in their entirety. At least one store should be conserved in its original condition for interpretation; others could be adapted for new uses, such as storage.	Partially complies. The Old Bale Stores will be retained and adapted, but it is proposed to remove the two westernmost stores.
8. Compressor Room	High	Fair condition. May be retained and adapted for commercial or light industrial use, or recorded and demolished.	Complies.
12. John Austin Centre	High	Retain and conserve. May be adapted for commercial uses, or as an interpretation centre for the site.	Complies.
21. Boiler House	Medium	May be retained and adapted, or demolished following recording.	Complies.
Perimeter Landscaping within and along Eastern Boundary	High	Retain perimeter landscaping where possible and enhance as a visual buffer to any new development on the site.	Substantially complies. Geometry and plantings of the boundary landscaping to be redesigned and reconfigured.
The Park	High	Retain as open space. Retain and conserve specimens of <i>Corymbia citriodora</i> . Maintain trees in accordance with best arboricultural practice.	Substantially complies. The Park to be expanded as communal open space, including new park, to provide the landscape setting for the Heritage Precinct. Retention of actual species to be determined by a detailed landscape plan.

Discussion

The proposal to retain these heritage elements has been informed by consideration of the significance of the individual element, balanced with the need to maintain the legibility of the site configuration within the Heritage Precinct, as defined in Section 8.4 of the CMP, below:

8.4.13 Maintaining legibility of site configuration

Policy 13.1: The functional importance of the layout of the site should be maintained and/or interpreted by:

- *maintaining the significant visual and physical links between the various buildings on site; and*
- *conserving the significant built and landscape elements and their settings; and*
- *investigating, recording and interpreting where appropriate the archaeological evidence of the original / earlier site development.*

This policy provides a framework for interpreting key aspects of the function and use of the site and subsequent evolution as part of its conservation and on-going development.

The creation of a substantial landscaped open space surrounding the retained heritage buildings by the removal of less significant elements will enhance their setting and allow for meaningful spatial/visual connections within the proposed Heritage Precinct. The retention of these elements (which make an important contribution to the overall heritage significance of the former Bonds Spinning Mills site) not only makes possible their ongoing (albeit changed) use, but would also allow them to be publically accessible and enable wider interpretation of their heritage values.

The proposed removal of the two westernmost stores of the Old Bale Stores (7) only partially complies with the relevant CMP policy, as the building is not retained and conserved in its entirety. The recommendation that at least one store should be conserved in its original condition for interpretation—and that others could be adapted for new uses, such as storage—would still be achievable notwithstanding the difficulty of adapting those buildings to a new use. The partial removal of the Old Bale Stores will also extend the area of the proposed public open space within the Heritage Precinct and facilitate vehicular access within the site.

At this stage of the masterplan, it is not feasible to specify with any detail how each of the retained significant buildings should be conserved or adapted for sympathetic new use(s). Section 8.3 of the CMP—Specific Element Conservation Recommendations—therefore includes the following recommendation:

In the preparation of documentation to accompany development applications for later phases of the project, it will be necessary to prepare Specific Element Conservation Plans (SECPs) for each of the retained significant built elements.

Individual SECPs are being prepared for each of the heritage buildings to be retained and adapted for new uses. These will include a list of recommended uses that would be appropriate for each of the buildings, taking into consideration their scale, form, materials and location within the site. The SECPs will provide further detail regarding how the buildings will be interpreted as part of the development. This will assist in the future development for an effective and interpretive plan.

Future proposals involving alteration to individual elements would therefore be subject to further heritage impact assessment against the policies included in the relevant SECP as part of the development application phase of the project.

3.2.4 Development Guidelines for Retained Heritage Items

Section 11.10 of the 2014 CMP comprises Development Guidelines relating to listed heritage items at the former Bonds Spinning Mills site, and recommends approaches to respond to key views and for the adaptive reuse of built and landscape elements assessed as being of Exceptional or High significance. Development Guidelines do not normally form part of a CMP. However, these were added to the CMP at the request of Holroyd City Council to guide development on the site.

Although the perspective and section diagrams included in Section 11.10 relate to the development proposed in respect of the previous masterplan design for the Bonds site, they remain relevant to the current revised masterplan. A detailed assessment of the revised Former Bond's Site masterplan, as presented to Holroyd City Council in July 2015, has been undertaken based on these Development Guidelines and is at Appendix A.

Discussion

Overall, the redevelopment of the former Bonds Spinning Mills site, as proposed by the revised masterplan, is generally compliant with the Development Guidelines of the 2014 CMP. The proposed redevelopment is an appropriate response to the heritage values of the site as a whole and the individual heritage buildings and associated structures that substantially contribute to this significance. The majority of these elements are proposed for retention (in some cases partial retention), and there is considerable scope for their adaptation for appropriate new uses that would fit well with the proposed residential development of the site.

Some of the Development Guidelines are not applicable at the masterplan stage. Where this is the case, the assessment in Appendix A proposes an appropriate response, such as reference to a detailed landscaped design, re-use options for the retained heritage buildings and articulation of the new buildings. Assessment in accordance with these more detailed Development Guidelines will need to occur in conjunction with the preparation of, and submission to Holroyd City Council, as part of the DA and later stages of the approval process, when the landscape plan, detailed architectural drawings and viable reuse options for the retained heritage buildings have been prepared. Impacts on Heritage Items in the Vicinity

3.2.5 Dunmore

While the proposed new apartment blocks fronting Dunmore and Jones Streets in the northern sector would result in some increase in the built scale within the visual curtilage of Dunmore, their general arrangement and 4 storey height has been designed to minimise any substantial impact on significant views to the northeast from the main rooms and verandahs of Dunmore. These significant views comprise an approximate 90-degree arc, defined in the northeast by a large fig tree within the grounds of Dunmore, and extending around to the northwest. The new development within this sector would not be prominent in views from Dunmore.

The elevated siting of Dunmore above the former Bonds Spinning Mills site, its substantial separation from their shared boundary, and the modest 4 storey height of the proposed new buildings in the northwest section of the redevelopment means that the expansive views that were clearly a factor in the selection of the site by William McMillan in the 1880s for the construction of Dunmore will not be substantially compromised.



