

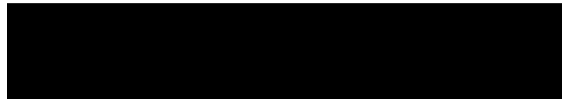
**Former Police Station & Residence
4 Punt Road, Emu Plains**

Conservation Management Plan



Prepared for:
Penrith City Council
601 High Street, Penrith NSW 2571

Prepared by:
Lucas Stapleton Johnson & Partners Pty. Ltd.



Date:
February 2020

© Lucas Stapleton Johnson
& Partners Pty Ltd, 2020

Former Police Station & Residence, 4 Punt Road, Emu Plains

Executive Summary

This report is a conservation management plan for the Former Police Station and Residence at 4 Punt Road, Emu Plains and has been prepared for Penrith City Council.

The Former Police Station and Residence is a small, weatherboard timber cottage constructed in 1908 and was initially used as a Police Station and Residence for the Emu Plains Police until c1921, after which time the building has been in use as a single residence. The property is currently vacant.

The Former Police Station and Residence is listed as a heritage item on Schedule 5 of the *Penrith Local Environmental Plan 2010* as *Police Station Residence (former)* (Item no. 52).

This conservation management plan has been prepared to assist Penrith City Council in the future care and management of the Former Police Station and Residence, in association with the redevelopment of the Regatta Park Precinct, a key project of the Nepean River Masterplan (2013).

The CMP incorporates documentary research (Section 2) and the study of the built fabric (Section 3) to provide an understanding of its cultural significance (Section 4) as follows:

The former Police Station and Residence is of historical significance on a local level for being the purpose-built police station and residence for Emu Plains, and for forming part of the historical development of the locality of Emu Plains. Constructed in 1908 to designs by the Government Architects Branch, the place has aesthetic significance as a simple, well executed and substantially intact, weatherboard cottage in the Queen Anne Revival/Federation style that exhibits stylistic detailing particular to Walter Liberty Vernon, Government Architect. Together with the weatherboard privy, remnant post and wire fencing, mature tree plantings and its siting on the bank of the Nepean River, the place has an evocative early 20th century landscaped rural character.

The history of the site as the location of the former Punt House associated with the punt/ferry crossing over the Nepean River established in the early 19th century is also of significance and there is high potential for historical archaeological remains to survive across the site, which may have rarity values.

The location of the Punt House and the alignment of Punt Road (with associated former tollgate and office), followed by the Police Station and Residence, at the intersection of the Great Western Highway and Punt Road, on the western bank of the Nepean River at the site of the original river crossing, is an indication of the historical, strategic importance of the immediate locality.

Opportunities and constraints on the treatment and use of the place are outlined in Section 5. This discusses the statutory heritage listings and their legislative requirements, the existing condition of the fabric, the requirements of the owner and the likely expectations of the public.

The CMP provides in Section 6 a clear set of policies to guide the future care of the place, derived from an understanding of the place's significance.

The conservation policies address:

- treatment of the fabric
- interpretation of the place
- use of the place
- intervention in the fabric identified to be conserved
- adaptation of the fabric identified to be conserved
- additions and other new features
- conservation procedures and practices
- adoption and review of the proposed conservation policies

Not all these policies will necessarily be achievable when other external matters, for instance the owner's finances, are taken into account.

Contents

1.	Introduction	1
1.1.	Background to the Conservation Management Plan	1
1.2.	Definition of the Place and Features	1
1.3.	Methodology	3
1.4.	Limitations	4
1.5.	Terms	4
1.6.	Author Identification	4
1.7.	Acknowledgments	5
1.8.	Copyright of Images	5
2.	History of the Former Police Station & Residence	7
2.1.	Introduction	7
2.2.	The Nepean River and Emu Plains	7
2.3.	The Reserve and Punt House at Emu Plains	10
2.4.	The Police Reserve 1860 to 1907	22
2.5.	Police Residence 30 Great Western Highway	24
2.6.	Emu Plains Police Station and Residence	29
2.6.1.	Physical History of the Place	36
3.	Physical Evidence	39
3.1.	Description of the Place	39
3.2.	The Site and Context	39
3.2.1.	Description of the Place Generally	39
3.2.2.	Analysis of Views	42
3.3.	Archaeology	45
3.3.1.	Aboriginal Archaeology	45
3.3.2.	Historical Archaeology	47
3.4.	Landscape and Vegetation	50
3.4.1.	Riverine Vegetation Context	50
3.4.2.	Landscape Elements	51
3.4.3.	Review of Site Vegetation History	52
3.4.4.	Current Vegetation Status	52
3.5.	The Buildings	58
3.5.1.	The Former Police Residence	58
3.5.2.	The Privy	67
4.	Assessment of Significance	69
4.1.	Existing Heritage Listings	69
4.1.1.	Local Heritage Listing	69
4.2.	Heritage Assessment Criteria	69
4.2.1.	The Burra Charter	69
4.2.2.	NSW Heritage Assessment Criteria	70
4.3.	Local and State Historical Themes	71
4.4.	Comparative Analysis	71
4.5.	Statement of Cultural Significance	77
4.5.1.	Criterion (a) Historical Significance	77
4.5.2.	Criterion (b) Historical Associational Significance	77

4.5.3.	Criterion (c) Aesthetic Significance	78
4.5.4.	Criterion (d) Social Significance	78
4.5.5.	Criterion (e) Research Potential	78
4.5.6.	Criterion (f) Rarity	78
4.5.7.	Criterion (g) Representativeness	79
4.6.	Summary Statement of Significance	79
4.7.	Grades of Significance	80
4.7.1.	Grades of Significance for Components of the Place	80
4.7.2.	Grades of Significance for the Individual Components	80
5.	Constraints and Opportunities	95
5.1.	Obligations and Opportunities Arising from Significance	95
5.2.	Procedural Constraints Arising from Significance	95
5.3.	Present Condition	96
5.4.	Integrity	97
5.5.	Statutory Heritage Constraints	97
5.5.1.	State Heritage Register (SHR), NSW Heritage Council	97
5.5.2.	Archaeological Heritage, NSW Heritage Council	97
5.5.3.	National Parks and Wildlife Act 1974	98
5.5.4.	Local Environment Plans (LEPs), Local Government Councils	99
5.5.5.	Sydney Regional Environmental Plan No. 20 (REP 20)	100
5.5.6.	Heritage Status of Items in the Immediate Vicinity	101
5.6.	Interpretation	102
5.7.	Owner's Requirements	102
5.7.1.	Crown Land Management Act 2016	102
5.7.2.	Penrith City Council and Regatta Park	103
5.8.	Other Interested Individuals and Groups	106
5.9.	Other	106
5.9.1.	Planning Controls	106
5.9.2.	Building Controls	107
5.9.3.	Disability Discrimination Act	107
5.9.4.	Current Uses	107
6.	Conservation Policies	109
6.1.	Preamble	109
6.1.1.	Definition of Terms	109
6.1.2.	Conservation Policies	109
6.2.	Approach to the Conservation of the Place	110
6.3.	Defining the Place	110
6.3.1.	Extent of the Place	111
6.3.2.	Definition of the Curtilage, Setting and Views	111
6.3.3.	Identification of Associated Places	113
6.4.	Use of the Place	114
6.4.1.	Historical Uses and Land Use that should be Reinstated	114
6.4.2.	New Compatible Uses	114
6.4.3.	Uses and Interpretation	115
6.5.	Treatment of the Fabric	116
6.5.1.	Significant Fabric	116
6.5.2.	Fabric to be Conserved	116
6.5.3.	Changing Fabric identified to be Conserved	117
6.5.4.	Treatment of the Landscape	118
6.5.5.	Areas of Aboriginal Archaeological Importance	118
6.5.6.	Areas of Historical Archaeological Importance	118

6.5.7.	Investigation for Research and to Guide Conservation	119
6.5.8.	Maintenance	119
6.5.9.	Necessary Repair Works	120
6.5.10.	Removal of Fabric	120
6.5.11.	Fabric that Should be Removed	121
6.6.	Interpretation of the Place	121
6.6.1.	Contents of Interpretation	121
6.6.2.	Interpretation Techniques	122
6.6.3.	Interpretation of the Landscape	122
6.6.4.	Restoration/Reconstruction Works	123
6.6.5.	Provision for Future Restoration/Reconstruction	127
6.7.	Interventions, Alterations and Adaptations at the Place	127
6.7.1.	Appropriate Intervention	127
6.7.2.	Intervention in Setting and Associated Places	128
6.7.3.	Identification of Adaptations	128
6.7.4.	Adaptation of Landform	128
6.7.5.	Adaptation of the Landscape	128
6.7.6.	Adaptation of the Site	129
6.7.7.	Adaptation of Exteriors of Buildings	131
6.7.8.	Adaptation of Interiors of Buildings	133
6.7.9.	Adaptation for Structural, Service, Security, Access, Statutory, Hazardous Materials and Improved Amenity Reasons	135
6.8.	Other New Features	136
6.8.1.	New Features Generally	136
6.8.2.	Mobile and Temporary Structures for Compatible Uses	136
6.8.3.	Outdoor Furniture, Rubbish Bins and Other Facilities	136
6.8.4.	Signage	137
6.8.5.	Roads, Car Parks and Vehicles	137
6.8.6.	Floodlighting	138
6.9.	Conservation Procedures and Practice at the Place	138
6.9.1.	Procedures	138
6.9.2.	Practice- Generally	139
6.10.	Adoption and Review of Conservation Policies	140
Appendices		
Appendix 1:	Australia ICOMOS Charter for Places of Cultural Significance (<i>Burra Charter</i>)	1
Appendix 2:	Bibliography	7
Appendix 3:	The former Police Residence, 4 Punt Road, Emu Plains Historical Archaeological Management Plan	11
Appendix 4:	Maintenance Plan for Buildings (following stabilisation works, if any)	73
Appendix 5:	Copies of Heritage Listings	75

PAGE INTENTIONALLY LEFT BLANK

1. Introduction

1.1. Background to the Conservation Management Plan

This report is a conservation management plan for the Former Police Station and Residence at 4 Punt Road, Emu Plains and has been prepared for Penrith City Council.

The Former Police Station and Residence is a small, weatherboard timber cottage constructed in 1908 and was initially used as a Police Station and Residence for the Emu Plains Police until c1921, after which time the building has been in use as a single residence. The property is currently vacant.

The Former Police Station and Residence is listed as a heritage item on Schedule 5 of the *Penrith Local Environmental Plan 2010* as *Police Station Residence (former)* (Item no. 52).

This conservation management plan has been prepared to assist Penrith City Council in the future care and management of the Former Police Station and Residence, in association with the redevelopment of the Regatta Park Precinct, a key project of the Nepean River Masterplan (2013). Refer to Section 5 of this report for further details.

1.2. Definition of the Place and Features

The Former Police Station and Residence, 4 Punt Road, Emu Plains, is located within the local government area of Penrith City Council, in the parish of Strathdon, county of Cook. The real property definition of the place is Lot 7038 DP 94188 (see Figure 1.2).

The allotment (together with the adjacent allotment to the east Lot 7038 DP 94188) is Crown Land that has been dedicated as a Crown Reserve (for Recreational Uses), owned by the Department of Primary Industries (Lands) and under the care and management of Penrith City Council.

The allotment contains a weatherboard with corrugated metal roof cottage constructed 1908 and weatherboard double privy (of a similar date) and associated landscaping (see Figure 1.3). Directly to the west is the site of the previous Police Station and Residence at 30 Great Western Highway, now an archaeological site (see Figure 1.3).

The property is located at the intersection of the Great Western Highway and Punt Road, in the north-eastern corner of River Road Reserve, a long stretch of land encompassing the western bank of the Nepean River, Emu Plains. Regatta Park is located to the west, on the western side of River Road, however the whole of the riverbank reserve lands, including River Road Reserve, are commonly referred to Regatta Park.

The place is bounded by Punt Road to the north and undeveloped, public reserve land to the south, east and west. Directly to the north (across Punt Road) is the historic property, Emu Hall and directly to the east is the new pedestrian and bicycle shared bridge over the Nepean River, the Yandhai Nepean Crossing.

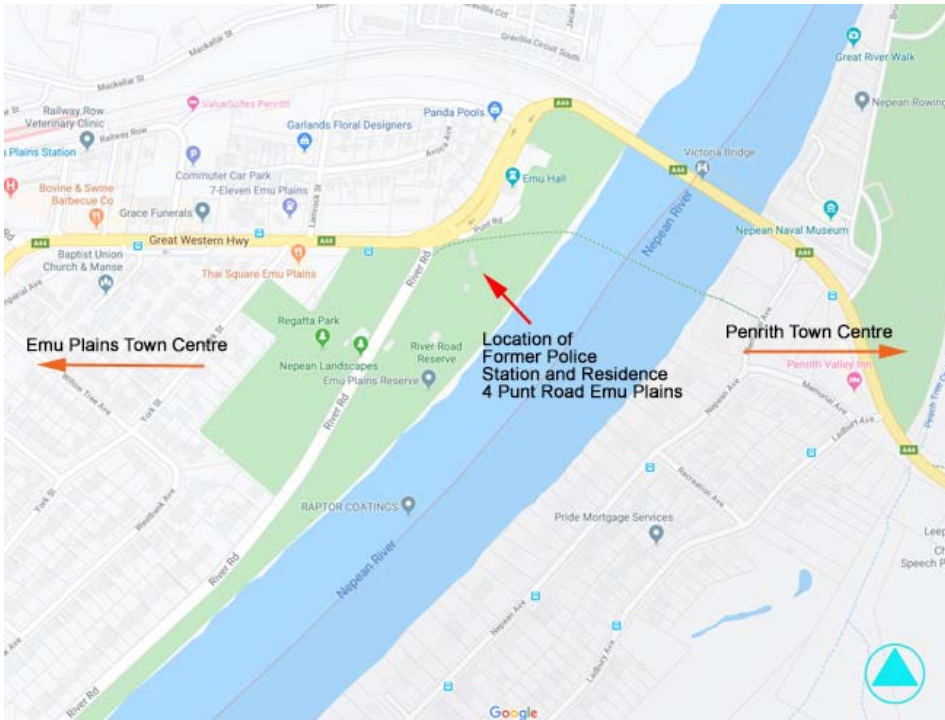


Figure 1. 1: Map of the Penrith and Emu Plains area, showing the location of the former police station residence. Source: GoogleMaps



Figure 1. 2: Aerial view of the subject property (outlined in orange) and the immediate locality. The real property definition of the place is Lot 7038, DP 94188. Source: SixMaps, 2020

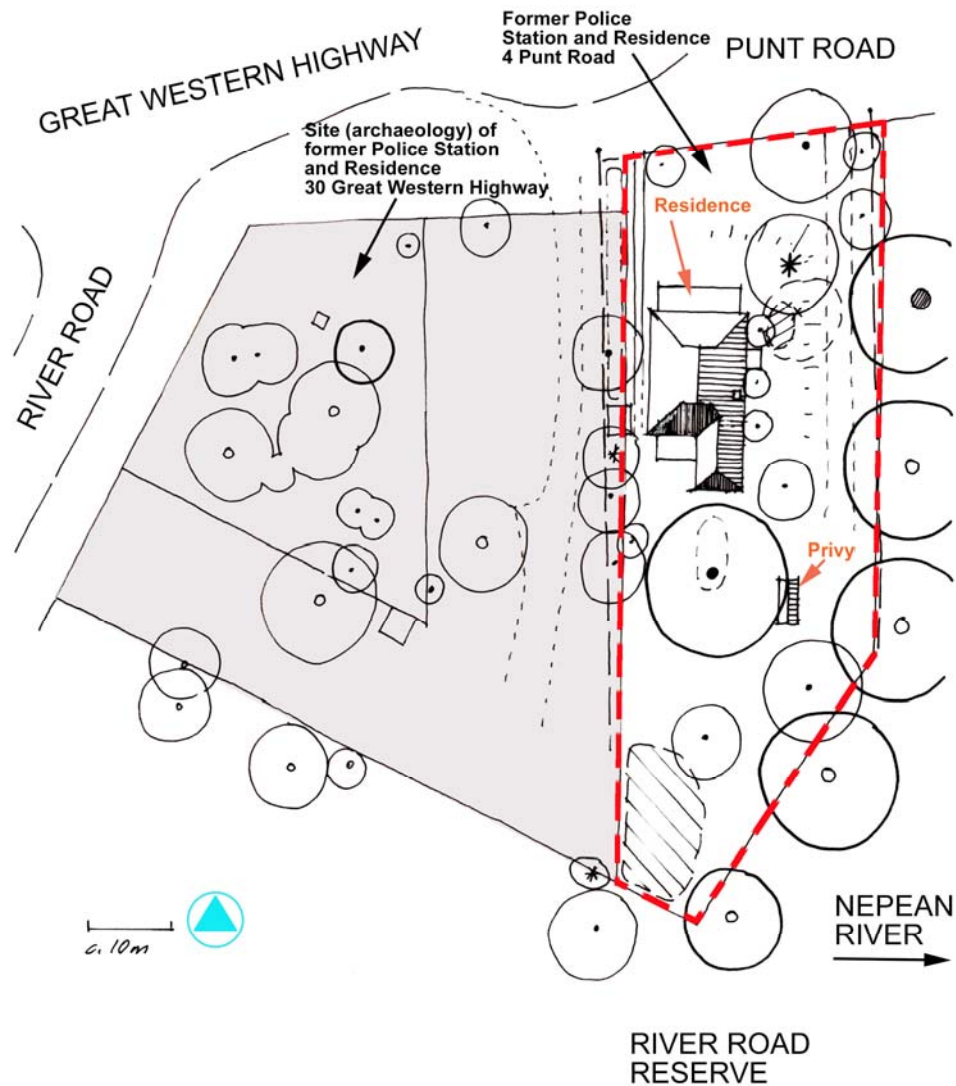


Figure 1. 3: Site plan of Former Police Station and Residence, 4 Punt Road, Emu Plains. Base plan prepared by Geoffrey Britton, 2020.

1.3. Methodology

The form and methodology of this report follows the general guidelines for conservation management plans outlined in the following documents:

- *The Conservation Plan*, J. S. Kerr, Australian ICOMOS, Seventh Edition, 2013
- *Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)*, Australia ICOMOS Inc. 2013
- *Assessing Heritage Significance*, NSW Heritage Office, 2001
- *Conservation Management Documents*, NSW Heritage Office, 2002

For a flowchart of this methodology, see Appendix 1.

1.4. Limitations

This report does not address the following:

- Ecological values;
- Movable heritage.

Aboriginal archaeology has been addressed separately as part of *Regatta Park and River Road Reserve Deviation Project: Aboriginal Cultural Heritage Assessment*, prepared by Biosis, November 2019. Relevant information has been incorporated into this report.

Historical archaeology has been addressed in a separate report: *The Former Police Residence, 4 Punt Road, Emu Plains, Historical Archaeological Management Plan*, prepared by Unearthed Archaeology, February 2020. Relevant information from that report has also been incorporated into this report and a copy of the full report is provided in Appendix 3.

1.5. Terms

This report adheres to the use of terms as defined in the Australia ICOMOS *Burra Charter* (see Appendix 1).

Abbreviations

CSIL	Colonial Secretary, In Letters (SANSW)
DP	Deposited Plan (LRS)
LRS	Land Registry Services
ML	Mitchell Library
No.	Number
SANSW	State Archives, New South Wales
SMH	Sydney Morning Herald

1.6. Author Identification

This report has been produced by Lucas Stapleton Johnson & Partners Pty Ltd and is the compilation of work by the following team:

Heritage Architect	Sean Johnson- Lucas Stapleton Johnson & Partners
Heritage Architect	Yue Chen- Lucas Stapleton Johnson & Partners
Heritage Planner	Kate Denny- Lucas Stapleton Johnson & Partners
Historian	Dr Terry Kass
Cultural Landscape Consultant	Geoffrey Britton
Historical Archaeology and Aboriginal Archaeology Consultant	Tory Stenning- Unearthed Archaeology
Client	Penrith City Council

1.7. Acknowledgments

The authors wish to acknowledge the assistance of the following:

- Ms. Rebecca Marshall, Penrith City Council
- Mr. Arthur Kirk, Penrith City Council

1.8 Copyright of Images

The images and photographs (except those of the authors) used in this report have been reproduced for this report only. Copyright continues to reside with the copyright owners and permission must be sought for their use in any other document or publication.

2. History of the Former Police Station & Residence

2.1. Introduction

The contextual history of the Nepean River and Emu Plains has been drawn from the *Great River Walk Conservation Management Plan* (2006), prepared by Australian Museum Business Services (AMBS), with additions by the authors of this report.

The chronological history of the development of the former police station residence has been prepared by Dr Terry Kass, with additions by the authors of this report.

2.2. The Nepean River and Emu Plains

In 1789, Captain Watkin Tench of the Royal Marines led a party west of Parramatta to the foothills of the Blue Mountains. They came across a river described as being "as broad as the Thames at Putney and apparently of great depth, the current running very slowly in a northerly direction".¹ The river was named the Nepean River after Evan Nepean (the Under Secretary of the Home Office in Britain who was involved in the organisation of the First Fleet). Following settlement of the area, the district became known as Evan.

They were not equipped to cross the river, but later that year another expedition led by Lieutenant William Dawes did cross at a ford (to the north of the present Victoria Bridge) and explored the western bank.



Figure 2. 1: Painting entitled "Emu Ford" by J W Lewin, c1815. The ford was the original crossing place of the Nepean River. Source: SLNSW a303016h

¹ Tench, W., 1793; *A Complete Account of the Settlement at Port Jackson*, p. 20

In 1813 Blaxland, Wentworth and Lawson crossed the Blue Mountains, first crossing the Nepean at the Emu Ford. They were followed shortly by Surveyor George Evans, and then by William Cox and a party of road building convicts who followed Evans's route and built a trafficable route across the mountains (the Road to Bathurst or the Western Road). Cox began working on the river approaches in July 1814. Instructions were issued that the party not be interfered with or bothered by sightseers:

His Excellency the Governor and Commander in Chief deems it expedient to order and direct, that no Person of whatever Description shall proceed to the said Road, or cross over the Nepean River to "Emu Plains", during the Time which shall be occupied in the Making of said Road (the Road makers, Government Stockmen, and others employed on the said Work only excepted), unless specially authorised to do so by a written Pass, signed by His Excellency the Governor.²

Cox reported the road finished on 21 January 1815, and within three months Governor Macquarie and a party travelled along the road. Macquarie did not mention the river crossing in his otherwise detailed account. As with other later accounts, the river crossing was a rather small detail compared to the often-difficult crossing of the mountains and is not often mentioned in accounts.

Emu Plains Government Agricultural Farm

The development of the western side of the river began soon after Cox's road was put in. A number of applicants for grants wanted land at Emu Plains (also known as Emu), but these were all refused by subsequent governors. In late 1814 John Cronin was commissioned to erect stockyards at Emu Plains for government herds.³

On 4 November 1815 the *Sydney Gazette* recorded that Governor Lachlan Macquarie paid £200 from Colonial Funds during the quarter to 30 September 1815 to William Cox esquire, for "his contract for erecting a depot for provisions, guard house etc. on the new Western River, near Emu Ford".⁴ Local historian Joan Steege believed that press report recorded the construction of buildings that became the Punt House.⁵

These structures were to be part of the network of government farms and stock deposits that were being established by Governor Macquarie as a means of breaking the monopoly exercised by the wealthy landowners, to increase food production and utilise convict labour.

Between 1814 and 1820, the number of convicts sent to New South Wales more than doubled. Many of the new arrivals were former soldiers who had found no employment after they were demobilised and turned to crime. Their arrival placed new demands on food supplies. In response, Governor Lachlan Macquarie established the Emu Plains Agricultural Farm in 1819. This government farm provided employment for convicts and produced additional food for the colony.

A detailed map of 1826 shows the ford, the ferry, large paddocks marked for maize, clover, rye grass, natural grass and fallow, potatoes and barley and a small patch of "experimental grasses" (see Figure 2.2). In the centre of the government lands was located the Governor's House and adjacent a camp for workers. Some distance away to the east was a provision store, granary, barracks for storekeeper, overseers and the military detachment and the experimental garden.⁶ This cluster of buildings was

² Government Order 12.7.1814

³ Steege, J., 1977, p.3-4

⁴ *Sydney Gazette*, 4 Nov 1815, p 2

⁵ Steege, J., *Emu Plains*, Nepean District Historical Society, Penrith, 1974, p 4

⁶ Steege, J. 1977, p. 5, Stacker, L., 2000

located on the riverbank and it seems more likely that these buildings are those built by William Cox in 1815.

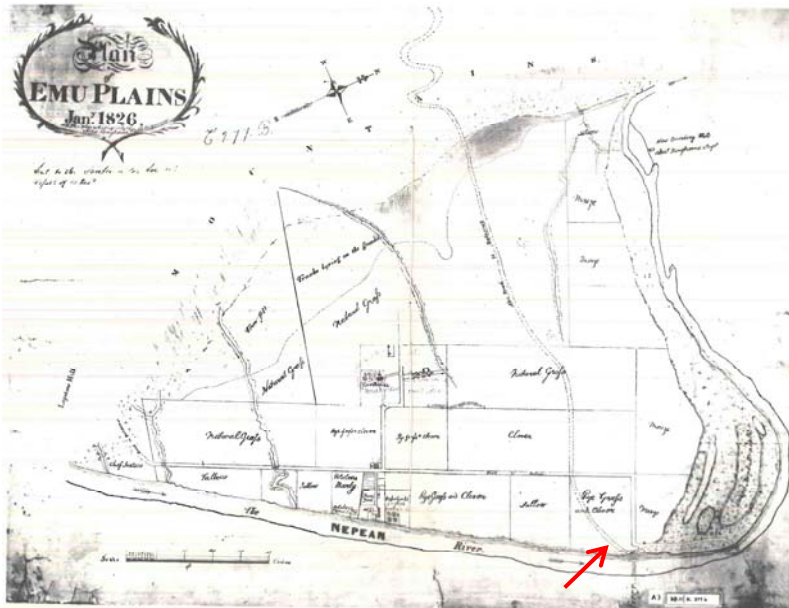


Figure 2. 2: Survey plan of Emu Plains of January 1826 showing the configuration of the Emu Plains Government Agricultural Farm and identifying the crops in the separate paddocks. The approximate location of the Police Residence at 4 Punt Road is indicated with an arrow. Source: J. Steege, 1977; p. 10

The first Superintendent of the Government Farm was Richard Fitzgerald, an ex-convict of exceptional administrative and agricultural talent. He was well respected in the colony and especially by the early governors in particular Lachlan Macquarie who called him “this excellent man”. Fitzgerald set up the farm and remained as its Superintendent until February 1822.

Commissioner Bigge, in his *Report of The Commissioner of Inquiry into the State of The Colony of New South Wales*, 1822, considered Emu Plains successful in its original purpose and was one of the best places of punishment in the colony. Macquarie thought that “Emu Plains succeeds even beyond my most sanguine hopes”.⁷

In July 1826 there were 392 bushels of wheat in the granary, 4000 bushels of wheat in stacks, 6256 bushels of maize in the stores at the farm. During the period 1827-1829 in one of the worst droughts in the colony’s history, Emu Plains was responsible for supporting many of the agricultural and penal settlements in New South Wales especially Rooty Hill, Moreton Bay and Norfolk Island.

Later Superintendents included Lieutenant Peter Murdoch (1822-1824); the Kinghorne family, father Alexander (1824-1826), followed by his son James (1826-1829); James Smith (1829); John Maxwell (1829-1831), who had been Superintendent of Government Stock at Bathurst and Wellington Valley and James Smith (1831-1832), the Superintendent of the Grose Farm and Longbottom agricultural stations. Smith was to oversee the closure of the farm under the direction of Governor Richard Bourke.⁸

Soon after the farm closed in 1832, Assistant Surveyor Henry Fancourt White surveyed the land for a town. White followed the contours of the agricultural station, laying out the village and streets along roads and paddocks created by the convict farm (refer to below for further discussion).

⁷ Stacker, L., <https://penrithhistory.com/places/emu-plains-convict-farm/>

⁸ Stacker, L., <https://penrithhistory.com/places/emu-plains-convict-farm/>



Figure 2. 3: Sketch entitled “The Emu Plains from Lapstone Hill, Oct 7/53” by William Lewin, 1853. Source: SLNSW, PXA 1987

2.3. The Reserve and Punt House at Emu Plains

The former Police Residence, 4 Punt Road, is located immediately adjacent to where the ferry originally crossed the Nepean River, fronting what was the main road from Sydney across the Blue Mountains (the Road to Bathurst). From an early date, a punt house was erected on the western bank of the river at Emu Plains either on or very close to this site.

Crossing the Nepean River

Initially, crossing the river required either a row boat for passengers and goods, or braving the Emu Ford. A government row boat, operated by William Martin, the lessee of Woodriff’s farm (located on the Penrith side of the Nepean River), was used by passengers, but any accompanying stock or vehicles still had to use the ford.⁹

The earliest found newspaper reference to the ferry appears in 1820 in a report of the drowning of Mr. James Hayes, who “in crossing the Nepean River at Emu Ford....and finding that the ferry-boat was on the opposite side of the river, he imprudently ventured in to find it, but the current proved so strong....the lad, although a good swimmer, must have been immediately drowned”.¹⁰

In 1822, Barron Field (former Supreme Court judge) in his *Journal of an Excursion Across the Blue Mountains of New South Wales*, noted:

The difficulties of the travel commence at Emu Ford over the River Nepean, a branch of the Hawkesbury. Crossing this stream, is always a work of such time and trouble, and sometimes of such difficulty and danger that the traveller should send forward his cart or baggage-horses, to overcome

⁹ Murray and White 150

¹⁰ Articles, *The Sydney Gazette and New South Wales Advertiser*, Saturday 18th March 1820, p.4

it, half a day before he rides or rows through it himself. The ferry is the property of government, who have hitherto delayed either to provide a punt themselves, or to suffer the stockholders of the colony to build one by subscription. The consequences are frequent losses of cattle in swimming and injury of sheep in boating, over....*

**Since this was written, a punt has been established by government at Emu Ferry.¹¹*



Figure 2. 4: Ferry on the Nepean near Penrith, N.S.W., August 8th, 1847 by Stanley, Charles Edward. Source: NLA, PIC Drawer 67 #R4489

In 1823, the colonial government commenced a ferry or punt service about half a mile south of Emu Ford near the present bridge.¹² A list of charges for using the Government ferry at Emu Ford was published in the *Sydney Gazette* on 8 May 1823.¹³

A report of 1826 in *The Monitor* stated that “the old Punt at the crossing-place at Emu is in such a bad state, that if a new one be not immediately begun, there will presently be no punt there at all...”.¹⁴ By December of that same year, a new Government Punt “lately built at Emu Ford, under the direction of Mr. Daniel Egan, Master Building H.M. Dockyard” was completed and launched.¹⁵

Throughout the latter half of 1831, various calls were made for a new punt on the Nepean River:

A new punt is required for the Emu Ferry; the immense number of drays, cattle, and sheep that pass over the Nepean River in this conveyance, soon wear out a boat, but in a few years, no doubt, the increase of traffic and neighbourhood will give rise to the erection of a bridge.¹⁶

¹¹ Field, B., ed. 1825; Geographical Memoirs on New South Wales by Various Hands; p. 421

¹² R Murray and K White, *Dharug & Dungaree: The History of Penrith and St Marys to 1860*, Penrith City Council & Hargreen Publishing, Melbourne, 1988, p 151

¹³ *Sydney Gazette*, 8 May 1823, p 1

¹⁴ Articles, *The Monitor*, Friday 7th July 1826, p. 8

¹⁵ Articles, *The Australian*, Wednesday 20th December 1826, p.3

¹⁶ *The Sydney Gazette*, Tuesday 15th November 1831, p. 3

Leasing of the Punt

A return of government income for the quarter to 30 September 1823 recorded that a sum of £125 for the rent of the punt at Emu Ford had been received from Major Ovens.¹⁷ Even though it was the Government ferry, it was noted on 27 November 1823 that the ferry at Emu Ford was not under government control.¹⁸

Patrick McCue was recorded as the lessee of the ferry on January 1826.¹⁹ However, McCue died soon afterwards.²⁰ On 30 July 1827 a notice reported that Joseph Greenhatch (former Superintendent of the Government Agricultural Farm) had rented the ferry.²¹

On 31st March 1832, Charles Abraham Wilson was recorded as the lessee of the ferry for 3 months for £27,²² and by 26 October 1832 a new punt was operating.²³ Wilson also ran the “Emu Ford Inn” located on the Penrith (east) bank of the Nepean River, which he opened in 1832 (see Figure 2.5).^{24,25}



Figure 2. 5: Detail from plan of Capt. Woodruffe's grant at Penrith showing the land owned by A.C. Wilson and the location of the Emu Ferry and Emu Ford Inn on the Penrith (east) side of the Nepean River. Plan drawn by Surveyor Knapp, dated 1833. Source: NLA, MAP RM 1264

It appears that Wilson held the lease over the ferry/punt throughout the 1830s. On 1 January 1833, in response to complaints about the ferry service, C. A. Wilson, of Emu Ferry, lessee of the punt defended its quality.²⁶ The ferry at Emu Plains was leased to C. A. Wilson in 1837 at £500 and again in 1838 for £160.²⁷

On 22 January 1848, the Emu Ferry was leased to Francis Peisley for £485²⁸ and for a number of years after.^{29,30}

¹⁷ *Sydney Gazette*, 24 Feb 1825, p 1

¹⁸ *Sydney Gazette*, 27 Nov 1823, p 1

¹⁹ *The Gleaner*, 7 July 1827, p 1

²⁰ *Monitor*, 5 July 1827, p 8

²¹ *Monitor*, 30 July 1827, p 2

²² *Sydney Gazette*, Saturday 31 March 1832, p.3

²³ *Australian*, 26 Oct 1832, p 3

²⁴ Advertising, *The Sydney Monitor*, Saturday 9th June 1832, p. 3

²⁵ The Emu Ford Inn was constructed in c1827, originally known as the Emu Ferry Inn or Wilson's Hotel, then as the Sign of the Pineapple Inn. <https://penrithhistory.com/industries/history-of-hotels-in-the-penrith-district/>

²⁶ *Sydney Monitor*, 5 Jan 1833, p 2

²⁷ *Sydney Gazette*, 23 Dec 1837, p 2

²⁸ *SMH*, 22 January 1848, p. 2

²⁹ *SMH*, 10 Jan 1850, p 2

The Punt House

The status of the Punt House before 1828 is unclear, despite buildings being shown on early maps. The 1828 *Blue Book* that listed official government expenditure recorded the erection of a ‘Ferry House Emu’ at the cost of £160.³¹ A Statement of Expenditure by the Government for 1828 included expenditure by the Department of Public Works of £239 for “Erecting a Ferry House at Emu Ford”.³² In an attempt to locate any paperwork regarding this construction, correspondence received by the Colonial Secretary from 1827 to 1829 was checked.³³ No files regarding this construction were found.

However, a plan of lands at Bathurst and the Blue Mountains including Emu Plains dated 1823 showed the “Punt House” (see Figure 2.6).³⁴



Figure 2. 6: Detail from survey dated as 1823 showed the Punt House and ferry crossing (circled). Source: B.363, Crown Plan

On 22 January 1824, John Mills, lessee of the ferry boat at Emu Plains requested the rent of “a piece of Ground that is fenced in at the back of the Ferry Hut for the accommodation of stock that pass the Emu Road” offering one Spanish dollar per acre with the lease expiring on 1 January 1825. An official memo at the bottom of his request recorded: “The said piece of Ground I understand will lay uncultivated this year – much inconvenience is felt here for want of a small Boat”.³⁵

The rent of “the paddock in rere [sic] of your present residence” for one Spanish dollar per acre as requested was officially approved on the condition that Mills did not cultivate the land.³⁶ The following year, on 10 January 1825, John Mills, Penrith, tendered a sum of one dollar per acre to rent “the paddock at the back of the ferry Hut at Emu”.³⁷ The paddock was rented to him as requested on 16 February 1825.³⁸

³⁰ SMH, 13 March 1851, p 2

³¹ Colonial Secretary, Returns of the Colony (Blue Books), 1828, SANSW 2/867, p 68

³² Sydney Gazette, 8 Sept 1829, p 3

³³ NRS 905, Colonial Secretary, Correspondence, SANSW 1827 4/1960.1; 1828 4/2010.1; 1829 4/2060.1

³⁴ B.363, Crown Plan; also SA Map 1309

³⁵ CSIL 1824 SANSW 4/1778, p 52-52a

³⁶ 19 Feb 1824, CSOL 1824 SANSW 4/3510, p 361

³⁷ CSIL 1825 SANSW 4/1785, p 31a

³⁸ CSOL 1825, SANSW 4/3513, p 440

Another survey of Emu Plains dated January 1826 was recorded in pencil showing the configuration of the Government Agricultural Farm (see Figure 2.2 above) and noting “the property of Alex Kinghorne Civil Engineer” (a new grinding mill to the north of the ferry crossing). It showed a building on the northern side of the road leading to the ferry. Joan Steege has suggested this plan may show an original alignment of the road (Punt Road);³⁹ however, since the plan does not appear to be an accurate survey, it may be stylised in this part.⁴⁰



Figure 2. 7: Detail from survey plan of Emu Plains of January 1826 showing a building on the north side of the road leading from the ferry (circled in red). The plan also shows the collection of buildings associated with the Government Agricultural Farm. Source: E.277b, Crown Plan

A plan of lines of road by Assistant Surveyor Francis Townsend Rusden dated 29 July 1831 showed an unnamed building south of the road from the ferry, presumably the punt house.⁴¹

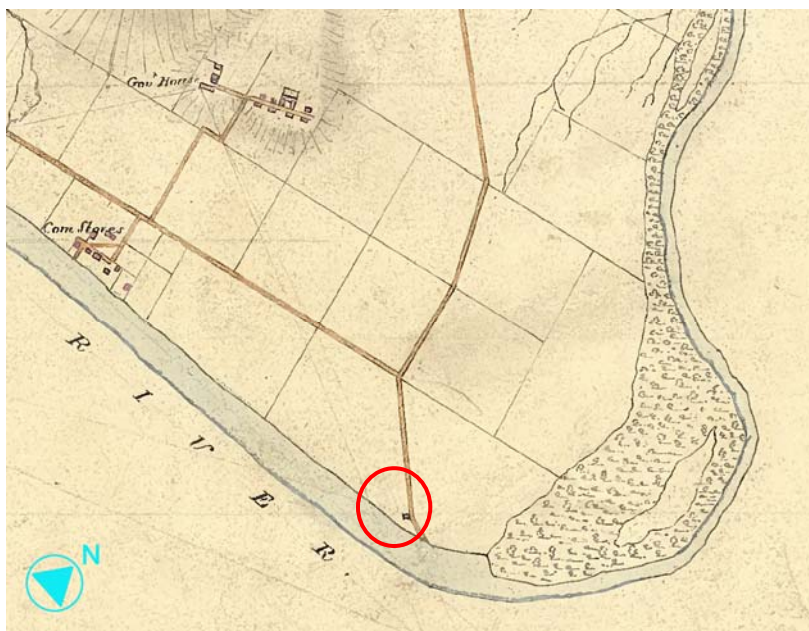


Figure 2. 8: Rusden's plan of roads dated 29 July 1831 showed a building in the location of the Punt House (circled in red). Source: E.964, Crown Plan

Assistant Surveyor Henry F. White's plan of the town of Emu Plains dated 20 May 1832, showed the old and new lines of road proposed by Surveyor General Thomas L. Mitchell. The punt house was shown on the opposite [south] side of the road (in the approximate location of the existing Police

³⁹ J Steege, *Emu Plains*, Nepean District Historical Society, Penrith, 1974, p 4

⁴⁰ E.277b, Crown Plan; also SA Map 2661

⁴¹ E.964, Crown Plan; also SA Map 2669; See also E.1.964, Crown Plan; Also SA Map 2670 for another version

Residence building).⁴² Again, Joan Steege noted that the road alignment (Punt Road) had been altered between 1826 and 1832 and believed that the punt house was the guardhouse or provision depot originally constructed by Cox.⁴³ It is noted that there were a number of alterations to the alignment of the road from the Emu Plains ferry across the Mountains.



Figure 2. 9: Surveyor H F White's plan of the Town of Emu Plains old and new lines of road proposed by Surveyor General Thomas L Mitchell. Source: E.744, Crown Plan



Figure 2. 10: Detail from Surveyor H F White's plan of the Town of Emu Plains dated 20 May 1832 showing the Punt House (indicated with an arrow) and ferry crossing. Source: E.744, Crown Plan

On 2 June 1832, Surveyor General T. L. Mitchell reported on the proposed town site of Emu, referring to White's map of 20 May 1832 (see Figure 2.9 above).⁴⁴ Assistant Surveyor John Abbott inspected the wharf and landing place at Emu and reported to Major Mitchell on 16 November 1832. He did not provide any details of the Punt House.⁴⁵

Conrad Martens sketched 'Emu Ferry' looking west on 15 May 1835. The Punt House is visible on the western bank.⁴⁶

⁴² E.744, Crown Plan; See also SA Map 2666

⁴³ Steege, *Emu Plains*, p 4

⁴⁴ NRS 905, Colonial Secretary, Correspondence, SANSW 4/2519.4

⁴⁵ NRS 13889, Surveyor General, Surveyors Fieldbook 373, J Abbot, SANSW 2/499, p [1]

⁴⁶ Conrad Martens, 'Emu Ferry' 15 May 1835, DL PX 24, p 3

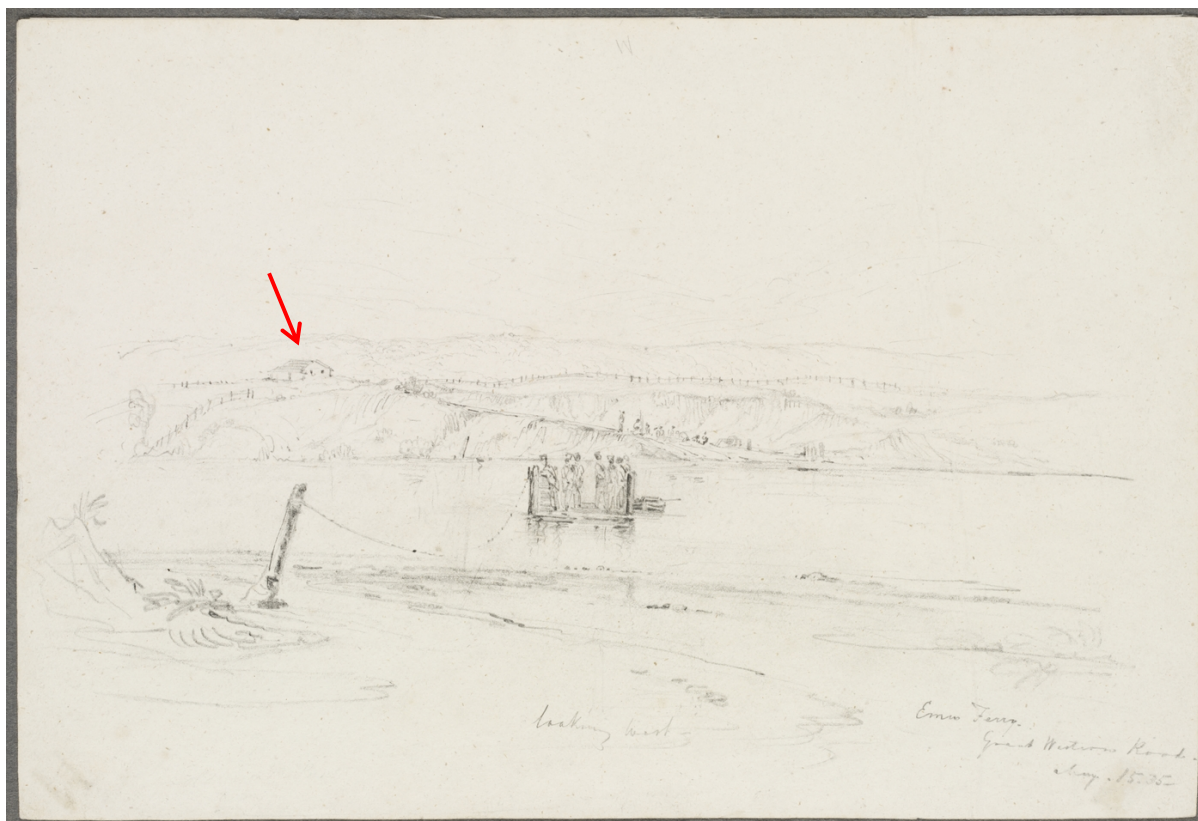


Figure 2. 11: Conrad Martens sketch of Emu Ferry looking west showing the Punt House (indicated with an arrow). Source: Conrad Martens, 'Emu Ferry' 15 May 1835, SLNSW, DL PX 24, p 3

Thomas Willis, of Emu Ferry, the then lessee, complained on 9 October 1844 that travellers were evading the fees by crossing the river at other points. Assistant Surveyor John James Galloway reported on the matter on 14 March 1845 enclosing a sketch of crossing places over the Nepean River. It showed the punt leading to the study site and the surrounding land as 'Crown Land'. The punt house was shown but not labelled.⁴⁷

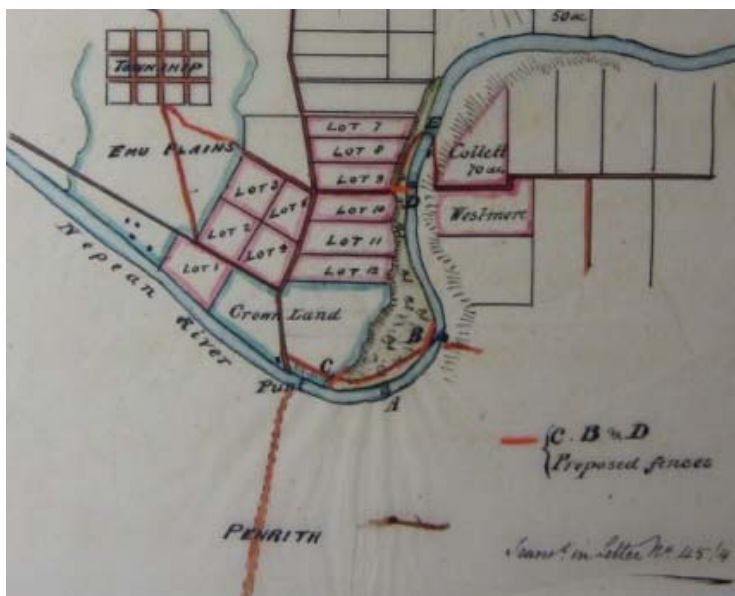


Figure 2. 12: Detail from Galloway's sketch showing illegal crossing places over the Nepean River. An unlabelled building is shown on the site of the Punt House. Source: NRS 905, SANSW 4/2709, At CS45/2639

⁴⁷ NRS 905, Colonial Secretary, Correspondence, SANSW 4/2709, At CS45/2639

When Assistant Surveyor Frederick D'Arcy sent in a plan of 8 allotments at Emu Plains applied for purchase by W. Russell on 18 February 1854, the 'Punt House' was shown near the site of the later police residence.⁴⁸

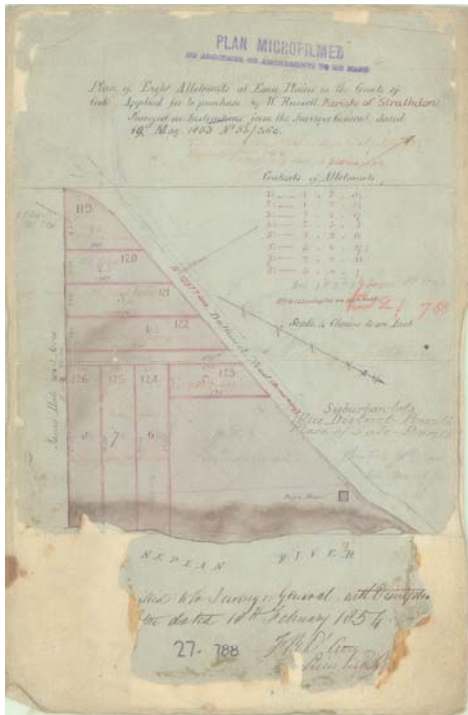


Figure 2.13: LS Frederick D'Arcy's subdivision survey of 18 lots showing the Punt House.
Source: E.27.788, Crown Plan



Figure 2.14: Detail of D'Arcy's subdivision survey showing the Punt House overlaid with current cadastral information. The allotment that today contains the former Police Residence, 4 Punt Road is indicated and shows the Punt House located on the same allotment. This location is approximate only. Source: E.27.788, Crown Plan

White's map of 1832 (see Figure 2.8 above) was copied and used as the basis for the charting map in the Lands Department until it was superseded by the map of the Town of Emu on 3 November 1882 and the parish map of the Parish of Strathdon on 18 February 1892. Later changes were superimposed over the original 1832 map and the Punt House was also shown on that map.⁴⁹



Figure 2.15: Detail from copy of White's survey used as a charting map with later additions, showed the Punt House (circled in red). Source: E.744a, Crown Plan

⁴⁸ E.27.788, Crown Plan

⁴⁹ E.744a, Crown Plan; See also SA Map 2667



Figure 2. 16: *Crossing the Nepean River beyond Penrith, 30 miles from Sydney* by G.F. Angas dated 1852. The Punt House (indicated with an arrow) is visible behind vegetation on the right hand side of the image. Source: PIC Solander Box A13 #R6397

Bridge over the Nepean River

The ford and ferry crossing over the Nepean River were never satisfactory long-term solutions and the punt was constantly in need of repair or replacement. A major private initiative to resolve the ongoing problems of transporting stock over the river was the construction of a bridge across the river by a private company, the Penrith Nepean Bridge Company, with a number of prominent local notables involved as shareholders. It provided significant competition to the punt, which quickly lost its value for the lessee.

