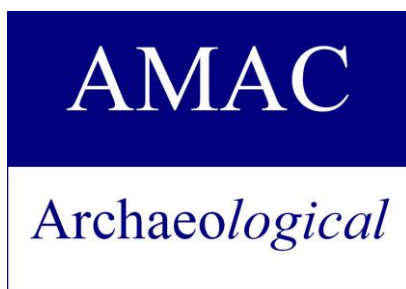


BASELINE ARCHAEOLOGICAL ASSESSMENT

**SHR00375
Closebourne House
Morpeth Road,
Morpeth**



**Prue Newton, Ivana Vetta, Jaki Baloh,
Martin Carney and Aman Kang**
Archaeological Management & Consulting Group

for
Lendlease

November 2019

Disclaimer

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Cover Image

1847 drawing of Closebourne House by Sophia Ives Campbell.
Dixson Galleries, State Library of New South Wales.
IE8637788

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EXECUTIVE SUMMARY

Historical Development

- Lieutenant Edward Charles Close constructed Closebourne House in 1829 for his family to occupy. The house formed a substantial construction phase which also included several outbuildings and cultivated paddocks which became a focal point of the estate.
- Close sold Closebourne House in 1849 to Bishop Tyrell (Diocese of Newcastle). The study site remained under the ownership of the Diocese throughout the remainder of the 19th and 20th centuries.

Summary of Archaeological Potential and Significance

Location	Date of construction	Archaeological Resource	Archaeological Potential	Significance
Closebourne House and cellar	1826 -1829	Underfloor deposits	Low - Moderate	Local - State
Closebourne Laundry	1850 -1890	Underfloor deposits, drainage and pipes	Low - Moderate	Local
Bishop Stretch Room	1917	Footings	High	Local
Tank	Unknown	Foundations / deposit	Moderate - High	Local - State
Timber cottage/ outbuilding	1830s -1840s	Underfloor deposits, footings, postholes	Low - Moderate	Local - State
Undocumented features	Early 19 th century	Wells, cesspits, yard deposits, rubbish pits, footings, postholes, surfaces	Unknown	State
Undocumented features	Mid-late 19 th century	Wells, cesspits, yard deposits, rubbish pits, footings, postholes, surfaces	Unknown	Local
Paths	1820s -1890s	Surfaces	Low - Moderate	Local
Garden Beds	1820s -1890s	Brick or stone lining, garden soils (palynological samples)	Unknown	Local
Undocumented features	1820s -1890s	Drainage, pits, wells, scatters	Unknown	Local

Proposed Development and Archaeological Heritage Impact

- Construct a new Aged Care Facility. Closebourne House, Laundry, Arkell House and former Gym/Chapel will be retained as part of the proposed works. Excavation for new buildings is required in some surrounding areas of Closebourne House.
- The study site has the potential for locally and State significant relics and if present, they may be impacted by the proposed development.

Recommendations

- An Archaeological Excavation Methodology guided by a Research Design should be prepared in order to manage and mitigate any potential impact posed by the development on the archaeological record of the site.
- The Archaeological Research Design and Excavation Methodology along with this current archaeological assessment will be necessary for the Section 60 Permit application required for the proposed development.

GLOSSARY AND ABBREVIATIONS

The following definition of terms have mostly derived from the glossary provided in Heritage Office Department of Urban Affairs and Planning (1996) *Archaeological Assessments*.

Term	Definition
AMAC	Archaeological Management and Consulting Group
AMP	Archaeological Management Plan
AZP	Archaeological Zoning Plan
Archaeological feature	Any physical evidence of past human activity. Archaeological features include buildings, works, relics, structures, foundations, deposits, cultural landscapes and shipwrecks. On archaeological excavations the term 'feature' may be used in a specific sense to refer to any item that is not a structure, a layer or an artefact (for example, a post hole).
Artefacts	An object produced by human activity. In historical archaeology the term usually refers to small object contained within occupation deposits. The term may encompass food or plant remains and ecological features (for example, pollen).
CMP	Conservation Management Plan
Conservation	The processes of looking after a place so as to retain its heritage significance.
Contact sites	Sites which are associated with interaction between Aboriginal and non-Aboriginal people.
DCP	Development Control Plan
DP	Deposited Plan
DPIE	Department of Planning, Industry and Environment (Formerly known as the Office of Environment and Heritage)
Heritage, DPC	Heritage, Department of Primary and Cabinet (formerly known as the Heritage Division)
Historical Archaeology	The study of the human past using both material evidence and documentary sources. In Australia 'historical archaeology' excludes Aboriginal archaeology prior to non-indigenous occupation but may include 'contact' sites.
LEP	Local Environment Plan
LGA	Local Government Area
LTO	Land Titles Office
NPW Act	National Parks and Wildlife Act 1974
Post-contact	A term used to refer to study archaeological sites dating after European occupation in 1788.
Relic	Defined by the NSW Heritage Act (see Section 1.5.3) as: "any deposit, artefact, object or material evidence that: (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and (b) is of State or local heritage significance"
S57	Refers to definition of Section 57 in the NSW Heritage Act 1977
S60	Refers to definition of Section 60 in the NSW Heritage Act 1977
S139	Refers to definition of Section 139 in the NSW Heritage Act 1977
S140	Refers to definition of Section 140 in the NSW Heritage Act 1977
SOHI	Statement of Heritage Impact
SHI	State Heritage Inventory
SHR	State Heritage Register
Work	Archaeological material related to road and rail infrastructure which is not considered a relic in terms of the NSW Heritage Act 1977, though may retain archaeological significance independent of the statutory definitions. The interpretation of a 'work' has been defined in consultation with the Heritage Division

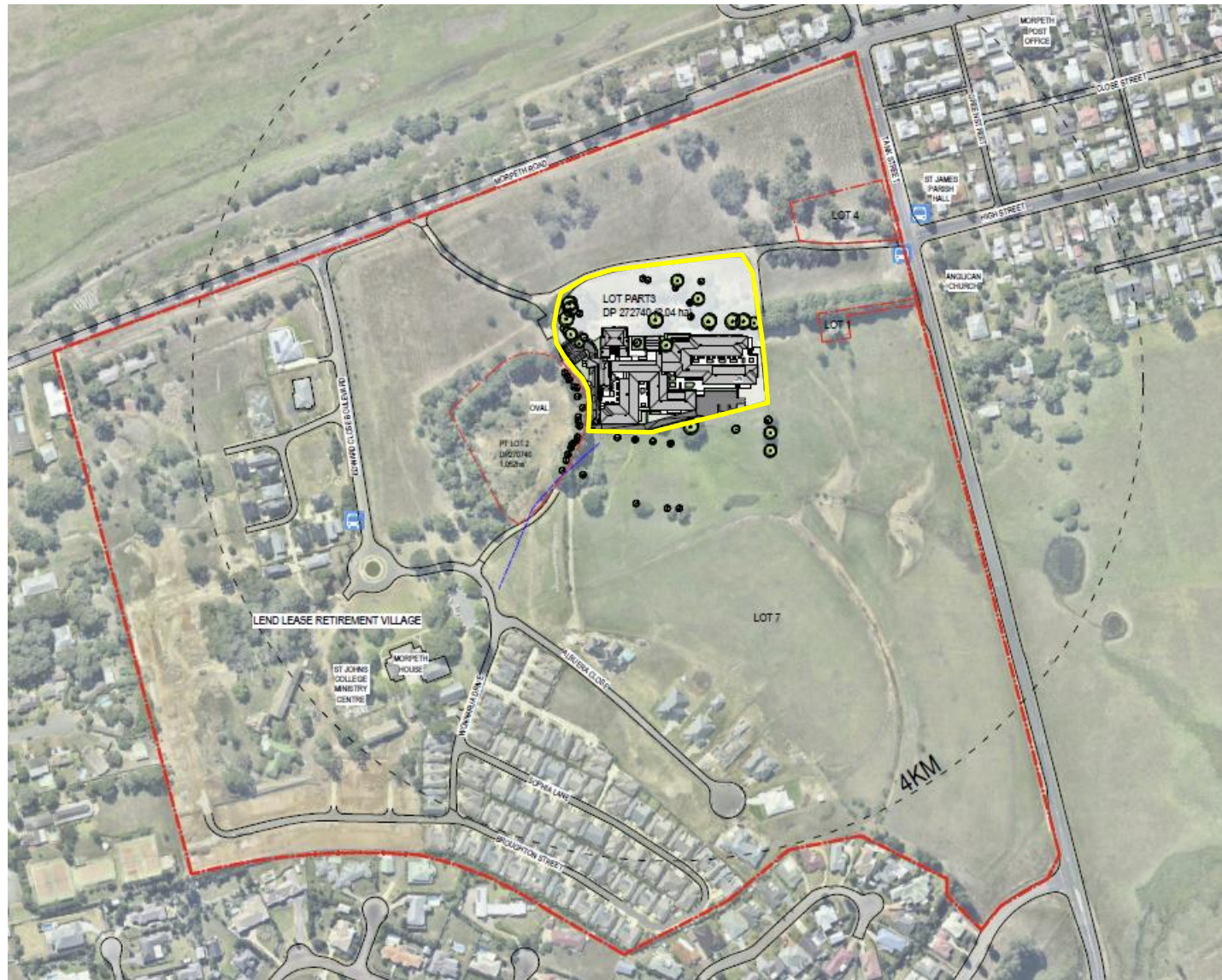


Figure 1.1 Closebourne House showing study site boundary (yellow) and wider Closebourne Estate boundary (red)

Jackson Teece, 253824-MO-A-000-01, 29/11/17



Figure 1.2 Closebourne Estate as of July 2019
Near Maps (2019) courtesy of City Plan Heritage.



Figure 1.3 Closebourne House and current study site (yellow).
Six Maps Online, NSW Land Registry Services, accessed 15/8/19.

Heritage Council of New South Wales



State Heritage Register - SHR 00375 Plan 880
 Morpeth House, Closebourne House, Adjoining Chapels and
 Diocesan Registry Group
 Morpeth Road, Morpeth
 Gazetted Date: 2 April 1999
 0 50 100 150 200 Meters
 Scale: 1:3,600 @A3
 Datum/Projection: GCS GDA 1994



Legend

- SHR Curtilage
- Land Parcels
- Railways
- Roads
- LGAs
- Suburbs

Figure 1.4 Closebourne Estate wider site listing on the State Heritage Register: Item 00375.
 NSW Department of Planning, Industry and Environment, Plan 880.

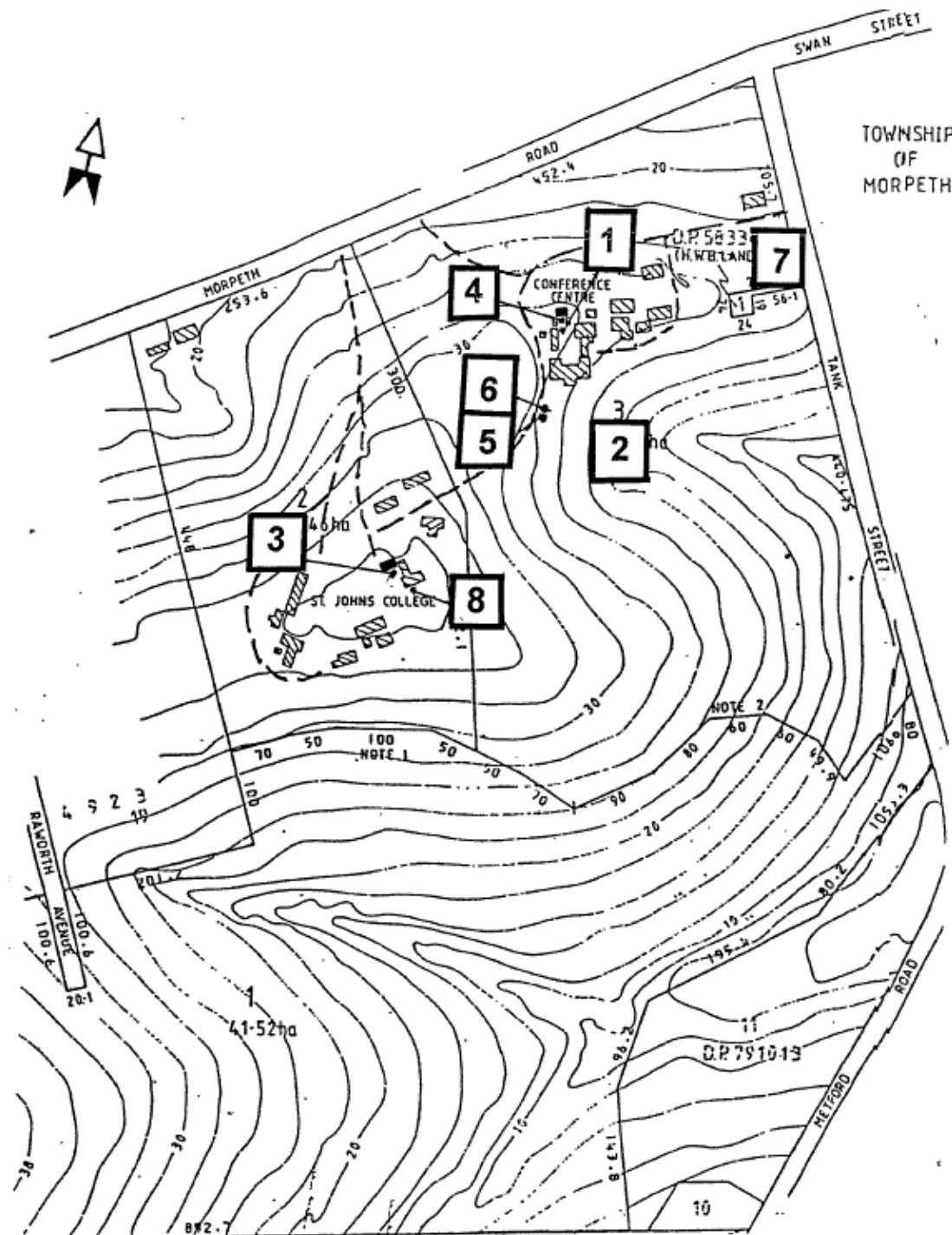


Figure 1.5 Location of archaeological sites as identified by 1998 survey.
Thorp for EJE Town Planning (1998) 27

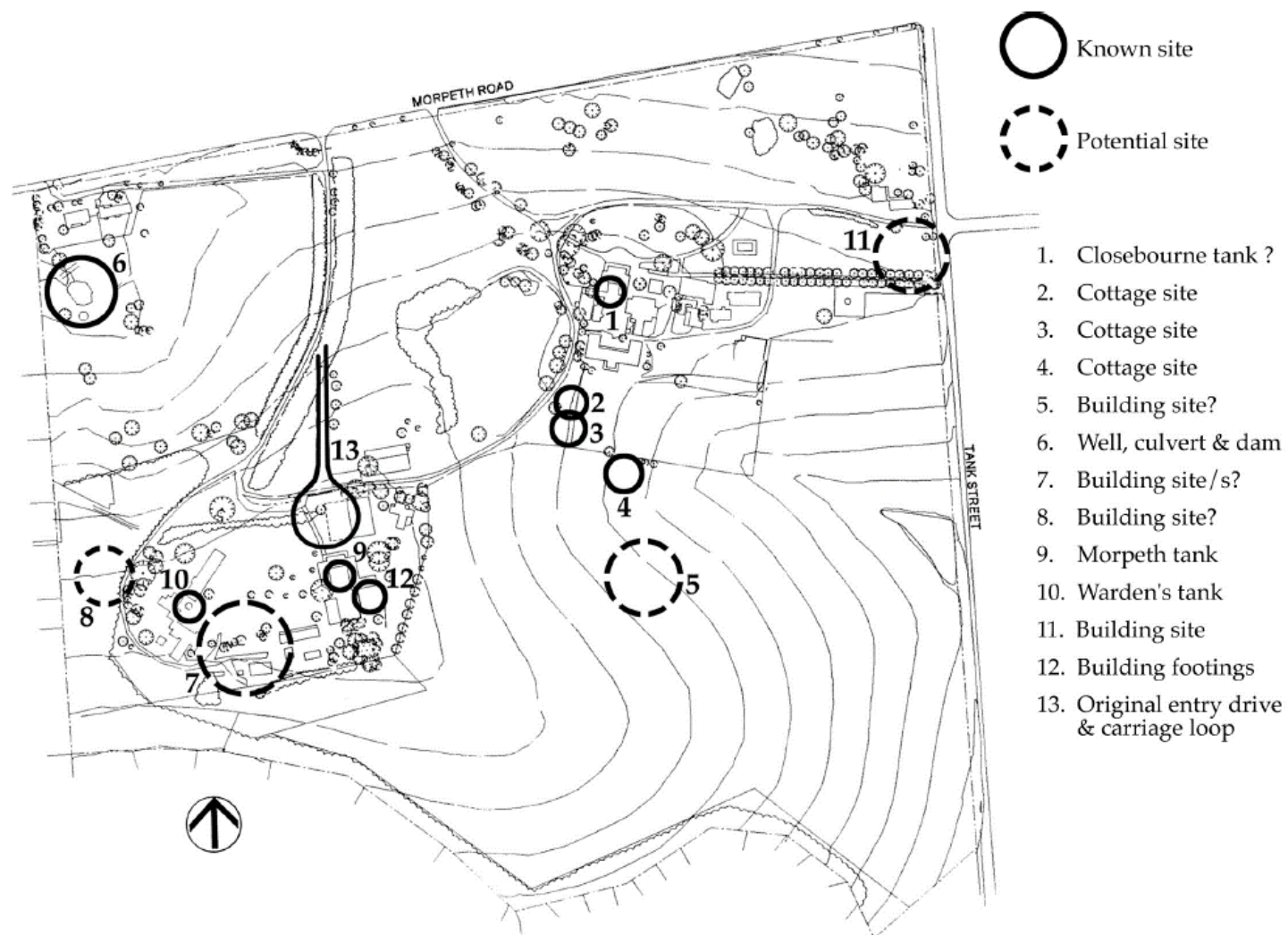


Figure 1.6 Extract from 2005 CMP: Known and Potential Archaeological Resources – Morpeth House and St John's College Site.
 Note: This plan appears to reproduce and expand upon the ground survey established by Thorp in 1998.
 Design 5 Architects Pty Ltd (August 2005) p. 127

1.0 INTRODUCTION

1.1 BACKGROUND

Lendlease has commissioned the Archaeological Management and Consulting Group to prepare a Baseline Archaeological Assessment for the proposed renovation of Closebourne House and redevelopment of the surrounding grounds.

The report conforms to Heritage Office Guidelines for Archaeological Assessment.¹

1.2 STUDY AREA

The study site is that piece of land described as part of Lot 3 of the NSW Land Registry Services Deposited Plan 272740, also known by the street address 367 Morpeth Road, Morpeth, in the Parish of Alnwick, County of Northumberland.

1.3 SCOPE

A Baseline Archaeological Assessment is a desktop study which outlines legislative requirements of the site, discusses the historical development of the site, assesses the archaeological potential, significance and determines if the proposed development will impact on any known archaeological relics, including overlays and mapping. The report also provides recommendations as to whether archaeological excavation (test excavation, monitoring or open area excavation) will be required at the study site and also provide information as to any relevant permits to be applied for in accordance with the NSW Heritage Act 1977 (if required).

This report does not consider the potential Aboriginal archaeology of the study site (subject to a separate assessment). However, any Aboriginal sites and objects are protected by the National Parks and Wildlife Act (see Section 1.5.2).

The heritage value of the structures currently standing on the study site is not assessed as part of this report. The discovery of unknown and unassessed remains will require additional assessment.

1.4 AUTHOR IDENTIFICATION

This report was researched and written by Prue Newton, Ivana Vetta, Martin Carney and Aman Kang. Site inspection was conducted by Benjamin Streat. The report was reviewed by Jaki Baloh and Martin Carney.

The main research collections used were the State Records of New South Wales, NSW Land and Property Information, State Library of New South Wales and the National Library of Australia Trove online collection.

¹ Heritage Office and Department of Urban Affairs and Planning (1996).

1.5 STATUTORY CONTROLS AND HERITAGE STUDIES

1.5.1 NSW Heritage Act 1977 (as amended)

The NSW Heritage Act 1977 affords automatic statutory protection to relics that form archaeological deposits or part thereof. The Act defines relics as:

Relic means any deposit, artefact, object or material evidence that:

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- (b) is of State or local heritage significance

Sections 139 to 145 of the Act prevent the excavation or disturbance of land for the purpose of discovering, exposing or moving a relic, except by a qualified archaeologist to whom an excavation permit has been issued by the Heritage Council of NSW.

1.5.2 National Parks and Wildlife Act (1974)

The *National Parks and Wildlife Act 1974* (as amended) affords protection to all Aboriginal objects and is governed by the NSW Office of Environment and Heritage. These objects are defined as:

any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.²

It is an offence to destroy Aboriginal objects or places without the consent of the Director-General.³ Section 86 discusses 'Harming or desecration of Aboriginal objects and Aboriginal places':

- (1) A person must not harm or desecrate an object that the person knows is an Aboriginal object. Maximum penalty:
 - (a) in the case of an individual-2,500 penalty units or imprisonment for 1 year, or both, or (in circumstances of aggravation) 5,000 penalty units or imprisonment for 2 years, or both, or
 - (b) in the case of a corporation-10,000 penalty units.
- (2) A person must not harm an Aboriginal object. Maximum penalty:
 - (a) in the case of an individual-500 penalty units or (in circumstances of aggravation) 1,000 penalty units, or
 - (b) in the case of a corporation-2,000 penalty units.
- (3) For the purposes of this section, "circumstances of aggravation" are:
 - (a) that the offence was committed in the course of carrying out a commercial activity, or
 - (b) that the offence was the second or subsequent occasion on which the offender was convicted of an offence under this section.

This subsection does not apply unless the circumstances of aggravation were identified in the court attendance notice or summons for the offence.
- (4) A person must not harm or desecrate an Aboriginal place.
Maximum penalty:
 - (a) in the case of an individual-5,000 penalty units or imprisonment for 2 years, or both, or
 - (b) in the case of a corporation-10,000 penalty units.
- (5) The offences under subsections (2) and (4) are offences of strict liability and the defence of honest and reasonable mistake of fact applies.

² Part 1 Section 5, National Parks and Wildlife Act 1974.

³ Part 6 Section 90 (1) National Parks and Wildlife Act 1974.

- (6) Subsections (1) and (2) do not apply with respect to an Aboriginal object that is dealt with in accordance with section 85A.
- (7) A single prosecution for an offence under subsection (1) or (2) may relate to a single Aboriginal object or a group of Aboriginal objects.
- (8) If, in proceedings for an offence under subsection (1), the court is satisfied that, at the time the accused harmed the Aboriginal object concerned, the accused did not know that the object was an Aboriginal object, the court may find an offence proved under subsection (2).⁴

1.5.2.1 Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW

In October 2010 DECCW (now the Office of Environment and Heritage) introduced the “Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW”.⁵ This code of conduct was released in response to changes in the NPW Act which now states “A person must not harm or desecrate an object that the person knows is an Aboriginal object” or that “A person must not harm or desecrate an Aboriginal place” (NPW Act, Amendment 2010). Individuals or organisations who are contemplating undertaking activities which could harm Aboriginal objects should consult this code or engage the services of an appropriately qualified archaeological consultant to carry out a Due Diligence study on any proposed development.

This code provides a process whereby a reasonable determination can be made as to whether or not Aboriginal objects will be harmed by an activity, whether further investigation is warranted, and whether the activity requires an Aboriginal Heritage Impact Permit (AHIP) application.

If through this or any other process which meets the standards of this code, such as the commission of an Environmental Impact Assessment, one has already taken reasonable steps to identify Aboriginal objects in an area subject to a proposed activity. Subsequently if it is already known that Aboriginal objects will be harmed, or are likely to be harmed by an activity, then an application should be made for an AHIP.

1.5.3 State Heritage Register and State Heritage Inventory

The NSW State Heritage Register and State Heritage Inventory are lists which contain which contains places, items and areas of heritage value to New South Wales. These places are protected under the New South Wales Heritage Act 1977.

The site is listed on the NSW State Heritage Register as part of Item 00375 – Morpeth House, Closebourne House, Adjoining Chapels and Diocesan Registry Group. Refer to Appendix 8.3 for a complete copy of the heritage listing.

1.5.4 National Heritage List

The National Heritage List is a list which contains places, items and areas of outstanding heritage value to Australia. This can include places and areas overseas as well as items of Aboriginal significance and origin. These places are protected under the Australian Government's EPBC Act.

The study site is not listed on the National Heritage List.

⁴ Part 6 Section 86, National Parks and Wildlife Act 1974.

⁵ Office of Environment and Heritage,
<http://www.environment.nsw.gov.au/resources/cultureheritage/ddcop/10798ddcop.pdf>

1.5.5 Commonwealth Heritage List

The Commonwealth Heritage List can include natural, Indigenous and historic places of value to the nation. Items on this list are under Commonwealth ownership or control and as such are identified, protected and managed by the federal government.

The study site is not listed on the Commonwealth Heritage List.

1.5.6 Maitland Local Environment Plan 2011

The current Local Environment Plan for the Maitland region came into effect in 2011. Heritage Conservation is discussed in Part 5; Section 5.10. The following section highlights the archaeological considerations of a site in relation to developments:

7) Archaeological sites

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

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

Schedule 5 of this plan lists Items of Environmental Heritage with heritage items listed in Part 1, Heritage Conservation areas listed in Part 2 and Archaeological Sites listed in Part 3. The study site is included as part of the wider Closebourne Estate State Heritage Item (I201, I202, I203, I204) within the Local Environment Plan.

1.6 PREVIOUS HERITAGE STUDIES AND ARCHAEOLOGICAL ASSESSMENTS

The following provides a summary of several assessments and management plans which have been previously commissioned for the study site. The summaries below include studies which specifically include Closebourne House; any past studies discussing Morpeth House and surrounding grounds have been omitted here as it is not considered relevant.

Several archaeological assessments, test excavation and monitoring programs have occurred over the past few years on the wider grounds surrounding Morpeth House, on the western side of the estate. To date, no archaeological investigations are known to have occurred at Closebourne House or surrounding grounds. For reference, all archaeological assessments and permit applications for recent works at Morpeth House and surrounding grounds have been included in the bibliography of this report (Section 7.0).

1.6.1 Wendy Thorp (1998) Archaeological Assessment – St John's Centre of Ministry, Morpeth, for EJE Planning

Wendy Thorp completed an Archaeological Assessment for St John's Centre of Ministry, in 1998, on behalf of EJE Town Planning. The assessment was conducted in response to Heritage Office of New South Wales request for information to complement the policies presented in the CMP at the time (EJE Town Planning, Conservation Management Plan and Draft Development Control Plan St John's Centre of Ministry Morpeth, 1998) and the Statement of Environmental Effects (EJE

Town Planning, 1998). It is understood the 1999 CMP by EJE Town Planning was never endorsed by the Heritage Office. The Archaeological Assessment identified potential archaeological resources and significance to make management recommendations. The study area included both Closebourne House and the Morpeth House buildings which were converted for use by the College Council in 1925 for St John's College. Thorp's report was the first archaeological assessment that covered the current study site and it identified nine historical occupation phases:

1. The pre-settlement environment
2. Closebourne House: Edward Charles Close, 1827-1849
3. Morpeth House: The Close family, their tenants and Mr John Eales, 1856-1925
4. Bishops court: The Bishops of Newcastle, 1849-1912
5. The Church Group
6. St Albans Boys' Home, 1922-1942
7. The Broughton Boys' Grammar School, 1942-1959
8. St Johns College, 1925-1998
9. Diocesan Conference Centre, 1960-1998.⁶

Thorp discussed the site's high cultural significance as an archaeological resource for its scientific and research values and long-term occupation. Thorp suggested that potential data may provide information regarding the development of different portions of the site along with services which supported "the residential and institutional needs of both Closebourne and Morpeth House".⁷ The archaeological record is also perceived to provide environmental information and specific cultural material demonstrating targeted development of the site.⁸

Thorp recommended an application to the Heritage Council of New South Wales for an excavation permit prior to any development works on site.⁹ This is consistent with statutory requirements for a State Heritage Register site.

1.6.2 Design 5 – Architects (August 2005) Conservation Management Plan– Morpeth House and St John's College, Morpeth, for Dobler Consultants Pty Ltd.

Design 5 Architects Pty Ltd published a CMP for Closebourne Estate on behalf of Dobler Consulting and the Anglican Diocese of Newcastle in August 2005.¹⁰ That CMP established eight precincts within Closebourne Estate and reproduced Thorp's 1998 Archaeological Assessment (Section 1.6.1). Design 5 Architects Pty Ltd utilised the existing documentation from the 1998 and 1999 studies to produce their 2005 CMP. Design 5 also conducted a fabric survey of Closebourne Estate in 2004 which noted a few standing structures at the time the plan was completed (for example, Morpeth Road Cottages c.1960-1964) and potential archaeological sites.

1.6.3 City Plan Heritage (in progress) Conservation Management Plan

City Plan Heritage have been commissioned by Lendlease to review and provide an updated Conservation Management Plan (CMP). This document is currently in progress. The aim of the CMP is to identify and summarise the archaeological

⁶ Thorp (1998), p. 2.

⁷ Thorp (1998), p. 4.

⁸ Thorp (1998), p. 5.

⁹ Thorp (1998), p. 5.

¹⁰ Design 5 Architects Pty Ltd (August 2005).

potential and significance of the Closebourne Estate Precincts and provide recommendations for its archaeological management and conservation. AMAC Group have also been commissioned to provide an updated archaeological assessment of Closebourne Estate for inclusion in the revised CMP.

