

3 Physical Evidence

The buildings and features at the place were surveyed for the previous Conservation Plan in October 1995 and in April 1996. The existing configuration of the buildings and site features was recorded at that time, and a detailed examination of the building fabric was made to determine the age of each element.

The results of the 1995/6 survey were reviewed for the current Conservation Management Plan in March 2007 and changes to the fabric were noted. The detailed fabric surveys for each building are included in individual inventory sheets in the Appendices.

Since 1996, the most substantial changes to the built fabric at Woolmers involve the adaptation of four of the workers' cottages for guest accommodation. The landscape has also been altered by the establishment of the National Rose Garden on the site of the former orchards.

3.1 Description of the Site

Generally

The 'homestead area' of Woolmers is situated on a rise above the eastern banks of the Macquarie River. The topography of the study area is undulating, with a gentle rise to the north and east.



Figure 3. 1: Estate fencing to the west of the main house.

Currently, the main entrance to Woolmers is via a gate off Woolmers Lane near the southwestern corner of the property. This drive leads uphill past the workers' cottages and through part of a poplar avenue planted about 1921 on an axis with the carriage loop of the main house. A car parking area is located near the workers' cottages; while coaches are permitted to drive to the forecourt area of the store building, where tickets for tours of the site are presently sold.

Remnants of an earlier driveway can be seen in historic aerial photographs. This entrance leads off Woolmers Lane opposite Panshanger Road, but it is not in general use by the public. The drive led directly to Woolmers Cottage and then turned to the main house. The straight section between the Cottage and the main house is still in use, though its character has been changed in recent months by the elimination of the stand of macrocarpa which sheltered the garden and former orchards and closed off views to the town of Longford to the north.

The estate fencing consists of cast iron post and rail (See Figure 3. 1). This fencing is still in situ to the west of the main house, and salvaged sections of fencing have been used to define a garden area outside the bakehouse cottages. Common rural post and wire fencing is used elsewhere on the site to enclose paddocks.

Several roughcast, capped masonry gate piers typical to Woolmers remain in situ at the estate's entrances, and their timber counterparts in the coach house precinct survive.



Figure 3. 2: (Left) Roughcast brick gate posts in the garden wall. (Right) Timber capped gate posts in the coach house precinct.

Views

Although situated in a locality which affords fine views of Ben Lomond to the east and the Western Tiers to the west, the main house at Woolmers does not command these views. Although in its original 1820s configuration, the main house addressed the river to the west, the 1840s alterations to the house turned its back on the river and the wide-ranging outward views, and instead addressed a private walled garden. Woolmers Cottage has a relatively more commanding location overlooking the Macquarie River and agricultural land toward Longford in the distance.

From vantage points within the Woolmers estate, the neighbouring properties of Brickendon, Elkstone, and Harwick Hill are visible. The strongest of these visual connections is the view toward Brickendon, where the chapel steeple is particularly prominent.

The main house at Woolmers is not prominent in views from the surrounding countryside. It is only visible from certain points along Woolmers Lane where there are breaks in the hedgerows. The view from Woolmers Bridge takes in the decorative pump house near the river, and is the most picturesque view of the estate, reproduced in a number of sketches and paintings of the 19th century.

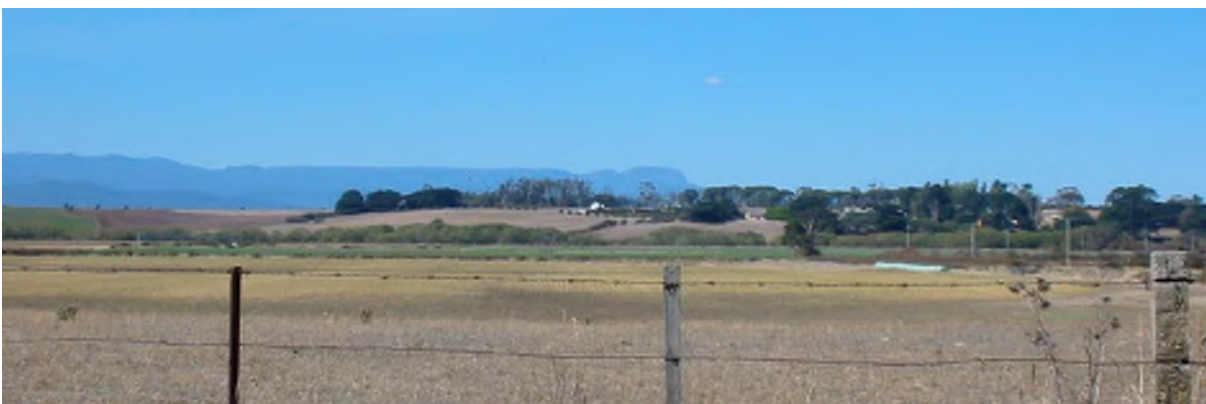


Figure 3. 3: View to Woolmers from Woolmers Lane at Brickendon. Ben Lomond is visible in the distance.



Figure 3. 4: View to Brickendon from the main house precinct of Woolmers.

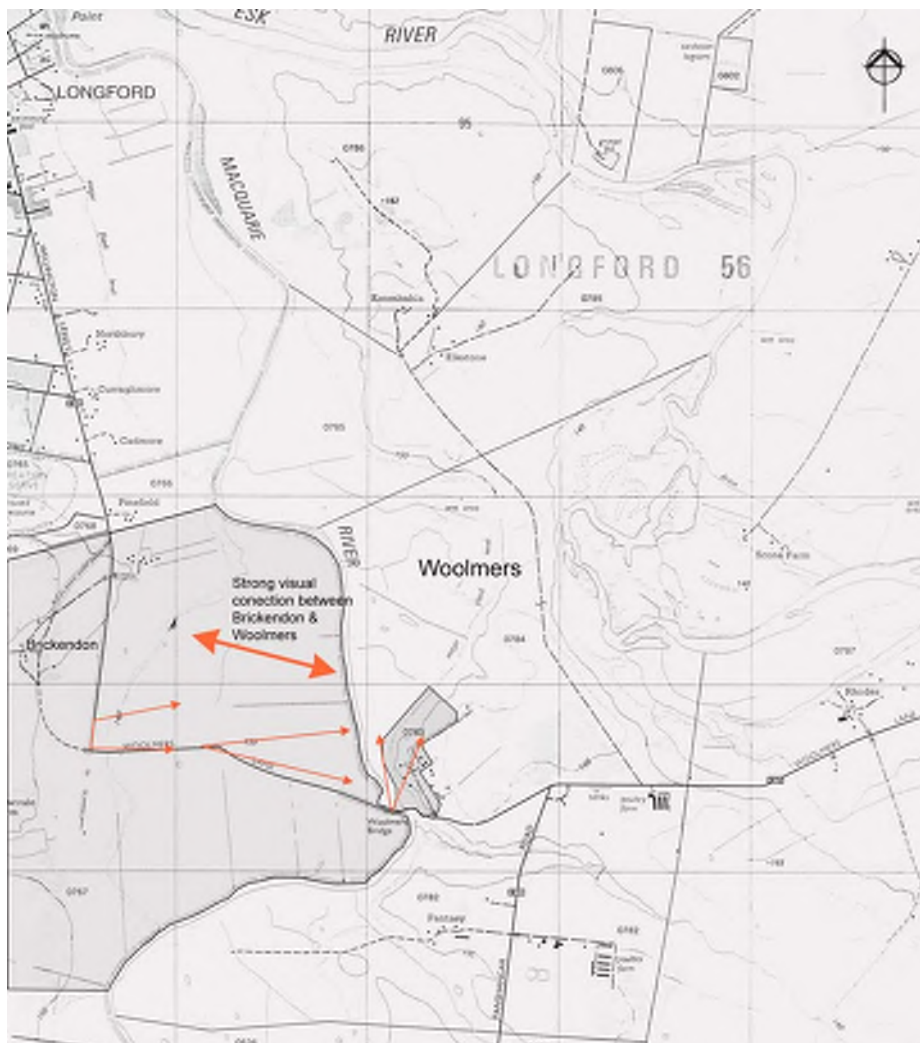


Figure 3. 5: Location plan showing long range views from points along Woolmers Lane to the Woolmers estate buildings, and the visual relationship between Brickendon and Woolmers.

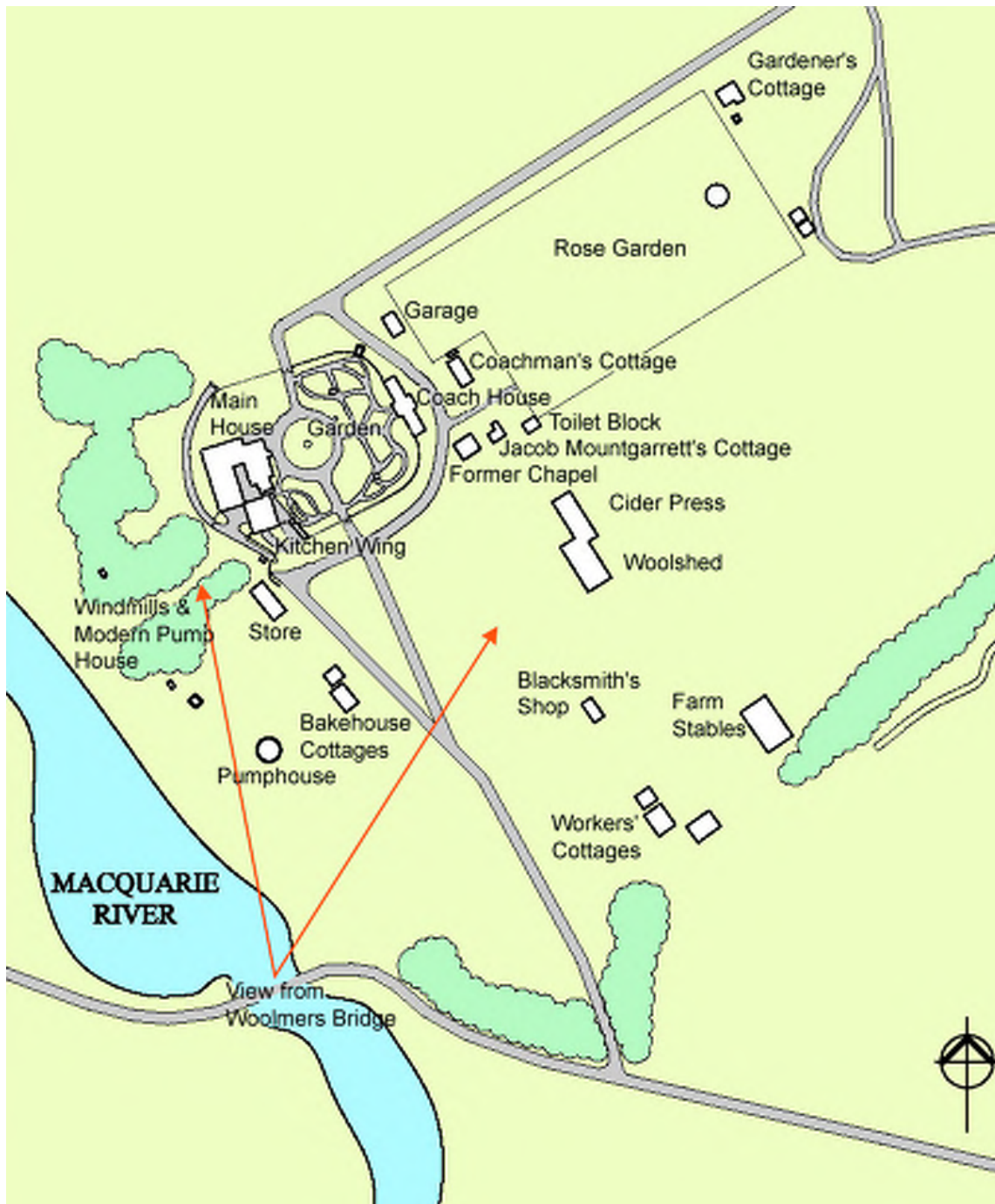


Figure 3. 6: Diagram showing views from Woolmers Bridge.

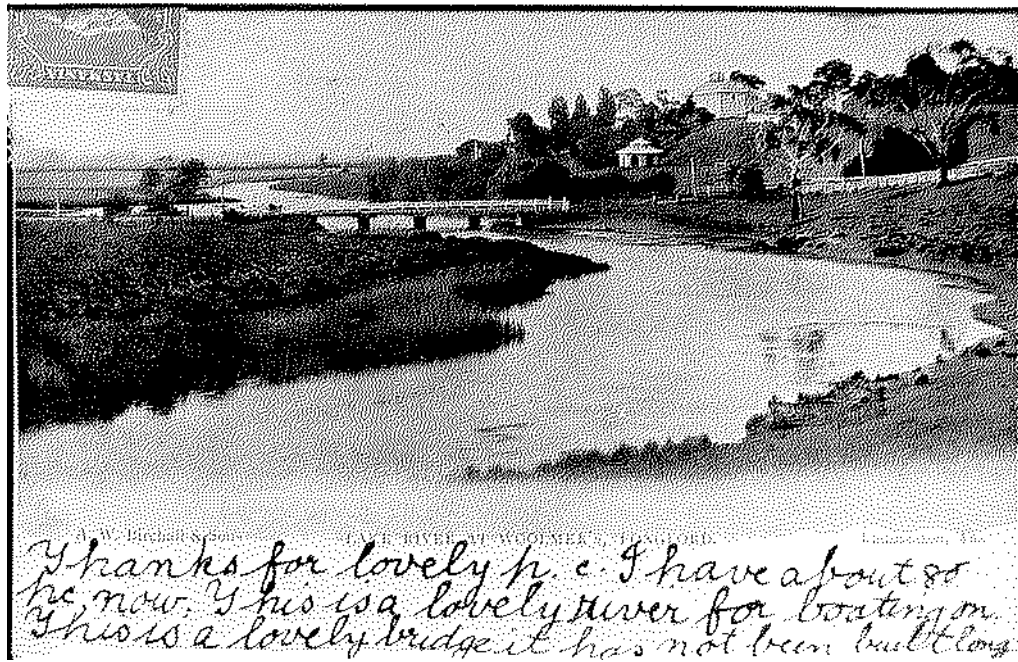


Figure 3. 7: Postcard, c1900, showing the view from the river to the pump house and store.
(Source: Tasmanian Museum and Art Gallery)



Figure 3. 8: The view from the river to the pump house and store, 2007.



Figure 3. 9: Diagram showing views from the Coach House Precinct.



Figure 3. 10: Diagram showing views from near Woolmers Cottage.



Figure 3. 11: View to Longford from near Woolmers Cottage.