The Penrith Nepean Bridge was completed on 18 February 1854 but was not opened until 1 January 1856. There were proposals to keep some of the punts functional in case the bridge was no longer traffickable.⁵⁰ The precaution was wise since the bridge was swept away in a flood less than a year and half later.⁵¹

Two years later the same company began construction of a second bridge. To save money, surviving elements of the first bridge were re-used. Unsurprisingly, this one was also washed away within the year. Only the piers survived, until themselves washed away in a flood in the mid-20th century.⁵²

⁵⁰ LdsPW56/383, Lands and Public Works, Correspondence, SANSW 5/3563

⁵¹ Stacker, 2000; p. 16

⁵² Stacker, 2000; p. 18



Figure 2. 17: On the Nepean at Penrith by H. Grant Lloyd, dated January 1858. The painting shows (assumed) the second bridge under construction across the Nepean River, with punt crossing over. The Punt House is visible to the right of frame (indicated with an arrow). Source: SLNS, DL PX 42 | DL PX 43

The reserve around the Punt House had originally been set aside as a camping area for bullock teams. Complaints were made in May 1857 that the lessee of the punt, Francis James Peisley, was using the reserve for his ‘private advantage’. It was decided officially to lay out that land for sale leaving about an acre for the Punt cottage. Licensed Surveyor Charles Whitaker was instructed to undertake that survey on 23 June 1857 to a suggested design. When Whitaker sent in his plan on 30 December 1858, he reported that he had altered the suggested design due to the ‘inequality of the land’.⁵³

Licensed Surveyor Charles Sheppard Whitaker’s plan showed 25 Allotments (altered on the heading to “Parish Portions”) “near the Bridge at the Emu Plains” – altered to read “over the Nepean River at Penrith”. The land was sold at Penrith on 11 May 1858. A total of 24 lots out of 25 offered were sold. The site of the later police residence was occupied by the “Punt House” and a small building labelled “office”. The lines of fences were also shown. The Penrith Bridge Company’s bridge was also shown leading to what is today Punt Road but labelled as “To the Bridge”, whilst the current alignment of the Great Western Highway is labelled as “To the Punt”.⁵⁴

⁵³ NRS 13751, Surveyor General, Letters, SG58/7860, SANSW 5/5538

⁵⁴ E.30.788, Crown Plan

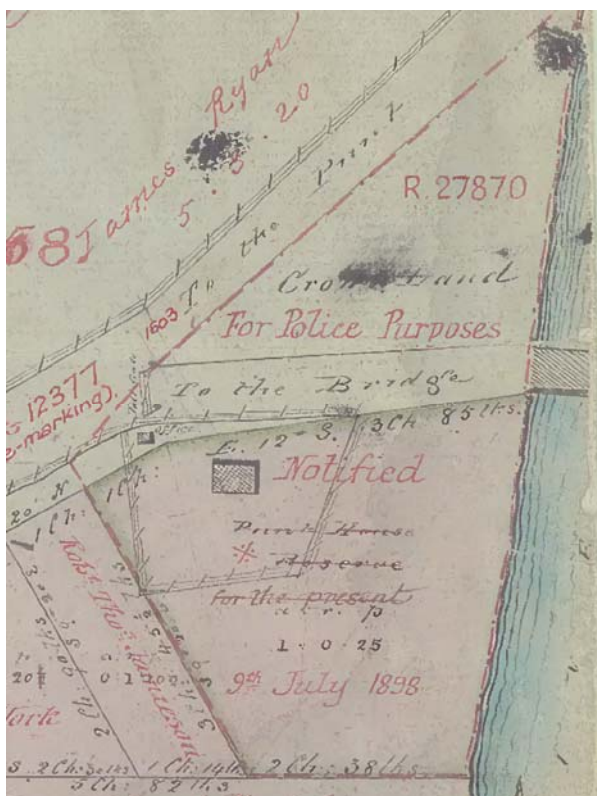


Figure 2. 18: Detail of Whitaker's subdivision survey around the Punt House showing location of fences and smaller building noted as "office" and adjacent "toll gate". The Punt House allotment is noted as "Punt House Reserve for the present" and has been crossed out when converted to land reserved for police purposes in 1898. Source: E.30.788, Crown Plan

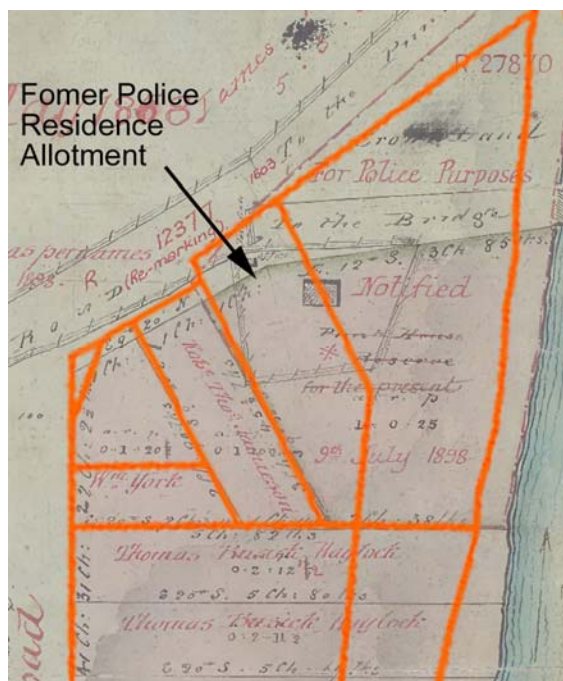


Figure 2. 19: Detail of Whitaker's subdivision survey overlaid with current cadastral information. The allotment that today contains the former Police Residence, 4 Punt Road is indicated and shows the Punt House located partially on the same allotment. This location is approximate only. Source: E.30.788, Crown Plan

An action was heard in the Supreme Court on 11 October 1858 in the case of the Nepean Bridge Co. versus Peisley (the lessee of the punt). It was an action to recover possession of the Punt House at Emu Ferry. The House was described as "some twenty or thirty yards of the bridge, on that side of the river opposite Penrith, - in the county of Cook. It was not, however, within the limits of the grant made to this company, under their act of incorporation. The house was an old one, having, been standing there some thirty years, and for more than a third of that time it had been in the occupation of the defendant, who was the ferryman there."⁵⁵

The Company had leased the cottage from the government and continued to occupy it after their bridge was swept away in July 1857. The defendant's [Peisley's] case relied on his long occupation of the cottage and the loose way in which the Government had leased it to the Company. The jury found for the defendant [Peisley].⁵⁶ However, Francis James Peisley did not enjoy his cottage for much longer as he died on 22 August 1859.⁵⁷

A photograph of the second Nepean Bridge dated about 1858-60 showed the Punt House on Emu Plains.⁵⁸

⁵⁵ SMH, 12 Oct 1858, p 5

⁵⁶ SMH, 12 Oct 1858, p 5

⁵⁷ SMH, 23 Aug 1859, p 1

⁵⁸ William Hetzer, Nepean Bridge, 1858-60, Powerhouse Museum P3145-9

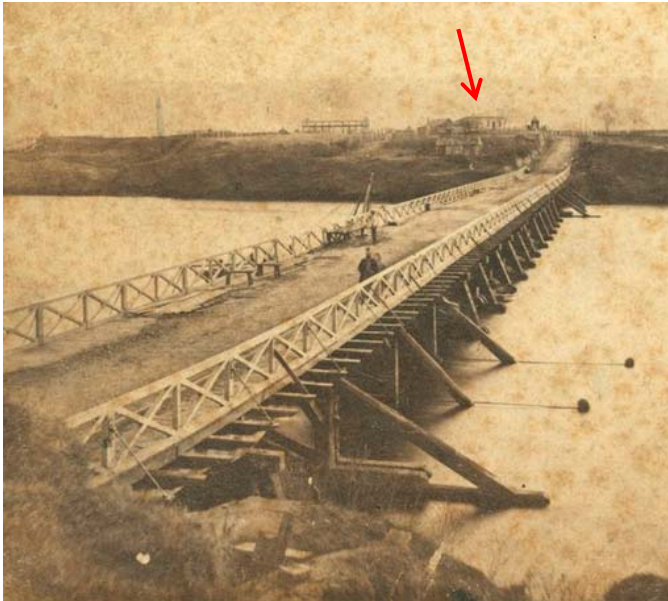


Figure 2. 20: William Hetzer's photograph of the Nepean Bridge showed the Punt House in the background (indicated with an arrow). Source: William Hetzer, Nepean Bridge, 1858-60, Powerhouse Museum P3145-9

The second Penrith Nepean Bridge was destroyed by floods in May 1860,⁵⁹ and the Government of the day supplied two punts to convey people and goods across the river. In 1860, Mr Ryan of Penrith was engaged by the government to run the punts.⁶⁰ However, the punts were irreparably damaged by a flood in 1867 and were not replaced.⁶¹



Figure 2. 21: Painting of the Penrith Punt dated c1869 by S. Elyard showing a punt crossing the river. Source: SLNSW DG D 22

The loss of the punts coincided with a period in which the Great Western Railway was in the advanced planning stages, including plans for the construction of a bridge over the Nepean River to link Penrith with Bathurst in the west. It was decided that the required bridge would carry both a railway line and a single lane of road over the river, as a temporary solution.

Victoria Bridge was designed by the Engineer-in-Chief of Railways in NSW, John Whitton and checked in Britain by his brother-in-law, railway engineer John Fowler. Victoria Bridge was designed to carry two railway tracks as it was intended that the road on the bridge be only a temporary

⁵⁹ Stacker, *Penrith*, p 65

⁶⁰ Advertising, SMH, 23 August 1860, p. 6

⁶¹ NSW Heritage Office, "Victoria Bridge" State heritage inventory SHR No. 01950, database no. 5060797

arrangement. The flood of 1860 that had carried off the previous bridge influenced Whitton to raise the bridge deck by two metres (six feet) after witnessing the power of high flood waters.

High floodwaters struck again soon after the bridge was opened in 1867, when the highest flood recorded until that time damaged the western timber approaches and washed away a portion of the spans and riverbank. The bridge was in operation as a rail bridge during the repair works and was re-opened to road traffic in 1869.



Figure 2. 22: 1906 photograph of the Victoria Bridge and the rail bridging under construction. Source: Penrith City Council, 608

Following the increase in rail traffic on the Great Western Railway and the increase in the weight of locomotive engines, options were considered for the duplication of the railway line and of the Victoria Bridge. The possibility of using Victoria Bridge to carry two rail lines was considered. It was however decided that the construction of a second bridge alongside the Victoria Bridge would be more appropriate and construction on a steel truss bridge was undertaken. The piers of the new bridge lined up with Victoria Bridge's existing piers in an attempt to minimise stresses on the structures during high river flows. In 1907 the railway bridge that now stands alongside Victoria Bridge was completed and the Victoria Bridge was converted to carry two lanes of traffic and a footway.⁶²

2.4. The Police Reserve 1860 to 1907

When Surveyor Charles Robert Scrivener reported on the former Punt House Reserve in May 1898, he noted that the Police Department had occupied the Punt House and reserve for over twenty-five years. If that was the case, it suggests that by 1870, the police were using the Punt House and the reserve.⁶³ No other information has emerged about the use of this site between about 1867 (when the use of the punts finished) and 1898.

Surveyor Charles Robert Scrivener reported on the Reserve for the Punt and residence for Punt-man on 19 May 1898. He had received instructions dated 25 April 1898 to carry out this task. His sketch plan was based on Charles Whitaker's plan of December 1857 (see Figure 2.16).

The site had originally been used for the punt and the approach to the first two bridges across the Nepean River "but for many years they have been occupied for Police purposes; some time since the Police quarters were located on the Punt House Reserve, but the building becoming dilapidated was pulled down, & since that time a building adjoining the reserve has been rented for the purpose, and the Reserve together with the old bridge road and some Crown Lands to the North East have been enclosed by the Police Department and used as a paddock for the horses of the officer located there".⁶⁴

⁶² NSW Heritage Office, "Victoria Bridge" State heritage inventory SHR No. 01950, database no. 5060797

⁶³ NRS 8258, Miscellaneous Branch, Correspondence, Ms98/3679, SANSW 20/7609

⁶⁴ NRS 8258, Miscellaneous Branch, Correspondence, Ms98/3679, SANSW 20/7609

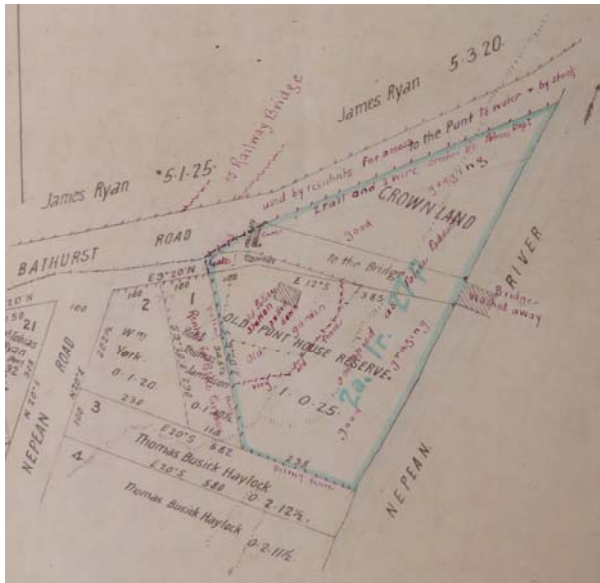


Figure 2. 23: Detail of Surveyor C R Scrivener's sketch of the state of the Reserve in May 1898. Source: NRS 8258, Miscellaneous Branch, Correspondence, Ms98/3679, SANSW 20/7609

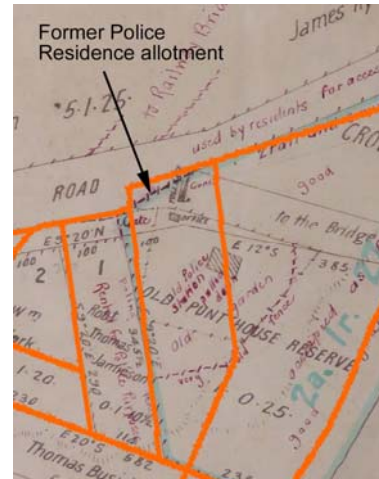


Figure 2. 24: Detail of Scrivener's sketch overlaid with current cadastral information. The allotment that today contains the former Police Residence, 4 Punt Road is indicated and shows the Punt House located partially on the same allotment, as well as the office and toll gate. These locations are approximate only. Source: NRS 8258, Miscellaneous Branch, Correspondence, Ms98/3679, SANSW 20/7609

The Punt House was marked as 'old Police Station pulled down'. Lot 1 to the west was shown as 'Rented for Police Purposes'.⁶⁵ Between the police land and James Ryan's 5 acres 3 roods and 20 perches a lane had been left that provided access to the former Punt crossing [now Punt Road]. Residents used it as access to water for stock and for access to the river.

The only improvements on the land were the boundary fences as shown in his sketch and 'a very old fence enclosing a few fruit and ornamental trees'. The survey also indicated that the toll gate had been removed, although the office building was still standing. Scrivener recommended that, if the land was no longer required 'it could be disposed of advantageously or retained as a small ornamental park'.



Figure 2. 25: 1890s photograph of the Nepean River. The Punt House is seen far right of frame (indicated with an arrow). Source: Penrith City Council, 1662

⁶⁵ NRS 8258, Miscellaneous Branch, Correspondence, Ms98/3679, SANSW 20/7609

Police Reserve

Subsequently, on 9 July 1898, a Reserve for Police Purposes No 27870 County Cook Parish Strathdon was gazetted. It had an area of 2 acres 1 rood 27 perches. It began on the left bank of the Nepean River at the north-east corner of T. B. Haylock's 2 roods 12½ perches, portion 3 running to the east boundary of R. T. Jamieson's 1 rood 10 ½ perches, portion 1, then by the Bathurst Road and the road forming the south east boundary of James Ryan's 5 acres 3 roods 20 perches, to the Nepean River. The relevant plan was noted as E.30.788 (See Figure 2.16).⁶⁶

From 1898, various policemen were stationed at Emu Plains. Prior to this time, no records have been found confirming whether or not the Punt House was either resided in or used by the police; however, it is known that a Police Pound was established at Emu Plains in 1865 and this may have been located in the paddocks adjacent to the Punt House.⁶⁷

Emu Plains Police are first mentioned in the *NSW Police Gazette* in 1887, when Senior Constable Jones arrested J. A. McIntyre for disobeying a Magisterial order for the support of his illegitimate child.⁶⁸ In 1888, Constable Bressington is recorded as being from the Emu Plains Police.⁶⁹

2.5. Police Residence 30 Great Western Highway

On 28 July 1858 a grant of 1 rood 20 perches, Parish Strathdon, County Cook, 'near the bridge over the Nepean river' suburban portion number 2 was issued to William York, of Penrith for £3 (see Figure 2.23). It was described as beginning on the south side of a road at the northern corner of lot 3 and was bounded on the north-west by a road 2 chains 2½ links, on the north by the Bathurst road 1 chain, on the east by the western boundary of lot 1 2 chains 90 links, and on the south by lot 3, 2 chains 30 links.⁷⁰

William York of Penrith conveyed the lot to James Tobias Ryan MLA of Emu Plains (owner of Emu Hall), gentleman and auctioneer for £40 on 24 February 1859.⁷¹ In 1862, Ryan mortgaged numerous parcels of land to the Savings Bank of New South Wales for £3,000 including lot 2. It is notable that the property description of lot 2 specified that the land was included "Together with the four roomed cottage thereon erected and built".⁷² In other words, a cottage had been built by Ryan between 1859 and 1862.

The mortgage was discharged on 15 November 1875.⁷³ On 22 January 1878, James Ryan conveyed lot 2 to George Laing of Emu Plains, drover for £200. There was no mention of a cottage in the deed but the relatively high sale price implied a building on the land.⁷⁴ When George Laing of Emu Plains, drover and his wife Mary Elizabeth conveyed Lot 2 to John Brown, of Emu Hall, Emu Plains gentleman on 14 February 1884, the price was £450. It also included Suburban Portion Lot 1 adjacent.⁷⁵

⁶⁶ NSWGG, 9 July 1898, p 5161

⁶⁷ *NSW Police Gazette*, 5 July 1865 (Issue No. 27), p. 245

⁶⁸ *NSW Police Gazette*, 16 Feb 1887 (Issue No. 7), p. 56

⁶⁹ *NSW Police Gazette*, 25 July 1888 (Issue No. 30), p. 232

⁷⁰ Grants, volume 143 No 1320

⁷¹ OSD, No 43 Book 60

⁷² OSD, No 708 Book 79

⁷³ OSD, No 918 Book 154

⁷⁴ OSD, No 533 Book 176

⁷⁵ OSD, No 42 Book 285

John Brown signed his will on 11 October 1887. He died on 21 August 1888. John Brown's death duties file listed amongst the rents due to him the rent of a 'Small cottage, opposite Emu Hall' occupied by Bressington let at £5 per quarter. The property description had a pencilled note 'Small house occupied by Bressington'. Lots 1 and 2 were valued at £175.⁷⁶ William Bressington was the police constable at Emu Plains. Prior to Bressington's occupation of the cottage at 30 Great Western Highway, no other records have been found indicating who lived there.

William Bressington's Residence

On 20 July 1891, Thomas Brisbane Brown of Cannonbar, grazier, William Smith Deane, of Sydney solicitor and William Clark, of Sydney, stock and station agent, the executors of the will of John Brown, Emu Plains, esquire, deceased conveyed Lots 1 and 2 to William Bressington of Emu Plains, police constable for £320. There was no mention of the cottage on the deed.⁷⁷ Bressington mortgaged both to Thomas Brisbane Brown of Cannonbar, grazier, William Smith Deane of Sydney solicitor and William Clark of Sydney, stock and station agent) for £220 at 6% the same day.⁷⁸

William Bressington had been born at Corfu, Wales about 1836. As a non-commissioned officer in the 11th Devonshire Regiment he was stationed at Victoria Barracks, Sydney. After the regiment returned to Britain, he resigned and returned to the colony and joined the NSW police force serving on the Bathurst gold escort. He was involved in chasing bushrangers such as Ben Hall and Gardiner. After service as the first police sergeant in the Bourke district he was stationed at Government House, followed by brief periods at Parramatta, Liverpool and Windsor. He was stationed at Emu Plains for about 25 years. He resigned from the police in April 1889. He died at his home, Devon, Ethel Street, Carlton on 13 September 1913.⁷⁹

Previously, at the Penrith Police Court on 21 February 1888 Bressington sued Claus Horstmann (who was at this time occupying lot 1, between Bressington's cottage and the Punt House, see Figure 2.23) for threatening him on 13 February. Bressington stated he had been in the police for 38 years. The dispute related to the erection of a fence. The paddock had been used for police horses. The fence was 30 or 40 yards from Bressington's house according to evidence presented to the Court.⁸⁰ The paddock probably included the land around the former Punt House.

William Bressington of Emu Plains, police constable conveyed his equity in the property to Amelia Margaret Nash, wife of George Nash of Emu Hall, Emu Plains for £60 on 25 April 1898.⁸¹ The mortgage remained outstanding and was not re-paid for some years.

Amelia Margaret Nash, owner of the land and cottage died on 9 February 1902 intestate.⁸² The mortgage was discharged on 31 May 1902.⁸³ Her widower, George Nash of Penrith, merchant as the administrator of the estate of Amelia Margaret Nash deceased, conveyed Lots 1 and 2 to Clarence Thomas Brown Glasscock of Penrith, freeholder on 11 February 1903 for £310.⁸⁴

⁷⁶ NRS 13340, Stamp Duties Office, Deceased Estate File, Z 16002, SANSW 20/7071

⁷⁷ OSD, No 343 Book 483

⁷⁸ OSD, No 344 Book 483

⁷⁹ *Nepean Times*, 20 Sept 1913, p 3; *St George Call*, 20 Sept 1913, p 6

⁸⁰ *Nepean Times*, 25 Feb 1888, p 2

⁸¹ OSD, No 926 Book 728

⁸² OSD, No 553 Book 729

⁸³ OSD, No 927 Book 728

⁸⁴ OSD, No 553 Book 729

Until he moved into the newly built police residence in 1908 (refer below for details), Sergeant Samuel McLean is reputed to have lived in this cottage.⁸⁵

Given that Bressington and McLean both appeared to have resided at the cottage and they were both police constables, it is assumed that from c1884 to c1908, the property at 30 Great Western Highway was in use as both a residence and a police station; although documentary evidence of the official use of the property as a police station has not been uncovered at this time.

On 13 February 1911, Clarence Thomas Brown Glasscock, petty officer in His Majesty's Navy conveyed Lots 1 and 2 to Claus Horstmann, Emu Plains, freeholder for £165.⁸⁶

On 1 March 1915, Licensed Surveyor William A. Chadwick sent in a plan of survey of part of the Great Western Road and Russell Street. It showed the footprint of the building owned by Claus Horstmann.⁸⁷

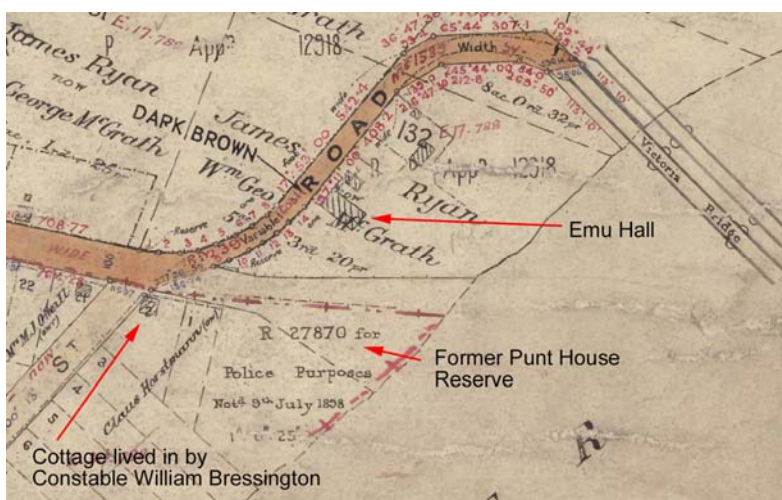
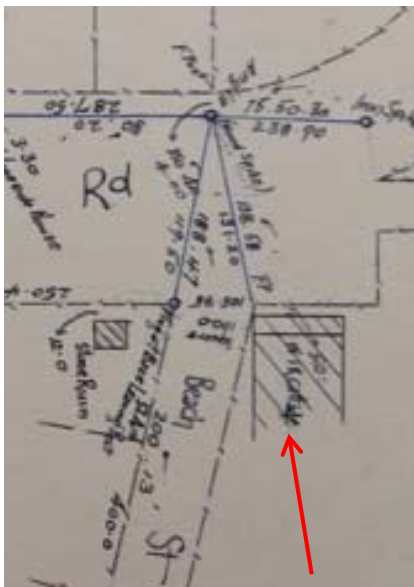


Figure 2. 26: Chadwick's survey of 1915 showed the cottage on the site. Source: R.12377.1603, Crown Plan



Licensed Surveyor William A. Chadwick's field book dated January 1915 showed the footprint of the cottage in better detail.⁸⁸

Figure 2. 27: Detail of W. A. Chadwick's Fieldbook of January 1915 provided more precise detail of the cottage (indicated with an arrow). Note the early name of River Road was Beach Street. Source: NRS 13889, Surveyor General, Surveyors Fieldbook, No 9359A, SANSW, p 6

⁸⁵ Letter from Paula Diamond, Terrey Hills, Oct 2019

⁸⁶ OSD, No 479 Book 929

⁸⁷ R.12377.1603, Crown Plan

⁸⁸ NRS 13889, Surveyor General, Surveyors Fieldbook, No 9359A, SANSW, p 6

Henry Barkworth Horstmann of Emu Plains, labourer conveyed Lots 1 and 2 to Henry Albert Wilkinson of Penrith, labourer, for £200 on 9 May 1919.⁸⁹

A valuation of Corner lots 1 & 2 by the Valuer General on 1 August 1927 described the land as measuring 2 roods 30½ perches, the Unimproved Capital Value was £75, and the Improved Capital Value was £390. The owner was Henry Albert Wilkinson, labourer of Emu Plains.

On 3 June 1930, the area of 2 acres 22 perches was altered to 1 acre 25 perches.

There were various later changes to the value of the property. The last was on 20 July 1951, which gave an Unimproved Capital Value of £270 and Improved Capital Value of £350. Improvements were described as 'WB Ctge and Shed Fencing Garden etc.' Additional information added was 'Det Kit WB dining room & rough GI washhouse'.⁹⁰

By his will of 25 April 1961, Henry Albert Wilkinson of Emu Plains, labourer appointed Jack Henry Wilkinson of Emu Plains, railway employee and Amy Elizabeth Jackson of Cambridge Park, married woman as his executors and trustees.⁹¹ Henry Albert Wilkinson died the next day on 26 April 1961. The property was formally devised to Jack Henry Wilkinson of Emu Plains, railway employee and Amy Elizabeth Jackson of Cambridge Park, married woman as executors and trustees on 4 December 1962.⁹²

A valuation by the Valuer-General of Cor lot 2 on 16 November 1965 recorded it as measuring 1 rood 20 perches. The owner was Jack Henry Wilkinson of Emu Plains. The Unimproved Capital Value was £1700 and the Improved Capital Value was £1800. Improvements were recorded simply as 'Ctge & Det Kitchen'.⁹³

In 1981, the Nepean District Historical Archaeological Group produced a report on the "Old and New Police Stations" at Emu Plains.⁹⁴ The property at the time was described in the report as:

Buildings on the property include a five-room slab cottage covered with weatherboard, fronting on to the Highway. Directly behind it (to the south) is a single-room brick structure to which was later added a kitchen area on the south side. A galvanised iron bathroom and laundry added to the south side of the kitchen in the 1930's completes the description of the major structures.

*Outlying structures known to have existed but which were demolished during the partition of the property in the 1960's include a stable, a shed for the dray and one for the chaff cutter.*⁹⁵

By 1981, the land was owned by the Department of Urban Affairs and Planning (now Department of Primary Industries), and shortly thereafter Penrith Council was granted care, control and management of the property.⁹⁶ The land was zoned and purchased by the Department of Planning as Regional Open Space, intended for use by the general public.

⁸⁹ OSD, No 287 Book 1153

⁹⁰ NRS 14465, Valuer General, Valuation Roll, Blue Mountains, SANSW 3/14726, No 4834

⁹¹ Recited in OSD, No 407 Book 2656

⁹² OSD, No 407 Book 2656

⁹³ NRS 14465, Valuer General, Valuation Roll, Penrith, SANSW 3/10597, No 7650

⁹⁴ Nepean District Historical Archaeological Group, 1981; *Emu Plains: Old and New Police Stations*, p. 2

⁹⁵ Ibid.

⁹⁶ Minutes of Ordinary Meeting of Penrith City Council, 18 Nov 1996, p 6

In 1981, the Heritage Council of New South Wales commented that restoration might not be economically feasible and questioned the need to retain and restore the building.⁹⁷

By 1994 the building was vacant, surrounded by chain wire fencing and had suffered from the combined effects of little maintenance, insect damage, water damage, subsidence and vandalism. It was reported to be in a dilapidated condition.⁹⁸

The cottage at 30 Great Western Highway was destroyed by fire on 26 August 1996. Otto Cselhalmi & Partners Conservation Architect undertook a survey of the remains of the property and based on the report recommendations, the ruins were recorded and removed.⁹⁹

Casey and Lowe Associates archaeologists also inspected the site and recommended that the house site and its surroundings should be impacted as little as possible during any demolition, the brick walls and chimneys, if demolished, should be removed down to ground level only and footings left intact; and the underfloor areas should be disturbed as little as possible and floor joists should not be removed by be covered by whatever is used to level the site. This work was undertaken by Penrith Council and a memorial erected on the site.¹⁰⁰ Sandstock bricks from the site were stored at the Arms of Australia Inn plus a water tank and other material.¹⁰¹



Figure 2. 28: Undated (1970s?) photograph of the former cottage located on Lot 2 (30 Great Western Highway) where Constable Bressington resided. Source: Penrith City Council, 003124



Figure 2. 29: Undated (1980s) photograph of the former cottage at 30 Great Western Highway. Source: Penrith City Council



Figure 2. 30: Undated (1980s) photograph of the former cottage at 30 Great Western Highway. Source: Penrith City Council

⁹⁷ Minutes of Ordinary Meeting of Penrith City Council, 7th November 1994, p. 7

⁹⁸ Ibid.

⁹⁹ Otto Cselhalmi & Partners, 1996; *Old Emu Plains Police Station: Report on the Effects of Fire on the Surviving Fabric*, p. 11

¹⁰⁰ Minutes of Ordinary Meeting of Penrith City Council, 18 Nov 1996, p 6

¹⁰¹ Minutes of Ordinary Meeting of Penrith City Council, 18 Nov 1996, p 6

2.6. Emu Plains Police Station and Residence

On 23 November 1907, Member of the Legislative Assembly Brinsley Hall informed the people of Emu Plains that a sum of £670 was on the estimates to build a police station.¹⁰² Tenders were called for the erection of a new police station at Emu Plains on 22 January 1908. Completed tenders were due on 28 January 1908.¹⁰³ The successful tenderer announced on 12 February 1908 was J. J. Giles, of St Marys.¹⁰⁴ The contractor had commenced work by 29 February 1908 and the contract was due to be completed in 14 weeks.¹⁰⁵

The original plan for the building was prepared in 1907 by the Government Architect Walter Liberty Vernon and Assistant Architect E. L. Drew (see Figure 2.31).

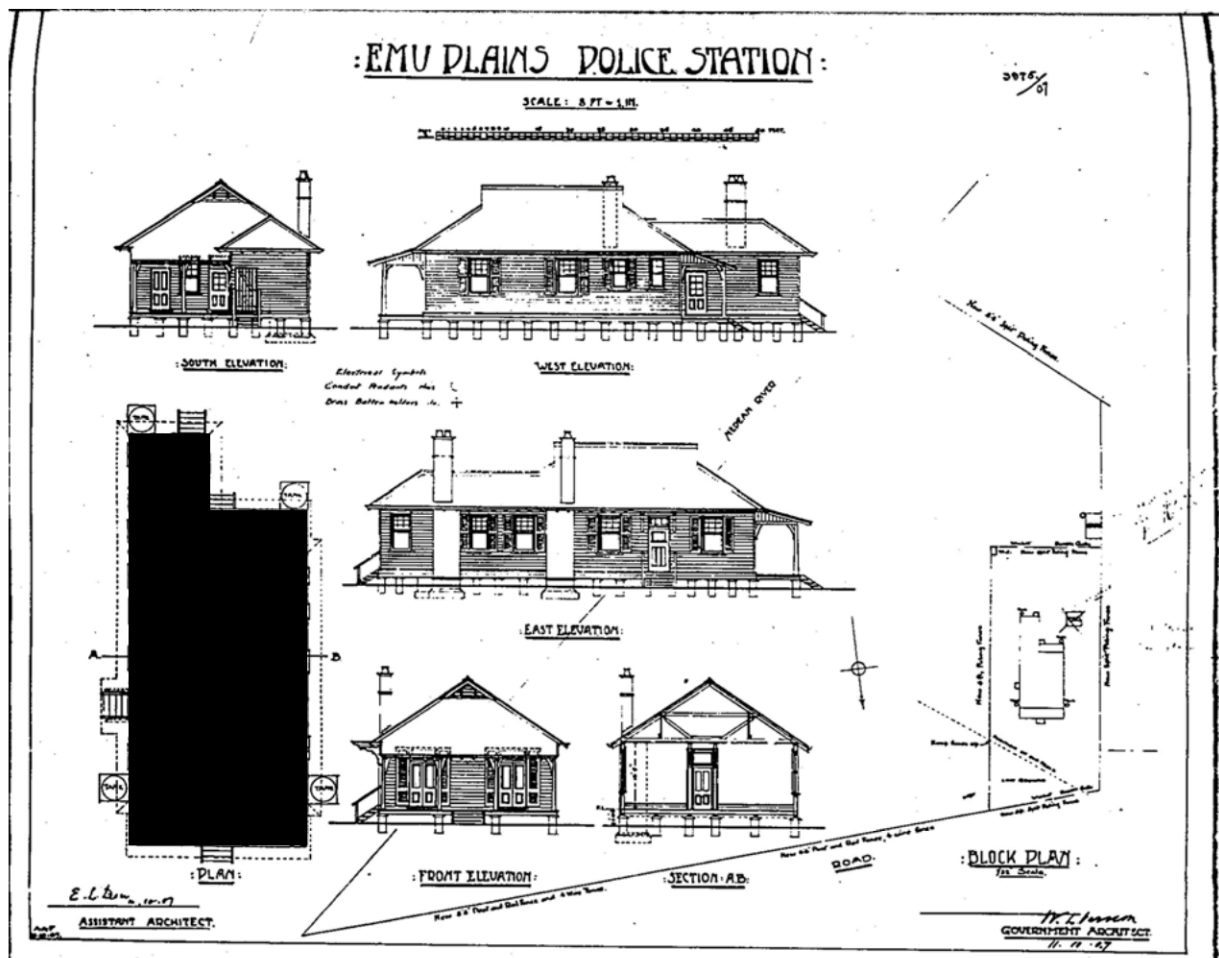


Figure 2. 31: Copy of original plans for the Emu Plains Police Station dated 1907 and signed by Government Architect W. L. Vernon and Assistant Architect E.L. Drew. Source: *Emu Plains Old and New Police Stations, a Report by the Nepean District Historical Archaeology Group*. Compiled by G. F. B. Gyford, 1981, p. 19

¹⁰² *Nepean Times*, 23 Nov 1907, p 3

¹⁰³ *NSWGG*, 22 Jan 1908, p 315

¹⁰⁴ *NSWGG*, 12 Feb 1908, p 937

¹⁰⁵ *Nepean Times*, 29 Feb 1908, p 6

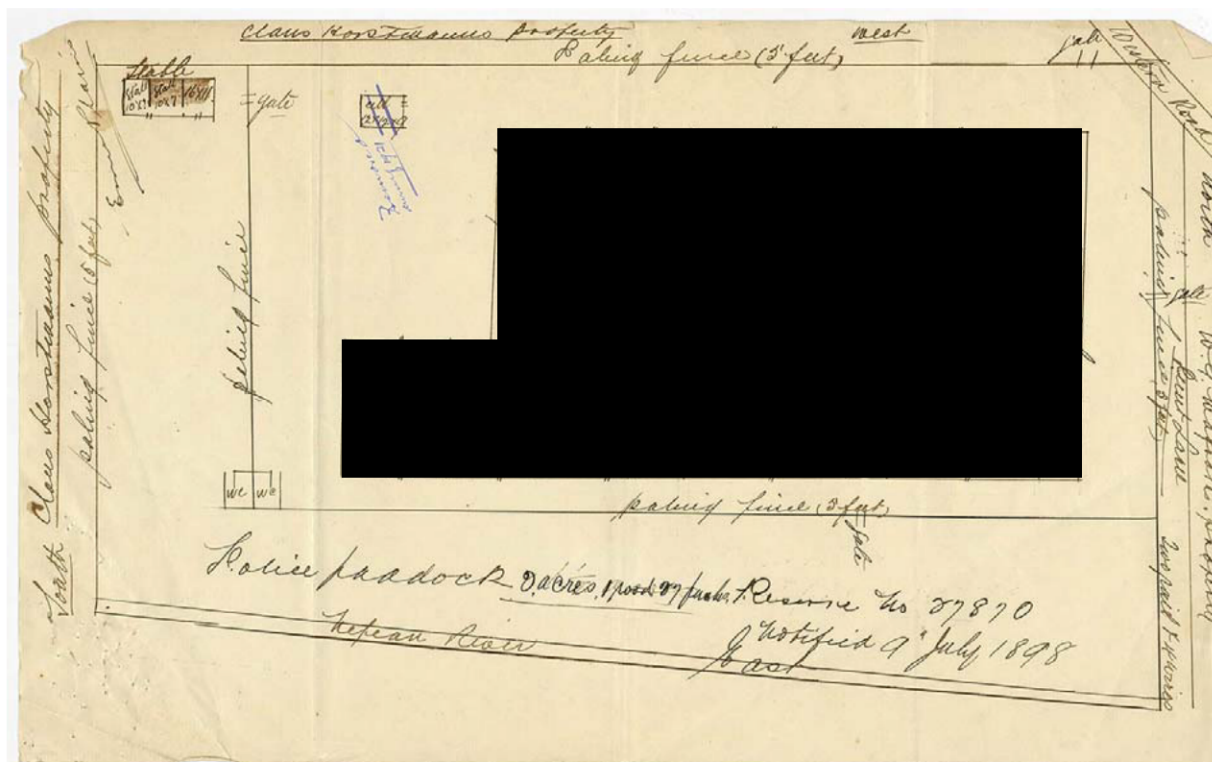


Figure 2.32: Undated sketch plan of the new Police Station and Residence, constructed in 1908 showing configuration of the site including surrounding paling fences, the privy, stables and portable cell (noted as having been removed in 1921). Source: SLM/Caroline Simpson Library, 54161

According to C. B. O'Donnell in his thesis *Police Stations in New South Wales: A Historical Theme of the development of Police Stations in New South Wales*, 1993, in order to establish police in new settlements, either police camped while other buildings were constructed, or space was rented in whatever might be available (as appears to be the case with the building at 30 Great Western Highway, Emu Plains, a private residence leased and later owned by the local policeman). Police stations were generally small houses with one room set aside for policing and a portable cell (as shown in Figure 2.32) or lock up. (Refer to *Section 4.4: Comparative Analysis* for further details).

The first police constable to occupy the new police station was First Class Constable Samuel McLean.

Following Bressington's retirement, Constable Samuel McLean (1868-1950) was listed as stationed at Emu Plains on 19 May 1898.¹⁰⁶ Sergeant McLean's police record showed he joined the force on 5 August 1891.¹⁰⁷ He was originally stationed at the Belmore Barracks, Sydney, followed by posting to Liverpool as a mounted policeman. He was transferred to Emu Plains on 29 April 1899. He died on 27 April 1950.¹⁰⁸

¹⁰⁶ NSWGG, 9 Feb 1906, p 977

¹⁰⁷ NSWSR, Police Service Registers 1852-1913 Item No: [8/3252] | Reel No: 3043 | Service No: 6147

¹⁰⁸ Letter from Paula Diamond, Terrey Hills, Oct 2019

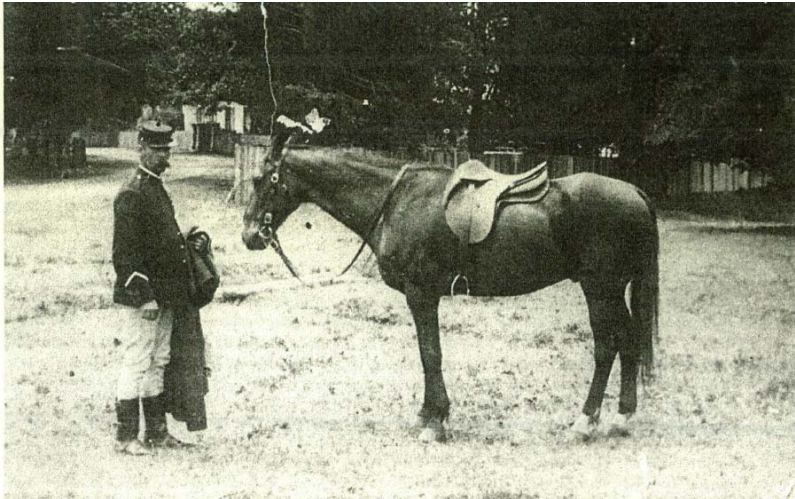


Figure 2. 33: Early 1900s photograph of Sgt. McLean in front of 4 Punt Road with the gates to Emu Hall in background. Source: Nepean Family History Society journal_ Timespan No. 144 Sept. 2016

Its life as a fully staffed police station was short. Emu Plains police station closed on 8 April 1921 and Emu Plains would be supervised by Penrith police in future.¹⁰⁹ After McLean resigned, the Police Department decided not to appoint another officer to Emu Plains station.¹¹⁰ An auction sale of the furniture and effects of Sergeant McLean, of Emu Plains police station was held on 28 May 1921.¹¹¹ On 12 December 1921, the Police Department called for applications from First Class or Ordinary Mounted policemen to occupy the police premises at Emu Plains.¹¹² Tenders were called on 18 August for repairs and painting at Emu Plains police station.¹¹³ Sid Payne of Penrith was the successful tenderer for the repairs and other works at Emu Plains police station.¹¹⁴

Later police constables who occupied the building are believed to be Musgrove, Sturgess and Davis or Davidson. Sergeant Adam Denholm occupied it in the mid 1940s. Reginald Thorsby from Penrith Police Training College took up residence in 1947 and was still in occupation in 1981.¹¹⁵

A valuation of the police station by the Valuer General was dated 1 August 1927.

The property was on Police Reserve 27870 and measured 2 acres 22 perches but that was later altered on 3 June 1930 to 1 acre 25 perches. The Unimproved Capital Value was £100; Improved Capital Value £800. There were various later changes to the value. The description noted improvements as: 'Ctge. Stables. Clearing and Fencing etc.'¹¹⁶

A tracing of part of Reserve 27870 was completed by Registered Surveyor William Henry Cranney on 25 January 1938. It showed the weatherboard police residence plus a weatherboard garage (assumed to be the stables converted following the arrival of the car).¹¹⁷

¹⁰⁹ *New South Wales Police Gazette*, 20 April 1921, p 219

¹¹⁰ *Nepean Times*, 16 April 1921, p 2

¹¹¹ *Nepean Times*, 28 May 1921, p 2

¹¹² *New South Wales Police Gazette*, 12 December 1921, p 705

¹¹³ *Nepean Times*, 26 Aug 1922, p 2

¹¹⁴ *Nepean Times*, 9 Sept 1922, p 4

¹¹⁵ Nepean District Historical Archaeological Group, 1981; *Emu Plains: Old & New Police Stations*, p 17

¹¹⁶ NRS 14465, Valuer General, Valuation Roll, Blue Mountains, SANSW 3/14726, No 4835

¹¹⁷ Ms.10312.3000, Crown Plan

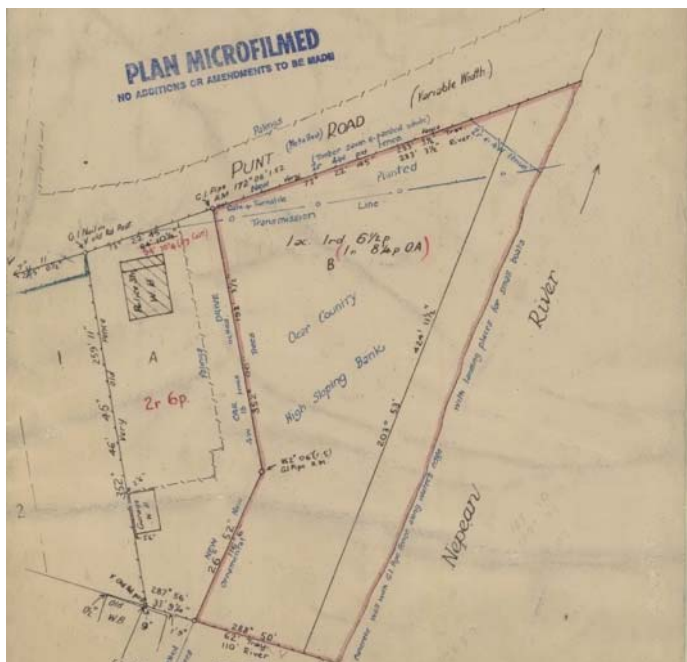


Figure 2. 34: Detail from Registered Surveyor W H Cranney's sketch of the police land in January 1938. Source: Ms.10312.3000, Crown Plan

On 21 March 1940, part of Reserve 27870, measuring 1 acre 3 roods 21 perches, was revoked, being the parts within 'Punt Road' and Reserve 69111, measuring 1 acre 1 rood 6 1/2 perches, for public recreation.¹¹⁸ Cranney's plan Ms.10312.Sy (now Ms.10312.3000, see Figure 2.34) was recorded as the relevant plan.¹¹⁹ Prior to this area of land being revoked, it was used as the police paddock (see Figure 2.35).

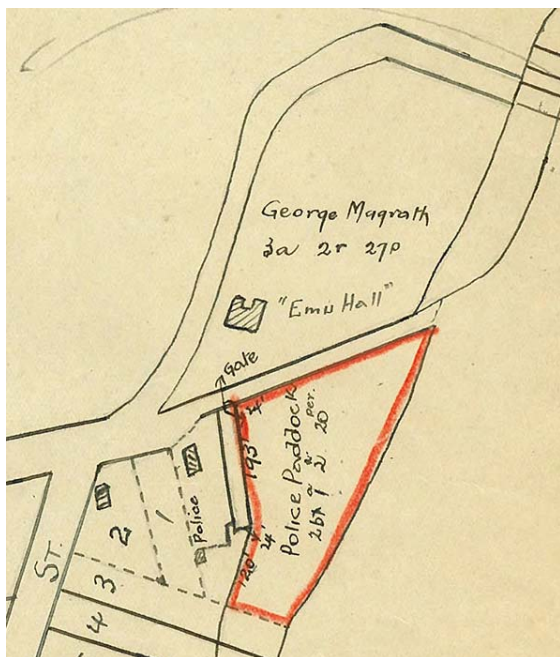


Figure 2. 35: Detail from undated plan showing Police Paddock land to the east of the Police Station and Residence. Source: SLM/Caroline Simpson Library, 54161

As shown on the sketch plan of the property, a portable cell had been located in the rear yard of the site and was removed in 1921 (see Figure 2.32).

¹¹⁸ NSWGG, 21 March 1940, p 1474

¹¹⁹ NSWGG, 21 March 1940, p 1475

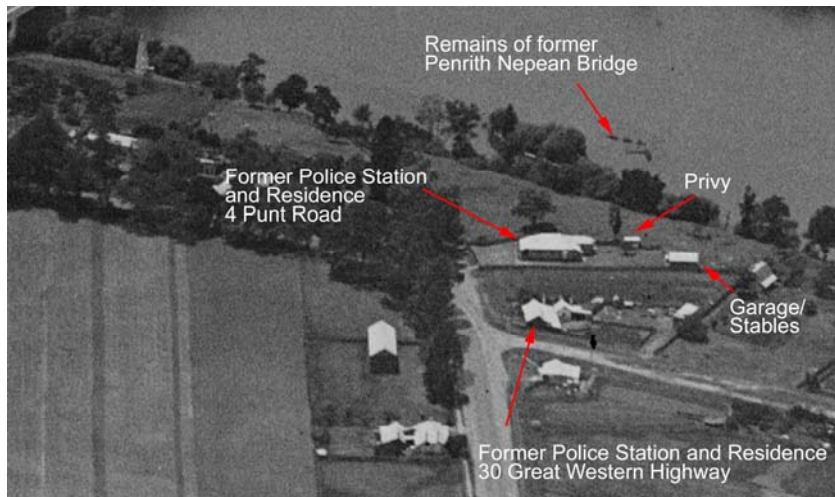


Figure 2. 36: Aerial view of Penrith and the Nepean river, New South Wales, ca. 1930 from the Fairfax archive of glass plate negatives. Source: NLA, PIC/15611/4012 LOC Cold store PIC/15611

A valuation by the Valuer-General dated 16 November 1965 assessed Part of the Reserve for Police Purposes 27870, measuring 2 roods 16 perches. The owner was Government Real Estate. The lessee was shown as Mr R N and Mrs M Throsby, Punt Road, Emu Plains. The Unimproved Capital Value was £1800 and the Improved Capital Value was £3500. Improvements were described as: 'Ctge & W/B 5 Rms, K & O [Kitchen and Offices i.e. Kitchen and Outbuildings], G/I Roof. Shed F/S, G/I Roof. Fencing'.¹²⁰

On 7 April 1972 Reserve 27870 for police purposes measuring about 3 roods 20 perches, County Cook Parish Strathdon, was revoked. It covered the police residence.¹²¹

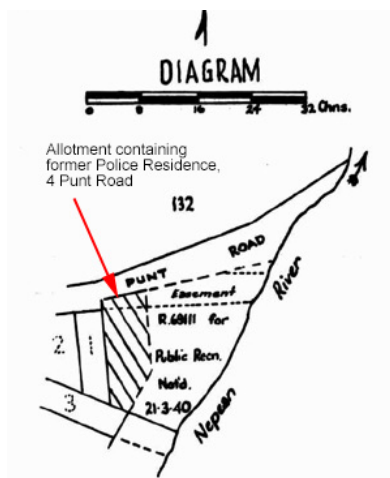


Figure 2. 37: Police Reserve as revoked. Source: NSWGG, 7 April 1972, p 1200

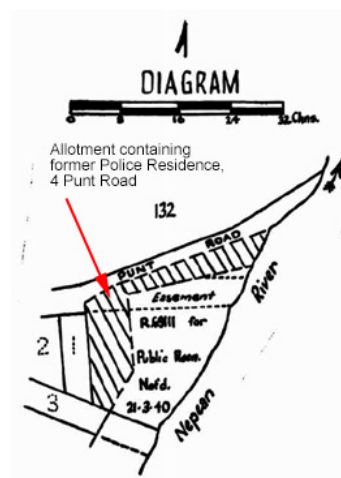


Figure 2. 38: The police reserve plus other land as shown by the hatching was gazetted for public recreation. Source: NSWGG, 7 April 1972, p 1224

River Road Reserve and Regatta Park

In 1975, the name River Road Reserve was assigned to the river bank lands that were previously the Police Reserve and the Punt House Reserve.¹²² In 1976, the land to the west of River Road was named Regatta Park; a name selected as the reserve overlooks the rowing course on the Nepean River.¹²³

¹²⁰ NRS 14465, Valuer General, Valuation Roll, Penrith, SANSW 3/10597, No 7652

¹²¹ NSWGG, 7 April 1972, p 1200

¹²² Geographical Names Board <https://www.gnb.nsw.gov.au/>

¹²³ Ibid.

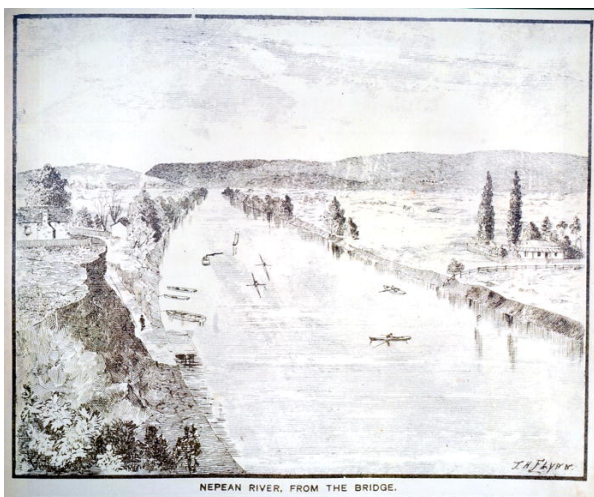


Figure 2. 39: 1870s sketch of rowing on the Nepean River. The Punt House is shown on the right-hand bank of the river. Source: Penrith City Council, 6632

Since the mid 1800s, rowing boat races were being held on the Nepean River at Emu Plains. The first recorded boat race was said to have occurred in the early 1850s, when a race was arranged between the local amateurs and two rather more professional oarsmen from Sydney. Michael Hogan, a local storekeeper set up the match – his whaleboat with four men against two men in a skiff. The race was three miles long with a purse of two hundred dollars a side and there was heavy betting on the outcome. The skiff led all the way and finished a quarter of a mile in front.

In March 1888, the Penrith Rowing Club was opened and by October of that same year the Nepean Rowing Club was established. On 29 December 1888, the Penrith Rowing Club held its “First Annual Regatta”. The club houses were located on the Penrith (east) side of the river.

By 1928, both these early clubs had dissolved, and a new Nepean Rowing Club was formed, the incentive being the famous King’s Cup in May of that year.¹²⁴

Between 1936 and 1996, the AAGPS (Athletic Association of the Greater Public Schools of NSW) rowing regatta was held on the Nepean River, finishing near Victoria Bridge.