1.7 ACKNOWLEDGMENTS

Numa Miller of Lendlease for all his assistance during the reporting process.

2.0 SITE HISTORY

2.1 PRE-EUROPEAN

Morpeth is located in the north east of the broader Maitland area. Maitland as a region is historically associated with a few different Indigenous communities. However, those most likely to be culturally associated with the area now known as Morpeth are the Worrimiri from the north-east. The extensive rainforest, wetlands and open forest grasslands associated with the Hunter River in this area provided a vast array of food and other resources for the Worrimiri and nearby Awabakal and Wanaruah groups.¹¹ The headwater of the Hunter River is at Barrington Tops and it flows through the region, passing Morpeth and down onto Newcastle. It was a central part of the cultural landscape for these groups and has remained so. The river is referred to by some as the Coquun, which is a Koori name. All the rivers and landscape features of the region are known and identifiable by indigenous names which demonstrate the intimacy between the land, people and culture.¹²

Before the advent of European occupation, the banks of the Hunter River were walled with dense forest which spread onto the flood plains. The rich alluvial flood plains and red cedar in the area soon became a commodity and timber gangs from Newcastle were sent to fell the trees and clear the alluvial land for cultivation.¹³

2.2 SETTLEMENT HISTORY

Edward Charles Close arrived in New South Wales in August 1817 as a Lieutenant of the 48th Regiment in the British Army. Close was transferred to Newcastle as the Engineer of Public Works, having been responsible for improvements made to Newcastle Harbour during 1821-1822 and the construction of a fort and signal station on Beacon Hill which operated until 1857.¹⁴

Close was given land at the place originally named Green Hills on the Hunter River. The property was named *Illulaung* and it consisted of military grants totalling 2560 acres.¹⁵ The property adjoined the government reserve for the township of Morpeth at the head of navigation of the Hunter River.¹⁶ Although no settler was permitted to have more than one square mile of river frontage, *Illulaung* contained 18 miles of

¹¹ Maitland Region Landcare, 2003

<http://www.hunterriverexplorer.com.au/hunter>

[river.html?status=article&xcoord=108&ycoord=103&article=articles/help.html](http://www.hunterriverexplorer.com.au/hunterriver.html?status=article&xcoord=108&ycoord=103&article=articles/help.html), accessed June 2011

¹² Albrecht (2000) Rediscovering the Coquun: Towards an Environmental History of the Hunter River, Address given

at the River Forum 2000 at Wyndham Estate, Hunter River. Published at

<http://libguides.newcastle.edu.au/content.php?pid=94364&sid=749067> Accessed June 2011 p.1-2 (Lang 1834, 87)

Wood, W. A. (1972) Dawn in the Valley, Wentworth Books, Sydney, p. 44

¹³ Thorp, W. (1994) Maitland Heritage Survey Review Thematic History, Maitland Council, p. 10

<http://www.hunterriverexplorer.com.au/hunterriver>.

[html?status=article&xcoord=108&ycoord=103&article=articles/help.html](http://www.hunterriverexplorer.com.au/hunterriver.html?status=article&xcoord=108&ycoord=103&article=articles/help.html), accessed June 2011

Spencer, J., Fryers, K., Keating, D. and Brierly, G. (2004) Riverstyles® in the Upper Hunter Catchment, Macquarie University

¹⁴ Gray, N. Close, Edward Charles (1790–1866) Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/close-edward-charles-1905/text2255>, Accessed 26 November 2012

Mawson, Rev. R. (ed.) (1971) The Morpeth Story 1821-1971, Morpeth Progress Association, Morpeth

Elkin, A. P. (1937) Morpeth and I, Australian Medical Publishing Company, Sydney

¹⁵ Mawson, Rev. R. (ed.) (1971)

Elkin, A. P. (1937)

¹⁶ Gray, N. Close, Edward Charles (1790–1866) <http://adb.anu.edu.au/biography/close-edward-charles-1905/text2255>, Accessed 26 November 2012

land along the Hunter River.¹⁷ This meant that the grant occupied the site most appropriate for the establishment of a town and as a result the government at the time requested that he consider an exchange.¹⁸ However the parties could not agree on the compensation provided and the breakdown in negotiations meant that Close retained his grant. An agreement with the government was not reached in those days, therefore several later plans describe Morpeth as a “Private Town” (Figure 2.10).

Prior to the 1820s the region of Maitland and Morpeth was isolated and not officially available to settlers. The area was accessible only by the Hunter River, which was at the time a meandering 12 hour journey over a hundred kilometres and dependent upon two favourable tides.¹⁹ Despite this, during the 1820s there was a gradual shift away from a high proportion of convicts in the area towards a population of mainly free settlers. The official change came about quickly, as the land bounding the Hunter River was opened for settlement in December 1821.²⁰ Immediately after, the government ceased using Newcastle as a penal settlement, moving operations north to the more remote Port Macquarie area between 1822 and 1823.²¹

In order to live and work in the Hunter region, transport infrastructure was required to bridge the distance from Sydney and overcome the geographical limitations of the area. During the many years of its construction, the Great North Road was the principal means to access the Hunter Valley. However, steamship services began not long after its completion in the 1830s and took over as the primary means of travel. Despite this, the road from Morpeth via Singleton persevered for many years as an important access way to the northern portions of the state.²² The advent of the steamship is an important key to the development of the area as it brought about an economic boom to the Hunter Valley as ships could travel between Sydney and Morpeth in under twelve hours.²³ The regular and swift steamships that moored at Morpeth meant that goods could be shipped more efficiently to the north via this hub as opposed to the route over the Blue Mountains.²⁴ The importance of Morpeth and the steam ship service to the early development and success of the Hunter Valley is discussed by historian A. P. Elkin:

“Almost every new settler who sought his fortune in this vast area landed at Morpeth. Everything required from Sydney or abroad was first brought there, and every bale of wool and every sheepskin, every cask of tallow and every hide – everything in fact that was destined for export – had to be shipped first at Morpeth and later transhipped at Sydney if it were destined for a market abroad. Men and women, the gentry of old, going up to Sydney for business and

17 Hunter History Consultants Pty Ltd (2005) in Insite Heritage Pty Ltd (2005) Section 140 Permit Application, 154 Swan Street, Morpeth

Wood, W. A. (1972), p. 20

Lang, J.D. (1834) An Historical & Statistical Account of New South Wales Vol.II, 4th Edition, London, p. 236

18 Collinson Close, J. H. (1927) ‘Edward Charles Close, Pioneer of Morpeth, and “Father of the Hunter”’, Journal and Proceedings (Royal Australian Historical Society), vol 13, part 4, p 229
Australian, January 3, 1827

19 Archer, C. and Walsh, B. (2007), p. 17, 19

20 Archer, C. and Walsh, B. (2007), p. 4

21 Turner, J. (1997) Joseph Lycett: Governor Macquarie's Convict Artist. Newcastle: Hunter History Publications, p. 18

22 Thorp, W. (1994), p. 17-19

23 Archer, C. and Walsh, B. (2007), p. 30

24 AMAC Group (2012) Final Archaeological Report Maitland Hospital on behalf of Roads and Maritime Services, AMAC Group, Sydney, p. 10

pleasure took ship there, and those returning or coming north landed there – perhaps at Queen's Wharf.”²⁵

The availability of land and transport methods in the Hunter were important factors for Edward Close as they would facilitate the process of subdivision, sale and building leases of his estate, thus allowing the town of Morpeth to take shape on the banks of the Hunter River.²⁶ Some of the first sales of his property occurred as early as 1834 and coincided with the roads and steamship access to Morpeth (Figure 2.1). Despite this, two inn licences were issued as early as June 1832 for the *Illulaung Hotel* and *The Wheatsheaf*.²⁷

A plan of the town shortly after 1841 reveals a number of buildings erected between Robert Street and Tank Road. The town continued to grow and by 1850 a description of the area was as follows:

“...635 inhabitants, an Episcopalian church and parsonage, a Wesleyan Chapel, a ladies' school, two day schools, five inns, one steam mill, a soap and candle factory, five large stores, excellent shops, 37 stone and brick buildings, and about 117 dwellings; coal promises to be abundant at a very short distance from this river... The extensive wharf of the Hunter River Steam Navigation Company is here... A coal mine is in actual operation under the direction of Mr Close, jun., also the extensive steam flour mill of Mr John Portus. About two acres on the bank of the river are used as a Government wharf; an officer of the Custom house from Newcastle is stationed here.”²⁸

The port at Morpeth was very busy during this time as it catered to the agricultural region of the Hunter, particularly nearby Maitland.²⁹ Commodities such as coal, maize, wool, tallow, hides, hay and barley were shipped through Morpeth.³⁰ Rail infrastructure also ventured north to the Hunter Valley to facilitate and sustain growth in the area and a line to East Maitland opened in 1857, West Maitland in 1858 and Morpeth in 1864.³¹

Some governmental infrastructure and buildings were not established in Morpeth until the late 1860s. These buildings included Morpeth Court House, post office and telegraph station. The growth of Morpeth could be more accurately gauged by the increase in hotels; two before 1850 and seven in the 1860s.³² However during the 1870s, Morpeth was described with a dramatically different tone:

“...little township should have thriven but the proprietor wanted business tact and drove the trade to West Maitland. There is very little doubt that if the late E. C. Close had properly laid out his estate and sold every other allotment, and let the others upon a building lease, a fine revenue would now be enjoyed by his survivors...”³³

²⁵ Elkin, A. P. (1937) 11

²⁶ Jervis, J. (1953) 'The Hunter Valley', Royal Australian Historical Society, vol 39, part 3, p. 137

²⁷ Jervis, J. (1953), p.135

²⁸ W.H. Wells, A Geographical Dictionary or Gazetteer of the Australian Colonies, 1848, cited in A.P. Elkin, Morpeth and I, first published in Sydney, 1937. Facsimile published in 1979 by the Library of Australian History, p.157

²⁹ Jervis, J. (1953), p. 135

³⁰ Jervis, J. (1953), p. 138

³¹ Thorp (1994), p. 20

The Maitland Mercury & Hunter River General Advertiser Saturday 23 April 1864, p. 2

³² Jervis, J. (1953), p. 138

³³ Town and Country Journal, March 5, 1870

“... The town of Morpeth, for a long time almost stationary, seems to have reached a more promising point in its history...whereas there was a number of tenements empty and going to decay, dwelling houses are now in demand and as a result the untenanted buildings are now being renovated for occupation.”³⁴

The economic promise that the area had shown in the previous decades reached an anticlimax by the late 19th century, subsequently the expectations of many. At the same time, the surrounding areas of Maitland East, Maitland West and Newcastle were continuing their pattern of growth and eventually overshadowed Morpeth. This trend was bolstered by the 1889 rail link between Sydney and Newcastle which outperformed the steamships and river trade which Morpeth was reliant upon. Morpeth was finally subsumed into the City of Maitland in 1969.

2.2 ORIGINAL GRANT

2.2.1 Close family

Edward Charles Close was born on 12th March 1790 at Rangamati, Bengal but was educated in England and entered the army in 1808, serving as a Lieutenant in the 48th Regiment in the Peninsular War.³⁵ Upon his arrival in Australia, Close married Sophia Susannah Palmer in 1821.³⁶ They had four surviving children.³⁷

Close was given the crown grant for 1030 acres in 1823 in Morpeth, the town whom he is known to have founded (Figure 2.1)³⁸ The original grant was in the then known as *Illulaung* – ‘the place of green hills’ and this is where he established Closebourne House for his family.³⁹ In 1825, Close was appointed to the magistracy, but was later removed due to his approach to William Henry Moore’s investigation as to the shooting of four Aboriginals by mounted police.⁴⁰ Financial difficulties and political considerations caused Close to subdivide and sell off portions of his land grant to the east for the establishment of the Morpeth town centre. In 1840, 20 lots were sold followed by a further 100 closer to Closebourne House.⁴¹ In 1849 Close sold Closebourne House for £1600 to Bishop William Tyrell as a private sale.⁴² Close then built Morpeth House on the remaining portion of the estate, where his wife passed in 1856.⁴³

Close contributed to the township of Morpeth extensively. He had been appointed to the Legislative Council in 1829 and in 1836 he built a school where Protestant

³⁴Town and Country Journal, August 3, 1878

³⁵ Close, Edward Charles Australian Dictionary of Biography, <http://adb.anu.edu.au/biography/close-edward-charles-1905> accessed 18th September 2019

³⁶NSW Births, Deaths and Marriages (BDM)

<https://familyhistory.bdm.nsw.gov.au/lifelink/familyhistory/search/result?18> Registration number: 2802/1821 V18212802 3B

³⁷ Hunter (1999), p. 7.

³⁸ Hunter (1999), p. 11.

³⁹ Close, Edward Charles, ADB, <http://adb.anu.edu.au/biography/close-edward-charles-1905> accessed 18th September 2019.

Serial 18 Page130.

⁴⁰ Ibid

⁴¹ Hunter (1999), p. 13.

⁴² Hunter (1999), p. 14.

⁴³ Close, Edward Charles, ADB, <http://adb.anu.edu.au/biography/close-edward-charles-1905> accessed 18th September 2019

services were conducted regularly.⁴⁴ In 1837, Close covered the total cost for the construction of St James' Church of England, Morpeth as a fulfilment of a vow he made during the Peninsular War – if he survived the war, he would build a church as a thank-offering.⁴⁵ Edward Charles Close junior had laid the foundation stone of the church.⁴⁶ Close was also the first president of the Maitland Hospital, treasurer of the Maitland church funds, trustee of the savings bank and he was also warden of the district council from 1843-1852.⁴⁷ Close died in 1866.⁴⁸

2.3 SUBSEQUENT OWNERS AND OCCUPANTS

2.3.1 Bishops court and Diocesan administration of the Anglican Diocese of Newcastle, 1849 - 1912

Once purchased by Bishop Tyrell in 1849, Closebourne House was known as Bishops court, a colonial name for where the Bishop would reside.⁴⁹ As he was the first Bishop of Newcastle, Bishop Tyrell resided at Closebourne House until 1879.⁵⁰ Wendy Thorp notes that the population of Maitland and Morpeth was five times that of Newcastle in 1848.⁵¹ This meant that Closebourne House was a convenient location for Tyrell to conduct his parish duties by being closer to a large proportion of his followers.

From 1880-1886, Bishop Josiah Pearson resided after Bishop Tyrell. Pearson was made second Bishop of Newcastle in 1880 in St Paul's Cathedral, London.⁵² Due to poor health, Bishop Pearson returned to England in 1886 and during this time, Canon Selwyn occupied Bishops court as the Administrator of the Diocese until the selection of a new Bishop.⁵³

Reverend George Henry Stanton was made bishop in 1891 until his death in 1905.⁵⁴ Bishop Stanton's sister, Mrs Lard, travelled from England to be the housekeeper of Bishops court.⁵⁵ During his episcopate, Bishop Stanton invited men to live at Bishops court in order to read under his supervision to train as clergymen.⁵⁶ He conducted this in order to introduce the ideal of the Diocese training its own clergymen. Bishop John Stretch succeeded Bishop Stanton from 1906 – 1919.⁵⁷ By 1912, the Bishop's residency moved from Morpeth to Newcastle with the increasing development and growth of Newcastle.⁵⁸

3.3.2 St Alban's Boys' Home, 1922 – 1942

The immediate use of Closebourne House between 1912 – 1922 is unclear. However, in 1922 the Diocese decided to use Bishops court as a home for

44 Ibid

45 Ibid

46 Ibid

47 Ibid

48 NSW BDM, <https://familyhistory.bdm.nsw.gov.au/lifelink/familyhistory/search/result?3> accessed 18th September 2019 Registration number: 5128/1866

49 Design 5 Architects (2005), p. 91.

50 Ibid.

51 Hunter (1999), p. 5

52 Hunter (1999), p.15

53 Ibid

54 Ibid

55 The Maitland Mercury (26 November 1891) p. 4

56 Hunter (1999), p.16

57 Ibid

58 Ibid

disadvantaged children, called St Alban's Boys' Home, with 23 children taken into care and they attended Morpeth Public School⁵⁹ By 1922, 31 boys from the ages of 4 – 10 years were accommodated at the home, run by two sisters of the Community of the Holy Name of the Melbourne Diocesan Mission.⁶⁰

The Diocese of Newcastle considered selling some of the land in 1927. However, Bishop Burgmann urged the Diocese Council to not proceed as St John's College, the owners of adjacent Morpeth House, was interested in purchasing some land once funds were available.⁶¹ The sale is not recorded or known to have ever been completed.

2.3.3 The Broughton Boys Grammar School 1942 – 1959

The Broughton Boys Grammar School was moved to Closebourne House in 1942 after the St Alban's Boys' Home was moved to Murrundi.⁶² The school had moved from Rohallion, a grand home in Church Street, Newcastle.⁶³ The school closed in 1959 due to financial issues.⁶⁴

2.3.4 Diocesan Conference Centre

The Diocesan Conference Centre was opened upon the closure of the Broughton Boys Grammar School. In the first year of its opening, there were approximately sixteen conferences held and from 1962-1964 about thirty conferences were held in total.⁶⁵

The Diocese of Newcastle retained Closebourne House until its sale to Lendlease in 2009.

⁵⁹ Raymond Terrace Examiner and Lower Hunter and Port Stephens Advertiser (14 November 1929), p. 1.

⁶⁰ Hunter (1999), p. 17

⁶¹ Hunter (1999), p. 18

⁶² Hunter (1999), p. 21.

⁶³ Hunter (1999), p. 19

⁶⁴ Ibid.

⁶⁵ Hunter (1999), p. 23

Table 2.1 Land Title Information.

Date	Title Information	Reference
13 th June 1823	Crown Grant Edward Charles Close 1030 acres	Serial 18 Page 160
9 th November 1849	Conveyance From: Edward Charles Close To: Right Reverend William Tyrell (Diocesan Newcastle) 89 acres, 1 rood and 7 perches £2000	Bk 18 No. 70
2009	Conveyance From: Diocesan Newcastle To: Lendlease	Thorp (1998)

2.4 DEVELOPMENT

This section discusses the construction or demolition history of buildings or significant landscape features across the study site. This discussion lays the groundwork for Section 3.3 Archaeological Potential. To track the various buildings over time, two past studies from 1998 and 2005 have produced map series for the study site and assigned building numbers – the map series and building numbers were adopted by this study. Extracts from the 2005 map series, the building numbers and a description of the site's buildings are provided in Table 2.2.⁶⁶ However, the in-progress 2019 Archaeological Assessment for Closebourne Estate by AMAC Group found several numbers were repeated in the existing system. To give each historical building a unique identifier, AMAC Group added a capitalised alphabetical character.

2.4.1 Construction of Closebourne House and Close family occupation c.1827 - 1849

Situated atop a hill, Close's first housing estate was constructed in the late 1820s which faced the Hunter River and overlooked Morpeth. The Georgian-style colonial estate was built between 1827 - 1829 and Close's family occupied it continually as their home up until the 1849 sale (Figure 2.8, Figure 2.9, Figure 2.13, Figure 2.15- Figure 2.16).⁶⁷ The land itself possessed a long frontage to the river, with some of it comprising of alluvial flats with dense scrub and undergrowth, as well as lagoons and wetlands.⁶⁸ The earliest plan found to include the study site and the wider Closebourne Estate dates to approximately 1834 (Figure 2.1). Closebourne House is depicted on this plan as well as a couple of fence lines which may represent early paddocks. The 1834 plan does not show any other structures in the immediate vicinity to Closebourne House (Figure 2.1). This is also the case on an 1838 map from the Surveyor's General sketchbooks (Figure 2.3) which shows the area surrounding the study site as vacant land. Two rectangular outbuildings are marked to the rear of Closebourne House on the 1840 plan (Figure 2.4). The later 1849 plan

⁶⁶ Thorp (1998) and Design 5 Architects (2005)

⁶⁷ Hunter (1999), p. 3

⁶⁸ Ibid

labels the northernmost outbuilding as timber and the southernmost as brick (Figure 2.7).

The majority of early 19th century development at the Estate was in close quarters to Closebourne House. The house itself was a two storey structure made of stone sourced from a quarry on the estate and was equipped with servants' quarters, stable and a barn. The barn and servants quarters may form buildings 1b-D and 1a-A from the 1840 plan, though, only Building 1b-D falls within the current study site (Figure 2.4).⁶⁹ From at least 1834, Closebourne House also had a single enclosed paddock at the rear of its east wing (Figure 2.1). The 1834 plan indicates minor details such as the paddock boundary fence line and small animal enclosures (Figure 2.2; possible water sources at the rear of the paddocks on this plan are discussed in detail in Section 3.4.1 and highlighted on Figure 3.15). However, this early arrangement of the home paddocks changes by the 1840s. Both 1840s surveys of Morpeth show two or three paddocks demarcated at the rear of Closebourne House, extending to the west and approximately 5 acres in size. These were dubbed the 'home paddocks' by Thorp in the 1998 archaeological assessment and described thus:

*"precise plots behind the house... [for] cultivated areas, no doubt kitchen gardens and fruit trees which, in their placement, also conformed to the arcadian aesthetic. Together the house, its out-buildings and kitchen gardens formed a self-contained unit in a very large and open space."*⁷⁰

Though disused, the paddocks were evident in aerial photography from 1958 and a shadow of their southeast corner was still visible in the 2019 aerial (Figure 2.11 and Figure 1.2).

2.4.2 Bishopscourt and Diocesan administration of the Anglican Diocese of Newcastle c.1849 - 1912

During Bishop Tyrell's occupation, it appeared that Closebourne House was renovated and repaired though never extended or significantly altered. Repair and renovation works included re-roofing of the house, floor repairs and flooring replacement, painting, further indicative of the state of disrepair the house had fallen into.⁷¹ Bishop Tyrell was known to be an avid gardener and thus potentially introduced the property to new flowers, fruit trees and other flora.⁷² Bishop Stanton, occupant during the late 19th century, also planted Brush Box Avenue between Bishopscourt and St James Church.⁷³ After Bishop Stanton, Bishop John Stretch occupied Closebourne House and he had a room titled the 'Bishop Stretch Room' behind the house (later demolished in 1984).⁷⁴

Existing heritage reports note that a laundry was constructed during Tyrell's occupation though how its construction date is attributed remains unknown, not identified on any known maps or plans.⁷⁵ The exact date of the laundry, situated at

⁶⁹ Hunter (1999), p. 4

⁷⁰ Thorp (1998) p. 12

⁷¹ Ibid.

⁷² Hunter (1999), p. 3

⁷³ Ibid

⁷⁴ Ibid.

⁷⁵ Thorp notes the laundry as being constructed sometime during the 1880s or 1890s (1998, p. 3; 16) while Design 5 label the laundry on fabric survey plans as 1850s (2005, pp. 99-111) though in text note its as 1880s – 1890s (2005, p. 41; 74). Neither report provides a primary source as to where these dates were obtained.

the rear of Closebourne House and still standing (see Figure 2.18) is unclear, though broadly appears to date sometime between the 1850s and 1890s.⁷⁶

2.4.3 St Alban's Boys' Home c.1922 - 1942

Demand for places increased as the years progressed, which resulted in the construction of a verandah on Closebourne house to provide further accommodation and the installation of electricity.⁷⁷ A large room was built as a recreational space/gymnasium in 1929.⁷⁸

2.4.4 The Broughton Boys Grammar School c.1942 - 1959

The premises underwent numerous changes and additions including an oval and tennis courts (now replaced by a swimming pool).⁷⁹ The Registry (Arkell House) was built in 1946 using material from the Old Book Depot, originally built near St James Church earlier in the 19th century.⁸⁰ Other such extensions included an Assembly Hall, six classrooms, a new dormitory, a hobbies shed, general storage shed and a dining room extension.⁸¹ A large ploughing field and paddock were also added as part of a newly introduced agricultural course within the curriculum.⁸² In 1952, additions such as a bicycle shed, sick bay, staff block and garage were added. A 1958 aerial photograph shows that the majority of the site had very few trees, indicating sparse tree plantation at the time and further suggesting the use of the wider land for the agricultural course (Figure 2.11). The bike shed, staff block, and general storage shed no longer stand at present.⁸³

2.4.5 Diocesan Conference Centre c.1960 - 1998

Upon the closure of the school, the Diocese opened a conference centre and enlarged the school hall, as well as erecting three new timber buildings, namely the Belle Vue House, Cintra House and Tillimby House.⁸⁴ A toilet block was added and landscaping also took place to accommodate the thousands of visitors each year.⁸⁵

In the 1980s, numerous changes occurred. The previous additions and secondary structures that were added to the site (e.g. verandah enclosures and Bishop Stretch Room) were removed, Closebourne House was re-roofed and the cellar was dug out.⁸⁶ The cellar had exposed an ample storage area with numerous shelves and steps.⁸⁷ In 1982 at the rear of Closebourne House, Bishop Tyrell Lodge was erected to accommodate 52 people and the gymnasium was converted to a chapel with a garden laid down in 1990.⁸⁸ Prior to being a gymnasium, the building had been part of the stables of Closebourne House, then used as a boys dormitory during the St. Albans Boys' Home phase.⁸⁹ Two weatherboard cottages near the northern Tank Street frontage were also used for conference purposes with the eventual increase in attendees.⁹⁰

76 Design 5 Architects (2005), p. 40.

77 Design 5 Architects (2005), p. 91.

78 Design 5 Architects (2005), p. 92.

79 Ibid.

80 Ibid.

81 Ibid.

82 Ibid.

83 Design 5 Architects (2005), p. 41.

84 Thorp (1998), p. 25.

85 Ibid.

86 Design 5 Architects (2005), p. 92.

87 Thorp, (1998), p. 24

88 Ibid.

89 Thorp (1998), p. 25.

90 Thorp (1998), p. 23.

2.4.6 Subsequent Development: 2005-Onwards

Landscaping works presently seen today has been done by the church and local community since the 1960s. This was to reinstate native plantings on the site as well as retaining a number of mature trees from the early European occupation.

Lendlease acquired Closebourne Estate in 2009 from the Diocese of Newcastle with plans to redevelop the State Heritage listed site (SHR Item 00375) into a senior living retirement village and aged care facility. A masterplan outlining main aspects of site redevelopment was prepared in 2008 and in 2010, a heritage agreement was signed between the Heritage Division (on behalf of the Heritage Council of NSW) and Lendlease regarding ongoing restoration, adaptive reuse and maintenance of significant built heritage items across the site. This agreement ensured that a sinking fund managed through strata and subsidised by residential occupants would be established specifically to fund ongoing maintenance works of the standing heritage structures once the redevelopment is completed.

All works undertaken by Lendlease to date have been situated on the western half of the site and included restoration of Morpeth House, construction of villas, individual dwellings and farmlets in surrounding areas (Stages 1-7).


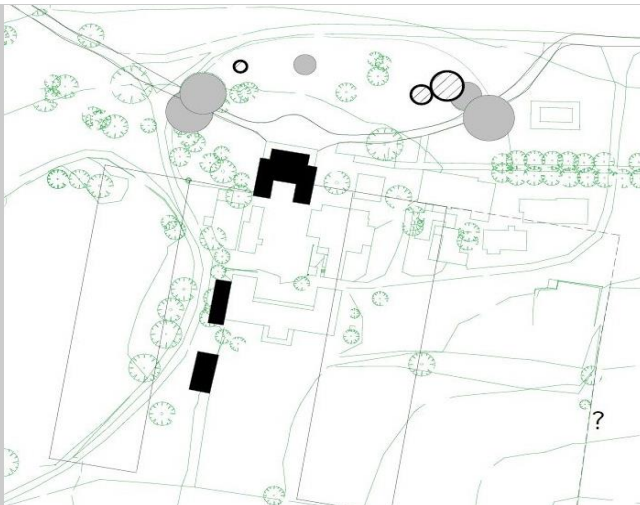
2.5 CONCLUSIONS OF HISTORIC RESEARCH

- Close was given land at the place originally named Green Hills on the Hunter River in 1823. The property was named *Illulaung* and it consisted of military grants totalling 2560 acres. Closebourne House was built on this grant for his family.
- In 1849 Close sold Closebourne House for £1600 to Bishop William Tyrell as a private sale, due to financial issues.
- Closebourne House was then known as Bishops court, a colonial name for where the Bishop would reside. Bishops court housed Bishop Tyrell as well as his successors up to 1912. By 1912, the Bishop's residency had moved from Morpeth to Newcastle.
- In 1922, the Diocese made the decision to use Closebourne House as the St Alban's Boys' Home up to 1942.
- From 1942-1959, the Broughton Boys Grammar School used the premises. This phase consisted of numerous additions to the site in order to accommodate the increasing number of students.
- Upon the Closure of the Broughton Boys Grammar School, the Diocesan Conference Centre was opened. Conference facilities required an update in order to cater for the large number of conference attendees. For this purpose, three new timber buildings – the Belle Vue House, Cintra House and Tillimby House were built.
- The 1980s saw previous additions such as the verandah enclosures and the Bishop Stretch Room being removed. Closebourne House was re-roofed and a cellar was dug out.
- Lendlease bought the property in 2009 for the development of a new mixed retirement village and aged care housing estate.

Table 2.2 Extracts: 2005 Conservation Management Plan Map Series for key structures within the Closebourne House study site.

Note that the in-progress 2019 Archaeological Assessment for Closebourne Estate by AMAC Group found that several building numbers were repeated in the 1998 and 2005 Map Series.⁹¹ To give each historical building a unique identifier, AMAC Group have added a capitalised alphabetical character.