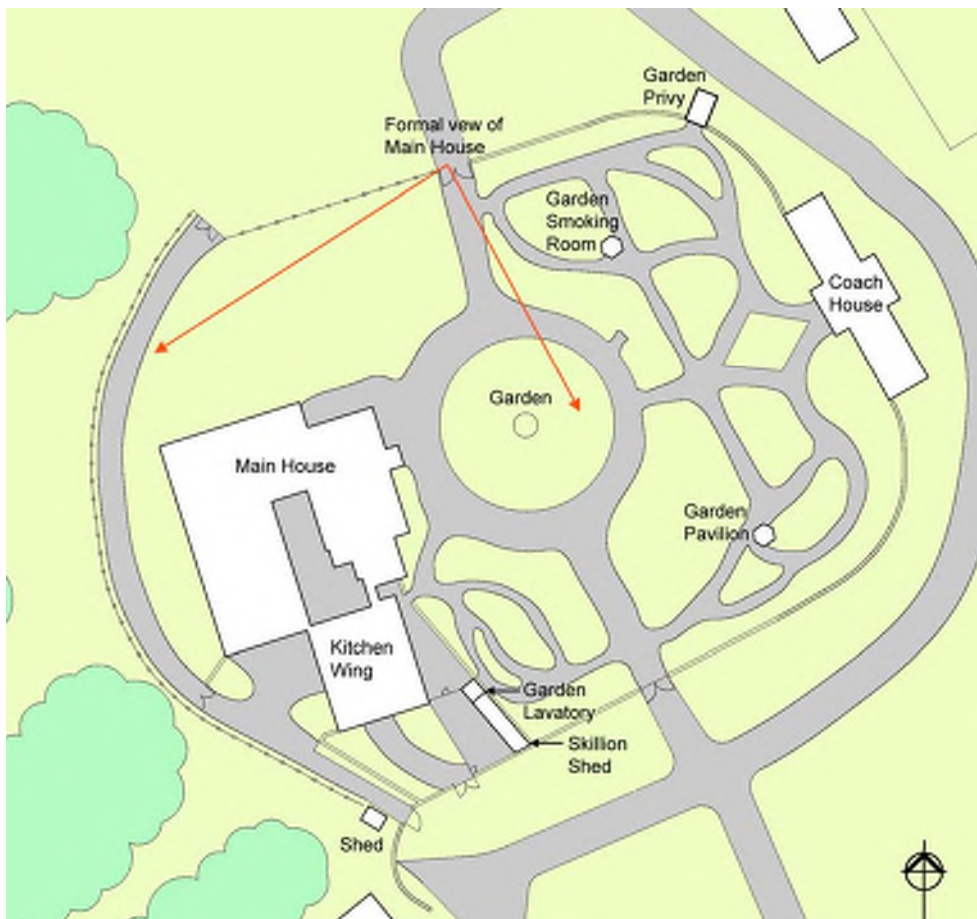


Figure 3. 12: Diagram showing the formal views of the Main House.

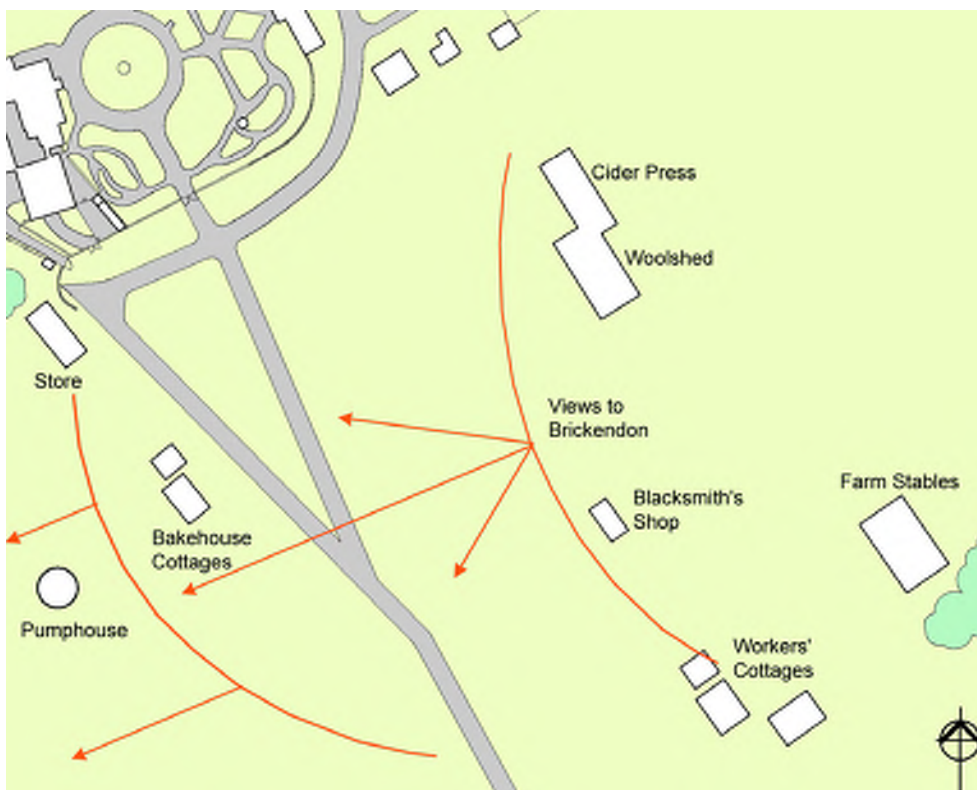


Figure 3. 13: Diagram showing views from the Outbuildings Precinct.

3.2 Description of Buildings and Precincts

Four precincts of buildings were identified in the 1996 Conservation Management Plan. As a result of the creation of the National Rose Garden, the precincts have been slightly modified for the purposes of this report in order to better represent the groupings of buildings at the site at present. Each precinct is described below, together with a general description of the buildings located in each precinct.

Main house precinct

The main house precinct is located in the north-west corner of the site and contains the main house, kitchen wing buildings (including the shed and skillion shed), the garden and associated garden structures. The curved garden wall clearly separates the main house precinct from the remainder of the site.

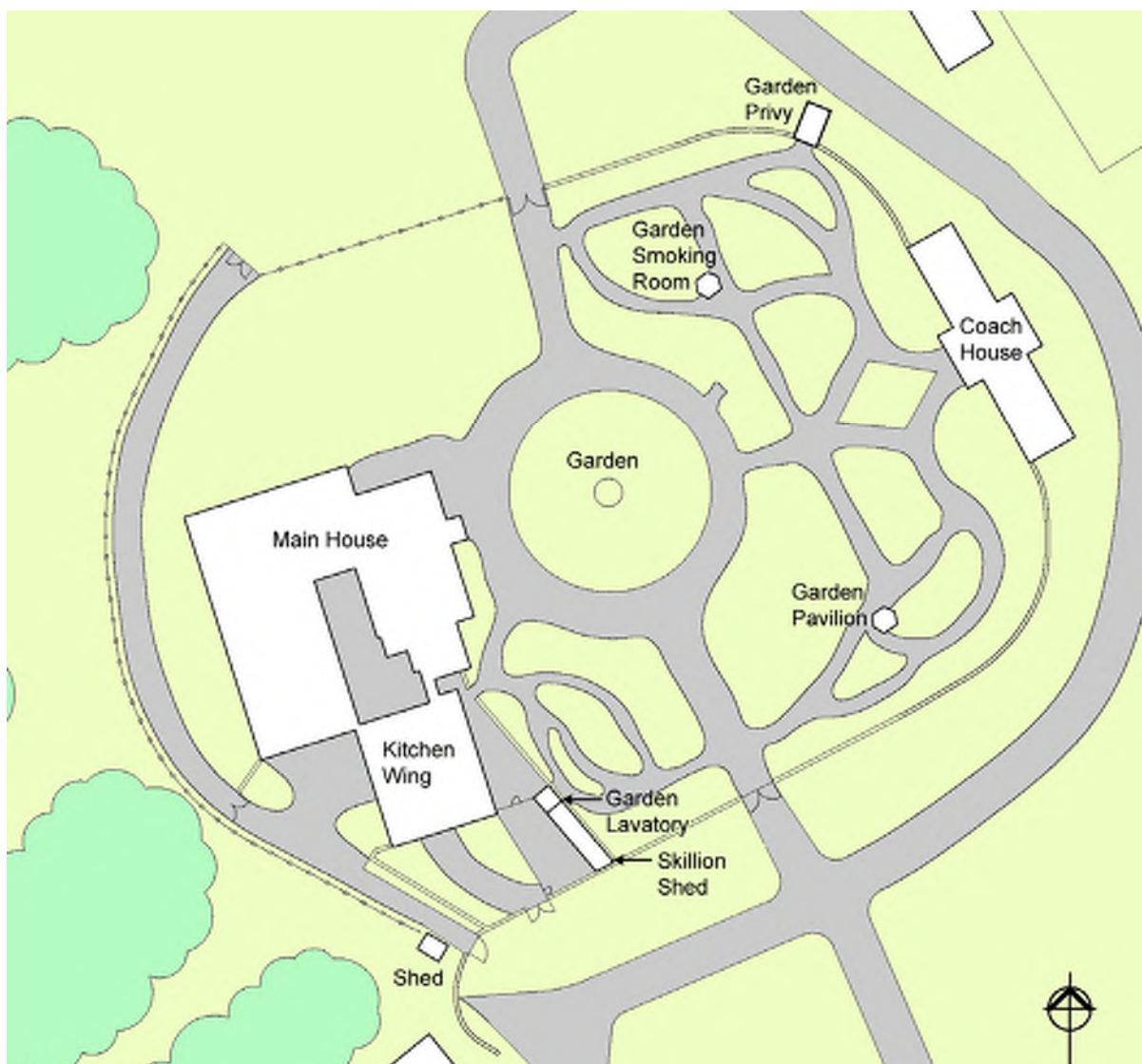


Figure 3. 14: Building and features in the House Precinct.

Outbuildings Precinct

The outbuildings precinct contains the buildings relating to the operational side of Woolmers. Most of the buildings that were needed to support the large pastoral estate are contained in this area. Several of the buildings contain a wealth of machinery and fabric associated with various aspects of the estate's operations, including wool presses, a cider press, farm machinery, blacksmith's forge, bakers' ovens, pumps and windmills.

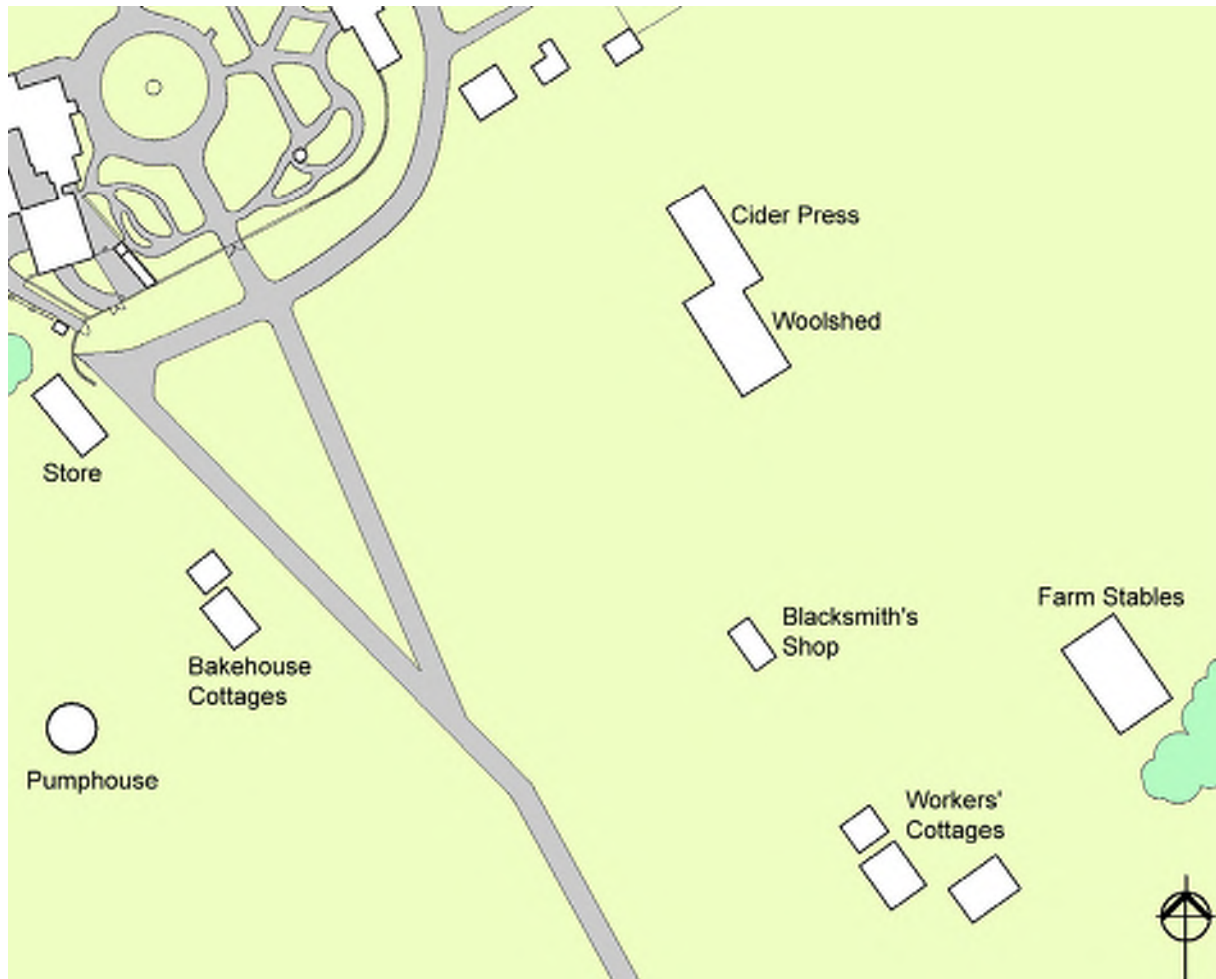


Figure 3. 35: Buildings and features in the Outbuildings Precinct.

The **Farm Stables**, built in the 1840s, are a single storey-with attic pebbledashed brick building with engaged pilasters and corrugated iron roof with central gable. Internally, the stall partitions, mangers, and harness racks remain intact. The floor is cobbled.

The **Woolshed** is a vernacular, two storey, weatherboard building of seven bays with an enclosed skillion to the east side. The centre of the composition is marked on the west side with double doors and a roof ventilator. The east façade is single storey with three bays, each bay containing a pair of doors. The roof is corrugated iron.

The **Cider Press** adjoins the woolshed and was constructed in the 1840s. It also is of weatherboard construction with a corrugated iron roof.



Figure 3. 36: Farm Stables



Figure 3. 37: Woolshed (right) & Cider Press (left)

The **Blacksmith's Shop**, built in the 1820s, is a simple vernacular building. It is a three bay gabled cottage, finished in roughcast, typical in character and materials of Woolmers Estate. The building still has its slate roof. The brick hearth and timber work bench remain in situ.

The **Workers' Cottages** were built in pairs around the 1840s when the estate was at its peak, to provide simple accommodation for the estate workers. They are simple, roughcast, gabled buildings and form a pleasing group of picturesque buildings. Originally consisting of a one-up, one-down plan form, in the 20th century, the two double cottages were joined to form two single cottages of more generous proportion.

Substantially adapted in the early 2000s for guest accommodation, the two double cottages have lost some of their original fabric. Of the third pair of cottages, one half has been demolished, and the remaining cottage has not been adapted.



Figure 3. 38: Blacksmith's Shop



Figure 3. 39: Workers' Cottages (3, 4 and 5)

The two **Bakehouse Cottages** are simple vernacular cottages, similar in construction to the worker's cottages. The larger cottage is a roughcast gabled building with corrugated iron roof, while the smaller building is painted brickwork with a pyramidal form corrugated iron roof. They were constructed in the 1840s.

The **Store** is a two-storey pebbledash building with a hipped roof topped by a decorative Italianate water tower built in the 1820s. Although a utilitarian building, it shows attention to detail in the recessed arches to the ground floor window and the decorative arches to the water tower.



Figure 3. 40: Bakehouse Cottages



Figure 3. 41: Store

The octagonal **pump house** is a picturesque gothic building, built in the 1840s, contrasting with the majority of outbuildings which are more simple vernacular constructions, suggesting the hand of William Archer. Built in brick with a roughcast finish, it has a hipped roof with a lantern ventilator, pointed arched openings (with cyclone fencing infilling), wide eaves supported on timber brackets, and fretted bargeboards. The roof is covered with asbestos tile.



Figure 3. 42: Pump House



Figure 3. 43: Timber windmill, located on Macquarie River, north west of Pump House



Figure 3. 44: View from north west showing relationships within the Outbuilding Precinct. Blacksmith's Shop (right), Workers Cottages (centre) and Farm Stables (left).



Figure 3. 45: View from south east showing relationships within the Outbuilding Precinct. Farm Stables (left), Woolshed and Cider Press (far left).

4 Assessment of Heritage Values

4.1 Heritage Assessment Criteria

An assessment of cultural significance seeks to establish the importance that a place has to the community. The concept of cultural significance is intrinsically tied to the fabric of the place, its history, setting and relationship with other items in its surrounds and the response it evokes from the community.