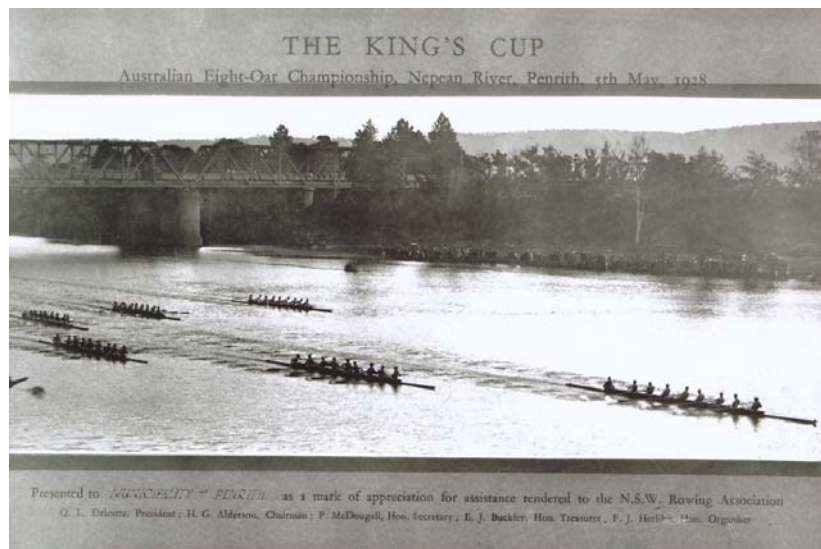


Figure 2. 40: Photograph of the first King’s Cup Australian eight-oar championship on the Nepean River in 1928 with the Victoria Bridge in the background. Source: Penrith City Council 9438

Recent History of the former Police Station and Residence

The Police Station and Residence was purchased by the New South Wales Department of Planning in 1981 and granted Penrith Council care and control of the building.¹²⁵ Council leased the property as a private residence, however since 2019, the former Police Residence has been vacant.

¹²⁴ <https://penrithhistory.com/sporting-heritage/rowing/>

In 2018, a new pedestrian and bicycle shared bridge was constructed over the Nepean River in the approximate location of the original punt crossing and the two early bridges. The bridge was officially opened on Sunday 28 October 2018 and is named the Yandhai Nepean Crossing.¹²⁶

In January 2019, Penrith Council announced the redevelopment of Regatta Park as part of the Western Sydney City Deal's Liveability Program, a program jointly funded by both the state and federal governments and Council. The redevelopment of Regatta Park forms part of the broader "'Our River' Nepean River Masterplan" (2013) and the former Police Residence and surrounding land is poised to form part of a new dining precinct.

At the time of writing, the Regatta Park redevelopment scheme was in the concept design phase.



Figure 2. 41: Aerial view of Regatta Park and River Road Reserve. Source: SixMaps, 2020

¹²⁵ Minutes of Ordinary Meeting of Penrith City Council, 7 Nov 1994, p 7

¹²⁶ "New Nepean River bridge to be named Yandhai Nepean Crossing"; *Blue Mountains Gazette*, 24 October 2018

2.6.1. Physical History of the Place

The following series of historic photographs illustrate the physical development of the place and its immediate surrounds from the 1930s through to present day.

1930s

Aerial view of the place and surrounds showing the buildings, boundary fencing and some tree plantings.

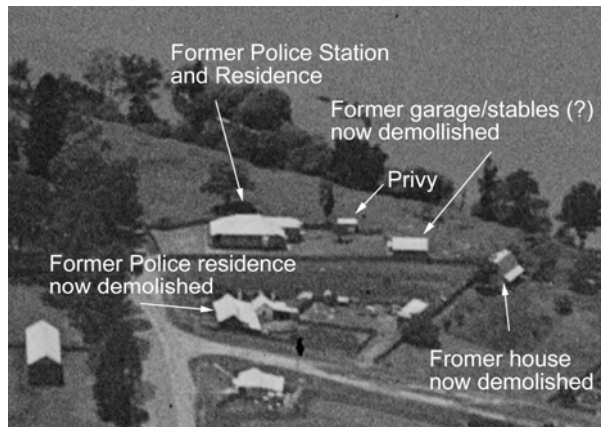


Figure 2. 42: c1930 aerial view of the place. Source: NLA, PIC/15611/4012 LOC Cold store PIC/15611

1947

Aerial view of the place and surrounds showing little change has occurred from the previous image other than the row of Jacaranda along the eastern boundary have been planted.

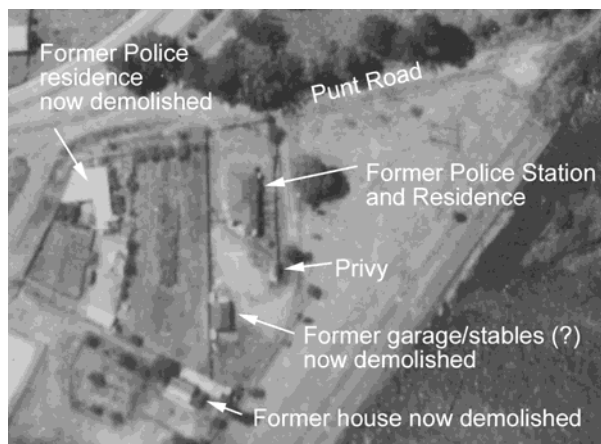


Figure 2. 43: 1947 aerial view of the place. Source: NSW Spatial Services

1956

Aerial view of the place and surrounds showing little change has occurred from the previous images, although tree planting along the eastern boundary is now established. Source: NSW Spatial Services

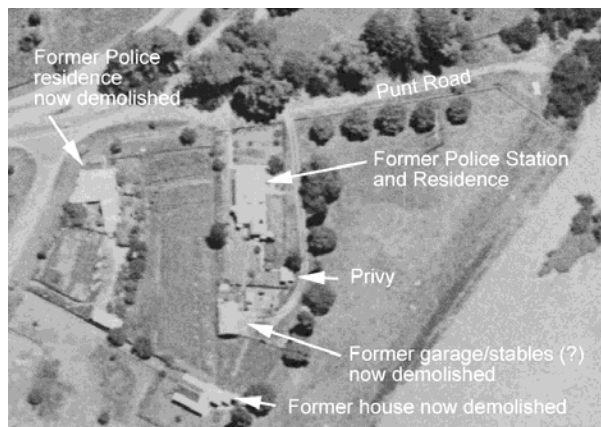


Figure 2. 44: 1956 aerial view of the place. Source: NSW Spatial Services

1966

Aerial view of the place and surrounds showing the addition of a structure on the western boundary of the place (possibly the fernery) and a house has been constructed in the adjacent allotment to the west.

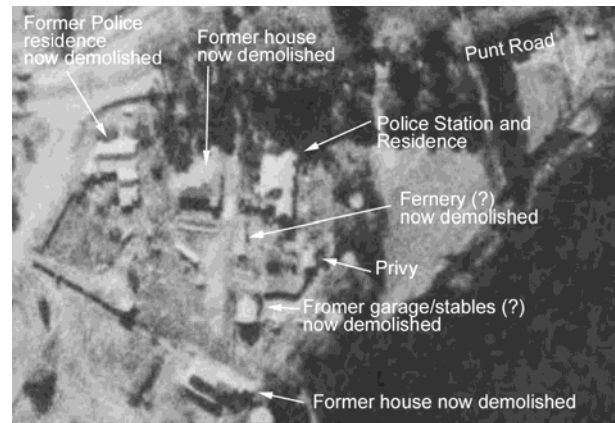


Figure 2. 45: 1966 aerial view of the place. Source: NSW Spatial Services

1978

Aerial view of the place and surrounds showing substantial ancillary development to 4 Punt Road and the property to the west. Landscaping has also increased. Source: NSW Spatial Services

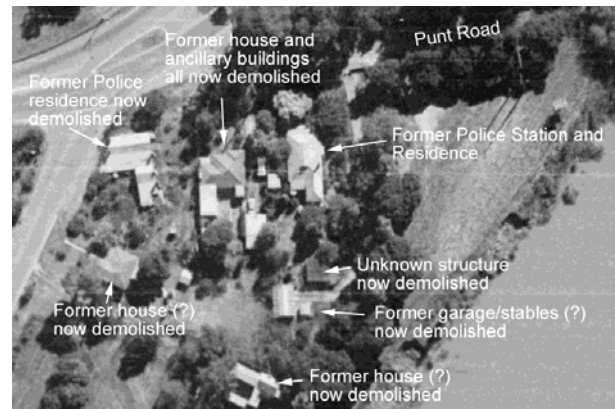


Figure 2. 46: 1978 aerial view of the place. Source: NSW Spatial Services

1991

Aerial view of the place and surrounds showing some loss in landscaping and removal of some of the ancillary buildings and features. Source: NSW Spatial Services



Figure 2. 47: 1991 aerial view of the place. Source: NSW Spatial Services

c2020

Aerial view of the place and surrounds showing the substantial changes that have occurred over the previous two decades including the demolition of all surrounding buildings and ancillary structures.



Figure 2. 48: c2020 aerial view of the place. Source: GoogleMaps

3. Physical Evidence

3.1. Description of the Place

The place and its setting were inspected on 28th November 2019 and the current configuration of the landscape and buildings recorded.

3.2. The Site and Context

3.2.1. Description of the Place Generally



Figure 3. 1: Aerial view of place showing the key features. Source: GoogleMaps, 2020

Immediate Locality

The former Police Station and Residence is located on the southern side of Punt Road and immediately south of the intersection of Punt Road and the Great Western Highway. A shared pathway linking the Great Western Highway and the Yandhai Nepean Crossing, a pedestrian and bicycle shared bridge across the Nepean River, runs east-west directly in front of the property.

The property is located at the northern end of the River Road Reserve, a lengthy public reserve that extends from Victoria Bridge in the north to the Penrith Valley Bridge in the south, along the western bank of the Nepean River. River Road runs the length of the reserve on its western boundary. To the west of River Road, fronting the Great Western Highway is the public reserve Regatta Park.

Directly opposite the subject property on the northern side of the shared pathway is the entry drive leading to Emu Hall. To the east, west and south are the landscaped grounds of the River Road Reserve and further to the east is the Nepean River.

Immediately to the west of the property is an open landscaped area at the corner of River Road and the Great Western Highway that once held a weatherboard cottage with outbuildings that at one time was the residence for the local police constable. A brick memorial with plaque has been erected providing a brief history of the former building.



Figure 3. 2: View looking west along shared pathway to the Great Western Highway. The Police Residence is left of frame.



Figure 3. 3: view looking east along shared pathway to the pedestrian bridge crossing over the Nepean River.



Figure 3. 4: View of the archaeological site the once contained the former police residence, 30 Great Western Highway, now part of the River Road Reserve.



Figure 3. 5: Memorial identifying the location of the former police residence, 30 Great Western Highway.



Figure 3. 6: Entry to Emu Hall located opposite the subject property on the northern side of Punt Road.



Figure 3. 7: View looking south from the pedestrian bridge of the Nepean River and River Road Reserve on the left. The former Police Residence is visible left of frame.

The Subject Property

The former Police Station and Residence is located in a relatively undeveloped portion of a public reserve, in a landscaped area of mature trees (both exotic and indigenous species). The allotment boundaries remain discernible in the lines of tree and shrub plantings and remnant fence lines surrounding the property.

The site is accessed via a vehicle drive on the east of the building and a path to the west of the building.

The allotment contains a weatherboard cottage, weatherboard privy, remains of garden beds and pathways and tree plantings. The front property boundary is defined by a recent timber paling fence with metal gates for vehicle access and pedestrian access. The eastern boundary is defined by the remnants of a timber post and wire fence, while fencing to the south and west boundaries has been removed.



Figure 3. 8: The street frontage of the former Police Residence property in its landscaped setting.



Figure 3. 9: The cottage in its landscaped setting looking northeast. The Great Western Highway is in the background.



Figure 3. 10: Eastern side of the property with tree plantings, looking north.



Figure 3. 11: Broad view of the cottage in its setting, looking northeast.



Figure 3. 12: View of eastern boundary defined by remnant fence posts with pedestrian bridge in background.



Figure 3. 13: View of eastern boundary defined by remnant fence posts with the Nepean River in background.

3.2.2. Analysis of Views

As the immediate setting of the former Police Station and Residence is a public reserve with mature trees and the property no longer fronts a public roadway, views of the building are somewhat limited.

Available views of the property from the Great Western Highway from the northwest are obscured by trees located throughout Regatta Park and from the north, the mature trees and boundary fencing of Emu Hall also limit views of the place.

Views from throughout Regatta Park and River Road Reserve are restricted to close proximity only of the place, due to the spread of the trees.

The clearest views of the Police Residence are from along the former Punt Road and the shared pathway leading across the Nepean River via the Yandhai Nepean Crossing. Views of the building amongst the trees are also available from the pedestrian bridge looking southwest across River Road Reserve.

Refer to Table 3.1 and Figure 3.14 below for description of available views.

Table 3. 1: Survey of Available Views to the former Police Station and Residence

View No.	Description
V1	View from Great Western Highway at intersection with Punt Road and shared pathway looking southeast to north (front) elevation of building.
V2	Views looking southwards from shared pathway to north (front) elevation of building.
V3	View from footpath on Great Western Highway looking south through trees at southwest corner of Emu Hall property to north (front) elevation of building.
V4	Mid-range views along Great Western Highway looking east to west elevation of building, obscured by tree plantings.
V5	Mid-range views from Regatta Park looking northeast to west elevation of building, obscured by tree plantings.
V6	Mid-range to close range views from River Road Reserve looking northeast to west elevation of building, obscured by tree plantings.
V7	Mid-range to close range views from River Road Reserve looking north to south (rear) elevation of building, obscured by tree plantings.
V8	Mid-range views from Yandhai Nepean Crossing pedestrian bridge to the southwest over River Road Reserve to roof and north and east elevations of building, obscured by trees.

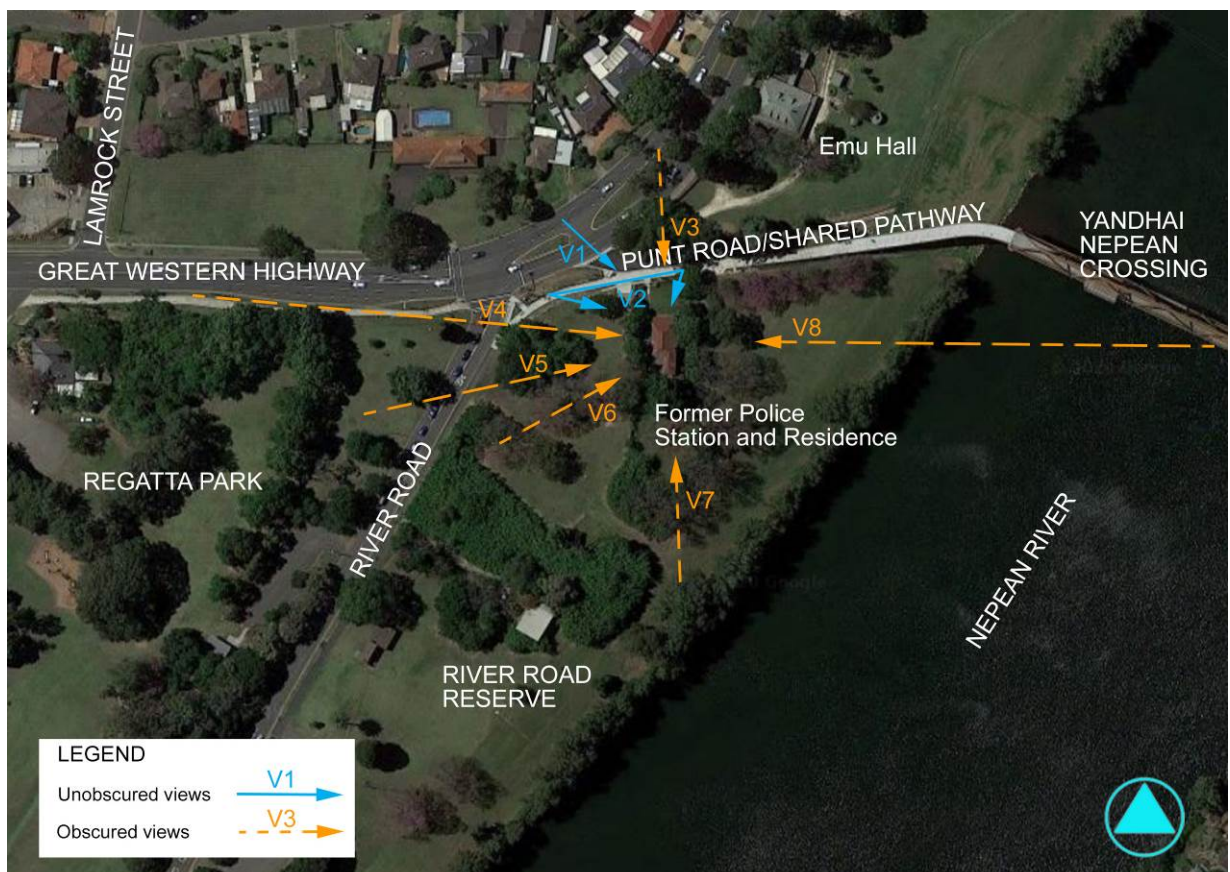


Figure 3. 14: Aerial view of the immediate locality of the former Police Station and Residence showing available views. Source: GoogleMaps

Recent photographs of Views

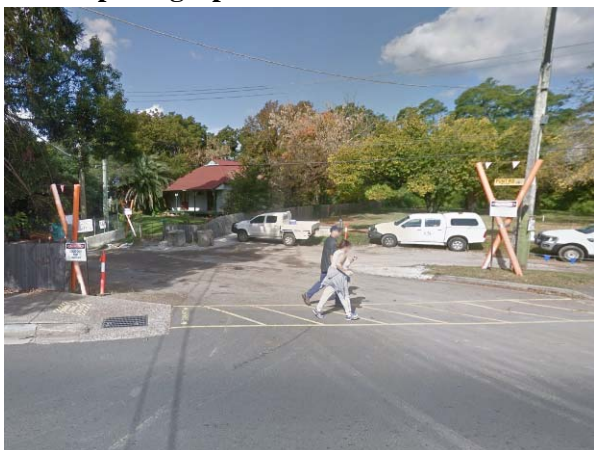


Figure 3. 15: View V1 from Great Western Highway near intersection with Punt Road looking southeast to front elevation of residence. Note that some of the plantings shown in this image have since been removed. Source: GoogleMaps/Streetview



Figure 3. 16: View V2 from shared pathway/Punt Road of front elevation of residence.



Figure 3. 17: View V3 from Great Western Highway looking south through trees at southwest corner of Emu Hall property to front elevation of residence. Source: GoogleMaps/Streetview



Figure 3. 18: View V4 from Great Western Highway looking east along road to west elevation of the residence amongst trees. The building is indicated with an arrow. Source: GoogleMaps/Streetview



Figure 3. 19: View V5 from River Road looking east to west elevation of the residence.



Figure 3. 20: View V6 from River Road Reserve looking northeast to west elevation of the residence through trees.



Figure 3. 21: View V7 from River Road Reserve looking north to south elevation of residence.



Figure 3. 22: View V8 from Yandhai Nepean Crossing pedestrian bridge looking southwest across River Road Reserve with the residence (indicated by an arrow) amongst trees.

3.3. Archaeology

Aboriginal archaeology and historical archaeology assessment of the place are the subject of separate reports; however, for the purposes of this conservation management plan, a summary of the outcomes of each assessment is provided below.

For full details regarding the Aboriginal archaeology of River Road Reserve, including the subject property, see *Aboriginal Cultural Heritage Assessment: Regatta Park and River Road Reserve Deviation Project*, Biosis, November 2019.

For full details regarding the historical archaeology of the subject property and the adjacent site at 30 Great Western Highway, refer to *The former Police Station, 30 Great Western Highway, Emu Plains Historical archaeological management plan*, Unearthed Archaeology, February 2020.

3.3.1. Aboriginal Archaeology

In November 2019, Biosis prepared an Aboriginal Cultural Heritage Assessment (ACHA) report for the Regatta Park and River Road Reserve Deviation Project.¹ An archaeological assessment was undertaken of the whole of Regatta Park and River Road Reserve, including the subject property at 4 Punt Road and immediate surrounds.

The archaeological assessment identified no Aboriginal sites within the study area, however a number of areas of archaeological potential were identified.

As part of the ACHA, a basic search of the Aboriginal Heritage Information Management System (AHIMS) register was undertaken and 114 registered Aboriginal sites within a 4.5 kilometre buffer of the study area were identified, with no previously recorded Aboriginal sites located within the study area.

¹ This project forms part of the Regatta Park Masterplan project.

A field investigation consisting of an archaeological survey was conducted on 30 July 2019 by Biosis. No previously unrecorded Aboriginal cultural heritage sites were identified during the field investigation but based on the results of the field investigation and background research, areas of moderate and high archaeological potential were identified. The subject property at 4 Punt Road was shown to have **Low to Moderate Aboriginal archaeological potential** (refer to Figure 3.23).

These areas of archaeological potential were assessed with respect to the predictive modelling for the study area, which suggests the potential for intact archaeological deposits to be present above the 1:100 year floodline, and the current observed and historical disturbances on site, which include the establishment of buildings and park amenities, landscaping works, and associated infrastructure such as roads.



Figure 3. 23: Copy of Figure 5 in the Biosis ACHA report (November 2020) showing areas of Aboriginal archaeological potential across Regatta Park and River Road Reserve. The location of the subject property, the former Police Station and Residence, 4 Punt Road is indicated with an arrow.

3.3.2. Historical Archaeology

The following assessment of historical archaeological potential relating to the place and its immediate surrounds has been extracted from *Former Police Residence 4 Punt Road Emu Plains: Historical Archaeological Management Plan*, Unearthed Archaeology, February 2020. (See Appendix 3 for copy of complete report.)

Previous Research

In 2016 Artefact Heritage undertook archaeological test excavations to the north and west of the Police Residence in respect of a proposed new shared pathway. Two test trenches were excavated, one in the approximate location of the former Police Station, and one in the alignment associated with the old ferry crossing (Artefact 2016). Those excavations revealed the presence of post holes in the natural soil profile underlying approximately 400-600mm of introduced fills. This indicates that there is a potential for intact natural soil profiles and therefore archaeological deposits to remain within the vicinity of the former Police residence and the former Police Station.

Historical Archaeological Potential

In undertaking an archaeological assessment, it is necessary to assess likelihood of the study area to contain archaeological deposits, which are protected under the NSW Heritage Act 1977. This is the archaeological potential of the study area. The assessment of archaeological potential is guided by an understanding of the site as revealed through the historical research detailed in Section 2 of this report and a site inspection.

An assessment of archaeological potential is made by identifying areas of low, medium and high archaeological potential. This indicates the previous impact on the archaeological resource and therefore the likelihood of archaeological deposits remaining. The level of archaeological potential does not necessarily reflect the level of significance of an area. An area might be assessed as being mostly undisturbed and therefore of high archaeological potential, however the archaeological resource may be assessed as of limited heritage significance.

The following definitions of high, medium, low and no archaeological potential have been used to assist in the assessment of archaeological potential:

High potential indicates a high probability that archaeological remains, including evidence of structures and occupation deposits, are present in a reasonably undisturbed context.

Medium potential indicates a medium probability that archaeological remains, including evidence of structures and occupation deposits, are present, however it is likely to have been subjected to some later disturbance.

Low potential indicates a low probability that archaeological remains, including evidence of structures and occupation deposits survive due to later disturbance.

No potential indicates that it is not expected that any archaeological deposits exist.

Phases of occupation

Understanding the phases of occupation of the study area provides a framework to assist in determining the level of archaeological potential, as each successive phase has likely impacted on earlier phases.

Phase 1: Pre-colonial Aboriginal occupation

An Aboriginal cultural heritage assessment report prepared by Biosis (2019) indicates that Regatta Park likely contains evidence of Aboriginal occupation in the form of Aboriginal objects.

Phase 2: Government Town of Emu, the River Crossing and Inns (1789-1832)

The Punt House was constructed on the western bank of the Nepean River at Emu Plains adjacent to where the ferry crossed the river. The Punt House provided a residence for the operator of the ferry (punt) across the river and may have been constructed as early as 1815. A house is shown on an 1826 map of the area, and a 'Punt House' is labelled on an 1823 and 1832 map. It is possible that archaeological deposits, including structural features, wells, cess pits or subfloor deposits, associated with the Punt House could remain within the study area.

An overlay of White's 1832 plan (Figure 3.23) shows an approximate location for the Punt House to the south east of the Police Residence. The location is approximate as road alignments and the riverbank will have moved and therefore the overlay is an approximation of the location of the Punt House. The size of the Punt House on the overlay appears larger than what would be expected. However, the overlay is provided for an approximate location of the Punt House. Other Government Punt Houses were constructed of stone and therefore stone footings associated with the Punt House could be expected.

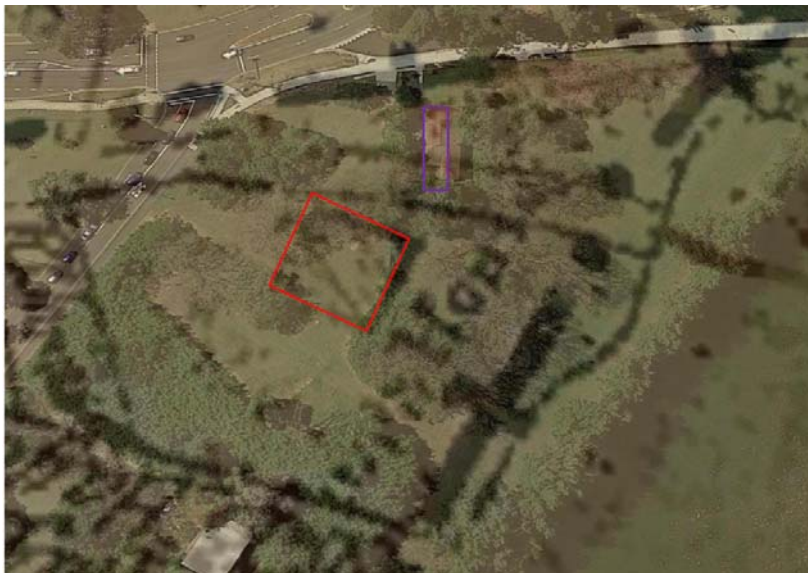


Figure 3. 24: Showing an overlay of White's 1832 plan on the 2020 aerial photograph with the approximate location of the Punt House outlined in red and the existing Police Residence outlined in purple.

The Ferry Crossing is listed as an item of Environmental Heritage on Schedule 5 of the PLEP. The NSW Heritage Database describes the Ferry Crossing as:

...the graded road approach to the former punt crossing of the Nepean River. The unformed road reserve is located to the east of the Great Western Highway near the junction with the northern end of River Road. The reserve is defined by a graded depression and grassed banks lined with jacaranda trees. The road reserve currently provides an access to the riverside recreational reserve. The avenue

of trees frames a view to Victoria Bridge. Other built items of historic association with the road reserve are Emu Hall, the site of the former police station and the police residence.

It is considered possible that evidence of former road surfaces, occupation deposits or other archaeological deposits associated with the ferry crossing could be located within the northern portion of the study area.

Phase 3: Establishment of Policing

The Police Residence is still extant, however, subfloor deposits associated with the occupation of this residence could be expected beneath the building. A timber outhouse is located to the rear of the Police Residence. It is considered likely that this was the location of the original cess pit. It is possible that archaeological deposits associated with cess pit fills could be located here. Footings, post holes and subfloor deposits associated with other outbuildings could also be expected to the rear of the Police Residence.

Assessment of archaeological potential

Evidence of the following archaeological deposits could be expected in Lot 7038 DP 94188 (the former Police Residence site):

Areas of high archaeological potential:

- Footings and occupation deposits as well as evidence of outbuildings associated with the Punt House are likely to the south and west of the former Police Residence;
- Subfloor deposits, evidence of outbuildings and cess pit deposits associated with the former Police Residence;
- Former road surfaces, occupation deposits or other evidence associated with the ferry crossing.

Areas of medium archaeological potential:

- No areas of medium archaeological potential were identified within the present study area.

Low archaeological potential:

- No areas of low archaeological potential were identified within the present study area.

No archaeological potential:

- No areas of no archaeological potential were identified within the present study area.

The entire study area (Lot 7038 DP 94188) is identified as being of high archaeological potential.

3.4. Landscape and Vegetation

3.4.1. Riverine Vegetation Context

The site of the former Emu Plains police station and residence at 4 Punt Road is within the broad, fertile alluvial floodplains along the Nepean River that was cleared of its forest vegetation early in the European settlement of the area. The indigenous vegetation community most affected in relation to the present site was the River-flat Forest relating to the high levee bank of alluvium and gently undulating shale plain that formed its context. This landscape type provides a strong contrast with the sandstone-dominated gorges and plateaus just a few kilometres upstream along the same river.

Plant taxa of the River-flat Forest known to occur in the section of the Nepean River corridor from about Regentville in the south to Agnes Banks in the north include the following:

Trees and shrubs

- Coast Myall (*Acacia binervia*)
- White Sally (*A. floribunda*)
- *A. parramattensis*
- Broad-leaved Apple (*Angophora subvelutina*)
- Native Blackthorn (*Bursaria spinosa*)
- River Oak (*Casuarina cunninghamiana*)
- *Clerodendrum tomentosum*
- Cabbage Gum (*Eucalyptus amplifolia* subsp. *amplifolia*)
- Mountain Blue gum (*E. deanei*)
- Forest Red Gum (*E. tereticornis*)
- Sandpaper Fig (*Ficus coronata*)
- Cheese Tree (*Glochidion ferdinandi* var. *ferdinandi*)
- Native Rosella (*Hibiscus heterophyllus* var. *heterophyllus*)
- White Cedar (*Melia azedarach*)
- Native Raspberry (*Rubus parvifolius*)
- Native Poison Peach (*Trema aspera*)

Herbs and grasses

- Maidenhair fern (*Adiantum aethiopicum*)
- Lesser Joyweed (*Alternanthera denticulata*)
- *Carex appressa*
- *Commelina cyanea*
- Berry Saltbush (*Einadia hastata*)
- Button Everlasting (*Helichrysum scorpioides*)
- Pennyworts (*Hydrocotyle* spp.)
- *Juncus usitatus*

- Spiny-headed Mat-rush (*Lomandra longifolia*)
- Water Primrose (*Ludwigia peploides* subsp. *montevidensis*)
- *Microlaena stipoides* var. *stipoides*
- Coarse Stinkweed (*Opercularia aspera*)
- *Oplismenus aemulus*
- *Persicaria* spp.
- *Stellaria flaccida*
- Stout Bamboo Grass (*Stipa ramosissima*, *S. verticillata*)
- Ivy-leaved Violet (*Viola hederacea*)

Plant taxa representing climbers, twiners and shallow water species are not listed here.² Of these taxa, only one taxon is obviously found at 4 Punt Road – a solitary White Cedar near the front fence. As it is locally indigenous to this part of the Nepean River corridor, the tree is possibly a natural recruit although it could also have been planted.

Nearby, to the east of the former residence is a large Kurrajong (*Brachychiton populneus*), which is probably the oldest surviving tree at the site (discounting various old plantings including Bunya Pines on the adjacent site of Emu Hall). While Kurrajong does occur naturally along the Nepean River, it is generally more from Bents Basin and further upstream. Its occurrence near the railway bridge at Emu Plains suggests it was possibly planted. Also, its location between the former police residence and the river may even indicate a possible connection with the former Punt House group of buildings shown in the William Hetzer photograph of 1858-60 (Figure 2.20) as it is not known exactly when these structures were demolished (though probably by the 1910s as no structures are shown on the Water Board survey from this time [post-1908]).³

3.4.2. Landscape Elements

Typical of most sites with a long history of development, the present site retains physical evidence that testifies to various phases of use. The existing former police residence remains as the earliest standing structure, however there is also a flat bench within the high levee bank that may have been the site of structures associated with the earlier punt house. Another large benched area is evident for the police residence before the landform drops to the northeast towards Punt Road (now an accessway to the new pedestrian bridge across the river).

Gravelled accessways from Punt Road are evident to the east of the residence and in the adjoining lot to the west. A narrow concrete pathway links a pedestrian gate at Punt Road to the northwest corner of the residence. A section of old fencing (adzed hardwood posts with wire and netting) remains along the eastern and southern (rear) sides of the residence while the front section along Punt Road is fenced with a recent timber paling type. The western section of the lot is unfenced though a dilapidated timber paling fence was evident in early 2019.

² While not exhaustive, this list of plants (applicable to this part of the Nepean River corridor) is a useful basis for future riparian zone rehabilitation and reconstruction.

³ Kurrajong is a long-lived species and very old plantings from the 19th century are known from both Nepean Park and Hadley Park, Castlereagh (a few kilometres to the north of the present site) - both early building groups on 1803 land grants.

Along both eastern and western sides of the residence there is evidence of remnant bedding areas – the western side being stone-edged. There is also an oval-shaped bed to the rear of the residence (also stone-edged) with a large Pinoak (*Quercus palustris*) and an *Aloe* sp. surviving there.

At the rear corner of the lot there is pile of debris that includes profiled sandstone – presumably from a nearby demolished building. Other worked sandstone blocks remain between the residence and the timber privy. (The post-1908 Water Board survey shows a large structure in this area to the immediate north of the privy.) The post-1908 Water Board survey also shows there to have been a long fernery structure along the western side of the former police residence with a further structure labelled ‘F’ (presumably for ‘fibro’). While there is no obvious evidence of the fernery structure, a concrete slab remains next to a palm where there was previously the fibro structure – possibly a storage shed.

3.4.3. Review of Site Vegetation History

Late 20th century aerial photography (1978 to 1984) shows a profusion of vegetation within and around 4 Punt Road however the 1943 photography reveals that none of this vegetation was present with the sole exception of the Kurrajong. Within the site, the only other noticeable planting in the 1943 photography is an unidentified tree or shrub immediately next to the privy. This planting is still evident in 1969 (and possibly later) aerial photography but has not survived.

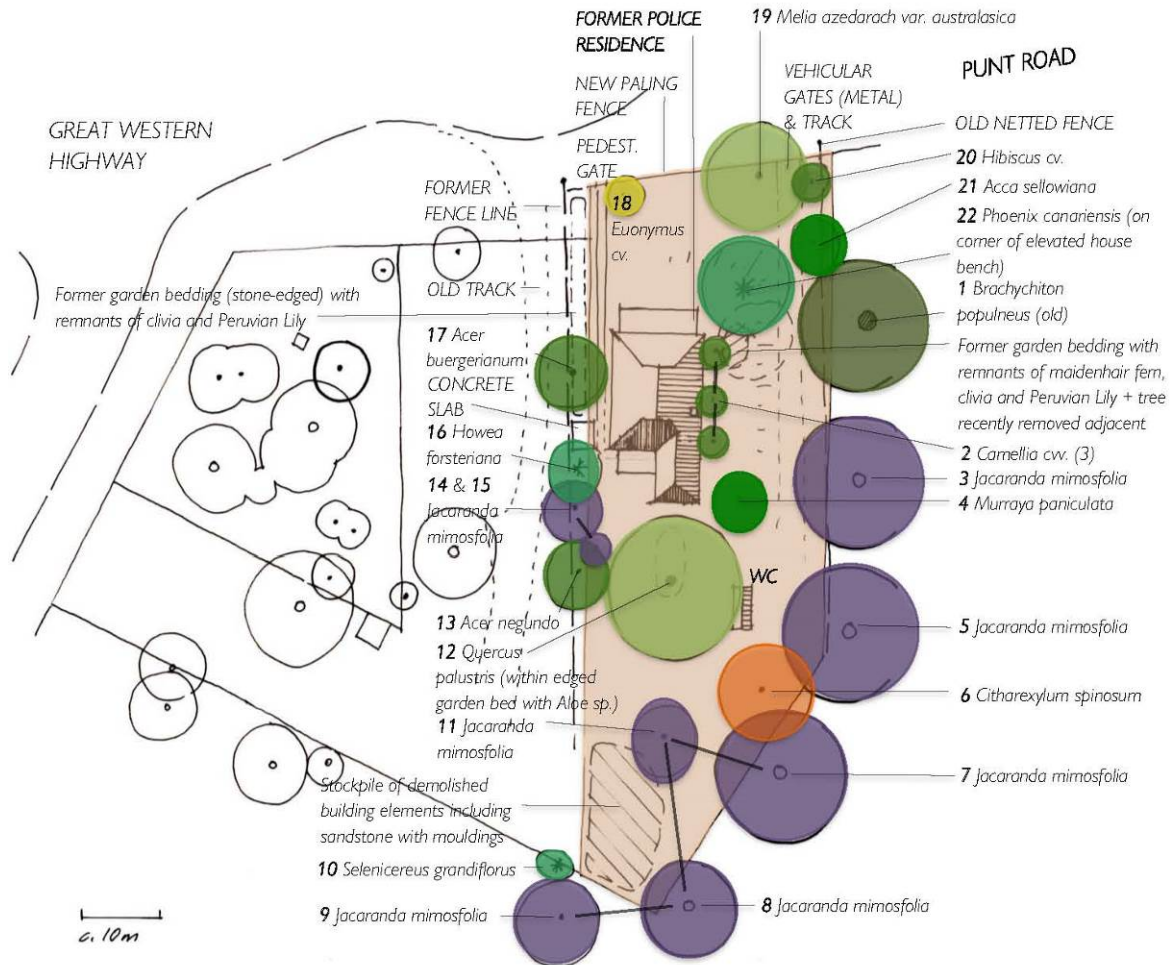
The next oldest plantings evident in the vicinity of the site are the three large Jacarandas (*Jacaranda mimosifolia*) along the eastern fence line. Although not clearly evident in the 1943 imagery, they do appear in the 1947 imagery (see Figure 2.43) and as substantial canopies in the 1960 photography (see Figure 2.45) suggesting they were planted in the 1940s but probably not earlier. These same trees have probably been the source of many progeny now scattered across this site as well as neighbouring sites. Of slightly later age (probably early 1950s) is the Pin Oak within the bedding area behind the residence. It is difficult to determine at which series of aerial photography the date palm (*Phoenix canariensis*) first appears though it is clearly a post-1950 introduction. A Camphor laurel (*Cinnamomum camphora*) in this location appears in the 1956 photography (see Figure 2.44) and in subsequent photography the tree’s canopy obscures views of the palm. Most other large plantings that currently remain on site are evident in photography from 1978 (see Figure 2.46).

A report of March 2019 by Evan Rowse for Penrith City Council, noted a *Liquidambar styraciflua*, the Camphor laurel, a truncated Box Elder (*Acer negundo*), Cockspur Coral Tree (*Erythrina crista-galli*) and an English Elm (*Ulmus procera*) were also mature or maturing trees on site at this time. All have since been removed.

3.4.4. Current Vegetation Status#

The current status of site vegetation at 4 Punt Road and its eastern vicinity is shown on Figure 3.25 and listed under the following schedule in Table 3.2.

Within remnant bedding areas there remain persistent hardy bulbs and perennials such as *Clivia miniata* and Peruvian Lily (*Alstroemeria* cv.) with occasional Maidenhair Fern on the eastern side of the residence. At the rear fence line (near the building debris) there is a struggling climbing cactus – Queen-of-the-Night (*Selenicereus grandiflorus*) – though this may relate more to the former residence on the allotment south of 4 Punt Road.#



4 Punt Road Vegetation & Landscape Elements Survey

Scale is approx. 1:500

Figure 3. 25: Site Plan indicating vegetation and landscape features. Prepared by Geoffrey Britton, 2020

Table 3. 2: Schedule of Site Vegetation

No.	PLANT	Common name	Comments
1	<i>Brachychiton populneus</i>	Kurrajong	Old tree (at least 9 decades old as shown as a mature canopy in 1943 aerial photography)
2	<i>Camellia cultivars (3)</i>	Camellia	Not in flower when surveyed
3	<i>Jacaranda mimosifolia</i>	Jacaranda	Probably planted
4	<i>Murraya paniculata</i>	Orange jessamine	
5	<i>Jacaranda mimosifolia</i>	Jacaranda	Probably planted
6	<i>Citharexylum spinosum</i>	Fiddlewood	
7	<i>Jacaranda mimosifolia</i>	Jacaranda	Probably planted
8	<i>Jacaranda mimosifolia</i>	Jacaranda	Probably planted
9	<i>Jacaranda mimosifolia</i>	Jacaranda	Self-sown?
10	<i>Selenicereus grandiflorus</i>	Queen of the Night (Climbing Cactus)	Poor condition

No.	PLANT	Common name	Comments
11	<i>Jacaranda mimosifolia</i>	Jacaranda	Likely self-sown
12	<i>Quercus palustris</i>	Pinoak	Within garden bed
13	<i>Acer negundo</i>	Box Elder	Probably self-sown (weed)
14	<i>Jacaranda mimosifolia</i>	Jacaranda	Likely self-sown
15	<i>Jacaranda mimosifolia</i>	Jacaranda	Likely self-sown
16	<i>Howea forsteriana</i>	Kentia Palm	
17	<i>Acer buergerianum</i>	Trident Maple	
18	<i>Euonymus cv.</i>	Spindle tree	Next to pedestrian gate
19	<i>Melia azedarach</i> var. <i>australasica</i>	White Cedar	Locally indigenous species (self-sown?)
20	<i>Hibiscus cv.</i>		
21	<i>Acca sellowiana</i>	Feijoa/Pineapple guava	
22	<i>Phoenix canariensis</i>	Canary Island Date Palm	



Figure 3. 26: Panorama across Punt Road with the former police residence centre. The entry to Emu Hall, announced by a group of early tree plantings including Bunya Pines, is to the extreme left. The related former Emu Plains police station site is to the right adjoining River Road (right).



Figure 3. 27: View to the former police residence from Punt Road showing the pronounced bench on which the house is sited and an earlier access track from Punt Road. The date palm next to the house is an appropriate choice for the 1908 building.



Figure 3. 28: View from under the date palm looking back to Punt Road and Emu Hall. Note the abrupt drop off the house bench to the front fence where there is a White Cedar (left) and, along the eastern fence, a remnant hibiscus cultivar and a Feijoa. The tree noted with an arrow is the old Kurrajong near where there is another benched area – possibly for the former Punt House and its outbuildings.



Figure 3. 29: View along the eastern side of the former police residence with a remnant Pinoak to the right (near the privy), Bunya Pines at Emu Hall (extreme left) and the old Kurrajong (arrow).



Figure 3. 30: View from the pedestrian gate along the concrete path with remnant former bedding areas between the path and the lot's western boundary (near the adjacent track). The former police residence is to the extreme left.



Figure 3. 31: Ovolo-profiled and other worked sandstone remnants among a pile of building debris at the rear of the site. This debris does not appear to relate to the subject property, but rather is the remains of an adjacent house to the south.



Figure 3. 32: A remnant timber post at Punt Road that forms the start of the earlier lot fence along the eastern site boundary. Note the strained wire and netting and the check for the missing timber straining brace.



Figure 3. 33: The earliest remaining planting associated with 4 Punt Road is this old Kurrajong. Half the tree is missing, and it may have a connection with the former Punt House whose site is nearby. Note also the remnants of an early fence in the foreground – many of the timber posts show signs of being worked by an adze.



Figure 3. 34: A remnant Feijoa along the eastern boundary fence near Punt Road.



Figure 3. 35: The eastern side of the former police residence with three remnant Camellias.



Figure 3. 36: A remnant Hibiscus cultivar near the Feijoa. While not essential to retain these hardy plantings, their retention would benefit the interpretation of the place and provide a basis for further plantings that enhance the setting of the place.



Figure 3. 37: Remnant vegetation along the western side of the former police residence including a Trident maple (foreground), Box Elder, Jacaranda and a languishing Kentia Palm. Note also the former bedding plants in the foreground.

3.5. The Buildings

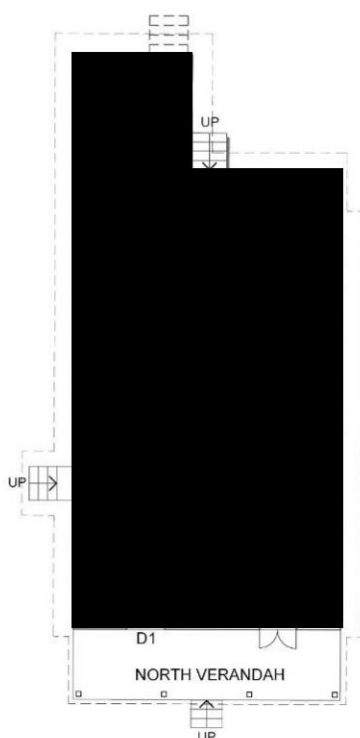
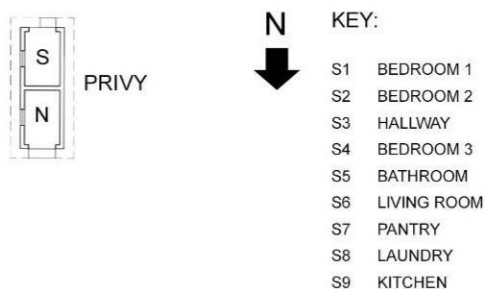


Figure 3. 38: Floor plan of former Police Residence and Privy.

3.5.1. The Former Police Residence

The Exterior of the Building

The former Police Residence building, constructed in 1908, is a simple, Arts & Crafts style timber cottage. The building is single storey, weatherboard, with a red painted, hipped galvanised metal roof with louvred gablets or vents to both the north and south roof hips. The building is clad in painted rusticated boarding with vee-jointed timber panelling to under-eaves with exposed rafters and vee-jointed timber panelling to the soffits of front and back verandahs.

The residence is entered via the east (side) elevation with a glazed multi-panel front door located under a small porch with fretted side panels. Entry steps are formed concrete.

The street frontage elevation (north elevation) consists of a verandah with two half glazed French doors with fanlights. The rear (south) elevation consists of a small verandah and the rear east wing has an exit door, although the stairs have been removed. Verandahs are supported on chamfered timber posts with heavy timber shaped brackets. Both verandahs are accessed via brick steps.

Windows are timber framed, sash windows with multi-pane upper sashes and single pane lower sashes, most with timber framed fly screens added to the external frames.

The building is supported on timber log footings with ant caps and there is evidence that the ground has sunk in various locations requiring additional support in the form of individual bricks. Miscellaneous building elements including corrugated metal roof sheeting is currently stored under the building.

Externally, the building is highly intact, although at the time of the site inspection, the building had been recently vandalised and overall was in a fair to poor condition. Penrith Council have secured the building.

Recent Photographs



Figure 3.39: North (street frontage) elevation



Figure 3.40: Northern elevation and front (north) verandah.



Figure 3.41: East elevation with chimney



Figure 3.42: Eastern Elevation with front entry porch



Figure 3. 43: West elevation



Figure 3. 44: South (rear) elevation of east wing extension.



Figure 3. 45: South (rear) elevation.



Figure 3. 46: South (rear) verandah

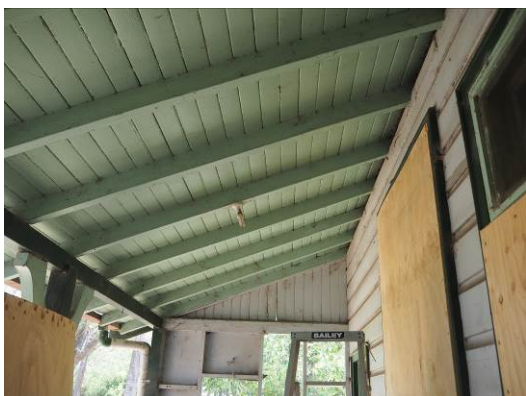


Figure 3. 47: Soffit to south (rear) verandah

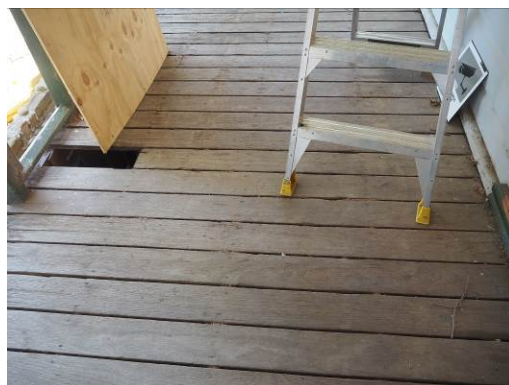


Figure 3. 48: Timber flooring to south (rear) verandah

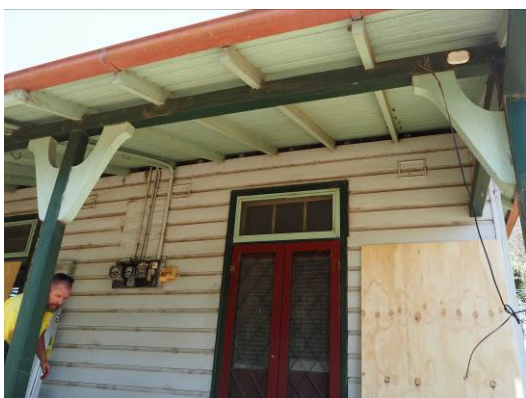


Figure 3. 49: Soffit and verandah brackets to north (front) verandah.



Figure 3. 50: Condition of timber flooring to north (front) verandah



Figure 3. 51: Front entry porch on east elevation.



Figure 3. 52: Detail of external weatherboards and timber panelled soffits and exposed eaves rafters.



Figure 3. 53: Timber log piles with ant caps.



Figure 3. 54: View of roof sheeting and other building elements stored under the building.



Figure 3. 55: Door to northern elevation.



Figure 3. 56: Typical window.



Figure 3. 57: Chimney.

The Interior of the Building

The former Police Residence consists of three bedrooms with living room with fireplace, kitchen, bathroom, pantry and laundry.

Internally, all rooms have vee-jointed boarded ceilings and walls, with timber moulded cornices and skirtings. Flooring throughout appears to be timber, although most rooms except for the bathroom are carpeted.

Internal doors are four panel doors with openable multi-pane fanlights. Other original details include pressed-metal air vents and evidence of the location of former light pulls (see figures ???).

The surviving fireplace in the living room (Space S6) is located in the north-east corner of the room which consists of a rendered brick wall. The fireplace has been altered with plywood chimneypiece and brick infill with metal firebox. The concrete hearth appears to be original.

Based on the original floor plans of the building (see Figure ??), the kitchen (Space S9) was original partitioned and consisted of the kitchen and laundry. The fireplace/hearth has also been removed from the kitchen, as too has the original copper and flue. Evidence of the location of the former fireplace and room division remains in the treatment of the ceiling and wall.

The kitchen has been refitted in the late 20th century with timber cabinetry and the floor has vinyl sheeting over the (assumed) original timber flooring.

Other changes include the conversion of one bedroom (Space S4) into an internal bathroom via the insertion of a bathroom, toilet and vanity and the use of what was the bathroom (Space S8) as a laundry with the insertion of a laundry tub.

Internally, vandals have removed some of the door and window hardware, otherwise the interiors are substantially intact and are in a fair condition.

Recent Photographs



Figure 3. 58: S1 (bedroom) with French door leading to north (front) verandah.



Figure 3. 59: S1 (bedroom) door with fanlight and window.



Figure 3. 60: S2 (bedroom) with French door leading to north verandah.



Figure 3. 61: S2 (bedroom) door with fanlight and vee-jointed panelled walls.



Figure 3. 62: S3 (entry hall) looking west from Front door to S2 (bedroom).



Figure 3. 63: Internal view of Front door on east elevation.



Figure 3. 64: S3 (entry hall) looking south towards living room.



Figure 3. 65: S4 (former bedroom) with bathroom fitout



Figure 3. 66: S4 (former bedroom) with bathroom fitout



Figure 3. 67: S5 (bedroom) with door and broken fanlight.



Figure 3. 68: Window in S5 (bedroom).



Figure 3. 69: S6 (living room), with fire place and window in east wall.



Figure 3. 70: S6 (living room) fire place with later addition surround and fire box and original concrete hearth stone.



Figure 3. 71: S6 (living room) with door and window leading to south (rear) verandah.



Figure 3. 72: S6 (living room) with door leading to hallway (on the right) and door to S7 (pantry).



Figure 3. 73: S7 (pantry) with shelving and window.



Figure 3. 74: S8 (laundry).



Figure 3. 75: S9 (kitchen) looking north.



Figure 3. 76: S9 (kitchen) looking south.



Figure 3. 77: Later addition door opening between S6 (living room) and S9 (kitchen).



Figure 3. 78: Vinyl floor covering in S9 (kitchen).



Figure 3. 79: S9 (kitchen) with evidence of location of former hearth and wall partition in east wall.



Figure 3. 80: S9 (kitchen) with evidence of location of former partition in ceiling and west wall.



Figure 3. 81: South door in S9 (kitchen).