Figure 3.6 View of new development from the verandah of Dunmore, looking northeast. (Source: PTW Architects, August 2016)

3.2.6 Ashwood House

The masterplan is located at a considerable distance from Ashwood House. The proposal would therefore have a negligible impact on the character of Ashwood House and its curtilage. There are no significant views identified between Ashwood House and the former Bonds Spinning Mills site.

3.2.7 Bobbin Mill Facade

Given the detached location of the Bobbin Mill facade on the north side of Dunmore Street and its loss of integrity as a two-dimensional component of a new building, the proposed four and eight-storey apartment blocks on the south side of Dunmore Street would have only a minor impact on its relationship with the former Bonds Spinning Mills site.

3.3 European Archaeological Potential

The former Bonds Spinning Mill site is listed on Schedule 5, Part 3 Archaeological sites in the current Holroyd LEP. Although it is feasible that there may be extant archaeological material within the strata, this is not likely to extend to all areas of the site, especially the southern section where there has been considerable cut and fill.

The management of any archaeological material is likely to involve the NSW Heritage Branch under the relevant provisions of the Heritage Act. This is likely to be a procedural requirement rather than an impediment to the redevelopment proceeding. However, an Archaeological Assessment would be required at or prior to the development application stage; an allowance would need to be made in the project timeframe for the necessary approvals and on-site investigations, if required.

3.4 Aboriginal Archaeological Potential

The Aboriginal archaeological potential of the former Bonds Spinning Mill site was not assessed in the preparation of the CMP. However, it would be prudent to undertake a Due Diligence assessment, including a search of the Aboriginal Information Management System (AHIMS), in order to determine whether Aboriginal places or objects may be present on the site.

It is not a formal requirement to consult with the local Aboriginal community in accordance with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents* as part of the preparation of the Due Diligence assessment. However, if the AHIMS search or visual inspections indicate that the former Bonds Spinning Mill site has the potential to contain Aboriginal objects, and the proposed redevelopment is likely to cause harm to these objects, then consultation and an Aboriginal Heritage Impact Permit would be required.

4.0 Conclusions and Recommendations

4.1 Conclusion

The masterplan for the former Bonds Spinning Mills site proposes rezoning and redevelopment for medium-density residential and associated uses. The proposed redevelopment would require the removal of a large number of former Bonds factory buildings. However, the masterplan has been carefully developed with consideration of the site's sensitive heritage context.

The masterplan requires the demolition of all buildings and associated structures in the southern sector of the site, but these elements have been identified by the CMP as not being significant. The majority of significant buildings and other elements associated with the former Bonds Spinning Mills site are located in the northern section of the site and are proposed to be retained for adaptive re-use to form a publicly accessible Heritage Precinct. All (or in one cases, part), of the buildings of exceptional significance, and three out of the six buildings of high significance will be retained. The buildings proposed for retention and their level of significance are:

- Exceptional Significance:
 - 3. Administration (in part);
 - 6. Cutting Room; and
 - 7. Old Bale Stores (in part).
- High Significance:
 - 5. Knitting Store (Dance Hall);
 - 8. Compressor Room; and
 - 12. Store/First Aid (John Austin Centre).
- Medium Significance
 - 21. Boiler House.

The proposed demolition of the Old Spinning Mill (2), which is rated in the CMP as being of high significance and has a strong presence on the public realm of Dunmore Street, is not in accordance with the CMP, which recommends that it be at least partially retained and adapted. Nevertheless, the Cutting Room (6), which also dates from the first phase of the development of the former Bonds Spinning Mills site and is of a similar construction (although it has timber columns whereas the slightly later Old Spinning Mill has steel columns), is to be retained. Given that both buildings comprise large open spaces with minimal structure, the retention of only the exceptional significance Cutting Room is an acceptable heritage outcome, particularly as its proximity to other significant retained buildings would allow for a more substantial contribution to the proposed Heritage Precinct.

The demolition of the contribution of the Old Spinning Mill would remove the 'industrial aesthetic' contribution it makes to Dunmore Street, which cannot be replicated by the proposed 4 storey apartment block that would replace it. It will be important to ensure that the new building does not

overwhelm the scale of the adjacent Administration and Fabric Store building fronting Dunmore Street (which is also to be retained); and that the new composition of new and retained buildings presents as a cohesive group with a strong horizontal emphasis to Dunmore Street. It will be appropriate to apply this principle to the design of all new apartment blocks in the immediate vicinity of retained significant buildings. This should be reflected in any future development control plans (DCP) or detailed masterplans for the site.

The part retention of the first structural bay of the Administration and Fabric Store (3) would be in accordance with the CMP that recommends the retention and conservation of the whole of the first structural bay as a minimum, and preferably some additional bays. The proposed removal of the two westernmost stores of the Old Bale Stores (7) does not fully comply with the CMP policies as it will not retain and conserve the building in its entirety. Nevertheless, the recommendation that at least one store should be conserved in its original condition for interpretation, and that others could be adapted for new uses, would still be achievable. It is proposed that recording and demolition be undertaken, and that the significance of these buildings be interpreted within the proposed development. The partial removal of the Old Bale Stores will also extend the area of the proposed public open space within the Heritage Precinct and facilitate vehicular access within the site.

The high significance Amenities Building (10) and Substation (11) are not proposed for retention. The high significance ratings of these buildings (especially the Amenities Building) is questionable in any case given their simple, utilitarian character. Moreover, the CMP recommends that the appropriate conservation outcome would be either retention and re-use, or recording and demolition. It is proposed that recording and demolition be undertaken, and the significance of these buildings be interpreted within the proposed development.

The creation of extensive active and passive communal open space around the retained heritage buildings would enhance their setting and allow for meaningful spatial/visual connections that respond to their functional connections as key components of the Bonds factory operation. The retention of these elements (which make an important contribution to the overall heritage significance of the former Bonds Spinning Mills site) not only makes possible their ongoing (albeit changed) use, but would also allow them to be publically accessible and enable wider interpretation of their heritage values.