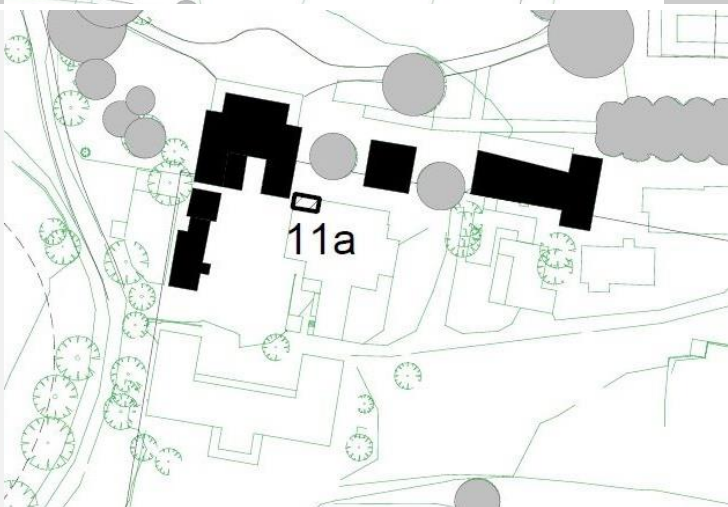
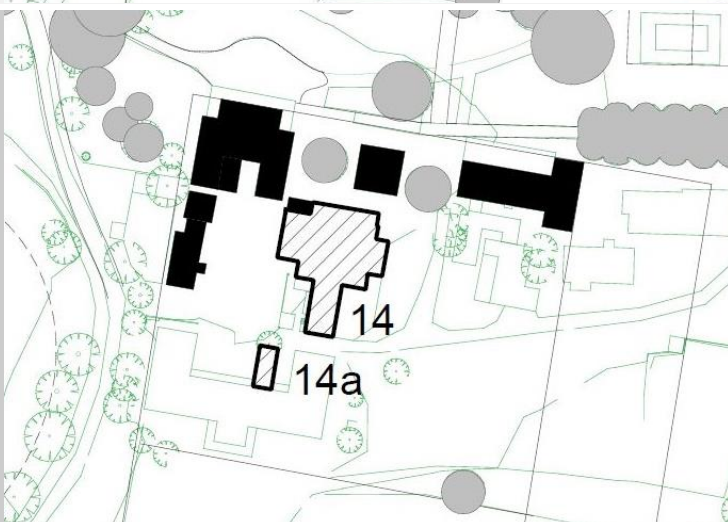
Maps taken from Design 5 Architects, August 2005, pp. 97-111.⁹²

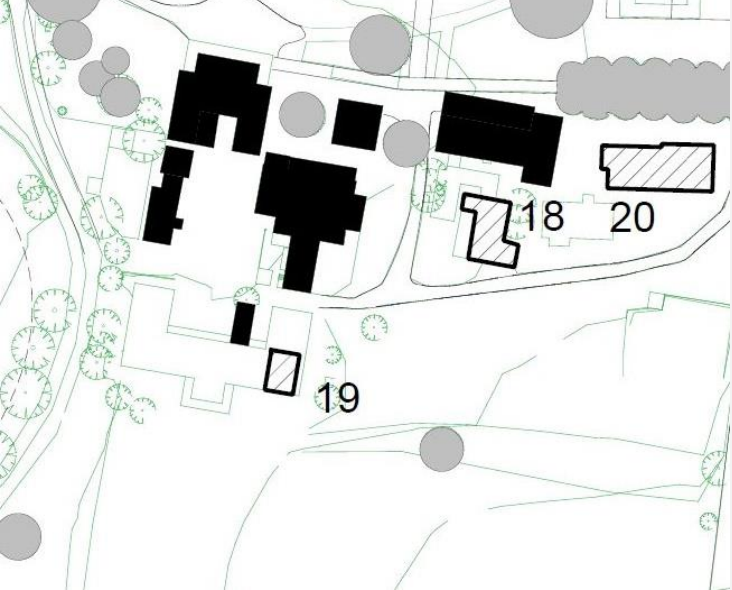


Date	Extract
1826-1840 1. Closebourne House 1826-29 1b-D. Timber Outbuilding c.1830-40 1a-A. Brick Outbuilding c.1830-40	 <p>This map extract shows the site layout for the period 1826-1840. Closebourne House is labeled '1' and is a large, irregularly shaped building. To its south are two rectangular outbuildings labeled '1a' and '1b'. The map includes surrounding fields, paths, and clusters of trees represented by green circles. The buildings are outlined in black, with '1a' and '1b' having additional internal lines.</p>
1840-1855	 <p>This map extract shows the site layout for the period 1840-1855. Closebourne House is labeled '1' and is a large, irregularly shaped building. To its south are two rectangular outbuildings labeled '1a' and '1b'. The map includes surrounding fields, paths, and clusters of trees represented by green circles. The buildings are outlined in black, with '1a' and '1b' having additional internal lines. A question mark '?' is visible in the bottom right corner of the map area.</p>

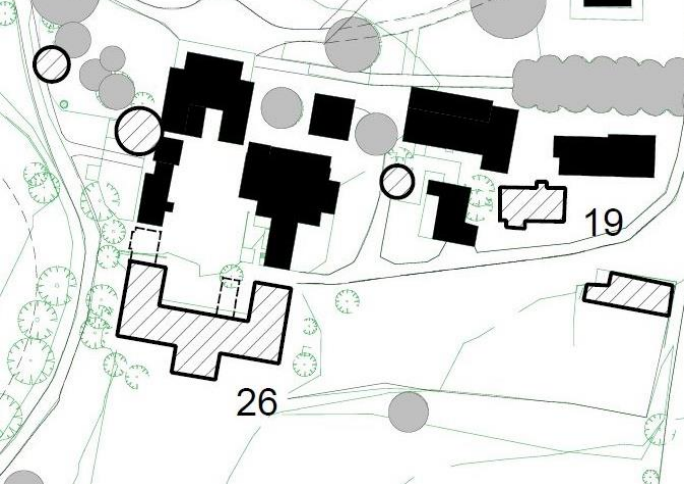
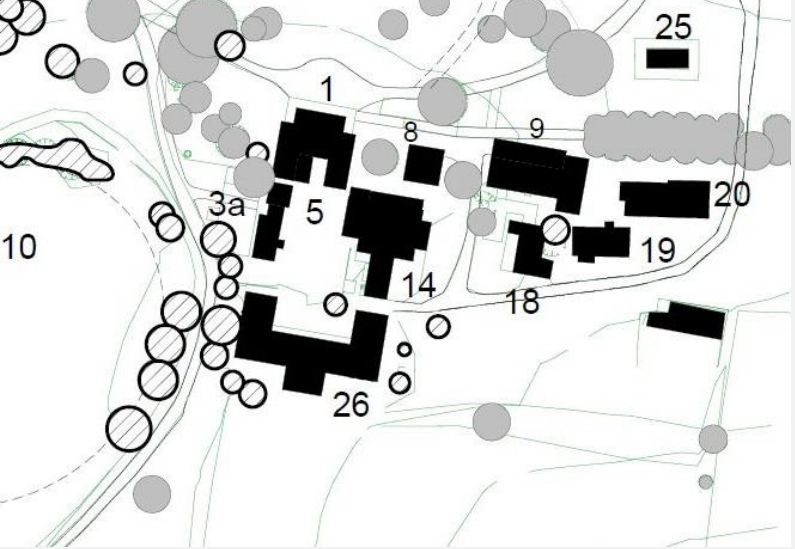
⁹¹ AMAC Group (2019) Closebourne Estate Archaeological Assessment, p. 37-39

⁹² This is based on the research conducted by Thorp in 1998. The historical documentation for the site is fragmentary and there may be other developments, structures and activities which are undocumented and have potentially left archaeological remains.

Date	Extract
<p>1855-1900</p> <p>3a. Closebourne Laundry (1850?)</p> <p>3b. Brushbox Avenue of Trees (c.1900)</p>	<p>This map extract shows the area around Closebourne House. A small rectangular building labeled '3a' is located near the house. To the right, a long, narrow area labeled '3b' is shown with a hatched pattern, representing the Brushbox Avenue of Trees. The map includes various features such as trees, paths, and other buildings.</p>
<p>1900-1930</p> <p>5. Stretch Room (1912) demolished 1983</p>	<p>This map extract shows the area around Closebourne House. A small rectangular building labeled '5' is located near the house, representing the Stretch Room. The map includes various features such as trees, paths, and other buildings.</p>
<p>1930-1941</p> <p>6. Gymnasium (1930)</p>	<p>This map extract shows the area around Closebourne House. A small rectangular building labeled '6' is located near the house, representing the Gymnasium. The map includes various features such as trees, paths, and other buildings.</p>

Date	Extract
<p>1941-1947</p> <p>8. The Registry (1946) - Canon-Wilson Building</p> <p>9. Closebourne Assembly Hall (1946)</p> <p>10. Oval (1947)</p>	
<p>1947-1950</p> <p>11a Timber Outbuilding (c.1950-55)</p>	
<p>1950-1959</p> <p>14. Dining Room/Kitchen (1955-?)</p> <p>14a. Outbuilding (c. 1950)</p>	

Date	Extract
<p>1960-1963</p> <p>18. Cintra House Workshop (1960)</p> <p>19. Timber Building (1960) Relocated as Belle Vue House between 1977 and 1982)</p> <p>20. Tillimby House (1960)</p>	
<p>1963-1967</p> <p>23a. unknown</p>	
<p>1967-1977</p> <p>25. Pool (c. 1970)</p>	

Date	Extract
<p>1977-1982</p> <p>19. Belle Vue House (1977-1982)</p> <p>26. Bishop Tyrell Lodge (1982)</p>	
<p>1982-2004 Standing structures:</p> <p>1. Closebourne House (1826-1829)</p> <p>3a. Closebourne Laundry (1850)</p> <p>5. Bishop Stretch Room (1917)</p> <p>8. The Registry (1946)</p> <p>9. Closebourne Assembly Hall (1946)</p> <p>10. Oval (1947)</p> <p>14. Dining Room/Kitchen (1858-1957)</p> <p>18. Cintra House Workshop (1960)</p> <p>19. Bellevue House (1960)</p> <p>20. Tillimby House (1960)</p> <p>25. Pool</p> <p>26. Bishop Tyrell Lodge (1982)</p>	

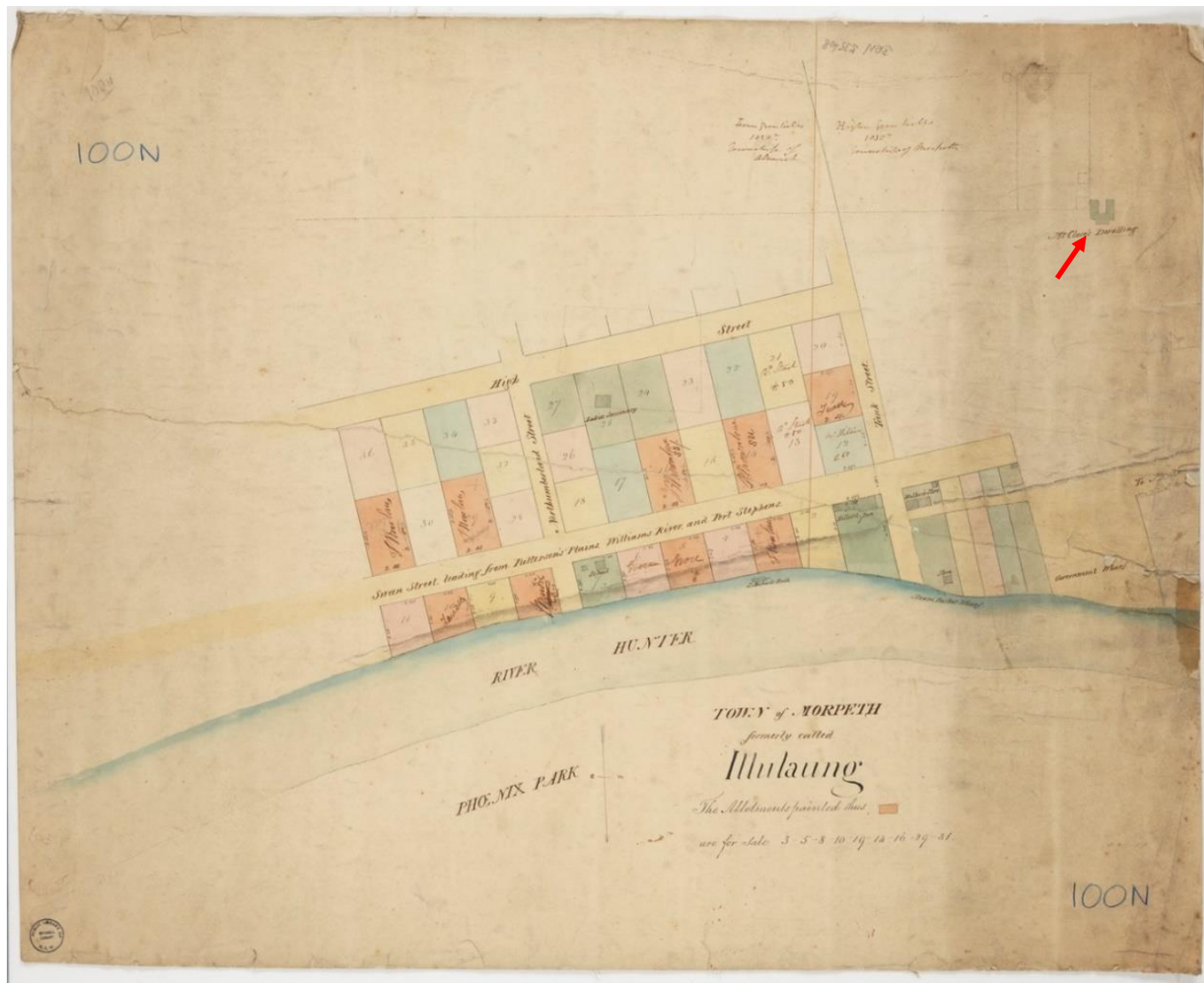


Figure 2.1 1834 plan showing 'Mr Close's Dwelling' Closebourne House (red arrow) and part of the Closebourne Estate. State Library of New South Wales, reference M Maps/0186.

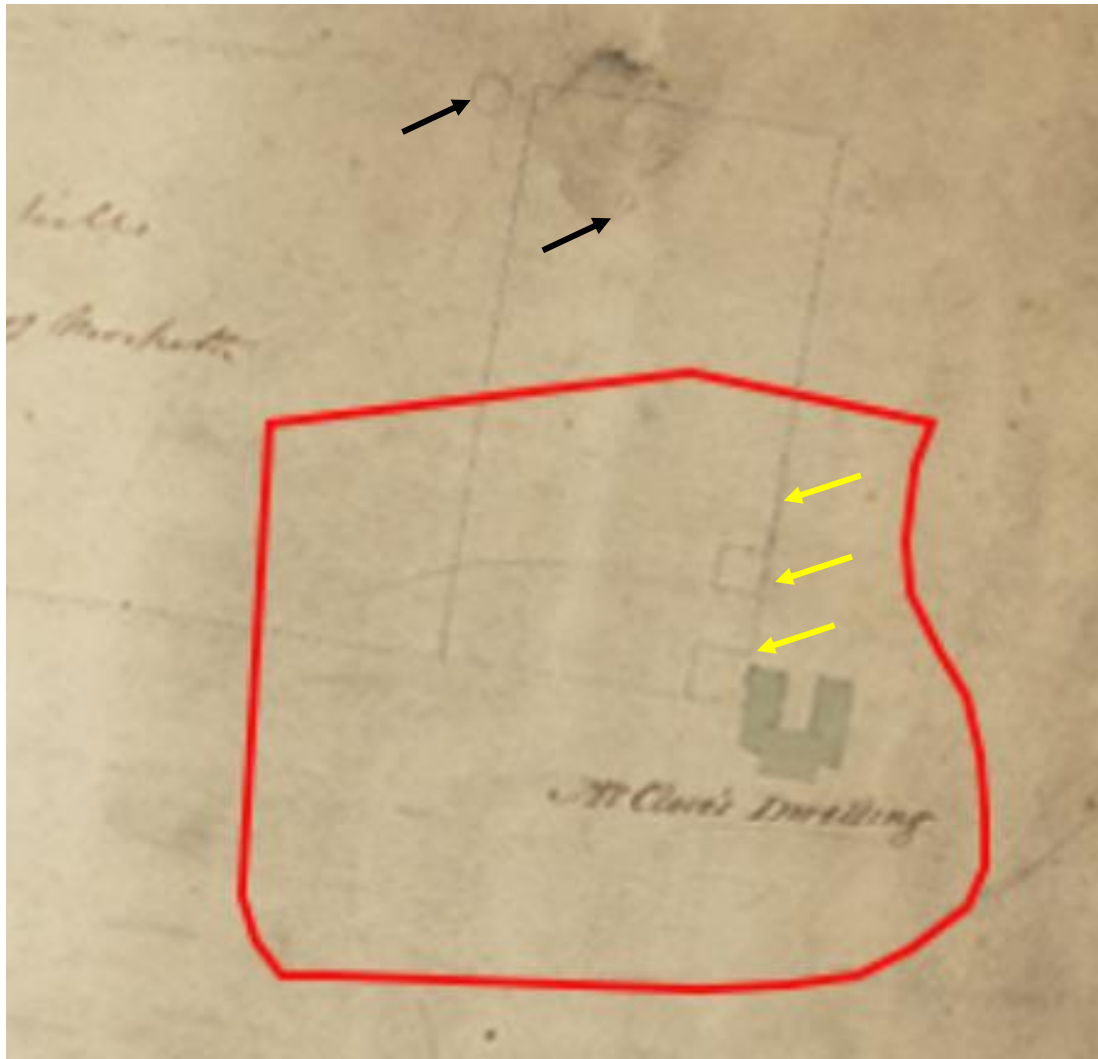


Figure 2.2 **Detail of Figure 2.1 with potential 1830s paddock features.**
Study site outlined in red. Black: (if not blemishes on the paper) these circles may represent above or in-ground cisterns, modified creek beds or wells;
Yellow: fence lines for paddocks or animal enclosures.
State Library of New South Wales, reference M Maps/0186.

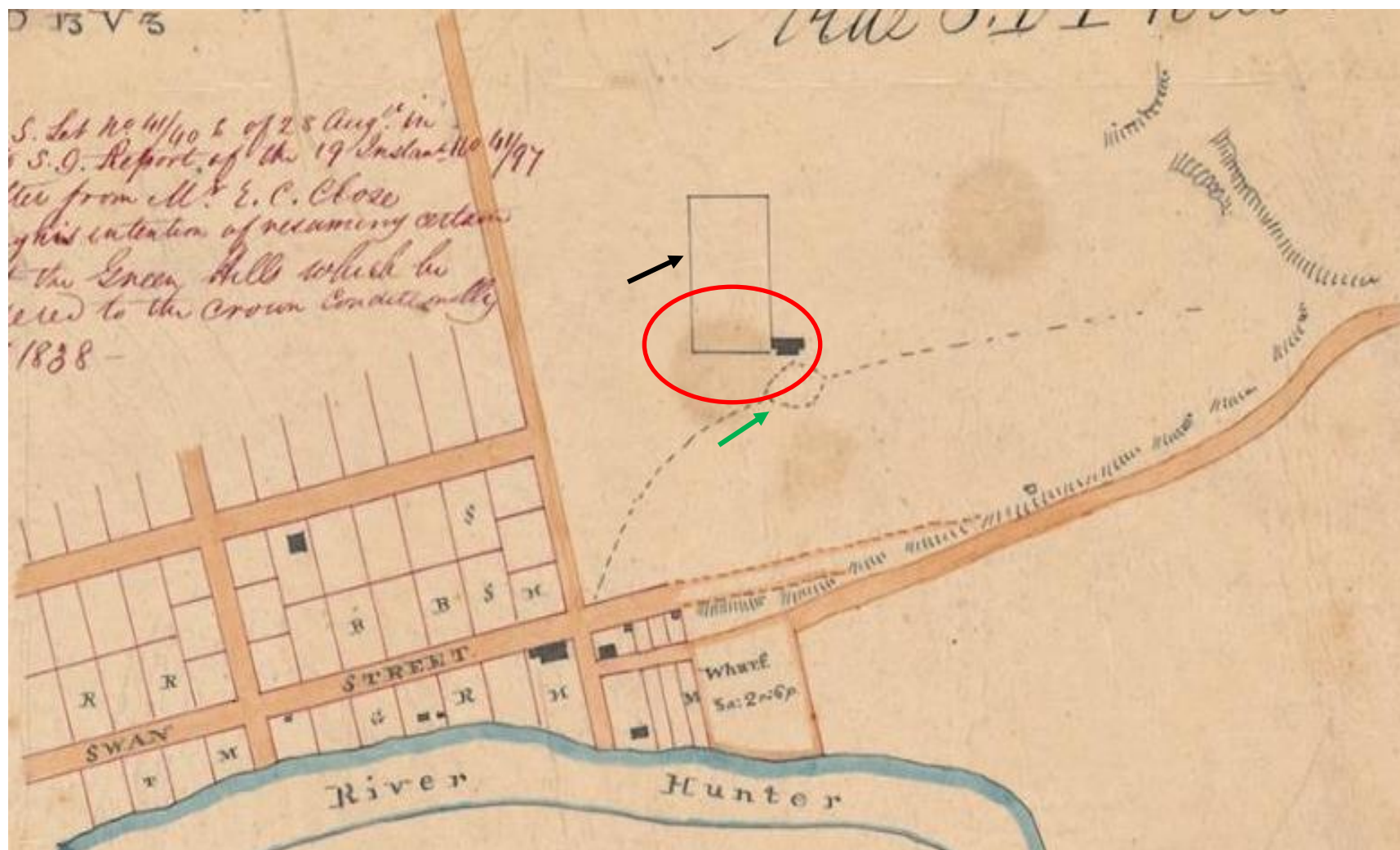


Figure 2.3 1838 plan showing part of the town of Morpeth and the northeast of Closebourne Estate. Approximate study site outlined in red; 1830s home paddocks in black; 1830s driveway in green. Surveyor General's Sketchbook 1838, Volume 3 Folio 13.



Figure 2.4 Excerpt from 1840 map of E.C Close's Morpeth property 'Closebourne Estate.'
Inset: Closebourne House, 1830s dam and possible driveway. Note that Morpeth House has not yet been built.
State Library of NSW, M Z/M2 811.25/184

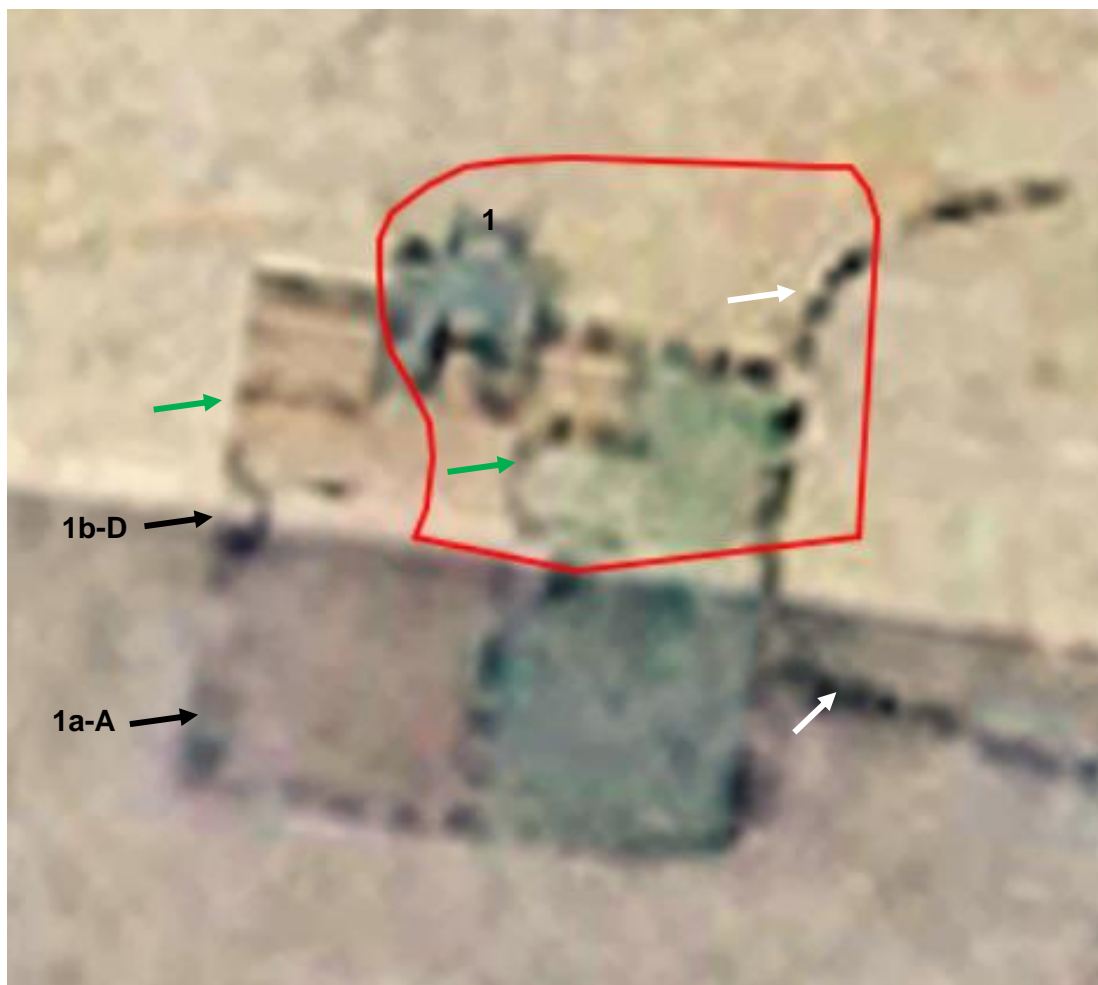


Figure 2.5 **Detail of Figure 2.4.**
Green: fence enclosures or retaining walls; Black: buildings; White: fences or driveways. AMAC Group (2019).

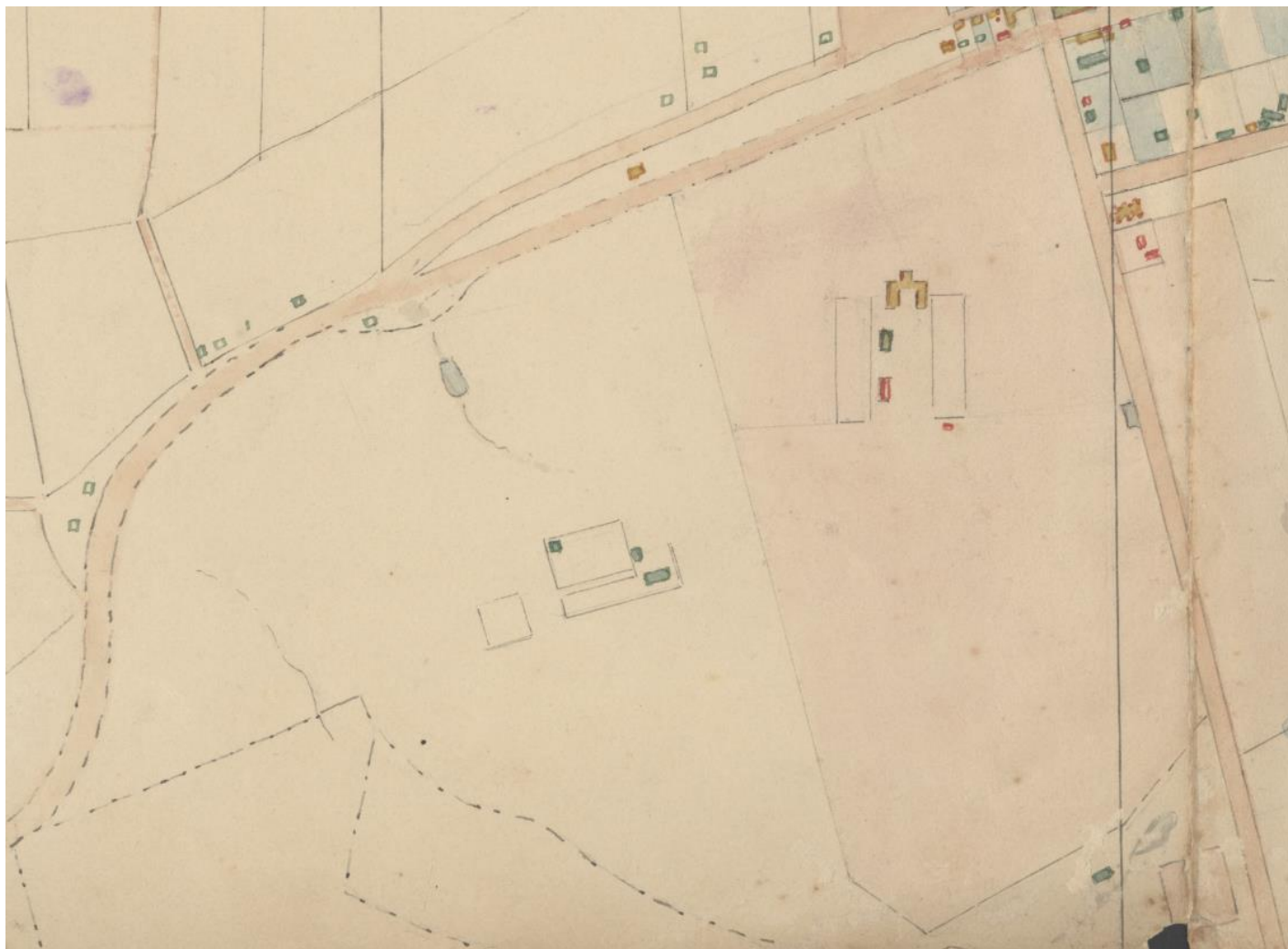


Figure 2.6 Detail of 1849 plan showing the entire Closebourne Estate
 Morpeth, June 22nd, 1849. Elkin Papers, A6022(iv) University of Newcastle's Cultural Collections.
 Key: Yellow= stone; Red= brick; Green = timber.