Figure 3. 82: Detail of timber boarded ceilings.



Figure 3. 83: Timber floor to S4 (bathroom).



Figure 3. 84: Joinery detail to S1 window.



Figure 3. 85: Fanlight above door to S1.



Figure 3. 86: Detail of typical skirting.



Figure 3. 87: Typical pressed metal air vent.



Figure 3. 88: Typical internal door with fanlight.



Figure 3. 89: Door D5 (door from kitchen to south verandah).



Figure 3. 90: Evidence of location of former light pull in cornice in Space S5

3.5.2. The Privy

The privy is a surviving original feature, constructed in 1908 and is unusual for being a double privy configured back-to-back, rather than side-by-side as is typically found.

The building is painted rusticated weatherboard with gabled, corrugated metal roofing, with vee-jointed panelled soffits, exposed timber eaves and timber barge boards. The building is supported on timber piles with ant caps.

There are two timber louvred windows on the east elevation. The privy was constructed to operate with cans and two access openings are also located on the east elevation, however the benches and cans have been removed. Both doors have been removed.

Internally, the building is clad in vee-jointed boarding to walls and ceiling, with timber cornices and concrete floor. The building is in poor condition with evidence of termite damage and has been used most recently for storage. The building is currently protected by security fencing.

Recent Photographs



Figure 3. 91: West and south elevations.



Figure 3. 92: South and east elevations.



Figure 3. 93: East elevation with louvered openings and access openings for cans.



Figure 3. 94: Detail of barge board, timber panelling to soffits and exposed eaves rafters.



Figure 3. 95: Interior view of north space.



Figure 3. 96: North elevation.



Figure 3. 97: Interior view of south space.

4. Assessment of Significance

The Australia ICOMOS *Burra Charter* (see Appendix 1) defines cultural significance as *aesthetic, historic, scientific, social or spiritual value for past, present or future generations*. Cultural significance is embodied in the *place* itself, its *fabric, setting, use, associations, meanings, records, related places and related objects*. Places may have a range of values for different individuals or groups. (*Burra Charter*, Article 1.2).

4.1. Existing Heritage Listings

For copies of the inventory sheets for the following listings, refer to Appendix 5.

4.1.1. Local Heritage Listing

The former Police Station and Residence, 4 Punt Road, Emu Plains is listed in Schedule 5 of the *Penrith Local Environmental Plan 2010* as a local heritage item (Item No. 52). The State Heritage Inventory listing provides the following Statement of Significance for the place:

The cottage, erected in 1908, is an excellent example of its type in retaining characteristic features of the era of construction and is historically important with its association with the provision of police at Emu Plains. This association is demonstrated by the siting adjacent to the original police station and the Great Western Highway. The cottage was erected in Emu Plains over the nineteenth century and early part of the twentieth century and demonstrate the pattern of a village settlement at this important location at the foot of the Blue Mountains. (SHI database no. 2260052)

The former Police Station and Residence is also located within the vicinity of the following local heritage items:

- Emu Hall, 2-26 Great Western Highway (Item No. 51)
- Ferry Crossing, Punt Road (Item No. 147)
- Rowing Course, Nepean River (Item No. 148)
- Police Station (former), 30 Great Western Highway (Archaeological Site Item No. A53)

4.2. Heritage Assessment Criteria

4.2.1. The Burra Charter

The Australia ICOMOS *Burra Charter* (see Appendix 1) defines cultural significance according to the following five types of value:

- historic
- aesthetic
- scientific

- social
- spiritual.

The assessment of the significance of a place requires an evaluation of the fabric, uses, associations and meanings relating to the place, from which a detailed statement of significance can be formulated.

4.2.2. NSW Heritage Assessment Criteria

The NSW heritage assessment criteria, as set out in *Heritage Assessments* encompasses the five types of significance expressed in a more detailed form by the following criteria:

- Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in local area).
- Criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons.
- Criterion (e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments (or a class of the local area's cultural or natural places or environments).

The NSW Heritage Branch recommends that all criteria be referred to when assessing the significance of an item, even though only complex items will be significant under all criteria.

The NSW Heritage Branch also recommends that items be compared with similar items of local and/or State significance in order to fully assess their heritage significance (Refer to Section 4.4 Comparative Analysis).

4.3. Local and State Historical Themes

Guidelines from the NSW Heritage Division emphasise the role of history in the heritage assessment process and a list of state historical themes has been developed by the NSW Heritage Council. These themes assist in determining comparative significance and prevent one value taking precedence over others. In this case the place is associated with the following NSW State Historical Themes:

Historical Associations	State Historical Theme	National Historical Theme
The site being the location of the Punt House associated with the punt/ferry crossing over the Nepean River, linking Sydney to the Blue Mountains via the Western Road (Great Western Highway).	Migration Transport	2. Peopling Australia 3. Developing local, regional and national economies.
The allotment boundaries of 4 Punt Road remain as original formed in 1908.	Land Tenure	4. Building settlements, towns and cities
The main building and associated privy, designed by the Government Architect's Branch, as a Police Residence with station facilities.	Accommodation	4. Building settlements, towns and cities
No. 4 Punt Road was designed and constructed in 1908 for use by the local police as a residence and station. The site also had a portable cell (removed in 1921).	Law and order	7. Governing
Designed by the Government Architect's Branch under Government Architect Walter Liberty Vernon and exhibiting particular Queen Anne Revival/Federation style influences of the department utilised for public buildings.	Creative endeavour	8. Developing Australia's cultural life

4.4. Comparative Analysis

The former Emu Plains Police Station and Residence, constructed in 1908, which is in form and detailing, a rural weatherboard cottage, is comparable with other early 20th century police stations and residences in rural and regional areas of NSW.

The place is also most usefully compared to other early 20th century police buildings still extant in New South Wales, designed by the Government Architects Branch, under the auspices of Government Architect Walter Liberty Vernon. Specifically, the place is comparable with other regional and rural police stations/residences of timber construction, designed by the Government Architects Branch (GAB).

Design of Police Stations

According to C. B. O'Donnell in his thesis *Police Stations in New South Wales: A Historical Theme of the development of Police Stations in New South Wales*, 1993, police were often the first wave of government into new settlements. Initially, in order to establish police in new settlements, either police camped while other buildings were constructed, or space was rented in whatever might be available (as was the case with the former police station and residence at 30 Great Western Highway, Emu Plains, a private residence leased and later owned by the local policeman).

In correspondence between the Inspector-General and the Under Secretary dated 1863, it was noted that in the erection of buildings for Police purposes, consideration should be given in their planning that police uses might be temporary and that it would assist in their disposal to consider their future use as " ... residences or shops by persons of moderate means- this latter purpose might be easily anticipated".¹ This statement is a pointer to the essentially domestic nature of police station design.

O'Donnell notes that there are three design components of a police station, although not all necessarily appear in all police buildings. The elements are firstly residential accommodation, ranging from a single room, through to barracks, houses (such as the subject property) and residential clusters. The second component is 'the police office', which was in fact a charge room. The third defining component of a police station was cells for holding prisoners. In many instances, the cell, often of timber, even of slabs, stood at the rear of the police residence/office (such as the portable cell that was located at the subject property). Equally, in many other instances, the cell block was integrated with the residence, forming a lock-up, numbers of which are found throughout the state.²

A great number of police stations are quality small houses, but houses nonetheless, with one room set aside for policing. The fact that most police buildings were originally designed largely as residences with minimal office type accommodation, emphasises that the law-abiding populace could expect to encounter the police on the street and did not expect to attend a police station.

Government Architect W.L. Vernon

Walter Liberty Vernon (1846-1911), was the NSW Government Architect from 1890 to 1911. Under Vernon's leadership, the formality of neoclassical architecture, favoured by successive Colonial Architects for public buildings, vanished in favour of less monumental designs that revived traditional building arts, often employing colonial Australian forms.³ Under Vernon's guidance the move away from monumentality that could already be seen in his domestic and commercial architecture in the 1880s can be traced in the designs of hospitals, schools, court houses, **police stations** and post offices across NSW.⁴

Between Vernon's appointment in 1890 and his visit to London in 1897, the output of the GAB shows a considerable degree of experimentation with the Queen Anne Revival style. The earliest buildings in NSW that have been classified by the National Trust as being examples of the newly emerging acclimatised Queen Anne style, or Federation style as it is now known, are not residences, but are the public buildings of a domestic scale and character built in country NSW

¹ O'Donnell, C.B., 1993; *Police Stations in New South Wales: A Historical Theme of the development of Police Stations in New South Wales*, thesis, UNSW, p. 44

² *Ibid.*, p. 58

³ Boyd, N., 2010; *No Sacrifice in Sunshine: Walter Liberty Vernon: Architect 1846-1914*, thesis, RMIT, p. 9

⁴ *Ibid.*, p. 268

such as Macksville Court House built in 1892-93 and the series of lockups and **police stations** built between 1895 and 1902.⁵



Figure 4. 1: Macksville Courthouse and Police Station. Source: NSW State Archives/ 4346_a020_a020000311

However, following Vernon's return from his tour of England, there is a distinct change in the output of the Government Architect's Branch, largely moving away from acclimatising the Queen Anne style. Rather than trying to impose a single style, public buildings designed by the GAB during this time, reflect regional differences and a preference for the use of locally available building materials.

Regardless, the GAB continued for some years to use the standard design for **country police stations** and post offices developed in the mid-1890s. Repetition of a standard type occurs from the mid 1890s in the design of small country police stations. For example, police stations at Maclean, Foster, Tumut and Junee are identical, whilst the police station at Armidale of 1901 is a larger version of the standard design.⁶



Figure 4. 2: Maclean Police Station. Source: www.brownsigns.net.au/historical



Figure 4. 3: Junee Police Station in 1944. Source: SLM, Caroline Simpson Library, 42392



Figure 4. 4: Tumut Police Station, c1966. Source: www.losttumut.com



Figure 4. 5: Armidale Police Station Source: <http://mcintoshphelps.com.au/portfolio>

The standardised design for a single-storey brick police station or post office served to disseminate the acclimatised Queen Anne Revival (Federation style) throughout the state. After the depression of the 1890s the gable, the small paned upper window sash with coloured panes

⁵ Ibid., p. 315

⁶ Ibid., p. 315

and the combination of face brick and roughcast were adopted by the speculative house-builder and many examples of this scale and character of residence can be found in the Sydney suburbs of Mosman and the garden suburb of Haberfield.

By 1906, when Vernon's work is discussed in the Architectural section of the *Cyclopedia of New South Wales*, it was recognised that the work of the GAB contributed substantially to the character of country towns across NSW.⁷

Conclusion

The Emu Plains Police Station and Residence, is typical of mid-19th to early 20th century police stations found throughout NSW, being a quality small house that once had a portable cell located in the rear yard of the property. The functioning of the police station within a residence was the preferred mode of operation for the police forces until at least the mid 20th century and the use of a residence for police duties demonstrates that although police were a vital part of the public service, they were not highly visible in their buildings.

Police buildings, such as the existing weatherboard cottage at 4 Punt Road and the former cottage at 30 Great Western Highway (no longer extant), were utilitarian, and any embellishment was due to the prevailing architectural style or the inclination of the architect. It was not an explicit part of the brief to use the police station as a visible reminder of the law in a community. That constant reminder was served by the court houses throughout the state.⁸

The Emu Plains Police Station and Residence, constructed in 1908, being a small scale, weatherboard cottage, is also representative of the work of the GAB during Walter Liberty Vernon's time as Government Architect. Under Vernon, public buildings became less monumental and more domestic in form and style. In addition, Vernon's work post 1897 introduced the Queen Anne revival style (Federation style) into public architecture and through the work of the GAB, the style was adapted throughout regional and rural centres of NSW. The Emu Plains Police Station and Residence is not an example of the standard police station design utilised by the GAB in various locales in NSW, but rather an example of the acclimatised Federation style, adapted to suit the climate and character of Emu Plains in the early 20th century (the use of weatherboard with corrugated metal roofing).

Key indicators of the Queen Anne revival/Federation style represented at the Emu Plains Police Station and Residence are sash windows with multi-paned upper sashes, exposed eaves rafters, louvred gablet vents, face brick chimney stack with terracotta chimney pot and ornamental verandah brackets.





The following are comparative examples of other rural and regional police stations/residences designed by the Government Architects Branch under W.L. Vernon, Government Architect, constructed in the same time period as the Emu Plains Police Station and Residence.





Table 4.1 provides a selection of police stations and residences designed in the first decade of the 20th century by the Government Architect's Branch throughout regional NSW.

⁷ Boyd, N., 2010; p. 361

⁸ O'Donnell, C.B., 1993; p. 104

Table 4. 1: Comparative examples of other Police Stations and Residences.

Item	Date	Image
<p>Bellata Police Station</p> <p>Locally listed on Schedule 5 of the <i>Narrabri LEP 2012</i> (Item no. I016).</p> <p>Listed on S170 Register for NSW Police Service</p>	1902	 <p>Figure 4. 6: Bellata Police Station. Source: State heritage inventory database 4180157</p>
<p>Collarenebri Police Station</p> <p>Listed on S170 Register for NSW Police Service</p>	1906	 <p>Figure 4. 7: Collarenebri Police Station. Source: State heritage inventory database 4180130</p>
<p>Curlewis Police Station</p> <p>Not listed</p>	1906-07	 <p>Figure 4. 8: Curlewis Police Station. Source: GoogleMaps_Streetview</p>
<p>Somerton Police Station</p> <p>Listed in Schedule 5 of the <i>Tamworth Regional LEP 2010</i> (Item No. I292)</p>	1906-07	 <p>Figure 4. 9: Somerton Police Station. Source: SLM Caroline Simpson library 42143</p>

Item	Date	Image
<p>Attunga Police Station Listed in Schedule 5 of the <i>Tamworth Regional LEP 2010</i> (Item No. I009)</p>	<p>1907-08</p>	 <p>Figure 4. 10: Former Attunga Police Station. Source: Realestate.com.au</p>
<p>Tambar Springs Police Station Listed on S170 Register for NSW Police Service</p>	<p>1907-08</p>	 <p>Figure 4. 11: Tambar Springs Police Station. Source: GoogleMaps Streetview</p>
<p>Aberdeen Police Station and Courthouse Not listed.</p>	<p>c1908</p>	 <p>Figure 4. 12: Aberdeen Police Station. Source: GoogleMaps_Streetview</p>
<p>Warialda Police Station Listed on S170 Register for NSW Police Service</p>	<p>c1910</p>	 <p>Figure 4. 13: Warialda Police Station. Source: State heritage inventory database 4180182</p>

4.5. Statement of Cultural Significance

The following statement of significance based on the foregoing analysis in this report has been prepared in accordance with the guidelines set out in the NSW Heritage Office and Planning NSW's publication, *Heritage Assessments* (2002).

4.5.1. Criterion (a) Historical Significance

The former Emu Plains Police Station and Residence is of historical significance on a local level for being the first and only purpose-built police station and residence in Emu Plains, that functioned as such from 1908 to 1921.

The oldest surviving planting at the site is the old Kurrajong (*Brachychiton populneus*) that is shown with a substantial canopy by 1943 probably making it an early 20th century introduction. The line of four Jacarandas (*Jacaranda mimosifolia*) south of the Kurrajong appear to be early Council plantings (early 1950s?) along the top of the levee bank.

The timber post and netted wire fence along the eastern and southern sides of the place represent important components of earlier part of the 20th century and enhance the older character of the site. The timber posts show signs of being worked with an adze – a detail that is becoming more uncommon within a city context.

The place is also of historical significance for being the former site of the Punt House for the punt and ferry crossing over the Nepean River, part of the important transport route along the Great Western Highway linking Sydney and the Blue Mountains, first established in the early 1800s and continuing until the construction of Victoria Bridge in 1867.

The siting of the Punt House, followed by the Police Station and Residence, at the intersection of the Great Western Highway and Punt Road, on the western bank of the Nepean River at the site of the original river crossing, is an indication of the historical, strategic importance of the immediate locality.

The place meets the criteria for Historical Significance on a Local level.

4.5.2. Criterion (b) Historical Associational Significance

The former Emu Plains Police Station and Residence is historically associated with the Government Architect's Branch of NSW, and the Government Architect Walter Liberty Vernon and assistant architect E.L. Drew, who designed and constructed the building in 1908.

The place is also historically associated with First Class Constable Samuel McLean (1868-1950), who was the Constable who lived and worked at the Emu Plains Police Station and Residence for the period the place functioned as a police station (1908-1921).

The place meets the criteria for Historical Associational Significance on a Local level.

4.5.3. Criterion (c) Aesthetic Significance

Constructed in 1908 to designs by the Government Architect's Branch, the Emu Plains Police Station and Residence is of aesthetic significance on a local level, as a simple, well executed and substantially intact, weatherboard cottage in the Queen Anne Revival/Federation style that exhibits stylistic detailing particular to Walter Liberty Vernon, Government Architect. Distinctive details include the louvred gablet vents, the sash windows with multi paned upper sashes, the location of the main entry on the side (east) elevation rather than the street frontage and the bold moulded timber brackets to the front and rear verandahs.

The weatherboard, double privy located in the rear garden of the place is also of aesthetic significance, being an interesting and evocative structure (albeit in poor condition), with similar detailing to the main building, in the Queen Anne Revival/Federation style.

The place meets the criteria for Aesthetic Significance on a Local level.

4.5.4. Criterion (d) Social Significance

The former Emu Plains Police Station and Residence is of social significance as the former police station for Emu Plains, for its aesthetic significance and for the history of the site as the location of the former Punt House. The place would be of interest to local historical groups and others interested in the local history of Emu Plains, historical archaeology and the history of the NSW Police Service. The mix of values exhibited at the place, coupled with the significant history of the site, makes the place important to the local community's sense of place and this is indicated by the local listing for the place.

The place meets the criteria for Social Significance on a Local level.

4.5.5. Criterion (e) Research Potential

As a purpose-built Police Station and Residence, designed by the Government Architect's Branch, the place has some potential to yield further information about the design and construction of early 20th century police stations, as well as the functioning of the NSW Police Service in small regional communities, in this same period.

Archaeological investigation of the Punt House archaeological remains, as well as the original alignment of Punt Road, and the archaeological remains of the former gates and office have the potential to yield information about the formation of the village of Emu Plains and the history of the early punt/ferry crossing of the Nepean River.

The place meets the criteria for Research Potential on a Local level.

4.5.6. Criterion (f) Rarity

The former Emu Plains Police Station and Residence, being one of a substantial number of similar buildings designed and constructed by the Government Architect's Branch throughout the early 20th century across regional NSW, is not considered to be rare.

Being the location of the former Punt House associated with the original punt and ferry crossing over the Nepean River, linking Sydney to the Blue Mountains via the Great Western Highway (the Western

Road), makes the site rare. As it does not appear that any other archaeological sites associated with Punt Houses have been listed as items of heritage significance it is possible that the archaeological remains associated with this Punt House could possess rarity values.

The place meets the criteria for Rarity on a Local level.

4.5.7. Criterion (g) Representativeness

The former Emu Plains Police Station and Residence is representative of the functioning of the NSW Police Service throughout the 19th century through to the mid 20th century, where the police station was a secondary function within a dwelling and police presence was not overtly on display in public buildings.

The place is also representative of the work of the Government Architect's Branch under the auspices of Government Architect Walter Liberty Vernon, who introduced the Queen Anne Revival/Federation style into public architecture, adapted domestic architecture to suit public services and adapted public buildings to suit the climate and existing character of the regional or rural towns in which they were constructed. All of these aspects of the work of Vernon are found in the former Emu Plains Police Station and Residence.

The place meets the criteria for Representativeness on a Local level.

4.6. Summary Statement of Significance

A short statement of significance for the place is:

The former Police Station and Residence is of historical significance on a local level for being the purpose-built police station and residence for Emu Plains, and for forming part of the historical development of the locality of Emu Plains. Constructed in 1908 to designs by the Government Architects Branch, the place has aesthetic significance as a simple, well executed and substantially intact, weatherboard cottage in the Queen Anne Revival/Federation style that exhibits stylistic detailing particular to Walter Liberty Vernon, Government Architect. Together with the weatherboard privy, remnant post and wire fencing, mature tree plantings and its siting on the bank of the Nepean River, the place has an evocative early 20th century landscaped rural character.

The history of the site as the location of the former Punt House associated with the punt/ferry crossing over the Nepean River established in the early 19th century is also of significance and there is high potential for historical archaeological remains to survive across the site, which may have rarity values.

The location of the Punt House and the alignment of Punt Road (with associated former tollgate and office), followed by the Police Station and Residence, at the intersection of the Great Western Highway and Punt Road, on the western bank of the Nepean River at the site of the original river crossing, is an indication of the historical, strategic importance of the immediate locality.

4.7. Grades of Significance

4.7.1. Grades of Significance for Components of the Place

The components of the place can be ranked in accordance with their relative significance as a tool to planning. *Heritage Assessments* (NSW Heritage Branch, 2000) identifies the following grades of significance:

Grade	Justification	Status
Exceptional	Rare or outstanding element directly contributing to an item's local and State significance.	Fulfils criteria for local or state listing.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfils criteria for local or state listing.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfils criteria for local or state listing.
Little	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or state listing.
Intrusive	Damaging to the item's heritage significance	Does not fulfil criteria for local or state listing.

4.7.2. Grades of Significance for the Individual Components

The place and its setting were inspected on 28th November 2019 and the current configuration of the buildings and landscape recorded. The fabric survey provides detailed grades of significance for the individual components of the place as recorded in the preparation of this report. This detailed information should be referred to in the first instance in applying the conservation policies for the treatment of significant fabric contained within this plan (see Section 6: Conservation Policies).

The former Emu Plains Police Station and Residence and Privy

For Space, Door and Window numbers, refer to floor plans below (Figure 4.14).

Time Periods:	Grade of Significance:	Condition:
O = Original i.e. c1908	H = High	G = Good
MT = Mid 20th century (1941-1970)	M = Moderate	M = Moderate
LT = Late 20 th century (1971-2000)	L = Little	P = Poor
MD = Modern (2001-date)	I = Intrusive	
? = Date unclear		

Table 4. 2: Former Emu Plains Police Station and Residence Fabric Survey

Item No.	Description	Condition	Date	Significance Ranking
POLICE STATION AND RESIDENCE				
EXTERIORS				
GENERALLY				
Roof sheets, fixing, flashings	Galvanised roofing fixed with screws and lead washers, painted	M	O	H
Chimney (over living room S6)	Face brick chimney with terracotta chimney pot	G	O	H
Gutters	Quad gutters, painted	M	MT	L
Downpipes	Rectangular or PVC downpipes	G	MD	I
Eaves	Exposed rafters and sarking boards, painted. Vents between rafters consisting of 100mm gap filled with chicken wire.	G	O	H
Walls	145mm hardwood rusticated weatherboard external walls, painted	G	O	H
Sub-floor structure, foundations	Timber piles with ant caps (some sunken)	P	O	H
NORTH FAÇADE				
Ventilation louvre to roof	Timber louvres, painted	M	O	H
Verandah soffit	100mm timber sarking boards over rafters, painted	G	O	H
Rafters	Timber, painted	G	O	H
Verandah columns, brackets and beams	Chamfered timber posts, painted; corner posts bottom rotted, 2 nos. brackets missing below west side panel.	M	O	H
Verandah balustrade	Missing, but evidence of handrail and sill exists on posts	-	-	-
End panels to verandah roof	Boarded timber infill, painted	G	O	H
Skirting	50mm quad timber skirting, painted	G	O	H
Floor and floor structure	Raised timber hardwood tongue and groove boarded floor over floor joists and timber beams (rotten)	P	O	H
Steps	Brick and concrete, natural finish	G	LT	L
Door D1	½ glazed French doors; 3 pane fanlight; frame, moulded transom, architrave, bull nosed timber sill; knob and key plate;	G	O	H

Item No.	Description	Condition	Date	Significance Ranking
	Security door missing; timber framed flyscreen to fanlight	G	MT	M
Door D2	½ glazed French doors; 3 pane fanlight; frame, moulded transom, architrave (partly damaged on western side), bull nosed timber sill; knob and key plate	G	O	H
	Timber framed security door with metal grille and flyscreen; timber framed flyscreen to fanlight	G	MT	M
Others	4 no. timber rectangular vents (drill holes in boards with quad frame), painted	G	O	H
EAST FAÇADE				
Eaves and brackets to door D7	Galvanised roofing fixed with screws and lead washers, painted; timber rafters and brackets, painted.	G	O	H
Steps in front of door D7	Concrete panel over brick support, natural finish	G	LT?	L
Door D7	Single glazed 4 panel door; 3 pane fanlight with tinted glass, 2 of the glass panes cracking; frame, moulded transom, architrave, timber sill	G	O	H
	Aluminium framed flyscreen door to the outside	G	MD?	L
Windows W7-W11	Double hung; Timber sashes, 9 pane upper sash, single pane lower sash, frame, architrave, sill	G	O	H
	Fixed timber framed flywire to the outside to W7-W10 only.	G	O?	H
Other	Southern brick chimney demolished above floor level, roofing patched, walls infilled with timber panels.	G	?	I
	Original foundation for southern brick chimney below floor level	G	O	H
	2 nos. timber rectangular vents (drill holes in boards with quad frame), painted	G	O	H
	Loose items stored below the raised timber floors (including timber framed flywire)	?	O	H
SOUTH FACADE				
Ventilation louvre to roof	Timber louvres, painted	G	O	H

Item No.	Description	Condition	Date	Significance Ranking
Verandah soffit	100mm timber sarking boards over rafters, painted	G	O	H
Rafters	Timber, painted	G	O	H
Verandah columns, brackets and beams	Timber posts, painted; 3 nos. brackets missing on west side.	G	O	H
Side panel to verandah roof	Boarded timber infill, painted	G	O	H
Infill wall to west side of verandah	Timber stud wall with fibro (asbestos cement) panels and window opening.	P	MT	L
Skirting	50mm quad timber skirting, painted	G	O	H
Floor and floor structure	Raised timber hardwood tongue and groove boarded floor over floor joists and timber beams	P	O?	H
Handrail and posts to verandah	Timber, painted; mostly missing	P	MT?	M
Handrail to steps	Metal tube	M	MD?	I
Steps to verandah	Face brick	M	LT?	I
Planter	Rough poorly laid brick	M	LT?	I
Steps outside door D6	Demolished (timber?)	-	-	-
Door D3	4 panel door; frame, architrave, timber sill	M	O	H
Door D4	¾ glazed 8 pane door, 1 pane glass broken; frame, transom, architrave, timber sill; single pane fanlight; knob	G	O	H
	timber framed flyscreen to fanlight	G	O	H
Door D6	4 panel door, frame, architrave, timber sill; door knob	G	O	H
Window W5	Double hung; Timber sashes, upper sash 9 pane, bottom sash 1 pane, frame, architrave, sill	G	O	H
WEST FAÇADE				
Door D5	¾ glazed 8 panel door; frame, architrave, timber sill	G	O	H
Windows W1,2,6	Double hung; Timber sashes, 9 pane upper sash, single pane lower sash; frame, architrave, sill	G	O	H
	Fixed timber framed flywire to the outside (can be taken down as a whole)	G	O?	H

Item No.	Description	Condition	Date	Significance Ranking
Windows 3&4	Double hung; Timber sashes, 6 pane upper sash, single pane lower sash; frame, architrave, sill	G	O	H
	Fixed timber framed flywire to the outside (can be taken down as a whole) to W3 only	G	O?	H
Other	4 nos. timber rectangular vents (drill holes in boards with quad frame), painted	G	O	H
INTERIORS				
S1 Bedroom				
Ceiling	95mm vee-jointed timber boards, painted	G	O	H
Cornice	50mm cornice, painted	G	O	H
Walls	95mm vee-jointed timber boarded wall, painted, cover strips to corners	G	O	H
Skirting	220mm H timber skirting and quad, painted	G	O	H
Floor	Carpet over timber	M	LT?/O	L/H
Door D1	½ glazed French doors; 3 pane fanlight; frame, beaded transom, 120mm architrave; complete fanlight hardware; rim lock with knob.	G	O	H
	Venetian blinds, metal and plastic	M	MD	L
Door D8	4 panel door; 3 pane fanlight; frame, beaded transom, 120mm architrave; rim lock, no knobs.	G	O	H
Window W11	Double hung window; 9 pane upper sash, single pane lower sash; frame, sill, sill mould, architrave, bottom bead missing, no hardware.	G	O	H
	Venetian blinds	G	MD	L
Other	2 nos. rectangular vents to north wall, pressed metal	G	O	H
	1 no. rectangular vent to east wall, pressed metal	G	O	H
S2 Bedroom				
Ceiling	95mm vee-jointed timber boards, painted	G	O	H
Cornice	50mm cornice, painted	G	O	H
Walls	95mm vee-jointed timber boarded wall, painted, cover strips to corners	G	O	H
Skirting	220mm H timber skirting and quad, painted	G	O	H

Item No.	Description	Condition	Date	Significance Ranking
Floor	Carpet over timber	M	LT?/O	L/H
Door D2	½ glazed French doors; 3 pane fanlight; frame, beaded transom, 120mm architrave; complete fanlight hardware; rim lock, no knobs.	G	O	H
	Venetian blinds, metal and plastic	G	MD	L
Door D9	4 panel door; 3 pane fanlight; frame, beaded transom, 120mm architrave, complete fanlight hardware, rim lock, no knobs.	G	O	H
Window W1	Double hung window; 9 pane upper sash, single pane lower sash; frame, sill, sill mould, architrave; original hardware including sash pulls, sash fastener	G	O	H
	Timber framed flywire to the outside	G	O?	H
	Venetian blinds	G	MD	L
Other	2 nos. rectangular vents to north wall, pressed metal	G	O	H
	2 nos. rectangular vents to west wall, pressed metal	G	O	H
S3 Corridor				
Ceiling	95mm vee-jointed timber boards, painted	G	O	H
Cornice	50mm cornice, painted	G	O	H
Walls	95mm vee-jointed timber boarded wall, painted, cover strips to corners	G	O	H
Skirting	220mm H timber skirting and quad, painted	G	O	H
Floor	Carpet over timber	M	LT?/O	L/H
Door D7	Single glazed 4 panel door; 3 pane fanlight with tinted glass, 2 of the glass panes cracking; frame, beaded transom, architrave (partially cut out to fit pad bolt); original complete fanlight hardware; original? knob plate; screwed shut	G	O	H
	Rim lock	G	LT?	?
Door D8	4 panel door; 3 pane fanlight; frame, moulded transom facing corridor, 120mm architrave.	G	O	H
Door D9	Same as D8	G	O	H
Door D10	Same as D8	G	O	H
Door D11	Same as D8	G	O	H

Item No.	Description	Condition	Date	Significance Ranking
Door D12	Door leaf missing; 3 pane fanlight; frame, moulded transom facing corridor, 120mm architrave.	G	O	H
S4 Bedroom (converted to Bathroom)				
Ceiling	95mm vee-jointed timber boards, painted	G	O	H
Cornice	50mm cornice, painted	G	O	H
Walls	95mm vee-jointed timber boarded wall, painted, cover strips to corners. Partially tiled along the bathtub.	G	O	H
		G	LT?	L
	Back of brick fireplace, rendered and painted.	G	O/LT?	H/L
Skirting	220mm H timber skirting, painted; partly cut out to fit bathtub and sink cabinet.	G	O	H
Floor	100mm timber boards, part floor tiled in front of bathtub	G	O/LT?	H/L
Door D11	4 panel door, 3 pane fanlight, frame, beaded transom, 120mm architrave; complete fanlight hardware; rim lock, no knobs.	G	O	H
Window W10	Double hung window; 9 pane upper sash, single pane lower sash; frame, sill, architrave; sash fastener, no sash pull.	G	O	H
		G	O?	H
	Bamboo screen	M	MD?	L
Other	1 no. rectangular vent to east wall, pressed metal	G	O	H
		M	LT/MD?	I
S5 Bedroom				
Ceiling	95mm vee-jointed timber boards, painted	G	O	H
Cornice	50mm cornice, painted	G	O	H
Walls	95mm vee-jointed timber boarded wall, painted, cover strips to corners	G	O	H
Skirting	220mm H timber skirting and quad, painted	G	O	H
Floor	Carpet over timber	M	LT?/O	L/H
Door D10	4 panel door, 3 pane fanlight, frame, beaded transom, 120mm architrave; fanlight hardware, bent; rim lock, no knobs.	G	O	H

Item No.	Description	Condition	Date	Significance Ranking
Window W2	Double hung window; 9 pane upper sash, single pane lower sash; frame, sill, sill mould, architrave, original hardware including 1 no. sash pull, sash fastener, needs to be rehung	M?	O	H
	Timber framed flywire to the outside	G	O?	H
Other	Timber shelf with metal support to east wall	G	MD?	L
	2 nos. rectangular vents to west wall, pressed metal; 1 no. was altered/covered	M	O	H
S6 Living room				
Ceiling	95mm vee-jointed timber boards, painted	G	O	H
Cornice	50mm cornice, painted	G	O	H
Walls	North, west, south - 95mm vee-jointed timber boarded wall, painted, cover strips to corners	G	O	H
	East – fibro (asbestos cement) panelled wall, painted	G	MT	I
	North east – rendered brick, painted	G	O	H
Skirting	220mm H timber skirting and quad, painted	G	O	H
Floor	Carpet over timber	M	LT?/O	L/H
Door D4	¾ glazed 8 pane door, 1 pane glass broken; frame, beaded transom, architrave; single pane fanlight, chains to fanlight, rim lock with knob; Exterior panelled, not accessible.	G	O	H
	Plastic Venetian blinds	G	MD?	L
Door D12	Door leaf missing; 3 pane fanlight; frame, beaded transom, 120mm architrave; original complete fanlight hardware.	G	O	H
Door D13	4 panelled door; 2 upper pane might have been gauze but was replaced by timber panels; vertical beads facing S8 missing; rim lock, knobs missing; frame, architrave.	M	O	H
Door D14	Later opening, frame and simple narrow architrave	G	LT?	M
Window W5	Double hung; upper sash 9 pane, bottom sash 1 pane; frame, sill, sill mould, architrave; no hardware; jammed open	G	O	H

Item No.	Description	Condition	Date	Significance Ranking
	Plastic Venetian blinds	G	MD?	L
Window W9	Double hung window; 9 pane upper sash, single pane lower sash; frame, sill, sill mould, architrave; no hardware.	G	O	H
	Timber framed flywire to outside	G	O?	H
	Plastic Venetian blinds	G	MD?	L
Other	Plywood chimneypiece; brick infill, painted; metal firebox	G	LT?MD?	L
	Concrete hearth	G	O?	H
S7 Pantry (Store)				
Ceiling	95mm vee-jointed timber boards, painted	G	O	H
Cornice	50mm cavetto cornice, painted	G	O	H
Walls	95mm vee-jointed timber boarded wall, painted, cover strips to corners	G?M?	O	H
Skirting	50mm H timber quad skirting, painted	G	O	H
Floor	Carpet over timber	G	LT?/O	L/H
Window W3	Double hung; upper sash 6 pane, lower sash 1 pane (lower pane spray painted, cracked); frame, sill (later), architrave; original sash pulls; need to be rehung.	G	O	H
	Timber framed flywire to outside	G	O?	H
Other	Roof access to ceiling	G	O	H
	Timber shelves and benchtop to south wall	M	LT?	L
S8 Bathroom (converted to laundry)				
Ceiling	95mm vee-jointed timber boards, painted	G	O	H
Cornice	50mm cavetto cornice, painted	G	O	H
Walls	95mm vee-jointed timber boarded wall, painted, cover strips to corners	G	O	H
Skirting	Missing, should be similar to S7	-	-	-
Floor	100mm timber boards	M	O	H
Door D3	4 panel door; frame, architrave; rim lock and knobs.	M	O	H
Window W4	Double hung; upper sash 6 pane, lower sash 1 pane, frame, sill, sill moulding, architrave; sash pulls and sash fastener	G	O	H
Other	Free standing metal sink on metal pipe stand with PVC draining pipes	M	LT	L

Item No.	Description	Condition	Date	Significance Ranking
	Timber shelf on metal bracket on north wall	M	LT	L
S9 Kitchen (including former laundry space)				
Ceiling	95mm vee-jointed timber boards, painted	G	O	H
Cornice	50mm cavetto cornice, painted	G	O?	H
Walls	95mm vee-jointed timber boarded wall, painted; cover strips to corners	G	O	H
	Tiled between 900-1800mm to part north and east wall	G	MD?	I
Skirting	60mm timber skirting, painted	G	MD?	L
Floor	Vinyl? sheet and substrate over timber floor	P	MD?/O	L/H
Door D5	¾ glazed 8 pane door; frame, architrave; rim lock, no knobs; 1 no. oldish looking knob to outside.	G	O	H
Door D6	4 panel door, 90mm simple architrave to inside (later?); old rim lock with knob	G	O	H
Door D14	Later opening, frame and simple narrow architrave	G	LT?	M
Window W6	Double hung window; 9 pane upper sash, single pane lower sash, frame, sill, architrave; loose sash fastener	G	O	H
	Timber framed flywire to outside	G	O?	H
Window W7	Double hung window; 9 pane upper sash, single pane lower sash, frame, sill, architrave; sash fastener	G	O	H
	Timber framed flywire to outside	G	O?	H
Window W8	Double hung; upper sash 9 pane (textured glass, not original); frame	G	O	H
	Lower sash 2 pane, simple architrave, tiled sill	G	LT?	M? I?
	Timber framed flywire to outside	G	O?	H
Other	Roof access in ceiling	G	O	H
	Original brick chimney removed	-	-	-
	Original division wall removed-evidence remains in ceiling and east and west wall with division timber boarding	-	-	-
	All cabinets and fitments	M	MD?	L

Item No.	Description	Condition	Date	Significance Ranking
PRIVY				
EXTERIOR				
Roof	Galvanised roofing, painted.	M	O	H
Soffit & rafters	Timber panels and rafters	G	O	H
Walls	Weatherboard, painted to match house, paint almost gone.	M	O	H
Sub-floor structure, foundations	Timber piles with ant caps	P	O	H
Louvres	2 nos. timber louvres to east wall, painted; frame, louvre, sill.	G	O	H
Door North	Door leaf missing; timber frame, painted; concrete sill, cracked.	P	O	M?
Door South	Door leaf missing; timber frame (only top left); concrete sill, half missing	P	O	M?
INTERIORS				
Room - North				
Ceiling	95mm vee-jointed timber boarded ceiling, painted	M	O	H
Walls	95mm vee-jointed timber boarded wall, painted, with corner cover strips	M	O	H
Cornice	25mm timber cornice, painted	G	O	H
Skirting	Not accessible	-	-	-
Floor	Not accessible	-	-	-
Louvre	Timber frame flush with wall, louvre, painted	G	O	H
Room - South				
Ceiling	95mm vee-jointed timber boarded ceiling, painted	M	O	H
Walls	95mm vee-jointed timber boarded wall, painted, with corner cover strips	M	O	H
Cornice	25mm timber cornice, painted	G	O	H
Skirting	No skirting	-	-	-
Floor	concrete	G	?	?
Louvre	Timber frame flush with wall, louvre, painted	G	O	H

Grades of Significance

- High
- Moderate
- Little
- Intrusive

Note: This diagram shows indicative grades of significance for some of the principal components of the place. Overall levels of significance for the components reflect their contribution to the significance of the Place as a whole. This diagram should not be relied on as the basis for the ongoing care and management of the fabric, as individual elements, may be of higher (or lower) significance.

For the gradings of significance of the individual components of the former Emu Plains Police Station and Residence refer to the fabric survey.

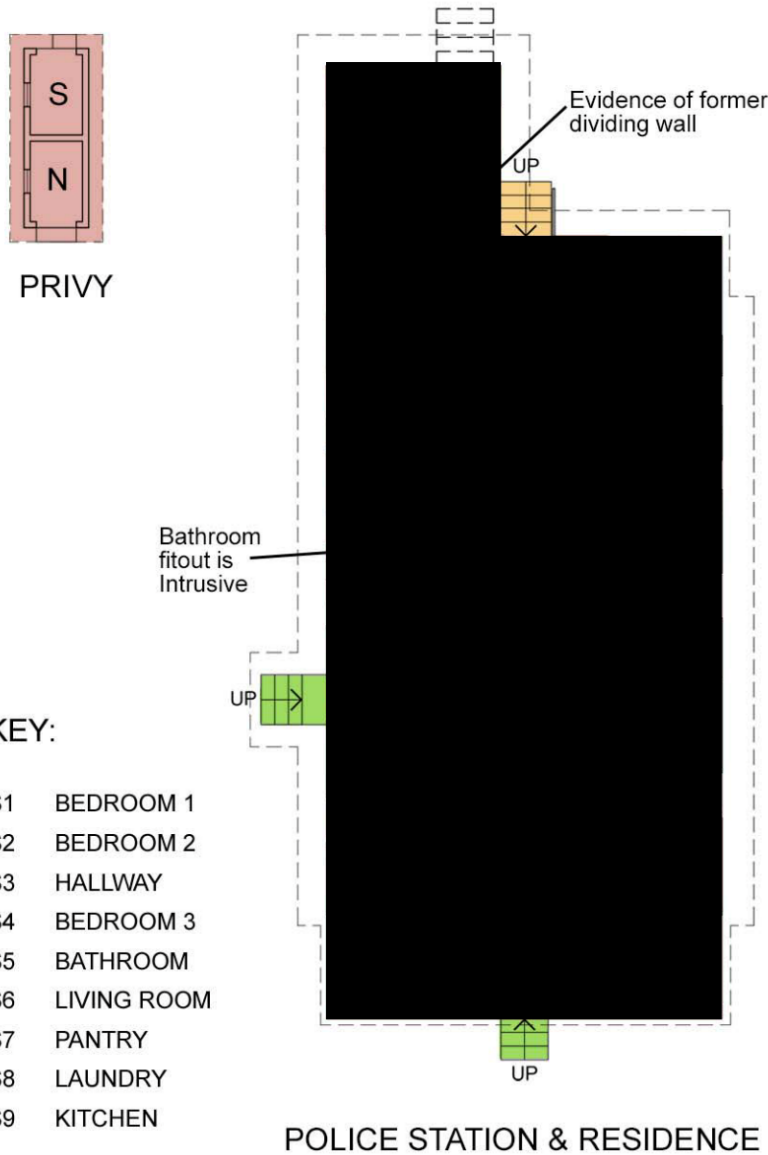


Figure 4. 14: Floor plans of Emu Police Station and Residence and Privy showing indicative gradings of significance.

Landscape and Site features of the former Emu Plains Police Station and Residence

For plant numbers, refer to site plan below (Figure 4.15).

Time Periods:			Tolerance for Change is a corollary of the significance grading. If something is assessed as having high (or higher) cultural value, then the less it is advisable that the item (or its context) should be altered. For those items of lower cultural value, there is obviously and logically more scope to modify them as contemporary needs dictate.
O	=	Original i.e. c1908	
MT	=	Mid 20th century (1941-1970)	
LT	=	Late 20 th century (1971-2000)	
MD	=	Modern (2001-date)	
?	=	Date unclear	

No.	Plant + (Age)	Common name	Comments	Significance Grading	Tolerance for change
1	<i>Brachychiton populneus</i> (earlier than MT)	Kurrajong	Old tree (at least 9 decades old as shown as a mature canopy in 1943 aerial photography)	High	Low
2	<i>Camellia cultivars</i> (3) (LT)	Camellia	Not in flower when surveyed	Moderate	Low
3	<i>Jacaranda mimosifolia</i> (MT)	Jacaranda	Probably planted	High	Low
4	<i>Murraya paniculata</i> (LT)	Orange jessamine		Moderate	Low
5	<i>Jacaranda mimosifolia</i> (MT)	Jacaranda	Probably planted	High	Low
6	<i>Citharexylum spinosum</i> (2000s?)	Fiddlewood		Moderate	Moderate
7	<i>Jacaranda mimosifolia</i> (MT)	Jacaranda	Probably planted	High	Low
8	<i>Jacaranda mimosifolia</i> (MT)	Jacaranda	Probably planted	High	Low
9	<i>Jacaranda mimosifolia</i> (2000s?)	Jacaranda	Self-sown?	Moderate	Moderate
10	<i>Selenicereus grandiflorus</i> (LT?)	Queen of the Night (Climbing Cactus)	Poor condition	Moderate	Moderate
11	<i>Jacaranda mimosifolia</i> (2010s?)	Jacaranda	Likely self-sown	Low	High
12	<i>Quercus palustris</i> (LT?)	Pinoak	Within garden bed	High	Low
13	<i>Acer negundo</i> (2000s?)	Box Elder	Probably self-sown (weed)	Low	High

No.	Plant + (Age)	Common name	Comments	Significance Grading	Tolerance for change
14	<i>Jacaranda mimosifolia</i> (2010s)	Jacaranda	Likely self-sown	Low	High
15	<i>Jacaranda mimosifolia</i> (2010s)	Jacaranda	Likely self-sown	Low	High
16	<i>Howea forsteriana</i> (LT?)	Kentia Palm		Moderate	Moderate
17	<i>Acer buergerianum</i> (2000s +)	Trident Maple		Moderate	Moderate
18	<i>Euonymus</i> cv. (LT)	Spindle tree	Next to pedestrian gate	Moderate	Moderate
19	<i>Melia azedarach</i> var. <i>australasica</i> (2000s?)	White Cedar	Locally indigenous species (self-sown?)	Moderate	Low
20	<i>Hibiscus</i> cv. (LT)			Moderate	Low
21	<i>Acca sellowiana</i> (LT)	Feijoa/Pineapple guava		Moderate	Low
22	<i>Phoenix canariensis</i> (LT)	Canary Island Date Palm		Moderate	Low

Site Feature	Description	Significance Grading
Allotment	Legal allotment boundary established in late 1930s.	Moderate
Boundaries	Eastern boundary defined by remnant adzed timber post and netted wire fencing#	High
	Northern boundary defined by timber paling fencing the metal pole and wire pedestrian gate and driveway double gate	Low
	West and South boundaries undefined	-
Access	Gravel driveway along eastern side of allotment leading from Punt Road	Moderate
	Concrete paved pedestrian pathway on western side of allotment leading from Punt Road	Low
	Concrete paving to south and north of building	Low
Other	Remnant stone surround garden beds with some surviving plantings	Low
	Stockpile of demolished building elements (not related to this property)	Low
	Metal post and wire security fencing to residence and privy (required for security reasons)	Intrusive

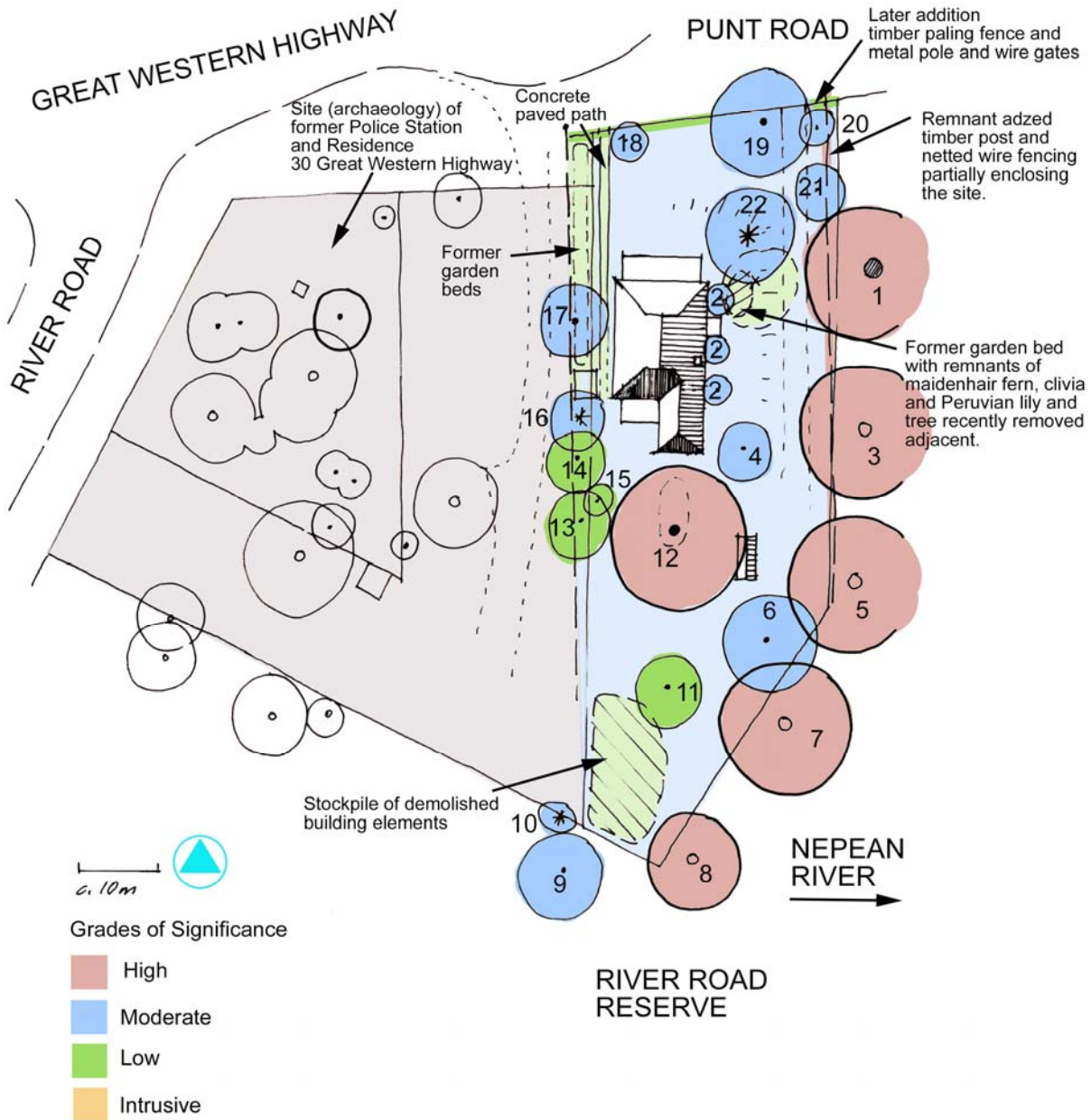


Figure 4. 15: Site Plan indicating grades of significance for vegetation and landscape features. Prepared by Geoffrey Britton, 2020

5. Constraints and Opportunities

The significance of the place creates obligations and opportunities regarding its treatment. In addition, many other factors are relevant to the development of appropriate conservation policies for the place. These are discussed below.

5.1. Obligations and Opportunities Arising from Significance

The following ideals are derived from the main issues raised in the Statement of Significance. *While not all of these ideals will necessarily be achievable in conservation policies* when other issues are taken into consideration, the goal should be to work toward satisfying the maximum number possible.

- Conserve and interpret the historic significance of the place as the former purpose-built Police Station and Residence for Emu Plains and for forming part of the historical development of the locality of Emu Plains including the buildings, the archaeological potential, the landscape features and the architectural detailing.
- Conserve and interpret the historic and aesthetic significance of the substantially intact weatherboard cottage built in the Queen Anne Revival/Federation style and the evocative, vernacular weatherboard privy, designed by the NSW Government Architect's Branch under Government Architect Walter Liberty Vernon.
- Conserve and interpret the historical associations with the adjacent property at 30 Great Western Highway, which formerly held the one-time residence of the local police sergeant for Emu Plains.
- Conserve and interpret the historical archaeological potential and historical significance of the place and its immediate surrounds as being the former location of the Punt House associated with the punt/ferry crossing over the Nepean River.
- Conserve and interpret the historical archaeological potential and historical significance of the immediate setting of the place incorporating the location of the Punt House and the original/early alignment of Punt Road (with associated former tollgate and office).