The assessment of the significance of a place requires an evaluation of the fabric, uses, associations and meanings relating to the place, leading to detailed statement of significance. The Australia ICOMOS *Burra Charter* (see Appendix 4) defines cultural significance according to the following five types of value:

- historic
- aesthetic
- scientific
- social
- spiritual.

These five types of significance have been translated into more specific heritage assessment criteria by statutory heritage listing bodies such as the Commonwealth Government and the state and territory governments, which maintain their own heritage registers.

Criteria for the assessment of National Heritage values are set out in *the Environmental Protection and Biodiversity Conservation Regulations 2000*. Similar criteria have been adopted by Heritage Tasmania for places of significance to the state of Tasmania. Both sets of criteria encompass the five types of significance identified by the Burra Charter, but express them in more detailed form.

The table below summarises and compares the National and State heritage assessment criteria:

	National Criteria		Tasmanian Criteria	
Historic	(a)	importance in the course, or pattern, of Australia's natural or cultural history	(a)	important in demonstrating the evolution or pattern of Tasmania's history
Rarity	(b)	possession of uncommon, rare or endangered aspects of Australia's natural or cultural history	(b)	demonstrates rare, uncommon or endangered aspects of Tasmania's heritage
Research/technical	(c)	potential to yield information that will contribute to an understanding of Australia's natural or cultural	(c)	potential to yield information that will contribute to an understanding of Tasmania's history

		history		
Representativeness	(d)	importance in demonstrating the principal characteristics of a class of Australia's natural or cultural places or environments	(d)	important in demonstrating the characteristics of a broader class of cultural places
Aesthetic	(e)	importance in exhibiting particular aesthetic characteristics valued by a community or cultural group	(e)	important in demonstrating a high degree of technical achievement
	(f)	importance in demonstrating a high degree of creative or technical achievement at a particular period		
Social	(g)	strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons	(f)	strong or special meaning for any group or community because of social, cultural or spiritual associations
Association	(h)	special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history	(g)	special association with the life or work of a person, group or an organisation that was important in Tasmania's history

National Criterion (i), 'importance as part of Indigenous tradition,' has no direct equivalent in the Tasmanian State Heritage Criteria (beyond social significance to a particular community or cultural group). As this report does not address Aboriginal significance (past or present), this criterion is excluded from the discussions below.

The following assessment of significance has been prepared in accordance with the National Heritage assessment criteria. In order to assist in the use of this document by Heritage Tasmania and local governments, the State heritage criteria are also referred to. World Heritage criteria are also of relevance, and this is discussed further in Section 4.3.

4.2 Heritage Assessment of Woolmers

Historic Significance

National Criterion (a) / Tasmanian Criterion (a): importance in the course, or pattern, of Australia's / Tasmania's natural or cultural history

Official Values

The National Heritage List entry for Woolmers identifies the following values:

“Woolmers Estate is a pre-eminent example of a property established on an 1817 land grant which exemplifies the use of convict labour in the assignment system to establish a large pastoral estate.

The assignment system was set up to provide convict labour to settlers in exchange for food and clothing, and the government saw the employment of convicts as a cost effective measure to develop colonial infrastructure and assist settlers in establishing rural and commercial enterprises, while at the same time reforming the convict through industry. The large country estate quickly became established as the archetypal symbol of the assignment system. Estate architecture was regarded as vital in achieving the aims of the system.

The development of Woolmers is nationally significant as the homestead group provides important evidence of the use of an assigned convict labour force in the evolution of a pastoral property based on wool production. The place contains convict workplaces such as the blacksmith shop, stables, gardens and paddocks, as well as the woolshed, which is one of the oldest in Australia. It contains the former chapel built for convicts to provide for their reformation. The layout and architecture of the estate makes a strong distinction between master and servant which the colonial authorities believed was an important aspect in the reformation of convicts.

Woolmers is outstanding for the longevity of ownership in one family and the retention of buildings, artefacts, and records which provide an important insight into the evolution of the estate as a pastoral property over the course of the 19th and 20th centuries.”¹

Discussion of other potential National Heritage Values

Woolmers Estate is the culmination of over 170 years of continuous ownership by one family. While the estate has been subdivided and the present boundaries do not reflect the size of Woolmers at its peak, the quality of the two principal houses and the numerous surviving outbuildings attest to the size and value of the estate in the 19th century, as well as the importance of the assigned convict labour force in the economic development of such large estates in the first half of the 19th century. The estate at its peak paid testimony to the contribution of the Archer family in the development of the Tasmanian wool industry. This is also evident in the surviving outbuildings.

The array of buildings at Woolmers, including the family houses, workers’ cottages, former chapel, blacksmith’s shop, stables, bakehouses, pumphouse, and gardener’s cottage provides an insight into the social structure of a colonial pastoral estate. At an estate of this size, a virtual small village was formed where over 60 people, many of them assigned convicts, might be living and working at one time.

Within this village can be seen the separation of the gentry and the workers with the family houses being set apart from the outbuildings. In this case, the main house was set apart in its own walled garden. The nearest most workers (apart from house servants) needed to come to the house would be to the kitchen wing. The family houses were designed to have their formal approaches set away from the working side of the property, so that the family and their guests could come and go and live without being involved in the actual running of the property.

As a group, the outbuildings give an insight into the life of workers on a colonial estate. The context of the village for the workers (separated from the landowner’s house) is evident. Close to their cottages are their working places.

¹ National Heritage List entry for Woolmers, Place ID 105976, Australian Heritage Database, cited 7th January 2008.

Within the main house precinct, a clear separation is demonstrated in the planning between the gentry, house servants, and the estate workers. The precinct is separated from the working part of the estate by the coach house and the garden walls and fences. It was designed so that the family could go about their lives without being aware of the other activity on the estate.

The original section of the main house is a brick nogged weatherboard construction which is a good example of an early settler's use of the available materials. It was a simple but substantial structure fitting the immediate needs of the colonial settler. It was generous enough for a family home, complete with separate kitchen wing, with space to accommodate overnight guests, as would often be required.

As Thomas Archer's wealth grew, he extended the house with a more handsome front and generous rooms. The 1845 Italianate addition reflects the firmer footing of Thomas Archer's estate after 25 years of operation, and demonstrates his desire to provide himself with rooms befitting a man of his status, and suitable for entertaining Tasmania's colonial gentry, as well as governors and royalty who were also known to visit.

The walled garden which the house addressed after 1845, together with the garden pavilion, smoking pavilion, and garden privies demonstrate the lifestyle of the early Victorian gentry. Similarly, the presence of the coach house opposite the main house demonstrates the lifestyle of the gentry, as a full stable of horses and a number of carriages were housed in the building. In contrast, the farm stables, where the estate's working horses were housed, is located some distance away in the Outbuildings Precinct, further demonstrating the separation of the family's domain and the working side of the estate.

The kitchen wing was the pivotal building in separating the working parts of the estate from the family life inside the main house. The kitchen wing has a direct connection to the servants' passage within the main house, allowing the servants to enter as necessary with minimal disruption to the family. It also opened on to the working part of the estate, enabling workers to come and go to and from the kitchen without being seen by the family. A number of servants would have been housed in the kitchen wing, and the iron bars on the windows reflect the need to be able to lock the servants in at night.

The enlargement of the kitchen wing about the same time as the aggrandisement of the main house reflects the size of the estate at its peak, when Thomas Archer was still alive (pre-1850). The 20th century change in use of the kitchen wing to a garage is a reflection of the Archer family's changing interests, the decreasing size of the household, and the shift of activity away from working the entire estate. Similarly, the change in use of the coach house, from stabling horses and carriages to housing motor cars, reflects similar changes at the estate in the 20th century.

The design of the various workers' accommodation gives an insight into the status of the estate's labourers. This hierarchy is expressed by the coachman's and, gardener's cottages, both finished to a relatively high standard, in comparison with the accommodation provided in the workers' cottages, which demonstrates that the estate workers were of a relatively low status.

The religious welfare of the estate's workers was the responsibility of the landowner and to this end Thomas Archer had the chapel built at Woolmers in the 1840s. The chapel is evidence of the period when Woolmers operated as a small self-sufficient village. Its later disuse and subsequent alterations for use as an apple grading room reflects the disassociation of the Archer family from pastoral activities at Woolmers and the shift to orcharding in the early 20th century.

The woolshed is perhaps the most important outbuilding at Woolmers. It is the key building for the operation of a pastoral estate. Built in 1819, and is one of the earliest outbuildings at Woolmers and is

probably Australia's oldest woolshed. Once orcharding was established on the property, a cider press was added to the woolshed; it was also used for shearing.

The blacksmith's shop was one of the first buildings at Woolmers and played an important role on the estate and the wider community. The presence of a blacksmith enabled the estate to operate as an independent entity.

The workers' cottages and the bakehouse cottages were built in groups in the 1840s when the estate was at its peak to provide simple accommodation for the estate workers. The cottages are part of the infrastructure of the estate, directly contributing to the sense of the estate as a small village. The design and siting of the bakehouse cottages suggest the importance and role of the bakehouse in the overall estate.

The store was of paramount importance to the operation of the estate and was one of the first buildings to be built. Its substantial construction, including bars on the windows, reflects the need for the store to be vermin-proof, as well as secure against theft. The confidence of its construction may reflect Thomas Archer's career with the Sydney and Port Dalrymple commissariats.

Woolmers Cottage was the second main residence to be built on the estate. Although its date is disputed, its joinery details are very similar to Clarendon (which has a firm date of 1838), and circumstances within the Archer family suggest that the house was built for Thomas William Archer, the eldest son of Thomas Archer, upon his marriage in 1839. At the time it was built and despite its name, Woolmers Cottage was a more substantial and smart house than the main house which was yet to receive its Italianate front.

Like the main house, Woolmers Cottage shows the clear division of activity between gentry and servants, with separate but attached kitchen and stable/coach house wings flanking the service yard to the rear of the cottage. The joinery, hardware, and finishes of the three wings reinforce this notion. Similar to the main house, the windows in servants' areas were barred, suggesting that servants were locked into their rooms at night.

Rarity

National Criterion (b) / Tasmanian Criterion (b): possession of uncommon, rare or endangered aspects of Australia's / Tasmania's natural or cultural history

Official Values

The National Heritage List entry for Woolmers identifies the following values:

“Woolmers is rare as a surviving 19th century agricultural homestead group developed during the convict era, along lines to facilitate the convict 'assignment' system. Many large farming estates were established during the assignment period in NSW and Tasmania. However, Woolmers is uncommon for the degree of intactness, and range of buildings combined with the continuity of family ownership.

Woolmers remains as an uncommon representative of an early 19th century colonial rural homestead group, comprising complexes with houses, formal gardens and outbuildings which demonstrate a high degree of integrity. The range of buildings still extant at Woolmers is outstanding. These extant outbuildings, workshops, cottages, plant and artefacts are a rare record of the scale and range of operations of a substantial colonial pastoral estate owned by

wealthy colonial pastoralists.

Unlike many other colonial houses, Woolmers is also uncommon for the range of related movable cultural objects. It is uncommon in its survival as a largely intact colonial homestead with an unbroken chain of family occupancy, allowing the survival of a range of significant buildings, interior features, and artefacts of every period of its history to the present.

Woolmers is a pre-eminent and rare example of the large rural homestead groups which evolved during the assignment period and which retain a range of buildings which demonstrate the evolution of a highly successful agricultural and pastoral property based on a convict labour force during this period.”²

Discussion of other potential National Heritage Values

Woolmers is of outstanding significance as one of only very few early Colonial pastoral estates in Australia associated with the convict assignment period to survive so intact to the present, complete with its formal garden, a full set of outbuildings, as well as the furniture, décor, and contents of the main house. In many respects, it is the longevity of the association of the place with a single family for over 170 years which has enabled the estate to survive so intact. This association itself is also very rare in Australia.

Research Significance

National Criterion (c) / Tasmanian Criterion (c): potential to yield information that will contribute to an understanding of Australia's / Tasmania's natural or cultural history

Official Values

The National Heritage List entry for Woolmers identifies the following values:

“Woolmers contains an outstanding array of buildings, fittings, furnishings, associated collections of movable cultural heritage and extensive documentary and pictorial evidence, from the early 19th century ‘assignment’ period to the late 20th century.

Records associated with Woolmers provide the opportunity to reconstruct life during successive periods at Woolmers. Many of the early 19th century farm workers at Woolmers were convicts and they can be identified from surviving musters, farm diaries, correspondence, and conduct records. This enables a reconstitution of a large and important part of the working population of the property. When combined with the high degree of integrity of the remaining built fabric and the large number of in situ artefacts, the integrity of the assemblages and their inter-relationships makes Woolmers a rich source for future study, and presents significant research opportunities.

The place also has a high degree of archaeological potential, as no archaeological excavations have yet been undertaken. This has the potential to yield nationally significant information on aspects of the living and working conditions of convicts during the assignment period.”³

² National Heritage List entry for Woolmers, Place ID 105976, Australian Heritage Database, cited 7th January 2008.

³ National Heritage List entry for Woolmers, Place ID 105976, Australian Heritage Database, cited 7th January 2008.

Discussion of other potential National Heritage Values

Woolmers contains a range of farming machinery and equipment necessary for running the estate. This variety of equipment provides an insight into the technological advances of the past 175 years. For example, the change from a horse driven water pump to the more recent mechanical pump demonstrate a change in technology for the water supply. Two apple graders from the orcharding phase at Woolmers are still located on the estate. A manual woolpress, probably made on the site, and a 'Cooper' shearing machine survive in the woolshed. The William Archer-designed stone and timber cider press also survives in the cider press building.

A number of buildings at Woolmers have been documented but have been demolished, relocated, or fallen to ruin. There are likely to be additional buildings, such as the convict men's quarters, for which no documentary evidence has yet been found. Where the location of former buildings is known, there is potential for further investigation; e.g., the site of the puntman's cottage near the river, the third bakehouse cottage, and the sixth worker's cottage.

The main house contains two systems for lighting the house. The energy supply to the early light fittings in the house, which were purchased in London by William Archer, was produced by an acetylene gas plant housed in Mountgarrett's cottage. This system was superseded by an electric generator housed in the basement of the Store. Both systems survive intact.

Both the main house and Woolmers Cottage have intact bell systems in working order.

Woolmers contains a rare surviving example of an early system of water supply and storage, represented by the water tower at the top of the store, and a sequence of pumping mechanisms to convey water from the river to the water tank – including the 1840s horse drawn pumphouse, the timber windmill, metal windmill, and the modern (electric) pumphouse.

Representativeness

National Criterion (d) / Tasmanian Criterion (d): importance in demonstrating the principle characteristics of a class of Australia's / Tasmania's natural or cultural places or environments

Woolmers Estate is an excellent example of the establishment and development of a large pastoral estate in Australia.

The main house at Woolmers is the most finished and intact gentry house surviving from the colonial period. Other examples include Rouse Hill and Camden Park in New South Wales. The rich mixture of styles reflect the taste of the early Victorian period, and is the earliest example of the Italianate in country Australia.

Woolmers is of Tasmanian significance and possesses potential National Heritage values under this criterion.

Aesthetic or Technical Significance

Commonwealth Criteria (e) and (f) / Tasmanian Criterion (e): importance in exhibiting particular aesthetic characteristics valued by a community or cultural group; importance in demonstrating a high degree of creative or technical achievement at a particular period

Woolmers Estate is set out along the bank of the Macquarie River. The property enjoys views from the garden to the neighbouring Archer family estate at Brickendon and, and from other points on the estate across the valley to the Great Western Tiers and to the town of Longford.

Apart from the qualities of the individual buildings and gardens on the estate, the range of buildings form harmonious groupings. The variety of styles from the simple vernacular cottages to the picturesque gothic pumphouse and gardener's cottage to the Italianate main house provide a good range of the architectural styles that were all part of the palette of Colonial architecture.

The 19th century buildings on the estate can be categorised into two sets – those that were built as part of the earliest settlement of Woolmers (1820s), and those which were built in the 1840s, when the architect William Archer oversaw a major spate of building on his father's property.