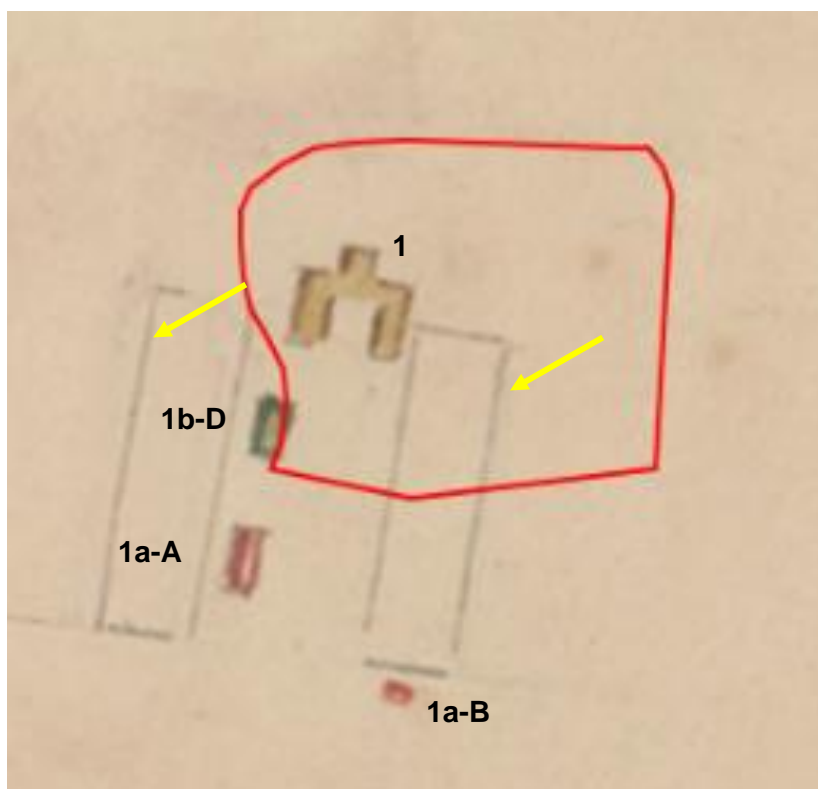


Figure 2.7 1849 plan for Closebourne House (1), home paddocks (yellow) and outbuildings 1b-D and 1a-A, approximate site boundary red. Morpeth, June 22nd 1849. Elkin Papers, A6022(iv) University of Newcastle's Cultural Collections.



Figure 2.8 1847 drawing of Closebourne House by Sophia Ives Campbell.
Dixson Galleries, State Library of New South Wales.



Figure 2.9 c. 1890s photograph of Bishops Court, formerly Closebourne House. Photographed by Mr. George Thomas Chambers, Chambers Collection, Maitland City Library.

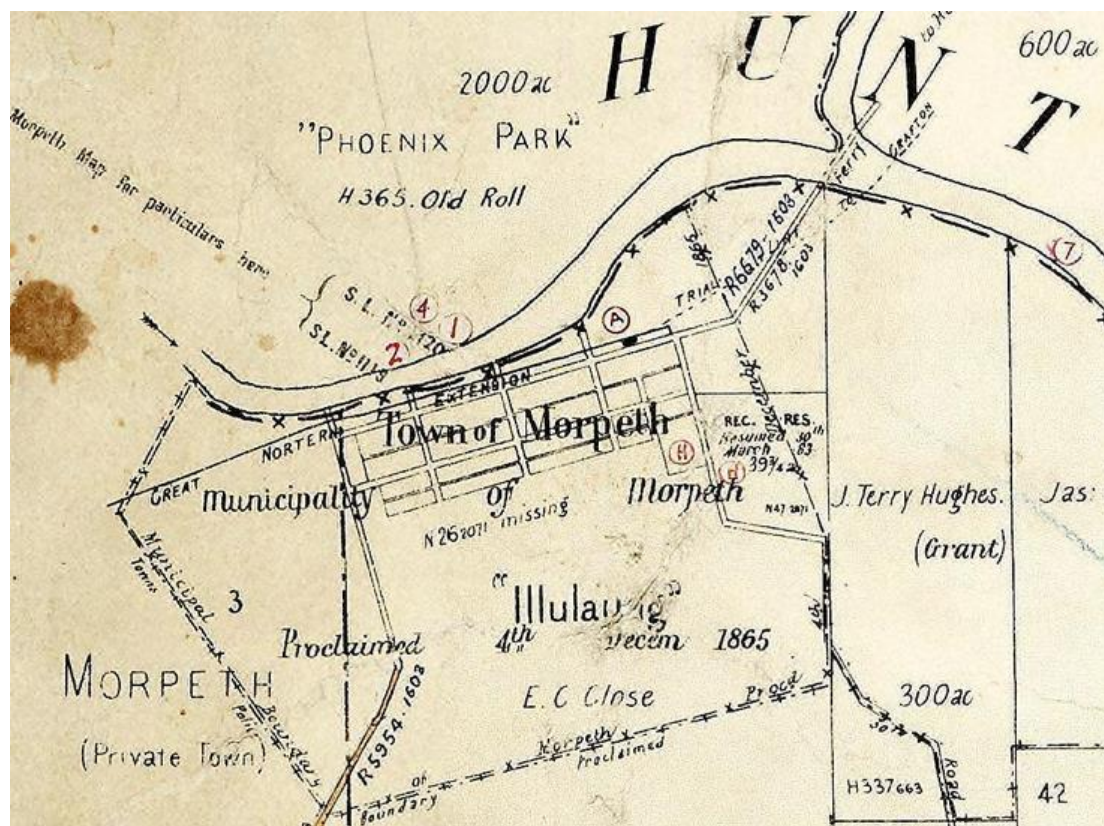


Figure 2.10 Plan of the Parish of Alnwick 1893, Morpeth a "Private Town". Department of Lands (2012)

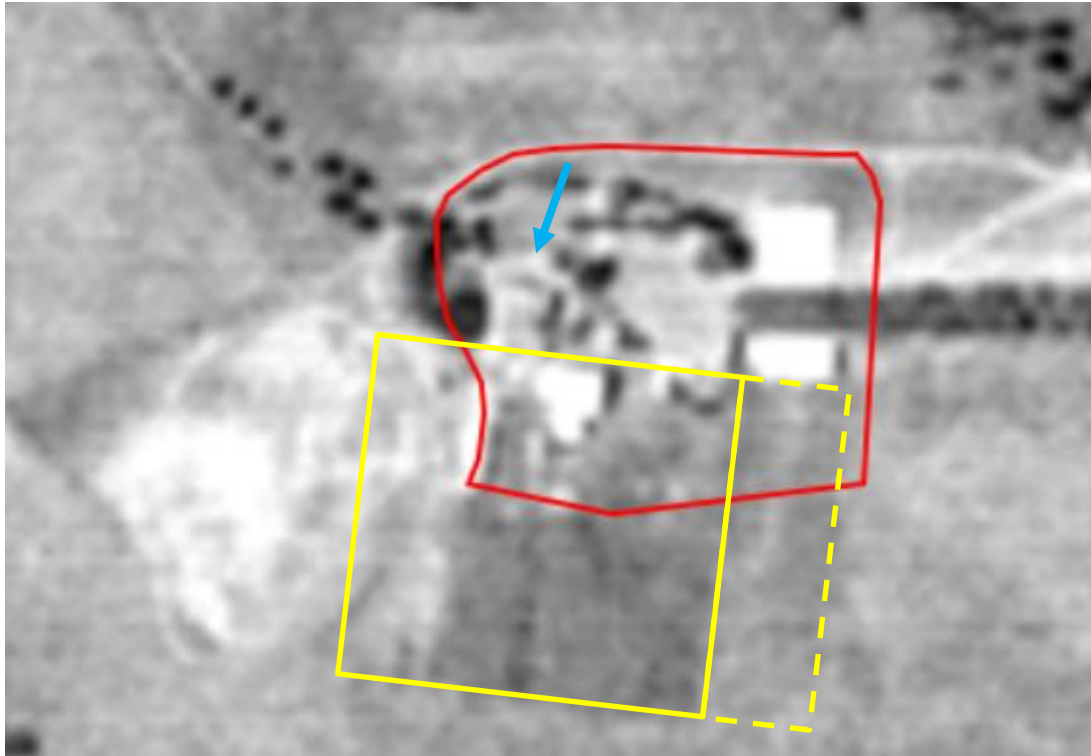


Figure 2.11 Part of a 1958 aerial, current study site outlined in red.
Closebourne House indicated by blue arrow. Yellow outline for the approximate boundaries of the c.1830s-1840s home paddocks.
NSW Department of Lands – Newcastle, NSW 188 5015, run 4P, December 1958.

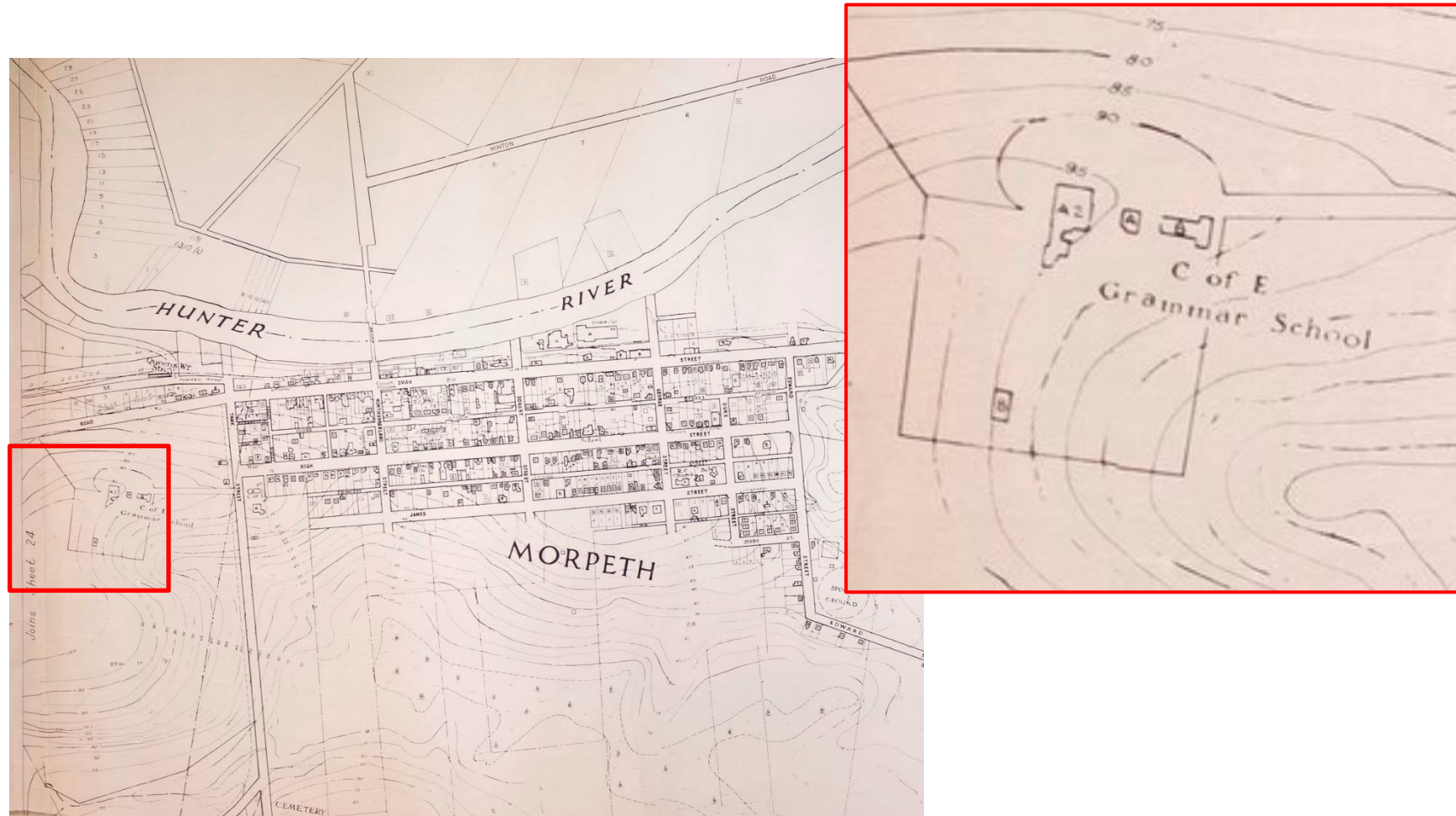


Figure 2.12 Excerpt from 1960 map of Morpeth with Closebourne House as Church of England Grammar School
Picture Maitland, Flickr accessed 13th August 2019 <https://www.flickr.com/photos/98887654@N05/11680387814/in/album-72157639420779915/>



Figure 2.13 Closebourne House, c.1980-81.
Athel F. D'Ombrian and Wendy Swan, Historic Buildings of Maitland District: Maitland, Morpeth, Raymond Terrace, Stroud and Ellalong Areas, A.H. & A.W. Reed Pty Ltd, Sydney.



Figure 2.14 Part of a 1984 aerial photograph showing Closebourne Estate.
NSW Department of Lands – Newcastle, NSW 3389 51, run 4, 13th May 1984.



Figure 2.15 1986 photograph of Closebourne House.
Mark McIntosh, Flickr accessed 13th August 2019.
<https://www.flickr.com/photos/34378840@N02/4428397147>



Figure 2.16 Closebourne House viewed from the north west.
Design 5 Architects (2005) p. 70.

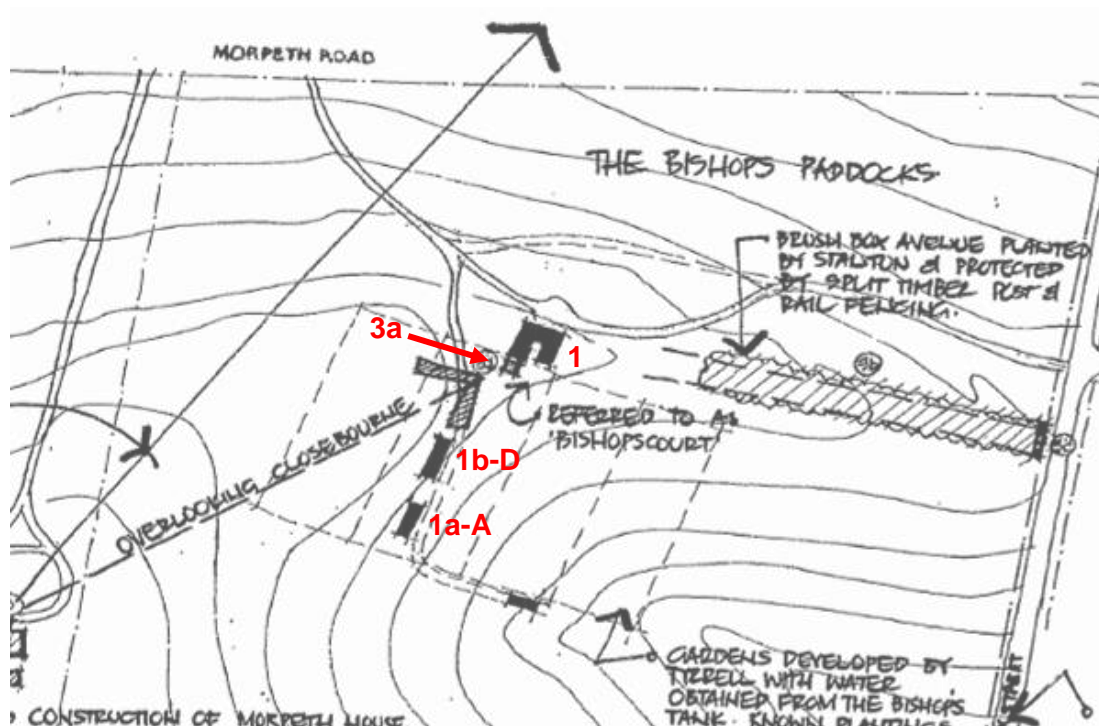


Figure 2.17 1855-1900 Closebourne House (1) and Estate vitas and landscape features.

Note Closebourne Laundry (3a), c.1849 timber structure (1b-D), c.1849 brick outbuilding (1a-A) (not on study site).

EJE Group, 'St John's Ministry Centre 1855-1900', reproduced in Thorp (1998).

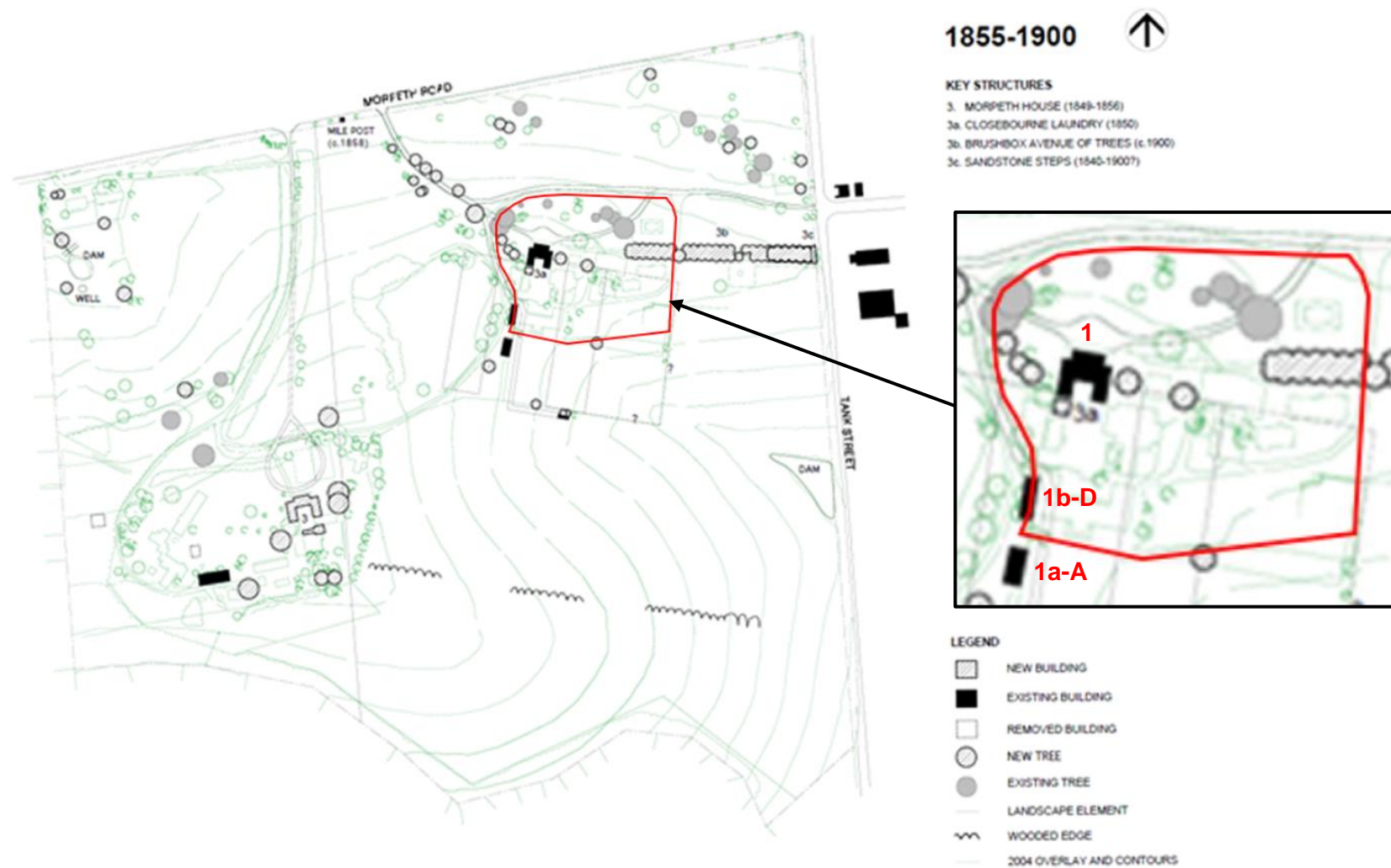


Figure 2.18 2005 CMP survey, showing key structures plan for the occupation period dated 1855-1900. Note Closebourne Laundry (3a), c.1849 timber structure (1b-D), c.1849 brick outbuilding (1a-A, not on study site). Design 5 Architects, August 2005, p. 99.



Figure 2.19 CMP Survey: Key structures plan for 1960 showing study site outlined in red.
 Design 5 Architects (August 2005) 106.

3.0 PHYSICAL EVIDENCE

3.1 SITE INSPECTION

Benjamin Streat of AMAC Group inspected the study site on the 22nd August 2019. The study site forms part of the wider Closebourne Estate which is occupied by a series of buildings which have either been recently constructed or extensively renovated as part of the Lendlease retirement village development. The study site is accessed by a driveway off Morpeth Road that splits into two roads, one running parallel to Closebourne House and the other leading to a turning circle fronting Closebourne House (Figure 3.1-Figure 3.3).

Closebourne House is comprised of a two storey sandstone building with a north facing verandah and east and west wings forming a rear courtyard (Figure 3.4-Figure 3.7). Directly to the south of the west wing is a one storey building that functions as a laundry and former gym/chapel at the rear (Figure 3.7-Figure 3.8). At the rear of the study site there is a single storey brick 'U' shaped building known as Bishop Tyrrell Lodge. The courtyard is landscaped with garden beds and trees (Figure 3.9). To the east of Closebourne House and Bishop Tyrrell lodge is another series of 20th century buildings (Buildings 8, 9, 14, 18, 19, 2 and 25).

To the east of the study site is Brushbox Avenue, which is lined with trees and serves as a path from Closebourne House to St Johns Church (Figure 3.10). The natural topography of the site slopes up from Morpeth Road to a hill where Closebourne House resides and slopes back down to the rear of the study site (Figure 3.11). The study site has been extensively developed from the 19th century onwards and the natural soil profile is anticipated to have been extensively modified in and around built areas.

It is possible that since site inspection, some land clearing has occurred at the southern boundary of the study site (Figure 3.12-Figure 3.13).



Figure 3.1 Driveway off Morpeth Road. Facing south east.
Google Maps (accessed 10/10/2019).



Figure 3.2 Road parallel to Closebourne House. Facing north west.
AMAC Group, Image DSCN3173 (22/08/2019).



Figure 3.3 Road parallel to Closebourne House. Facing north.
AMAC Group, Image DSCN3172 (22/08/2019).



Figure 3.4 Closebourne House. Facing south.
AMAC Group, Image DSCN3170 (22/08/2019).



Figure 3.5 Closebourne House. Facing east.
AMAC Group, Image DSCN3166 (22/08/2019).



Figure 3.6 The rear of Closebourne House. Facing north.
AMAC Group, Image DSCN3131 (22/08/2019).



Figure 3.7 The rear of Closebourne House and laundry. Facing north.
AMAC Group, Image DSCN3130 (22/08/2019).



Figure 3.8 Laundry and former gym/chapel. Facing west.
AMAC Group, Image DSCN3133 (22/08/2019).



Figure 3.9 Bishop Tyrrells Lodge and garden. Facing south.
AMAC Group, Image DSCN3137 (22/08/2019).



Figure 3.10 Brushbox Avenue. Facing east.
AMAC Group, Image DSCN3196 (22/08/2019).



Figure 3.11 South of Closebourne House showing topography. Facing south.
AMAC Group, Image DSCN3202 (22/08/2019).



Figure 3.12 Closebourne House and south curtilage.
Google Maps.



Figure 3.13 Closebourne House and south curtilage with possible land clearing (red).
Near Maps, July 2019, courtesy of City Plan Heritage.

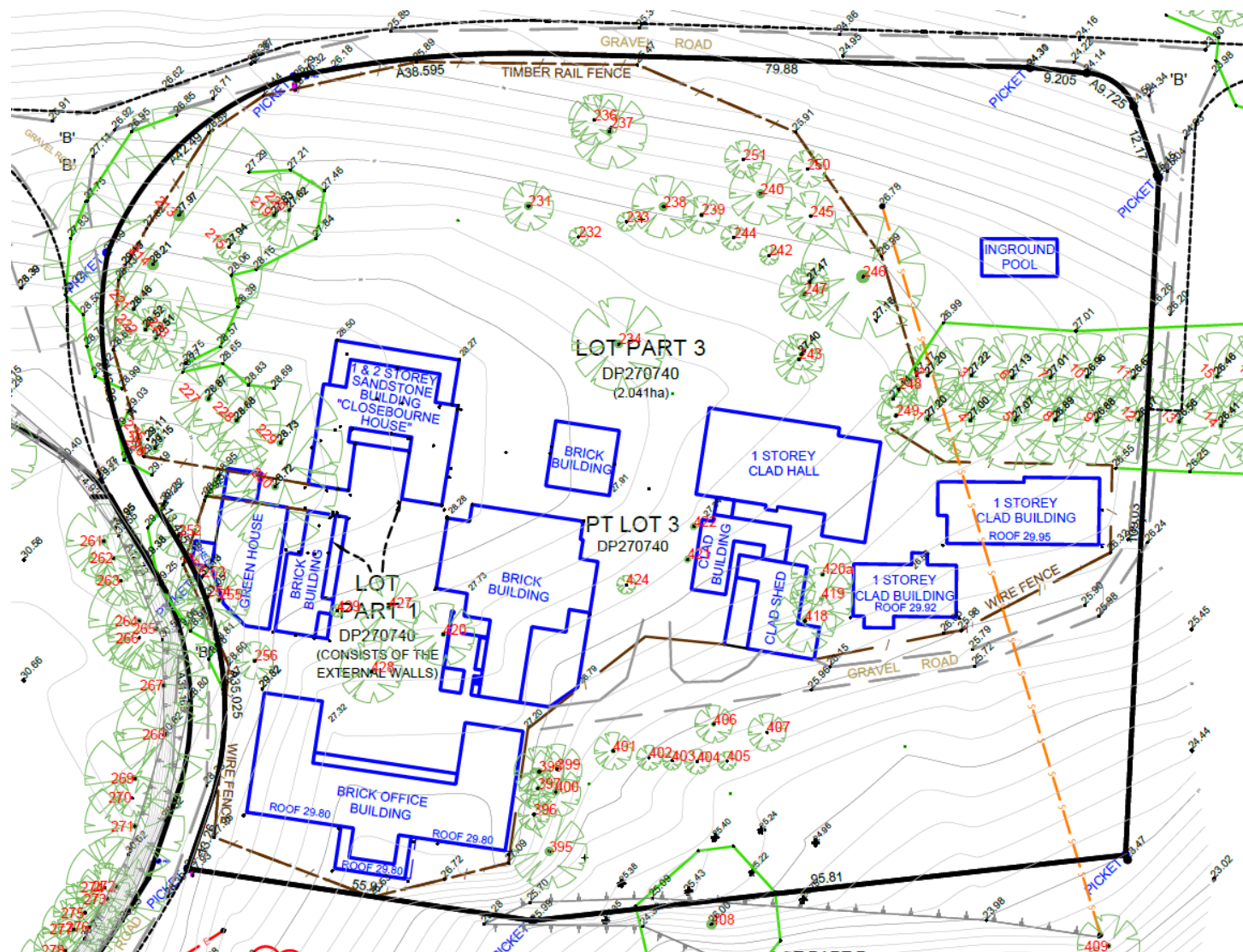


Figure 3.14 Extract from topographical Survey of Closebourne Estate showing the study site (outlined in black).
Duggan Mather Surveyors 2016043 TS1 G (27/06/2018).

3.2 GEOLOGY AND SOILS

Soil landscape maps indicate that the study site and wider Closebourne Estate area forms part of the Beresfield (be) soil landscape.⁹³ The landscape and topography generally comprises of undulating low hills and rises on Permian sediments with elevations ranging between 20-50 metres.⁹⁴ The Beresfield soil landscape predominantly sits atop layers of siltstone and sandstone, with occurrences of soil variants dependant on its direct location (crests, slopes, hills).⁹⁵ Dominant soil materials include:

- Be1 – Friable brownish black loam (topsoil – A1 horizon): sandy loam to loam, fine sandy or silt loam. Gravel sized platy ironstone and sub angular sandstone (usually few but may be abundant) and very few fine charcoal fragments.
- Be2 – Dull yellowish-brown sandy loam (topsoil – A2 horizon): hard setting and ranges from sandy loam through clay loam to fine sandy clay loam. A small amount of rusty mottles may occur in root traces.
- Be3 – Pedal brown plastic mottled clay (subsoil – B2 horizon): Few to some red/grey/orange mottles occur. Ranges from light-medium to heavy plastic clay though occasionally fine sandy clay.
- Be4 – Reddish brown plastic pedal clay (subsoil – B2, B3 horizons): medium to heavy plastic clay, red/grey mottles may be present.
- Be5 – Greyed ‘puggy’ silty clay (subsoil – B2, B3, C horizons): dull yellow, orange - light grey, light yellow. Red/orange/grey mottling may occur. Ranges from sandy clay to light-medium clay.⁹⁶

Be4 and Be5 subsoil materials tend to be present on lower slopes and side slopes, whereas Be3 subsoil tends to be common on crests, upper slopes and side slopes (above Be4 and Be5 on side slopes).⁹⁷

93 NSW Environment and Heritage eSPADE, Soil and land information, online resource, accessed 1st March 2016, <http://www.environment.nsw.gov.au/eSpadeWebApp/>

94 Matthei (1995), p. 30.

95 Matthei (1995), p. 32.

96 Matthei (1995), pp. 31-32.

97 Matthei (1995), p. 32.

3.3 ARCHAEOLOGICAL POTENTIAL

‘Archaeological potential’ is a concept used to articulate the likelihood for archaeological remains to survive on a study site.⁹⁸ The scope of the study is set out by Section 3.3.1 and Section 3.3.2 provides a ‘Discussion of Archaeological Potential’ which considers the nature of the archaeology, its extent and all the site-specific factors that affect the survival of archaeological remains. Comparable archaeological sites are outlined by Section 3.3.3 and concluding statements are provided in Section 3.3.4.