5.2. Procedural Constraints Arising from Significance

Because the former police station residence is of cultural significance, works should be carried out in accordance with a recognised cultural conservation methodology such as that of the Australia ICOMOS *Burra Charter*. The following procedures are recommended:

- The maximum amount of significant fabric, uses, associations and meanings should be preserved and conserved. (Article 3, *Burra Charter*)
- Works to the fabric should be planned and implemented taking into account the relative significance of the elements of the place. Unavoidable intervention should be carried out on elements of lesser significance in preference to those of higher significance. Alterations to interior spaces, such as removal of original finishes, partitioning or construction of new openings and installation of new services should be carried out in spaces of lesser significance to those of higher significance. (Article 5.2, *Burra Charter*)

- Uses should, if possible, be related to the cultural significance rather than uses that do not take advantage of the interpretative potential of the place. (Article 7, *Burra Charter*)
- If possible, items of significance should be interpreted by either introduced interpretative devices or applicable restoration and reconstruction. (Article 25, *Burra Charter*)
- The use of the place should be organised to minimise the removal or concealment of significant fabric due to statutory requirements including the need for new services, provision of fire egress and access for disabled people. (Article 7.2, *Burra Charter*)
- All alterations and adaptations of the significant fabric should be clearly identified by means of introduced devices or by method of style of construction, as new work. (Article 22.2, *Burra Charter*)
- Work should be carried out by personnel experienced in conservation, both professional disciplines, and building and engineering trades. (Article 30, *Burra Charter*)
- Appropriate recording and documentation procedures, in accordance with the Australia ICOMOS *Burra Charter* should be carried out before any works. (Article 27.2, *Burra Charter*)
- Conservation guidelines for the place, formulated in accordance with the *Guidelines to the Burra Charter: Conservation Policy* should be prepared, adopted and implemented. (Article 26.2, *Burra Charter*)

5.3. Present Condition

In February 2019, Lucas Stapleton Johnson & Partners were commissioned by Penrith City Council to prepare a Condition Report and Schedule of Works for the repair, restoration, upgrading and possible adaptation of the Former Police Station and Residence. At that time, the property was found to be in fair condition, with some elements in poor condition.

Since then, Penrith City Council have undertaken some works to the grounds of the property including tree and vegetation removal and the removal of a later addition timber shade house (considered to be of little significance- see Figure 5.1 below).

In addition, the building has been subject to some vandalism including the removal of original door and window hardware. To combat any further damage to the property, Penrith City Council have surrounded the main building with security fencing and sealed over all external doors and windows to prevent trespassing.

Regardless, the components of the Former Police Station and Residence are generally in good condition and have been maintained relatively well in the past.

Considering the above, none of the place is in such bad condition so as to substantially affect conservation options for the place.

Matters of concern include:

- The privy to the south of the residence is in poor condition and unstable;
- Guttering is blocked and rusted;
- Flooring and floor structure are badly decayed on front (north) and rear (south) verandahs.
- Missing stairs to rear (south) door (Door D6); and

- Approximately 50% of timber piles are sunken, rotten or missing. Floor has dropped in south-west corner of house.



Figure 5. 1: Now removed shade house, south east of the police station residence. Photo from February 2019.

5.4. Integrity

The Former Police Station and Residence is considered to be highly intact and of high integrity to its original configuration.

Study of the fabric of the place and the related documentary evidence indicates that all components and elements of the place could be restored or reconstructed to an earlier known configuration *if this was considered appropriate*.

5.5. Statutory Heritage Constraints

The statutory heritage status of the former police station residence according to the following organisations is as follows:

5.5.1. State Heritage Register (SHR), NSW Heritage Council

The Former Police Station and Residence, 4 Punt Road, Emu Plains is not listed on the State Heritage Register.

5.5.2. Archaeological Heritage, NSW Heritage Council

Known and potential archaeological sites may be identified in local heritage studies and may be included as heritage items in LEPs.

The Former Police Station and Residence, 4 Punt Road, Emu Plains is not an identified archaeological site.

Because of the history of the site, discovery of relics during intervention is likely at The Former Police Station and Residence, 4 Punt Road, Emu Plains.

The property does lie in the vicinity of a known archaeological area, the former Police Station (Item No. A53), 30 Great Western Highway, Emu Plains. Refer to separate Historical Archaeological Management Plan for the former Police Station site (see Appendix 3).

Non- indigenous archaeological sites and relics (historic and maritime) are protected under the *Heritage Act 1977* (as amended). The Act is administered by the NSW Heritage Council. A non-indigenous archaeological relic is defined as:

any deposit, artefact, object or material evidence that relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement; and is of State or local significance.

This means that depending on the history of a place, most occupied land could potentially contain relics.

All Aboriginal objects and places in NSW are protected under the *National Parks and Wildlife Act 1974*, administered by the NSW National Parks and Wildlife Service. The *NSW Heritage Act 1977* protects the State's natural and cultural heritage and Aboriginal places or objects that are listed on the State Heritage Register.

Development proposals that affect archaeological sites and deposits may need to include an excavation permit (Section 60 or Section 140 permit) from the Heritage Council of NSW to disturb or destroy any known or potential site or relic. A local council cannot grant consent to a development proposal unless it is satisfied that the likely impact upon an archaeological site has been assessed, the NSW Heritage Council has been notified and comments received (within 28 days) have been taken into consideration, and the necessary permit has been obtained. These provisions also apply to sites of potential archaeological significance not yet identified in any planning instrument but are reasonably likely to have non-Aboriginal heritage significance.

Non-inclusion of a place in the SHR, a LEP or other planning instrument does not necessarily imply that the place does not contain relics of state or local significance. The place may have as yet unrecognised cultural significance, or non-inclusion may reflect administrative policy, inactivity or lack of resources. An excavation permit issued by the Heritage Council of NSW is required if the owner knows or thinks that a relic may be disturbed as a result of excavation.

5.5.3. National Parks and Wildlife Act 1974

The NSW Office of Environment and Heritage (OEH) has the legal responsibility to protect Aboriginal heritage objects (sites and artefacts) under the *National Parks and Wildlife Act* (1974).

An Aboriginal object is defined as: *any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains* [Section 5(1)].

The OEH maintains a register of identified Aboriginal sites throughout New South Wales through its Aboriginal Heritage Information Management System (AHIMS). All Aboriginal objects are protected under the Act whether listed or not on the AHIMS Aboriginal Sites Register.

They are protected from both knowing and unknowing harm unless under an Aboriginal Heritage Impact Permit issued under s90 of the Act.

The strict liability offence of unknowing harm means that a process of Due Diligence needs to be undertaken prior to any activity which may potentially impact Aboriginal heritage (both documented and undocumented). In the event that Due Diligence concludes that a proposed activity may impact Aboriginal objects, an Aboriginal Heritage Impact Permit may need to be sought from the OEH. A local council cannot grant consent to a development proposal unless it is satisfied that the likely impact upon Aboriginal objects has been assessed.

The *Regatta Park and River Road Reserve Deviation Project: Aboriginal Cultural Heritage Assessment* draft report, prepared by Biosis, dated November 2019, included a basic search of the Aboriginal Heritage Information Management System (AHIMS) register. No registered Aboriginal sites have been recorded at 4 Punt Road, Emu Plains or within the immediate vicinity of the place.¹

5.5.4. Local Environment Plans (LEPs), Local Government Councils

The Former Police Station and Residence, 4 Punt Road, Emu Plains is included in Schedule 5 of the Penrith LEP 2010 as a heritage item.

The Former Police Station and Residence, 4 Punt Road, Emu Plains is not located in a Conservation Area included in Schedule 5 of the Penrith LEP 2010.

See copy of listing included in the Appendices.

Under the *Environmental Planning and Assessment Act (1979)*, local councils are required to identify and manage heritage items in their areas. They do this by means of local heritage studies and heritage schedules within LEPs.

Standard heritage provisions in LEPs require that councils must consider heritage issues when assessing development applications to listed items. Development refers to alterations, additions and demolition, damage to, defacement, or moving of heritage items and may also refer to development in the vicinity of a heritage item, and development affecting relics, identified and potential Aboriginal and archaeological deposits, trees and landscape items.

LEPs also designate ‘conservation areas’ within local council areas. While buildings within conservation areas do not usually have the same statutory protection as individual items, local councils are still obliged to consider heritage issues when assessing development applications for places within such areas.

Local councils can usually require the submission of heritage impact statements and in some cases can require the submission of conservation management plans with development applications for LEP-listed items and places located within conservation areas.

Development Control Plans (DCPs) prepared by local councils may also contain heritage planning policies which councils endeavour to implement within their boundaries.

Non-inclusion of a place on a local heritage schedule or within a conservation area does not imply the place is of no cultural significance. The place may have as yet unrecognised cultural significance, or non-inclusion may reflect administrative policy, inactivity or lack of resources.

¹ Biosis, 2019; *Regatta Park and River Road Reserve Deviation Project: Aboriginal Cultural Heritage Assessment*, pp. 18-20

Interior Heritage

The heritage provisions contained under Clause 5.10 of the NSW Planning Department's *Standard Instrument- Principal Local Environmental Plan (LEP)*, requires development consent only for changes to the exterior of a heritage item, internal structural changes or for making changes to anything inside that is listed in Schedule 5 (Environmental Heritage) of the LEP in relation to the item. Some councils have adopted the Standard Instrument in their LEP thus reducing their ability to consider proposed non-structural internal changes when assessing an application unless the interiors are specifically listed.

As many listed heritage items have significant interiors, some local councils may include a description of significant internal features and details as part of an item's individual listing in their LEPs, thus increasing their ability to consider proposed internal changes when assessing an application unless the interiors are specifically listed.

The *Penrith LEP 2010* includes the Planning NSW's Standard Instrument in relation to Heritage assessment. The *Penrith LEP 2010* has not identified interior features or fittings as part of its statutory listing.

Non-inclusion of interior features and details as part of the significance of a place does not imply, they are of no cultural significance. They may have as yet unrecognised cultural significance, or non-inclusion reflects administrative policy, inactivity or lack of resources.

Historical Archaeology

As noted above, although The Former Police Station and Residence, 4 Punt Road, Emu Plains is not an identified archaeological site, because of the history of the site, discovery of relics during intervention is considered to be highly likely.

Under Clause 5.10 of the *Penrith Local Environmental Plan 2010* the following provisions apply for identified archaeological sites:

Cl. 5.10 (7) Archaeological sites *The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies)—*

(a) *notify the Heritage Council of its intention to grant consent, and*

(b) *take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*

5.5.5. Sydney Regional Environmental Plan No. 20 (REP 20) – Hawkesbury-Nepean River

The Former Police Station and Residence, 4 Punt Road, Emu Plains is not included in Schedule 1 of the Sydney Regional Environmental Plan No. 20 (REP 20) – Hawkesbury-Nepean River

Regardless, the Former Police Station and Residence, 4 Punt Road, Emu Plains is located within the area of land to which the *Sydney Regional Environmental Plan No. 20 (REP 20) – Hawkesbury-Nepean River* applies. Under REP 20, planning policies and development controls specific to the Hawkesbury-Nepean River must be considered when development occurs within this area.

As of 1 July 2009, Regional Environmental Plans (REPs) are no longer part of the hierarchy of environmental planning instruments in NSW. All previously existing REPs are now deemed State Environmental Planning Policies (SEPPs).

Under the *Environmental Planning and Assessment Act 1979*, SEPPs (previously REPs) go through a process of public exhibition and ministerial approval before the document is gazetted by the NSW Parliament. Once gazetted, controls contained in SEPPs must be considered, where applicable, in addition to controls in local council LEPs. The order of precedence of individual controls contained in SEPPs over those contained in LEPs is set out in the individual SEPPs, as is the identification of the consent authority and requirements for public exhibition of proposals.

SEPPs may contain schedules of heritage items which are protected under the heritage controls in the individual instrument. Generally, heritage controls in SEPPs are similar to those in LEPs, and regulate alterations, additions and demolition, damage to, and defacement of heritage items. REPs and SEPPs may also control development in the vicinity of a heritage item.

5.5.6. Heritage Status of Items in the Immediate Vicinity

There are a number of locally and state listed heritage items in the immediate vicinity of the subject property. While many are not necessarily directly linked to the former police station residence, their heritage significance is to some extent informed by their setting, namely, their relationship with the Nepean River, River Road Reserve and Regatta Park. Heritage items in the vicinity of the subject property should be considered when designing changes to the subject property and surrounding landscaped areas.

Nearby heritage items are listed in Table 5.1 and shown in Figure 5.2 below.

Table 5. 1: Heritage items in the immediate vicinity of 4 Punt Road, Emu Plains

No.	Item Name and Address	Listing
1	Rowing Course, Nepean River	Local Item, Schedule 5 of <i>Penrith LEP 2010</i> No. 148
2	Victoria Bridge, Great Western Highway, Emu Plains	Local Item, Schedule 5 of <i>Penrith LEP 2010</i> No. 146 State Heritage Register SHR No. 01950 Roads and Maritime Services S170 Register Schedule 1 of <i>SREP No. 20 Hawkesbury-Nepean River</i>
3	Railway bridge, Nepean River	Local Item, Schedule 5 of <i>Penrith LEP 2010</i> No. 668
4	Ferry Crossing, Punt Road, Nepean River	Local Item, Schedule 5 of <i>Penrith LEP 2010</i> No. 147
5	“Emu Hall,” dwelling, outbuildings and trees, 2-26 Great Western Highway (Lot 2, DP 614436)	Local Item, Schedule 5 of <i>Penrith LEP 2010</i> No. 51
6	Police Station (former), 30 Great Western Highway (Lot 8, DP 228204)	Archaeological Site, Schedule 5 of <i>Penrith LEP 2010</i> No. A53 Department of Planning and Infrastructure (formerly DUAP) S170 Register

No.	Item Name and Address	Listing
7	International Style house and garden, 10 River Road (Lot B, DP 33205)	Local Item, Schedule 5 of <i>Penrith LEP 2010</i> No. 666
8	Union Inn (former) and trees, 36-42 Great Western Highway (Part Lots 1 and 2, DP 342116)	Local Item, Schedule 5 of <i>Penrith LEP 2010</i> No. 63



Figure 5. 2: Aerial view identifying heritage items in the immediate vicinity of the subject property. Source: SixMaps

5.6. Interpretation

Because of its significance, the place has great potential to be explained to visitors by appropriate interpretation. Outstanding opportunities exist at the place to present the history of the building as a former police station and residence, the history of policing in Emu Plains and the history of the Nepean River punt and former punt house located within the immediate vicinity. Suggestions for interpretation of the place are included in this Conservation Management Plan and should be developed further in consultation with specialists.

5.7. Owner's Requirements

5.7.1. Crown Land Management Act 2016

The Former Police Station and Residence, 4 Punt Road is Crown Land that has been dedicated as a Crown Reserve (for Recreational Uses), owned by the Department of Primary Industries (Lands).

The management of Crown land is administered under the provisions of the *Crown Land Management Act* (CLM Act) 2016 for the benefit of the people of New South Wales and having regard to the

principles of Crown land management. Section 1.4 of the CLM Act provides a set of principles for Crown land management as follows:

- (a) *that environmental protection principles be observed in relation to the management and administration of Crown land, and*
- (b) *that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible, and*
- (c) *that public use and enjoyment of appropriate Crown land be encouraged, and*
- (d) *that, where appropriate, multiple use of Crown land be encouraged, and*
- (e) *that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and*
- (f) *that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.*

The management of the Former Police Station and Residence has devolved to Penrith City Council. Council therefore has the ongoing responsibility to provide care, control and management of the reserve and to ensure that the reserves' uses are consistent with the dedicated 'public purposed' of the reservation under the *Crown Lands Management Act 2016*.

5.7.2. Penrith City Council and Regatta Park

The Penrith City Council brief for the preparation of this report noted that the '*Our River' Nepean River Master Plan (2013)* incorporates the Former Police Station and Residence, 4 Punt Road, into a proposed "dining precinct" for Regatta Park and concept planning for the precinct has commenced. Council requested the preparation of this conservation management plan prior to detailed design development, to inform and guide the design process, in relation to the treatment of the individual heritage item and the archaeological resource of the property.

'Our River' Nepean River Masterplan

In 2013, Penrith City Council engaged Clouston Associates to prepare a masterplan for the east and west riverbank lands of the Nepean River between the M4 Freeway (Regentville Bridge) and Victoria Bridge entitled '*Our River' Nepean River Masterplan*. The purpose of the master plan was to provide a "road map for the future stewardship" of the river within the local government area of Penrith City Council including connecting it with the Penrith CBD, enhancing the natural environment, supporting active and healthy lifestyles of the local community and celebrating the rich history and cultural values of the river lands.²

The outcome of the master plan was the preparation of a high-level strategic concept with recommended proposals for the principal spaces, places and activities along both the east and west riverbanks.³

² Clouston Associates, 2013; '*Our River' Nepean River Masterplan*, p. 18

³ Clouston Associates, 2013; p. 57

The area surrounding the subject property, referred to as Regatta Park within the masterplan, was identified as having the potential to “provide a seamless connection between the water’s edge and open space allowing a safer and increasingly flexible open space. Regatta Park will accommodate a regional play space and additional car parking and be able to hold large events and festivals”.⁴

Specifically, the masterplan recommended that Regatta Park be upgraded and reconfigured for festival and event opportunities, cafes, regional play and places to view sporting events on the river.⁵

Plans of Management

The masterplan was followed by the preparation of the *Nepean River ‘Our River’: Plan of Management for Tench Reserve, River Road Reserve and Weir Reserve* by Ecological (2015) and the *Regatta Park: Plan of Management* by Clouston Associates (2016) to guide the future development and management of the Regatta Park Precinct.

The proposed recommendations for Regatta Park as a result of the above reports which potentially affect the subject property include:

- Reconfiguration of the park spaces and plantings to achieve two large multi-purpose parkland spaces, picnic areas, large playground, event spaces and overflow parking
- Proposal for integrating land owned by various State Government departments in the north of the park into the rest of Regatta Park (subject to negotiations with relevant parties)
- Enhanced interface between Emu Hall and Regatta Park including potential for public/private uses of the former Police station cottage (eg café and visitor information)
- Development of a fine dining restaurant, kiosk and café at the top of the riverbank with wide river views.
- Extension of the Great River Walk through the centre of the park to link with the Green Bridge river crossing
- Terraced riverbank with foreshore event deck, fishing/ kayak launching platforms

Regatta Park Concept Design

In November 2019, the *Regatta Park Concept Design Report* and accompanying Concept Design drawing was prepared by McGregor Coxall. The concept design provides for the adaptation of the Former Police Station and Residence into a dining facility, with garden and a deck with views to the river on the east side of the building. Concept design elements that potentially affect the subject property include:

- Adaptation and alterations and additions to the Former Police Station and Residence;
- Construction of carparking to the west of the property;
- Introduction of a service vehicle entry connecting proposed carparking to Punt Road, to the west of the property;
- Conversion of River Road into carparking;
- Removal of trees.

Refer below for Concept Design drawings (Figures 5.3 and 5.4).

⁴ Op cit. p. 73

⁵ Ibid.

The project is jointly funded with \$15 million from the Australian and NSW Governments as part of the Western Sydney City Deal’s Livability Program and \$9 million from Council.

At the time of writing, Council was requesting public submissions on the proposed concept designs for Regatta Park.



Figure 5. 3: Copy of Concept Design for Regatta Park, prepared by McGregor Coxall, November 2019

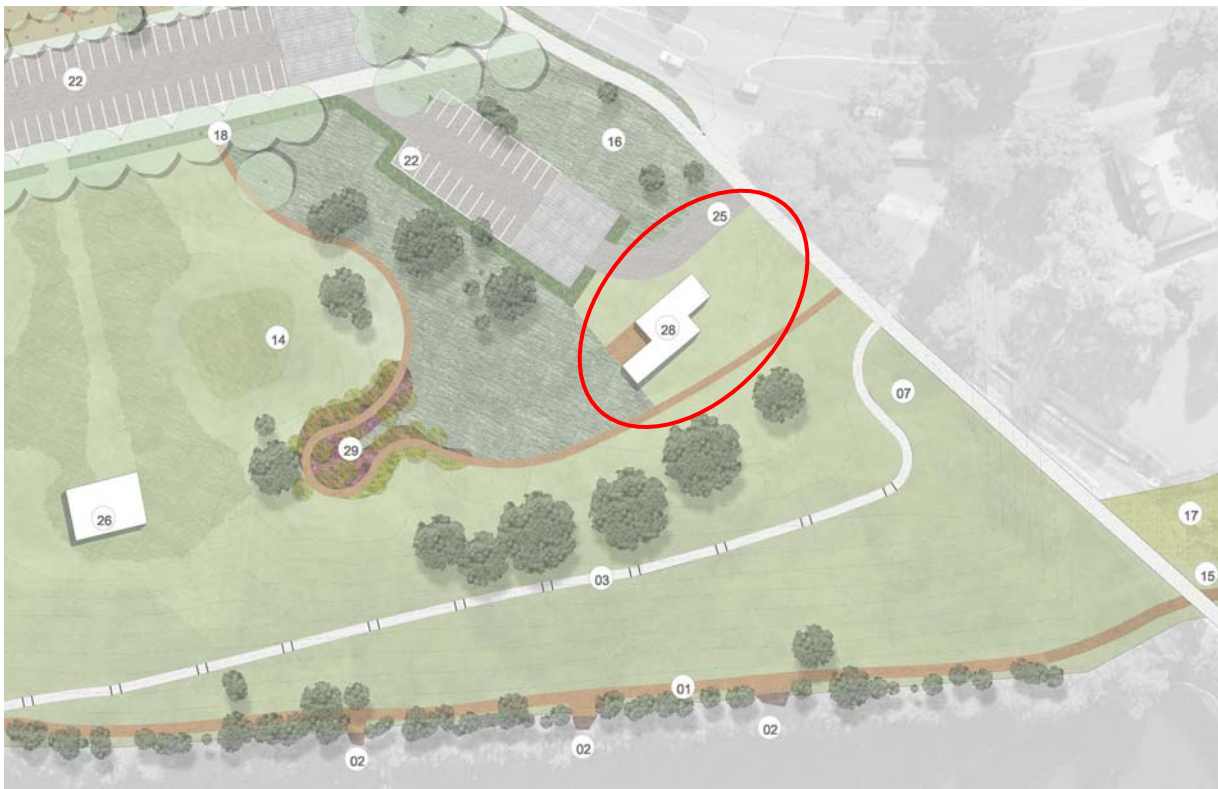


Figure 5. 4: Detail from above Concept Design showing concept proposed changes to the Former Police Station and Residence and immediate surrounds. The subject property is circled in red.

5.8. Other Interested Individuals and Groups

As a local heritage item, the Former Police Station and Residence would be of interest to groups and societies interested in the colonial history of Emu Plains, the Nepean River and the history of policing in NSW. Interested groups would include the Nepean District Historical Society, Nepean Family History Society, Nepean District Historical Archaeology Group and the NSW Police Memorial and Historical Society.

The community engagement being carried out by Penrith City Council with respect to the Regatta Park Project and the proposed Concept Design will provide a good indication of the range of other individuals and groups with a particular interest in the Former Police Station and Residence.

5.9. Other

5.9.1. Planning Controls

The place is located within the local government area of the City of Penrith Council. Local and state planning controls applicable to this locality apply.

The *Penrith LEP 2010* contains an incentive provision relating to heritage items which permits non-complying uses at the discretion of the council.

5.9.2. Building Controls

The place is subject to the provisions of the National Construction Code (NCC), which includes the *Building Code of Australia* (BCA). The BCA, however, contains 'engineered solutions' provisions which may allow some non-compliance, provided the place can be shown to meet the objectives of the BCA.

5.9.3. Disability Discrimination Act

The Commonwealth *Disability Discrimination Act* 1992 (DDA), as amended 2013, contains equitable access requirements for persons with a disability which applies to all buildings, new and existing, except where unjustifiable hardship in providing access can be demonstrated. In a legal sense, the DDA will normally override other Commonwealth and state heritage legislation, and solutions must therefore be found to provide dignified access to heritage buildings with minimal impact to the significant fabric.

5.9.4. Current Uses

The Former Police Station and Residence was most recently used as a private residence, leased by Penrith City Council. However, since 2018, the property has been vacant.

6. Conservation Policies

Considering the Statement of Significance for the place and the constraints and opportunities identified in Section 5, the following are the conservation policies and guidelines appropriate to the place.

6.1. Preamble

6.1.1. Definition of Terms

Many of the words used below have special meanings defined by the Australia ICOMOS *Burra Charter* (see Appendices).

6.1.2. Conservation Policies

A conservation management plan should provide a clear set of policies derived from an understanding of the place in order to guide the future care of the place.

Conservation policies for the place can be developed in the fields of:

- appropriate treatment of the fabric
- appropriate interpretation of the place
- appropriate use of the place
- appropriate intervention in the fabric identified to be conserved
- appropriate adaptation of the fabric identified to be conserved
- appropriate additions and other new features
- appropriate conservation procedures and practice
- appropriate adoption and review of the proposed conservation policies

Such policies can operate at the level of the landscape of the whole of the place, at the level of precincts or areas within the place and at the level of the components of the place, such as individual buildings and structures, contents, vegetation and other site features.

Not all these policies will necessarily be achievable in a management plan for the place when other external matters, for instance the owner's finances, are taken into account.

6.2. Approach to the Conservation of the Place

The former Emu Plains Police Station and Residence is of historical, aesthetic and associational significance on a local level and has high potential for historical archaeology to remain that may be rare.

Currently vacant, the place has not been in use as a police facility since the early 1920s and has been in use for the longest period of time as a private residence. Regardless, the place is substantially intact and retains the majority of its original fabric, architectural detailing and features. The garden and landscape of the place also retain evidence of the early configuration of the site.

As a public asset (managed by Penrith City Council) and located at the northern end of public parklands (Regatta Park and River Road Reserve) and adjacent to the Nepean River, pressure for change will occur, particularly in relation to establishing a viable new use and the need to upgrade services and facilities to support any new use.

While some changes may be required in order to meet legislative requirements and to facilitate the use of the place, the significant spaces and components of the place should be conserved with as little change as possible, and any changes that enhances past historical uses of the place should be prioritised.

The guiding policies for the conservation of the Former Emu Plains Police Station and Residence are as follows:

- Policy 1:** The cultural significance of the former Emu Plains Police Station and Residence should be conserved by managing and interpreting the place, caring for the fabric and ensuring any future change and development is undertaken in accordance with this Conservation Management Plan.
- Policy 2:** The Statement of Significance and the rankings of significance of the individual components of the place contained in this report (Section 4) should be accepted as the basis for the ongoing care and use of the place.
- Policy 3:** The policies recommended, and options discussed throughout his document should be adopted by the current owners, managers and lease-holders of the place as a guide to future conservation, planning and adaptation work.
- Policy 4:** The future conservation and development of the place should be carried out in accordance with the principles of the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance* (Burra Charter).

6.3. Defining the Place

The conservation policies developed for this report apply to all components of the place. Defining the individual components of significance is useful for the ongoing care and maintenance of the place and to ensure that all components that contribute to the heritage values of the place are clearly identified and conserved appropriately.

6.3.1. Extent of the Place

For clarity and planning purposes the extent of the place should be clearly defined. In this case the present legal boundaries of the property are appropriate because the allotment contains the majority of extent features associated with the former Emu Plains Police Station and Residence.

Policy 5: The extent of the place should be defined as shown in Figure 1.2, being the allotment boundaries of Lot 7038, DP 94188.

6.3.2. Definition of the Curtilage, Setting and Views

The former Emu Plains Police Station and Residence is located at an important historical intersection of the Great Western Highway and Punt Road, in proximity to the former location of the Punt House and punt/ferry crossing over the Nepean River. Although much changed in terms of use and surrounding development, the configuration of the immediate setting retains evidence of the historical development of this locality.

The Curtilage of the Place

The appropriate curtilage for 4 Punt Road is the allotment on which the buildings are located given this is both a legal and historical entity. This area is also recognised under Schedule 5 of the *Penrith Local Environmental Plan 2010*.

Part of the curtilage is defined by the existing older timber post and netted wire fencing to the eastern side and rear (south) as well as the recent paling fence to the front (north). The remainder of the allotment should also be suitably defined or recognized depending on the future uses for the place.

Policy 6: Retain the defined allotment curtilage for 4 Punt Road (rather than removing all fencing and leaving the buildings within an indeterminate broad landscape of parkland).

The Setting of the Place

As distinct from the curtilage, the setting of 4 Punt Road includes its immediate landscape (including the former Punt House site) as well as encompassing traditional views of the river (and railway bridge) and its historical neighbour to the north, Emu Hall with its surviving early plantings. There is also a long historical relationship to the lot adjacent to the west, the site of the earlier police station at 30 Great Western Highway and also the easement of Punt Road. It is desirable to retain views to each of these key sites as a means of interpreting the historical setting for 4 Punt Road.

The setting should be the area within which all new development should be controlled in consideration of the significance of the place and given the historical associations and the potential for historical archaeology to remain.

Policy 7: The setting of the place should be defined as shown in Figure 6.1 and any new development within the visual setting should be controlled in consideration of the significance of the place.

Policy 8: Works and activities within the setting of the place, particularly on the boundary of the place should, if possible, be controlled to minimise visual intrusion and misunderstandings about the associations and meanings embodied at the place.

Views

In this case the visual catchment of the place encompasses the setting and incorporates adjacent lands that have historical associations with the place (as discussed above).

Importantly, it is still possible to appreciate many of the historical relationships the site and buildings at 4 Punt Road have with their neighbouring sites, structures and landscape features. These include the obvious views to the Nepean River, the railway bridge, Emu Hall and its remnant landscape and the address to Punt Road. Less obvious, but also historically poignant, are the relationships to the former Punt House site to the immediate east and the earlier police station site to the west at 30 Great Western Highway.

With any future development of the 4 Punt Road site and the immediate parklands, it is desirable to retain – and ideally also interpret – these traditional visual connections.

Policy 9: Views to the place as identified in Figure 3.14 should be retained.

Policy 10: Ensure key historical view connections (as shown in Figure 6.1) between the former police residence and its historic neighbours, structures and landscape features are respected and maintained in any future development for the site and adjacent parklands. Key historical view connections include:

- Between the Emu Plains Police Station and Residence and Punt Road;
- Between the Emu Plains Police Station and Residence and Emu Hall;
- Between the Emu Plains Police Station and Residence and the Nepean River;
- Between the Emu Plains Police Station and Residence and site of former Police Station and Residence at 30 Great Western Highway.



Figure 6. 1: Definition of the setting and historical view connections for the former Emu Plains Police Station and Residence

6.3.3. Identification of Associated Places

For clarity and planning purposes places associated historically with the place, or for other reasons, should be identified.

In this case, the original Police Reserve lands at Emu Plains encompassed the allotment that contains the former police station and residence together with the land to the east, which was the police paddock.

In addition, the allotment of land at 30 Great Western Highway to the west is historically connected to the place, as this was the location of the first police residence, prior to the construction of the building at 4 Punt Road. Prior to the construction of the subject building the Punt House, located within the police paddock appears to have served as the police station for a short period of time, in association with the former buildings at 30 Great Western Highway.

Punt Road and the former site of the punt/ferry crossing on the western bank of the Nepean River should also be considered as associated places, being intrinsically linked with the former Punt House.

Policy 11: Places associated with, but not part of the place, include:

- **Former police residence, 30 Great Western Highway (Lot 10 DP 1216230 & Lot 9 DP 228204);**
- **Former police paddock (Lot 7039 DP 94188);**
- **Site of former Punt House (Lot 7039 DP 94188);**
- **Punt Road; and**
- **Site of former punt/ferry crossing.**



Figure 6. 2: Location of associated places

6.4. Use of the Place

6.4.1. Historical Uses and Land Use that should be Reinstated

The cultural significance of the place is embodied in its continuing historical use. Although initially used in part as a police station (from 1908 to 1921), the main use of the place has been as a single residence since its construction in 1908 until very recently (the property is currently vacant). Therefore, the use of the place as a single residence is the principal historical use and should be re-established if at all possible. If not possible, then another similar use is desirable (see New Compatible Uses below).

It is also considered highly unlikely that the place will be used as police station again in the future given that the operations of the NSW Police Service have changed substantially from the early 20th century and policing is no longer hidden from view within dwellings as it once was.

Policy 12: The historical use of the place as a single private residence should be reinstated, if at all possible.

In some cases, the expansion of an existing historical use will lead to destruction of the significant fabric of the place and may need to be limited.

The residential use of a heritage place does have the potential to negatively impact on significant fabric when upgrading and refurbishing interiors and facilities to suit modern standards of living (e.g. the insertion of air conditioning or upgrading kitchens and bathrooms etc.). As the Emu Plains Police Station and Residence is substantially intact, care should be taken with the treatment of the significant fabric and configuration of the building, should residential uses be reinstated at the place.

Policy 13: The growth of the existing historical use of the place as a private residence should be limited to a level compatible with the care required to retain the significant fabric.

6.4.2. New Compatible Uses

Should the reinstatement of the historical use of the place as a private residence not be possible, uses that involve minimum change to the significant fabric and respect the associations and meanings embodied in the place (compatible uses) are preferable.

In addition, uses which take advantage of the character of the various components of the place and enable the maximum level of interpretation should be preferred.

Although constructed and used as, for the majority of its life, a private residence, the former Emu Plains Police Station and Residence is a public building (owned by the State government and managed by Penrith City Council) and is located at the northern edge of a public recreation reserve (River Road Reserve), directly adjacent to a shared pedestrian bridge crossing the Nepean River.

As a public asset located at the northern entry of a public reserve in an area with a rich and interesting colonial history (the punt/ferry crossing, the Punt House, Emu Hall adjacent etc.), there are opportunities for new compatible uses to be introduced that will allow for increased visitation to the place by the public, which is of benefit to the interpretation of the place.

Because of the significance of the place, the ancillary uses of education and tourism are appropriate.

Policy 14: The following compatible use(s) are appropriate if the historical use cannot be continued:

- Interpretation/education centre relating to the history of the Nepean River and Emu Plains, the punt/ferry crossing and the former Emu Plains police services;
- Art gallery/museum facilities;
- Visitors centre/information centre;
- Café or dining facilities;
- Commercial offices; and
- Retail spaces.

Policy 15: The privy should if at all possible be reused as a toilet. An alternative use is as storage.

Policy 16: Temporary (short term) use of the buildings and grounds of the place in association with public events held by Penrith City Council or others in and around the place is appropriate.

Policy 17: The use of the place on a regular basis for education and tourism is desirable and should be promoted.

The circulation pattern and uses of parts of the place and activities at the place and within the setting, should be arranged to involve the least amount of intervention in the significant fabric. Both existing uses and any new or additional uses at the place should be organised in such a way that the more intensive uses are located in areas of lesser significance.

Policy 18: The use of the place and activities at the place and within its setting should be organised in a way that allows the conservation of the fabric in accordance with the Policy for the Treatment of the Fabric including considering:

- the effect of structural loadings;
- the effect of statutory requirements;
- the effect of service installations;
- the effect of providing access for people with disabilities;
- the effect of introducing contemporary servicing requirements (e.g. garbage collection, street lighting, street tree planting etc.).

6.4.3. Uses and Interpretation

Choice of uses can help promote the interpretation of the place and its components and conservation guidelines should address this.

Policy 19: Uses of the place that do not take advantage of the interpretation potential of the place and the specific location within the place related to that significance should be discouraged.

When organising or allowing activities within the place, components of the place and its setting, care needs to be taken not to obscure or confuse its significance.

Policy 20: Uses and activities within the place, components of the place and within its setting, which lessen, obscure or confuse its historical associations and meanings, should be discouraged.

6.5. Treatment of the Fabric

6.5.1. Significant Fabric

Much of the significance of the place is embodied in its fabric. The fabric includes the landform, landscape, vegetation, building(s), building elements (components), site features, subsurface remains of buildings and occupational deposits (archaeology).

For clarity and planning purposes the significant fabric should be clearly identified.

In this case, as the main residence and privy are substantially intact to their original construction in 1908, the whole of the fabric of the built structures can be said to reflect aspects of the history of the place and is to some extent significant. However, given that the historically significant use of the place as a combined police residence and police station ceased in 1921, fabric (including historical archaeology) introduced to the place after 1921 relates only to the residential uses of the place and is considered to be commonplace.

In addition, the historical archaeology of the place dating from pre-1908 is potentially rare being related to the previous use of the place and its immediate surrounds for the Punt House, the early alignment of Punt Road, the toll gate and associated office and the punt/ferry crossing.

Policy 21: The extent of the significant fabric should be identified as:

- The landform of the place;
- The buildings and contents introduced to the place prior to 1921 (when the use of the place as a police station ceased).
- The landscape, vegetation and site and landscape features introduced to the place prior to 1921;
- The subsurface remains (archaeology) of former landscape, vegetation, buildings, contents and site features introduced prior to 1921.
- The occupational deposits (archaeology) beneath and around the above introduced to the place prior to 1921.

6.5.2. Fabric to be Conserved

Conservation policies for the place should recommend the extent of retention and conservation of the significant fabric. The most significant fabric should be retained and conserved in accordance with recognised conservation principles and procedures such as that included in the Australia ICOMOS *Burra Charter*. Such conservation includes maintenance, preservation and interpretation including restoration and reconstruction. It also includes adaptation which means modifying a place to suit proposed compatible uses (refer to Section 6.4.2 above).

Not all of the fabric is of such significance so as to warrant conservation as defined by the *Burra Charter*.

In this case fabric introduced since 1921, although significant as part of the history of the place, is historically commonplace and need not be conserved. However, later changes (mid to late 20th century works) to the buildings that resulted in the removal of original building components, alterations to original room uses and changes to the configuration of the buildings, are considered to be either of little significance or, in some instances, are intrusive.

Refer also to Section 6.5.6: Historical Archaeology.

Policy 22: The following fabric should be retained and conserved:

- All significant built fabric introduced prior to 1921 (including fabric denoted O and MT in surveys in this report);
- All significant landscape features, site features and vegetation introduced prior to 1921 (denoted MT in surveys in this report) and vegetation that contributes to the early 20th century landscape character of the place;
- All fabric recorded in this report as previous reconstructions unless replaced by a better reconstruction
- All fabric reconstructed (in the future) in accordance with these policies.

In the physical survey for this report it has not been possible to determine the age and history of some components and care should be taken that these items are not inadvertently damaged or removed if they are significant.

Policy 23: Where the nature of a component of the place is uncertain, it should be further investigated by documentary and physical research, prior to carrying out work or removal.

6.5.3. Changing Fabric identified to be Conserved

There are sometimes cases where fabric that otherwise should be retained and conserved needs to be altered or removed for good reasons. In this (and most) cases some parts of external fabric and vegetation will eventually need to be replaced for maintenance reasons.

In this case some fabric may need to be removed or altered to introduce or continue a compatible use. Nevertheless, some fabric is so significant that it should be changed when essential for maintenance or to reinstate the historical use of the place.

Conversely, some fabric of little significance could be replaced for any reasonable reason.

Considering the relative significance of components listed in *Section 4.7: Grades of Significance*, the following policy is considered appropriate:

Policy 24: The following fabric should be retained and conserved with the qualification indicated:

Fabric	Qualification
All fabric identified to be conserved graded 'High' (see Section 4.7)	Except where alteration or removal is essential for continuing historical use connected with residential and/or police station uses or essential for the maintenance of the place.
All fabric identified to be conserved graded 'Moderate' (see Section 4.7)	Except where alteration or removal is important for continuing historical use connected with residential and/or police station uses, important to introduce a compatible use or important for the maintenance of the place. Except where fabric is to be reconstructed based on documentary and/or photographic evidence to replace existing fabric identified as possible reconstruction.
All fabric identified to be conserved graded 'Little' (see Section 4.7)	Except where alteration or removal is needed for the viable use of the place or needed for the maintenance of the place.

6.5.4. Treatment of the Landscape

Most of the landscape fabric within, and in the vicinity of, the site relates to plantings and opportunistic propagules of these or earlier plantings. Those plantings assessed as having High cultural significance must be retained while the retention of those assessed as having a Moderate cultural value, or lower, is discretionary. However, even those plantings assessed with lower value, may be useful to selectively retain as part of an interpretive partial reconstruction scheme for the site. Vegetation determined to be opportunistic should be removed along with recognized weeds or other nuisance species.

New plantings within the 4 Punt Road curtilage and its immediate setting should be those that maintain key views and reflect plant taxa that are consistent with, or sympathetic to the landscape character of the Interwar period. The archival resource for the site would be a useful starting point.

Policy 25: Trees and other vegetation identified as having a High level of significance should be conserved and replaced with the same species when Safe Useful Life Expectancy (SULE) has been reached. As much as possible, all plantings of Moderate cultural value or useful plantings, should be retained.

Policy 26: Before significant trees become senescent, ensure a succession plan is in place and ready for implementation in order to retain the established character of the place.

Policy 27: Where new plantings are introduced to the site or its immediate vicinity, ensure the new plantings respect and maintain traditional views and visual relationships while also using plant taxa that are consistent with, or sympathetic to the landscape character of, the Interwar period.

6.5.5. Areas of Aboriginal Archaeological Importance

The Aboriginal Cultural Heritage Assessment: Regatta Park and River Road Reserve Deviation Project prepared by Biosis (2019) indicates that it is likely that Aboriginal objects will be located across Regatta Park and River Road Reserve including the former Emu Plains Police Station and Residence allotment and its immediate surrounds. An AHIP is required for any activities likely to have an impact on Aboriginal objects or Places or cause land to be disturbed for the purposes of discovering an Aboriginal object.

Policy 28: An Aboriginal Heritage Impact Permit (AHIP) prepared by a qualified archaeologist, will be required prior to any ground disturbance at the subject property and its immediate surrounds.

Policy 29: Should any Aboriginal objects be encountered during works associated with this proposal, works must cease in the vicinity and the find should not be moved until assessed by a qualified archaeologist. If the find is determined to be an Aboriginal object the archaeologist will provide further recommendations.

6.5.6. Areas of Historical Archaeological Importance

Conservation guidelines should identify areas of historical archaeological potential and indicate the degree of professional involvement appropriate to any disturbance. As per the *Former Police Residence 4 Punt Road Emu Plains: Historical Archaeological Management Plan*, prepared by Unearthed Archaeology (2020), the whole of the study area (Lot 7038 DP 94188) is identified as being of high archaeological potential.

- Policy 30:** The management and mitigation strategies for areas of high archaeological potential should be implemented across the study area to ensure the protection of the heritage and archaeological significance of the former Emu Plains Police Station and Residence site.
- Policy 31:** Any archaeological evidence within the grounds of the former Emu Plains Police Station and Residence should be managed in accordance with the NSW Heritage Manual and the Heritage Act 1977 (as amended).
- Policy 32:** Prior to any works that may cause ground disturbance in areas of high archaeological potential (i.e. the whole site), an archaeological assessment should be undertaken to determine the impact of the proposed works on the archaeological resource and to provide appropriate management recommendations.
- Policy 33:** Prior to any works that may cause ground disturbance being undertaken within the study area, a heritage induction detailing the unlikely potential for burials to be located in the area should be provided to all workers.
- Policy 34:** If during the course of any works, any historical archaeological deposits are uncovered, all work is to cease in the vicinity of those relics or features and advice should be sought from a suitably qualified and experienced archaeologist.
- Policy 35:** Any relics uncovered should be appropriately managed and conserved in a secure location.
- Policy 36:** Any information gained from archaeological investigation within the study area should be included in an Interpretation Strategy to enhance and promote the heritage values and history of the area.

6.5.7. Investigation for Research and to Guide Conservation

Investigation to increase knowledge of Australian history and/or to aid conservation work at the place should also be addressed.

- Policy 33:** Investigation of the place for research should be allowed to increase knowledge of Australian history and other aspects of the occupation and construction of the place. Such investigations should only be allowed when guided by specific and scrutinised research goals and when there are adequate resources available to undertake, complete and publish results of the study and leave the place in a stable condition.
- Policy 34:** Archaeological investigation to provide information to guide conservation and interpretation work at the place pursuant these policies should be allowed, but only when there are adequate resources to undertake and complete the work and to stabilise areas destabilised by the intervention.

6.5.8. Maintenance

While any significant fabric is in existence it should be maintained, which means continuous protective care. Reconstructed fabric can also be of interpretive value (see Policy 22) and should also be maintained, unless being replaced with a better reconstruction.

- Policy 37:** The following fabric should be maintained (have continuous protective care):
- all significant fabric (see above identification) except that listed in Policy 42;

- all fabric recorded in this report as a previous reconstruction; and
- all fabric reconstructed (in the future) in accordance with these policies.

Maintenance also applies to the vegetation and landscape components of the place.

Policy 38: Ensure an adequate level of maintenance for the site with particular attention to the regular monitoring and removal of weeds and other opportunistic plant taxa.#

Maintenance also applies to the original and early finishes applied to the structure of the place (e.g. external walls). An appropriate (cyclical) maintenance plan is included in the Appendices.

Policy 39: Replacement of significant finishes that have deteriorated due to weathering or use is to be done with appropriate materials and details. These include:

- door and window joinery in traditional timber details (not aluminium);
- for gutters, these are usually galvanised steel;
- for metal roofs, this is usually corrugated galvanised steel (not colorbond);
- for paint to timberwork, this is usually enamel paint; and
- for painted walls, this is permeable acrylic paint.

The use of alternative materials should only occur when the effect of the new appearance on the character of the place has been considered and there is a body of experience to the effect that the new materials and details will be technically effective.

6.5.9. Necessary Repair Works

As discussed in Section 5 of this report, in February 2019, Lucas Stapleton Johnson & Partners were commissioned by Penrith City Council to prepare a Condition Report and Schedule of Works for the repair, restoration, upgrading and possible adaptation of the Former Police Station and Residence. At that time, the property was found to be generally in good condition and had been maintained relatively well, although there were some areas that were in poor condition. Since that time, the building has been the subject of some recent vandalism. To combat any further deterioration of the residence and the privy, some repair works are considered necessary and should be undertaken by Penrith City Council as soon as possible.

Policy 40: The following repair works should be undertaken as soon as possible, due to the poor condition of the building elements:

- The privy to the south of the residence is in poor condition and unstable and should be stabilised;
- Roof guttering that is blocked and rusted should be cleared and replaced;
- The flooring and floor structure on the front (north) and rear (south) verandahs which are badly decayed should be repaired by splicing in new timber boarding to match;
- Approximately 50% of timber piles are sunken, rotten or missing and the floor of the main residence has dropped in the south-west corner of house. All timber piles should be (where possible) stabilised and strengthened and/or replaced where necessary.

6.5.10. Removal of Fabric

If not identified above to be retained and conserved, fabric at the place could be removed.

Policy 41: Fabric, other than that listed above in Policies 22, 24 and 25, could be removed without reducing the cultural significance of the place.

6.5.11. Fabric that Should be Removed

At some places of significance recent developments have introduced fabric that detracts from the significance of the place. At the former Emu Plains Police Station and Residence, several items have been identified in Section 4.7 as detracting (Intrusive) and these should be removed or made sympathetic when circumstances permit.

Policy 42: The following fabric should, when the circumstances permit, be removed or made sympathetic:

Item	Comment
Former Police Residence	
Exteriors	<ul style="list-style-type: none"> • Modern rectangular or PVC downpipes; • Fibro (asbestos cement) panelled wall on eastern façade; • Rough poorly laid brick planter and steps to rear verandah including metal handrail; • Timber stud wall with fibro (asbestos cement) panels and window opening to western end of rear verandah; • Aluminium fly screen for front door D7; • Concrete and brick steps leading to front door D7.
Interiors	<ul style="list-style-type: none"> • Fibro (asbestos cement) panelled wall on eastern façade of Space S6 Living Room; • Wall tiles to north and east wall of Space S9 Kitchen; • Vinyl floor covering to Space S9 Kitchen; • 2 pane lower sash, simple architrave and tiled sill to Window W8; • All later fitments including WC, bath and vanity unit to Space S4 Bathroom (former bedroom); • Wall tiling to Space S4 Bathroom (former bedroom); • Carpeting throughout.

6.6. Interpretation of the Place

Interpretation means all the ways of presenting the cultural significance of a place and may consist of a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material (e.g. displays, brochures, signs etc.).

6.6.1. Contents of Interpretation

The subject matter of interpretation should be that included in the statement of significance. The main aspects of significance of the former Emu Plains Police Station and Residence are its history of use as a police station and long term residence for the local policeman, the associations with the Government Architect's Branch and Government Architect Walter Liberty Vernon, the Queen Anne Revival/Federation style detailing of the built structures and the history of site as the location of the former Punt House.

Policy 43: Interpretation information should include all aspects of the place included in the Statement of Significance.

Policy 44: The place should be interpreted as former Emu Plains Police Station and Residence, a building of historic and aesthetic significance designed in Queen Anne Revival/Federation style by the Government Architect's Branch under Government Architect Walter Liberty Vernon, located in an early 20th century landscaped setting, that served as the local police station and long term residence for the local policeman with an important colonial history as the site of the former punt house associated with the punt/ferry crossing over the Nepean River.

6.6.2. Interpretation Techniques

As the place is of high significance there are many opportunities to interpret it to visitors via on-site displays, occasional exhibitions and the future use of the place as well as making available the history of the place via other means such as publications, websites etc.

Care should be taken not to detract from the evocative character of the place by the introduction of obvious interpretive devices.

Policy 45: The place should be interpreted utilising a combination of:

- Restoration and reconstruction works to the built fabric and the landscape;
- Maintaining the early 20th century landscape character and retaining the physical evidence of the historical allotment boundaries;
- Introducing discrete on-site displays and signage and the like;
- Introducing artworks and holding occasional exhibitions, presentations and seminars relating to the history and architecture of the place;
- Including the place into a heritage walk of the history of Emu Plains;
- Creating associations with the NSW Police Service;
- Producing off-site interpretive devices including websites, publications, exhibitions and other media; and
- Allowing access to the public and specialists.

6.6.3. Interpretation of the Landscape

Most of the plantings and the bedding layout around the former police residence are of moderate cultural significance or lower and, as such, their retention is discretionary. However, an appropriate setting for the buildings is still required in order to properly interpret the place. Existing plantings could be used as a basis for such a setting with additional plantings – appropriate to the Interwar period and of proven hardiness – employed to reinforce the domestic character of the place. It would not be appropriate to leave the early 20th century buildings marooned in a 'broad-brush' 21st century parkland landscape with no meaningful or coherent setting. The retention of the remnant timber post and netted fencing is a useful and authentic component of the site's character and interprets its historical lot boundaries.

As part of the conservation of the place, two aspects of the site landscape warranting interpretive measures to enhance an understanding of its significance are additional thematic plantings within a focused, partial reconstruction plan for the grounds and the interpretation of key traditional views from and to the former police residence site. Both of these interpretive measures also support an understanding of the landscape setting for the surviving buildings.

Policy 46: Consider commissioning a landscape master plan for the former police residence site, as part of any future development, that provides an appropriate immediate setting and establishes a domestic scale for the surviving buildings. Plant taxa introduced to the site should be

consistent with the Interwar period while avoiding those with a propensity to become environmental nuisances.

Policy 47: Ensure key historical view connexions between the former police residence and its traditional neighbours, structures and landscape features are interpreted.

6.6.4. Restoration/Reconstruction Works

Another way to interpret the place is to carry out selected restoration and reconstruction works. These terms are defined in the *Burra Charter*. Restoration and reconstruction cannot in themselves increase the cultural significance of a place but can promote understanding of the former arrangement of components of the place.

At the Former Police Station Residence, internal renovations undertaken during the mid to late 20th century have resulted in some unsympathetic alterations including the conversion of one of the bedrooms (Space S4) into a bathroom, the removal of the partition wall between the original kitchen and laundry to form a single space (Space S9) and the loss of the southern chimney. Externally, some original details have been replaced using inappropriate or unsympathetic materials, such as downpipes and entry stairs.


In addition, some of the original building components and details of both the residence and the privy are missing or are in poor condition and should be restored.





More recently, the building has been vandalised and some of the original window and door furniture was stolen. Fortunately, the building had been recorded prior to the vandalism and photographic evidence of the place before the damage is available and therefore restoration is possible.



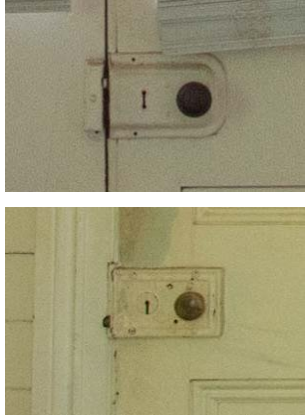
Opportunities should be sought to reconstruct missing and altered elements if possible. Alterations that sympathetically interpret these elements may also be appropriate.






A fuller list of the appropriate opportunities is provided in the policy below.