Many of the 1840s buildings on the estate demonstrate a conscientious effort made by William Archer to bring the estate's appearance into line with accepted models for picturesque villa estates, such as those outlined by Loudon and in various pattern books prevalent at the time. Thus, what are often simple vernacular structures which could be found in any town or village, such as the workers' cottages, are given an architectural treatment at Woolmers which is quite rare to find in Australia.

The original Colonial Georgian style main house overlooking the river and the later Italianate additions, including the kitchen wing, overlooking an enclosed pleasure garden form a fine architectural group. The Italianate front is probably the first rural example of the style in Tasmania and Australia. Other early examples are known from towns, for example, Bellevue, Hobart (c1840), Rosedale, Campbelltown (1848), and Springfield, Goulburn NSW (1858).

The drive between the main house and Woolmers Cottage is intended as a formal approach to the main house, and passes the gardener's cottage, which was designed as a gothic *cottage ornée*, an element in the Picturesque aesthetic of the estate. Its presence is reminiscent of a gate lodge. The external details of the cottage are elaborate for the scale of the building, with three patterns of decorative bargeboards, tall window sashes in the gables and a decorative porch. The roof forms and chimneys of the coach house and coachman's cottage are also elements of the Picturesque which are viewed from this formal approach.

Woolmers Cottage is a fine country house with decorative verandahs in the Chinese taste, sweeping around a bowed front. The house contains highest standard joinery which extends to the attic and the basement stair, where normally more simple details would be expected. Its position near the top of a rise in the landscape taking advantage of the views over the valley to Longford is more prominent than the site of the main house, and as a result it is more of an object in the landscape seen from a distance than the main house. Architecturally, it is the finest building at Woolmers and one of the most resolved designs of the 1830s in Australia. It must be the work of an architect; however, the designer is at present unknown.

The coach house was probably designed by William Archer as a Palladian element in the garden, centred on the axis from the new entry porch of the main house. The design is highly architectural in contrast with the more functional nature of the building's uses; a symmetrical composition of blind windows and arches with a central, gabled break front and roof ventilators. In style, it is similar to the stable block at Rhodes, a neighbouring property. Similar coach houses are known at other Tasmanian properties.

The 1845 aggrandisement of the main house was designed to be viewed from the northeast corner, upon arrival at the house from the formal drive leading from Woolmers Cottage. The composition of two gabled roofs over the principal rooms with a short pyramid-roofed tower and elaborate roughcast

chimneys is a conscientious arrangement to create a villa in the picturesque manner. Internally, the addition created a drawing room, dining room, and entry hall in a style and scale befitting the status of a wealthy pastoralist. These rooms are each very fine architectural compositions of individual character.

The main house contains intact decorative finishes, fittings, and furnishings which amount to a very fine example of 19th century interiors, dating to 1859 and little changed since, extraordinary for their survival as a group. Notably, the house contains a collection of furniture designed and made for the house by Gillows of Lancaster. The furniture collection reflects the early Victorian taste of mahogany for the dining room, oak for the hall, and Brazilian rosewood for the drawing room.

The design of the kitchen wing, expanded at the same time as the aggrandisement of the main house, continues the Italianate themes of the main house. The facades facing the garden and outbuildings are elaborate compositions with decorative recessed arches, designed to be appreciated from within the walled garden. The contrast to the western façade facing the river and the inner courtyard facades, which are quite plain in comparison, demonstrate the designer's intent to address the walled garden rather than the wider landscape.

The garden itself is a very good example of a Victorian pleasure garden planned in the Gardenesque style. The garden pavilion and smoking room are typical of the folly or whimsical elements which were commonly incorporated into this style of garden.

The coachman's cottage continues the picturesque theme of the main house and stables, but is much more simple in its detailing, reflecting its lesser importance in the hierarchy of the estate. However, it is still very architectural in character, particularly in presenting two residences as a single building, suggesting the involvement of William Archer, and recalling pattern books of the time. Like the main house, it has elaborate roughcast chimneys and arched recesses for windows balanced by blind arches.

The chapel was probably designed by William Archer and is a simple gabled building with a porch at one end. The use of roughcast and simple detailing relate the building to the nearby coachman's cottage and other workers' cottages on the estate. The addition to the building has destroyed the symmetrical qualities of the chapel, and the large doors put into the new wall are out of character with the small scale of the chapel.

The arrangement of the outbuildings in small lineal groups has a picturesque quality reinforced by the simplicity of details and the use of like materials and forms.

The farm stables are designed as a rustic version of the main coach house, with a skillion along the back. The use of pilasters and the central gable lifts the building above the average vernacular and suggests the hand of William Archer.

The three workers' cottages are simple, roughcast, gabled buildings. Despite their utilitarian nature, the workers' cottages are consciously designed 'estate cottages' in the Picturesque sense. The semi-detached form is characteristic of row housing and recall English pattern book designs. As a group, and despite the demolition of one half of one of the three cottages, they are exceptional, and very rare. Estate workers' housing of this architectural quality are very rare, particularly as a set and arranged formally. One example is present at Malahide, Fingal; others are known at Mona Vale, Clarendon, and Government House, Hobart.

In contrast, the bakehouse cottages, which are of a similar period, are simple vernacular cottages.

The 1820s buildings are all of a more vernacular character, built without decoration in timber and brick. The store is a utilitarian building of the 1820s, but some attention to detailing is reflected in the recessed arches to the ground floor windows and the decorative arches to the water tower.

The octagonal horse-drawn pumphouse is another picturesque gothic building which shows the hand of William Archer.

Woolmers is of Tasmanian significance and possesses potential National Heritage values under this criterion.

Social Significance

National Criterion (g) / Tasmanian Criterion (f): strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons

Woolmers is likely to be held in high esteem by a number of groups, including members of the Archer family, the staff and volunteers who are now involved in the operation of the place, and those interested in historic places including gardens. However, this special association is not considered to be sufficient to meet the State or National threshold for this criterion.

Woolmers is of local significance under this criterion.

Associational Significance

National Criterion (h) / Tasmanian Criterion (g): special association with the life or works of a person, or group of persons, of importance in Australia's / Tasmania's history

The Woolmers estate is a record of the successive generations of one family. It is the oldest Tasmanian estate to have remained in continuous family ownership, and only one other property is known to have been in one family from before 1820, Rouse Hill in New South Wales.

The estate is strongly associated with Thomas Archer, an influential member of Tasmania's early colonial society and successful pastoralist.

The main house precinct at Woolmers is strongly associated with the Archer family, having been almost continuously occupied by members of the family or their relatives; while other parts of the property have been leased out.

Woolmers is strongly associated with William Archer, Tasmania's first native born architect. He designed the 1845 Italianate extension to the main house, as well as the kitchen wing. His hand is evident in several outbuildings, including the Coach house, Workers' cottages, Gardener's cottage, Coachman's house, and Chapel.

The main house contains a full collection of Archer family papers, family possessions, and memorabilia which form a record of the family's occupation over five generations, including photo albums, cigar boxes, pens, linen, clothing, sporting equipment, and books.

Woolmers is of Tasmanian significance under this criterion.

4.3 World Heritage Significance

In January 2006, the then Minister for the Environment and Heritage announced that the Australian Government was preparing a nomination for World Heritage listing of eleven convict sites in Australia for their significance in the global story of convictism and forced migration.⁴ Woolmers, together with Brickendon, is to be included in the nomination as representatives of the convict assignment system, whereby convicts were assigned to free settlers as a labour force, in exchange for basic provisions such as food, clothing, and shelter. The majority (85%) of convicts transported to Australia were entered into the assignment system before it was abolished in 1840. This is discussed further in Section 2.

The World Heritage List criteria vary from those used for national, state, or local heritage listings. The two criteria which apply to the Australian convict sites nomination are:

- Criterion iv ‘an outstanding example of a type of building or architectural or technological ensemble or landscape which illustrates a significant stage in human history’
- Criterion iv ‘directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance’

Under each of the above criteria, a series of themes have been identified to further assess each site’s contribution to the global experience of punishment, transportation, and convictism.

Woolmers and Brickendon are identified as ‘outstanding exemplars’ of the following themes:

- Criterion iv (c) Geo-political advantages [of transportation] for home state as an example of the economic benefit of the use of convict labour as part of the assignment system for the development of landed estates
- Criterion iv(d) Convictism for the reformation of criminals as an example of the role of the assignment system in rehabilitating offenders
- Criterion vi(a) Impact [of transportation] on other parts of the world as a place contributing to the end of transportation in the British empire
- Criterion vi(c) Exceptional experiments in penology: punishment and reform of female convicts as an example of the opportunities provided through the assignment system for female convicts to become rehabilitated

Woolmers and Brickendon are also considered notable sites (with cross-reference to the above criterion vi(c)) in demonstrating criterion iv(a): Complex and diverse systems of punishment and reform, as an example of the assignment system.

⁴ Senator the Hon Ian Campbell, Minister for the Environment and Heritage, Media Release: ‘Australia’s Convict Heritage Goes Global’, 12th January 2006.

5 Statement of Significance

5.1 Statement of Significance

Official Values

The National Heritage List entry provides the following Official Values for Woolmers:

A Events, Processes

“Woolmers Estate is a pre-eminent example of a property established on an 1817 land grant which exemplifies the use of convict labour in the assignment system to establish a large pastoral estate.

The assignment system was set up to provide convict labour to settlers in exchange for food and clothing, and the government saw the employment of convicts as a cost effective measure to develop colonial infrastructure and assist settlers in establishing rural and commercial enterprises, while at the same time reforming the convict through industry. The large country estate quickly became established as the archetypal symbol of the assignment system. Estate architecture was regarded as vital in achieving the aims of the system.

The development of Woolmers is nationally significant as the homestead group provides important evidence of the use of an assigned convict labour force in the evolution of a pastoral property based on wool production. The place contains convict workplaces such as the blacksmith shop, stables, gardens and paddocks, as well as the woolshed, which is one of the oldest in Australia. It contains the former chapel built for convicts to provide for their reformation. The layout and architecture of the estate makes a strong distinction between master and servant which the colonial authorities believed was an important aspect in the reformation of convicts.

Woolmers is outstanding for the longevity of ownership in one family and the retention of buildings, artefacts, and records which provide an important insight into the evolution of the estate as a pastoral property over the course of the 19th and 20th centuries.

B Rarity

Woolmers is rare as a surviving 19th century agricultural homestead group developed during the convict era, along lines to facilitate the convict 'assignment' system. Many large farming estates were established during the assignment period in NSW and Tasmania. However, Woolmers is uncommon for the degree of intactness, and range of buildings combined with the continuity of family ownership.

Woolmers remains as an uncommon representative of an early 19th century colonial rural homestead group, comprising complexes with houses, formal gardens and outbuildings which demonstrate a high degree of integrity. The range of buildings still extant at Woolmers is outstanding. These extant outbuildings, workshops, cottages, plant and artefacts are a rare record of the scale and range of operations of a substantial colonial pastoral estate owned by wealthy colonial pastoralists.

Unlike many other colonial houses, Woolmers is also uncommon for the range of related movable cultural objects. It is uncommon in its survival as a largely intact colonial homestead with an unbroken chain of family occupancy, allowing the survival of a range of significant

buildings, interior features, and artefacts of every period of its history to the present.

Woolmers is a pre-eminent and rare example of the large rural homestead groups which evolved during the assignment period and which retain a range of buildings which demonstrate the evolution of a highly successful agricultural and pastoral property based on a convict labour force during this period.

C Research Woolmers contains an outstanding array of buildings, fittings, furnishings, associated collections of movable cultural heritage and extensive documentary and pictorial evidence, from the early 19th century 'assignment' period to the late 20th century.

Records associated with Woolmers provide the opportunity to reconstruct life during successive periods at Woolmers. Many of the early 19th century farm workers at Woolmers were convicts and they can be identified from surviving musters, farm diaries, correspondence, and conduct records. This enables a reconstitution of a large and important part of the working population of the property. When combined with the high degree of integrity of the remaining built fabric and the large number of in situ artefacts, the integrity of the assemblages and their inter-relationships makes Woolmers a rich source for future study, and presents significant research opportunities.

The place also has a high degree of archaeological potential, as no archaeological excavations have yet been undertaken. This has the potential to yield nationally significant information on aspects of the living and working conditions of convicts during the assignment period.”¹

Potential National Heritage Values and additional aspects of significance

Considering the above discussion of potential National Heritage values and other Tasmanian and local heritage values, a summary statement of significance for the place is as follows:

With a continuous ownership by one family from 1817 to 1994, which has enabled the place to remain largely intact, Woolmers Estate is of outstanding cultural significance in demonstrating the early settlement and establishment of a large pastoral holding in Australia. The extant outbuildings, workshops, cottages, houses, and contents of the main house (including Archer family papers) are a very rare record of the scale and range of operations of a substantial colonial pastoral estate.

Established during the convict assignment period in Van Diemen's Land (where transportation was suspended in 1852), the Woolmers Estate grew to be one of the largest land holdings in Tasmania, and was influential in the development of the Tasmanian wool industry. Associated with William Archer, Tasmania's first native-born architect, the estate was re-created in the Picturesque mode in the 1840s. The estate remains a fine example of estate planning based on English estate ideals (as set out by writers like Loudon) in Australia, containing numerous buildings of outstanding architectural merit and demonstrating the separation of working aspects of the estate from the life of the landed gentry.

¹ National Heritage List entry for Woolmers, Place ID 105976, Australian Heritage Database, cited 7th January 2008.

5.2 Areas of Significance

As discussed in Section 4, Woolmers possesses National and World Heritage values, as well as Tasmanian and local values and potential National Heritage values which are not at present included in the National Heritage listing proposal for the place. While it is the overall complement of buildings, contents, and garden which is essential for the understanding of the importance of Woolmers in general, its components contribute in different ways to its significance. Figure 5. 1 illustrates the site features which are considered to have been associated with the assigned convict workers (and later, probation period convict workers) at Woolmers.

The values tables for the World Heritage List nomination as well as the National Heritage Listing and the Tasmanian State Heritage Register listing are included in the Appendices.