3.3.1 Scope

There are two surviving 19th century buildings on the study site, these are considered part of the archaeological resource and they are listed in Table 3.1. The standing 20th century buildings within the site are not an archaeological resource for consideration in this study, rather they are sources of disturbance to archaeology. For clarity these buildings are listed separately in Table 3.2. A single 19th century building once stood either within the study site boundary or in close proximity, Building 1b-D, but this structure is no longer standing – thus it is an item of archaeological concern and is listed by Table 3.3. Two other historically recorded structures are associated with Closebourne House and its home paddocks, Buildings 1B-d and 1a-B, however these do not fall within the current study site (Figure 3.15).

Table 3.1 Extant 19th century buildings within the study site.

Extant 19 th Century Buildings	Date of Construction
1. Closebourne House	c.1826-1829
3a. Closebourne Laundry	Late 19 th century

Table 3.2 Extant 20th century buildings within the study site.

Extant 20 th Century Buildings	Date of Construction
6. Chapel (former Gymnasium)	1930
8. The Registry	1946
9. Assembly Hall	1946
18. Toilet Block and Cintra House	c.1940 and c.1960s
14. Dining Hall/ Kitchen	1955
19. Belle Vue House	c.1955
20. Tillimby House	c.1957
12 or 12a. Workshop	c.1980
26. Bishop Tyrrell Lodge	1982

Table 3.3 Former 19th century buildings within the study site.

Former 19 th Century Buildings	Date of Construction
1b-D	c.1849

⁹⁸ Heritage Office, Department of Urban Affairs and Planning (1996), p. 15.

3.4.1 Discussion of Archaeological Potential

The curtilage for Closebourne House (Building 1) far exceeds the current study site. The house itself was associated with an expansive ‘front yard’ with long driveways and a large ‘home paddock’ to the rear with three known outbuildings. To illustrate how the study site relates to these areas, refer to Figure 3.15.

The study site boundary is relevant for the current buildings standing in the area, the front gardens and immediate surrounds of Closebourne House but its historic curtilage to the south, in particular the Closebourne House ‘home paddocks,’ are partly excluded.⁹⁹

Closebourne House

Built in 1827-1829, Closebourne House is the earliest known structure in Closebourne Estate, it has been continuously occupied and heavily modified.¹⁰⁰ Records show a series of internal and external alterations from the 1980s and 1993.¹⁰¹ The ground floor level has timber floorboards, though most of which are not considered original.¹⁰² It is likely that in any room where flooring has been replaced that the subfloor cavity was also cleared which would disturb any existing underfloor deposits. As a guide, where Closebourne House retains original mid-19th century slab floorboards there is low-moderate potential for underfloor occupation deposits and where floorboards have been replaced or tongue-in-groove floors were used there is low potential for underfloor deposits. Historic buildings can also retain archaeological potential for concealed items in wall and ceiling cavities.

The cellar contained within the eastern wing of Closebourne House (1) has limited potential to retain evidence of the 19th century occupation of this building. Records indicate that this cellar had been filled in and re-excavated during the 1980s. It is unclear what impact this late 20th century work would have had on any potential deposits within the cellar. If it had contained any archaeological evidence, such as former floor surfaces or occupation deposits, they are likely heavily disturbed. Disturbed sumps, services and pier footings are also possible though unlikely.

Closebourne House Rear Courtyard

Externally, the Closebourne House rear courtyard contains the still visible building foundations of the Bishops Stretch Room (Building 5, c. 1912) and a ‘tank’ that was observed in the 1998 ground survey as ‘Site 1.’ It is likely that the footings visible in the rear courtyard are remains of the former Bishops Stretch Room (5). Construction and demolition of the Bishops Stretch Room may have partly impacted on previous 19th century use of the courtyard, including former surfaces or topsoils with palynological data. The ‘tank’ was an archaeological feature identified by Thorp in the 1998 Archaeological Assessment. The function and date of this structure is unknown however it is likely contemporary with the laundry (Building 3a) discussed below.¹⁰³ As the function of the ‘tank’ is unknown, the potential for deposits within this feature are also unknown.

⁹⁹ The archaeological potential discussed here should be read in conjunction with Precinct C and E assessed in the AMAC Group (2019) Archaeological Assessment for the CMP Review.

¹⁰⁰ City Plan (Draft 2019), p. 72.

¹⁰¹ City Plan (2019), p. 72.

¹⁰² City Plan (2019), p. 72

¹⁰³ Thorp (November 1998), p. 27.

The rear courtyard has archaeological potential for former 19th century paved yard surfaces or paths, retaining walls, garden beds, yard scatters, pits, drains or services, cesspits or evidence of natural soils. Though, as an area of concentrated activity over the long-term occupation of the house, the area is likely disturbed and those remains are likely fragmentary or isolated.

Closebourne House Front Yard

This area is characterised by ornamental driveways and landscaping to frame and present Closebourne House as well as provide curated vistas leading to and from the house. There is a low archaeological potential for evidence including former driveways, paths, garden beds, land clearing or former plantings. Some palynological data may also be gained from intact topsoils, should they exist, which may provide evidence of the type of flora that was planted within this area. The front yard is likely very intact as little development has disturbed the area but there is low archaeological potential.

Standing Outbuildings

The late 19th century laundry (Building 3a) immediately south of Closebourne House was originally a service building but was converted into the Closebourne chapel in 1983.¹⁰⁴ It retains low to moderate potential for archaeological deposits in the building's subfloor, yard, wall or roof cavities and minor drainage features such as pipes or sumps. However, the building has undergone a series of alterations and renovations which suggest any deposits may be removed or disturbed. It is highlighted here that the date of the laundry (3a) is given in the prior 2005 CMP as 1850 but this was likely a misreading of handwriting from Thorp's 1998 study which gives a date of c.1890.

Home Paddocks

In the 1830s, Closebourne House was associated with a single enclosed paddock adjacent to the east wing (Figure 2.1- Figure 2.4). Overlays of historical maps and aerials for the 1830s, 1840s and 1950s clearly demonstrate that a small part of the paddocks fall within the study site, but the majority of the home paddocks and their known historical structures fall outside the current study site (Figure 2.1-Figure 2.17 and Figure 3.15).

It should be noted that there are important and early potential archaeological features, two possible 1830s water sources, associated with the home paddocks even though they fall outside of the study site. They are included in the discussion below to provide an understanding of the wider context in relation to the small portion of home paddocks that is within the study site:

For the home paddocks, the 1834 plan indicates minor features such as the paddock boundary fence line and small animal enclosures though there are two circular marks on the map which may indicate wells or tanks (if they are not blemishes on the paper, see Figure 2.1-Figure 2.2). The circles however line up with sketch marks that intersect with the location of a known 19th century dam so tanks are likely; these are most likely outside of the study area. They may even be naturally forming ponds (which are common in the historical and modern aerial photography southeast of Closebourne Estate) that were formalised by excavation.

¹⁰⁴ City Plan (2019), p. 82.

However, this early arrangement changes by the 1840s. Both 1840s surveys of Morpeth show two or three bays of paddocks at the rear of Closebourne House extending to the west and approximately five acres in size (Figure 2.4-Figure 2.7). These were dubbed the 'home paddocks' by Thorp in the 1998 archaeological assessment. The paddocks were still evident in aerial photography from 1958 and even a shadow of their southeast corner can still be seen in 2019 aerials (Figure 1.3-Figure 2.11). The 2005 study has also outlined a possible extension to the paddocks to the east outside of the study site (Figure 2.18). This study agrees with that interpretation.

The paddocks themselves are large-scale but ephemeral landscape features but they are also a 'container' for smaller scale agricultural activity that took place within the paddocks for which more robust archaeological evidence may still exist. For instance, the 1840 survey illustrates two very small outbuildings on the west boundary of the paddocks and two larger enclosures in its northwest corner (Figure 2.4). The 1849 survey shows one larger timber outbuilding (1b-D) on the western border of the study site and nearby but outside the study site a brick outbuilding (1A-a) in line with the west wing of Closebourne House (Figure 2.7). It is possible the two sets of buildings from 1840 and 1849 are actually the same structures. The buildings could have functioned as sheds, laborers quarters, cottages or animal enclosures. Building 1b-D was demolished in the early 20th century and its location is now overgrown with mature trees and a large building was erected immediately east of its former location thus its remains are likely highly disturbed. There is low to moderate archaeological potential for disturbed evidence of the c.1849 timber outbuilding (1b-D) that will likely be limited to postholes or slot trenches. Tamped earth or paved floors, occupation deposits and yard scatters are possible but unlikely.

Intact natural soil profiles in the home paddocks may reveal palynological data which could provide evidence not only of the natural flora of the study site but also of the cultivars imported and grown there.

Across the paddocks there is potential for undocumented archaeological remains of: retaining walls, fence lines, garden beds, robbed tree boles, pier footings, paved surfaces, agricultural drains, land clearing, cesspits and rubbish pits. Ephemeral remains include post holes, hoe and plough marks and robust remains include backfilled tree boles, brick or stone foundations and pit cuts. Remains in this area would have been disturbed by an existing sewer line and the foundations of Bishop Tyrell Lodge (26) and 20th century buildings (9, 14, 18-20). This area will be very disturbed with almost no chance for ephemeral remains if livestock were ever penned in the home paddocks. This area has high potential for disturbed 19th and 20th century remains in the small portion that lies within the study site.

Unknown Potential

Unknown potential remains for a range of undocumented historical structures or features that may have surrounded Closebourne House. This includes 19th century services, former cisterns or garden layouts and outbuildings. Very little historical documentation, in the way of maps, plans and photographs, exist for the site during the mid-late 19th century. Due to this lacuna in the historical data, it is possible that areas like the rear yard of Closebourne House retain features like this. The range of remains for structural features include masonry foundations, surfaces, postholes, cesspits and wells, as well as occupation material in the way of yard scatters, occupation deposits within former buildings and rubbish pits. Such features may already be impacted by 20th century construction activity around Closebourne House

though as a guide, robust remains like cisterns or footings tend to survive in an interpretable form whereas ephemeral remains like occupation deposits tend to erode.

3.3.2 Comparable Archaeological Sites

A sample of five sites have been identified in NSW that have a similar history to Closebourne Estate. All five sites were used as homesteads with farming land and vineyards from the early 19th century onwards. The historical development at these sites centred on a main house with outbuildings for farming, workshops, or cottage dwellings. These sites are therefore likely to have an archaeological resource similar to the study site, however it is reiterated that the current study site forms a smaller portion than its original early 19th century layout.

All listed on the State Heritage Register, the five sites identified below were constructed in the 1820s-1830s and all represent early farm and rural development:

- Regentville Estate, Regentville (underwent archaeological works).¹⁰⁵
- Rosemount Estate, Hinton (underwent archaeological works).¹⁰⁶
- Dalwood Estate, Hunter Valley (underwent archaeological works).¹⁰⁷
- Camden Park Estate and Belgenny Farm, Camden (underwent archaeological works).¹⁰⁸
- Dunmore House, Maitland.

A comparative study of similar sites to Closebourne Estate is relevant because it provides an opportunity for a methodology to be created for future archaeological works for sites of similar rural infrastructure and development. This would allow for a more uniformed standard of works which would lead to a better understanding of rural sites of this type.

Regentville Estate and Rosemount Estate have undergone archaeological works which identified similar rural infrastructure as Closebourne House. Both sites contained a similar site layout including a main house, outbuildings, water tanks, laundry and remnant pier footings of demolished structures.

Regentville Estate contained a laundry, dam and school. The archaeological works at Regentville Estate has been focused on the mansion which burnt down in 1869. Some structural remains existed, and artefacts were found amongst mixed soil profiles across the area as a result of the event and post demolition works.

Archaeological works at Rosemount Estate was to the rear of the main building and no relics were exposed in the soil profiles. Isolated artefacts were within upper layers, and the disturbed brick/stone remains of a former upright or pier footing.

Archaeological works done at Belgenny Farm were focused on finding a c.1810 'small miserable hut' shown on an 1840 plan within the estate. This is relevant as similar outbuildings have been detailed in 1840s plans for Closebourne Estate and can be used as a comparative study.

¹⁰⁵ Birmigham & Wilson (1994).

¹⁰⁶ AMAC Group (June 2010).

¹⁰⁷ Higginbotham & Associates (1985).

¹⁰⁸ Higginbotham & Associated (September 2006).

These estates collectively should be considered in the formulation of any future Research Design and Excavation Methodology for the study site as they provide standing examples (with the exception of Regentville) of rural homesteads that were continuously occupied throughout the 19th century and were hubs of agricultural and domestic activities. They have the potential to provide archaeological data not only for the wealthy families that owned the Estates, but also for the domestic or agricultural servants from the local area who formed the labour force that helped sustain these properties and were often the reason for their longevity.

3.4.3 Conclusions of Archaeological Potential

Table 3.4 Table of archaeological remains and potential.

Building No. or Site No.	Archaeological Potential
1 – Closebourne House	Low-moderate
1b-D - c.1849 Timber outbuilding	Low-moderate
Site 1 - Closebourne Tank	Unknown
3a - Laundry	Low-moderate
5 - Foundations for Bishops Stretch Room	High
Undocumented robust remains.	Low-Moderate
Undocumented ephemeral remains.	Nil-Low

Table 3.5 Expected archaeological features per site type and phase.

Development Phase	Site Type	Expected archaeological features
Early 19 th to mid-20 th centuries	Domestic	<ul style="list-style-type: none"> - Brick/sandstone footings/ foundations - Post holes/ slot trenches for timber buildings - Former floor surfaces (paving, flagging, tamped floors, paths) - Cesspits or privies - Wells - Post holes for fences or timber outbuildings - Occupation deposition (underfloor deposits, yard deposits, rubbish pits, artefact scatters) - Landscaping (garden beds, surfaces) - Former services
Early 19 th to mid-20 th centuries	Agricultural	<ul style="list-style-type: none"> - Post holes for large boundary fences or smaller animal enclosures - Evidence of cultivation or land clearing (hoe or plough marks, tree boles) - Ag drains or culverts - In-ground cisterns or wells modified from creek beds

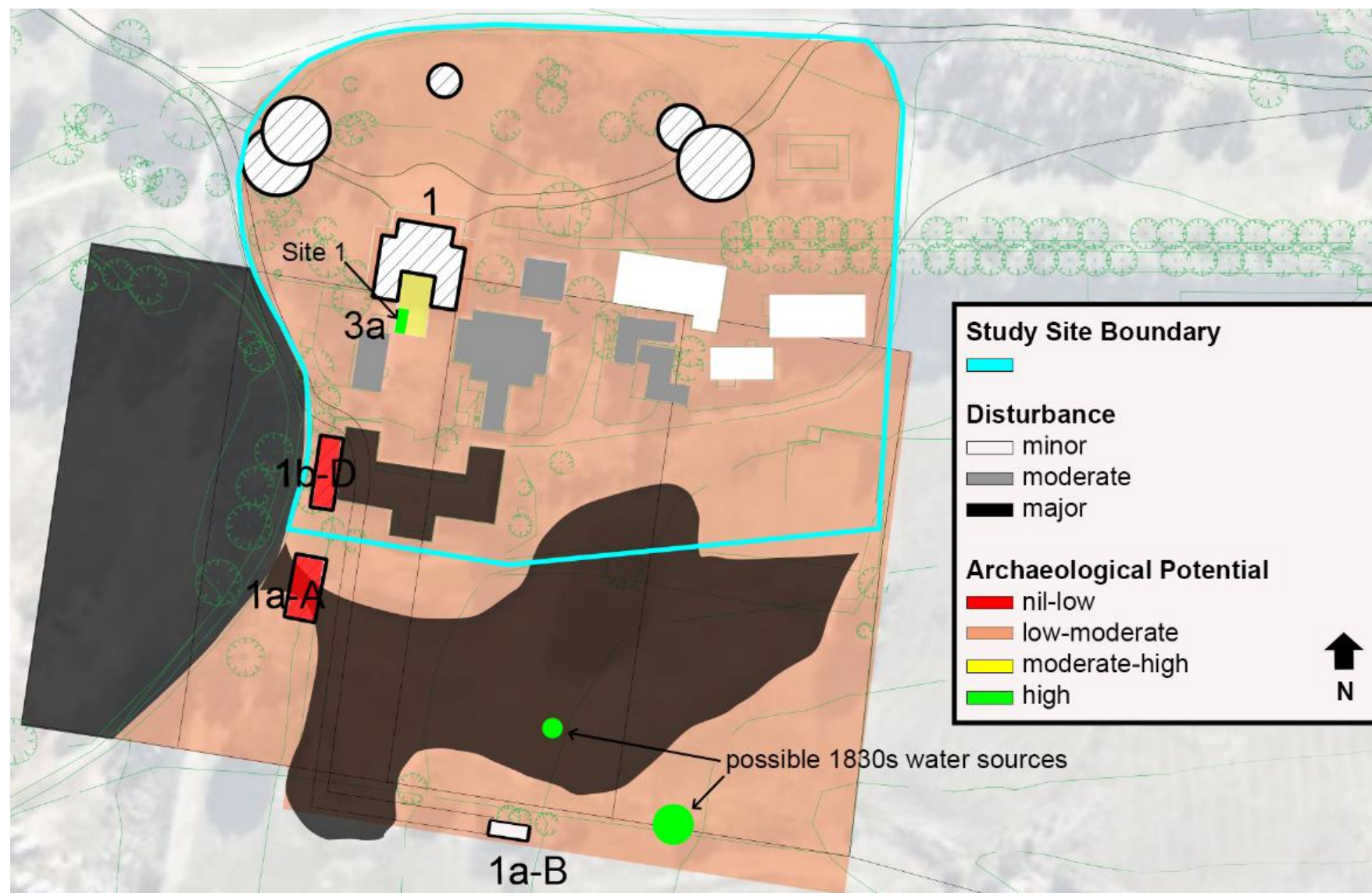


Figure 3.15 Archaeological Potential Map for current Closebourne House study site and surrounds.
Adaptation of 2005 Design 5 Architects CMP Map 1826-1840, overlay by J. Baloh 2019.

3.4 CONCLUSIONS OF PHYSICAL EVIDENCE

- The study site is part of Closebourne Estate and presently used as a retirement village and the majority of the standing buildings surrounding Closebourne House are 20th century structures.
- Possible land clearing has recently occurred at the southern border of the study site.
- There is low to moderate archaeological potential for 19th century deposits or concealed items inside the subfloor, wall or ceiling cavities of Closebourne House, its cellar and laundry.
- There is a low to moderate archaeological potential for disturbed structural remains and occupation deposition relating to the c.1849 timber building (1b-D), to the south of Closebourne House and demolished in the early 20th century.
- Unknown potential exists for undocumented 19th and 20th century archaeological remains and historical features surrounding Closebourne House.
- Though several 20th century buildings occupy the study site and may disturb the archaeology, many are lightweight weatherboard structures founded only on brick piers. The exception is the Bishop Tyrell Lodge, which as a multi-storey structure will have more extensive foundations.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 METHODOLOGY

The current standard for assessment of significance of heritage items in NSW is the publication ‘Assessing Significance for Historical Archaeological Sites and ‘Relics’ produced by the Heritage Branch of the NSW Department of Planning (December 2009). This production is an update to the NSW Heritage Manual (1996), and the criteria detailed therein are a revised version of those of the Australia ICOMOS Burra Charter, formulated in 1979, which was based largely on the Venice Charter (for International Heritage) of 1966.

Archaeological heritage significance can also be viewed in light of the framework set out by Bickford and Sullivan in 1984.¹⁰⁹ Bickford and Sullivan, taking into consideration the “archaeological, scientific or research significance” of a site posed three questions in order to identify significance:

1. Can the site contribute knowledge which no other resource can?
2. Can the site contribute knowledge which no other site can?
3. Is this knowledge relevant to general questions about human history or other substantive problems relating to Australian history, or does it contribute to other major research questions?¹¹⁰

These questions have been broadly used to shape the response to the heritage significance criteria as described in Section 5.2 and 5.3.

The criteria and the definitions provided by ‘Assessing Significance for Historical Archaeological Sites and ‘Relics’ have been adhered to in assessing the cultural significance of the potential archaeological site at Closebourne House, Morpeth. An assessment of significance, under each of the criteria, is made possible by an analysis of the broad body of archaeological sites previously excavated both locally and elsewhere, in conjunction with the historical overview of the study site in particular.

The Criteria used to assess Heritage Significance in NSW are the following:

Table 4.1 Criteria for Assessing Heritage in NSW

Criterion	Description	Significance
Criterion A	An item is important in the course, or pattern, of NSW's or the local area's cultural or natural history	State significant or locally significant
Criterion B	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's or a local area's cultural or natural history	State significant or locally significant
Criterion C	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW or the local area	State significant or locally significant

¹⁰⁹ Bickford and Sullivan (1984)

¹¹⁰ Bickford and Sullivan (1984), p. 23-4

Criterion D	An item has strong or special association with a particular community or cultural group in NSW or a local area for social, cultural or spiritual reasons	State significant or locally significant
Criterion E	An item has potential to yield information that will contribute to an understanding of NSW's or a local area's cultural or natural history	State significant or locally significant
Criterion F	An item possesses uncommon, rare or endangered aspects of NSW's or a local area's cultural or natural history	State significant or locally significant
Criterion G	An item is important in demonstrating the principal characteristics of a class of NSW's or a local area's - cultural or natural places; or - cultural or natural environments	State significant or locally significant

The following assessment deals only with sub-surface archaeological features and deposits. The built environment is not considered in this study.

4.2 IDENTIFICATION OF SIGNIFICANCE

Archaeological Research Potential (NSW Heritage Criterion E)

Early to Mid-19th Century Archaeology

The study site contains Closebourne House (1) which was the earliest 19th century establishment and development on the estate and to the town of Morpeth. As a standing structure Closebourne House (1) is a rare example of an 1820s estate home and is considered State significant. Intact and in situ occupation deposition related to the early 19th century use of the house has the potential to be of State significance as a rare resource with inherent research potential and may specifically relate to Edward Close and his occupation of the building. Though it is likely that such deposits were removed by later renovations that occurred under Bishop Tyrell and the Anglican Church.

Research potential exists for an c.1840s timber structure (1b-D) that could contain archaeological material related to rural infrastructure associated to Closebourne House. The function of the timber structure remains unknown but may have been a cottage, stables, shed, or animal enclosure. Any archaeological evidence providing an indication of the structure's 19th century function would be considered highly valuable in enhancing the historical record of the site which is sparse. At the same time, it is likely that evidence of this structure will be limited to postholes or slot trenches, limiting research potential to layout and dimension and unlikely to provide information of the structure's specific function. Material related to this structure is considered of potential local significance.

Early 19th century ephemeral remains of land clearing, modification or landscaping for agriculture or ornamentation are rare resources, but they are unlikely to contribute new information for the history of Closebourne Estate or rural estates generally in New South Wales. These remains are unlikely to meet the threshold for State significance but are likely to be considered locally significant if intact and interpretable.

If interpretable remains from cesspits, rubbish pits, services, backfills and artefact scatters exist for the early 19th century, these could provide new information in relation to the Close family occupation or the lives of people who worked on the Estate. Such information, depending on its stratigraphic integrity and interpretability, is considered potentially State significant.

Unexpected substantial archaeological deposits or evidence of undocumented buildings for the early 19th century period will require further assessment and may be potentially State significant.

Mid to Late 19th Century Archaeology

Within Closebourne House (1) and laundry building (3a) there is potential for occupation deposits from the mid-late 19th century, which hold potential to yield data related to the later occupation of the building. Such data is not considered rare and has moderate research potential to contribute to the understanding of how people lived during the mid-late 19th century. Very little is understood about the 'tank' (Site 1) located outside the laundry building. It is possible that these structures are contemporary and therefore this feature would also be considered of local significance.

There is unknown potential for undocumented archaeological remains relating to the 19th and 20th centuries agricultural and domestic activity. Interpretable remains such as former building layouts, occupation deposits, cesspits, rubbish pits and artefact scatters can provide undocumented information in relation to the Closebourne House occupation and rural development and would be a unique resource for the study site. Intact remains of this type are considered of at least locally significant according to this criterion.

Early 20th Century Archaeology

The foundations of the c.1912 Bishops Stretch Room (5) have limited archaeological research potential and are likely to be restricted to foundations without associated deposition. Such remains are demonstrative of the changing use of Closebourne House over time and are considered locally significant. It is possible that archaeological features and deposits exist from the 19th century courtyard predating the construction of the Bishop Stretch Room (5), though the significance of these features will depend on their extent, integrity and archaeological research potential.

Comparative Sites

There are five known sites in NSW that hold similarities to the study site in relation to their early 19th century rural estate development. Regentville Estate and Rosemount Estate, Hinton have both undergone archaeological works and contain a data set which may be able to form comparative data for the study site. Potential for comparative studies between Closebourne House and other early 19th century estate homes could demonstrate trends in data or development patterns of rural, agricultural and cultivation activities in regional areas of NSW in the early 19th century.

Associations with individuals, events or groups of historical importance (NSW Heritage Criteria A, B and D)

The wider study site holds association with important individuals such as Edward Close, who commissioned the construction of both c.1827 Closebourne House (1) and c.1857 Morpeth House (not part of the study site), two of the earliest and most prominent 19th century residences in Morpeth (Criterion B). Edward Close is largely responsible for the establishment and development of the Morpeth township, therefore, retaining special association with the current Morpeth community and can be considered of local significance (Criterion A and D).

Edward Close and his family resided in Closebourne House (1) until its sale in 1849 to Bishop Tyrell. Archaeological occupation deposits related to the early 19th century use of the house has the potential to be of State significance, as a rare resource that has high research potential and may specifically relate to Edward Close and his occupation of the building (Criterion A, B and D). As described above, it is likely that such deposits were removed by later renovations that occurred under Bishop Tyrell and the Anglican Church. There is a low to moderate potential for occupation deposits related to the mid-late 19th century, both within the standing house (1) and laundry (3a), such deposits have the potential to yield data related to later occupation phases of the building. Such data is not considered rare and has a moderate research potential to contribute to the understanding of how people lived during the mid-late 19th century.

Aesthetic or technical significance (NSW Heritage Criterion C)

The potential archaeological record at the study site is not likely to reach the threshold for local significance according to this criterion.

Ability to demonstrate the past through archaeological remains (NSW Heritage Criteria A, C, F & G)

The still standing Closebourne House (1) is the centrepiece of the study site, both as an item of built heritage and potential archaeological significance. Closebourne House is a rare example of an 1820s estate home and is considered of State significance (Criteria A and F). Despite renovations, the house retains a low-moderate chance for early to mid-19th century occupation deposits found within underfloor cavities that are expected to be heavily disturbed. If intact remains exist from the early 19th century phase, they would be considered rare, well-preserved examples of an early and long-term archaeological resource that could be directly associated with the person of Edward C. Close and be of State significance (Criteria A and F). Material related to the mid-late 19th century occupation phases and deriving from the house (1) or Closebourne Laundry (3a) and not considered rare, they could provide information on the later 19th century Closebourne occupation phase and thus are considered of potential local significance (Criteria A).

The front curtilage of the house has a limited archaeological resource for ornamental driveways and landscaping and, though a well-preserved example of continuity, it is 'static' as a resource for historic meaning in the archaeological record as it has demonstrated the same ornamental estate principles over time. By contrast, the rear curtilage of Closebourne House is potentially a richer resource for the past as a far greater number and range of activities have taken place here since the 1820s – however Figure 3.15 demonstrates that much of the rear curtilage for the house is actually south of the study site. Generally, this area has hosted a number of buildings since the 1840s which may each contribute short term occupation or function information as satellite buildings for comparison with Closebourne House

and other estates across New South Wales. It is important to include this in discussions of significance for the current study site as Closebourne Estate is poorly documented and remains within this range could still occur unexpectedly within the current study area. An example of a known satellite building for Closebourne House is the c.1840s timber structure (1b-D) located to the south of Closebourne House and within or just outside the study area. It likely served as additional infrastructure for servants, stables or as a working agricultural shed. Overlays and aerial photographs place Building 1b-D below a stand of mature trees and close to the 1982 Bishop Tyrell Lodge which suggests the area is very disturbed. If any, archaeological evidence is likely fragmentary and limited in its ability to demonstrate the past function of the 1840s structure. However even a collection of isolated or fragmentary 19th century remains would assist interpreting the history of the house, its operation, its occupants and employees as there is a dearth of written records. Thus, such remains relating to the 1840s structure may be considered of potential local significance.

Evidence of the c.1912 Bishops Stretch Room (5) are anticipated to be limited to foundations without associated deposition. Such remains are demonstrative of the changing use of Closebourne House over time and are potentially locally significant (Criteria A and G). It is possible that archaeological features and deposits exist from the courtyard predating the construction of the Bishop Stretch Room, the significance of these features will depend on their extent, integrity and archaeological research potential. Very little is understood about the 'tank' (Site 1) located outside the laundry building (3a). It is possible that these structures are contemporary and therefore this feature would also be considered of local significance.