Policy 48: As the viability of future compatible uses of the place makes possible, selected components of the place should be restored/reconstructed to the date/configuration indicated subject to the qualifications indicated:

Element	Date	Qualification	Images
POLICE STATION AND RESIDENCE			
Exterior			
Restore southern brick chimney	1908	Based on the original architectural drawings and the details of the existing northern brick chimney.	

Element	Date	Qualification	Images
Restore missing brackets to support posts of front and rear verandahs	1908	To match surviving original brackets	
Replace downpipes	1908	Remove all unsympathetic PVC downpipes and replace with 19mm. round galvanised steel downpipes. Paint to match surroundings.	
Reconstruct timber balustrade to rear (south) verandah	1908	Based on the original architectural drawings and traditional detailing.	
Restore missing steps	1908	Restore missing steps to south elevation leading into former laundry (Space S9) based on original architectural drawings and traditional detailing. If durability is a concern, other lightweight materials are also acceptable.	

Element	Date	Qualification	Images
Restore external stairs	1908	Remove unsympathetic concrete and brick steps to east, west and south elevations and restore timber steps based on original architectural drawings and traditional detailing.	
Interiors			
Restore bedroom in Space S4	1908	Remove wall and floor tiles and all bathroom fittings and fittings and restore timber wall and floorboards to match surviving original wall and floor details.	
Missing door hardware	1908	Restore missing door hardware to match photo evidence or other original hardware.	

Element	Date	Qualification	Images
Missing window hardware	1908	Restore missing window hardware to match other original ones.	 
Skirting to Space S8 Bathroom	1908	Restore to match the ones in Space S7 Pantry (Store) – 50mm H timber quad skirting, painted.	
Privy			
Door leafs	1908	Restore 2 nos. timber door leafs based on traditional detailing	 

In accordance with proper practice and to avoid misinterpretation, restoration/reconstruction works at the place should be identifiable as such at close inspection and adaptation works should be clearly identifiable as new work.

Policy 49: All restoration/reconstruction works introduced pursuant to these guidelines should be identifiable on close inspection by method and/or style of construction as being introduced.

6.6.5. Provision for Future Restoration/Reconstruction

It is desirable that present or short-term activities do not prejudice future opportunities for interpretation by restoration/reconstruction.

Policy 50: Where components of the place are not selected for restoration /reconstruction the place should if possible be managed in a way that will not preclude restoration/reconstruction of the component at a future date.

6.7. Interventions, Alterations and Adaptations at the Place

Most extensive intervention at a place will occur during adaptation work to accommodate the expansion of existing uses or for new uses. Depending on significance, different types of alteration may be appropriate to allow for the adaptation of a place. For example, in the case of interior spaces, these types of changes are usually:

- Dividing of spaces and areas by partitions;
- Joining of spaces and areas by openings (both horizontal and vertical);
- Covering of significant fabric;
- Minor and/or substantial changes to significant fabric;
- Retention of only the concept/idea of the significant fabric;
- Complete removal of significant fabric;
- Installation of new elements; and
- Installation of new services.

Similar types of alterations are applicable to the landform and landscape, the external fabric of buildings and the contents of a place. For planning purposes, it is useful to relate such types of alterations to the relative significance of elements.

6.7.1. Appropriate Intervention

At places of cultural significance there is always pressures to make changes (interventions) for many practical reasons, such as maintenance, access and improvement of services. The following conservation policy identifies what types and degrees of intervention are appropriate.

Policy 51: Work to the fabric identified to be conserved should be avoided, except for:

- stabilisation and maintenance;
- adaptation in accordance with the Policy for Adaptation of the Fabric;
- introduction of interpretative devices in accordance with the Policy for Interpretation;
- restoration and/or reconstruction in accordance with the Policy for Interpretation; and
- other reasons only as listed below.

6.7.2. Intervention in Setting and Associated Places

New structures, buildings and features and other activities within the setting of the place or at associated places may also be detrimental to the place and should be addressed in the conservation guidelines. See also policies regarding Views above.

Policy 52: Works and activities within the setting of the place and at associated places, particularly on the boundary of the place should, if possible, be controlled to minimise visual intrusion and misunderstandings about the associations and meanings embodied at the place.

6.7.3. Identification of Adaptations

In accordance with proper practice and to avoid misinterpretation, adaptation works should be clearly identifiable as new work.

Policy 53: All adaptation works introduced pursuant to these guidelines should be clearly identifiable as new work by introduced interpretive devices or by method and/or style of construction.

6.7.4. Adaptation of Landform

Altering the landform of the place is a substantial intervention and not often appropriate.

In this case another aspect of the setting of the former Emu Plains Police Station and Residence is evidence of benching in order to provide a flat area for the construction of the building. Similar benches may be evident immediately to the east of the building where the former Punt House and its outbuildings were sited. As much as possible the integrity of these earthworks should be retained by avoiding unnecessary cut and fill in their vicinity.

Policy 54: Excavations and adjustments of the landform are appropriate only for the construction of buildings and other features introduced in accordance with the remainder of these guidelines.

Policy 55: Ensure evidence of early earthworks associated with the former police residence and the adjacent former Punt House, is wholly retained and not expunged, obscured or otherwise compromised through new earthworks.

See also policies regarding Aboriginal and Historical archaeology above.

6.7.5. Adaptation of the Landscape

An important aspect of a maintaining an appropriate setting for the place would be the partial reconstruction of domestic-scaled plantings to the front (north) and east and west sides of the former Police Station and Residence without fully reinstating bedding areas or imposing an undue maintenance commitment for Council. For example, retaining most of the existing hardy plantings and supplementing these with other hardy species known from the Interwar period would suffice to provide a suitable sense of scale and intimacy appropriate for the surviving buildings while also interpreting its former uses.

Policy 56: Ensure an appropriate landscape setting is retained for the former Emu Plains Police Station and Residence by interpreting aspects of its domestic planting context, retaining early vegetation in the vicinity and views of the historic neighbouring properties.

6.7.6. Adaptation of the Site

Even at places of outstanding significance there are usually areas where new developments, buildings and features can be placed without detracting from or reducing the significance of the place. The impact of such adaptations depends on their bulk, form, height, proportions, scale, materials, colours etc.

Client Requirements

In this case, as the former Emu Plains Police Station and Residence is located at the northern end of River Road Reserve and is a public asset, the place has been incorporated into the future redevelopment of Regatta Park and River Road Reserve.

In November 2019, the *Regatta Park Concept Design Report* and accompanying Concept Design drawing were prepared by McGregor Coxall and included the following suggestions for the future redevelopment of the place and its immediate surrounds (see Section 5.6.2 for further details):

- Adapt the Former Emu Plains Police Station and Residence into a dining facility;
- Construction of carparking to the west of the property for the Former Emu Plains Police Station and Residence;
- Introduction of a service vehicle entry connecting proposed carparking to Punt Road, to the west of the property;
- Introduction of a walkway along the eastern boundary of the property; and
- Introduction of a garden area to the south of the property.

Allotment Boundaries

Aspects for consideration in relation to the configuration of the site include the allotment boundaries (defined by perimeter fencing), the gravelled entry drive to the east and the pedestrian path to the west. While the retention of the latter accessways is discretionary, the allotment boundary is important as part of the site setting. The perimeter fencing layout also helps define the spatial relationship of the buildings within their landscape as well as their traditional relationship to Punt Road.

New Structures and Features

As the allotment of the former Emu Plains Police Station and Residence is relatively small, there are few locations where substantial new development or structures could be introduced. However, given that the place is proposed to be adapted for a new commercial use (dining facility), it is expected that outdoor dining facilities, accessibility services and features and other features supporting commercial uses will be required. These may include:

- Accessibility ramps;
- Accessible WCs;
- Outdoor dining areas;
- Water tanks;
- Pedestrian pathways;
- Garbage bin enclosures
- Access for deliveries; and
- Landscaping.

Two areas have been identified that could accommodate new structures, being; a deck or open pavilion suitable for outdoor dining on the eastern side of the main residence, connected to the front (north) verandah; and, additions to the western side of the privy to provide for accessible WCs.

Other minor features could be located throughout the site, so long as key historical view connections are retained. Generally, any new feature or structure introduced to the site should be sympathetic to early 20th century landscaped character of the place and be designed and detailed in a traditional form using traditional materials (i.e. weatherboard and corrugated metal).

The following conservation policy addresses the client requirements in the context of the significance of the place.

Policy 57: Development of new buildings and other features at the place (adaptation of parts of the landscape and vegetation) in accordance with the following table and Figure 6.3 is appropriate:

Adaptation Code	Adaptation Policy
Generally	<ul style="list-style-type: none"> • Conserve identified items as per these policies. • Other intervention and adaptation allowed as per these policies are appropriate. • Subdivision of the site, for any reason, is not appropriate. • Ensure the allotment of 4 Punt Road remains defined as part of future site layout in order to retain an aspect of the traditional context of the buildings. • Retain key historical view connections between the place and immediate surrounds. • New structures and features should be of traditional design and detailing and in traditional materials (e.g. weatherboard and corrugated metal) and be sympathetic to the early 20th landscaped character of the place.
A	<ul style="list-style-type: none"> • New timber boundary fencing to the north and west allotment boundaries in traditional details or to match existing are appropriate. • Existing timber post and netted wire fencing along east and south boundaries to be retained. • Minor structures including pathways, accessibility ramps, bollards, clotheslines, garbage bin enclosures, water tanks etc. are appropriate. • Existing driveway and pedestrian concrete paved pathway may be retained, removed or adapted as required. • Planting of new trees and shrubs is appropriate as part of the development of a garden provided they are selected and located so that they will not cause damage to the foundations of buildings or block views identified to be retained. • Retain trees identified as being of High significance. • No other alterations are appropriate.
B	<ul style="list-style-type: none"> • Minor structures such as decks, open pavilions and water tanks and are appropriate. • No other alterations are appropriate.

Adaptation Code	Adaptation Policy
C	<ul style="list-style-type: none"> Minor structures such as decks, garbage bin enclosures, water tanks etc. and the development of a sympathetic garden are appropriate. Addition of single storey, timber framed, weatherboard clad, galvanised corrugated steel lean-to roof addition to the western side of the Privy is appropriate with concrete slab floor and louvered vent windows to match existing.

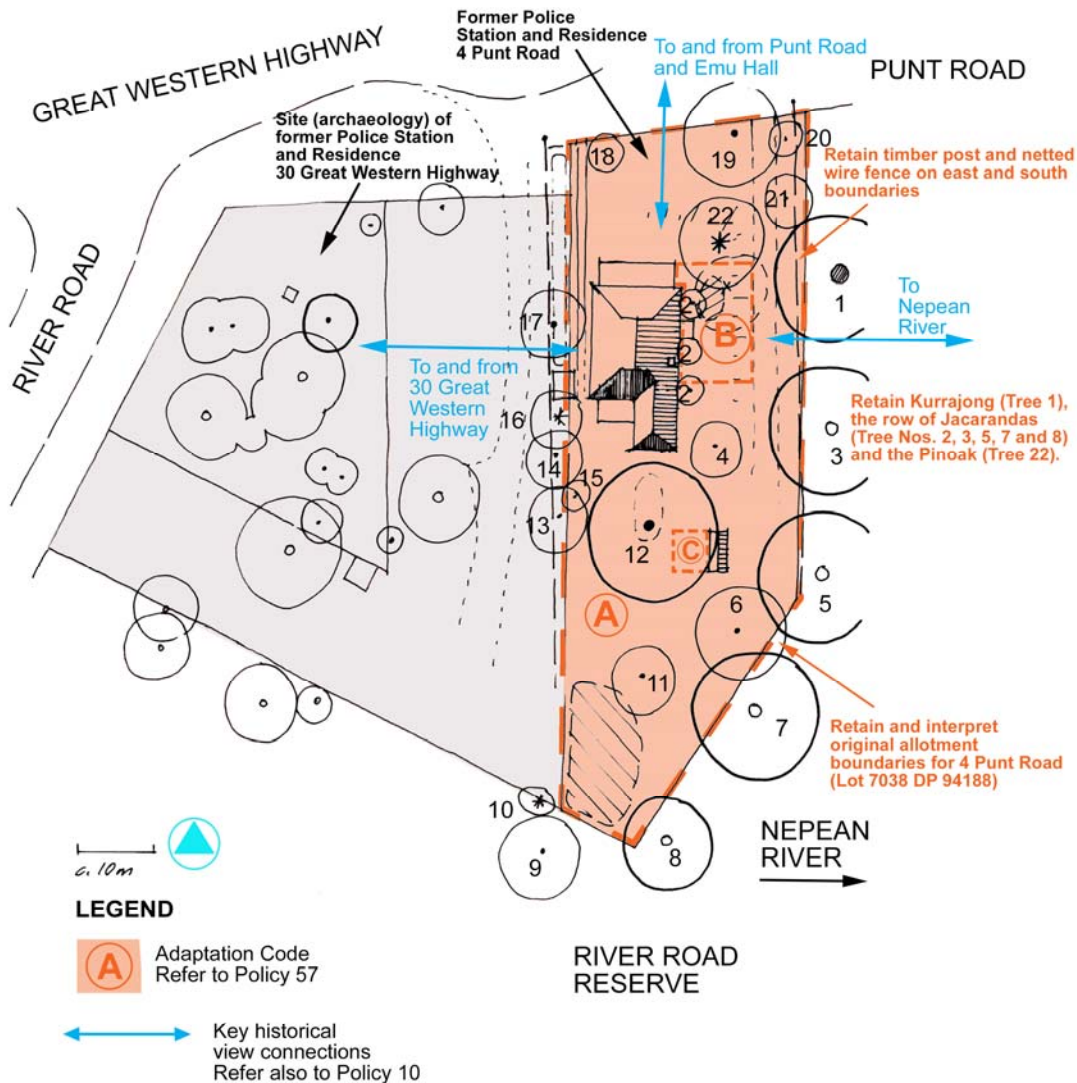


Figure 6. 3: Site adaptation plan

6.7.7. Adaptation of Exteriors of Buildings

Main Building

As the former Emu Plains Police Station and Residence is of cultural significance and the existing form, configuration and appearance of the main building is substantially intact to its original construction date of 1908, only minor changes to the exteriors of the building are appropriate and should be in keeping with the overall traditional character, details and materials of the building.

In particular, the street frontage of the main building, as the principal elevation, is very intact and any change should be very minimal, and restoration and reconstruction work only is preferred. As the side and rear elevations are less visible from Punt Road and are not considered to be the principal facades of the main building, minor changes could occur. However, these elevations are also substantially intact and adaptation should still be minimal.

Privy

The privy is also of cultural significance and is an interesting and evocative feature of the place, however it is currently in poor condition and would benefit from repair and restoration work. The privy also no functions as originally designed (dunny cans) and is currently used only as storage and would benefit from any work that would allow the reinstatement of its original use as a WC, even if this involves more change.

Policy 58: Adaptation of the exteriors of the buildings in accordance with the following table is appropriate:

Location	Adaptation Policy
Police Station and Residence	
Generally	<ul style="list-style-type: none"> Retain and conserve fabric as per Policies 22 to 25. Fabric identified in Policy 42 may be altered or removed. Restoration and reconstruction as per Policy 48 is desirable Very minor adaptation to accommodate new uses is appropriate. Surfaces should not be covered or concealed to view from a distance. No new finishes should be applied.
North Elevation (Street frontage)	<ul style="list-style-type: none"> Addition of traditionally detailed handrail/ balustrade to front verandah for safety reasons is appropriate. Handrail profile evidence is visible on posts. New openings (doors or windows) are not appropriate.
East, West and South Elevation	<ul style="list-style-type: none"> Addition of traditionally detailed shutters for security reasons is appropriate. Discreet new windows and doorways of sympathetic proportions made for functional reasons are appropriate, so long as existing original openings are retained.
Roof	<ul style="list-style-type: none"> On roofs, no roof decks or dormer windows are appropriate. Traditional form and detailed skylights in the plane of the south, east and west roof planes only. Skylights to north (front) roof plane are not appropriate.
Privy	
All elevations	<ul style="list-style-type: none"> Sympathetic modification is appropriate; Elements may be covered or concealed to view from a distance; Missing elements may be replaced with new fabric of either reconstruction or new configuration of sympathetic design; Discreet new windows and doorways made for functional reasons are appropriate so long as existing original openings are retained. On roofs, minor additions are appropriate so long as they do not project. New structures and equipment should be flush with the roof plane.

6.7.8. Adaptation of Interiors of Buildings

Main Residence

Internally, the former police station residence remains substantially intact other than Space S4 being converted from a bedroom to a bathroom, the removal of the dividing partition wall in Space S9 combining the kitchen and laundry spaces and the removal of the original hearth and flue in Space S9.

Given the level of intactness, the original configuration of the interior spaces should be retained and restored, although the spaces that have already been altered can accommodate greater changes. In addition, as the majority of the original detailing and features (e.g. cornice, skirting, doors, windows, door and window hardware etc.) have survived these should also be retained and conserved and where missing (due to recent vandalism or other changes), these original features should be reconstructed.

Privy

The interior of the privy also retains its original configuration and most of its detailing and features, although it is in poor condition. The opportunity should be sought to return the privy to its original function as a WC, however, in order to meet current standards, a greater level of changes is considered appropriate.

The following is a policy grading the degree of intervention appropriate in relation to the significance, intactness, location and potential for restoration/reconstruction/interpretation of the interior space.

Policy 59: Adaptation of interior spaces and features of the buildings in accordance with the following table and Figure 6.4 is appropriate.

Code	Adaptation Policy
Generally	<ul style="list-style-type: none"> • Preserve and maintain fabric as per Policy of Treatment of the Fabric. • Fabric may be removed to restore/reconstruct earlier configurations consistent with the Interpretation Policy. • Restoration/reconstruction as per Policy 48 is desirable. • Replacement of finishes identified as being of High Significance (other than paint) as per Policy 24. • Replacement of finishes identified as Moderate Significance (other than paint) as per Policy 24.
1	<ul style="list-style-type: none"> • Minor added finishes and fitments are appropriate. • New openings in internal walls, ceilings and floors are not appropriate. • New partitions are not appropriate. • New structures inserted into the space that obscure or detract from the original configuration of the space are not appropriate. • Enclosing of verandahs to form new internal spaces is not appropriate.
2	<ul style="list-style-type: none"> • Minor added finishes are appropriate. • New reversible fitments are appropriate. • Minor sympathetic alteration and additions are appropriate. • New openings in internal walls, ceilings and floors are not appropriate. • New partitions are not appropriate, except as indicated. (refer to restoration opportunity) • New structures inserted into the space that obscure or detract from the original configuration of the space are not appropriate.

Code	Adaptation Policy
3	<ul style="list-style-type: none"> • Added finishes are appropriate. • New reversible fitments are appropriate • Sympathetic alterations and additions are appropriate • New openings in the central partition wall are appropriate (amalgamating Spaces S7 and S8). • New reversible partitions are appropriate. • Covering of finishes by reversible construction are appropriate.
4	<ul style="list-style-type: none"> • Added finishes are appropriate. • New reversible fitments are appropriate • Sympathetic alterations and additions are appropriate • New openings in internal walls (west elevation only), ceilings and floors are appropriate. • New reversible partitions are appropriate. • Covering of finishes by reversible construction is appropriate. • Adaptation for use as WC is desirable.

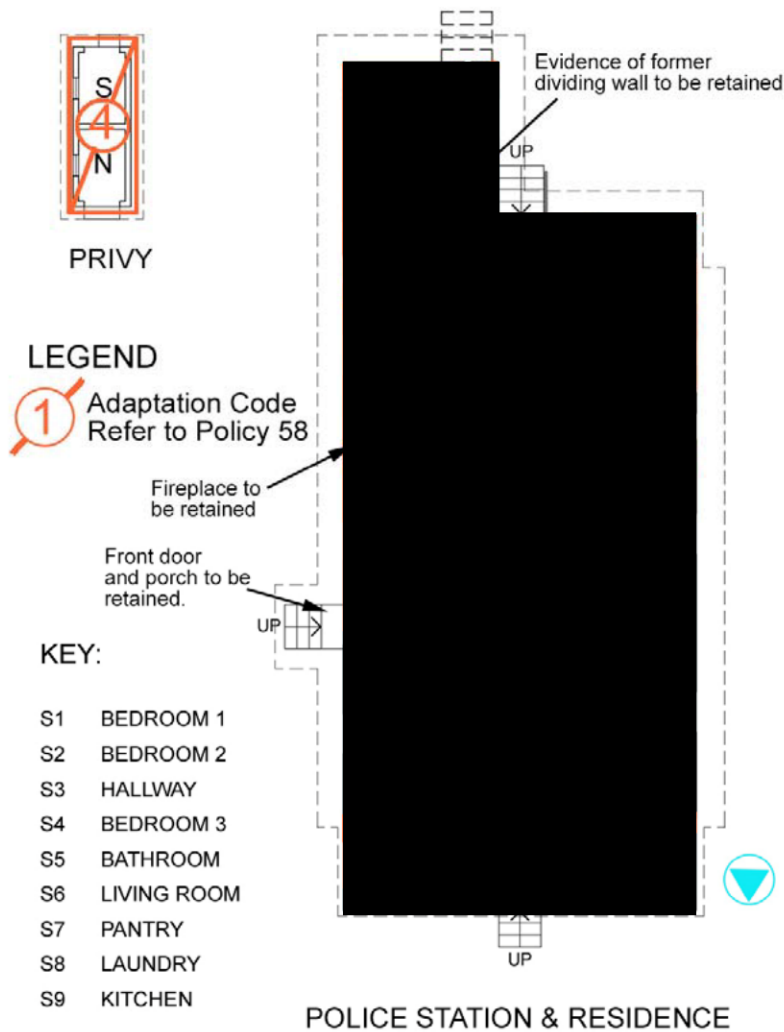


Figure 6. 4: Adaptation plans for the interior spaces of the main building and the privy.

6.7.9. Adaptation for Structural, Service, Security, Access, Statutory, Hazardous Materials and Improved Amenity Reasons

Adaptations for practical reasons such as the following need to be addressed:

- For structural reasons
- For installation or replacement of services and equipment
- To meet fire safety and other statutory requirements
- To deal with asbestos and other hazardous materials
- To provide access by people with disabilities
- To improve security
- To improve basic amenity.

Policy 60: *Structural Safety-* Adaptation of fabric to prevent structural failure of existing fabric is appropriate, provided alteration of fabric identified to be conserved is minimised.

Policy 61: *Services-* The replacement of existing services (electricity, water, sewer, air conditioning equipment etc.) and the installation of new services and equipment at the place in connection with uses retained or introduced in accordance with Policy for Use is appropriate, provided that, as a general rule:

- equipment is concealed and/or installed/located in areas and spaces of lower significance in preference to those of higher significance
- that the installation is designed and constructed in a way that causes minimum damage to fabric identified to be conserved and is removable without further damage to significant fabric
- the work is planned and carried out with regard to the underground, inter-floor and roof space archaeology of the place
- exterior services are located in inconspicuous positions and designed and finished to be self-effacing.

Policy 62: *Security-* The installation of security devices such as lighting, alarms, intercoms and door and window grilles is generally appropriate provided they are concealed and/or located in spaces of lower significance and designed and finished to be self-effacing. Use of door and window grilles on the principal elevations of the place is not appropriate.

Policy 63: *Statutory Requirements-* Alteration of fabric identified to be conserved in order to comply with the spirit of fire safety and other statutory requirements is appropriate, but only after investigation of alternative fire safety and other alternatives in order to determine design and construction strategies. Adaptation should be located in spaces of lower rather than higher significance, minimise damage to fabric identified to be conserved and provide for the removal of the alterations without further damage to retained fabric.

Policy 64: *Hazardous Materials-* Adaptation of fabric identified to be conserved shown to contain or requiring removal of asbestos or other hazardous materials is appropriate. Removal of fabric, where it cannot practically be sealed from future disturbance, is appropriate. In such cases and where exposed to view in its normal configuration, fabric should be replaced with fabric of matching appearance.

Policy 65: *Equitable Access-* Alteration of the fabric identified to be conserved to facilitate access by disabled people is appropriate, but only after investigation of alternative strategies. Adaptation should be located in spaces of lower rather than higher significance, minimise damage to fabric identified to be conserved and provide for the removal of the alterations without further damage to retained fabric.

Policy 66: *Amenity Upgrades-* Installation of fabric to improve basic amenity such as insulation, improved lighting, noise abatement etc. are generally appropriate provided they are concealed and/or located in spaces of lower significance and designed and finished to be self-effacing. Puncturing ceilings and floors for recessed lights is not appropriate. Changing window and door joinery for noise abatement is not appropriate.

6.8. Other New Features

6.8.1. New Features Generally

At most important places, small changes can be made to the landscape without detracting from the character of the place, but none-the-less, should be controlled.

Policy 67: New elements including planting within the place are not appropriate, except:

- in accordance with the Interpretation Policy;
- in accordance with the Intervention Policy;
- in accordance with the Adaptation Policy;
- items of a trifling nature associated with an existing use or for a new compatible use as included in the Policy for Use, such as fences, paths, service lines, signs and provided they are designed and located to cause minimal intrusion or for the purposes of water and land conservation and other critical landscape management procedures; and
- in accordance with the policies below.

Policy 68: Unavoidable intervention should be located in areas of lesser cultural significance in preference to those of higher cultural significance.

6.8.2. Mobile and Temporary Structures for Compatible Uses

In most places of significance the introduction of temporary and mobile structures for good reason is acceptable, provided they are capable of easy and quick removal.

As the former Emu Plains Police Station and Residence is a public asset, managed by Penrith City Council and is located within a large open parkland (River Road Reserve and Regatta Park), it is envisaged that Council may want to use the place on occasion for various public events (e.g. the AAGPS Head of the River regatta held annually) and the introduction of temporary structures to support such events would be appropriate.

Policy 69: The erection of temporary structures within the place for ceremonial and other compatible uses of the place identified in the Policy for Use is appropriate.

Policy 70: The introduction of mobile or temporary structures for the purpose of distributing information relating to the place or selling light refreshments is appropriate.

6.8.3. Outdoor Furniture, Rubbish Bins and Other Facilities

At most places the introduction of small features relating to public visitation and the compatible use of the place, is acceptable, provided they are of suitable design. In this case, such new features should not include larger more permanent structures that will detract from the early 20th century landscaped

character of the place, detract from the aesthetic and historical significance of the place or interrupt key views to and from the place.

As the former Emu Plains Police Station and Residence is located at the northern end of open, public parklands, there will be some pressure to incorporate the subject allotment into the surrounding lands and providing public facilities associated with the parklands and adjacent public spaces. However, as the parklands are not associated with the history of the Emu Plains Police Station and Residence, the introduction of ancillary structures and features not directly associated with the place would be inappropriate.

Policy 71: The introduction of outdoor seating, garbage receptacles, lighting, etc. associated only with compatible uses for the place, identified in Policy for Use, is appropriate provided they are designed and located to provide minimal visual intrusion.

Policy 72: Fixed cooking facilities, picnic pavilions, amenity blocks and other large outdoor facilities are not appropriate.

Policy 73: The introduction of facilities within the allotment boundaries of the place that are associated with the surrounding public parklands of River Road Reserve and Regatta Park and the adjacent pedestrian walkway to the Yandhai Nepean Crossing, is not appropriate.

6.8.4. Signage

Based on Council's future plans for the Emu Plains Police Station and Residence as a dining facility and its incorporation into the broader redevelopment of the surrounding parklands, external signage will be expected. However, given the significance and the landscaped character of the place, new signage should be minimal, restricted to only within the front garden so as to be visible from Punt Road and attaching signage to the main building is not appropriate. A small, discreet sign could be attached to the privy.

Policy 74: Attaching signage to the exteriors of the main building of the Police Station and Residence is not appropriate.

Policy 75: A single sign could be erected in the front (north) garden area, visible from Punt Road. The siting of any new sign should not obscure key historical view connections between the Place and neighbouring historic sites to the west, east and north.

Policy 76: Discreet signage could be attached to the Privy to both the north and south elevations.

6.8.5. Roads, Car Parks and Vehicles

As the allotment of the former Emu Plains Police Station and Residence is small, there is little opportunity for the introduction of substantial new features such as roads or paved car parking areas. In addition, the introduction of such features would have an adverse impact on the landscaped character of the place and is not appropriate.

Policy 77: New roads within the place are not appropriate.

Policy 78: New car parks within the place are not appropriate.

Policy 79: Maintaining the existing driveway into the property along the eastern boundary is appropriate.

Policy 80: Parking vehicles and moveable equipment relating to compatible uses identified in the Policy for Use within the place is appropriate.

6.8.6. Floodlighting

Because of the significance and location of most important places, flood lighting is appropriate provided it does not reduce the amenity of the place in a way that weakens its economic viability.

Policy 81: Floodlighting elements of the place is appropriate, provided the services are designed and constructed in a way to cause minimal visual intrusion and the lighting does not weaken the economic viability of the place.

6.9. Conservation Procedures and Practice at the Place

6.9.1. Procedures

Because the place is of outstanding cultural significance, procedures for managing change and activities at the place should be in accordance with recognised conservation methodologies such as that of Australia ICOMOS *Burra Charter*. Issues to be addressed by conservation policies should include:

- management and conservation philosophy
- the setting of the place and associated places
- professional advice
- trade skills
- documentation
- archaeological finds
- site recording.

Policy 82: *Burra Charter*. The place should be treated as of high [moderate?] cultural significance, and consequently activities at the place should be guided by the philosophy of the Australia ICOMOS *Burra Charter* (see Appendix 1).

Policy 83: *Management*. The place should be managed in a way which permits the maximum number of these policies included in this report to be followed.

Policy 84: *Setting and Associated Places*. The management body of the place should if possible involve itself in the protection of the setting of the place and associated places and objects from inappropriate uses and activities.

Policy 85: *Professional Conservation Team*. Personnel skilled in disciplines of conservation practice at a professional level should be engaged as appropriate to advise on and implement conservation aspects of the place.

- Policy 86:** *Skilled Trade Team.* Skilled traditional building and engineering trades should be engaged as appropriate to advise on the conservation of the place and to carry out all conservation aspects at the place.
- Policy 87:** *Reference Documentation.* Copies of all known historical illustrations and the major written primary and secondary records relating to the place should be assembled, catalogued and made readily available, in a permanent archive.
- Policy 88:** *Archaeological Finds.* All archaeological finds that have been or are in the future removed from the place should be assembled, catalogued and safely housed. These should be stored in the one place, apart from individual items that might be distributed to repositories elsewhere for particular research or interpretative reasons.
- Policy 89:** *Systematic Photographic Survey.* Systematic photographic surveys of the place should be carried out before, during and after any works and the results catalogued and archived.

6.9.2. Practice- Generally

Because of the significance of the place it is important that the proposed changes are achieved involving a high standard of conservation practice.

Policy 90: Changes at the place should be achieved in the following way:

- (a) *Conservation Guidelines:*
- Proposals for the place should be assessed in the light of what is recommended in this report. It may be necessary to carry out further research in order to assess and implement the proposed work to a high standard.
 - Research can include physical intervention, for example a search for former decorative surface finishes.
- (b) *Configuration Survey:* Before commencement of work to a component of the place, a full photographic and measured survey should be carried out. Recording should:
- identify the extent and nature of the fabric; and
 - if possible, the age of each part of the fabric.
- This information should be reproduced in a report with a copy held at the archive for the place, as recommended above. Some of this work may already be included in this report.
- (c) *Documentation of Conservation Works:* Proposed work to a component should be documented for implementation in a way that allows the scrutiny of others before the work is executed and also in posterity. A statement setting out the precise aims of the work should be made. The documentary or physical evidence upon which restoration and reconstruction decisions are made for each component should be cited. A copy of the documentation, including schedules and plans, should be held at the archive for the place.
- (d) *Preservation of Fabric and Patina:* During documentation of proposed work to a component of the place, and during the work, the maximum amount of significant fabric and patina should be retained consistent with the preservation of the element and in relation to the relative significance of the element. Replacements, no matter how accurate, should be considered of far less heritage value than the original fabric.
- (e) *Use of traditional techniques and materials:* Traditional techniques and materials are preferred for the conservation of significant fabric. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate; however the use of modern materials and techniques must be supported by firm scientific evidence or a body of experience.
- (f) *Information Revealed during Conservation Work:* New information about the materials, configuration, use, age, evolution, etc. of a component of the place that comes to light

during the work should be recorded in a report, a copy of which should be held at the archive of the place.

- (g) **Identification of Personnel:** Personnel involved in the documentation and implementation of works to components of the place should be recorded for future reference.

6.10. Adoption and Review of Conservation Policies

Naturally, conservation policies should include recommendations about the adoption and review of the conservation policies and compliance with same.

Policy 91: *Adoption of Conservation Guidelines.* These policies should be adopted as the Conservation Management Plan for the place, to guide the operation of the management body. If not adopted, these policies should be revised and then adopted before further works or activities are carried out at the place.

Policy 92: *Compliance with Conservation Management Plan.* Works and activities at the place should be in compliance with the adopted Conservation Management Plan.

Proposals that are not in accordance with the Conservation Management Plan should only be implemented following a revision of the whole of the Conservation Management Plan which results in the conclusion that such proposals are consistent with the revised plan. That is, ad hoc changes in Conservation Management Plans should be avoided.

Policy 93: *Review of Conservation Management Plan.* The Conservation Management Plan should be reviewed after first major works at the place and otherwise at regular intervals, firstly say, seven years from its adoption.

Policy 94: *Distribution of Conservation Management Plan.* Unless for reasonable security reasons, copies of the Conservation Management Plan should be held at the archive for the place and be made available to local and other public libraries and be freely available for public inspection.

Appendix 1

Australia ICOMOS Charter for Places of Cultural Significance

The Burra Charter

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia; ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988, 26 November 1999 and 31st October 2013.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Articles

Article 1. Definitions

For the purposes of this Charter:

1.1 *Place* means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric, setting, use, associations, meanings, records, related places and related objects*.

Places may have a range of values for different individuals or groups.

1.3 *Fabric* means all the physical material of the *place* including elements, fixtures, contents, and objects.

1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.

1.5 *Maintenance* means the continuous protective care of a *place*, and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration or reconstruction*.

1.6 *Preservation* means maintaining a *place* in its existing state and retarding deterioration.

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

1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

1.9 *Adaptation* means changing a *place* to suit the existing *use* or a proposed use.

1.10 *Use* means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

1.12 *Setting* means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

1.13 *Related place* means a *place* that contributes to the *cultural significance* of another place.

1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.

1.15 *Associations* mean the connections that exist between people and a *place*.

1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses to people.

1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

Conservation Principles

Article 2. Conservation and management

2.1 *Places* of *cultural significance* should be conserved.

2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.

2.3 *Conservation* is an integral part of good management of *places* of *cultural significance*.

2.4 *Places* of *cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

3.1 *Conservation* is based on a respect for the existing *fabric*, *use*, *associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.

3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.

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

Article 5. Values

5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a *place*.

Article 6. Burra Charter Process

6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the *place* in accordance with the policy. This is the Burra Charter Process.

6.2 Policy for managing a *place* must be based on an understanding of its *cultural significance*.

6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

6.4 In developing an effective policy, different ways to retain *cultural significance* and address other factors may need to be explored.

6.5 Changes in circumstances, or new information or perspectives, may require reiteration of part or all of the Burra Charter Process.

Article 7. Use

7.1 Where the *use* of a *place* is of *cultural significance* it should be retained.

7.2 A *place* should have a *compatible use*.

Article 8. Setting

Conservation requires the retention of an appropriate *setting*. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Article 9. Location

9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.

9.2 Some buildings, works or other components of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.

9.3 If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate use. Such action should not be to the detriment of any *place* of *cultural significance*.

Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

Article 12. Participation

Conservation, *interpretation* and management of a *place* should provide for the participation of people for whom the place has special *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

Article 13. Co-existence of cultural values

Co-existence of cultural values should be recognised, respected and encouraged, especially in cases where they conflict.

Conservation Processes

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these. Conservation may also include retention of the contribution that related places and related objects make to the *cultural significance* of a *place*.

Article 15. Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* and its *use* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

Article 16. Maintenance

Maintenance is fundamental to *conservation*. Maintenance should be undertaken where *fabric* is of *cultural significance* and its *maintenance* is necessary to retain that *cultural significance*.

Article 17. Preservation

Preservation is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Article 18. Restoration and reconstruction

Restoration and *reconstruction* should reveal culturally significant aspects of the *place*.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

Article 20. Reconstruction

20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In some cases, reconstruction may also be appropriate as part of a *use* or practice that retains the *cultural significance* of the place.

20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

Article 21. Adaptation

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

21.2 *Adaptation* should involve minimal change to significant *fabric*, achieved only after considering alternatives.

Article 22. New work

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

22.2 New work should be readily identifiable as such, but must report and respect and have minimal impact on the *cultural significance* of the *place*.

Article 23. Conserving use

Retaining, modifying or reintroducing a significant *use* may be appropriate and preferred forms of *conservation*.

Article 24. Retaining associations and meanings

24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.

24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and engagement, and be culturally appropriate.

Conservation Practice

Article 26. Applying the Burra Charter process

26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

26.3 Groups and individuals with *associations* with a *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

Article 27. Managing change

27.1 The impact of proposed changes, including incremental changes, on the *cultural significance* of a *place* should be assessed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes to better retain cultural significance.

27.2 Existing *fabric, use, associations* and *meanings* should be adequately recorded before any changes are made to the *place*.

Article 28. Disturbance of fabric

28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29. Responsibility for decisions

The organisations and individuals responsible for management decisions should be named and specific responsibility taken for each such decision.

Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Keeping a log

New evidence may come to light while implementing policy or a plan for a *place*. Other factors may arise and require new decisions. A log of new evidence and additional decisions should be kept.

Article 32. Records

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

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

Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34. Resources

Adequate resources should be provided for *conservation*.

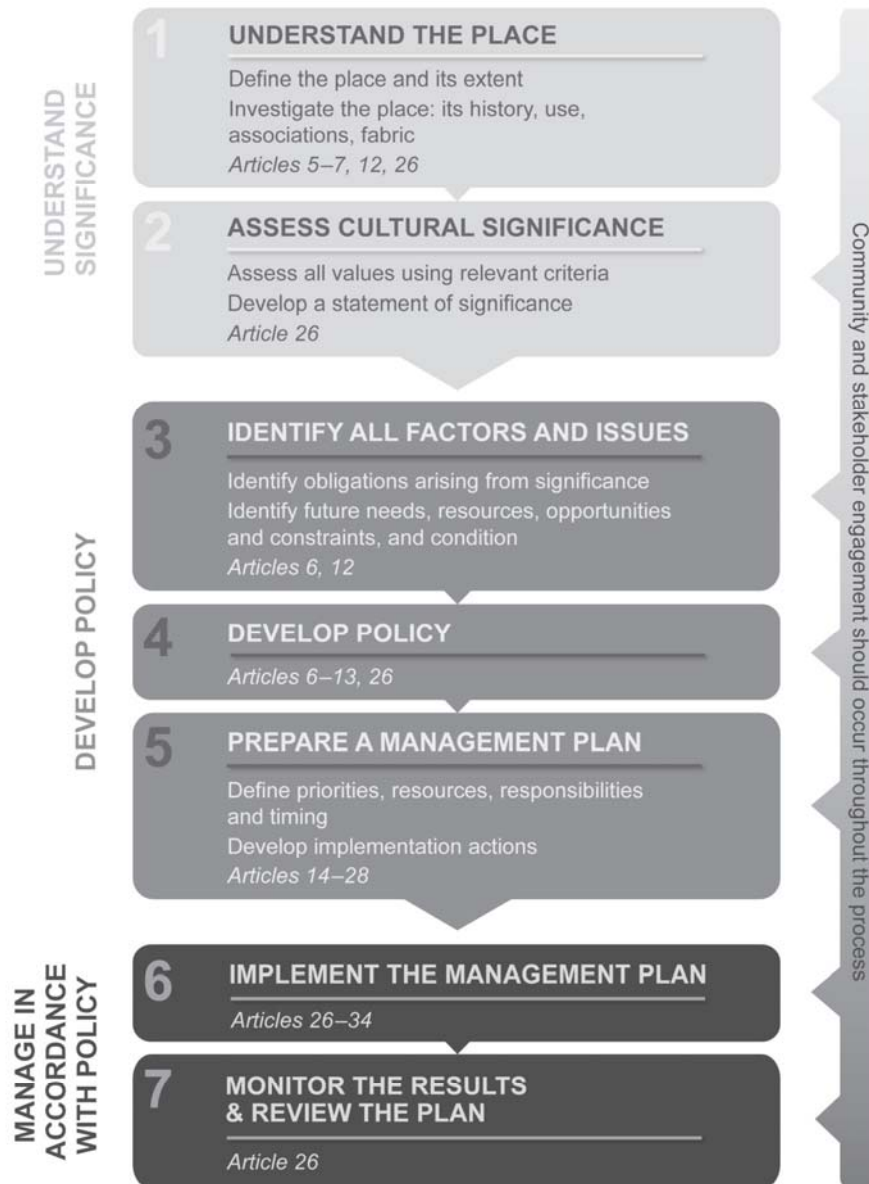
Words in italics are defined in Article 1.

The Burra Charter Process

Steps in planning for and managing a place of cultural significance

The Burra Charter should be read as a whole.

Key articles relevant to each step are shown in the boxes. Article 6 summarises the Burra Charter Process.



Appendix 2

Bibliography

The following sources were consulted in the preparation of this report. See also the captions to the figures included in this report.

STATE ARCHIVES OF NSW – MAPS AND PLANS

SZ 161

1282

1283

1285

1309 Lands located at Bathurst (originally B.363), 1823

2659

2660

2661

2666

2667

2668

2669

2670 E.1.9

2671

3696

CROWN PLANS

B.363

E.1.964

E.277b

E.744

E.27.788

E.30.788

Ms.10312.3000

STATE ARCHIVES OF NSW

Colonial Secretary, Returns of the Colony (Blue Books), 1828, 2/867

Colonial Secretary, Correspondence,

- Letters Received 1824, 4/1778
- Letters Received 1824, 4/1785
- Letters Received 1825, 4/1789
- Letters Sent 1824, 4/3510
- Letters Sent 1824, 4/3513

NRS 905 Colonial Secretary, Correspondence, 1826 ff

- Public Buildings 1827 4/1960.1 (no useful material)
- Public Buildings 1828 4/2010.1 (no useful material)
- Public Buildings 1829 4/2060.1 (no useful material)
- Emu Plains village, 1832, 4/2519.4
- CS45/2639 (toll evasion Emu Ferry), 4/2709

NRS 7933 Lands and Public Works, Correspondence

- LdsPW56/383 (Penrith Bridge Co & toll) 5/3563
- Public Works, Files
- Penrith Bridge 1856-7 2/644

NRS 8258 Miscellaneous Branch, Correspondence

- Ms98/3679 (Emu Plains police reserve) 20/7609

NRS 13340 Stamp Duties Office, Deceased Estate Files

- Brown, John, died 21 Aug 1889, Z 16002, 20/7071

NRS 13736 Surveyor General, Letters from Surveyors

- D'Arcy, Frederick, 2/1526.2

NRS 13889 Surveyor General, Surveyors Fieldbooks

- 277, Hoddle, 1827, 2/4911
- 373, Abbott, 1832, 2/4998
- 9359A, W A Chadwick

NRS 13751 Surveyor General, Letters

- SG58/7860 (punt house) 5/5538

NRS 14465 Valuer General, Valuation Rolls

- Blue Mountains
 - 3/14726

- 3/14727
- 3/14736
- Penrith
 - 3/10597 (Great Western Highway)
 - 3/10616 (River Street)

MITCHELL LIBRARY – MANUSCRIPT SOURCES

Martens, Conrad, 'Emu Ferry' 15 May 1835, DL PX 24, p 3

OTHER ORIGINAL SOURCES

Emu Plains Police Station drawing, PWD, 11 Nov 1907

Letter from Paula Diamond, Terrey Hills, Oct 2019

Hetzer, William, Nepean Bridge, 1858-60, Powerhouse Museum P3145-9

Samuel McLean – data regarding police service

NEWSPAPERS

Australian

The Gleaner, 7 July 1827

Hill's Life in Sydney, 13 July 1832

Monitor

Nepean Times

New South Wales Police Gazette, 1860-1930

St George Call, 20 Sept 1913

Sydney Gazette

Sydney Morning Herald, 1831 ff

Sydney Times, 26 Sept 1834

SECONDARY SOURCES

Eardley, Gifford, *Emu Plains and Thereabouts*, Nepean District Historical Society, Penrith, 1980

Field, B., ed. 1825; *Geographical Memoirs on New South Wales by Various Hands*, London : John Murray

Gyford, G F B, *Emu Plains – Old & New Police Stations: A Report by the Nepean District Historical Archaeology Group*, Nov 1981

Murray, Robert and Kate White, *Dharug & Dungaree: The History of Penrith and St Marys to 1860*, Penrith City Council & Hargreen Publishing, Melbourne, 1988

Stacker, Lorraine, *Penrith: The Makings of a City*, Halstead Press, Sydney, 2014

Steege, Joan, *Emu Plains*, Nepean District Historical Society, Penrith, 1974

Tench, W., 1793; *A Complete Account of the Settlement at Port Jackson*; University of Sydney Library, Scholarly Electronic Text and Image Service, 1998.

UNPUBLISHED REPORTS

Great River Walk Conservation Plan: Penrith City Council – Final Report, AMBS for Penrith City Council, May 2006

Letter from Paula Diamond, Terrey Hills, Oct 2019, copy held by Penrith City Council

Minutes of Ordinary Meeting of Penrith City Council, 18 Nov 1996

Minutes of Ordinary Meeting of Penrith City Council, 7th November 1994

Nepean District Historical Archaeological Group, 1981; *Emu Plains: Old and New Police Stations*,

Otto Cselhalmi & Partners, 1996; *Old Emu Plains Police Station: Report on the Effects of Fire on the Surviving Fabric*,

Regatta Park and River Road Reserve Deviation Project: Historical Heritage Assessment and Statement of Heritage Impact, Draft Report, Biosis for WSP Australia Pty Ltd for Penrith City Council, 8 December 2019

WEBSITES

Geographical Names Board <https://www.gnb.nsw.gov.au>

Heritage Office of NSW <https://www.environment.nsw.gov.au/topics/heritage>

Penrith City Council <https://www.penrithcity.nsw.gov.au/>

Penrith History <https://penrithhistory.com>

Appendix 3

The former Police Residence, 4 Punt Road, Emu Plains Historical Archaeological Management Plan

Prepared by Unearthed Archaeology, February 2020

PAGE INTENTIONALLY LEFT BLANK

Unearthed

Archaeology & Heritage



The former Police Residence, 4 Punt Road, Emu Plains

Historical archaeological management plan

PREPARED BY:	Tory Stening
REPORT TO:	Lucas Stapleton Johnson
LGA:	Penrith City Council
DATE:	February 2020
VERSION:	B.2020.1031.HAMP

Unearthed

Archaeology & Heritage

Version	Project Number: UA/1031.LSJ	
A.2020	Author(s):	Tory Stening
	Date:	12 th February 2020
	Status:	Draft
B.2020	Author(s):	Tory Stening
	Date:	21 st February 2020
	Status:	Final

Executive Summary

Penrith City Council (PCC) has commissioned a Conservation Management Plan (CMP) to assist PCC in the future care and management of the Former Police Residence, in association with the Regatta Park Precinct.

The former Police Residence is listed as an item of local heritage significance in the Penrith Local Environmental Plan 2010 (PLEP).

A CMP has previously been prepared for the site by AMBS in 2006, however it is out of date and an updated CMP is currently being prepared.

Unearthed Archaeology & Heritage has been commissioned by Lucas Stapleton Johnson on behalf of PCC to prepare this historical archaeological management plan for integration into the CMP.

The following recommendations are made in accordance with the historic research and analysis, the site inspection and the results of this historical archaeological assessment as detailed in this report:

1. The policies detailed in Section 9.0 of this report should be implemented to guide planning for the ongoing use of the former Police Residence site;
2. If works are proposed within Lot 7038 DP 94166 or Lot 1 DP 50164, an archaeological assessment should be prepared prior to design development to inform the proposed development;
3. A heritage induction should be provided to all workers to ensure that personnel are aware of the archaeological potential of the study area and their obligations and requirements under the *Heritage Act 1977*;
4. Ground disturbance should be restricted where possible across the study area to minimise the impact on the archaeological evidence;
5. A s140 permit for excavation will be required prior to any works that have the potential to impact on the potential archaeological deposits within the study area, and historical archaeological test excavations would likely be required to determine the nature and extent of any potential archaeological deposits and to provide updated management and mitigation measures;
6. If during any works within the study area, any archaeological deposits are uncovered, all work must cease in the vicinity of that deposit and advice sought from a suitably experienced and qualified archaeologist.

Unearthed

Archaeology & Heritage

1.0	Background Information	1
1.1	Introduction	1
1.2	Study area location	1
1.3	Aims of this Management Plan	3
1.4	Previous Reports	3
1.5	Methodology	4
1.6	Authorship	4
1.7	Statutory Constraints	4
2.0	Concept Masterplan	8
3.0	History	10
3.1	Reserve and Punt House	10
3.2	Reserve 1860 to 1907	22
3.3	Emu Plains Police Station and Residence	24
4.0	Landscape and Vegetation	29
4.1	Riverine Vegetation Context	29
4.2	Review of Site Vegetation History	30
4.3	Current Vegetation Status	31
5.0	Archaeological Context	33
5.1	Heritage Listings	33
5.2	Other sites in Emu Plains and Conservation of Remains	33
5.3	Comparative Analysis	33
6.0	Archaeological Potential	35
6.1	Introduction	35
6.2	Phases of occupation	35
6.3	Assessment of archaeological potential	37
7.0	Significance Assessment	38
7.1	Preamble	38
7.2	Significance Assessment	38
7.2.1	The Police Residence	38
7.2.2	The Punt House	39
7.2.3	The Ferry Crossing	40
7.3	Statement of Significance	41
7.3.1	The Police Residence	41
7.3.2	The Punt House	42
7.3.3	The Ferry Crossing	42

Unearthed

Archaeology & Heritage

8.0	Archaeological Mitigation and Management Measures	43
8.1	Aboriginal Archaeology	43
8.2	Historical Archaeology	43
9.0	Policies, Opportunities and Constraints	44
9.1	Background	44
9.2	Policies	44
9.3	Opportunities	45
9.4	Constraints	45
10.0	Recommendations	46
	References	47
	Photographs	52

1.0 Background Information

1.1 Introduction

Penrith City Council (PCC) has commissioned a Conservation Management Plan (CMP) to assist PCC in the future care and management of the Former Police Residence, in association with the Regatta Park Precinct.

The former Police Residence is listed as an item of local heritage significance in the Penrith Local Environmental Plan 2010 (PLEP).

A CMP has previously been prepared for the site by AMBS in 2006, however it is out of date and an updated CMP is currently being prepared.

Unearthed Archaeology & Heritage has been commissioned by Lucas Stapleton Johnson on behalf of PCC to prepare this historical archaeological management plan for integration into the CMP.

1.2 Study area location

The former Police Residence is located at 4 Punt Road, Emu Plains, within the Penrith City Council Local Government Area (LGA), in the parish of Strathdon, County of Cook. For the purposes of this report. The study area comprises Lot 7038 DP 94188.

The site forms part of Regatta Park and is Crown Land that has been dedicated as a Crown Reserve (for Recreational Uses), owned by the Department of Primary Industries (Lands) and under the care and management of PCC.

The study area is bound by the intersection of the Great Western Highway and Punt Road to the north, the western bank of the Nepean River to the east, and Regatta Park to the north and west.

Figure 1 below shows the location of Emu Plains. Figure 2 shows the location of the study area. Figure 3 shows the study area on the aerial photograph.