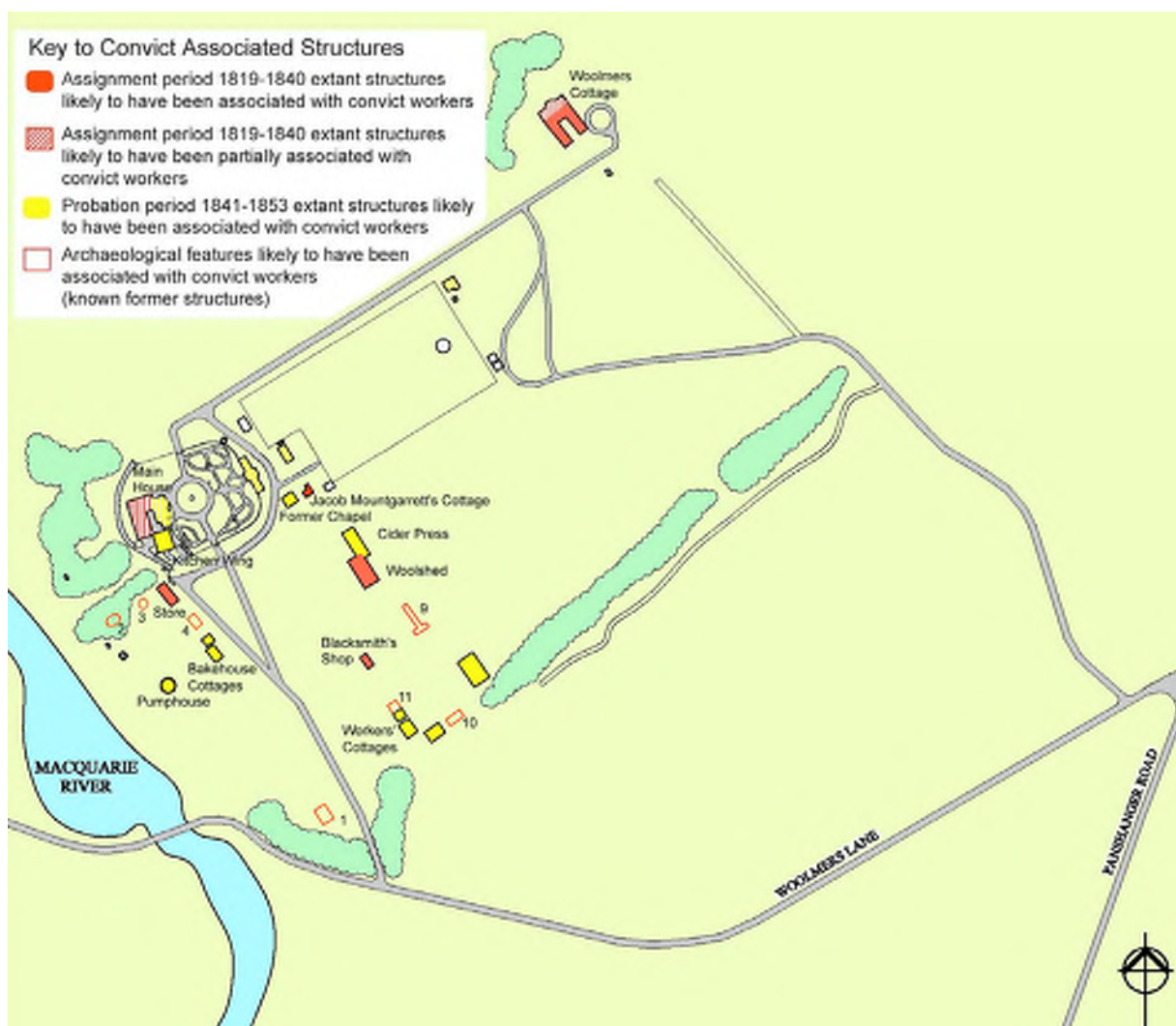


Figure 5. 1: Structures and archaeological features associated with convicts located at Woolmers

Woolmers Cottage

Built about 1839, Woolmers Cottage is of exceptional significance as one of the most resolved designs of the 1830s in Australia. The house shows a clear division of the various activities of a colonial house in its planning, design and the detailing, as a self-contained unit consisting of the main house, carriage house, and service wing built in a 'U' around a service yard. It was probably designed as a suburban villa.

The garden associated with Woolmers Cottage overlooks the valley toward Longford from the cottage's commanding situation. The garden contains evidence of an earlier planned garden, much of which has been lost. The later tennis court shows the importance of sport and leisure activities to the later generations of the family.

Outbuildings Precinct

Farm Stables

The farm stables are of exceptional significance as an important outbuilding associated with the initial settlement of Woolmers Estate by Thomas Archer. The stables provide an understanding of the structure of the estate when compared with the coach house which housed the family's carriages and horses. They are a good example of a vernacular Georgian outbuilding with intact original stall partitions, saddle and harness racks and mangers. The stables contain a collection of remnant machinery and colonial ovens, associated with the estate which is of technical significance. The main facade of the building faces the paddocks to the east, away from the other buildings on the site.

Woolshed and Cider Press

The woolshed is of exceptional significance as perhaps the most important outbuilding at Woolmers, and the key building for the operation of a pastoral estate. Built about 1819, the woolshed is one of the earliest outbuildings at Woolmers, and is probably Australia's oldest woolshed. A timber framed manual wool press still survives in the woolshed which was possibly made on-site by the blacksmith.

The cider press adjoining the woolshed was built in the 1840s to support the prosperous production of the orchards on the Woolmers estate. The original timber and stone cider press survives.

Blacksmith's Shop

The blacksmith's shop is of exceptional significance as one of the earliest buildings on the estate, and was an essential building for the self-sufficiency of the estate. It is a good example of a vernacular colonial outbuilding, and it is the only outbuilding on the estate with a slate roof. It contains the hearth, workbench and some equipment which provide an understanding of the early blacksmith's trade.

Workers' Cottages

The Workers' Cottages are of exceptional significance as evidence of the extent of activity on the estate at its peak and the infrastructure necessary to maintain that activity. Consciously designed as a set of row housing and possibly drawn from English pattern books, the group of workers' cottages demonstrates a degree of architectural quality which is rare in Australia.

Bakehouse Cottages

The bakehouse cottages are of high significance because they, with the archaeology of the third cottage, provide evidence of the extent of activity on the estate at its peak and the infrastructure necessary to maintain that activity. They are a good pair of vernacular colonial estate cottages. When compared with other accommodation on the estate, such as the gardener's cottage, coachman's cottage and workers' cottages, the bakehouse cottages help to provide an understanding of the status of the various workers on the estate. Their conversion to guest accommodation by Thomas William Archer provides an understanding of the changes to the operation of the estate in the latter 20th century.

Store

The store is of exceptional significance as one of the earliest outbuildings on the estate. It is a fine example of a colonial outbuilding. Its importance to the estate is evidenced in its location near the main house and its more decorative design. The Italianate style water tank on the roof of the store is of technical and aesthetic significance in demonstrating the reticulation system which formed part of the original system of water supply between the river and the estate.

Pumphouse

The pump house is of exceptional significance as an early extant example of a completely intact horse driven water pump, housed in a building which was designed by William Archer in the 1840s as a consciously Picturesque element in the landscape at Woolmers.

The pump house is significant as part of the system of water supply between the river and the estate and was in use probably until the 1890s. It contains the original pump mechanism intact.

Timber Windmill

The timber windmill is of high significance as part of the system of water supply between the river and the estate in use between the 1890s and 1920s. Conserved and partly rebuilt in 2006, it is of technical significance for its intact sails, timber vane, and direct acting pump machinery, demonstrating the changing technology adopted for the supply of water to the estate. Only one other example is known in Australia.

As part of the sequence of water supply systems evident on the river bank at Woolmers, the metal windmill and modern pumphouse are significant in demonstrating 20th century means of conveying water to the buildings on the estate.

5.4 Significance Ranking of Components

The components of the place can be ranked in accordance with their relative significance as a tool to planning. The following grades of significance are used in this report.

Grade	Justification
Exceptional	Rare or outstanding element directly contributing to an item's local, state, and/or national significance.
High	High degree of original fabric. Key element of the place's

	significance.
Moderate	Elements with a substantial degree of heritage value, which contribute to the overall significance of the item.
Little	Components which neither detract from nor contribute to the overall significance of the place.
Intrusive	Damaging to the place's heritage significance

Significance Ranking of Buildings

The buildings at Woolmers possess varying degrees of significance in as a result of their age, historical uses, intactness, and integrity. Considering the statements of significance for the individual components of the place given above, the following rankings of significance are made.

Buildings of exceptional significance

The buildings which contribute most substantially to the outstanding overall significance of the place are those which are related to its earliest decades of development, from the 1820s to the 1840s. Many of the buildings are rare for their age and intactness, or for their role in demonstrating the approach to estate planning at Woolmers, in particular, those buildings which are probably the work of the architect William Archer (active in Tasmania from 1845 until his death in 1875).

The buildings and features identified as being of exceptional significance are as follows:

Main house precinct:

- Main house
- Garden, including paths, walls, privies, gates, pavilions
- Kitchen wing

Outbuildings precinct

- Blacksmith's shop
- Pumphouse
- Timber windmill
- Workers' cottages
- Farm stables
- Store
- Woolshed
- Cider press
- Bakehouse cottages
- Bakehouse cottages

Cottage precinct

- Woolmers cottage
- Gardeners' cottage

Coach house precinct

- Coachman's cottage
- Coach house
- Former chapel

Buildings and features of high significance

The buildings and features which are of high significance contribute to the overall outstanding significance of Woolmers in a less substantial way than those of exceptional significance.

The buildings and features identified as being of high significance are as follows:

Outbuildings precinct

- Mountgarrett's cottage

Buildings and features of moderate significance

The buildings which are of moderate significance include the several ancillary structures which have been constructed at Woolmers since the early 20th century. Typologically and stylistically commonplace structures, they are of some interest for their ability to demonstrate aspects of the working life at Woolmers and the changing requirements of the estate in the 20th century.

The buildings and features identified as being of moderate significance are as follows:

- Garage
- Sheds
- Metal windmill

Buildings and features of little significance

These elements are of little inherent significance, yet they assist in the operation of Woolmers and are modest so as to not detract from the overall significance of the place.

The buildings and features identified as being of little significance are as follows:

- Modern pumphouse
- Modern roads and car parking area

Intrusive buildings and features

These elements are recent (since 1994) introductions to Woolmers which each detract in some way from the overall appreciation of the cultural significance of the place. Further discussion of these features and ways to ameliorate their impact on the estate is offered in Sections 6 and 7.

The buildings and features identified as being intrusive are as follows:

- National Rose Garden
- Lavatory block
- Recent additions to workers' cottages



Figure 5. 4: Significance ranking of individual buildings and features within the Outbuildings Precinct.

6 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.

6.1 Obligations and Opportunities Arising from Significance

The significance of a place forms the basis for its heritage management. The following conservation ideals are the main goals for the management of the potential World, National, State, and local areas of significance.

- The identified National Heritage values of Woolmers should be managed in accordance with the National Heritage Management Principles.
- The potential World Heritage values of Woolmers should be managed in accordance with the National Heritage Management Principles until such time as a World Heritage List nomination is made. Following the nomination, these values should be managed in accordance with the Australian World Heritage Management Principles.
- Other aspects of the cultural significance of the place which are not identified as having National or potential World Heritage values should be managed *with regard to* the National and potential World Heritage values of the place.
- The significance of the place should be maintained, conserved, and interpreted. This includes:
 - The history of the Woolmers Estate and its components
 - The potential resource for understanding more about the history of Woolmers and other similar places, including any archaeological deposits as well as the machinery/implements of technical interest and the collection of family papers
 - The intactness of the Woolmers Estate as a collection of houses, workers' cottages, outbuildings, family papers, and movable objects such as furniture and farm machinery
 - The long association of the Archer family with the Woolmers Estate
 - The pastoral character of the site as a whole and its setting
 - The Picturesque elements of the estate including the overall estate planning and architecture.

6.2 The Burra Charter

Because Woolmers is of considerable cultural significance, works should be carried out in accordance with the Australia ICOMOS *Burra Charter*. The Burra Charter is the basis for heritage conservation in Australia, and its processes have informed the Australian World and National Heritage Management

Principles. However, the Burra Charter provides additional guidance for conservation actions and sets the framework for the making decisions about the use and conservation of the place.

The main guiding principles which are specifically relevant to the conservation management of Woolmers are as follows:

- The aim of conservation is to retain the cultural significance of a place. (Article 2.2, *Burra Charter*)
- 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. (Article 3.1, *Burra Charter*)
- The cultural significance of many places is not readily apparent, and should be explained by interpretation. Interpretation should enhance understanding and enjoyment, and be culturally appropriate. (Article 25, *Burra Charter*)
- Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place. New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate. (Article 8, *Burra Charter*)
- A place should have a compatible use. (Article 7.2, *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*)
- Adaptation is acceptable only where the adaptation has minimal impact on the cultural significance of the place. (Article 21.2, *Burra Charter*)
- Change may be necessary to retain cultural significance, but is undesirable where it reduces cultural significance. The amount of change to a place should be guided by the cultural significance of the place and its appropriate interpretation. (Article 15.1, *Burra Charter*)
- 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 15.4, *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*)

6.3 Present Condition

A number of the buildings are in fair to poor condition, and many require repairs of one sort or another. As assessment of the condition of the individual buildings is given in the fabric surveys appended to this report.

The condition of the furniture, decorative finishes, and fabrics (including carpets) in the main house is the primary concern. While the contents of the main house are highly significant and therefore of great interest to visitors, the act of bringing visitors through the main house will, in time, erode some of the finishes beyond repair. As with all historic house museums, the key will be to strike a balance between visitor access and the safety of the collection.

The appearance of great age is one of the aspects of Woolmers which adds to its character. It will be important to maintain the buildings and carry out repairs to an appropriate standard without removing this patina of age.

None of the place is in such bad condition so as to substantially affect conservation options for the place.

6.4 Integrity

The term ‘integrity’ is used here to describe the degree to which the place “retains the aspects which make it significant.”¹

In this case, because the place remained in a single family’s ownership for six generations for over 170 years, all of the fabric which was introduced by that family is seen as part of the culmination of the estate’s history. It is the longevity of the Archer family ownership, and the circumstances of each successive generation’s interest, or lack thereof, in deriving an income from the estate which has allowed many buildings to survive which, at other places which have been more intensively farmed, have been demolished to make way for updated buildings. For example, it is unlikely the woolshed at Woolmers would have survived intact to the present if the Archer family at Woolmers had continued to make their money in the wool industry.

Changes which have been made to the place since the death of Thomas William Archer (Young Tom) in 1994 have in some cases affected the integrity of parts of the estate. For example, the National Rose Garden, which opened in 2005 on the site of the former orchard, has introduced an entirely new use to a part of the estate. Along with the new use, the National Rose Garden introduced a new scale and a new aesthetic to the estate.

6.5 Statutory Heritage Constraints

The statutory heritage status of Woolmers according to the following organisations is as follows:

Planning Scheme, Northern Midlands Council

Woolmers is included in the Northern Midlands Planning Scheme 1995 as a heritage item.

The listing includes Woolmers main house, the outbuildings, gardens and watermill. Woolmers Cottage is also listed as a heritage item under a separate listing.

Under the *Land Use Planning and Approvals Act 1993*, local councils are required to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or

¹ NSW Heritage Office

otherwise of special cultural value. They do this by means of local heritage studies and heritage schedules within Planning Schemes.

Standard heritage provisions in Planning Schemes require that councils must consider heritage issues when assessing building permit applications for a use or development of listed items. Development refers to demolition, painting of any previously unpainted exterior fabric, painting or otherwise permanent blanking out glass or similar external windows, sandblasting, including dry or wet grit, cleaning by chemical products of any exterior fabric, the cladding of any exterior fabric of any existing building, the extension or addition to any existing building or the development of a building, and internal alterations to a building where a building permit is required. Councils may appoint an Advisory Committee or Heritage Adviser to give written recommendation when considering applications for a permit to items of cultural significance.

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

Local councils also require adequate information to convey the proposed development with building permit applications for heritage listed items and places located within conservation areas. The submission of heritage impact statements and conservation management plans are desired but not required.

Inclusion does not have any legal effect, but is used to alert the property owners and the public so that those concerned may adopt measures to preserve the special qualities which prompted the listing.

Where items are also included on the Tasmanian Heritage Register, a Works Application is required (see under Tasmanian Heritage Register, Tasmanian Heritage Council (THC), below).

Tasmanian Heritage Register, Tasmanian Heritage Council (THC)

Woolmers is listed on the Tasmanian Heritage Register.

The *Historic Cultural Heritage Act 1995* established the Tasmanian Heritage Council (THC) and Tasmanian Heritage Register (Register). The aim of the Act is to promote the identification, assessment, protection and conservation of heritage places in Tasmania and to provide a system of approvals for work on places included on the Register. The aim of heritage management is not to prevent change and development, but to ensure that the heritage significance of recognised places is not harmed by changes. Heritage ‘places’ refers to:

- a site, precinct or parcel of land;
- any building or part of a building;
- any shipwreck;
- any item in or on, or historically or physically associated or connected with, a site, precinct or parcel of land where the primary importance of the item derives in part from the association with that site, precinct, or parcel of land; and
- any equipment, furniture, fittings and articles in or on, or historically or physically associated with, any building or item.

The Tasmanian Heritage Council, or any person, can make a submission for a place to be entered on the Register on a provisional basis, if it meets any one or more of the required criteria. If entered, the THC must give written notice to the owner and local planning authority, and publicly notify the listing, after which it can further assessed and entered on a permanent basis. If the THC does not enter a place on a permanent basis, the provisional entry must be removed.