The study site has unknown potential to contain undocumented archaeological remains for the 19th century Closebourne House Home Paddocks. The area was used for cultivation from the early 19th century in direct association with Closebourne House (1) though little is known about how it was used (Criterion G). If intact, undocumented archaeological remains of the home paddock should demonstrate early and continuous occupation of the site and in areas that have avoided 20th century development for masonry buildings, as opposed to lightweight weatherboard, should be relatively intact and interpretable and may be comparable to other early 19th century Estates though any undocumented finds will likely require further assessment. Archaeological data for the early 19th century is considered rare especially in the context of Closebourne House and the Close family and may be considered State significant. Though, mid-late 19th and 20th century data is not expected to offer uncommon information relating to Morpeth's cultural history and may be considered locally significant. Undocumented evidence of 20th century buildings or occupation are unlikely to meet the threshold for local significance unless an unexpected and extensive resource is uncovered – which is unlikely.

4.3 STATEMENT OF CULTURAL SIGNIFICANCE

The study site is the centrepiece of Closebourne Estate and contains Closebourne House which was occupied by Edward Charles Close, an English settler and Lieutenant. Closebourne House is the earliest known structure on Closebourne Estate, a rare example of an 1820s estate home that is State significant. Close selected 2560 acres of the best land on the Hunter River at Morpeth and the town established around his Closebourne Estate. Close both personally and financially assisted the development of the town and the Anglican Church. His association with the study site is most pronounced in the built form of Closebourne House and its

ornamental grounds, but also in its archaeology. Closebourne House may retain occupation deposits related to his and his family's life there between c.1827-1849 and as a rare and early resource for such a notable person this would be considered State significant. However, it is most likely that these deposits were removed by later renovations that occurred under Bishop Tyrell and the Anglican Church. That latter occupation phase is still significant, though, as an adaptation of the original household, evidence from that era is considered locally significant.

The same assessment is relevant for the surrounding grounds, evidence for early and continuous 19th century estate domestic operations and agriculture are a rare resource in New South Wales, comparable to a few other sites such as Regentville and Rosemount, as such the study site may retain potentially State significant archaeology even across its rear courtyard and home paddocks. However, this evidence becomes more common from the mid-19th century as a greater number of people occupy the Hunter Region and as the area is traversed by the railway, its position on the river and importance to the New South Wales economy diminishes. From the mid-19th century, the property has a diminishing association with the Close family but an increasing association with the town of Morpeth and Hunter region as Close relinquishes it as a private residence to the Bishops of Newcastle. The Estate then becomes St Alban's Boy's School and Broughton Boys' Grammar School and lately a Diocesan Conference Centre – all functions important to the locality of Morpeth and its community but less so to the course of history in the state of New South Wales.

5.0 STATEMENT OF ARCHAEOLOGICAL HERITAGE IMPACT

Heritage impact statements convey the impact to the archaeological or heritage resource of a site as proposed by a particular development. As with a Statement of Heritage Impact (SoHI), this section synthesises the significance of the resource, what impact the proposed works will have on that significance, what measures could mitigate negative impacts and why more sympathetic solutions are not viable.¹¹¹ Unlike a SoHI, this section focuses only on the archaeological significance of the study site.

5.1 PROPOSED DEVELOPMENT

The development proposal seeks to adapt the Closebourne House Group into an Aged Care Facility as an additional stage for the Closebourne Estate Retirement Village (Figure 5.1). This development will involve a combination of restoration and adaptive reuse of existing structures, demolition and new construction. The proposed development seeks to retain four current buildings within the study site that includes: Closebourne House (1) and laundry (3a), Arkell House (The Registry, 8) and the former Gym/Chapel (6). The new structures, referred to as, Households A, B, C and D will fall to the south of Closebourne House and occupy majority of the south portion of the study site (Figure 5.1 and Appendix 8.2).

A sample of development plans are provided in this section (Figure 5.1-Figure 5.9) and a full set of development plans can be found in Appendix 8.2. The proposed development as it affects each area of the site is outlined below:

5.1.1 Demolition

The proposal seeks to demolish the standing Dining Room and Kitchen (1955-1957, 14), Bishop Tyrell Lodge (1982, 26), Assembly Hall and toilet block (1946, 9), Bellevue House (1960, 19), Cintra House and workshop (1960, 18) and Tillimby House (1960, 20) (Figure 5.2). Most of these are masonry buildings with brick or concrete foundations or piers, three are lightweight weatherboard buildings on brick piers.

5.1.2 Adaptation of Existing Buildings

5.1.2.1 c.1827 Closebourne House (1) and Rear Courtyard

The proposed works will involve renovations and modification to Closebourne House (1) which will remove existing flooring in the West Wing at RL 28.300 to receive new finish at a higher level of RL 28.400 (+10cm) (Figure 5.6). The East Wing and Waiting Area, with existing floors at RL 28.340, will also receive a new finish at a higher level of RL 28.400 (+60cm). It is likely that wherever floors are removed or replaced that the underfloor cavity will be exposed and cleared.

A new lift core adjacent to the new lift lobby is proposed (Figure 5.6). The pit depth is 180mm below the lowest entry floor level but will be elevated from the natural ground level.

¹¹¹ Heritage Office and Department of Urban Affairs and Planning (1996) NSW Heritage Manual: Statements of Heritage Impact.

The existing verandah in the Rear Courtyard of Closebourne House will be refinished to comply with AS 1428.1 and will maintain its existing RL 28.94 (Figure 5.6).

New landscaping will take place in the area of the c.1912 Bishop Stretch Room and this will include 'refinishing' the sandstone footings that are present at the surface (Figure 5.6). This may require minor excavation to remove and re-lay them.

5.1.2.2 Laundry (3a)

The proposed works requires renovations and modification to the mid-late 19th century Laundry (3a) (Figure 5.7). The existing timber flooring at RL 28.37 will be removed and replaced to a higher level of RL 28.40 (+3cm). It is likely that wherever floors are removed or replaced that the underfloor cavity will be exposed and cleared.

5.1.2.3 Former Gym/Chapel (6)

The proposed works includes renovations and modification to the former gym/chapel (6) (Figure 5.7). The existing timber flooring at RL 28.51 will be removed and replaced to a lower level of RL 28.40 (-11cm). This work will include the removal of the existing timber deck on the east side. It is likely that wherever floors are removed or replaced that the underfloor cavity will be exposed and cleared.

5.1.2.4 Arkell House (8), the Registry

Proposed works seek to renovate and modify Arkell House (8) (Figure 5.7). This will include removal of existing timber flooring at RL 28.471 and replacement to a new lower level of RL 28.400 (-7cm). It is likely that wherever floors are removed or replaced that the underfloor cavity will be exposed and cleared.

5.1.3 New Construction

The construction of Households A-D (Figure 5.3) is the major component of the development. The buildings will occupy the majority of the southern half of the site. They will require both filling and cutting to level the natural ground for construction of foundation slabs and a network of localised deep excavations for slab footings and services, approximate location of footings shown by ground floor plan Figure 5.5. The major piece of excavation is for a lower ground level corridor and lift lobby connecting the lower ground level of Household B to the lift shaft (Figure 5.4).

5.1.4 Site Grading

Precise details for site grading are not yet available, though it is anticipated that some cutting and filling will be required for level building construction, road camber and drainage at this site given its sloping topography (Figure 3.14). Most of the development will occur at ground level though Household B and a corridor to the lift lobby will be terraced into the existing slope or bulk excavated down (Figure 5.4 and Figure 5.8-Figure 5.9). The corridor and lift lobby will require isolated bulk excavation (Figure 5.8). The current ground floor in that area is approximately RL 28.940 and the proposed lower ground floor is RL 25.200. Thus, the proposed corridor requires excavation of up to 3.74m below ground.

5.1.4.1 Household A Area

The existing ground level across the proposed Household A site is RL 27.59 and the proposed floor level is RL 28.40 (+81cm). The building will require filling to accommodate the raised ground level. Excavation will also be required for the building or slab footings (Figure 3.14, Figure 5.8-Figure 5.9).

5.1.4.2 Household B Area

Household B will have a lower ground floor and an upper ground floor. The upper ground floor will be constructed at RL 28.40. The lower ground floor will be established at RL 25.20 to match the corridor to the lift lobby (Figure 5.4 and Figure 5.8).

5.1.4.3 Household C Area

The proposed Household C will be constructed at RL 26.70. The existing ground level at the north end of the proposed Household C site is approximately RL 26.58 (-12cm), east and south end RL 25.98 (-72cm) and west end RL 27.34 (+64cm). The construction of the proposed building requires both cutting and filling of varying depths across the existing ground level. Foundation footings will also require subsurface excavation for their construction for the buildings. The localised deep excavation necessary for the footings are yet to be specified (Figure 3.14, Figure 5.8-Figure 5.9).

5.1.4.4 Household D Area

The proposed Household D will be constructed at RL 26.70. The existing ground floor in the east portion of the area of the building is RL 25.45 (-1.25m) and west portion RL 27.20 (+50cm). The proposed building requires both filling in the east portion and cutting in the west portion of the site. Excavation will be required for the footings for the building that are not yet specified (Figure 3.14, Figure 5.8-Figure 5.9).



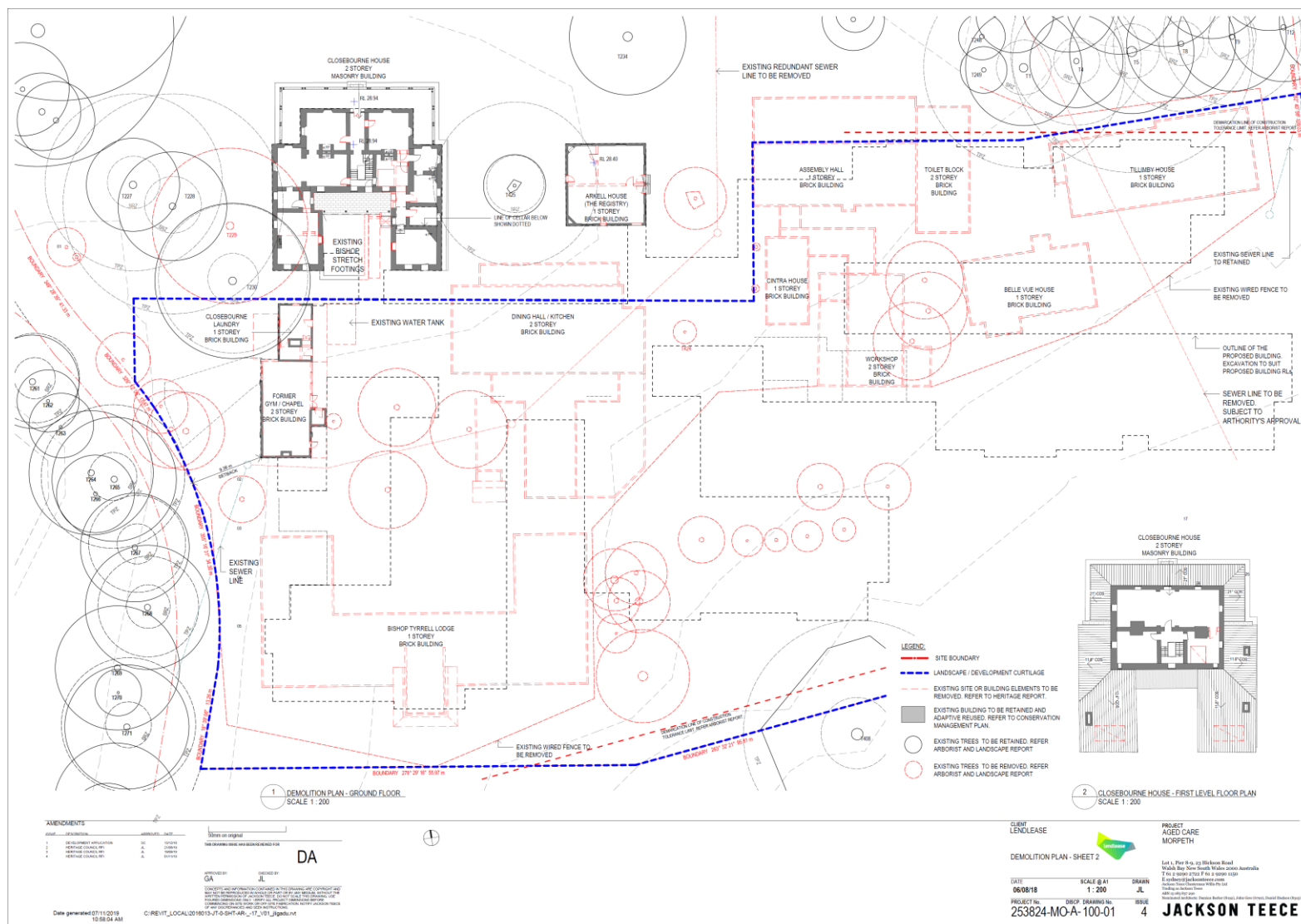
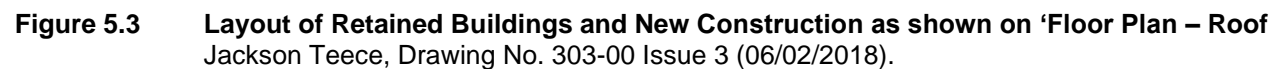


Figure 5.2 Demolition Plan Sheet 2
Jackson Teece, Drawing No. 100-01 Issue 4 (06/08/2018).



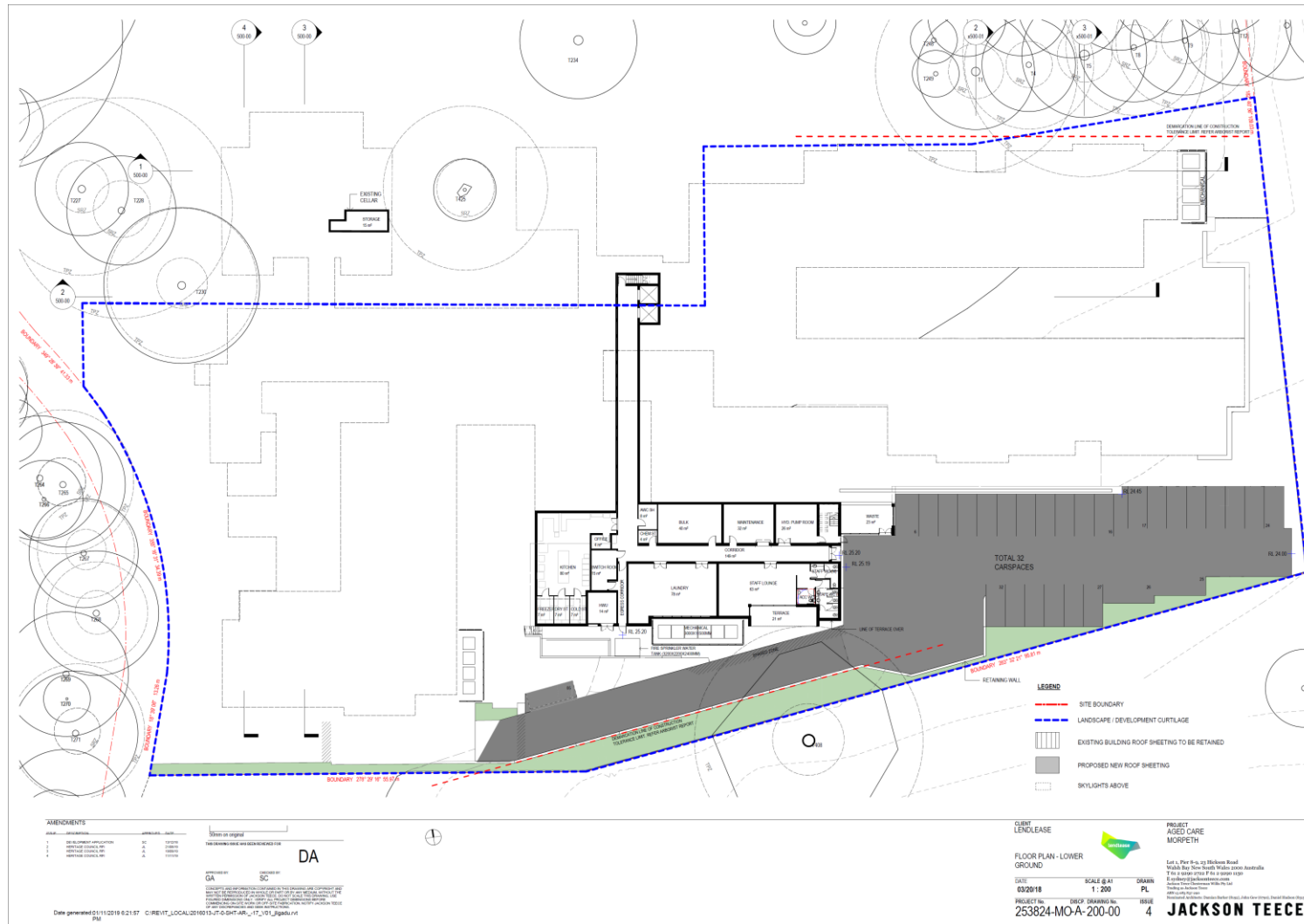
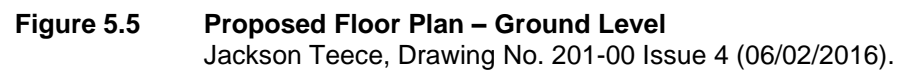


Figure 5.4 Floor Plan – Lower Ground Level includes Closebourne House cellar, new corridor, Household B and parking Jackson Teece, Drawing No. 200-00 Issue 4 (20/03/2018).

*Note – The natural ground slopes down by 2m in the area of Household B Lower Ground Level, see survey Figure 3.14.





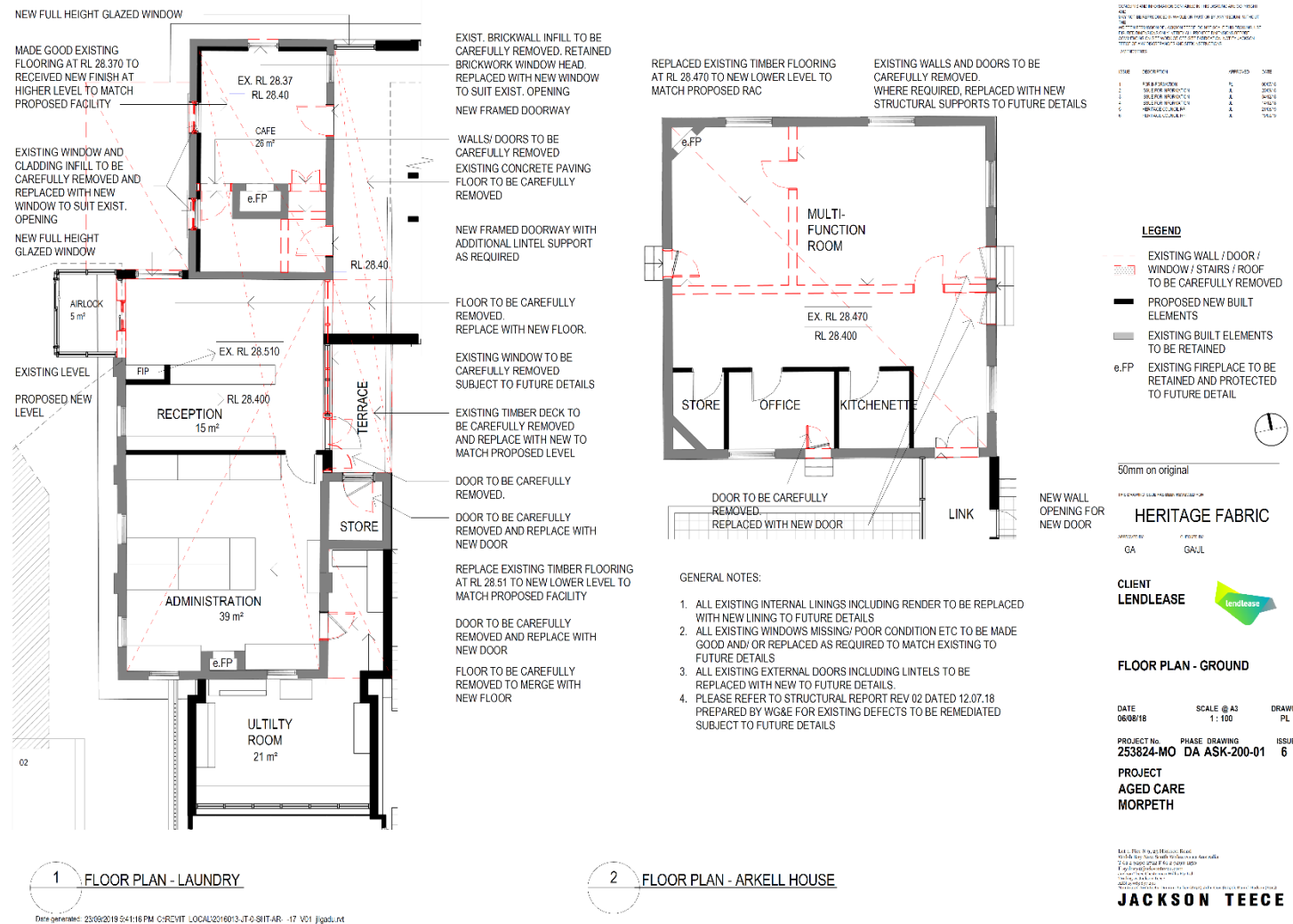


Figure 5.7 Proposed Floor Plan – Laundry and Arkell House
 Note: Laundry includes Gym/Chapel.
 Jackson Teece, Drawing No. 200-01 (06/08/2018).

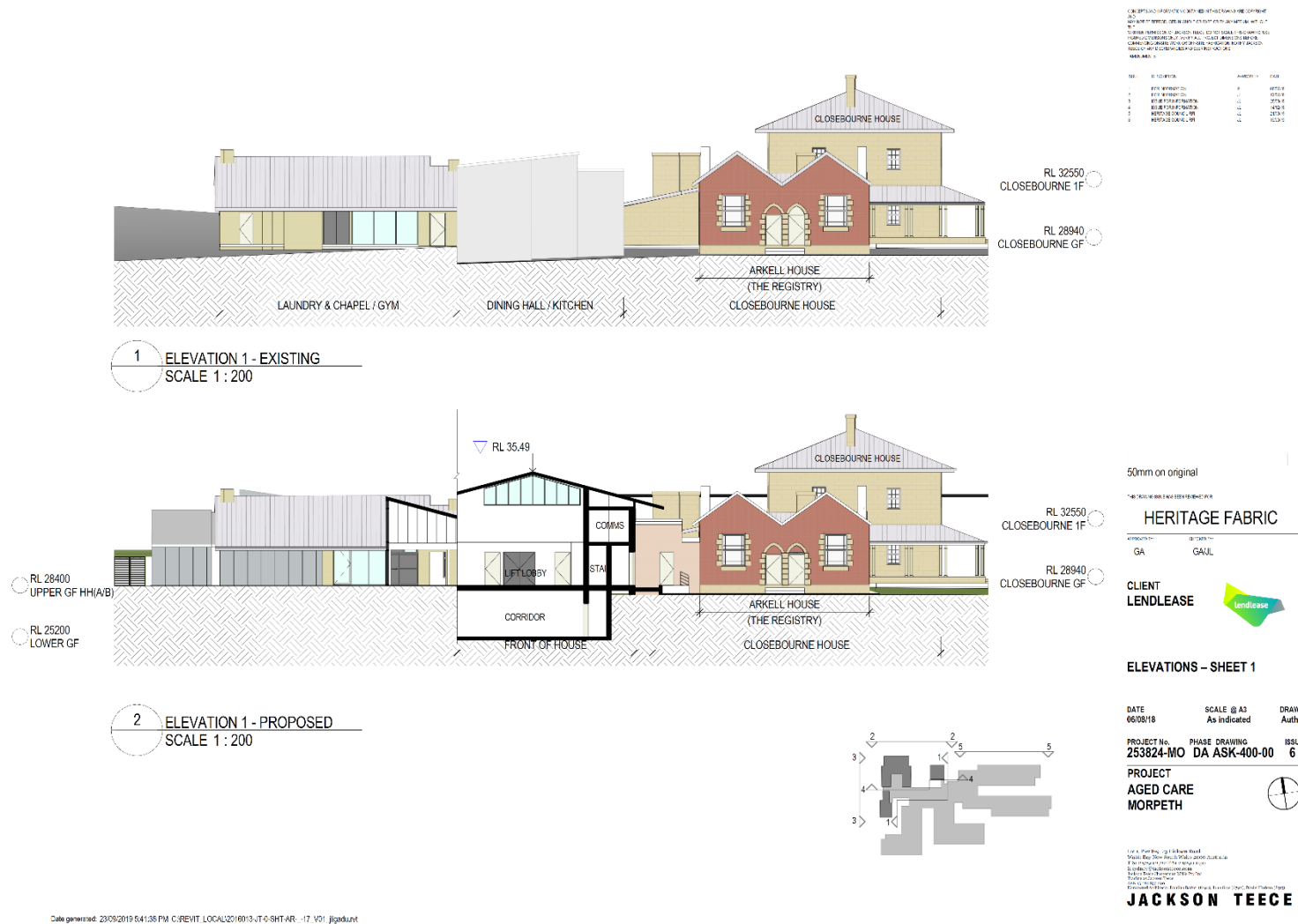


Figure 5.8 Elevation Plans (Existing and Proposed) including lower ground corridor.
Jackson Teece, Drawing No. 400-00 (06/08/2018).



5.2 HERITAGE IMPACT DISCUSSION

The archaeological heritage impact of the study site depends on the historical development that previously occurred there and whether the proposed development will impact on areas of archaeological sensitivity. Overlays were produced to compare the historical plans of the study site and determine areas of archaeological sensitivity (Section 3.3 and Figure 3.15). The archaeological sensitivity maps can now be overlaid with the developments plans for the proposed Aged Care Facility to determine what impact the proposed development may have on the site's archaeological heritage (Figure 5.10). The overlays and mapping communicate high-level management information in a succinct and easy to interpret format.

There are four major types of proposed development for the new Aged Care Facility: demolition, adaptation of standing historic buildings, new construction, and landscape modification (including bulk excavation) (Details Section 5.1). As the development is still in the planning stages, the specifics of construction are unknown but the detail is still enough to understand the range of possible impacts and introduce steps for mitigation. Table 5.1 outlines the typical development activities that can be expected for the Aged Care Facility and the next steps to mitigate impacts to both local or State significant archaeological relics. Where the SoAHI matrix below refers to unexpected or expected locally significant or State significant remains, once final development plans are available and approved, a Research Design and Methodology should be produced by a suitably qualified archaeologist to determine a specific approach for each item of development. Lastly, notable items of the development or of particular significance are discussed with mitigation options in detail below in Section 5.2.1.

Table 5.1 Closebourne House Aged Care Facility Redevelopment SoAHI Matrix

Development	Range of Impact	Relics	Mitigation
Demolition or land clearing - across the home paddocks or in vicinity of Building 1b-D	If footings or tree roots are robbed out or heavy vehicles rut the ground, this may further disturb unexpected ephemeral or robust archaeological remains in the Home Paddocks.	Unexpected Local - State	Suitably qualified archaeologist to produce a Research Design and Methodology.
Raise, lower or replace floors within historic Buildings 1 and 3a	Expose subfloor occupation deposits to foot traffic or cavity clear out.	Local - State	Suitably qualified archaeologist to produce a Research Design and Methodology.
Site Grading – importing fills to level up the site	Expose to heavy vehicle traffic shallow or ephemeral undocumented remains within the Home Paddocks. Though generally, fills will protect archaeology in situ.	Unexpected Local - State	Suitably qualified archaeologist to produce a Research Design and Methodology.

Site Grading – minor widespread excavation for drainage, roads and levelling across the Home Paddocks area	Disturb by excavation, ephemeral or robust undocumented remains within the Home Paddocks.	Unexpected Local - State	Suitably qualified archaeologist to produce a Research Design and Methodology.
Minor Localised Excavation - across the home paddocks or in vicinity of Site 1 and Closebourne House Rear Courtyard	Excavation or drilling for piers, postholes, footings and new services.	Unexpected Local - State	Suitably qualified archaeologist to produce a Research Design and Methodology.
Bulk Excavation - Lower Ground Corridor	Remove by excavation undocumented remains within the Home Paddocks	Unexpected Local - State	Suitably qualified archaeologist to produce a Research Design and Methodology.

5.2.1 Impact Mitigation Discussion

Closebourne House and Laundry – Raise or Replace Internal Floors

The replacement of floor surfaces within Closebourne House (1) and laundry (3a) will expose any surviving underfloor deposits should they exist within the floor cavities. Although the plan is to largely restore the current floor levels, and in some case raise floor levels, it is possible that some amount of excavation will be required in order to achieve these levels: such excavation has the potential to impact on underfloor deposits should they exist. In order to mitigate any potential impact, an archaeological programme should be considered essential. This would include the inspection of underfloor spaces by an archaeologist in order to ascertain the likelihood for occupation deposits. In order to mitigate and potential impact to archaeological relics, test excavation may be required in order to establish the nature and significance of any potential deposits.

Closebourne House Rear Courtyard – New Verandah

Footings for the verandah in the rear courtyard of Closebourne House will likely require subsurface excavation for footings which could disturb or remove any archaeological material that may exist in this location. The c.1912 Bishop Stretch Room footings that exist in the rear courtyard will be refinished and become part of the proposed flooring. Archaeological monitoring and recording should be considered in this location in order to mitigate and potential archaeological heritage impact brought about by these works.

Closebourne House Home Paddocks – c.1849 Building 1b-D

Overall, impact overlays indicate that the proposed excavation works fall within close vicinity of the area likely to contain archaeological remains of a c.1840s timber building (1b-D) situated south of Closebourne House and more specifically in the

area of proposed Household A. This area has already been heavily impacted for the construction of Bishop Tyrrell Lodge. For this reason, monitoring and test excavation should also be considered for this area.