Unearthed

Archaeology & Heritage

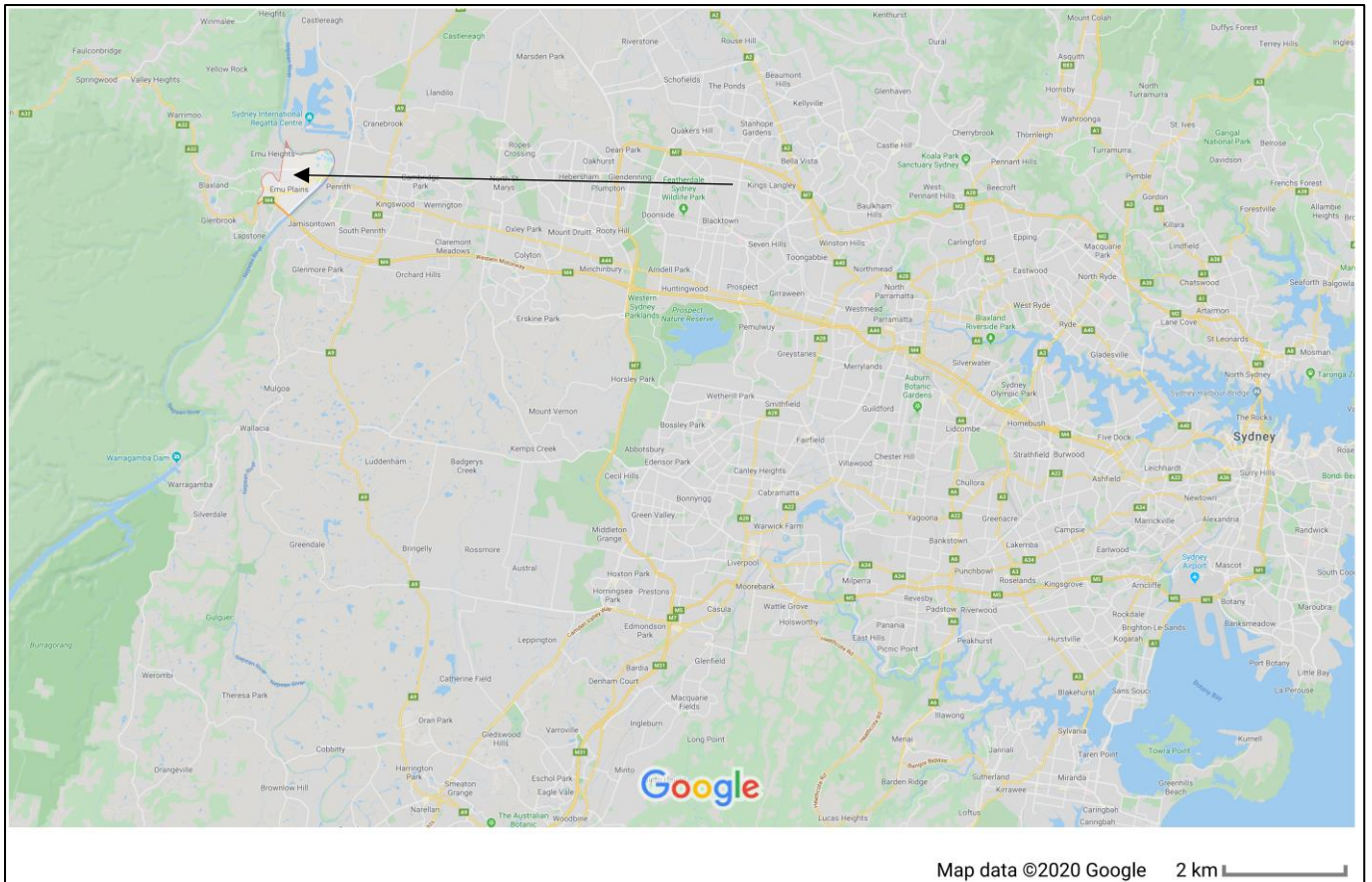


Figure 1: Showing the location of Emu Plains shaded red and indicated by the arrow (map courtesy of Google Maps).

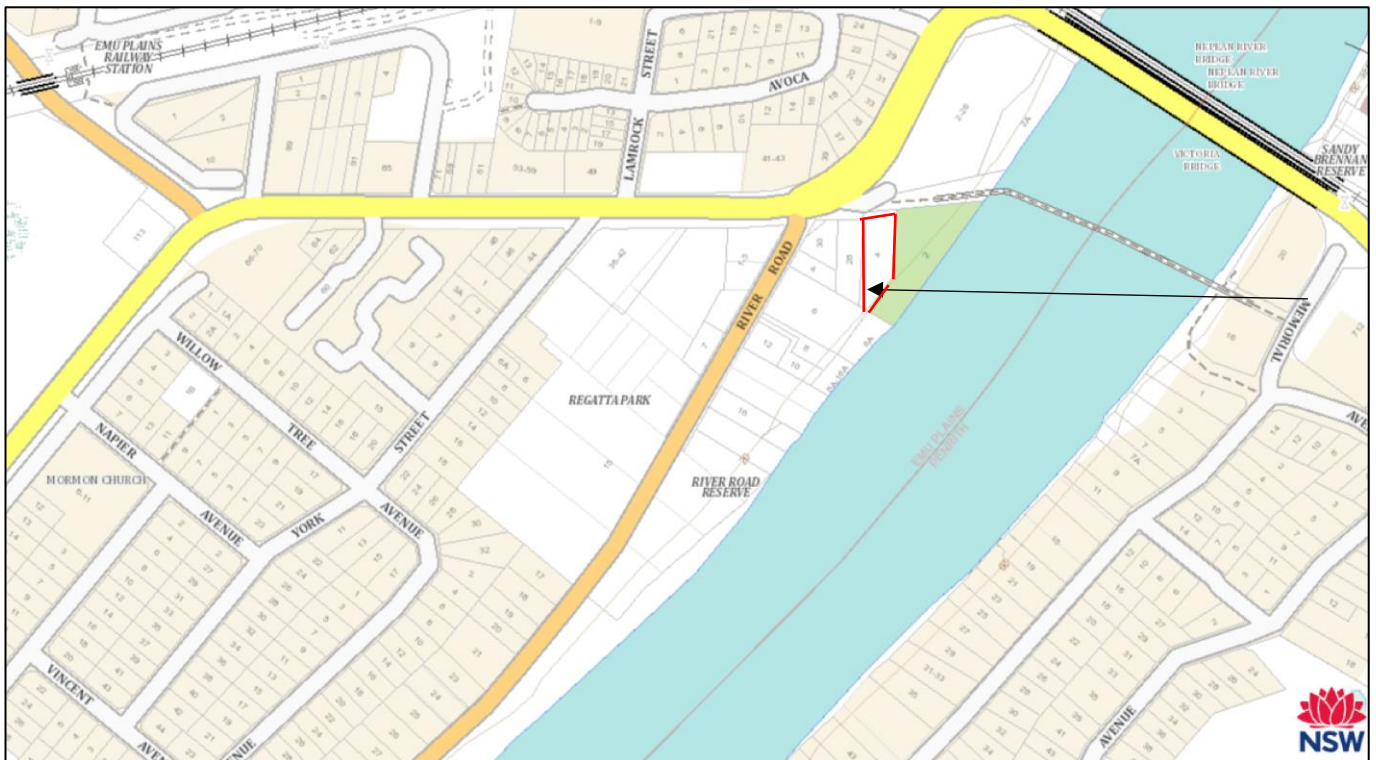


Figure 2: Showing the location of the study area outlined in red and indicated by the arrow (map courtesy of www.maps.six.nsw.gov.au)



Figure 3: Showing the location of the study area on the 2020 aerial photograph outlined in red and indicated by the arrow (map courtesy of www.maps.six.nsw.gov.au).

1.3 Aims of this Management Plan

This Historical Archaeological Management Plan aims to provide sufficient historical background information to establish the historical development of the study area, understand the nature of any post-colonisation impacts across the site, identify any potential historical archaeological resources, assess the heritage significance of any archaeological resource and identify management issues within the context of the ongoing use and development of Regatta Park as a whole.

An assessment of the heritage significance of the archaeological resource was undertaken in accordance with the guidelines of the Burra Charter and the *Archaeological Assessment Guidelines* for the establishment of heritage significance and the development of conservation policies.

An Aboriginal Cultural Heritage Assessment Report (ACHAR) has been prepared by Biosis (2019) which details the Aboriginal cultural heritage significance of the study area, the results of any consultation with the Registered Aboriginal Parties (RAPs) and management recommendations for the Regatta Park as a whole.

1.4 Previous Reports

In 2019, Biosis (2019) prepared Regatta Park and River Road Reserve Deviation Project: Historical Heritage Assessment and Statement of Heritage Impact. This report found that Regatta Park contained the following locally significant heritage items, which are listed on the Penrith Local Environmental Plan 2010 (PLEP):

- Ferry Crossing (Item No. 147), Punt Road, Nepean River;
- International Style House and Garden (Item No. 666), 10 River Road, Lot B DP 33205;
- Police Station (former) (Item No. A053), 30 Great Western Highway. Lot B, DP 228204;
- Police Station Residence (former) (Item No. 52), 4 Punt Road, Lot 7038, DP 94188;
- Union Inn (former) and trees (Item No. 63), 36-42 Great Western Highway, Part Lots 1 and 2 DP 342116.

That report (Biosis 2019) also identified a number of areas of high archaeological potential across Regatta Park associated with the following items:

- Remains of the former Victoria Bridge Inn and Union Inn;
- The Police Station;
- The Police Station Residence;
- The Punt House;
- A series of residential dwellings relating to the late 19th and early 20th centuries.

1.5 Methodology

This Historical Archaeological Management Strategy includes the components of a typical Historical Archaeological Assessment and a Conservation Management Plan. A detailed history was prepared by Dr Terry Kass to provide a sound basis for identifying the potential archaeological resource within the study area. Assessment of the vegetation and landscape was undertaken by Geoffrey Britton.

An assessment of the heritage significance of the archaeological resource was undertaken in accordance with the guidelines of the Burra Charter and the Archaeological Assessment Guidelines for the establishment of heritage significance and the development of conservation policies.

1.6 Authorship

The history presented in Section 3.0 of this report was researched, prepared and written by Dr Terry Kass, B.A. (Hons), M.A. (Hons), PhD, historian and heritage consultant. The assessment of landscape and vegetation as presented in Sections 4.0 was researched, prepared and written by Geoffrey Britton, Environmental Design and Heritage Consultant. The remainder of this report was researched, prepared, written and compiled by Tory Stening, B.A., M.A. (Archaeology), archaeologist and heritage specialist.

1.7 Statutory Constraints

The Heritage Act 1977 (as amended)

Under s57 of the Heritage Act a person must not “demolish, despoil, excavate, alter, move, damage or destroy” an item listed on the State Heritage Register without a permit under s60 of the Act.

As no items within Regatta Park or on adjacent properties are listed on the State Heritage Register there is no need to apply for a s60 permit from the NSW Heritage Council.

Protection of relics

s139 of the *Heritage Act 1977* (as amended) states:

- (1) *A person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.*
- (2) *A person must not disturb or excavate any land on which the person has discovered or exposed a relic except in accordance with an excavation permit.*
- ...
- (4) *The Heritage Council may by order published in the Gazette create exceptions to this section, either unconditionally or subject to conditions, in respect of any of the following:*
 - (a) *Any relic of a specified kind or description;*
 - (b) *Any disturbance or excavation of a specified kind or description;*
 - (c) *Any disturbance or excavation of land in a specified location or having specified features or attributes;*
 - (d) *Any disturbance or excavation of land in respect of which an archaeological assessment approved by the Heritage Council indicates that there is little likelihood of there being any relics in the land.*

A "relic" is defined under the Act as:

Any deposit, artefact, object or material evidence that:

- (a) *relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*
- (b) *is of State or local heritage significance.*

s140 details the requirements for a permit to disturb relics. It states the following:

140 Application for permit

- (1) *A person may make an application to the Heritage Council for the issue to the person of a permit;*
- (2) *The application shall be in the approved form and shall be accompanied by such fee as may be prescribed.*

As this archaeological assessment has determined that potential relics have been identified on the subject property, a permit under s140 will be required prior to any works which may disturb the archaeological resource.

Penrith Local Environmental Plan 2010

Section 5.10 of the Penrith Local Environmental Plan 2010 states that the objectives of this clause are:

- (a) to conserve the environmental heritage of the Penrith area,
 - (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
 - (c) to conserve archaeological sites,
 - (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.
- (2) Requirement for consent Development consent is required for any of the following:
- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
 - (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
 - (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
 - (d) disturbing or excavating an Aboriginal place of heritage significance,
 - (e) erecting a building on land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
 - (f) subdividing land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.
- ...
- (7) Archaeological sites The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies):
- (a) notify the Heritage Council of its intention to grant consent, and
 - (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

As detailed in this report, the study area has archaeological potential, it will be necessary to gain consent from Penrith City Council prior to any works which may impact on the archaeological resource.

Unearthed

Archaeology & Heritage

Statutory and non-Statutory Guidelines

The management of archaeological and heritage sites in NSW should be undertaken in accordance with the following statutory and non-statutory guidelines

- *The Burra Charter*;
- *Archaeological Assessment Guidelines*, NSW Heritage Office, Department of Urban Affairs & Planning, 1996;
- *Assessing Significance for Archaeological Sites and 'Relics'*, Heritage Branch, Department of Planning, 2009;
- *NSW Heritage Manual*, NSW Heritage Office, Department of Urban Affairs & Planning, 1996;
- *Historical Archaeological Investigations: A Code of Practice*, NSW Department of Planning, 2006;
- *Historical Archaeological Sites, Investigation and Conservation Guidelines*, Department of Planning and NSW Heritage Council, 1993.
- *Excavation Director's Assessment Criteria*, NSW Heritage Office.
- *ICHAM Charter, The ICOMOS Charter for the Protection and Management of Archaeological Heritage*, ICOMOS International, 1990.
- *Recommendation on International Principles Applicable to Archaeological Excavations*, UNESCO, 1956.
- *Heritage Interpretation Policy and Guidelines*, Heritage Information Series, NSW Heritage Office, August 2005.
- *Photographic Recording of Heritage Items*, Heritage Information Series, NSW Heritage Office, 2006

2.0 Concept Masterplan

The following description of the proposed Concept Masterplan for Regatta Park is taken directly from the *Our River Master Plan* report by Clouston Associates (2013). The description of the Concept Masterplan includes the following:

- **Weir Reserve on east side of the river on north side of Victoria Bridge**

The Northern Curtilage of the project site has two large reserves (Regatta Park and Weir Reserve) that are currently heavily used by the community. The Northern Curtilage of the project site is in close proximity to the Penrith City Centre. This section of the river will continue to provide a strong sense of river arrival for the majority of the community with an abundance of facilities and attractions.

Regatta Park will provide a seamless connection between the waters edge and open space allowing a safer and increasingly flexible open space. Regatta Park will accommodate a regional play space and additional car parking and be able to hold large event and festivals.



Figure 4: Showing the proposed Concept Design for the redevelopment of Regatta Park with the former Police Residence indicated by the red arrow (plan courtesy of McGregor Coxall).

3.0 History

3.1 Reserve and Punt House

The site is located immediately adjacent to where the ferry crossed the Nepean River on the main road from Sydney across the Blue Mountains on to the plains near Bathurst. From an early date, a punt house was erected on the western bank of the river at Emu Plains either on or very close to this site. The *Sydney Gazette* of 4 November 1815 recorded that Governor Lachlan Macquarie paid £200 from Colonial Funds during the quarter to 30 September 1815 to William Cox esquire, for 'his contract for erecting a depot for provisions, guard house etc on the new Western River, near Emu Ford'.¹ Local historian Joan Steege believed that recorded the construction of buildings that became the Punt House.² The Punt House operated as the residence for the operator of the punt or ferry across the Nepean River.

A map of 1826 showed a house on the right side of the road after the ferry but a 'Punt House' was shown on White's 1832 in the same position but on the opposite [south] side of the road. She noted that the road alignment had been altered between those dates and she believed that the punt house was the guardhouse or provision depot.³

In 1823, the colonial government commenced a ferry or punt service about half a mile south of Emu Ford near the present bridge.⁴ A list of charges for using the Government ferry at Emu Ford was published in the *Sydney Gazette* on 8 May 1823.⁵ A return of government income for the quarter to 30 September 1823 recorded that a sum of £125 for the rent of the punt at Emu Ford had been received from Major Ovens.⁶ Even though it was the Government ferry, it was noted on 27 November 1823 that the ferry at Emu Ford was not under government control.⁷ A plan of lands at Bathurst and the Blue Mountains including Emu Plains dated 1823 showed the 'Punt House' (Figure 5).⁸

¹ *Sydney Gazette*, 4 Nov 1815, p 2

² J Steege, *Emu Plains*, Nepean District Historical Society, Penrith, 1974, p 4

³ Steege, *Emu Plains*, p 4

⁴ R Murray and K White, *Dharug & Dungaree: The History of Penrith and St Marys to 1860*, Penrith City Council & Hargreen Publishing, Melbourne, 1988, p 151

⁵ *Sydney Gazette*, 8 May 1823, p 1

⁶ *Sydney Gazette*, 24 Feb 1825, p 1

⁷ *Sydney Gazette*, 27 Nov 1823, p 1

⁸ B.363, Crown Plan; Also SA Map 1309



Figure 5: This survey dated as 1823 showed the Punt House. Source: B.363, Crown Plan.

On 22 January 1824, John Mills, lessee of the ferry boat at Emu Plains requested the rent of 'a piece of Ground that is fenced in at the back of the Ferry Hut for the accommodation of stock that pass the Emu Road' offering one Spanish dollar per acre with the lease expiring on 1 January 1825. An official memo at the bottom of his request recorded, 'The said piece of Ground I understand will lay uncultivated this year – much inconvenience is felt here for want of a small Boat'.⁹ The rent of 'the paddock in rere [sic] of your present residence' for one Spanish dollar per acre as requested was officially approved on the condition that Mills did not cultivate the land.¹⁰ The following year, on 10 January 1825, John Mills, Penrith, tendered a sum of one dollar per acre to rent 'the paddock at the back of the ferry Hut at Emu'.¹¹ The paddock was rented to him as requested on 16 February 1825.¹²

A survey of Emu Plains dated January 1826 (Figure 6) was recorded in pencil on the plan as 'the property of Alex Kinghorne Civil Engineer'. It showed a building north of the ferry. Joan Steege has suggested this plan may show an original alignment of the road.¹³ Since the plan does not appear to be an accurate survey, it may be stylised in this part.¹⁴

⁹ CSIL 1824 SANSW 4/1778, p 52-52a

¹⁰ 19 Feb 1824, CSOL 1824 SANSW 4/3510, p 361

¹¹ CSIL 1825 SANSW 4/1785, p 31a

¹² CSOL 1825, SANSW 4/3513, p 440

¹³ J Steege, *Emu Plains*, Nepean District Historical Society, Penrith, 1974, p 4

¹⁴ E.277b, Crown Plan; Also SA Map 2661



Figure 6: This map of January 1826 showed a building north of the road from the ferry. Source: E.277b, Crown Plan.

There were a number of alterations to the alignment of the road from Emu Plains ferry across the Mountains.

Patrick McCue was recorded as the lessee of the ferry on January 1826.¹⁵ However, McCue died soon afterwards.¹⁶ On 30 July 1827 a notice reported that that Joseph Greenhatch had rented the ferry.¹⁷

The status of the Punt House before 1828 is unclear, despite buildings being shown on early maps. The 1828 Blue Book that listed official government expenditure recorded the erection of a 'Ferry House Emu' at the cost of £160.¹⁸ A Statement of Expenditure by the Government for 1828 included expenditure by the Department of Public Works of £239 for 'Erecting a Ferry House at Emu Ford'.¹⁹ In an attempt to locate any paperwork regarding this construction, correspondence received by the Colonial Secretary from 1827 to 1829 was checked.²⁰ No files regarding this construction were found.

A plan of lines of road by Assistant Surveyor Francis Townsend Rusden dated 29 July 1831 showed an unnamed building south of the road from the ferry, presumably the punt house.²¹

¹⁵ *The Gleaner*, 7 July 1827, p 1

¹⁶ *Monitor*, 5 July 1827, p 8

¹⁷ *Monitor*, 30 July 1827, p 2

¹⁸ Colonial Secretary, Returns of the Colony (Blue Books), 1828, SANSW 2/867, p 68

¹⁹ *Sydney Gazette*, 8 Sept 1829, p 3

²⁰ NRS 905, Colonial Secretary, Correspondence, SANSW 1827 4/1960.1; 1828 4/2010.1; 1829 4/2060.1

²¹ E.964, Crown Plan; Also SA Map 2669; See also E.1.964, Crown Plan; Also SA Map 2670 for another version

Unearthed

Archaeology & Heritage



Figure 7: Rusden's plan of roads dated 29 July 1831 showed a building in the location of the Punt House. Source: E.964, Crown Plan.

Assistant Surveyor Henry F White's plan of the town of Emu Plains dated 20 May 1832 (Figure 8, showed the old and new lines of road proposed by Surveyor General Thomas L Mitchell. The punt house was shown.²²

²² E.744, Crown Plan; See also SA Map 2666

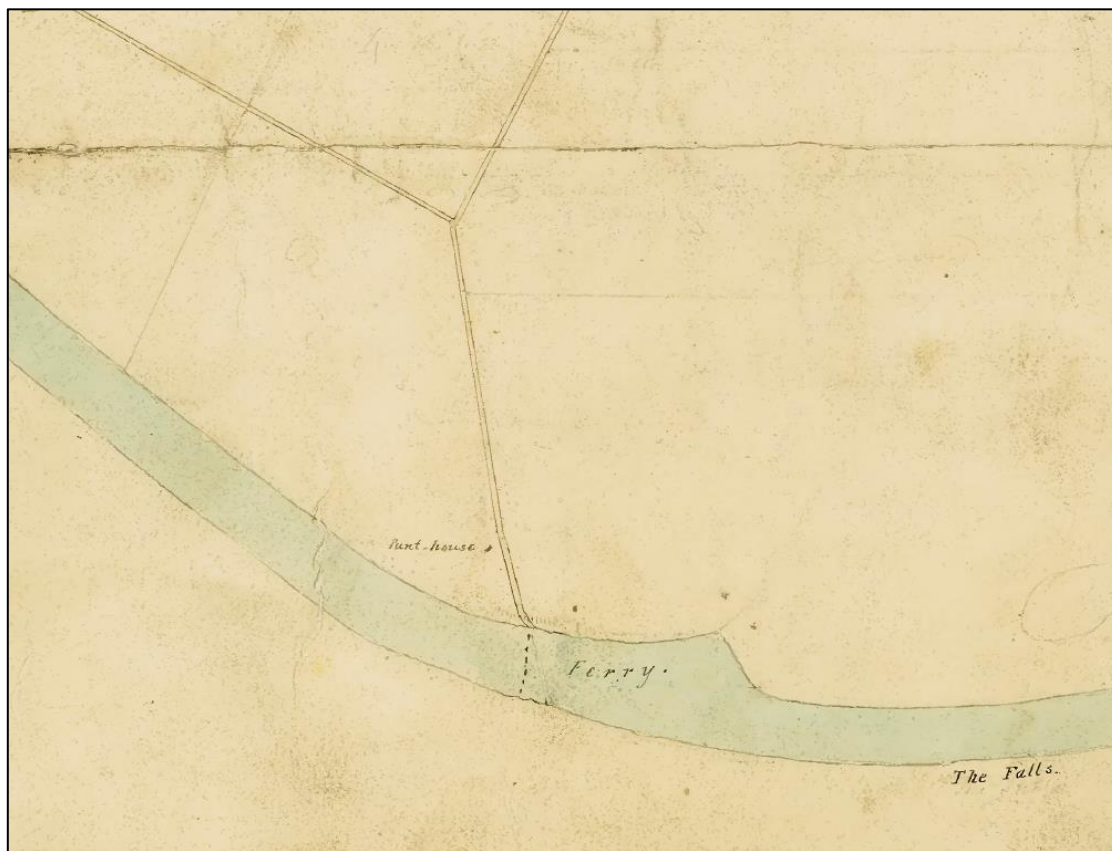


Figure 8: Surveyor H F White's plan of the Town of Emu Plains dated 20 May 1832 showed the Punt House.
Source: E.744, Crown Plan.

That map of 1832 was copied and used as a charting map in the Lands Department (Figure 9) until it was superseded by the map of the Town of Emu on 3 November 1882 and the parish map of the Parish of Strathdon on 18 February 1892. Later changes were superimposed over the original map. The Punt House was also shown on that map.²³

²³ E.744a, Crown Plan; See also SA Map 2667

Unearthed

Archaeology & Heritage



Figure 9: This copy of White's survey used as a charting map showed the Punt House. Source: E.744a, Crown Plan.

Surveyor General T L Mitchell reported on the proposed town site on 2 June 1832 referring to White's map of 20 May 1832.²⁴ On 1 April 1832 'Wilson' was recorded as the lessee of the ferry for 3 months for £27.²⁵ By 26 October 1832 a new punt was operating.²⁶ Assistant Surveyor John Abbott inspected the wharf and landing place at Emu and reported to Major Mitchell on 16 November 1832. He did not provide any details of the Punt House.²⁷

²⁴ NRS 905, Colonial Secretary, Correspondence, SANSW 4/2519.4

²⁵ *Sydney Gazette*, 2 April 1832, p 3

²⁶ *Australian*, 26 Oct 1832, p 3

²⁷ NRS 13889, Surveyor General, Surveyors Fieldbook 373, J Abbot, SANSW 2/499, p [1]

Unearthed

Archaeology & Heritage

On 1 January 1833, in response to complaints about the ferry service C A Wilson, of Emu Ferry, lessee of the punt defended its quality.²⁸ He was apparently Charles Abraham Wilson. The ferry at Emu Plains was let to C A Wilson for 1838 at £160, but had previously been let in 1837 for £500.²⁹

Conrad Martens sketched 'Emu Ferry' looking west on 15 May 1835 (Figure 10). The Punt House is visible on the western bank.³⁰

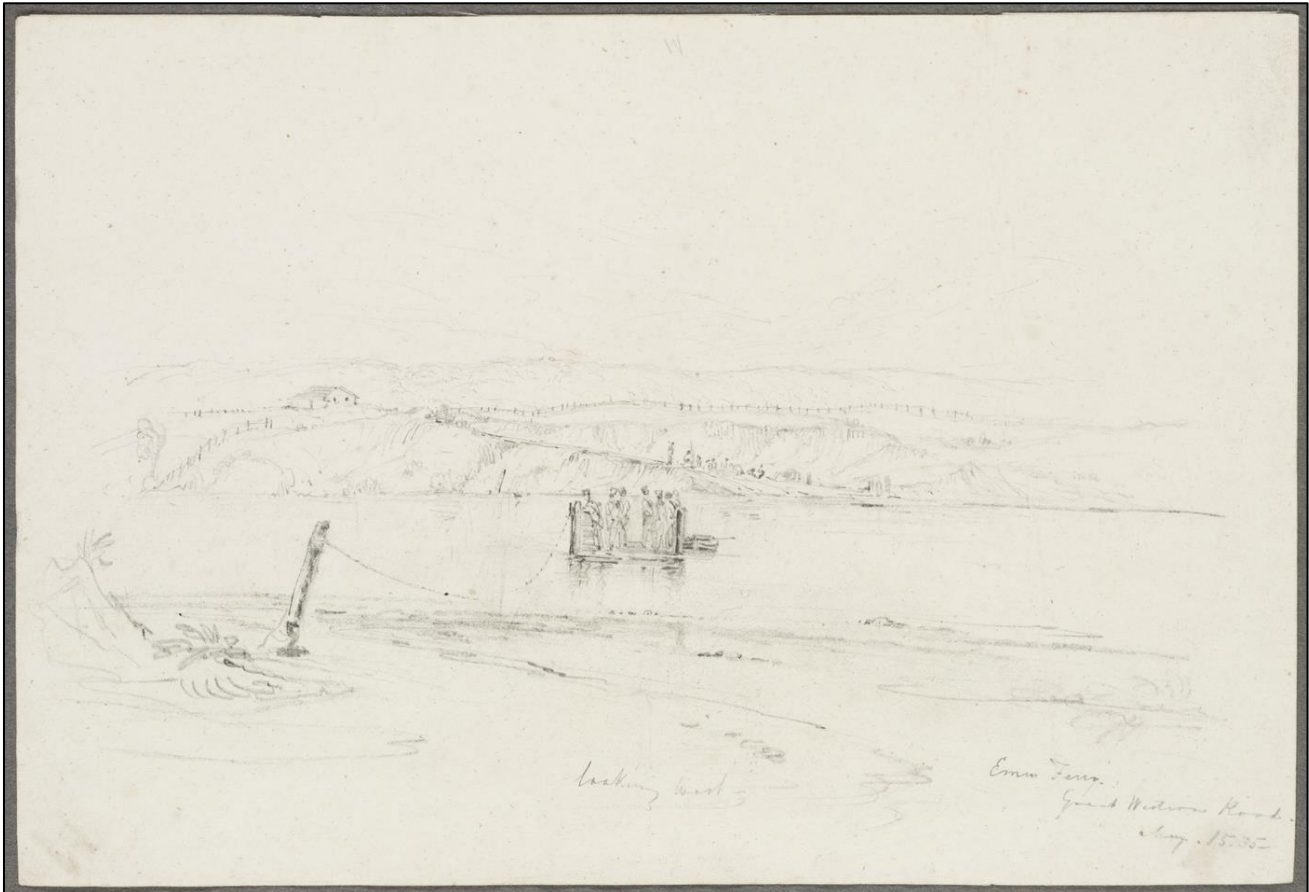


Figure 10: Conrad Martens sketch of Emu Ferry looking west showing the Punt House. Source: Conrad Martens, 'Emu Ferry' 15 May 1835, DL PX 24, p 3.

Thomas Willis, of Emu Ferry, the lessee of Emu Ferry, complained on 9 October 1844 that travellers were evading the fees by crossing the river at other points. Assistant Surveyor John James Galloway reported on the matter on 14 March 1845 enclosing a sketch of crossing places over the Nepean River (Figure 11). It showed the punt leading to the study site and the surrounding land as 'Crown Land'. The punt house was shown but not labelled.³¹

²⁸ *Sydney Monitor*, 5 Jan 1833, p 2

²⁹ *Sydney Gazette*, 23 Dec 1837, p 2

³⁰ Conrad Martens, 'Emu Ferry' 15 May 1835, DL PX 24, p 3

³¹ NRS 905, Colonial Secretary, Correspondence, SANSW 4/2709, At CS45/2639



Figure 11: Galloway's sketch showing illegal crossing places over the Nepean River. An unlabelled building is shown on the site of the Punt House. Source: NRS 905, SANSW 4/2709, At CS45/2639.

On 10 January 1850, the ferry was leased to Peisley for 1850 for £485.³² It was then let to him for 1851 for £640.³³ Peisley continued as the lessee of the ferry for some years.

³² SMH, 10 Jan 1850, p 2

³³ SMH, 13 March 1851, p 2

Unearthed

Archaeology & Heritage

When Assistant Surveyor Frederick D'Arcy sent in a plan of 8 allotments at Emu Plains applied for purchase by W Russell on 18 February 1854 (Figure 12), the 'Punt House' was shown near the site of the later police residence.³⁴

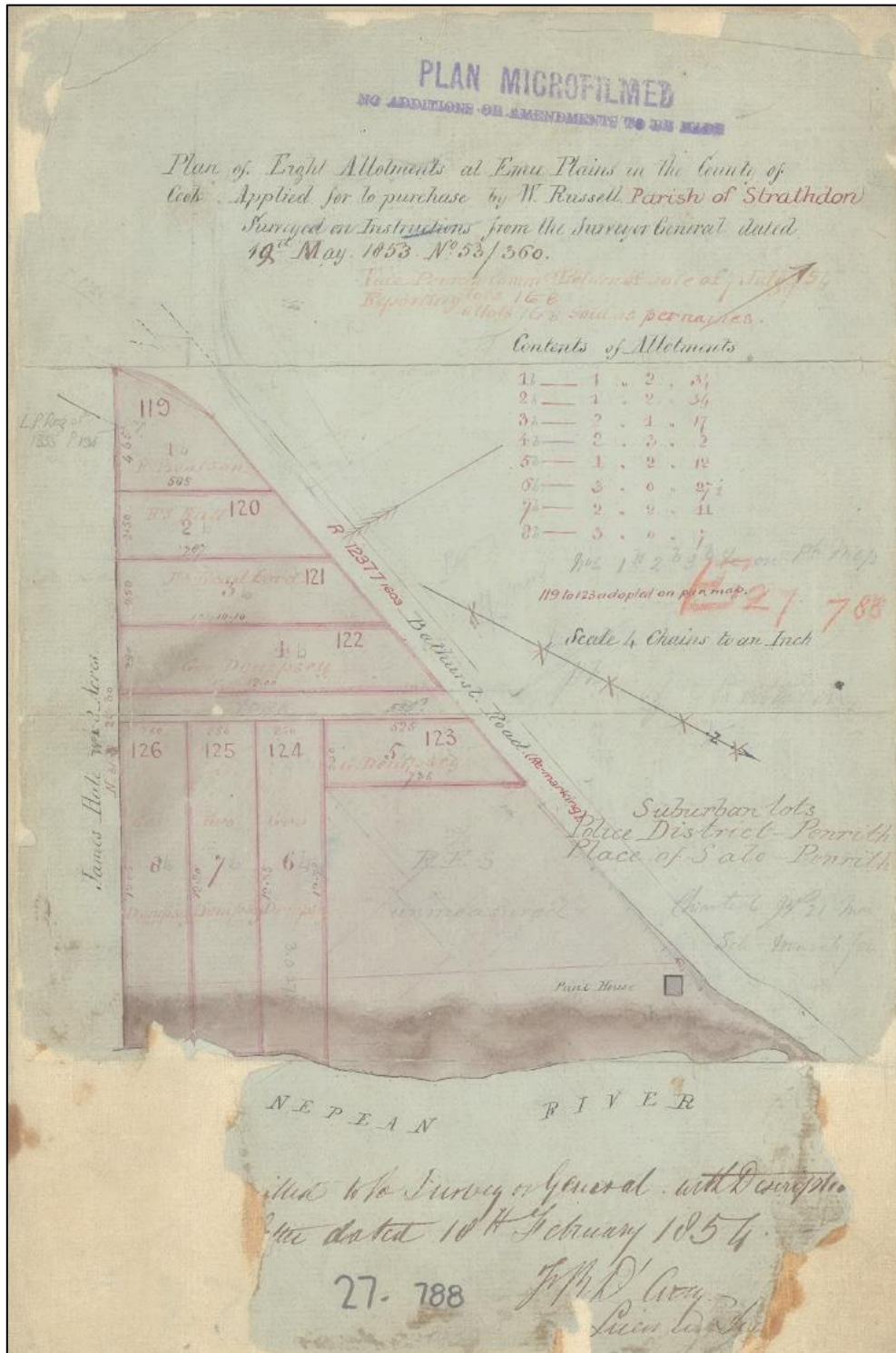


Figure 12: LS Frederick D'Arcy's subdivision survey of 18 lots showing the Punt House. Source: E.27.788, Crown Plan.

³⁴ E.27.788, Crown Plan

Unearthed

Archaeology & Heritage

A major private initiative was the construction of a bridge across the river by a private company, with a number of prominent local notables involved as shareholders. It provided significant competition to the punt, which quickly lost its value for the lessee. The Penrith Bridge was completed on 18 February 1854 but was not opened until 1 January 1856. There were proposals to keep some of the punts functional in case the bridge was no longer traffickable.³⁵ The precaution was wise since the bridge and its successor were both destroyed by floods.

The reserve around the Punt House had been set aside as a camping area for teams. Complaints were made in May 1857 that the lessee Francis James Peisley was using the reserve for his 'private advantage'. It was decided officially to lay out that land for sale leaving about an acre for the Punt cottage. Licensed Surveyor Charles Whitaker was instructed to undertake that survey on 23 June 1857 to a suggested design. When Whitaker sent in his plan on 30 December 1858 he reported that he had altered the suggested design due to the 'inequality of the land'.³⁶

Licensed Surveyor Charles Sheppard Whitaker's plan (Figure 13) showed 25 Allotments (altered on the heading to 'Parish Portions') 'near the Bridge at the Emu Plains' – altered to read 'over the Nepean River at Penrith'. The land was sold at Penrith on 11 May 1858. A total of 24 lots out of 25 offered were sold. The site of the later police residence was occupied by the 'Punt House' and a small building labelled 'office'. The lines of fences were also shown. The Penrith Bridge Company's bridge was also shown leading to what is today Punt Road but labelled as 'To the Bridge', whilst the current alignment of the Great Western Highway is labelled as 'To the Punt'.³⁷

³⁵ LdsPW56/383, Lands and Public Works, Correspondence, SANSW 5/3563

³⁶ NRS 13751, Surveyor General, Letters, SG58/7860, SANSW 5/5538

³⁷ E.30.788, Crown Plan

Unearthed

Archaeology & Heritage

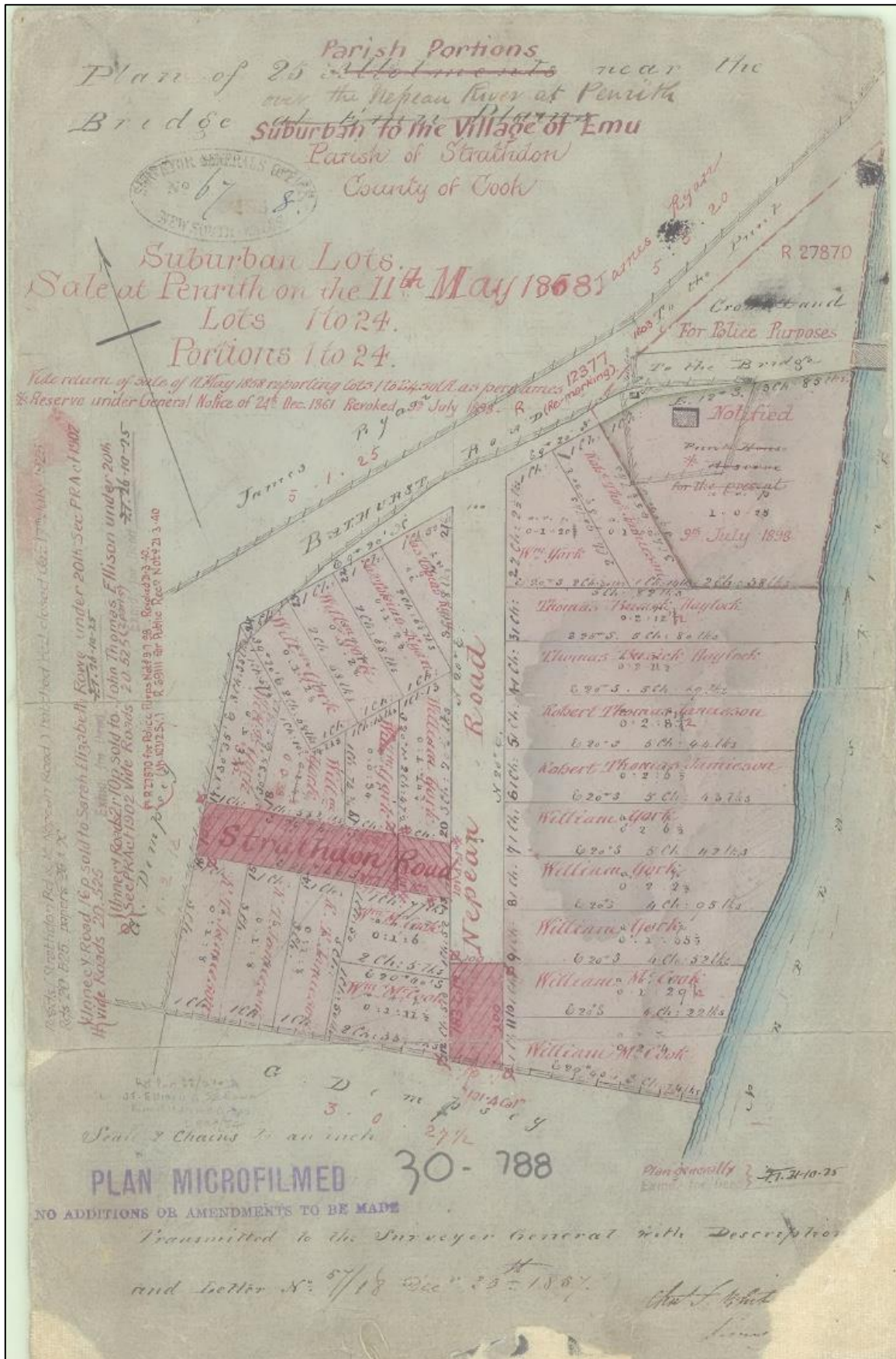


Figure 13: LS C S Whitaker's subdivision survey around the Punt House. Source: E.30.788, Crown Plan.

Unearthed

Archaeology & Heritage

An action was heard in the Supreme Court on 11 October 1858 in the case Nepean Bridge Co versus Peisley. It was an action to recover possession of the Punt House at Emu Ferry. The House was described as 'some twenty or thirty yards of the bridge, on that side of the river opposite Penrith, - in the county of Cook. It was not, however, within the limits of the grant made to this company, under their act of incorporation. The house was an old one, having, been standing there some thirty years, and for more than a third of that time it had been in the occupation of the defendant, who was the ferryman there.' The Company had leased the cottage from the government and continued to occupy it after their bridge was swept away in July 1857. The defendant's [Peisley's] case relied on his long occupation of the cottage and the loose way in which the Government had leased it to the Company. The jury found for the defendant [Peisley].³⁸ Francis James Peisley did not enjoy his cottage for much longer. He died on 22 August 1859.³⁹ A photograph of the Nepean Bridge dated about 1858-60 (Figure 14) showed the Punt House on Emu Plains (compare with Figure 7).⁴⁰



Figure 14: William Hetzer's photograph of the Nepean Bridge showed the Punt House in the background. Source: William Hetzer, Nepean Bridge, 1858-60, Powerhouse Museum P3145-9.

³⁸ *SMH*, 12 Oct 1858, p 5

³⁹ *SMH*, 23 Aug 1859, p 1

⁴⁰ William Hetzer, Nepean Bridge, 1858-60, Powerhouse Museum P3145-9

The Penrith Bridge was destroyed by floods in May 1860.⁴¹ Construction of the railway bridge superseded the need for the road bridge. Railways quickly overtook roads for major transport particularly for long-distance passengers and freight.

3.2 Reserve 1860 to 1907

When Surveyor Charles Robert Scrivener reported on the police reserve in May 1898, noted that the Police Department had occupied the Punt House and reserve for over twenty-five years. If that was the case, it suggests that by 1870, the police were using the Punt House and the reserve.⁴² No other information has emerged about the use of this site between about 1860 and 1898.

Surveyor Charles Robert Scrivener reported on the Reserve for Punt and residence for Puntman on 19 May 1898. He had received instructions dated 25 April 1898 to carry out this task. The site had originally been used for the punt and the old bridge across the Nepean River 'but for many years they have been occupied for Police purposes; some time since the Police quarters were located on the Punt House Reserve, but the building becoming dilapidated was pulled down, & since that time a building adjoining the reserve has been rented for the purpose, and the Reserve together with the old bridge road and some Crown Lands to the North East have been enclosed by the Police Department and used as a paddock for the horses of the officer located there'. The only improvements on the land were the boundary fences as shown in his sketch and 'a very old fence enclosing a few fruit and ornamental trees'. The western part was suitable for building.

Between the police land and James Ryan's 5 acres 3 roods and 20 perches a lane had been left that provided access to the Punt [Punt Road]. Residents used it as access to water for stock and for access to the river. Though he was unable to carry out a proper survey, the existing fences seemed to have replaced the original ones suggesting they were on the original lines. The land had been used by the Police for over 25 years. If the land was no longer required, Scrivener recommended that 'it could be disposed of advantageously or retained as a small ornamental park'. His sketch plan (Figure 15) was based on Charles Whitaker's plan of December 1857. Scrivener showed the garden as it had been fenced. The Punt House was marked as 'old Police Station pulled down'. Lot 1 to the west was shown as 'Rented for Police Purposes'.⁴³

⁴¹ Stacker, *Penrith*, p 65

⁴² NRS 8258, Miscellaneous Branch, Correspondence, Ms98/3679, SANSW 20/7609

⁴³ NRS 8258, Miscellaneous Branch, Correspondence, Ms98/3679, SANSW 20/7609

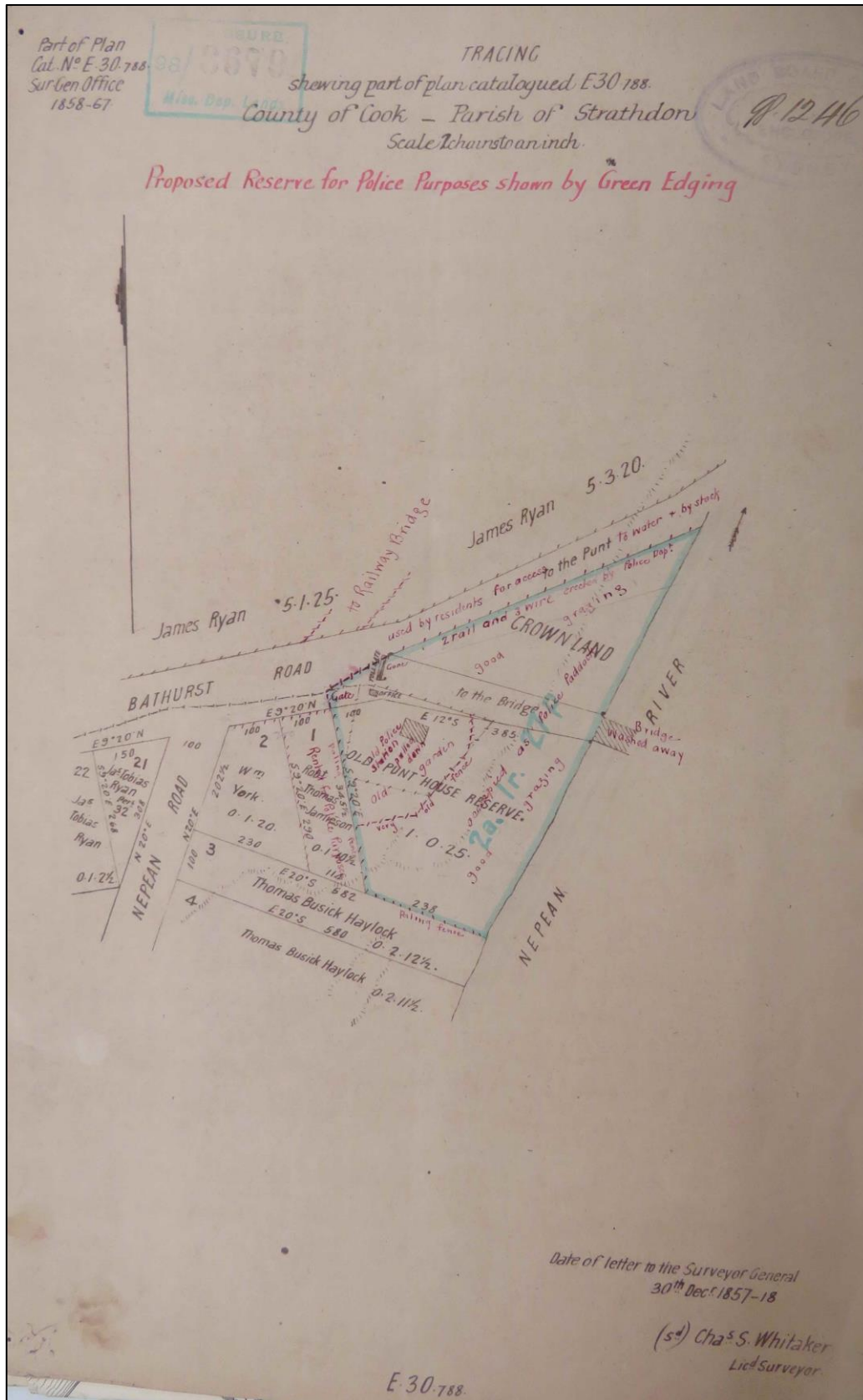


Figure 15: Surveyor C R Scrivener's sketch of the state of the Reserve in May 1898. Source: NRS 8258, Miscellaneous Branch, Correspondence, Ms98/3679, SANSW 20/7609

Subsequently, on 9 July 1898, Reserve for Police Purposes No 27870 County Cook Parish Strathdon was gazetted. It had an area of 2 acres 1 rood 27 perches. It began on the left bank of the Nepean River at the north-east corner of T B Haylock's 2 roods 12½ perches, portion 3 running to the east boundary of R T Jamieson's 1 rood 10 ½ perches, portion 1, then by the Bathurst Road and the road forming the south east boundary of James Ryan's 5 acres 3 roods 20 perches, to the Nepean River. The relevant plan was noted as E.30.788 (See Figure 10).⁴⁴

Various policemen were stationed at Emu Plains. First class constable Samuel McLean was listed as stationed at Emu Plains on 19 May 1898.⁴⁵ Sergeant McLean's police record showed he joined the force on 5 August 1868. He was originally stationed at the Belmore Barracks, Sydney, followed by posting to Liverpool as a mounted policeman. He was transferred to Emu Plains on 29 April 1899. He died on 27 April 1950.⁴⁶

3.3 Emu Plains Police Station and Residence

On 23 November 1907, Member of the Legislative Assembly Brinsley Hall informed the people of Emu Plains that a sum of £670 was on the estimates to build a police station.⁴⁷ Tenders were called for the erection of a new police station at Emu Plains on 22 January 1908. Completed tenders were due on 28 January 1908.⁴⁸ The successful tenderer announced on 12 February 1908 was J J Giles, of St Marys.⁴⁹ The contractor had commenced work by 29 February 1908 and the contract was due to be completed in 14 weeks.⁵⁰

Its life as a fully staffed police station was short. Emu Plains police station closed on 8 April 1921. Emu Plains would be supervised by Penrith police in future.⁵¹ After McLean resigned, the Police Department decided not to appoint another officer to Emu Plains station.⁵² An auction sale of the furniture and effects of Sergeant McLean, of Emu Plains police station was held on 28 May 1921.⁵³ On 12 December 1921, the Police Department called for applications from First Class or Ordinary Mounted policemen to occupy the police premises at Emu Plains.⁵⁴ Tenders were called on 18 August for repairs and painting at Emu Plains police station.⁵⁵ Sid Payne of Penrith was the successful tenderer for the repairs and other works at Emu Plains police station.⁵⁶

⁴⁴ NSWGG, 9 July 1898, p 5161

⁴⁵ NSWGG, 9 Feb 1906, p 977

⁴⁶ Letter from Paula Diamond, Terrey Hills, Oct 2019

⁴⁷ *Nepean Times*, 23 Nov 1907, p 3

⁴⁸ NSWGG, 22 Jan 1908, p 315

⁴⁹ NSWGG, 12 Feb 1908, p 937

⁵⁰ *Nepean Times*, 29 Feb 1908, p 6

⁵¹ *New South Wales Police Gazette*, 20 April 1921, p 219

⁵² *Nepean Times*, 16 April 1921, p 2

⁵³ *Nepean Times*, 28 May 1921, p 2

⁵⁴ *New South Wales Police Gazette*, 12 December 1921, p 705

⁵⁵ *Nepean Times*, 26 Aug 1922, p 2

⁵⁶ *Nepean Times*, 9 Sept 1922, p 4

Unearthed

Archaeology & Heritage

Later police constables who occupied the building are believed to be Musgrove, Sturgess and Davis or Davidson. Sergeant Adam Denholm occupied it in the mid-1940s. Reginald Thorsby from Penrith Police Training College took up residence in 1947 and was still in occupation in 1981.⁵⁷

A valuation of the police station by the Valuer General was dated 1 August 1927. The property was on Police Reserve 27870 and measured 2 acres 22 perches but that was later altered on 3 June 1930 to 1 acre 25 perches. The Unimproved Capital Value was £100; Improved Capital Value £800. There were various later changes to the value. The description noted improvements as: 'Ctge. Stables. Clearing and Fencing etc.'⁵⁸

A tracing of part of Reserve 27870 was completed by Registered Surveyor William Henry Cranney on 25 January 1938 (Figure 16). It showed the weatherboard police residence plus a weatherboard garage.⁵⁹

⁵⁷ G F B Gyford, *Emu Plains – Old & New Police Stations: A Report by the Nepean District Historical Archaeology Group*, Nov 1981 p 17

⁵⁸ NRS 14465, Valuer General, Valuation Roll, Blue Mountains, SANSW 3/14726, No 4835

⁵⁹ Ms.10312.3000, Crown Plan

Unearthed

Archaeology & Heritage

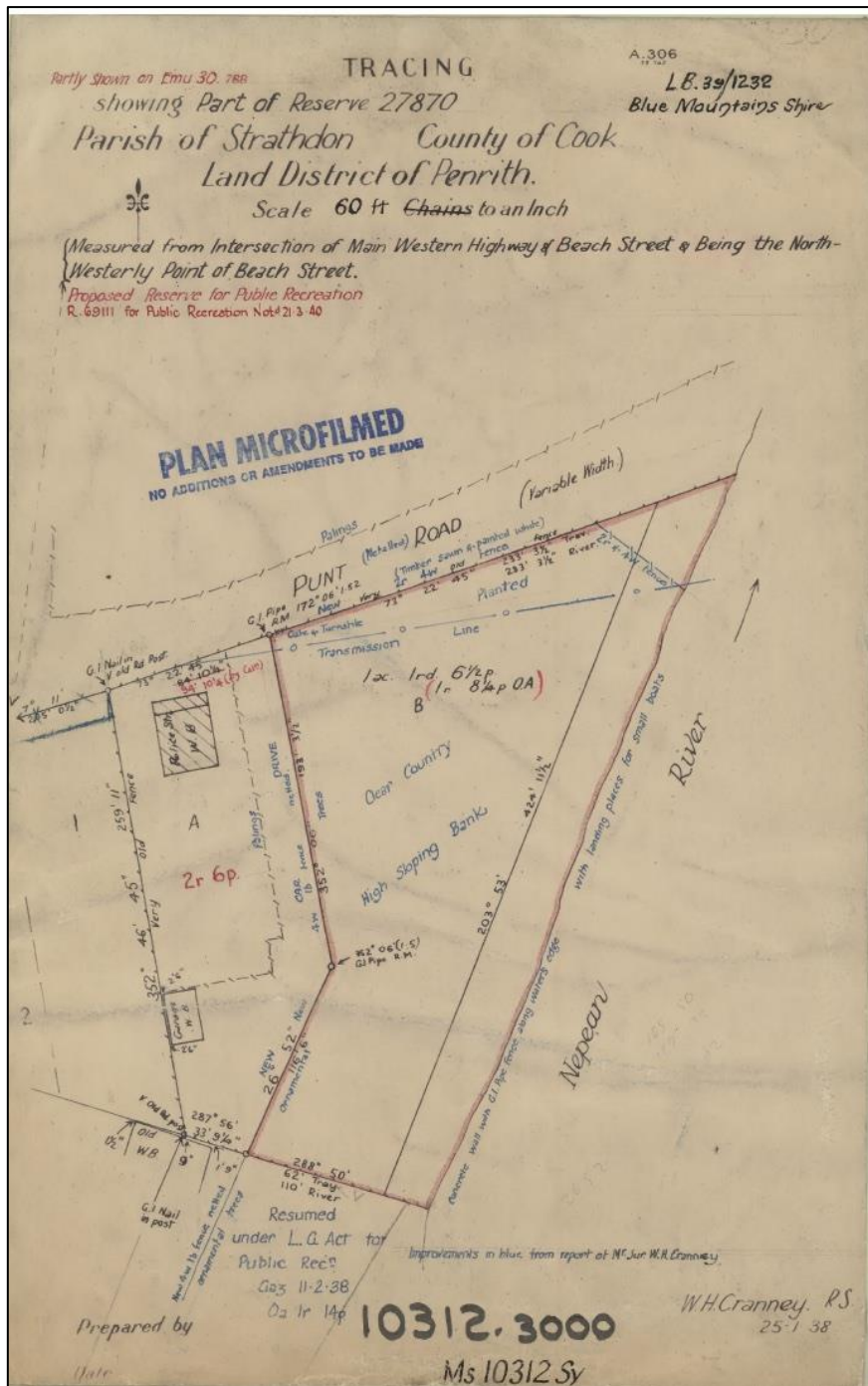


Figure 16: RS W H Cranney's sketch of the police land in January 1938. Source: Ms.10312.3000, Crown Plan.