The proposed public open space and 'Village Square' would provide the landscaped context for the Heritage Precinct, comprising the retained heritage buildings and other elements associated with the former Bonds Spinning Mills site. The Heritage Precinct would become the focus of the site and the interface between low-scale heritage structures, functional and accessible open space and the more intensive new development that is proposed in the centre of the site. It would also be the cultural and activity focus for interpretation of the rich history of the former Bonds Spinning Mills site. This outcome would be of benefit to the broader community of Pendle Hill, not just to the future residents of the proposed development of the former Bonds Spinning Mills site.

The CMP identifies the eastern boundary perimeter landscaping and the Park as being of high heritage significance. Both of these important landscape items are proposed for retention under the masterplan, notwithstanding that the geometry and plantings of the eastern boundary landscaping is to be redesigned and reconfigured. The 'Village Square' would form the focus of the greatly expanded open space, providing the landscape setting for the Heritage Precinct.

The proposed apartment blocks vary from 4 to 12 storeys, with the higher scale development concentrated in the centre of the site, south of a clear east–west line of demarcation that separates the two sectors. All of the retained heritage buildings and spaces are located to the north of this

line, within a context of new 4 storey apartment blocks. Immediately to the south of the line, the scale of the new blocks will range from four to 12 storeys. From a heritage perspective, the decrease in height from 17 storeys to 12 storeys as proposed in the revised masterplan is generally a more appropriate design outcome, as it allows for a more comfortable transition between the retained buildings in the Heritage Precinct and the new residential blocks in the southern section of the site.

Given the scope of the masterplan as a high-level strategic document, it is not feasible at this stage to analyse in detail the impact of these new blocks on the heritage values of each retained significant building and space in their vicinity, within the northern sector of the site. However, in principle, the general arrangement and scale of the new blocks in this northeast sector of the Heritage Precinct is compatible with the scale of the retained heritage buildings. Moreover, the substantially increased quantum of open space within which the retained buildings would be retained would mitigate any minor scale disparity with the new blocks. The design of the new landscape would also acknowledge the linear circulation spaces that allowed these buildings to function as part of the Bonds Spinning Mills operation.

GML has worked closely with the masterplan team to ensure the key principle of the maintenance of view lines from Dunmore is maintained. These significant views comprise an approximately 90-degree arc, defined in the northeast by a large fig tree within the grounds of Dunmore and extending around to the northwest. While the proposed new apartment blocks fronting Dunmore and Jones Streets in the northern sector would result in some increase in the built scale within the visual curtilage of Dunmore, their general arrangement and 4 storey height along Dunmore Street has been designed to avoid any substantial impact on significant views to the northeast from the main rooms and verandahs of Dunmore.

Moreover, the elevated siting of Dunmore above and immediately to the west of the former Bonds Spinning Mill site, and its substantial separation from their shared boundary, means that views of the house from Dunmore Street and adjacent points in the public realm would not be adversely affected.

The focus of the masterplan is on the physical redevelopment of the former Bonds Spinning Mills site, including the retention and adaptation of the heritage buildings and associated structures that contribute to the overall significance of the site. However, the CMP also recognises the value of the less tangible evidence of the long occupation of the site by the Bonds company, notably the archives, remaining factory equipment, and drawings and plans.

The CMP concludes that the Bonds archives in particular are significant at the state, and possibly national, level. This assessment of the archives would warrant further comparative and detailed analysis, but there is no doubt that these records (and the drawings and plans) of the Bonds company warrant conservation to allow for future research and to facilitate informed interpretation of the history of the site as part of the proposed redevelopment. It is understood that much of the factory equipment has been sold or relocated and is no longer under the control of the current owners of the site. Nevertheless, the remaining equipment should be subject to expert assessment and cataloguing, and possibly used as part of the interpretation strategy for the site.

The redevelopment of the former Bonds Spinning Mills site, as proposed by the revised masterplan, is generally an appropriate response to the heritage values of the site as a whole and the heritage buildings and associated structures that contribute to this significance. The majority of these elements are proposed for retention (in some cases partial retention), and there is considerable

scope for their adaptation for new uses that would fit well with the proposed residential development of the site.

The redevelopment proposed by the revised masterplan is substantially in accordance with the recommendations of the CMP, specifically the Conservation Policies, Specific Element Conservation Recommendations and Development Guidelines for Retained Heritage Items.

4.2 Recommendations

This Heritage Assessment does not constitute a detailed analysis of the merits and potential impacts of the proposed masterplan as they relate to the heritage values of the former Bonds Spinning Mills site. As a masterplan is a high level strategic document, more specific and detailed heritage issues would need to be considered and addressed during subsequent stages of the approval process.

It is recommended that the following requirements are applied to the further development of the masterplan and, where appropriate, applied as conditions of consent at the development application stage of the project:

1. Specific element Conservation Plans (SECPs) should be prepared to provide detailed conservation guidelines, including appropriate adaptation and reuse options, for each of the buildings to be retained and adapted in accordance with the revised masterplan.
2. The proposed new apartment blocks along Dunmore Street should be carefully designed to sensitively respond to the character of the broader former Bonds Spinning Mills site, and to ensure that the new blocks do not overwhelm the scale of the Administration and other significant buildings to be retained within the proposed Heritage Precinct. The design of the new buildings should consider opportunities as to how they can effectively and sensitively respond to the heritage buildings proposed to be retained, and how the heritage buildings can be incorporated into the new development. The new composition of new and retained buildings should present as a cohesive group with a strong horizontal emphasis to Dunmore Street. These principles should be reflected in any future DCP or detailed masterplan for the site.
3. A comprehensive landscape plan should be prepared to complement the masterplan for the site. The landscape plan should include a detailed design for the proposed Heritage Precinct to ensure that the proposed open space provides an appropriate context and interpretation focus for the retained significant buildings and other elements associated with the former Bonds Spinning Mills factory, while acknowledging the functional connections between these items as key components of its operation.
4. The Bonds archives, which are significant at the state, and possibly national, level, should be compiled, catalogued and appropriately stored, either on site or at a suitable repository where public access for bona fide research can be provided. The surviving architectural/engineering drawings and plans should be similarly conserved and managed.
5. The Bonds factory equipment that has not been sold or relocated should be collected and an inventory prepared which will determine its significance and potential for display as part of the broader interpretation of the former Bonds Spinning Mills site.