Under Section 29 of the Historic Cultural Heritage Act, the Minister of Tourism Arts and the Environment is empowered to place an order on a 'heritage area' if it contains any place of historic cultural heritage significance. This is published in the Gazette, and remains in force for 2 years or any further period specified by the Minister.

When any works (including development) is sought for an item on the Register, the THC becomes an approval body for the development. A Works Application Form must be lodged with the local planning authority, which is referred to the THC for assessment. A Works Application must be determined within 42 days of lodgement and publicly notified within generally 2-3 days. The THC then assesses the application and indicates that any condition or restrictions of its approval or intention to refuse the application.

If the works are likely to destroy or reduce the significance of a registered place, the THC may only approve such works application if it is satisfied that there is no prudent and feasible alternative to carrying out the works.

Works are defined as:

- any development;
- any physical intervention, excavation or action which may result in a change to the nature or appearance of the fabric of a place;
- any change to the natural or existing condition or topography of land;
- any removal, destruction or lopping of trees otherwise than in accordance with forest practices as defined in the Forest Practices Act 1985; and
- any removal of vegetation or topsoil.

Development is defined as:

- the construction, exterior alteration or exterior decoration of a building;
- the demolition or removal of a building;
- the subdivision or consolidation of land, including buildings or airspace;
- the placing or relocating of a building; and
- the construction, or putting up for display, of signs or hoardings.

Any activity (internal or external) that falls within the above definitions must be the subject of a Works Application to the THC. The THC may not require an application for some minor maintenance works, provided the works do not affect the significance of the place. A contact should be made with the Heritage Tasmania to establish whether an exemption can be granted.

National Heritage List (NHL), Australian Heritage Council

Woolmers is included on the National Heritage List.

The National Heritage List records the natural, indigenous, and historic values of places which are assessed to be of outstanding significance to Australia. The NHL was created by the *Environmental and Heritage Legislation Amendment Act (No. 1) 2003*, which amended the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) to include ‘national heritage’ as a matter of National Environmental Significance.

National heritage **values** of a place are statutorily protected under the EPBC Act, but not necessarily the physical fabric of the place itself. The legislation prohibits anyone undertaking actions which are likely to have a significant impact on the national heritage values of a place listed on the National Heritage List without the approval of the Minister for the Environment and Heritage. The likelihood of significant impact is likewise determined by the Minister.

Places which are nominated for listing on the National Heritage List are assessed by the Australian Heritage Council for their historical, scientific, social, research potential, indigenous, and aesthetic values, as well as their rarity and representativeness. The final decision on listing a place or group of places is made by the Minister for the Environment and Heritage after receiving the recommendation of the Australian Heritage Council.

If a place listed on the National Heritage List is under private or state ownership, the Commonwealth Government may enact powers of protection under the EPBC Act where it has the appropriate Constitutional power to do so. Places may otherwise also be protected under state legislation (through a bilateral agreement) or by private owners under a conservation agreement with the Commonwealth.

The EPBC Act stipulates that management plans for Australian Commonwealth-owned or -controlled places listed on the National Heritage List be prepared in accordance with the National Heritage Management Principles. Where places are privately- or state-owned, the Australian Commonwealth Government must endeavour to ensure an appropriate management plan is adopted and implemented, and may provide technical and financial assistance in this regard.

World Heritage List

Together with ten other convict sites in Australia, Woolmers is part of a serial nomination to the United Nations Educational, Scientific and Cultural Organization (UNESCO) for inscription on the World Heritage List under the Convention for the Protection of the World Cultural and Natural Heritage (1972).

The World Heritage List records cultural and natural heritage places around the world which are considered to be of outstanding value to humanity. The WHL is administered by the UNESCO World Heritage Committee, comprised of 21 State Parties (countries) which are elected by the General Assembly of States Parties.

All nominations of places for the WHL come from the State Parties of the country in which the natural or cultural property is located and are submitted to the World Heritage Committee. If the Committee determines that the nomination meets at least one of the ten World Heritage criteria, then the property is inscribed on the WHL, with the consent of the State concerned.

In Australia, World Heritage is recognised as a matter of ‘national environmental significance’ under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). The assessment and approval provisions of the EPBC Act apply, as discussed above. As with National Heritage places, the world heritage **values** of a property are statutorily protected under the EPBC Act.

The legislation prohibits anyone undertaking actions which are likely to have a significant impact on the world heritage values of a property listed on the World Heritage List without the approval of the Minister for the Environment, Heritage and the Arts. An action includes a project, development, undertaking, activity, or series of activities. To obtain approval, the action must undergo a rigorous environmental assessment and approval process.

The Minister may exempt a person from the requirement to undergo an environmental assessment and/or obtain approval, if it is considered in the national interest to do so.

Under the World Heritage Convention, Australia has adopted the following objectives and obligations for World Heritage places:

- “to protect, conserve and present the World Heritage values of the property;
- to integrate the protection of the area into a comprehensive planning program;
- to give the property a function in the life of the Australian community;
- to strengthen appreciation and respect of the property's World Heritage values, particularly through educational and information programs;
- to keep the community broadly informed about the condition of the World Heritage values of the property; and
- to take appropriate scientific, technical, legal, administrative and financial measures necessary for achieving the foregoing objectives.

In achieving these primary objectives due regard is given to:

- ensuring the provision of essential services to communities within and adjacent to a property;
- allowing provision for use of the property which does not have a significant impact on the World Heritage values and their integrity;
- recognising the role of current management agencies in the protection of a property's values; and
- the involvement of the local community in the planning and management of a property.”²

Places on the World Heritage List must be managed in accordance with the Australian World Heritage Management Principles, as set out in Schedule 5 of the EPBC Regulations 2000. These are similar to the National Heritage Management Principles, and address the objectives of management of World Heritage places, the involvement of the community, the requirements of a management plan for the place, and the processes for assessing and approving actions which are likely to have a significant impact on the World Heritage values of a property.

6.6 Non-Statutory Heritage Constraints

The non-statutory heritage status of Woolmers according to the following organisations is as follows:

² Department of the Environment and Water Resources, *World Heritage: Implications of Listing*, <<http://www.environment.gov.au/heritage/worldheritage/implications.html>>, cited 21st November 2007.

Register of the National Estate (RNE), Australian Heritage Council

Woolmers is included on the Register of the National Estate.

The Register of the National Estate is an Australia-wide reference database maintained for educational and promotional purposes generally. The heritage values of places nominated for the Register of the National Estate are assessed by the Australian Heritage Council, which makes the final decision to list an item.

A place is included in the Register of the National Estate where it is assessed to have natural, cultural or indigenous value at a local, state, national, or international level and this significance is considered to have value for future generations.

Inclusion does not have any legal effect on private- or state-owned land, but the register is widely recognised as an authoritative statement on the significance of a place. Responsible authorities, property owners and the public may have regard to a listing on the register in making decisions about a place, so that measures may be adopted to preserve the values which prompted the listing.

The actions of Commonwealth government agencies with regard to places listed on the RNE are constrained under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Ministerial approval is required for actions taken on Commonwealth land, or outside Commonwealth land which has an effect on Commonwealth land, which are likely to have a significant impact on the environment, including the heritage values of places. The likelihood of significant impact is also determined by the Commonwealth Minister for the Environment.

National Trust of Australia (Tasmania)

Woolmers is included on the Register of the National Trust of Australia (Tasmania).

The register lists those buildings, sites, items, and areas which, in the Trust's opinion, fall within the following definition:

components of the natural or the cultural environment of Australia, that have aesthetic, historical, architectural, archaeological, scientific, or social significance, or other special value for future generations, as well as for the present community

The purpose of the register is to alert responsible authorities, property owners and the public so that those concerned may adopt measures to preserve the special qualities which prompted the listing.

When the significance of a place is under threat, the National Trust will take whatever action is deemed appropriate to ensure its protection. Inclusion does not have any legal effect, but the register is widely recognised as an authoritative statement on the significance of a place.

6.7 Interpretation

Since the December 1995, Woolmers has been open to the public for guided and self-guided tours to most buildings on the estate. This has enabled the place to be presented to the public through a number of means.

With the increased publicity of the inclusion of Woolmers on the serial nomination of convict sites for the UNESCO World Heritage list, the opportunity arises for increased visitor numbers and, as a result, an updated interpretation scheme.

6.8 Owner's Requirements

The Woolmers Foundation is a non-profit organisation which is responsible for the care and management of the estate. The Foundation is represented by Board Members who employ a manager, caretaker, groundsmen, cleaners, and other staff. As well, there are a number of volunteers who lead tours, catalogue the collection, and assist with gardening and works to the grounds.

Management structure

The Woolmers Estate is managed by The Woolmers Foundation Incorporated (the Foundation). The mission of the Foundation is to “research, collect and preserve the heritage, culture and history of [Woolmers] and the Thomas Archer family legacy and to conserve, interpret and promote Woolmers Estate for the benefit of future and current generations.”³ The Foundation operates the estate in accordance with the terms of Thomas Archer’s will, which bequeathed the property to the Archer Historical Foundation (the forerunner to the Woolmers Foundation Inc.) with the basic requirement that nothing be added to or removed from the collection.

In 1997, Woolmers achieved public museum status (allowing for tax-deductible donations). In 2001, the management structure was altered and renamed the Woolmers Foundation Inc in order to acknowledge the involvement of non-Archer-family members of the Foundation.⁴ The Foundation is run by a Board of eight members, up to half of whom may be members of the Archer family. Members generally come from the local area of Longford, including a local businessman, a lawyer, a real estate agent, and a member of the local Council.

The Board employ a manager who oversees the eight volunteers (who work in the gardens and grounds) and 32 members of staff, including a full time house cleaner, live-in caretaker, and tour guides. Decisions about day-to-day operations are made by the manager, while longer term decisions about the future of the place are considered by the Board. Staff, including the groundsmen and cleaners, often bring matters to the attention of the management. The tour guides, volunteers, and staff have a great deal of knowledge about the place and are involved in various committees of the Board, e.g., the Guide Committee, Tree Committee, and Collections Committee.

In addition to the 1996 conservation management plan, the Woolmers Foundation has adopted business and marketing plans, as well as a site management plan and a landscape plan. These plans are considered in prioritising projects and balancing the demands of heritage conservation and commercial benefits. The Foundation’s long term goals include the further development of the Woolmers Estate as a major tourist attraction / a ‘must see’ for visitors to Tasmania, and to develop the commercial aspect of the Foundation’s activities so as to enable it to fund wider activities.

Tourism attraction

Woolmers currently operates as a tourist attraction and offers guest accommodation in the workers’ cottages, bakehouse cottages, coachman’s cottage, and gardener’s cottage. Guided tours are available

³ Woolmers Estate, *Self-Guided Tour*, March 2006.

⁴ Kenyon, Peter, 2005, *Good Enough Never Is*, a report for the Rural Industries Research and Development Corporation, Barton ACT: Rural Industries Research and Development Corporation

of the main house. Visitors also have the option of a self-guided tour of the outbuildings. For both types of tours, an entrance fee is charged, with entry to the National Rose Garden included. A 12-page self-guided tour booklet is available to provide information on each of the buildings, and includes historical information on the Woolmers estate and the Archer family.

Woolmers closes to the public for four weeks during the low tourism season each year in order to carry out general maintenance and cleaning.

The workers' cottages are the most recently adapted buildings for overnight guest accommodation. Woolmers Cottage has recently been externally conserved and the Foundation is considering ways to adapt the interiors for guest accommodation. At present, the accommodation aspect of the tourism business is run by the Foundation; however, the possibility of involving an established hotel chain in managing the accommodation is being investigated.

Security

As with any large place open to the public, the buildings and their contents are vulnerable to theft and damage by visitors. There is currently no system in place to monitor visitors' activity outside of the main house precinct.

Access

Ease of access to some buildings is a concern, particularly for the former chapel and woolshed. It is recognised that public access to some of the buildings might need to be restricted, where, for example, the upper floors can only be reached by a steep, narrow stair, as is the case in the store and the main house.

Training

There is a basic training programme for guides on the main house tours, based on a series of dot points and research notes. The Foundation is looking at incorporating more tours, perhaps with a special focus, and encouraging guides to carry out research. Guides report to the Guide Committee, which then reports to the Board.

While there is one designated cleaner for the main house who is conversant with appropriate methods to use with the fragile furnishings and surfaces there, the remainder of the guest accommodation is not afforded such specialised cleaning. Ongoing training for cleaners could occur with more frequency, and the possibility of using a registered training organisation to conduct workforce development is a consideration.

Groundsmen have, in the past, carried out repairs without any advice. An effort has been made in the recent years to encourage groundsmen to consult with the manager as to the significance of a space or building before carrying out repairs. A set of guidelines for the groundsmen has been identified by the manager as a need.

Collection

The extensive collection of furniture, family papers, and objects in the main house is the subject of an ongoing cataloguing effort by the volunteer members of the Collection Committee. Thomas William Archer's will stipulated that nothing be added or removed from the collection.

The volunteers sometimes receive advice from staff of the Queen Victoria Museum (Launceston) on preservation matters, and some members of the volunteer group have had prior experience in cataloguing a collection, from working at the Queen Victoria Museum. At times members of the Archer family are consulted to help identify items. Other specialists in areas such as soft furnishings and furniture provide advice from time to time.

Displays of items from the collection are presented in a special 'collection area' near the breakfast room in the main house. The items in this display change from time to time. Otherwise, items are left where they are found, apart from vulnerable items, such as the lace curtains from the Drawing Room, which have been taken down and boxed for preservation. Some important records are removed to steel safes.

The aim of the Collections committee is to number and tag each object, and keep a record of the movement of that object. The first priority is to catalogue the collection in the main house. The objects in other buildings are another priority, and have not been addressed yet.

Vehicular access

The Foundation is currently examining the entrance to the estate, with a view toward decreasing the impact of cars on the estate.

Public amenities

A demountable lavatory block has been erected near the entrance to the National Rose Garden which detracts from the character of the precinct.

Landscape plan

A four-volume landscape plan containing over 160 individual recommendations for managing the gardens and grounds of Woolmers was prepared in 2006-07 by Gwenda Sheridan. The plan explores the history of plantings and landscape at Woolmers, and provides statements of significance for the Woolmers landscape as a whole and for the individual components. Predicated on the assumption that increased funding and staff levels will be available as a result of the World Heritage List serial nomination of convict sites, detailed considerations of contributing factors and recommendations are provided for the grounds, boundaries, roads, car parks, hedges, trees, shrubs, flowers, and the wider context of the cultural landscape.

Where Sheridan's recommendations have a bearing on the management policies provided in this report, they are referred to in the individual inventory sheets and policy sections.

6.9 Other Interested Individuals and Groups

National Rose Garden

The National Rose Garden is a non-profit organisation formed by volunteers with the objective of creating a nationally important rose garden in Tasmania. They have a 90+ year peppercorn lease of the 4-hectare site at Woolmers. For the duration of this lease, the proponents of the National Rose Garden will have a strong interest in the management of Woolmers.

7 Conservation Policies

Considering the Statement of Significance for the place and the constraints and opportunities identified in Section 6, the following is a discussion leading to conservation policies and guidelines appropriate to the place.

7.1 Background to the 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 appropriate to the place can be developed in the areas of:

- treatment of the fabric
- interpretation of the place
- use of the place
- additions, new buildings and other new features
- conservation procedures and practice

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

In this case, general policies for the place are included below and more detailed policies are included for each element in the accompanying inventory sheets.

The policies below reflect what should happen to the place *in the best of all possible worlds*. 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. It is recognised that there are many other factors which contribute to decision making about a place, and that cultural heritage is only one of these factors.

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

7.2 Conservation Approach

The Woolmers Estate has a history of over 170 years of management by a single family, encompassing several important phases of use. The character of the place, embodied in much of the physical fabric of the buildings, is evocative of its history. It is this character and the historical associations of the place which should be the main aim of preservation.

The site contains numerous buildings with fabric of particular interest and significance, for their age, aesthetic qualities, historic associations, and their rarity. With careful treatment and interpretation,

these buildings provide an elegant and powerful representative example of a large early colonial pastoral estate. It is the overall ensemble which comprises the heritage value of the Woolmers Estate.