On 21 March 1940, part of Reserve 27,870, measuring 1 acre 3 roods 21 perches, was revoked, being the parts within 'Punt Road' and Reserve 69111 for public recreation created that day.⁶⁰ The same day, Reserve 69111, measuring 1 acre 1 rood 6 ½ perches, County Cook Parish Strathdon, was gazetted for public

⁶⁰ NSWGG, 21 March 1940, p 1474

Unearthed

Archaeology & Heritage

recreation. Cranney's plan Ms.10312.Sy (now Ms.10312.3000) was recorded as the relevant plan.⁶¹ Before 1947, a portable cell on the site was removed according to a local history publication.⁶²

A valuation by the Valuer-General dated 16 November 1965 assessed Part of the Reserve for Police Purposes 27870, measuring 2 roods 16 perches. The owner was Government Real Estate. The lessee was shown as Mr R N and Mrs M Throsby, Punt Road, Emu Plains. The Unimproved Capital Value was £1800 and the Improved Capital Value was £3500. Improvements were described as: 'Ctge & W/B 5 Rms, K & O, G/I Roof. Shed F/S, G/I Roof. Fencing'.⁶³

On 7 April 1972 Reserve 27870 for police purposes measuring about 3 roods 20 perches, County Cook Parish Strathdon, was revoked. It covered the police residence.⁶⁴

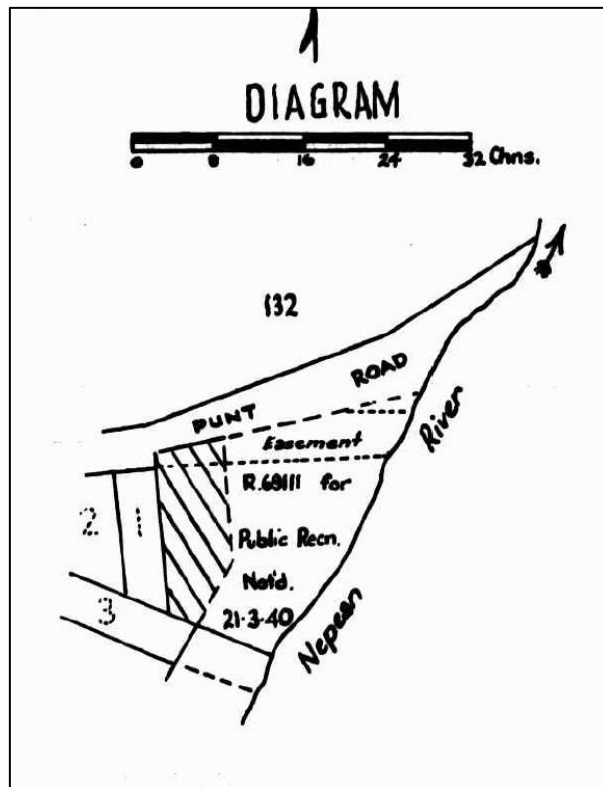


Figure 18: Police Reserve as revoked. Source: NSWGG, 7 April 1972, p 1200.

⁶¹ NSWGG, 21 March 1940, p 1475

⁶² G F B Gyford, *Emu Plains – Old & New Police Stations: A Report by the Nepean District Historical Archaeology Group*, Nov 1981 p 18

⁶³ NRS 14465, Valuer General, Valuation Roll, Penrith, SANSW 3/10597, No 7652

⁶⁴ NSWGG, 7 April 1972, p 1200

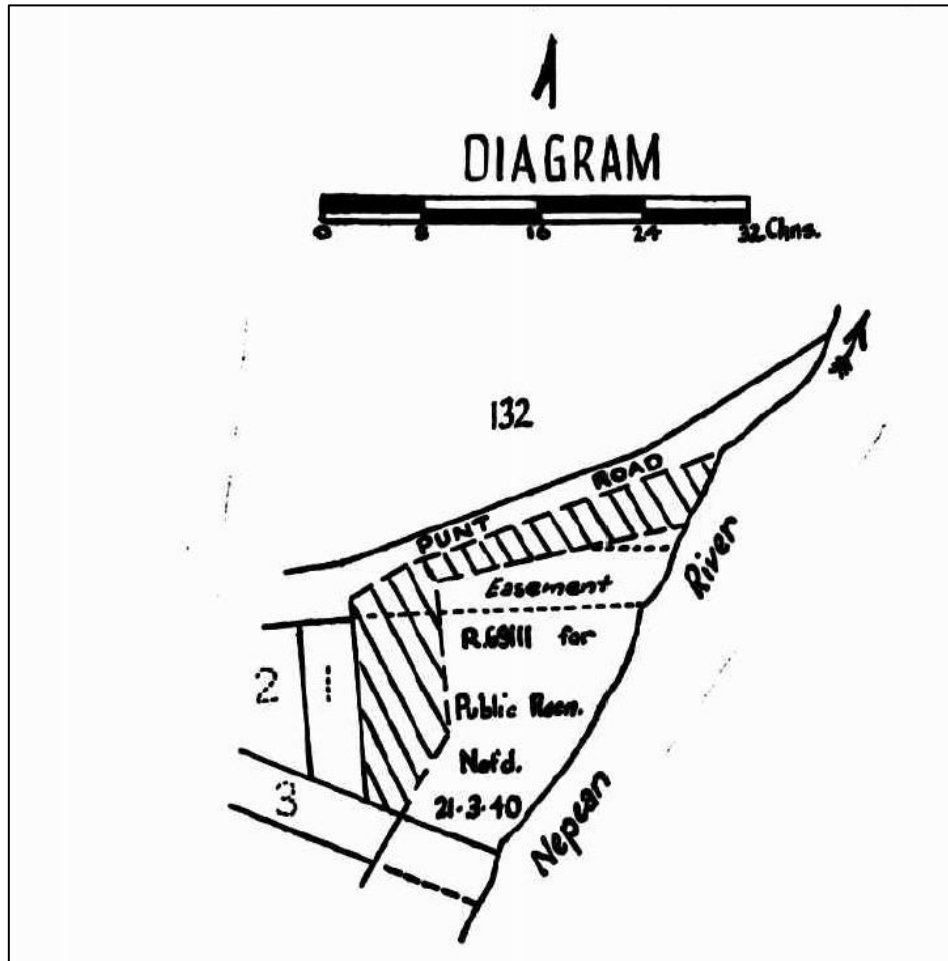


Figure 19: The police reserve plus other land as shown by the hatching was gazetted for public recreation. Source: NSWGG, 7 April 1972, p 1224.

The Police Station was purchased by the New South Wales Department of Planning in 1981 and granted Penrith Council care and control of the building.⁶⁵

⁶⁵ Minutes of Ordinary Meeting of Penrith City Council, 7 Nov 1994, p 7

4.0 Landscape and Vegetation

4.1 Riverine Vegetation Context

The site of the former Emu Plains police station and residence at 4 Punt Road is within the broad, fertile alluvial floodplains along the Nepean River that was cleared of its forest vegetation early in the European settlement of the area. The indigenous vegetation community most affected in relation to the present site was the River-flat Forest relating to the high levee bank of alluvium and gently undulating shale plain that formed its context. This landscape type provides a strong contrast with the sandstone-dominated gorges and plateaus just a few kilometres upstream along the same river.

Plant taxa of the River-flat Forest known to occur in the section of the Nepean River corridor from about Regentville in the south to Agnes Banks in the north include the following:-

Trees and shrubs

- Coast Myall (*Acacia binervia*)
- White Sally (*A. floribunda*)
- *A. parramattensis*
- Broad-leaved Apple (*Angophora subvelutina*)
- Native Blackthorn (*Bursaria spinosa*)
- River Oak (*Casuarina cunninghamiana*)
- *Clerodendrum tomentosum*
- Cabbage Gum (*Eucalyptus amplifolia* subsp. *amplifolia*)
- Mountain Blue gum (*E. deanei*)
- Forest Red Gum (*E. tereticornis*)
- Sandpaper Fig (*Ficus coronata*)
- Cheese Tree (*Glochidion ferdinandi* var. *ferdinandi*)
- Native Rosella (*Hibiscus heterophyllus* var. *heterophyllus*)
- White Cedar (*Melia azedarach*)
- Native Raspberry (*Rubus parvifolius*)
- Native Poison Peach (*Trema aspera*)

Herbs and grasses

- Maidenhair fern (*Adiantum aethiopicum*)
- Lesser Joyweed (*Alternanthera denticulata*)
- *Carex appressa*
- *Commelina cyanea*
- Berry Saltbush (*Einadia hastata*)
- Button Everlasting (*Helichrysum scorpioides*)
- Pennyworts (*Hydrocotyle* spp.)
- *Juncus usitatus*
- Spiny-headed Mat-rush (*Lomandra longifolia*)
- Water Primrose (*Ludwigia peploides* subsp. *montevidensis*)
- *Microlaena stipoides* var. *stipoides*
- Coarse Stinkweed (*Opercularia aspera*)
- *Oplismenus aemulus*

- *Persicaria* spp.
- *Stellaria flaccida*
- Stout Bamboo Grass (*Stipa ramosissima*, *S. verticillata*)
- Ivy-leaved Violet (*Viola hederacea*)

Plant taxa representing climbers, twiners and shallow water species are not listed here.⁶⁶ Of these taxa, only one taxon is obviously found at 4 Punt Road – a solitary White Cedar near the front fence. As it is locally indigenous to this part of the Nepean River corridor, the tree is possibly a natural recruit although it could also have been planted.

Nearby, to the east of the former residence is a large Kurrajong (*Brachychiton populneus*), which is probably the oldest surviving tree at the site (discounting various old plantings including Bunya Pines on the adjacent site of Emu Hall). While Kurrajong does occur naturally along the Nepean River, it is generally more from Bents Basin and further upstream. Its occurrence near the railway bridge at Emu Plains suggests it was possibly planted. Also, its location between the former police residence and the river may even indicate a possible connexion with the former punt house group of buildings shown in the William Hetzer photograph of 1858-60 (Figure 14) as it is not known exactly when these structures were demolished (though probably by the 1910s as no structures are shown on the Water Board survey from this time [post-1908]).⁶⁷

4.2 Review of Site Vegetation History

Late 20th century aerial photography (1978 to 1984) shows a profusion of vegetation within and around 4 Punt Road however the 1943 photography reveals that none of this vegetation was present with the sole exception of the Kurrajong. Within the site, the only other noticeable planting in the 1943 photography is an unidentified tree or shrub immediately next to the privy. This planting is still evident in 1969 aerial photography but has not survived.

The next oldest plantings evident in the vicinity of the site are the three large Jacarandas (*Jacaranda mimosifolia*) along the eastern fence line. Although not evident in the 1943 imagery, they do appear as substantial canopies in the 1960 photography suggesting they were planted either in the early 1950s or even immediately post-war. These same trees have probably been the source of many progeny now scattered across this site as well as neighbouring sites. Of potentially similar age is the Pinoak within the bedding area behind the residence although it is difficult to be certain given the lack of fine resolution of the aerial photography from the 20th century. Similarly, it is difficult to determine at which series of aerial photography the date palm (*Phoenix canariensis*) first appears. Most other large plantings that currently remain on site are evident in photography from 1978.

A report of March 2019 by Evan Rowse for Penrith City Council, noted a *Liquidambar styraciflua*, a Camphor laurel (*Cinnamomum camphora*), a truncated Box Elder (*Acer negundo*), Cockspur Coral Tree (*Erythrina*

⁶⁶ While not exhaustive, this list of plants (applicable to this part of the Nepean River corridor) is a useful basis for future riparian zone rehabilitation and reconstruction.

⁶⁷ Kurrajong is a long-lived species and very old plantings from the 19th century are known from both Nepean Park and Hadley Park, Castlereagh (a few kilometres to the north of the present site) - both early building groups on 1803 land grants.

crista-galli) and an English Elm (*Ulmus procera*) were also mature or maturing trees on site at this time. All have since been removed.

4.3 Current Vegetation Status

The current status of site vegetation at 30 Great Western Highway is shown on **Error! Reference source not found.** and listed under the following schedule in Table 1.

No.	Plant	Common name	Comments
1	<i>Brachychiton populneus</i>	Kurrajong	Old tree (at least 9 decades old as shown as a mature canopy in 1943 aerial photography)
2	<i>Camellia</i> cultivars (3)	Camellia	Not in flower when surveyed
3	<i>Jacaranda mimosifolia</i>	Jacaranda	Probably planted
4	<i>Murraya paniculata</i>	Orange jessamine	
5	<i>Jacaranda mimosifolia</i>	Jacaranda	Probably planted
6	<i>Citharexylum spinosum</i>	Fiddlewood	
7	<i>Jacaranda mimosifolia</i>	Jacaranda	Probably planted
8	<i>Jacaranda mimosifolia</i>	Jacaranda	Probably planted
9	<i>Jacaranda mimosifolia</i>	Jacaranda	Selfsown?
10	<i>Selenicereus grandiflorus</i>	Queen of the Night (Climbing Cactus)	Poor condition
11	<i>Jacaranda mimosifolia</i>	Jacaranda	Likely selfsown
12	<i>Quercus palustris</i>	Pinoak	Within garden bed
13	<i>Acer negundo</i>	Box Elder	Probably selfsown (weed)
14	<i>Jacaranda mimosifolia</i>	Jacaranda	Likely selfsown
15	<i>Jacaranda mimosifolia</i>	Jacaranda	Likely selfsown
16	<i>Howea forsteriana</i>	Kentia Palm	
17	<i>Acer buergerianum</i>	Trident Maple	
18	<i>Euonymus</i> cv.	Spindle tree	Next to pedestrian gate
19	<i>Melia azedarach</i> var. <i>australasica</i>	White Cedar	Locally indigenous species (selfsown?)
20	<i>Hibiscus</i> cv.		
21	<i>Acca sellowiana</i>	Feijoa/Pineapple guava	
22	<i>Phoenix canariensis</i>	Canary Island Date Palm	

Table 1: Showing the vegetation schedule for the study area.

Unearthed

Archaeology & Heritage

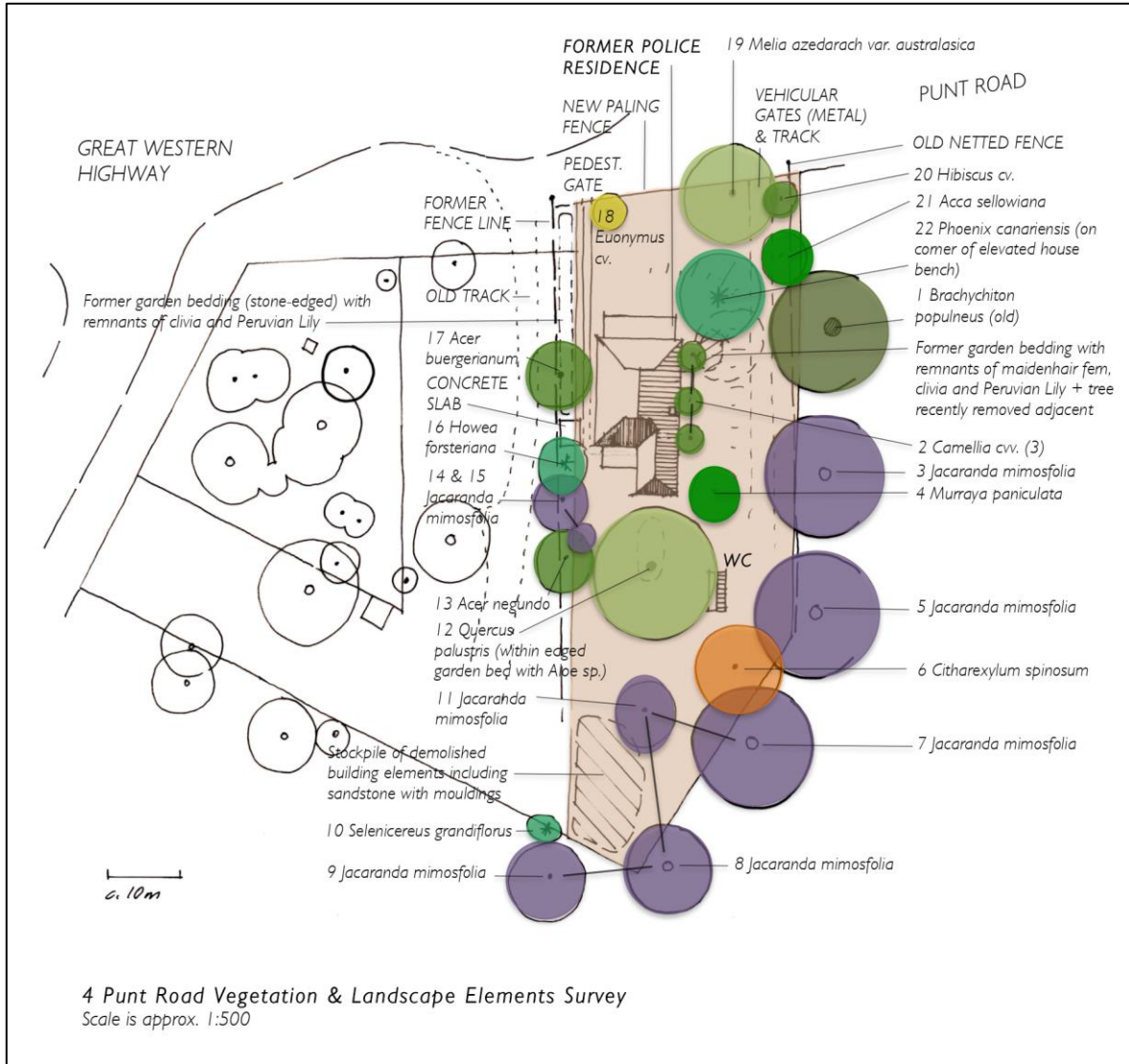


Figure 20: The Vegetation Survey (plan prepared by Geoffrey Britton).

Unearthed

Archaeology & Heritage

5.0 Archaeological Context

5.1 Heritage Listings

The Police Station Residence (Former) is listed as an item of Environmental Heritage on Schedule 5 of the PLEP 2010 (Item No. 52).

The Ferry Crossing is listed as an item of Environmental Heritage on Schedule 5 of the PLEP 2010 (Item No. 147).

The Punt House is not presently listed as an item of heritage significance.

5.2 Other sites in Emu Plains and Conservation of Remains

In 2016 Artefact Heritage undertook archaeological test excavations to the north and west of the Police Residence in respect of a proposed new shared pathway. Two test trenches were excavated, one in the approximate location of the former Police Station, and one in the alignment associated with the old ferry crossing (Artefact 2016). Those excavations revealed the presence of post holes in the natural soil profile underlying approximately 400-600mm of introduced fills. This indicates that there is a potential for intact natural soil profiles and therefore archaeological deposits to remain within the vicinity of the former Police residence and the former Police Station.

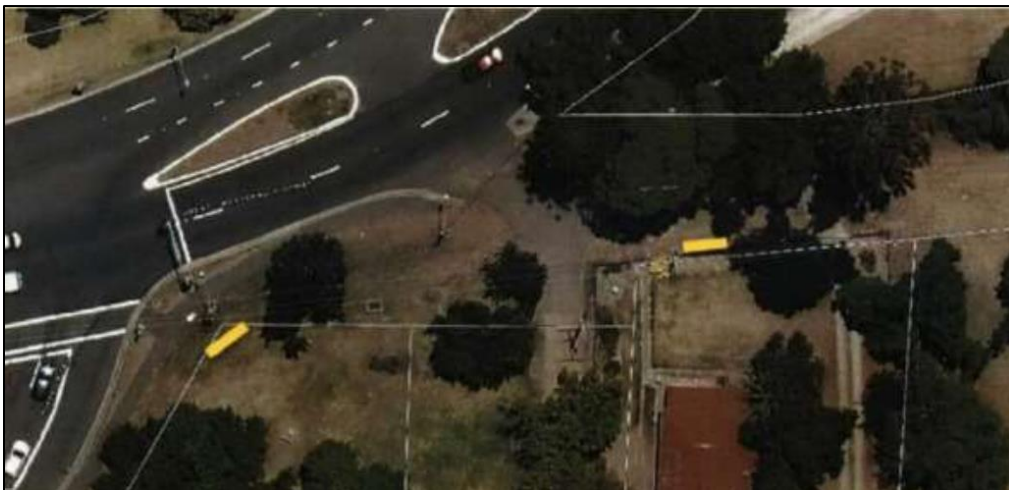


Figure 21: Showing the location of the two test trenches excavated by Artefact in 2016 indicated by the yellow rectangles (plan taken from Biosis 2019).

5.3 Comparative Analysis

Only two other Police Residence (or former Police Residence) of heritage significance are located within the greater Sydney region. These are both listed on the Local Environmental Plan as items of local heritage significance. Details are as follows:

- Granville Police Station, comprising a face brick, hipped, corrugated iron roof single storey extant building which was originally the police residence and lockup constructed in 1885.

Unearthed

Archaeology & Heritage

- Camden Police Station, 33-35 John Street, Camden comprising an extant single storey Police Station with attached residence.

There are 50 other heritage listed former or existing Police Residences within NSW.

There are two heritage listed Punt House sites in NSW, one of which is in the greater Sydney area: These are both listed as items of local heritage significance. They are both extant and not potential archaeological sites like the Punt House within Regatta Park.

- Punter's Rest Boat Shed/Dwelling and Swimming Enclosure in Caringbah South which comprises an extant boat shed which was the Punt house;
- The Chatsworth Island Puntman's Cottage in the Clarence Valley which comprises an extant fibro cottage constructed around 1936, located adjacent to the tared ramp to the ferry approach.

Seven other heritage listed punt/ferry crossing and ramp sites are located within the greater Sydney region. They are all listed as items of local heritage. They include the following:

- Disused ramp for Punt in Taren Point comprises a maritime archaeological site;
- Mortlake Punt in Mortlake comprises the Mortlake Punt ramp and slipway which was the location of the last vehicular punt in Sydney;
- Old Punt Crossing (Lugarno Ferry) comprises a maritime archaeological site;
- Punt Ramp in Hunter's Hill;
- Punt Road Wharf in Hunters Hill;
- Punt Road Wharf Bedlam Point Wharf in Gladesville;
- Tom Uglys Ferry Site (Punt Ramp) showing stone setting and cutting in rock which comprises a maritime archaeological site.

A further three heritage listed punt ferry crossing and ramp sites are located within NSW. They are all listed as items of local heritage significance and include the following:

- Croki Wharf and Punt Sites in Croki which comprises a timber wharf structure;
- First Falls Crossing in Myleford which comprises the site from which the punt operated on the steep northern bank of the Clarence River;
- Punt Loading Site in Nelligen comprising a ramp which the original fabric has been reworked in 2005;

6.0 Archaeological Potential

6.1 Introduction

In undertaking an archaeological assessment, it is necessary to assess likelihood of the study area to contain archaeological deposits, which are protected under the *NSW Heritage Act 1977*. This is the archaeological potential of the study area. The assessment of archaeological potential is guided by an understanding of the site as revealed through the historical research detailed in Section 2 of this report and a site inspection.

An assessment of archaeological potential is made by identifying areas of low, medium and high archaeological potential. This indicates the previous impact on the archaeological resource and therefore the likelihood of archaeological deposits remaining. The level of archaeological potential does not necessarily reflect the level of significance of an area. An area might be assessed as being mostly undisturbed and therefore of high archaeological potential, however the archaeological resource may be assessed as of limited heritage significance.

The following definitions of high, medium, low and no archaeological potential have been used to assist in the assessment of archaeological potential:

High potential indicates a high probability that archaeological remains, including evidence of structures and occupation deposits, are present in a reasonably undisturbed context.

Medium potential indicates a medium probability that archaeological remains, including evidence of structures and occupation deposits, are present, however it is likely to have been subjected to some later disturbance.

Low potential indicates a low probability that archaeological remains, including evidence of structures and occupation deposits survive due to later disturbance.

No potential indicates that it is not expected that any archaeological deposits exist.

6.2 Phases of occupation

Understanding the phases of occupation of the study area provides a framework to assist in determining the level of archaeological potential, as each successive phase has likely impacted on earlier phases.

Phase 1: Pre-colonial Aboriginal occupation

An Aboriginal cultural heritage assessment report prepared by Biosis (2019) indicates that Regatta Park likely contains evidence of Aboriginal occupation in the form of Aboriginal objects.

Phase 2: Government Town of Emu, the River Crossing and Inns (1789-1832)

The Punt House was constructed on the western bank of the Nepean River at Emu Plains adjacent to where the ferry crossed the river. The Punt House provided a residence for the operator of the ferry (punt) across the river and may have been constructed as early as 1815. A house is shown on an 1826 map of the area, and a 'Punt House' is labelled on an 1823 and 1832 map. It is possible that archaeological deposits, including structural features, wells, cess pits or subfloor deposits, associated with the Punt House could remain within the study area.

Unearthed

Archaeology & Heritage

An overlay of White's 1832 plan (Figure 22) shows an approximate location for the Punt House to the south east of the Police Residence. The location is approximate as road alignments and the river bank will have moved and therefore the overlay is an approximation of the location of the Punt House. The size of the Punt House on the overlay appears larger than what would be expected. However, the overlay is provided for an approximate location of the Punt House. Other Government Punt Houses were constructed of stone and therefore stone footings associated with the Punt House could be expected.



Figure 22: Showing an overlay of White's 1832 plan on the 2020 aerial photograph with the approximate location of the Punt House outlined in red and the existing Police Residence outlined in purple.

The Ferry Crossing is listed as an item of Environmental Heritage on Schedule 5 of the PLEP. The NSW Heritage Database describes the Ferry Crossing as

...the graded road approach to the former punt crossing of the Nepean River. The unformed road reserve is located to the east of the Great Western Highway near the junction with the northern end of River Road. The reserve is defined by a graded depression and grassed banks lined with jacaranda trees. The road reserve currently provides an access to the riverside recreational reserve. The avenue of trees frames a view to Victoria Bridge. Other built items of historic association with the road reserve are Emu Hall, the site of the former police station and the police residence.

It is considered possible that evidence of former road surfaces, occupation deposits or other archaeological deposits associated with the ferry crossing could be located within the northern portion of the study area.

Phase 3: Establishment of Policing

The Police Residence is still extant, however, subfloor deposits associated with the occupation of this residence could be expected beneath the building. A timber outhouse is located to the rear of the Police Residence. It is considered possible that this was the location of the original cess pit associated with the Punt House. It is possible that archaeological deposits associated with cess pit fills could be located here, or that the cess pit was located in elsewhere on the property. Footings, post holes and subfloor deposits associated with other outbuildings could also be expected to the rear of the Police Residence.

6.3 Assessment of archaeological potential

Evidence of the following archaeological deposits could be expected in Lot 7038 DP 94188 (the former Police Residence site):

Areas of high archaeological potential:

- Footings and occupation deposits as well as evidence of outbuildings associated with the Punt House are likely to the south and west of the former Police Residence;
- Subfloor deposits, evidence of outbuildings and cess pit deposits associated with the former Police Residence;
- Former road surfaces, occupation deposits or other evidence associated with the ferry crossing.

Areas of medium archaeological potential:

No areas of medium archaeological potential were identified within the present study area.

Low archaeological potential:

No areas of low archaeological potential were identified within the present study area.

No archaeological potential:

No areas of no archaeological potential were identified within the present study area.

The entire study area (Lot 7038 DP 94188) is identified as being of high archaeological potential.

7.0 Significance Assessment

7.1 Preamble

Significance assessment is the process whereby buildings, items or landscapes are assessed to determine their value or importance to the community.

The following criteria have been developed by the NSW Heritage Office and embody the values contained in the Burra Charter. The Burra Charter provides principles and guidelines for the conservation and management of cultural heritage places within Australia.

7.2 Significance Assessment

7.2.1 The Police Residence

Historic

Criterion (a) – an item is important in the course, or pattern of NSW’s cultural or natural history (or the cultural or natural history of the local area)

The house is associated with the provision of police at Emu Plains, an association embellished by the siting adjacent to the Great Western Highway and the original police station (now demolished).

Association

Criterion (b) – an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area).

No associative significance has been identified through the historical research presented in this report.

Aesthetic

Criterion (c) – an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

The building is an excellent example of a Federation timber cottage that retains its characteristic features and is attractively set within a precinct of built and landscaped elements of high visual appeal.

Social

Criterion (d) – an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

No social significance has been identified through the historical research presented in this report.

Research

Criterion (e) – an item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area)

No research significance has been identified through the historical research presented in this report.

Rarity

Criterion (f) – an item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area)

The historic association with police use is of note and now unique within Emu Plains. This association is demonstrated in the location of the cottage near the crossing place of the river.

Representative

Criterion (g) – an item is important in demonstrating the principal characteristics of a class of NSW’s:

- Cultural or natural places;
- Cultural or natural environments (State Significance); OR

An item is important

- Cultural or natural places; or
- Cultural or natural environments (local significance).

The cottage was erected in Emu Plains over the nineteenth century and early part of the twentieth century and demonstrate the pattern of a village settlement at this important location at the foot of the Blue Mountains.

7.2.2 The Punt House

Historic

Criterion (a) – an item is important in the course, or pattern of NSW’s cultural or natural history (or the cultural or natural history of the local area)

The construction of a Punt House demonstrates the importance of the river crossing to the development of Penrith and Emu Plains up to the completion of the first successful bridge crossing in 1867.

Association

Criterion (b) – an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area).

The Punt House does not appear to meet this criterion, however further research or archaeological investigation may provide a link to a person or group that indicates associative significance.

Aesthetic

Criterion (c) – an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

The archaeological remains, including any potential stone footings, of the Punt House have the potential to meet the aesthetic significance criteria.

Social

Criterion (d) – an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

The Punt House does not appear to meet this criterion.

Research

Criterion (e) – an item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area)

Archaeological investigation of the Punt House archaeological remains has the potential to yield information about the formation of the village of Emu Plains.

Rarity

Criterion (f) – an item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area)

It does not appear that any other archaeological sites associated with Punt Houses have been listed as items of heritage significance. Therefore, it is possible that the archaeological remains associated with this Punt House could possess rarity values.

Representative

Criterion (g) – an item is important in demonstrating the principal characteristics of a class of NSW’s:

- Cultural or natural places;
- Cultural or natural environments (State Significance); OR

An item is important

- Cultural or natural places; or
- Cultural or natural environments (local significance).

The archaeological remains associated with the Punt House have the potential to yield information that demonstrates the pattern of a village settlement at this important location at the foothills of the Blue Mountains.

7.2.3 The Ferry Crossing

Historic

Criterion (a) – an item is important in the course, or pattern of NSW’s cultural or natural history (or the cultural or natural history of the local area)

The approach demonstrates the importance of the river crossing to the development of Penrith and Emu Plains up to the completion of the first successful bridge crossing in 1867.

Unearthed

Archaeology & Heritage

Association

Criterion (b) – an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area).

The Ferry Crossing does not appear to meet this criterion, however further research or archaeological investigation may provide a link to a person or group that indicates associative significance.

Aesthetic

Criterion (c) – an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

The road reserve contributes to the scenic attraction of the riverside reserve and is a pleasant tree lined point of access to this reserve.

Social

Criterion (d) – an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

The Ferry Crossing does not appear to meet this criterion.

Research

Criterion (e) – an item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area)

Archaeological investigation of the Ferry Crossing approach has the potential to yield information about the formation of the village of Emu Plains.

Rarity

Criterion (f) – an item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area)

The approach was the focus for the river crossing up to completion of Victoria Bridge in 1867.

Representative

Criterion (g) – an item is important in demonstrating the principal characteristics of a class of NSW’s:

- Cultural or natural places;
- Cultural or natural environments (State Significance); OR

An item is important

- Cultural or natural places; or
- Cultural or natural environments (local significance).

The reserve is one of a number of man made features in Emu Plains of the nineteenth century that demonstrates the pattern of a village settlement at this important location at the foothills of the Blue Mountains.

7.3 Statement of Significance

7.3.1 The Police Residence

The cottage, erected in 1908, is an excellent example of its type in retaining characteristic features of the era of construction and is historically important with its association with the provision of police at Emu

Unearthed

Archaeology & Heritage

Plains. This association is demonstrated by the siting adjacent to the original police station and the Great Western Highway. The cottage was erected in Emu Plains over the nineteenth century and early part of the twentieth century and demonstrates the pattern of a village settlement at this important location at the foot of the Blue Mountains.

7.3.2 The Punt House

The construction of a Punt House demonstrates the importance of the river crossing to the development of Penrith and Emu Plains up to the completion of the first successful bridge crossing in 1867. The Punt House does not appear to meet this criterion, however further research or archaeological investigation may provide a link to a person or group that indicates associative significance. The archaeological remains, including any potential stone footings, of the Punt House have the potential to meet the aesthetic significance criteria. Archaeological investigation of the Punt House archaeological remains has the potential to yield information about the formation of the village of Emu Plains. It does not appear that any other archaeological sites associated with Punt Houses have been listed as items of heritage significance. Therefore, it is possible that the archaeological remains associated with this Punt House could possess rarity values. The archaeological remains associated with the Punt House have the potential to yield information that demonstrates the pattern of a village settlement at this important location at the foothills of the Blue Mountains.

7.3.3 The Ferry Crossing

Set above the river bank and between historically significant buildings, this tree lined route and landform contributes to the scenic attraction of the riverside reserve and demonstrates the importance of the river crossing to the development of Penrith and Emu Plains up to the completion of the first successful bridge crossing in 1867. For over 50 years everything that went over the mountains passes through the crossing. The reserve is one of a number of man made features in Emu Plains of the nineteenth century that demonstrates the pattern of a village settlement at this important location at the foothills of the Blue Mountains.

8.0 Archaeological Mitigation and Management Measures

8.1 Aboriginal Archaeology

The ACHAR produced by Biosis (2019) indicates that it is highly likely that Aboriginal objects will be located within the study area and that an Aboriginal Heritage Impact Permit (AHIP) will be required prior to any ground disturbance.

8.2 Historical Archaeology

High Archaeological Potential

Prior to any construction, major landscaping projects, or any activity that will cause ground disturbance, an archaeological assessment should be prepared to determine the impact of the proposed works on any potential archaeological deposits. It may be necessary to undertake archaeological monitoring and/or excavation, based on the impact, nature and extent of proposed works.

Lawnmowing, gardening and general maintenance activities may and should continue.

Medium Archaeological Potential

No areas of medium archaeological potential were identified.

Low Archaeological Potential

No areas of low archaeological potential were identified.

No archaeological potential

No areas of no archaeological potential were identified.

9.0 Policies, Opportunities and Constraints

9.1 Background

The following policies are provided to guide planning for the conservation and management of relics within the study area, including their ongoing management by the current or any future owners. The management of potential archaeological deposits provide an opportunity to provide significant information about the history of Emu Plains and to share information about the development of Emu Plains with the local community and visitors to the area.

The following policies have been developed in accordance with the principles and practices contained in the NSW Heritage Manual and the Burra Charter.

The planning and implementation of these policies and conservation strategies should be undertaken in consultation with an experienced and qualified archaeologist.

9.2 Policies

The following policies in respect of archaeology are provided by Tory Stening:

Policy 1: The significant cultural heritage values are acknowledged and will be protected through appropriate management as detailed throughout this report.

Policy 2: The management and mitigation strategies for areas of high archaeological potential will be implemented across the study area to ensure the protection of the heritage and archaeological significance of the former Police Residence site.

Policy 3: Any archaeological evidence within the grounds of the former Police Residence will be managed in accordance with the NSW Heritage Manual and the *Heritage Act 1977 (as amended)*.

Policy 4: Prior to any works that may cause ground disturbance in areas of high archaeological potential (i.e. the whole site), an archaeological assessment will be undertaken to determine the impact of the proposed works on the archaeological resource and to provide appropriate management recommendations.

Policy 5: Prior to any works that may cause ground disturbance being undertaken within the study area, a heritage induction detailing the unlikely potential for burials to be located in the area will be provided to all workers.

Policy 6: If during the course of any works, any historical archaeological deposits are uncovered, all work will cease in the vicinity of those relics or features and advice will be sought from a suitably qualified and experienced archaeologist.

Policy 7: Any relics uncovered will be appropriately managed and conserved in a secure location.

Policy 8: Any information gained from archaeological investigation within the study area will be included in an Interpretation Strategy to enhance and promote the heritage values and history of the area.

Policy 9: The historical and archaeological evidence relating to the former Police Residence, the Punt House or the ferry crossing will be used to inform design for new buildings, landscape features and architectural elements.

The following policies in respect of the landscape context and the existing site vegetation are provided by Geoffrey Britton:

Policy 10: Ensure clear views are maintained between the former Police Residence, the former Police Station site and to Emu Hall with which it has shared a long history.

Policy 11: Consider retaining the plantings of moderate cultural value as part of an interpretation of the past uses of the site.

Policy 12: Ensure an adequate level of maintenance for the site with particular attention to the regular monitoring and removal of weeds and other opportunistic plant taxa.

9.3 Opportunities

Archaeological investigations have the potential to assist in the development of an interpretation strategy for the former Police Residence site (which includes the Punt House and ferry crossing), artefacts and evidence of former structures, such as the Punt House, can be analysed and interpreted to provide significant information about the historical evolution of Emu Plains. Artefacts and relics can be included in physical and virtual displays about the history of Regatta Park as a whole.

There is the potential for an interesting and exciting interpretation strategy for Regatta Park that could assist in the education of the wider community about the development of Emu Plains.

9.4 Constraints

The archaeological values and significance of the former Police Residence, the Punt House and the ferry crossing must be considered prior to construction and major landscaping works being undertaken. If any works are likely to impact on the ground surface and therefore any potential archaeological deposits, it will be necessary to apply for a s140 permit from the NSW Heritage Council. An AHIP will also be required prior to any ground disturbance.

10.0 Recommendations

The following recommendations are made on the basis of:

- The statutory requirements under the terms of the *Heritage Act 1977*;
- The historical research and analysis detailed in this report;
- Results of this historical archaeological assessment as detailed in this report.

It is therefore recommended that:

1. The policies detailed in Section 9.0 of this report should be implemented to guide planning for the ongoing use of the former Police Residence site;
2. If works are proposed within Lot 7038 DP 94166 or Lot 1 DP 50164, an archaeological assessment should be prepared prior to design development to inform the proposed development;
3. A heritage induction should be provided to all workers to ensure that personnel are aware of the archaeological potential of the study area and their obligations and requirements under the *Heritage Act 1977*;
4. Ground disturbance should be restricted where possible across the study area to minimise the impact on the archaeological evidence;
5. A s140 permit for excavation will be required prior to any works that have the potential to impact on the potential archaeological deposits within the study area, and historical archaeological test excavations would likely be required to determine the nature and extent of any potential archaeological deposits and to provide updated management and mitigation measures;
6. If during any works within the study area, any archaeological deposits are uncovered, all work must cease in the vicinity of that deposit and advice sought from a suitably experienced and qualified archaeologist.

References

STATE ARCHIVES OF NSW – MAPS AND PLANS

SZ 161

1282

1283

1285

1309 Lands located at Bathurst (originally B.363), 1823

2659

2660

2661

2666

2667

2668

2669

2670 E.1.9

2671

3696

CROWN PLANS

B.363

E.1.964

E.277b

E.744

E.27.788

E.30.788

Ms.10312.3000

STATE ARCHIVES OF NSW

Colonial Secretary, Returns of the Colony (Blue Books), 1828, 2/867

Colonial Secretary, Correspondence,

Letters Received 1824, 4/1778

Letters Received 1824, 4/1785

Letters Received 1825, 4/1789

Letters Sent 1824, 4/3510

Letters Sent 1824, 4/3513

NRS 905

Colonial Secretary, Correspondence, 1826 ff

Public Buildings 1827 4/1960.1 (no useful material)

Public Buildings 1828 4/2010.1 (no useful material)

Public Buildings 1829 4/2060.1 (no useful material)

Emu Plains village, 1832, 4/2519.4

CS45/2639 (toll evasion Emu Ferry), 4/2709

NRS 7933

Lands and Public Works, Correspondence

LdsPW56/383 (Penrith Bridge Co & toll) 5/3563

Public Works, Files

Penrith Bridge 1856-7 2/644

NRS 8258

Miscellaneous Branch, Correspondence

Ms98/3679 (Emu Plains police reserve) 20/7609

NRS 13736

Surveyor General, Letters from Surveyors

D'Arcy, Frederick, 2/1526.2

Unearthed

Archaeology & Heritage

NRS 13889
Surveyor General, Surveyors Fieldbooks

277, Hoddle, 1827, 2/4911

373, Abbott, 1832, 2/4998

9359A, W A Chadwick

NRS 13751
Surveyor General, Letters

SG58/7860 (punt house) 5/5538

NRS 14465
Valuer General, Valuation Rolls

Blue Mountains

3/14726

3/14727

3/14736

Penrith

3/10597 (Great Western Highway)

3/10616 (River Street)

MITCHELL LIBRARY – MANUSCRIPT SOURCES

Martens, Conrad, 'Emu Ferry' 15 May 1835, DL PX 24, p 3

OTHER ORIGINAL SOURCES

Emu Plains Police Station drawing, PWD, 11 Nov 1907

Letter from Paula Diamond, Terrey Hills, Oct 2019

Hetzer, William, Nepean Bridge, 1858-60, Powerhouse Museum P3145-9

Samuel McLean – data regarding police service

NEWSPAPERS

Australian

Unearthed

Archaeology & Heritage

The Gleaner, 7 July 1827

Hill's Life in Sydney, 13 July 1832

Monitor

Nepean Times

New South Wales Police Gazette, 1860-1930

St George Call, 20 Sept 1913

Sydney Gazette

Sydney Morning Herald, 1831 ff

Sydney Times, 26 Sept 1834

SECONDARY SOURCES

Eardley, Gifford, *Emu Plains and Thereabouts*, Nepean District Historical Society, Penrith, 1980

Gyford, G F B, *Emu Plains – Old & New Police Stations: A Report by the Nepean District Historical Archaeology Group*, Nov 1981

Murray, Robert and Kate White, *Dharug & Dungaree: The History of Penrith and St Marys to 1860*, Penrith City Council & Hargreen Publishing, Melbourne, 1988

Stacker, Lorraine, *Penrith: The Makings of a City*, Halstead Press, Sydney, 2014

Steege, Joan, *Emu Plains*, Nepean District Historical Society, Penrith, 1974

UNPUBLISHED REPORTS

Great River Walk Conservation Plan: Penrith City Council – Final Report, AMBS for Penrith City Council, May 2006

Artefact. 2016. 'Results of Non-Aboriginal Archaeological Test Excavation, Punt Road, for the Shared Path Bridge over the Nepean River, Emu Plains (Application No. 2015/5140122)'.

Regatta Park and River Road Reserve Deviation Project: Historical Heritage Assessment and Statement of Heritage Impact, Draft Report, Biosis for WSP Australia Pty Ltd for Penrith City Council, 8 December 2019.

Biosis. 2019. 'Regatta Park and River Road Reserve Deviation Project: Historical Heritage Assessment and Statement of Heritage Impact. Unpublished Report to WSP Australia Pty Ltd.'

Unearthed

Archaeology & Heritage

ABBREVIATIONS

Bk	Book
CSIL	Colonial Secretary, In Letters (SANSW)
DP	Deposited Plan (LRS)
LRS	Land Registry Services
ML	Mitchell Library
No	Number
OSD	Old System Deed (LRS)
SANSW	State Archives, New South Wales
<i>SMH</i>	<i>Sydney Morning Herald</i>

Unearthed

Archaeology & Heritage

Photographs



Photograph 1: Looking at the front of the former Police Station residence.



Photograph 2: Showing the footings of the former Police residence.

Unearthed

Archaeology & Heritage



Photograph 3: Showing the extant timber outbuilding.



Photograph 4: Looking towards the Nepean River from the rear of the old Police residence.

Unearthed

Archaeology & Heritage



Photograph 5: Showing the front yard of the former Police residence.



Photograph 6: Showing a large tree to the rear of the former Police residence.

Appendix 4

Maintenance Plan for Buildings (following stabilisation works, if any)

Every week

Inspect external lighting, security fencing, access ways and safety barriers (if any).

Every month

Inspect and clean out box, tapered and eaves gutters, downpipes and rainwater heads

Check operation of stormwater drains

Mow presently mowed areas

Every 6 months

Check roof membranes

Every year

Inspect structural timbers for termites and rot and take remedial action

Check film flashings to masonry cornices and projections and repair if needed

Check metal walling, roofing, guttering etc. and repair if needed

Oil locks, hinges, etc.

Every 2 years

Check roof timbers and masonry walls for structural faults and take remedial action

Clear regrowth in cleared areas

Every 3 years

Check over and repair roof coverings and flashings

Renew film finishes to masonry and timber sills of windows and doors

Paint exposed external joinery

Every 5 years

Clean out stormwater drains

Paint external painted render, masonry, cement fibre etc. surfaces

Paint external metal surfaces

Paint protected external joinery

Every 10 years

Repair external timber work

Refurbish flat roof membranes

Renew external galvanised steel walling, roofing, guttering, downpipes and flashings

Every 20 years

Renew external zincalume walling, roofing, guttering, downpipes and flashings.

Every 25 years

Carry out major repairs to non-metal roofing and lead, copper and zinc roof flashings

Every 50 years

Renew copper, lead or zinc box, tapered and eaves gutters, downpipes, rainwater heads and roofing

Appendix 5

Copies of Heritage Listings

1. Police Station Residence (former), 4 Punt Road, Emu Plains (local heritage listing)

Police Station Residence (Former)

Item details

Name of item:	Police Station Residence (Former)
Type of item:	Built
Group/Collection:	Law Enforcement
Category:	Police station
Primary address:	4 Punt Road, Emu Plains, NSW 2750
County:	Cumberland
Local govt. area:	Penrith

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
4 Punt Road	Emu Plains	Penrith		Cumberland	Primary Address

Statement of significance:

The cottage, erected in 1908, is an excellent example of its type in retaining characteristic features of the era of construction and is historically important with its association with the provision of police at Emu Plains. This association is demonstrated by the siting adjacent to the original police station and the Great Western Highway. The cottage was erected in Emu Plains over the nineteenth century and early part of the twentieth century and demonstrate the pattern of a village settlement at this important location at the foot of the Blue Mountains.

Date significance updated: 25 Feb 05

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the [OEH copyright and disclaimer](#).

Description

Physical description:	A modest turn of the century Federation timber cottage located on Punt Road adjacent to the river and opposite Emu Hall. The cottage is clad in weatherboards and has a gambrel roof sheeted in short lengths of corrugated metal. There is an external brick chimney on one side. The front verandah has timber columns with simple splayed timber brackets and a skillion roof. The verandah floor is a timber structure. The planning of the building is unusual in having a pair of french doors fronting the verandah that faces Punt Road. The front door is on the riverside elevation. The timber double hung sash windows have an upper sash of nine panels. There is a rear attached service wing. The house is set within a small allotment with a mature garden setting, and rear yard with a weatherboard outside a dual lavatory. Part of the boundary fencing is an old timber slab and wire fence. To the east of the property within riverside reserve is a row of jacaranda trees that contributes to the setting of the house.
------------------------------	---

Physical condition and/or Archaeological potential:

Substantially intact, excellent condition.

Date condition updated:04 May 06

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
7. Governing-Governing	Law and order-Activities associated with maintaining, promoting and implementing criminal and civil law and legal processes	(none)-
7. Governing-Governing	Law and order-Activities associated with maintaining, promoting and implementing criminal and civil law and legal processes	Rural villages-

Assessment of significance

SHR Criteria a)

[Historical significance]

The house is associated with the provision of police at Emu Plains, an association embellished by the siting adjacent to the Great Western Highway and the original police station (now demolished).

SHR Criteria c)

[Aesthetic significance]

The building is an excellent example of a Federation timber cottage that retains its characteristic features and is attractively set within a precinct of built and landscaped elements of high visual appeal.

SHR Criteria f)

[Rarity]

The historic association with police use is of note and now unique within Emu Plains. This association is demonstrated in the location of the cottage near the crossing place of the river.

SHR Criteria g)


[Representativeness]

The cottage was erected in Emu Plains over the nineteenth century and early part of the twentieth century and demonstrate the pattern of a village settlement at this important location at the foot of the Blue Mountains.

Integrity/Intactness:

High externally

Assessment criteria:

Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Former Police Station & Residence	EP-2	20 Dec 91	180	April 1987
Local Environmental Plan	Penrith LEP 2010	52	22 Sep 10		
Heritage study		2260052	01 Nov 07		
Heritage study	Former Police Station & Residence	EP-2	04 Jan 87		