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6. Although any extant archaeological deposits on the site are expected to have been largely compromised by the extensive earthworks undertaken throughout the late twentieth century, an Archaeological Assessment for the site should be prepared as part of the development application phase of the project.
7. An Interpretation Plan should be prepared for the former Bonds Spinning Mills site to guide the interpretation of the site. The Interpretation Plan will need to provide detail on how the history of the former Bonds Spinning Mills site and the buildings being retained will be effectively and intuitively interpreted as part of the development. The Interpretation Plan should use the Bonds archives, architectural/engineering drawings and plans, surviving factory equipment and available oral histories to communicate the rich history of the former Bonds Spinning Mills site to future residents of the site, and also the broader community of Pendle Hill.
8. An Aboriginal Due Diligence assessment should be undertaken prior to the development application stage of the project. If the AHIMS search or visual inspections indicate that the former Bonds Spinning Mill site has the potential to contain Aboriginal objects, and the proposed redevelopment is likely to cause harm to these objects, then consultation and the preparation of an Aboriginal Heritage Impact Permit Application under Part 6 of the *National Parks and Wildlife Act 1974* would be required prior to any works commencing on the site.

5.0 Appendices

Appendix A

Development Guidelines for Retained Heritage Items

Development Guidelines for Retained Heritage Items

Background

The commentary below assesses the July 2015 Former Bond's Site Masterplan, presented to Holroyd City Council in July 2015, in accordance with Section 11.10: Design Guidelines of the 2014 CMP. These Guidelines were prepared in conjunction with the original masterplan for the site.

11.0 Development Guidelines for Retained Heritage Items

The following Design Guidelines for the adaptive reuse of those built and landscape elements assessed as being of Exceptional or High significance.

11.1 Dunmore Street Buildings

No.	Design Guidelines	Comment
11.1.1	<p><i>These comprise the old Spinning Mill, the Administration Building and the Fabric Store. The Yarn store, at the western end of the site, is not recommended for retention. The Dunmore Street frontage should not be reduced to a mere facade stuck on to a larger new building, in the same unfortunate manner as the one across the road (i.e. the former Bonds Bobbin Mill). The whole first bay of the Dunmore Street former Administration Building should be retained, and sensitively grafted on to a new structure so that the original section retains its visual prominence in three dimensions in much the same way that the present former administration block is attached to a series of warehouse / factory bays. Consideration should be given to the retention of the old Spinning Mill, in whole or in part and at least one full structural bay closest to Dunmore Street and its adaptation for commercial uses.</i></p>	<p>Partially complies.</p> <p>The proposal includes the retention of the whole of the first structural bay of the Administration Building (3) facing Dunmore Street, which is rated in the 2014 CMP as being of Exceptional significance. The retained portion will be free standing rather than 'grafted on' to a new structure, enhancing its prominence as a separate building.</p> <p>It is proposed to demolish the Old Spinning Mill/Fabric Store (2) which is rated in the CMP as being of High significance. This is not in accordance with the CMP, which recommends that it be at least partially retained and adapted. However, the Cutting Room (6), which also dates from the first phase of the development of the former Bonds Spinning Mills site and is of a similar construction (although it has timber columns whereas the slightly later Old Spinning Mill /Cutting Room has steel columns), is to be retained. Given that both buildings comprise large open spaces with minimal structure, the retention of only the Exceptional significance Cutting Room is an acceptable heritage outcome, particularly as its proximity to other significant retained buildings would allow for a more substantial contribution to the proposed Heritage Precinct.</p>

11.1.2	<p><i>Taller buildings should be set back so that the original building forms are visually dominant from the street. In this way the very significant history of the place as the Bonds factory will be interpreted in a much more meaningful way, rather than being submerged in the redevelopment of the site. Sympathetic adaptive uses may include residential, retail, community, administration.</i></p>	<p>Complies.</p> <p>The revised masterplan excludes all new buildings over 4 storeys to the southern section of the site, outside the Heritage Precinct. Within the Heritage Precinct, the height of new buildings is limited to 4 storeys.</p>
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11.2 Former Cutting Room

No.	Design Guidelines	Comment
11.2.1	<p><i>All or a very substantial part of the former Cutting Room should be retained, including the original fabric and form including original hardwood posts and roof timbers, concrete walls and timber framed windows. A single use (e.g. supermarket) is preferred for this building rather than dividing the space into many smaller spaces. Whatever the future use, it is desirable that the historic fabric of columns and roof structure be retained and visible in the adaptation.</i></p>	<p>Complies.</p> <p>The former Cutting Room (6) is to be retained, and adapted for an appropriate new use that would not require extensive internal subdivision (e.g. supermarket), allowing for the significant internal structure and spaces to be appreciated.</p>

11.3 John Austin Centre (former Training Centre)

No.	Design Guidelines	Comment
11.3.1	<p><i>The external form and surviving original fabric of the John Austin Centre should be retained but the interior could be further altered sympathetically since it has already had considerable changes made to it for its most recent use as a training centre. Sympathetic adaptive uses may include but are not limited to community use.</i></p>	<p>Complies.</p> <p>The John Austin Centre (12) will be retained and adopted for an appropriate new use.</p>