Undocumented Archaeology

The proposed development also has the potential to impact on any undocumented 19th century archaeological remains associated with wider use of Closebourne House. The proposed works will require a substantial amount of demolition and excavation across the entire proposed New Aged Care Facility. This includes deeper excavation of approximately 4m for a new corridor in the location of the dining hall/kitchen. This work will be carried out within the location of the former Home Paddocks of Closebourne Estate. Although potential archaeological features within this area are likely to be already disturbed by the 20th century development in this zone, the proposed development has the potential to further impact any surviving relics should they exist. As this area has potential for undocumented relics, a programme of archaeological inspection, monitoring and possibly even test excavation may be considered in order to manage the archaeological resource.

Generally

As the study site has the potential for locally and State significant relics and the proposed development has the potential to impact on relics, a program of archaeological monitoring, test and excavation must be designed in order to mitigate those impacts. This will allow for the proper archaeological recording and management of relics whether they need to be salvaged or recorded and retained in situ. This archaeological programme should respond to the specific impacts proposed by the development once these have been fully designed and should seek to retain relics where possible, in particular those assessed as being of State significance. For this reason, an Archaeological Research Design and Excavation Methodology should be prepared, supplementing this current assessment, and submitted a part of an overall Section 60 Permit Application for the proposed development.

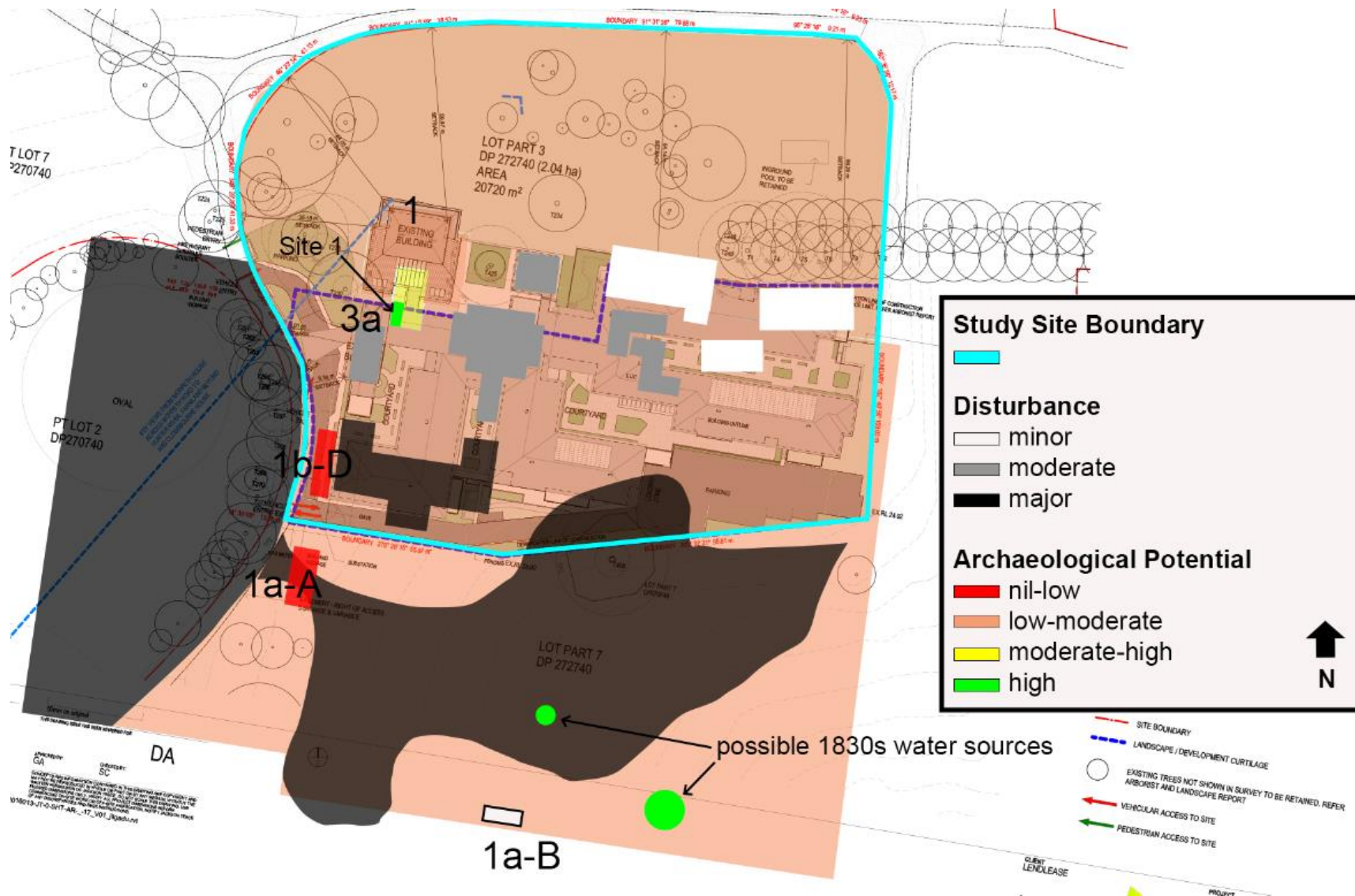


Figure 5.10 Archaeological Heritage Impact Map with Archaeological Potential Map Figure 3.15 and Proposed Site Plan Figure 5.1 Overlay by J. Baloh.

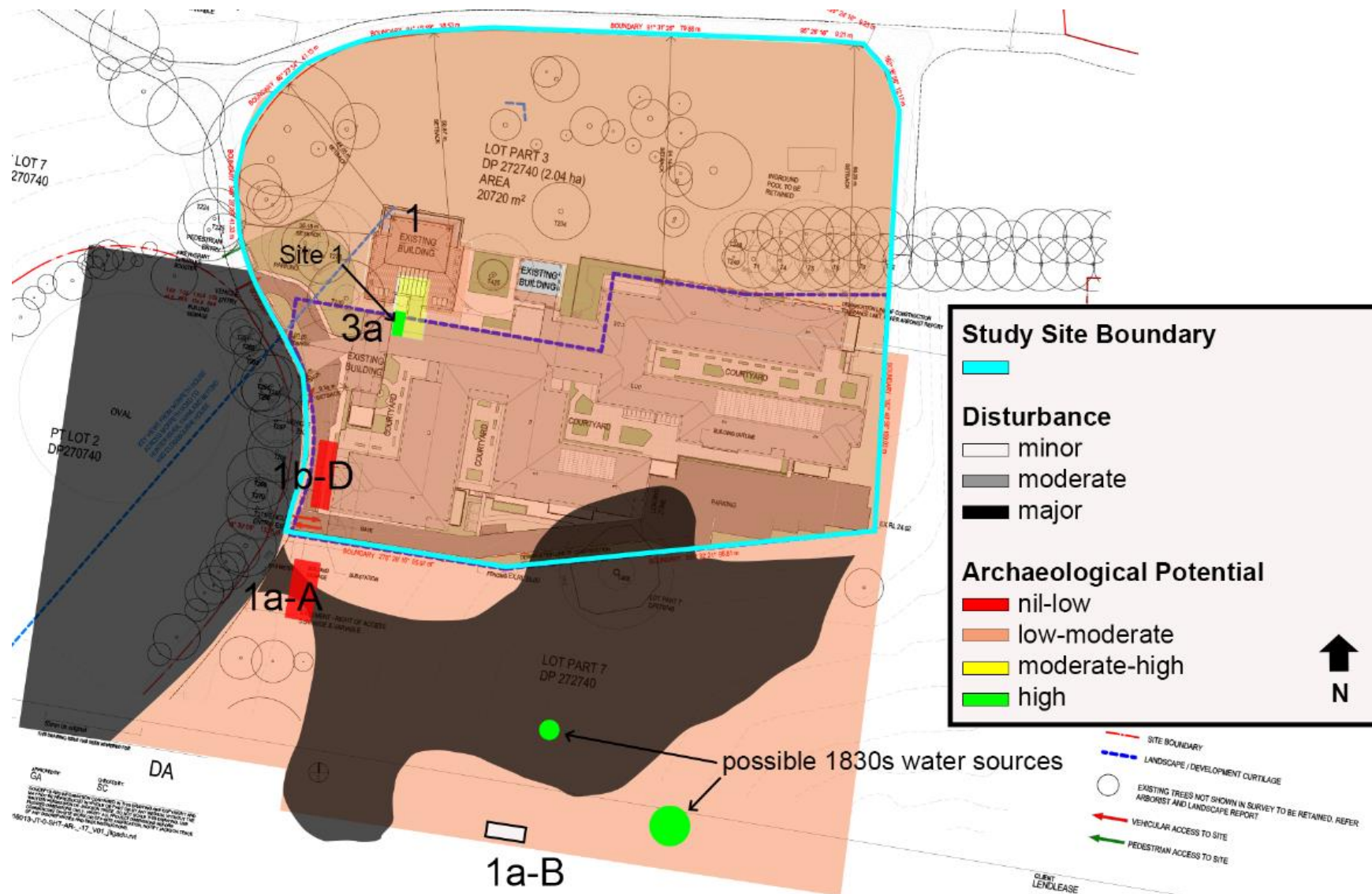


Figure 5.11 Adaptation of the Archaeological Heritage Impact Map in Figure 5.10 – existing Buildings to be demolished removed from image. Overlay by J. Baloh.

5.3 CONCLUSIONS OF SOHI

- The proposed development is to construct an Aged Care Facility at the rear of historic 1820s home Closebourne House
- The development seeks to retain Closebourne House, Laundry, Arkell House (The Registry) and the former Gym/Chapel but demolish other 20th century buildings and remove trees.
- Proposed works include plans to remove and replace floors within the retained historic buildings.
- Demolition, land clearing, site grading, extensive localised excavations and isolated bulk excavation will be required for the construction program across the whole southern half of the site.
- The excavation described above will accommodate widespread use of new in-ground services, slabs, footings, a lower ground level corridor approximately 3.74m deep between Households A and B.
- If surviving, archaeological remains including the c.1849 Building 1b-D, undocumented remains of the Closebourne House rear courtyard and home paddocks will be largely removed or disturbed (See Section 3.3 for details).
- Removal and replacement of flooring in Closebourne House and Laundry has the potential to impact any existing 19th century underfloor deposits should they exist.
- Any new structure including proposed buildings (Household A-D) and courtyards will require excavation, cutting, filling and levelling of the site for varying proposed ground floor levels. They will also require excavation for footings and foundations which will likely disturb or truncate any archaeological material in that area.
- It is recommended that a program of archaeological monitoring and test excavation is proposed in all areas of the proposed development to mitigate impacts.
- In future, this report should be supplemented with a Research Design and Archaeological Methodology and submitted to the Heritage Division as part of an overall Section 60 Permit Application

6.0 RESULTS AND RECOMMENDATIONS

6.1 RESULTS

6.1.1 Documentary Research

Lieutenant Edward Charles Close constructed Closebourne House in 1829 for his family to occupy. The house formed a substantial construction phase which also included several outbuildings and cultivated paddocks which became the centralised focal point of the estate. Close sold Closebourne House in 1849 to Bishop Tyrell and the house was then referred to as Bishops court. Some alterations occurred, such as the re-roofing of the house, floor repairs and painting, indicating the state of neglect the house had fallen into.

Bishop Tyrell's occupation was an enthusiastic gardener, potentially introducing the property to new flowers, fruit trees and other flora. After Bishop Tyrell, Bishop Stanton planted Brush Box Avenue. Afterwards, Bishop Stretch built the 'Bishop Stretch Room' behind the house that was later demolished in 1984. By 1912, the site became St Alban's Boys' Home. A verandah was constructed to provide further accommodation and in 1929 a room was built for recreational space/gymnasium.

By 1942, the Broughton Boys Grammar School occupied Closebourne House, with additions such as an oval and tennis courts. Other additions included the Registry, the Assembly Hall, six classrooms, a new dormitory, hobbies shed, general storage shed and a dining room extension. A ploughing field and paddock were added for the students. In 1952, additions such as a bicycle shed, sick bay, staff block, and garage were completed to accommodate the school.

Upon the Closure of the school, the Diocesan Conference Centre was set here. Major additions included three new timber buildings, Belle Vue House, Cintra House and Tillimby House. A toilet block was also added. In the 1980s, a number of changes occurred, such as the removal of the verandah and the Bishop Stretch Room. Bishop Tyrell Lodge was erected to accommodate 52 people and the gymnasium was converted to a chapel.

6.1.2 Physical Evidence

The study site is part of Closebourne Estate which is still in use. There are a number of buildings that remain on site however the four proposed retained buildings, Closebourne House and Laundry, Arkell House (The Registry) and the former Gym/Chapel are all in relatively good condition but need minor repairs. The lawns and gardens are still maintained as part of Closebourne Estate.

Generally, the site has a moderate – low archaeological potential for occupation deposits associated with Closebourne House and Laundry. These relics have the potential to be of local or State significance depending on their integrity and rarity. There is also a low – moderate archaeological potential for relics associated with one of the original 1830s-1840s outbuildings or cottages as well as an unknown potential for undocumented features associated with the 19th and 20th century use of the homestead. These may include wells, cesspits, rubbish pits and yard deposits. Table 6.1 summarises this archaeological potential and significance.

Table 6.1 Summary of Archaeological Potential and Significance

Location	Date of construction	Archaeological Resource	Archaeological Potential	Significance
Closebourne House and cellar	1826 -1829	Underfloor deposits	Low - Moderate	Local - State
Closebourne Laundry	1850 -1890	Underfloor deposits, drainage and pipes	Low - Moderate	Local
Bishop Stretch Room	1917	Footings	High	Local
Tank	Unknown	Foundations / deposit	Moderate - High	Local - State
Timber cottage/ outbuilding	1830s -1840s	Underfloor deposits, footings, postholes	Low - Moderate	Local - State
Undocumented features	Early 19 th century	Wells, cesspits, yard deposits, rubbish pits, footings, postholes, surfaces	Unknown	State
Undocumented features	Mid-late 19 th century	Wells, cesspits, yard deposits, rubbish pits, footings, postholes, surfaces	Unknown	Local
Paths	1820s -1890s	Surfaces	Low - Moderate	Local
Garden Beds	1820s -1890s	Brick or stone lining, garden soils (palynological samples)	Unknown	Local
Undocumented features	1820s -1890s	Drainage, pits, wells, scatters	Unknown	Local

6.2 STATEMENT OF ARCHAEOLOGICAL HERITAGE IMPACT

The proposed works requires major demolition and some excavation across the whole proposed New Aged Care Facility. Overlays demonstrate that the proposed works fall within the potential location of archaeological remains relating to a c.1849 timber building. Its exact location is unclear thus any excavation within the footprint and wider curtilage of Closebourne House has the potential to negatively impact on remains associated with the c.1849 building by wholesale removal or truncation.

Floor surfaces in Closebourne House and Laundry are being replaced which has the potential to disturb any existing underfloor deposits relating to the 19th century should they exist. Bulk excavation for a lower ground level of approximately 3.74m deep is required for a corridor between proposed Households A and B which will truncate or likely wholesale remove any potential archaeological material should any exist. There are no known relics in this location but the area to the rear of Closebourne House was used directly in association with the homestead and therefore there is the potential for undocumented features. New services will be installed across the entire study site which will require excavation: this work also has the potential to impact undocumented features

The study site has the potential for locally and State significant relics and if present, they may be impacted by the proposed development. An archaeological program guided by a research design should be in place in order to mitigate any potential impact by the proposed development.

6.3 RECOMMENDATIONS

It is recommended that an Archaeological Excavation Methodology guided by a Research Design be prepared in order to manage the potential archaeological record at the study site and mitigate any potential impact posed by the development. This will ensure the identification, recording and, if necessary, excavation of relics are undertaken by a qualified archaeologist. This Research Design and Methodology should take into consideration other comparative archaeological sites (discussed in Section 4.4.2). This program should seek to minimise impact on relics, in particular those of State significance, and consider retention of relics as the best form of mitigation. The Archaeological Research Design and Excavation Methodology along with this current archaeological assessment will be necessary for the Section 60 Permit application required for the proposed development.

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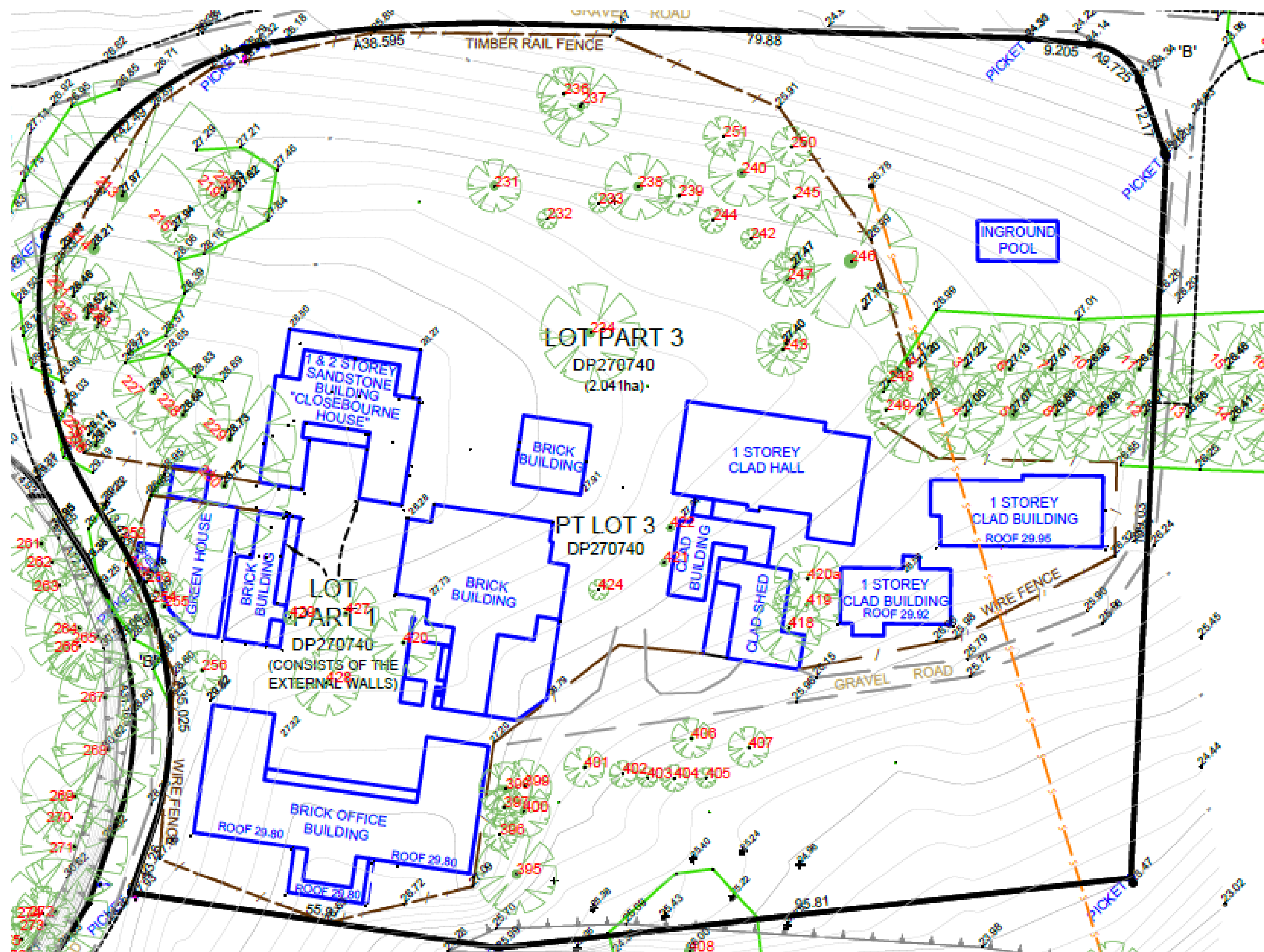
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8.0 APPENDICES

8.1 SITE SURVEY



This aerial map illustrates the proposed development site for the Lend Lease Retirement Village. The site is bounded by Morphet Road to the north, Close Street to the east, and a red line to the south and west. Key features include:

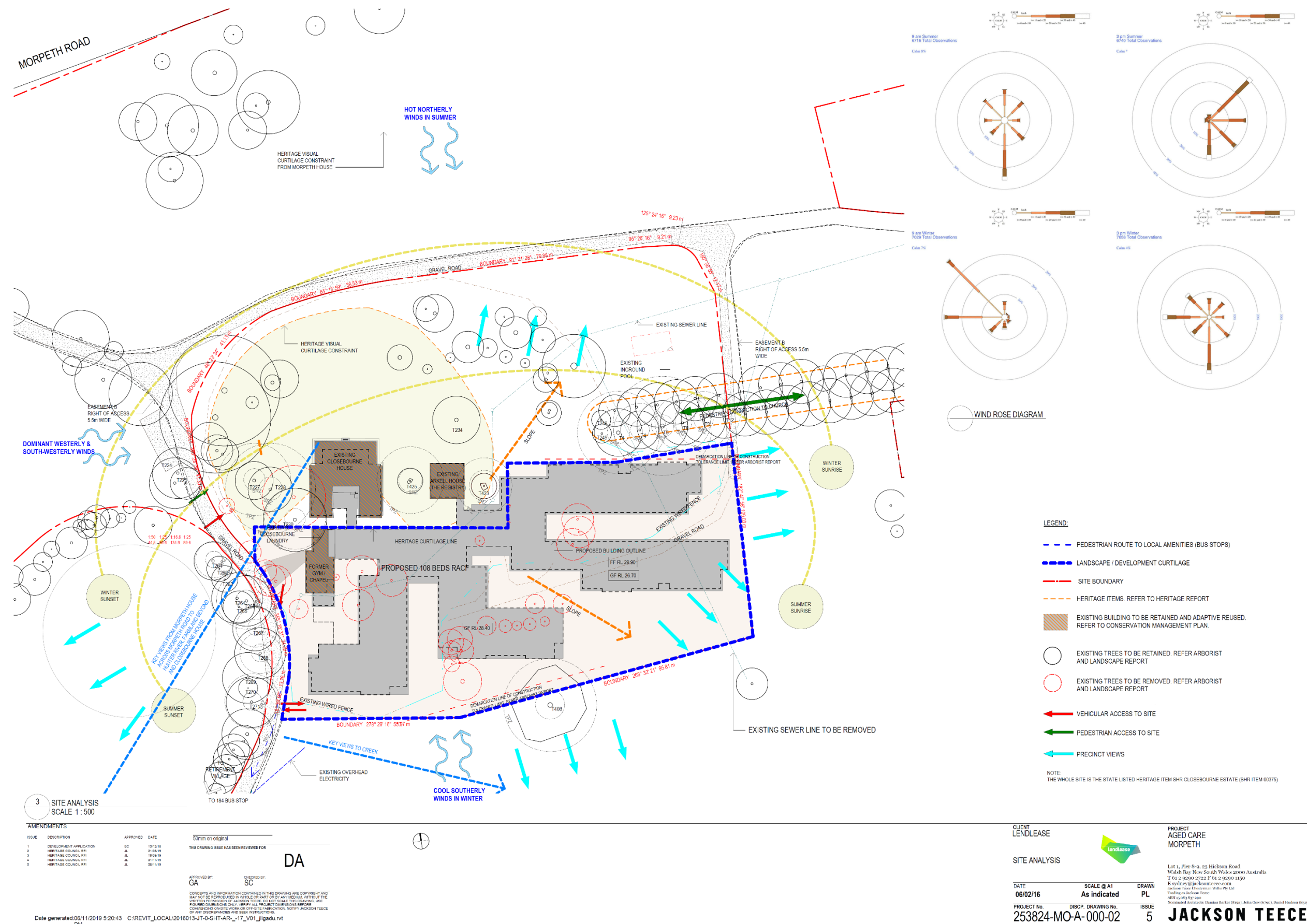
- Lot Part 3 (DP 272740, 12.04 ha):** The central development area, highlighted in white.
- Surrounding Land:** Lot 4 to the northeast, Lot 7 to the southeast, and Lot 2 (DP 272740, 1.00 ha) to the southwest.
- Local Landmarks:** St James Parish Hall, Anglican Church, St John's College Ministry Centre, and Morphet House.
- Streets:** Morphet Road, Close Street, High Street, London Avenue, Broughton Street, and Canterbury Drive.
- Scale:** A 4KM scale bar is shown in the lower right.

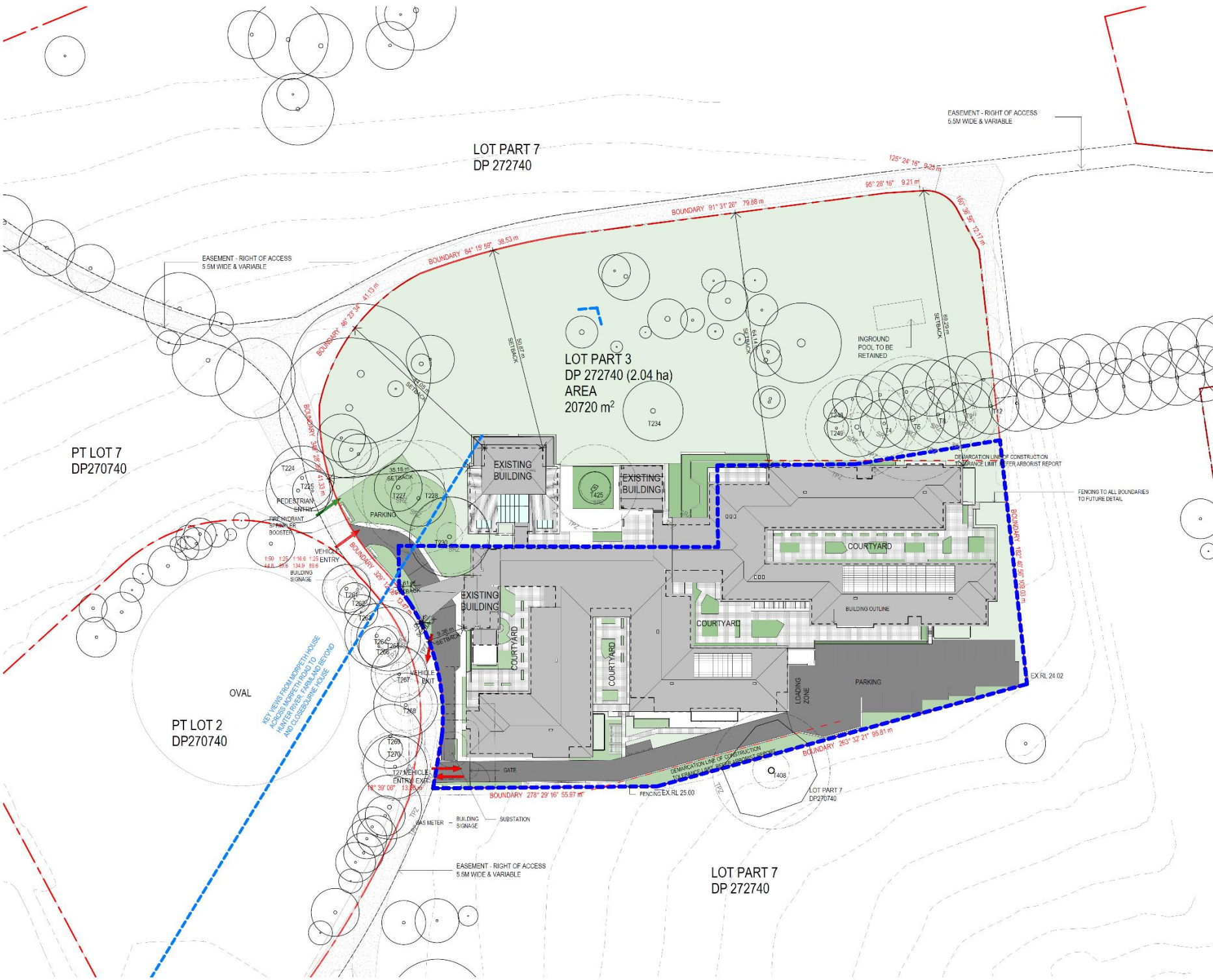
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3	HERITAGE COUNCIL REF	JL	19/09/18
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 - VEHICULAR ACCESS TO SITE
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SITE PLAN