Areas of the site and some of the buildings have been compromised by recent changes which have impacted upon the historical uses and fabric of the site in exchange for providing a viable income for the site. The impact of future changes should be carefully managed in order to prevent the slow degradation of heritage value through incremental change.

The overriding philosophy behind the conservation of the place, including decision making regarding maintenance, repairs, and adaptation of components of the place, should carry on the traditions of the site, essentially, a 'common sense' approach rather than an academic exercise. This approach is more fully defined in the policies provided below.

Policy 1: The character and significance of the Woolmers Estate as it was left when Thomas William Archer died in 1994 should be conserved and interpreted.

Policy 2: The site should continue to be accessible to the public.

Policy 3: Where necessary, changes to the fabric (including repairs) should be carried out in a common sense way, bearing in mind traditional methods of construction and the possibility of reusing building materials found at the site. The existing palette of building forms and materials of painted brickwork, roughcast render, corrugated iron, and slate should continue to be used.

7.3 Identifying the Place, Setting, and Buffer Zone

For clarity and planning purposes the extent of the place and its setting should be defined. Additionally, a buffer zone should be defined as an area in which development should be controlled in deference to the significance of the place, regardless of whether the zone is contained within the visual catchment of the place.

In this case the legal boundaries of the Woolmers Estate are much smaller than at the peak of the Estate's operation. However, the scale of the 19th century land holding is an important concept to understand when considering the importance of Woolmers in the pastoral development of Tasmania. It is therefore considered appropriate to define the **setting** of Woolmers to include the pre-1912 boundaries of the estate.

As part of the World Heritage List nomination of the Brickendon and Woolmers Estates, a buffer zone for the two properties has been identified by the Department of the Environment, Water, Heritage and the Arts.

Policy 4: The place should be defined as shown on Figure 1. 1.

Policy 5: The setting should be defined as the boundaries of Woolmers prior to 1912, as shown outlined in green in Figure 2. 4.

Policy 6: A buffer zone should be identified as in Figure 7. 1



Figure 7. 1: Identification of the recommended buffer zone (outlined in orange) for the areas of the Brickendon and Woolmers Estates which will be nominated for the World Heritage List (shaded in green).

Associated Places

For clarity and planning purposes associated places should also be identified, as a means of furthering the understanding of the place itself. In the case of Woolmers, there are a number of places which were historically connected to the place, even though some distance away. Woolmers is one of a group of properties developed by the Archer family on the Norfolk Plains. As family resources were pooled from time to time in the operation of each property, it is important to understand Woolmers as one of a group of Archer family places, some of which are a distance away.

Policy 7: Places associated with but not currently part of the place include:

- **Brickendon**
- **Panshanger**
- **Mona Vale**
- **Levrington**
- **Saundridge**
- **Longford Hall**
- **Palmerston**
- **Weerona**
- **Alanvale**
- **Cheshunt**
- **Fairfield**
- **Northbury**

Intervention in the Setting and Associated Places

New buildings and features, changes to zoning, use, or subdivision within the setting or at associated places may be detrimental to the place. While often these changes are outside the control of the Foundation, the Foundation may take steps to advocate for the protection of the heritage values of Woolmers.

Policy 8: Works or other changes within the setting of the place or at associated places should, if possible, be controlled to minimise impact on Woolmers itself.

Policy 9: The assistance of statutory bodies such as the Tasmanian Heritage Council and the Department of the Environment, Heritage, and the Arts should be sought in advocating for the protection of the heritage values of Woolmers through any changes or works within the setting of the place.

Inappropriate Uses and Activities in the Setting

The intensification of activities at properties adjacent to Woolmers has the potential to impact upon the character of the place, for example industrial activity taking place near the boundary of the site would be highly detrimental to the character of the Woolmers, particularly if the buildings and features associated with the industrial use were visible from Woolmers. Such activities should be considered by the local planning authority with regard to the heritage significance of Woolmers.

Policy 10: Uses and activities within the place which lessen, obscure or confuse the historical associations and meanings should be discouraged.

Views

Although not strictly fabric, the views to and from the place and views within the place that are defined by fabric can be identified as contributing to the significance of the place and should be either protected from change or re-established. Vistas within the site also contribute to an appreciation of its character.

Policy 11: All the views shown in Figures 3.5, 3.6, 3.9, 3.10, 3.12, and 3.13 should be conserved.

7.4 Treatment of the Fabric

Much of the significance of the place is embodied in its fabric. Fabric includes the landform, vegetation, buildings, building components, site features, and subsurface remains of buildings and occupational deposits (archaeology). In this case, all the fabric introduced prior to Thomas William Archer's death in 1994 can be said to reflect aspects of the history of Woolmers and is significant in varying degrees.

The preceding sections of this report identify the nature and extent of the built fabric at Woolmers, the significance of the fabric in representing the heritage values of the place, and the condition and integrity of the significant fabric. Further policies and guidelines are provided in the accompanying inventory sheets for each component.

In the case of Woolmers, any fabric which contributes substantially to the character of the place and is central to its history should be conserved. The policies below provide the framework for treating all of the fabric of the place on the basis of the varying degrees of significance reflected by components or precincts of the place, as set out in Section 5 and in the inventory sheets.

Policy 12: The fabric should be treated according to different levels of significance as follows:

Exceptional Significance	Aim to retain all the fabric as it was found in 1994. If intervention is unavoidable for structural or maintenance reasons, change should be minimised and preference should be given to changes that are reversible.
High Significance	Aim to retain all the fabric as it was found in 1994. If intervention in the fabric is necessary, more changes could be made than would be possible for fabric of exceptional significance but the same principles apply.
Moderate Significance	Aim to retain this fabric as it was found in 1994, but adaptation or removal should be allowed, if necessary for the safe and viable use of the place.
Little Significance	Fabric of little significance may be retained or removed, whilst minimising damage to adjacent fabric of significance.
Intrusive	Intrusive fabric should be removed or altered to reduce intrusion, whilst minimising damage to adjacent fabric of significance.

Reconstructed Fabric

These policies contain some recommendations for reconstruction of fabric (see below). Fabric which is reconstructed to original detail with the benefit of the original fabric to inform and guide the reconstruction is of high significance and should be conserved.

Policy 13: Should fabric be reconstructed in the future, in accordance with these policies, the reconstructed fabric should be treated as a ‘high’ level of significance, and retained and conserved accordingly.

Collection / Contents

The collection of Archer family papers held at Woolmers as well as all the furnishings, machinery, personal possessions, and the like which remain at the estate (predominantly located in the main house) are themselves of enormous cultural value and present a remarkable resource for the understanding of the estate on the whole. For this reason, the collection and contents of Woolmers must be treated as exceptionally significant, and should be subject to conservation.

Policy 14: The contents of the estate should be fully catalogued.

Policy 15: Objects should not be moved from their location unless absolutely necessary. Any objects which are moved should have their original location recorded prior to movement.

Policy 16: Specialist assistance should be sought as necessary to advise on conservation of particular materials or fabrics.

Policy 17: The involvement of the Archives Office of Tasmania should be sought in order to make preservation copies of documents held in the collection.

Fabric of Unknown Age

In the physical survey for this report it has not been possible to determine the age and history of all components of the place. Care should be taken that items of unknown age and importance are not inadvertently damaged.

Policy 18: Where the age of a component is uncertain, further investigate the component by documentary and physical research prior to carrying out work or removal.

Maintenance Works

While any fabric is in existence it should be maintained, which means continuous protective care. General routine maintenance tasks should be able to be carried out by the Foundation staff. Periodically, say every 5 to 10 years, maintenance work will require the involvement of a specialised tradesperson. This is addressed in the policies below and in Section 7.7.

Maintenance work should focus on the roof, gutters, downpipes, drainage and external building envelope which includes colour washing, weatherboards, and other sheetings plus external joinery which includes glazing. These materials must be kept in working order so as to keep moisture from entering the buildings.

Policy 19: While in existence, all fabric should be maintained.

Note: Refer to the accompanying inventory sheets for each element of the place for further guidelines for the treatment of the fabric of that element.

Precinct Character

The character of the precincts identified in Section 3 of this report contribute to the significance of the place. They are defined in the main by the existing buildings and historic uses of the precincts.

Policy 20: The identified character of each precinct should be conserved.

Areas of Historical Archaeological Importance

Due to its outstanding cultural significance, disturbance of the ruins at Woolmers should not be carried out without the involvement of a qualified archaeologist. As it is inherently a destructive process, archaeological investigation solely for the sake of finding former buildings or other elements is

discouraged unless such excavation will provide information that is essential for decision making about the conservation of the place. In any case, excavation should be guided by a properly-prepared research plan and should be supported by adequate funding to not only carry out the excavation but to conserve and store any artefacts.

Policy 21: The historical archaeological potential of parts of the place should be conserved by avoiding ground disturbance unless essential.

Policy 22: If below-ground disturbance is necessitated as part of a program of building works requiring a Works Application, professional archaeological advice should be sought during the planning stages of the project and appropriate approvals obtained.

Policy 23: Investigation of the place for research to increase knowledge of Australian history 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 24: Archaeological investigation to provide information to guide conservation and interpretation work 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.

Unforeseen Discoveries

Unforeseen discoveries or disturbance of archaeological fabric should be guided by the policies below.

Policy 25: Inadvertent discoveries should be reported to the Manager of Woolmers immediately upon discovery. The Manager should determine whether the activity can be re-organised so as to avoid the archaeological resource, leaving it in situ. Should avoidance of the archaeological resource be impossible, the Manager should ensure all activity in the location of the disturbance is ceased, and report the discovery to the Tasmanian Heritage Council.

The following policies apply to unforeseen discoveries of building fabric or features.

Policy 26: If previously unknown building fabric or features are inadvertently discovered during minor works, cease works, photograph the fabric prior to removing it and, if possible, retain a sample (if the find is, for example, a wallpaper or other decorative finish) and proceed with works, trying to avoid the site.

Policy 27: If previously unknown building fabric or features are inadvertently discovered during major works, e.g., demolition, ensure that photographs of the fabric are included in the systematic photographic survey of the site which accompanies major works (see above).

Policy 28: Any photographs or retained samples of unforeseen discoveries should be organised, with descriptions of fabric, location, and circumstances of its discovery, in the records of the estate.

7.5 Use

Historical and New Uses

The cultural significance of a place can also be reflected in its continuing historical use. Woolmers has, until a decade ago, operated as a rural estate. Now that the place is used as a museum, this historical use could be continued if possible, by allowing paddocks not open to the public to be used for sheep grazing. The use of precincts and individual buildings should also, if possible, continue in the same vein as their historical uses. For example, the buildings which housed estate workers have now been converted to guest accommodation, a residential use which is compatible with the historical use.

Because of the specialised nature of many of the buildings, new uses are not appropriate. For example, it is inadvisable that the former chapel, or woolshed be adapted for new uses. However, the use of some buildings could be improved, e.g., the farm stables. Refer to the accompanying inventory sheets for each element of the place for further guidelines for the use of that element.

There may be cases, e.g., the Wool Shed, where the significance of the fabric precludes public access. The following policies provide guidelines for controlling the use of the place so as to avoid unnecessary impact from visitation.

Policy 29: Visitor circulation at Woolmers should be organised in a way that allows the preservation of the fabric as a priority, while considering:

- effect of structural loadings
- effect of statutory requirements
- effect of service installations
- effect of providing access for people with disabilities
- effect of the safety and security of the buildings.

7.6 Interpretation of the Place

As the place is of outstanding cultural significance, the opportunities to interpret it to visitors should be thoroughly addressed. At present, interpretation of the place is provided in guided tours of the main house and self-guided tours of the other precincts. Internal access to many of the outbuildings is available. A published booklet is available to explain points of interest to visitors.

Information about the importance of the place can be conveyed through a range of interpretive devices, including introduced signs and displays, restoration or reconstruction works to the fabric, and through the organisation and nature of uses at the place.

Policy 30: The significance of the place should be interpreted to the public. The main interpretive messages should include all aspects of the statement of significance.

There is a strong historical link between Woolmers and other Archer family properties (identified in Policy 7), particularly Brickendon, with both properties sharing labour for certain activities, such as shearing.

Policy 31: The historical link between Woolmers and Brickendon should be recognised and interpreted.

In order to tell the site's story it is important that people are allowed and encouraged to visit it. The best way to do this is to allow access and develop viable new uses for the site that will draw a variety of users to it at different times for different activities.

Policy 32: To facilitate the above interpretation, public access to the site should be available and encouraged by the establishment of new uses on the site to draw people there.

Restoration/Reconstruction Works

One way to interpret the place is to carry out selected restoration and reconstruction works. These terms are defined in the Burra Charter.

Because Woolmers has survived so intact, there are only limited opportunities to meaningfully reconstruct elements of the place which are no longer extant.

Policy 33: As feasible, selected components of the place should be restored/reconstructed to their 1840s configuration / appearance as follows:

- Missing half of the northern most workers cottage
- Interiors of northern most workers' cottage to be displayed in the manner of the cottages during the period of Thomas Archer
- Roughcast to northern end of farm stables
- Restore forge to working order on blacksmith's shop
- Woolmers Cottage garden and tennis court

Reconstruction of interior fabrics and soft furnishings to the same detail, e.g., the carpets and curtains in the main house, is also appropriate in order to replace the original fabric when it becomes too worn or vulnerable to keep on display. This should only be carried out with the involvement of professional conservators.

Policy 34: As necessary, reconstruct interior finishes in the main house so that original fabric that is in danger of decay can be removed for preservation.

Identification of Reconstructions

The *Burra Charter* calls for reconstructed fabric to be "identifiable on close inspection or through additional interpretation."¹ In accordance with proper practice and to avoid misinterpretation, restoration/reconstruction works at the place should be well documented so that a record of the reconstruction is readily available if needed. The reconstructed material need only be identifiable to specialists on close inspection.

Policy 35: All restoration/reconstruction works introduced pursuant of these guidelines should be identifiable on scrutiny by specialists and clear records kept of all reconstruction works.

¹ Australia ICOMOS, *Burra Charter*, Article 20.2

Note: Refer to the accompanying inventory sheets for each element of the place for further guidelines for the interpretation of that element.

7.7 Management

Because the place is of cultural significance, procedures for managing change and activities at the place should be in accordance with the recognised conservation methodology set out in the Australia ICOMOS Burra Charter.

As the place has been entered on the National Heritage List, the National Heritage Management Principles apply. Additionally, should the place be included on the World Heritage List, the Australian World Heritage Management Principles would apply.

Policy 36: Activities at the place should be guided by the philosophy of the Australia ICOMOS Burra Charter.

Involvement of Skilled Trades

In terms of routine maintenance, Woolmers staff could carry out the following tasks:

- Clearing gutters and drains
- Refixing loose iron or weatherboards
- Painting joinery
- Cutting back and trimming plants, shrubs, vines, etc.
- Trimming hedges
- Making and hanging farm gates
- Keeping locks and fastenings in working order.

However, because of the significance of the place it is important that the proposed changes are achieved involving a high standard of conservation practice. Professional tradesmanship is required for many other things to do with the maintenance of the site. It may be possible for Woolmers to employ groundsmen who possess the requisite experience and skills in dealing with historic building fabric and who can carry out the work below.

Policy 37: Skilled traditional building trades should be engaged as appropriate carry out building and maintenance works including the following:

- Roof plumbing and slating
- Brick and stone wall repairs
- Wall plasters including rough cast
- Joinery repair and replacement
- Repair of stud work and replacement of weatherboards

Professional design advice should be sought for anything that requires a Works Application.

Policy 38: Professional designers with skills in the discipline of heritage and conservation should be engaged to advise on and design any additions or new buildings at the place which require a Works Application to the Northern Midlands Council.

Records & Reporting

Woolmers has a full set of records which provide details of activities on the estate and it is appropriate to continue to make records of any changes made to the building fabric as a resource for the study of the place in future. As a place entered on the National Heritage List, record keeping should be kept up to date in order to meet the standards under the National Heritage Management Principles.