11.4 Former Cotton Bale Stores

No.	Design Guidelines	Comment
11.4.1	<p><i>The former Cotton Bale Stores should not be incorporated as part of a new building. The entire rationale for their design, construction and location was to keep them separate from other buildings to minimise the risk of fire. While they may be attached to a new building at their rear, with possible connections between some of the bale stores and the new building, they should not be submerged in a new building that would overpower them visually and make them more difficult to interpret.</i></p>	<p>Complies.</p> <p>The former Cotton Bale Store will be substantially retained as a separate building, and adapted for an appropriate new use.</p>
11.4.2	<p><i>The former Cotton Bale Stores should be retained as a row, including their steel doors with counter-weights. At least one of these stores should be retained intact with appropriate interpretation of its former use. Penetrations into the side or rear walls or roofs of some of the stores may assist in their adaptation to new uses which may include storage, small workshops.</i></p>	<p>Partially complies.</p> <p>The building will not be retained and conserved in its entirety as it is proposed to remove the two westernmost stores which will extend the area of the proposed public open space within the Heritage Precinct and facilitate vehicular access and circulation within the site. The remaining stores will be retained as a row.</p> <p>The Guiding Principles for adaptive re-use in the GML Heritage Advice report for the building recommends the retention of the metal clad timber fire doors, covers to overhead tracks and counterweights, amongst other principles to retain the building's significance. The detail, as well as potential penetrations and potential uses for the stores, will be considered in more detail in a later stage of the approval process.</p> <p>This Heritage Assessment recommends the preparation of an Interpretation Plan for the former Bonds Spinning Mills site to guide the interpretation of the site. The Interpretation Plan will provide detail on appropriate interpretation of the former use of the Cotton Bale Stores.</p>

11.5 Dance Hall / Staff Cafeteria / Knitting Store

No.	Design Guidelines	Comment
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11.5.1	<i>The building is in poor condition. It has been open to weather and the timber structure has been affected by water and termites. Alterations for later uses have resulted in loss of original fabric and interpretation value. The cost of retention of structure may not be justified if its social value can be interpreted elsewhere by other means.</i>	Complies. The 2015 GML Dilapidation Report for the former Dance Hall (5) concluded: <i>Based on the condition of structural fabric visible during the inspection, the assessment prepared by Mott MacDonald concludes that repair and retention of the building is feasible.</i> The Dance Hall (5) is proposed to be retained and adapted for an appropriate new use.
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11.6 Compressor Shed

No.	Design Guidelines	Comment
11.6.1	<i>In only fair condition. May be retained and adapted for commercial or light industrial use, or recorded and demolished.</i>	Complies. The Compressor Room (8) is proposed to be retained and adapted for an appropriate new use.

11.7 Amenities

No.	Design Guidelines	Comment
11.7.1	<i>Small compartmented floor plan makes reuse difficult. May be retained and adapted, or recorded and demolished.</i>	Complies. The Amenities Building (10) is not proposed for retention. Recording prior to demolition will be required.

11.8 Substation

No.	Design Guidelines	Comment
11.8.1	<i>Retain and adapt if suitable for continued original use, or record and demolish.</i>	Complies. The Substation (11) is not proposed for retention. Recording prior to demolition will be required.

11.9 Site Landscaping

No.	Design Guidelines	Comment
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11.9.1	<p><i>Development concepts prepared at the time of preparation of this CMP include considerable perimeter landscaping on the eastern (Jones Street) and southern boundaries but consideration will need to be given to improved landscaping along the western boundary to soften the visual impact of new development on Dunmore House and its curtilage. This will include negotiations with the owners of that site to improve landscaping on their land given that the concept has a road along the western boundary.</i></p>	<p>Substantially complies.</p> <p>The CMP identifies the eastern boundary perimeter landscaping and the park as being of High heritage significance. Both of these important landscape items are proposed for retention as part of the masterplan, notwithstanding that the geometry and plantings of the eastern boundary landscaping will be redesigned and reconfigured. The 'Village Square' would form the focus of the greatly expanded open space, providing an enhanced landscape setting for the Heritage Precinct.</p> <p>Further consideration will be given to improved landscaping along the western boundary to soften the visual impact of new development on Dunmore House and its curtilage in the detailing of the landscape plan will be considered in more detail at a later stage of the approval process.</p>
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11.10 Design Guidelines

11.10.1 View: Dunmore Street – western frontage looking east

No.	Design Guidelines	Comment
11.10.1.1	<ul style="list-style-type: none"> <i>At least one structural bay including the Dunmore Street frontage of the former Administration Building should be retained.</i> 	<p>Complies.</p> <p>Refer to Section 11.1.1.</p>
11.10.1.2	<ul style="list-style-type: none"> <i>The scale of the proposed new extension and its interface with the former Administration Building should respect and not overwhelm the heritage building.</i> 	<p>Partially complies.</p> <p>The scale of the new buildings will be 4 storeys, which is reasonably compatible with the scale of the retained section of the heritage building. Moreover, the proposed setback, and configuration of the new buildings, their separation from the retained heritage building and proposed new landscaping will mitigate the impact of the scale disparity. The new development respects the heritage building, and does not overwhelm it.</p>
11.10.1.3	<ul style="list-style-type: none"> <i>New buildings along Dunmore Street should be set back so that the retained Bonds buildings remain visually dominant from the street, rather than being overwhelmed by the new development.</i> 	<p>Complies.</p> <p>The proposed setback of the new buildings adjacent to Dunmore Street will generally comply with the setbacks of existing buildings. However, along Dunmore Street in the western section of the Heritage Precinct, where the majority of the retained heritage buildings are located, the heights of the new buildings will be 4 storeys.</p>

11.10.1.4	<ul style="list-style-type: none"> <i>New buildings along Dunmore Street should be separate modules to allow for views into the site from the public realm.</i> 	<p>Complies.</p> <p>There are three main visual separation points along the Dunmore Street frontage, allowing for views into the site from the public realm.</p>
11.10.1.5	<ul style="list-style-type: none"> <i>The scale of new buildings in this precinct should be limited to 3 storeys at Dunmore Street to maintain the existing scale of the street and to avoid obstructing views to the northeast from 'Dunmore'.</i> 	<p>Partially complies.</p> <p>The new buildings along Dunmore Street will be 4 storeys, which will be an increase to the existing scale of Dunmore Street. While the proposed development at the western end of Dunmore Street and at the corner of Jones Streets would increase the built scale within the visual curtilage of Dunmore, their general arrangement and scale has been designed to avoid any substantial impact on significant views to the northeast from Dunmore. The streetscape is not recognised for its significance, e.g. it is not identified as a heritage conservation area.</p>
11.10.1.6	<ul style="list-style-type: none"> <i>Consideration is needed for improved landscaping along the western boundary to soften the visual impact of new development on Dunmore House and its curtilage.</i> 	<p>Not applicable at this stage.</p> <p>Further consideration will be given to improved landscaping along the western boundary with the preparation of the landscape plan which will be considered in more detail at a later stage of the approval process.</p>
11.10.1.7	<ul style="list-style-type: none"> <i>Dunmore Street landscaping should strike balance between streetscape amenity and revealing retained elements of Bonds factory.</i> 	<p>Not applicable at this stage.</p> <p>Further consideration will be given to landscaping along Dunmore Street that it strikes a balance between streetscape amenity and revealing retained elements of the Bonds factory. This will be undertaken in the preparation of the landscape plan at a later stage of the approval process.</p>

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11.10.2 View: Dunmore Street – western end looking south

No.	Design Guidelines	Comment
11.10.2.1	<ul style="list-style-type: none"> <i>Retention of the Dance Hall' would allow it to be used as an element in the Interpretation Strategy for the Bonds Spinning Mills factory period, focusing on the social history of Bonds and its employees including displays and oral histories.</i> 	<p>Complies.</p> <p>The Dance Hall (5) is proposed to be retained and adapted for an appropriate new use. The Interpretation Plan, recommended by this Heritage Assessment to guide the interpretation of the site, will illustrate how the Dance Hall can be used as an element in the interpretation of the site, in respect of the Bonds Spinning Mills factory period.</p>

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11.10.2.2	<ul style="list-style-type: none"> Retention of linear open space along the western boundary in the 'Heritage Precinct' will provide separation between new development and adjoining 'Dunmore' property. 	<p>Complies.</p> <p>The existing linear landscaping zone along the western boundary will be retained and enhanced.</p>
11.10.2.3	<ul style="list-style-type: none"> The scale of new buildings in this precinct should be limited to 3 storeys to avoid obstructing views to the northeast from 'Dunmore'. 	<p>Partially complies.</p> <p>Refer to Section 11.10.1.5.</p>
11.10.2.4	<ul style="list-style-type: none"> Landscaping has no heritage significance but should provide a balance between screening and retention of views to and from "Dunmore" and be relevant to the period in which the creative and production development of the site was most prolific. 	<p>Not applicable at this stage.</p> <p>Further consideration will be given to the design of the landscape plan which will need to provide a balance between screening and retention of views from Dunmore and to be relevant to the period in which the creative and production development of the site was most prolific.</p>

11.10.3 View: Dunmore Street – Administration & Fabric Store looking south

No.	Design Guidelines	Comment
11.10.3.1	<ul style="list-style-type: none"> The scale of the proposed new extension and its interface with the former Administration Building should continue the scale of the Administration Building to respect and not overwhelm the heritage building. 	<p>Partially complies.</p> <p>Refer to Section 11.10.1.2.</p>
11.10.3.2	<ul style="list-style-type: none"> Retention of the front bay of the former Administration Building' would allow it to be used for an appropriate new use, possibly Interpretation Centre. 	<p>Complies.</p> <p>The proposed use for the front bay of the Administration and Fabric Store (3), proposed to be retained, has not been determined as part of the masterplan stage. Recommendations for its use have been provided as part of the GML Heritage Advice and will be considered in more detail in a later DA stage.</p>
11.10.3.3	<ul style="list-style-type: none"> The scale of new buildings in this precinct should be limited to avoid obstructing views to the northeast from 'Dunmore'. 	<p>Complies.</p> <p>Refer to Section 11.10.1.5.</p>

11.10.3.4	<ul style="list-style-type: none"> Retention of the Cutting Room would allow it to be used for a new use that is compatible with its large spaces and expressed fabric e.g. supermarket, indoor sports etc. 	Complies. Refer to Section 11.2.1
11.10.3.5	<ul style="list-style-type: none"> The external form and surviving original fabric of the John Austin Centre should be retained but the interior could be further altered sympathetically. 	Complies. Refer to Section 11.3.1.

11.10.4 View: Dunmore Street – eastern frontage looking south

No.	Design Guidelines	Comment
11.10.4.1	<ul style="list-style-type: none"> Retain perimeter landscaping where possible and enhance as a visual buffer to any new development, reinforcing 1940s row planting of eucalypts. 	Not applicable at this stage. Further consideration will be given to the retention of the perimeter landscaping to enhance as a visual buffer to any new development, reinforcing the 1940s row planting of eucalypts, as part of the design of the landscape plan.
11.10.4.2	<ul style="list-style-type: none"> The scale of new buildings in this precinct should be limited to 3 storeys to avoid obstructing views to the northeast from 'Dunmore'. 	Partially complies. The proposed height of new buildings within this precinct is 4 storeys. While the proposed new buildings fronting Dunmore and Jones Streets would result in some increase in the built scale within the visual curtilage of Dunmore, their general arrangement has been designed to minimise any substantial impact on significant views to the northeast from Dunmore.

11.10.5 View: Cutting Room from western boundary looking east

No.	Design Guidelines	Comment
11.10.5.1	<ul style="list-style-type: none"> The former Cutting Room should be retained, including the original fabric and form including original hardwood posts and roof timbers, concrete walls and timber-framed windows. 	Complies. Refer to Section 11.2.1.