Policy 39: Systematic photographic surveys of the place should be carried out before, during and after any major works and the results catalogued and archived at Woolmers.

Policy 40: In accordance with the National Heritage Management Principles, records should be maintained in order to report on the condition of the fabric representing National Heritage values if required. An annual audit of the condition of building fabric should be made by a builder.

Policy 41: Any maintenance or repair works which take place should be recorded and reported under the guidelines of the National Heritage Management Principles if necessary.

Research, training and resources

There are several research opportunities which the owners of the place could assist in exploring by making records available to researchers (e.g., University students under supervision). Topics which could contribute greatly to the understanding of the place include the following:

- Exploration of the experience of convicts assigned to Woolmers through the use of diaries, convict records, records of the local lower courts, and visiting magistrates. This could take the form of case studies that might throw some light on the assignment system as it worked in Tasmania as well as looking at the lives of individual convicts and putting a human face to an important aspect of Tasmania's history.
- The collection of papers at Woolmers presents many opportunities for research. The diaries and record books lend themselves to an exploration of the history of farm management, including management of the convict labour force.
- A broader study of all the Archer properties in Tasmania could lead to important conclusions regarding the possible common vision they shared in developing their estates along the lines of the English pastoral ideal.
- The furniture in the Main House is probably to a design by prominent furniture makers Gillows of Lancaster. Further research may confirm the makers of other contents and finishes in the Main House and Woolmers Cottage.
- The date of Woolmers Cottage (c.1839) is based stylistic evidence and on the year Thomas William Archer married Mary Abbott. Further research may confirm or revise this date.

As discussed in Section 6, there are numerous paid tour guides at Woolmers, all of whom go through a one-on-one training prior to taking tours on their own. The tour guides and volunteers are encouraged to carry out research on topics which interest them about Woolmers. Opportunities to further enhance training of staff and volunteers are identified below.

Policy 42: New staff and volunteers should be made fully aware of the procedures outlined in this report for handling unforeseen discoveries.

Policy 43: Resources should be allocated or sought to allow staff and volunteers who deal with particular matters, e.g., the Collections Committee members who are involved in cataloguing the contents of the estate, to attend specialised training workshops or courses.

7.8 Intervention, Adaptation, and Future Development

Appropriate Intervention

The term ‘intervention’ is used here to indicate changes made to the fabric of the place for practical purposes, such as maintenance, access, research, or improvement of services. ‘Adaptation’ means modifying a place to suit the existing use or a proposed use.

In the case of Woolmers, there are pressures to make interventions in the fabric for access, provision of security and fire detection systems, structural stabilisation, and for archaeological research. While adaptation of several of the buildings has already taken place to provide bed & breakfast style accommodation, there are anticipated to be additional adaptations in future, for example, the adaptation of Woolmers Cottage for guest accommodation, and the upgrade of existing adaptations for practical reasons, say, the periodic updating of kitchen and bathroom facilities in the caretaker’s quarters (Kitchen Wing) or in the guest accommodation areas.

Generally, such works should be confined to buildings and spaces of lower significance except where investigation of alternatives yields no alternatives but to make interventions in buildings and spaces of exceptional or high significance.

Policy 30: Work to the significant fabric should be avoided, except for:

- stabilisation and maintenance.
- intervention in accordance with the Policy for Intervention for Structural, Service, Statutory and Hazardous Materials Reasons (see below).
- restoration and /or reconstruction in accordance with Policies 33 and 34 above.

Intervention for Practical Reasons

Interventions or adaptations for practical reasons such as the following are addressed by the policies below:

- structural reasons
- replacement of existing services
- installation of new services and equipment
- fire safety and other statutory requirements
- removal asbestos and other hazardous materials
- access by people with disabilities

Policy 44: Adaptation of significant fabric to prevent structural failure of existing fabric is appropriate, provided alteration of significant fabric is minimised.

- Policy 45:** Replacement of existing services and equipment is appropriate, provided that work is planned and carried out to minimise damage to significant fabric and that as a general rule building services are concealed within buildings in spaces of lower significance and exterior services are located in inconspicuous positions and designed and finished to be self-effacing.
- Policy 46:** Alteration of significant fabric in order to comply with the spirit of fire safety and other statutory requirements is appropriate, but only after investigation of alternative fire safety strategies 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 significant fabric and provide for removal of alterations without further damage to retained fabric.
- Policy 47:** Adaptation of significant fabric to contain or remove asbestos or other hazardous materials is appropriate. Removal of hazardous fabric, where it cannot practically be sealed from future disturbance, is appropriate. In cases where exposed to view in its normal configuration, hazardous fabric should be replaced with fabric of matching appearance.
- Policy 48:** Alteration of the significant fabric 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 significant fabric and provide for removal of alterations without further damage to retained fabric.

Unavoidable Intervention

In many cases, some detracting intervention is unavoidable.

- Policy 49:** Unavoidable intervention should be located in areas of lesser cultural significance in preference to those of higher cultural significance.

Adaptation of the Fabric

Most extensive adaptation of the fabric occurs as a result of work to accommodate new uses. Depending on significance, different types of alteration or adaptation of fabric are appropriate. For planning purposes it is useful to relate such types of alterations to the relative significance of elements.

While general policies are provided below for the adaptation of the fabric of the place, the individual inventory sheets should be referred to for additional policies for adaptation and significance ranking of individual spaces in each building.

Adaptation of Exteriors of Buildings

Adaptation of the exteriors of the buildings at Woolmers should be carried out only to buildings which are identified as being of moderate or little significance. Even in those cases, care must be taken to make adaptations which are discrete, and which do not affect the cohesiveness of the buildings at the site and within the relevant precinct.

Policy 50: Adaptation of the exteriors of the buildings in accordance with the following table is appropriate:

Exceptional	Surfaces should not be covered or concealed to view from a distance No new finishes should be applied
High	Surfaces should not be covered or concealed to view from a distance No new finishes should be applied Discreet new windows and doorways made for functional reasons are appropriate.
Moderate	No new finishes should be applied, but element may be concealed or covered. Sympathetic modification appropriate
Little	Sympathetic modification appropriate Element may be covered or concealed to view from a distance New finishes allowable
Intrusive	May be removed or replaced with new reconstructed or sympathetic fabric

Adaptation of Interiors of Buildings

Generally, interior spaces of the buildings can be adapted in relation to their significance, as identified in the individual inventory sheets for each building.

Policy 51: Adaptation of interior spaces each building in accordance with the following table and the individual ranking of significance for each space (contained in the accompanying inventory sheets) is appropriate.

Exceptional	All finishes and fittings should be conserved New work should only involve restoration and reconstruction No new partitions or openings are appropriate
High	All finishes and fittings should be conserved New work should only involve restoration and reconstruction New door openings in internal walls appropriate. New partitions not appropriate
Moderate	New reversible fittings appropriate Minor sympathetic alterations and additions appropriate New openings in internal walls and stair openings in ceilings and floors appropriate. New partitions not appropriate
Little	New reversible fittings appropriate Sympathetic alterations and additions appropriate. New archway openings in internal walls and void and stair

openings in ceilings and floors appropriate
New reversible partitions appropriate

Intrusive

Complete alteration or removal appropriate

New Buildings and Features

New buildings at Woolmers should be considered carefully. Depending on the proposed purpose of the new building or feature, it may be less impactful on the significance of the place to adapt an existing building of less significance than to construct a new element.

Should new buildings become necessary for the future management of the place, they should be designed and sited in accordance with the Conservation Approach (Section 7.2) and the following policies. Guidelines for additions to the existing buildings are included in the accompanying inventory sheets.

Policy 52: In order to preserve the integrity of the estate's layout and planning, new structures should preferably be located outside of the precincts identified in this report, that is, the main house precinct, the coach house precinct, the outbuildings precinct and the cottage precinct, and out of view from within these precincts.

Policy 53: Adaptation of an existing building of lesser significance to serve the required purpose should be considered prior to taking the decision to construct a new building.

Policy 54: Any new structures should be of a traditional form, built in weatherboard and corrugated iron, and be subservient in character to the existing buildings at the place.

Two recently introduced features at the place are the National Rose Garden and the associated demountable lavatory block. Both features detract from the integrity of the estate. Suggestions for ameliorating their impact are provided.

Policy 55: Enclose the National Rose Garden with a traditional hawthorn hedge.

Policy 56: Taking a cue from the garden privies in the main house garden, build one or two small public lavatories along the perimeter of the National Rose Garden, discreetly located and facing in toward the garden as a replacement for the demountable lavatory block.

Any major new works should be documented and recorded in accordance with the following policies.

Policy 57: Changes (including new uses) 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 and the accompanying inventory sheets. 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 surface finishes.

- (b) **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 for 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 in the Woolmers collection.
- (c) **Preservation of Fabric and Patina:** During documentation of proposed work to a component of the place, and during the work itself, the maximum amount of fabric and patina should be retained consistent with the preservation of the element and in relation to its relative significance. Replacements, no matter how accurate, should be considered of far less heritage value than the original fabric.
- (d) **Information Revealed during Conservation Work:** New information about the materials, configuration, use, age and evolution of the component that comes to light during the work should be recorded in a report, a copy of which should be held in the Woolmers collection.
- (e) **Identification of Personnel:** Personnel involved in the documentation and implementation of works to components of the place should be recorded for future reference.

7.9 Community Involvement

Community involvement in decisions about the place is recommended in the National Heritage Management Principles. The Woolmers Foundation, in attracting members and volunteers from the local area, already has an established relationship with the community. It is anticipated that Woolmers will continue to foster such relationships and will invite the community to have input in the future direction of the place.

It is recommended that an appropriate level of community involvement at Woolmers may be achieved through the normal processes of exhibition of Works Applications or through exhibitions of referred actions under the EPBC Act.

The Foundation may also choose to use its website to make the conservation plan or other such planning documents widely available to the public. This would be one way to include people who value Woolmers and care about its future but who may not live in the local area.

Policy 58: Ensure the community has the opportunity to be involved in decisions about the place by engaging in normal public exhibition of proposals which are the subject of Works Applications or referrals under the EPBC Act.

Policy 59: Consider using the Woolmers website to disseminate information and seek feedback regarding the management and future direction of Woolmers.

7.10 Review

It is appropriate for management plans to be reviewed from time to time.

Policy 60: These policies should be adopted as the Conservation Management Plan for the place, to guide the operation of the Foundation. If not adopted, these policies should be revised and then adopted before further works or activities other than urgent works are carried out at the place.

Policy 61: The Conservation Management Plan should be reviewed at regular intervals, firstly say, five years from its adoption.

8 Implementation

Considering the conservation policies set out in Section 7 and the National Heritage Management Principles, the following recommendations for implementation are made.

Principle 1: The objective in managing National Heritage places is to identify, protect, conserve, present and transmit, to all generations, their National Heritage values.

This principle is addressed in the Management Plan as follows:

- The historical background (Section 2) and descriptions of individual elements and precincts (Section 3 and inventory sheets) identify fabric which embodies National Heritage values
- The existing management framework is outlined in Section 6.8
- Conservation ideals are included in Section 6.1
- Policies for conserving the fabric are included in Section 7.4
- Policies for interpreting the values are provided in Section 7.6.

This principle can be implemented by the following actions:

- Adopt the Conservation Ideals identified in Section 6.1 as the basis for managing the heritage values of Woolmers.
- Manage Woolmers in such a way that the largest number of policies in Section 7 and the inventory sheets can be achieved.

Timeframe & milestones - ongoing

Principle 2: The management of National Heritage places should use the best available knowledge, skills and standards for those places, and include ongoing technical and community input to decisions and actions that may have a significant impact on their National Heritage values.

This principle is addressed in the Management Plan as follows:

- Discussion of the applicable legislation in Section 6.5
- Identification of appropriate conservation procedures and practices in Section 7
- Discussion of training for individuals involved with the operation of Woolmers in Section 7.7
- Suggestions for future research topics in Section 7.7
- Identification of activities which require professional/technical expertise in Sections 7.7 and 7.4.

This principle can be implemented by the following actions:

- Work together with the Tasmanian government and Commonwealth government to establish a panel of local experts in the fields of heritage architecture, landscape, archaeology, planning, furniture artefacts, and paper conservation/archives to provide ad hoc advice to the Woolmers Foundation when and as needed. The panel could be paid an annual retainer for their service to be funded by government sources and should be available to provide advice on unforeseen discoveries, repair works, etc.

Timeframe & milestones - Upon entry of Woolmers on World Heritage List (2008)

Principle 3: The management of National Heritage places should respect all heritage values of the place and seek to integrate, where appropriate, Commonwealth, State, and local government responsibilities for those places.

This principle is addressed in the Management Plan as follows:

- Identification of different types, or areas, of significance in Section 5.2
- Description of the applicable legislation in Section 6.5
- Advice regarding statutory requirements in Section 6.5
- Recommendations for managing statutory reporting and other requirements in Section 7.7
- Recommendations for decision-making procedures in Section 7, generally

This principle can be implemented by the following actions:

- Ensure that the management of the place incorporates the conservation of all the values of the place, without placing unwarranted emphasis on one type of significance.
- Work together with the State and Commonwealth governments in order to stay informed of the development of any relevant bi-lateral agreements between the Commonwealth and the State Government of Tasmania.

Timeframe & milestones – Keep records and provide reports as required in accordance with the National Heritage Management Principles.

Principle 4: The management of National Heritage places should ensure that their use and presentation is consistent with the conservation of their National Heritage values.

This principle is addressed in the Management Plan as follows:

- Policies for assessing proposals for changes to the fabric and changes of use in Sections 7.4 and 7.5
- Policies for planning and managing future work in Section 7.8
- Identification of activities which require professional/technical expertise in Sections 7.4 and 7.7
- Identification of other constraints on the management of the place in Section 6, generally.

This principle can be implemented by the following actions:

- Continue to allow the public to visit Woolmers and ensure that such ongoing use has a minimal impact on the significant fabric through routine monitoring of fabric. All adaptations should be carefully considered in order to balance the needs of the heritage buildings and the viability of the commercial operation of the place as a museum.

Timeframe & milestones – Ongoing monitoring of Main House fabric to be carried out at least on a monthly basis. Guides and cleaner to report to Manager. Ongoing application of conservation principles to decision making to be the responsibility of the Foundation Board and Manager.

Principle 5: The management of National Heritage places should make timely and appropriate provisions for community involvement, especially by people who:

- a) have a particular interest in, or associations with, the place; and
- b) may be affected by the management of the place.

This principle is addressed in the Management Plan as follows:

- Recommendations for community involvement in Section 7.9

This principle can be implemented by the following actions:

- Invite community comment on works which require local, state, or Commonwealth approval.
- Utilise the Woolmers website to disseminate relevant information to the community.
- Continue to encourage members of the local community to take an active role in the management of Woolmers either by volunteering or otherwise supporting the place, e.g., the 'Friends of Woolmers' program.

Timeframe & milestones – Community comment when and as proposals are required by local, State, and Commonwealth authorities to be advertised. Consider exhibition of this CMP on the Woolmers website for comment. Ongoing promotion of volunteer opportunities at Woolmers in the local community. Monitoring to take place on an annual basis by recording number of community comments received on exhibitions and number of volunteers / tour guides involved.

Principle 6: Indigenous people are the primary source of information on the value of their heritage. The active participation of Indigenous people in identification, assessment and management is integral to the effective protection of Indigenous heritage values.

This principle is not applicable to Woolmers at the present time.

Principle 7: The management of National Heritage places should provide for regular monitoring, review and reporting on the conservation of National Heritage values.

This principle is addressed in the Management Plan as follows:

- Policy for regular review of the management plan in Section 7.10

This principle can be implemented by the following actions:

- Keep records and make reports to the Commonwealth on the condition of the National Heritage values of the place as required.

Timeframe & milestones – Annual reporting in accordance with requirements of National Heritage Listing. Review of Conservation Management Plan by end 2013.