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11.10.5.2	<ul style="list-style-type: none"> <i>Retention of the Cutting Room would allow it to be used for a new use that is compatible with its large spaces and expressed fabric e.g. supermarket, indoor sports etc.</i> 	<p>Complies.</p> <p>Refer to Section 11.2.1.</p> <p>The proposed use for the Cutting Room (6), has not been determined as part of the masterplan stage. Recommendations for its use have been provided as part of the GML Heritage Advice and will be considered in more detail at a later stage in the approval process.</p>
11.10.5.3	<ul style="list-style-type: none"> <i>The former Cotton Bale Stores should not be incorporated as part of a new building. May be attached to a new building at rear, with possible connections between some of the bale stores and the new buildings.</i> 	<p>Complies.</p> <p>Refer to Section 11.4.1.</p>
11.10.5.4	<ul style="list-style-type: none"> <i>The former Cotton Bale Stores should be retained as a row, including their steel doors with counter-weights. At least one of these stores should be retained intact with appropriate interpretation of its former use.</i> 	<p>Partially complies.</p> <p>Refer to Section 11.4.2.</p>
11.10.5.5	<ul style="list-style-type: none"> <i>The Boilerhouse has medium significance as a second generation power house and should be retained and adapted for commercial, light industrial or other compatible uses</i> 	<p>Complies.</p> <p>The Boiler House (21) will be retained as part of the development. The proposed use has not been determined at the masterplan stage. Recommendations for its use have been provided as part of the GML Heritage Advice and will be considered in more detail in a later DA stage.</p>
11.10.5.6	<ul style="list-style-type: none"> <i>Retention of the Dance Hall' would allow it to be used as part of the Interpretation Strategy for the Bonds Spinning Mills factory period focusing on the social history of Bonds and its employees including displays and oral histories.</i> 	<p>Complies.</p> <p>Refer to Section 11.5.1.</p> <p>This Heritage Assessment recommends the preparation of an Interpretation Plan for the former Bonds Spinning Mills site to guide the interpretation of the site. The Dance Hall may be utilised as a focus for interpretation of the broader site. This will be considered in more detail at a later stage.</p>
11.10.5.7	<ul style="list-style-type: none"> <i>The Compressor Room should be retained and adapted for commercial, light industrial or other compatible uses.</i> 	<p>Complies.</p> <p>Refer to Section 11.6.1.</p> <p>The proposed use has not been determined at the masterplan stage. Recommendations for its use have been provided as part of the GML Heritage Advice and will be considered in more detail at a later stage in the approval process.</p>

11.10.5.8	<ul style="list-style-type: none"> <i>Amenities building should be either retained and adapted or recorded and demolished.</i> 	<p>Complies.</p> <p>Refer to Section 11.7.1.</p> <p>The Amenities Building (10) is not proposed for retention. The high significance rating of the building is questionable given its simple, utilitarian character. The CMP recommends that the appropriate conservation outcome would be either retention and re-use, or recording and demolition. Recording prior to demolition will be required.</p>
11.10.5.9	<ul style="list-style-type: none"> <i>Substation should be retained and adapted if suitable for continued use or record and demolish.</i> 	<p>Complies.</p> <p>Refer to Section 11.8.1</p> <p>The Substation (11) is not proposed for retention. The high significance rating of the building is questionable given its simple, utilitarian character. The CMP recommends that the appropriate conservation outcome would be either retention and re-use, or recording and demolition. Recording prior to demolition will be required.</p>
11.10.5.10	<ul style="list-style-type: none"> <i>Carpenters workshop may be adapted or retained as a record of a previous use for the Interpretation Strategy.</i> 	<p>Partially complies.</p> <p>The Carpenter's Workshop (9) is not proposed for retention. The CMP recommends that the appropriate conservation outcome would be either retention and re-use, or recording and demolition. Given its medium significance rating and utilitarian character, its retention is not warranted. Recording prior to demolition will be required.</p>

11.10.6 Artist's Perspective: Cutting Room looking east from western boundary

No.	Design Guidelines	Comment
11.10.6.1	<ul style="list-style-type: none"> <i>Landscaping to maximise views to retained elements and to provide the spatial focus of the 'Heritage Precinct'.</i> 	<p>Complies.</p> <p>The proposed landscape zone will provide separation between the high rise new development in the southern section of the site and the Heritage Precinct, and allow for extensive views of the retained heritage buildings from within the site. The landscaped zone will also provide a spatial focus and setting for these buildings.</p>

11.10.7 View east from Dunmore Green Stairs

There are no Design Guidelines under this section.

11.10.8 Artist's Perspective: Administration & Fabric Store looking north from south of Central Park

No.	Design Guidelines	Comment
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11.10.8.1	<ul style="list-style-type: none"> Landscaping to maximise views to retained elements and to provide the spatial focus of the 'Heritage Precinct'. 	Complies. Refer to Section 11.10.6.1.
11.10.8.2	<ul style="list-style-type: none"> Adaptive re-use of smaller retained heritage buildings for community / cultural or small-scale commercial uses (such as that below, from the UWS campus at Rydalmere) for the John Austin Centre / Boiler House / Old Bale Stores. 	Not applicable at this stage. The adaptive re-use for the smaller retained heritage buildings, including the Store/First Aid (John Austin Centre) (12), the Boiler House (21) and the Old Bale Stores (7) has not been determined as part of the masterplan stage. Recommendations for appropriate reuse options have been provided as part of the GML Heritage Advice and will be considered in more detail in a later DA stage.

11.10.9 Section 1: Western Boundary looking east

No.	Design Guidelines	Comment
11.10.9.1	<ul style="list-style-type: none"> Retention of the Dance Hall' would allow it to be used as part of the Interpretation Strategy for the Bonds Spinning Mills factory period, focusing on the social history of Bonds and its employees, with examples of Bonds social events, displays and oral histories. 	Complies. Refer to Sections 11.5.1 and 11.10.5.6.
11.10.9.2	<ul style="list-style-type: none"> Retention of linear open space along the western boundary in the 'Heritage Precinct' will provide separation between new development and adjoining 'Dunmore' property. 	Complies. Refer to Sections 11.9.1 and 11.10.2.2.
11.10.9.3	<ul style="list-style-type: none"> New buildings within the 'Heritage Precinct' are to be separated from the retained heritage buildings and appropriately scaled to not overwhelm retained buildings or the space within which they are placed. 	Complies. New buildings within the Heritage Precinct will generally be separated from the retained heritage buildings. Though larger in scale, the proposed form, scale, setbacks and placement of the new buildings will ensure they do not overwhelm the retained buildings or the landscaped zone within which they are placed.

11.10.10 Section 2: Dunmore Green looking east

No.	Design Guidelines	Comment
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11.10.10.1	<ul style="list-style-type: none"> Retained heritage buildings and other elements associated with the former Bonds Spinning Mills within context of landscaped open space to create the 'Heritage Precinct' to facilitate their adaptation to new uses, allow them to be publically accessible and enable interpretation visually, aurally, graphically and verbally. 	<p>Complies.</p> <p>Refer to Section 11.10.6 1.</p> <p>Recommendations for appropriate reuse options of the retained heritage buildings have been provided as part of the GML Heritage Advice and will be considered in more detail at a later stage of the approval process. Recommended uses have considered public accessibility to the buildings. The Interpretation Plan will provide detail on how the buildings being retained will be effectively interpreted as part of the development.</p>
11.10.10.2	<ul style="list-style-type: none"> New buildings within the 'Heritage Precinct' are to be separated from the retained heritage buildings and appropriately scaled to not exceed the scale of retained buildings or to dominate the space within which they are placed. 	<p>Generally complies.</p> <p>Refer to Section 11.10.4.2 and 11.10.9.3.</p>

11.10.11 Section 3: Cutting Room / John Austin Centre looking west

No.	Design Guidelines	Comment
11.10.11.1	<ul style="list-style-type: none"> Retained heritage buildings and other elements associated with the history and processes of the former Bonds Spinning Mills within the context of the landscaped open space within the 'Heritage Precinct' will facilitate their adaptation for new uses, allow them to be publically accessible and enable their interpretation visually, aurally, graphically and verbally. 	<p>Complies.</p> <p>Refer to Section 11.10.10.1.</p>
11.10.11.2	<ul style="list-style-type: none"> New buildings within the 'Heritage Precinct' are to be separated from the retained heritage buildings and appropriately scaled so as to not exceed the scale of retained buildings or to dominate the space within which they are placed. 	<p>Generally complies.</p> <p>Refer to Sections 11.10.4.2 and 11.10.9.3.</p>

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11.10.11.3	<ul style="list-style-type: none"> Retained elements and set-backs of new built elements to retain major views from "Dunmore" to north and northeast. 	Complies. Refer to Section 11.10.4.2.
11.10.11.4	<ul style="list-style-type: none"> Establish view corridor between retained elements in north part of site and new buildings in south part of site. 	Complies. Refer to Section 11.10.6.1.

11.10.12 Section 4: Cutting Room looking west

No.	Design Guidelines	Comment
11.10.12.1	<ul style="list-style-type: none"> Roof forms and exterior finishes will identify retained elements. 	Complies. Existing roof forms and exterior finishes of retained heritage buildings will utilise existing forms and materials.
11.10.12.2	<ul style="list-style-type: none"> All Dunmore Road frontage buildings are to be scaled to respond to the extant scale of the heritage buildings by limiting building height to a maximum of 3 storeys. 	Partially complies. Refer to Sections 11.10.4.2 and 11.10.9.3.

11.10.13 Section 5: Dance Hall looking north

No.	Design Guidelines	Comment
11.10.13.1	<ul style="list-style-type: none"> Retention of Dance Hall' would allow it to be used as part of the Interpretation Strategy for the Bonds Spinning Mills factory period, focussing on the social history of employees, with examples of Bonds social events, machinery, displays and oral histories. 	Complies. Refer to Sections 11.5.1, 11.10.5.6 and 11.10.9.1.
11.10.13.2	<ul style="list-style-type: none"> Retention of linear open space along the western boundary in the 'Heritage Precinct' will provide separation between new development and adjoining "Dunmore' property. 	Complies. Refer to Sections 11.9.1 and 11.10.2.2.

11.10.14 Section 6: Dunmore Street Fabric Store and Administration Building

No.	Design Guidelines	Comment
11.10.14.1	<ul style="list-style-type: none"> At least one structural bay including the Dunmore Street frontage of the former Administration Building should be retained. 	Complies. Refer to Sections 11.1.1 and 11.10.3.2.
11.10.14.2	<ul style="list-style-type: none"> The scale of the proposed new extension and its interface with the former Administration Building should respect the scale of the heritage buildings retained and should not dominate the open spaces created by removal of redundant structures. 	Partially complies. Refer to Section 11.10.1.2.
11.10.14.3	<ul style="list-style-type: none"> Articulation of the new buildings along Dunmore Street should maintain a simple linear form to be more interpretive of the former buildings that they replace. Visual permeability is not essential except at entry points. 	Not applicable at this stage. Refer to Section 11.10.1.4. The articulation of the new buildings has not been determined as part of the masterplan stage. This will be considered in more detail in a later stage of the approval process. Opportunity to maintain a simple linear form can be considered as part of the design of the new buildings along Dunmore Street.
11.10.14.4	<ul style="list-style-type: none"> New buildings along Dunmore Street should be separate modules to allow for views into the site from the public realm. 	Complies. Refer to Section 11.10.1.4.
11.10.14.5	<ul style="list-style-type: none"> The scale of new buildings in the Heritage Precinct should be limited in height to a level that maintains established view corridors from the Ground Floor of 'Dunmore'. 	Complies. Refer to Sections 11.10.1.5 and 11.10.4.2.
11.10.14.6	<ul style="list-style-type: none"> Consideration is needed for improved landscaping along the western boundary to soften the visual impact of new development on Dunmore House and its curtilage. 	Not applicable at this stage. Refer to Sections 11.9.1, 11.10.1.6 and 11.10.2.2.

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11.10.14.7	<ul style="list-style-type: none">• <i>All Dunmore Street frontage buildings are to be scaled to respond to the extant scale of the heritage buildings by limiting building height to a maximum of 3 storeys.</i>	Partially complies. Refer to Sections 11.10.1.5, 11.10.4.2 and 11.10.12.2.
11.10.14.8	<ul style="list-style-type: none">• <i>Dunmore Street landscaping should strike a balance between streetscape amenity and revealing retained elements of Bonds factory.</i>	Not applicable at this stage. The proposed landscape plan will give consideration to achieving a balance between the streetscape amenity and avoiding screening of the retained elements of the Bonds factory.