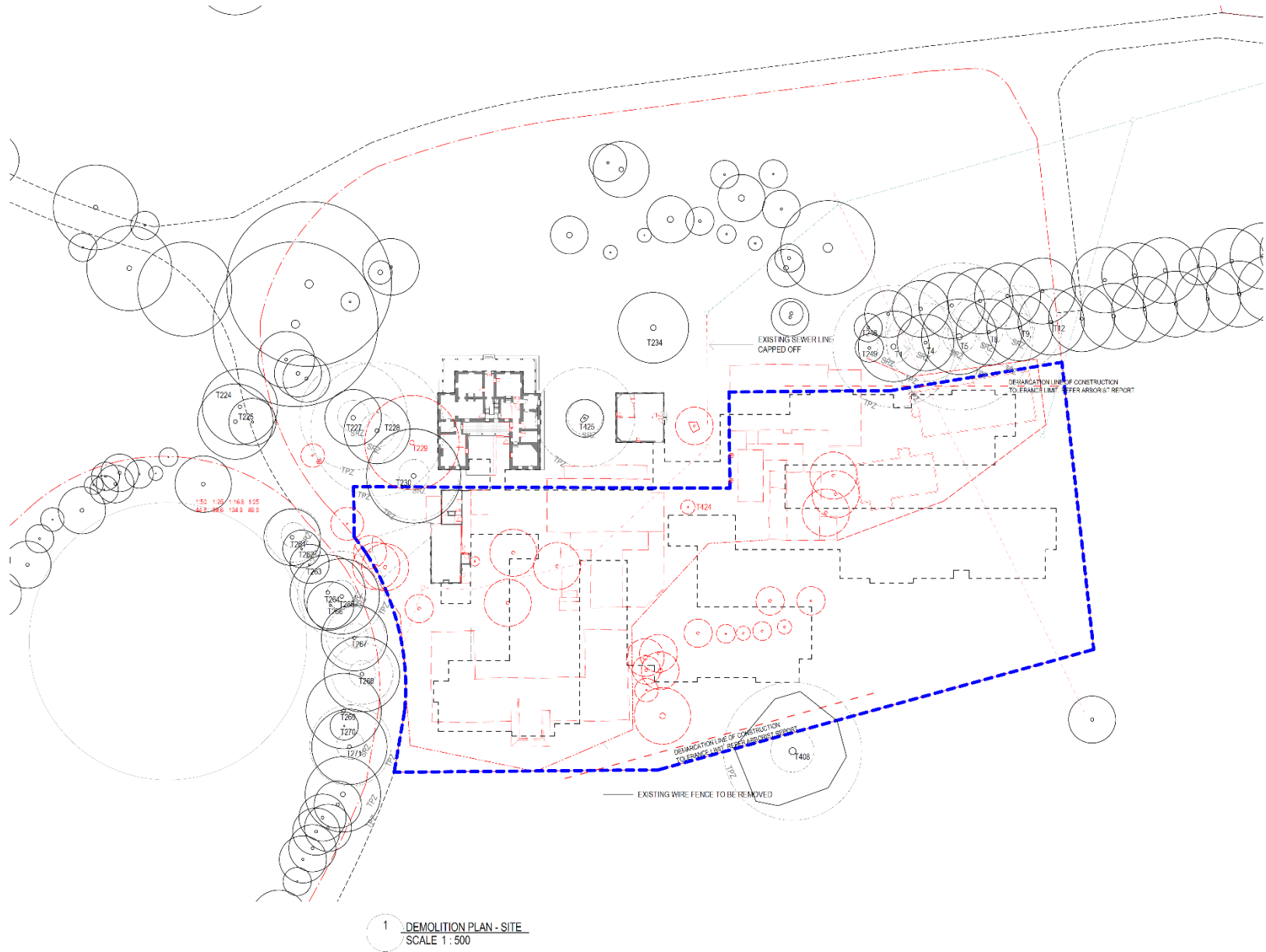
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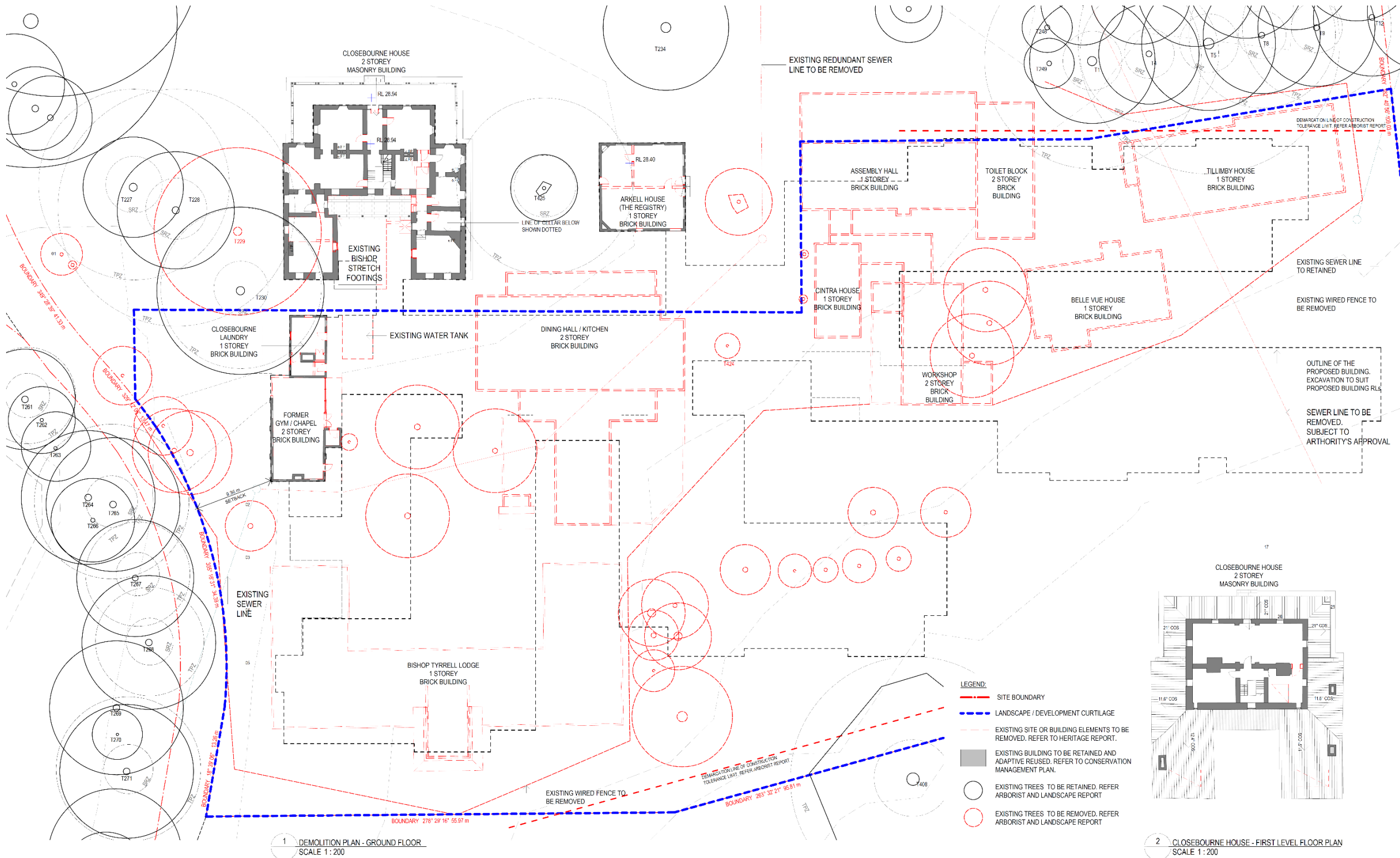
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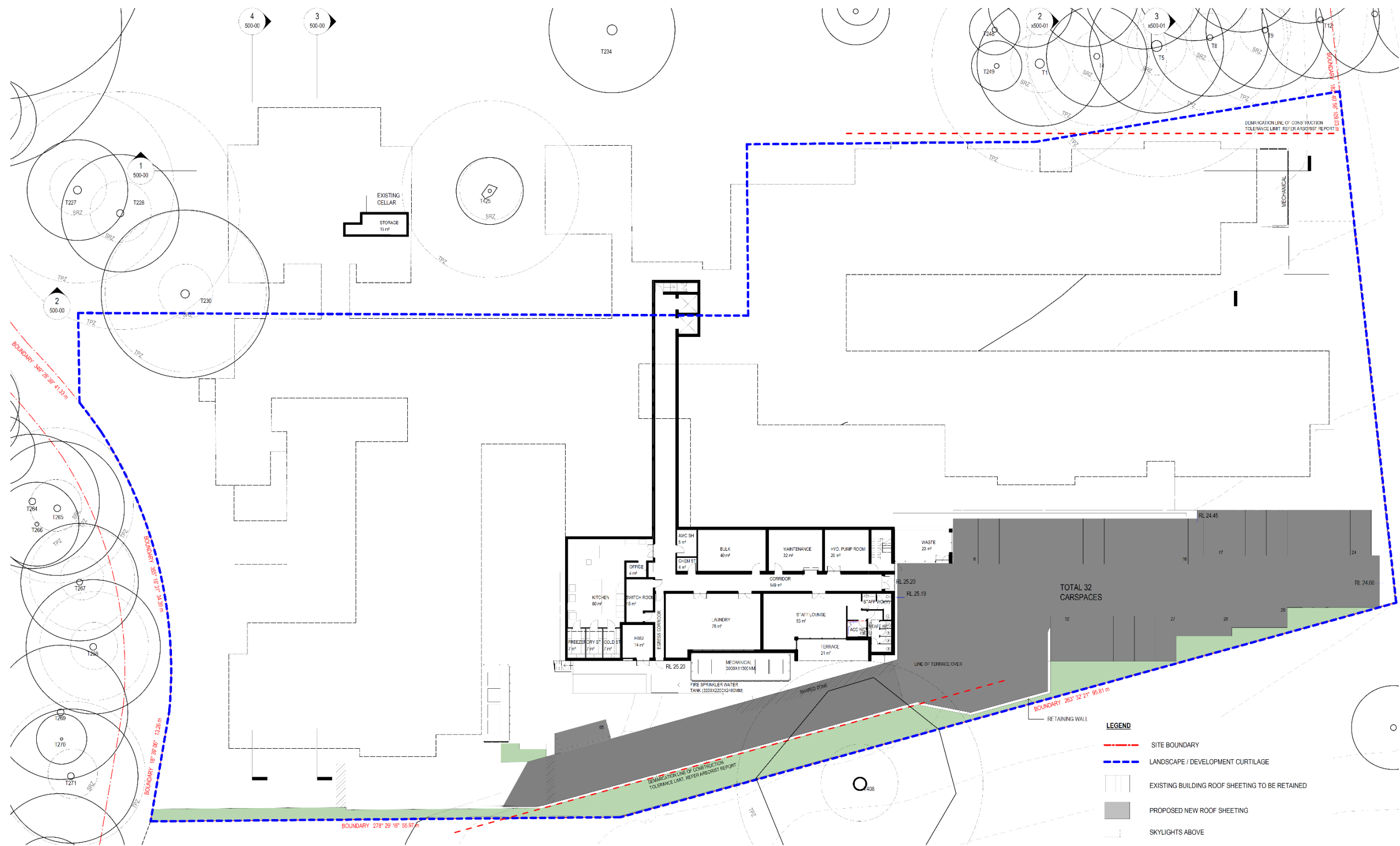
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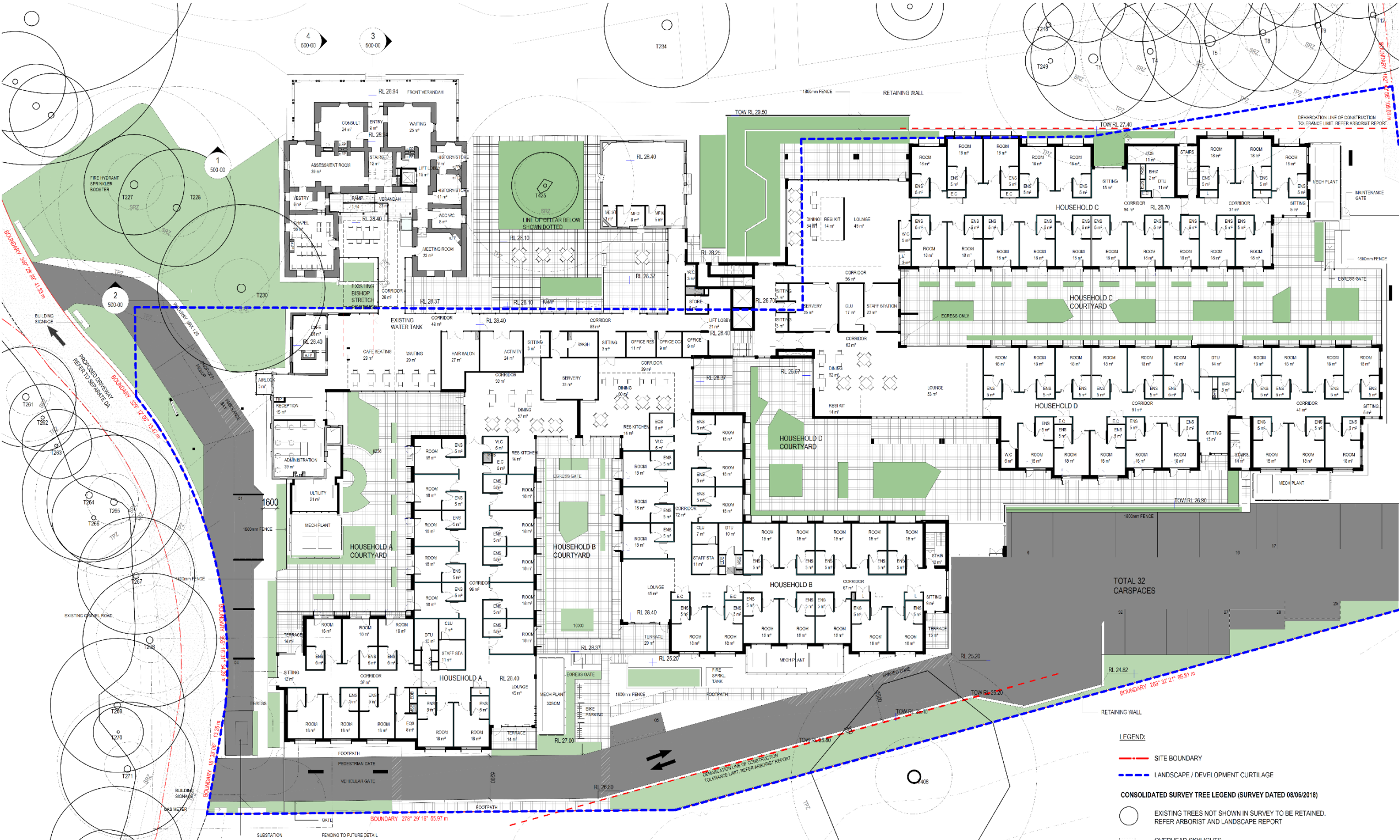
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Archaeological Management & Consulting Group
November 2019



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2	REVISIONS	06/02/16
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- LANDSCAPE / DEVELOPMENT CURTILAGE

CONSOLIDATED SURVEY TREE LEGEND (SURVEY DATED 08/06/2016)

- EXISTING TREES NOT SHOWN IN SURVEY TO BE RETAINED. REFER ARBORIST AND LANDSCAPE REPORT
- OVERHEAD SKYLIGHTS

CLIENT: LENDLEASE

FLOOR PLAN - GROUND

PROJECT: AGED CARE MORPETH

Lot 1, Pier 8-9, 23 Hickson Road, Walsh Bay, New South Wales 2000 Australia

T 61 2 9399 8888 F 61 2 9399 1130

E. sydney@jacksonteece.com

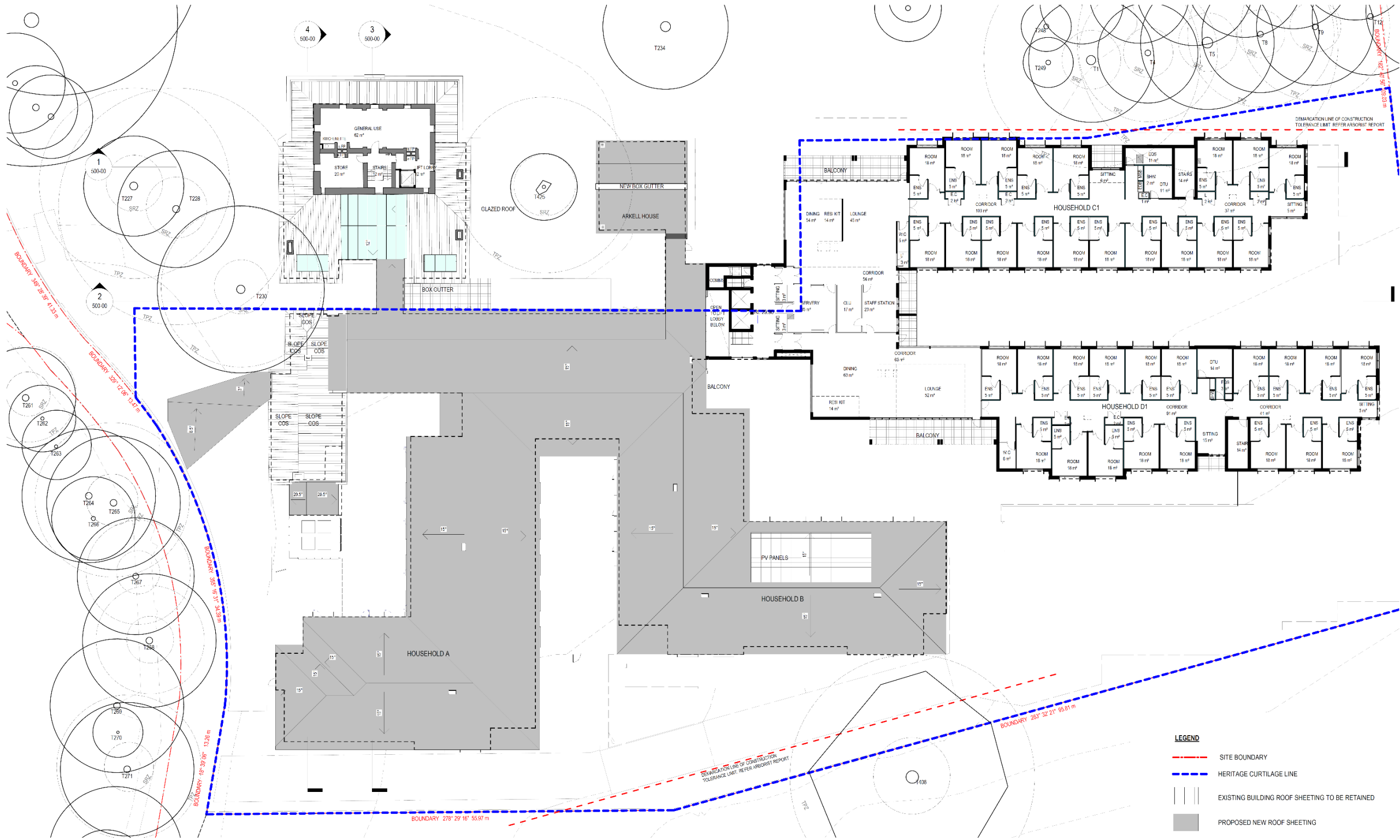
Jackson Teece Consulting Pty Ltd

Tasmanian Australian Branch

180 644 4477

Architectural Services, Interior Design, Urban Design, Urban Planning, Urban Design

JACKSON TEECE



AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
1	DEVELOPMENT APPLICATION	SC	15/12/19
2	HERITAGE CURTLAGE LINE	AL	23/02/20
3	HERITAGE CURTLAGE LINE	AL	19/03/20


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CLIENT
LENDLEASE



FLOOR PLAN - FIRST


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22/11/17

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DISC. DRAWING No.
253824-MO-A-301-00

PROJECT No.
253824-MO-A-301-00

PROJECT
AGED CARE
MORPETH



Let 1, Pier 8-9, 23 Hickson Road
Wahby Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E jacksonteece@jacksonteece.com.au
Jackson Teece Chartered Surveyors Pty Ltd
Trading as Jackson Teece
Surrey Street, Sydney NSW 1500

DATE
22/11/17

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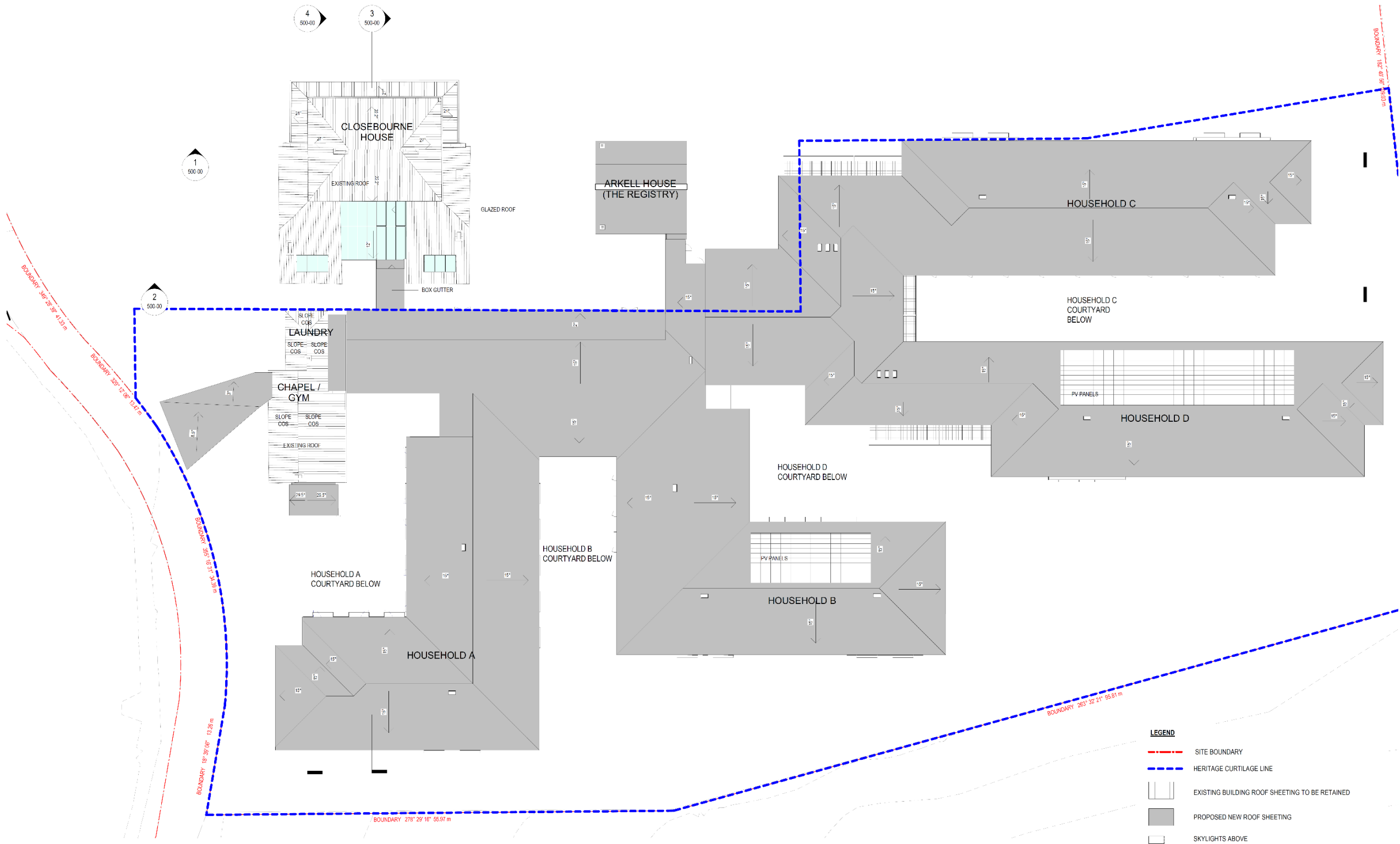
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PROJECT No.
253824-MO-A-301-00

DRAWN
PL

ISSUE
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JACKSON TEECE



AMENDMENTS			
NO.	DESCRIPTION	BY	DATE
1	DATE/OWNER/ARCHITECTURE	JB	12/12/16
2	DATE/OWNER/ARCHITECTURE	JB	2/10/17
3	DATE/OWNER/ARCHITECTURE	JB	10/05/19

APPROVED BY: GA
CHECKED BY: SC

DA

Date generated 23/09/2019 6:00:10 C:\REVIT_LOCAL\2016013-JT-G-SHT-AR_-17_V01_jlgadu.rvt
PM

- LEGEND**
- SITE BOUNDARY
 - HERITAGE CURTILAGE LINE
 - EXISTING BUILDING ROOF SHEETING TO BE RETAINED
 - PROPOSED NEW ROOF SHEETING
 - SKYLIGHTS ABOVE

CLIENT
LENDEASE



PROJECT
AGED CARE
MORPETH

Lot 1, Pier 8-9, 23 Hickson Road
Wahle Bay New South Wales 2200 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
J Jackson Teece Pty Ltd
Trading as Jackson Teece
ABN 61 620 512 290
Commercial Architects: Damian Barker (Barr), John Goss (Goss), Daniel Hudson (Hudg)

FLOOR PLAN - ROOF

DATE
06/02/16

SCALE @ A1
1 : 200

DRAWN
PL

ISSUE
3

PROJECT No. 253824-MO-A-303-00

DISC. DRAWING No.

PL

ISSUE

3

JACKSON TEECE





5 PART ELEVATION - NORTH OF HOUSEHOLD C
SCALE 1:100



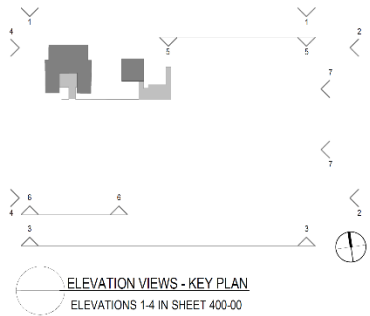
6 PART ELEVATION - SOUTH OF HOUSEHOLD A
SCALE 1:100



7 PART ELEVATION - EAST OF HOUSEHOLD D
SCALE 1:100



- LEGEND**
1. METAL ROOFING
 2. METAL GUTTERS, EAVES, DOWNPIPES
 3. MASONRY
 4. CLADDING
 5. ALUMINIUM WINDOWS
 6. SHADING ELEMENT - VARIABLE SIZES
SUBJECT TO BCA SECTION J REQUIREMENTS
 7. METAL LOUVERS
 8. FEATURE CLADDING



AMENDMENTS			
NO.	DESCRIPTION	DATE	BY
1	DEVELOPMENT APPLICATION	12/12/19	GA
2	REVIEW FOR COUNCIL	23/02/20	GA
3	REVIEW FOR COUNCIL	19/03/20	GA

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APPROVED BY: GA
CHECKED BY: SC

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CLIENT
LENDEASE

ELEVATIONS - SHEET 2

DATE
28/06/18

SCALE @ A1
As indicated

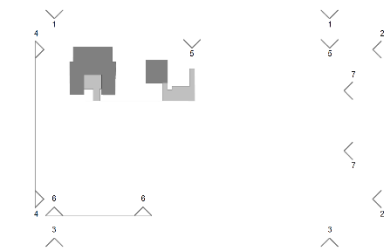
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DRAWN
SC

ISSUE
3

PROJECT
AGED CARE
MORPETH

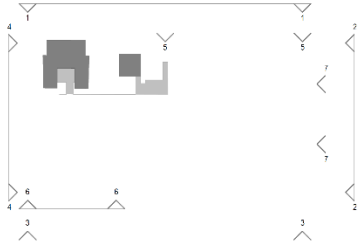
Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2200 Australia
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E jteece@jacksonteece.com
Jackson Teece Consultants Wollongong Ltd
Trading and Service Centre
Unit 15, 15-17, 17-19, 19-21, 21-23, 23-25, 25-27, 27-29, 29-31, 31-33, 33-35, 35-37, 37-39, 39-41, 41-43, 43-45, 45-47, 47-49, 49-51, 51-53, 53-55, 55-57, 57-59, 59-61, 61-63, 63-65, 65-67, 67-69, 69-71, 71-73, 73-75, 75-77, 77-79, 79-81, 81-83, 83-85, 85-87, 87-89, 89-91, 91-93, 93-95, 95-97, 97-99, 99-101, 101-103, 103-105, 105-107, 107-109, 109-111, 111-113, 113-115, 115-117, 117-119, 119-121, 121-123, 123-125, 125-127, 127-129, 129-131, 131-133, 133-135, 135-137, 137-139, 139-141, 141-143, 143-145, 145-147, 147-149, 149-151, 151-153, 153-155, 155-157, 157-159, 159-161, 161-163, 163-165, 165-167, 167-169, 169-171, 171-173, 173-175, 175-177, 177-179, 179-181, 181-183, 183-185, 185-187, 187-189, 189-191, 191-193, 193-195, 195-197, 197-199, 199-201, 201-203, 203-205, 205-207, 207-209, 209-211, 211-213, 213-215, 215-217, 217-219, 219-221, 221-223, 223-225, 225-227, 227-229, 229-231, 231-233, 233-235, 235-237, 237-239, 239-241, 241-243, 243-245, 245-247, 247-249, 249-251, 251-253, 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2025-2027, 2027-2029, 2029-2031, 2031-2033, 2033-2035, 2035-2037, 2037-2039, 2039-2041, 2041-2043, 2043-2045, 2045-2047, 2047-2049, 2049-2051, 2051-2053, 2053-2055, 2055-2057, 2057-2059, 2059-2061, 2061-2063, 2063-2065, 2065-2067, 2067-2069, 2069-2071, 2071-2073, 2073-2075, 2075-2077, 2077-2079, 2079-2081, 2081-2083, 2083-2085, 2085-2087, 2087-2089, 2089-2091, 2091-2093, 2093-2095, 2095-2097, 2097-2099, 2099-2101, 2101-2103, 2103-2105, 2105-2107, 2107-2109, 2109-2111, 2111-2113, 2113-2115, 2115-2117, 2117-2119, 2119-2121, 2121-2123, 2123-2125, 2125-2127, 2127-2129,



JACKSON TEECE



- LEGEND**
1. METAL ROOFING
 2. METAL GUTTERS, EAVES, DOWNPIPES
 3. MASONRY
 4. CLADDING
 5. ALUMINIUM WINDOWS
 6. SHADING ELEMENT - VARIABLE SIZES
SUBJECT TO BCA SECTION J REQUIREMENTS
 7. METAL LOUVERS
 8. FEATURE CLADDING



AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
1	INTERFACE COUNCIL RPT	JL	18/07/19

50mm on original

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

APPROVED BY:
Approver

CHECKED BY:
Checker

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CLIENT
LENLEASE



PROJECT
AGED CARE
MORPETH

ELEVATIONS (WITHOUT
TREES) - SHEET 2

DATE
10/02/19

SCALE @ A1
As indicated

DRAWN
Author

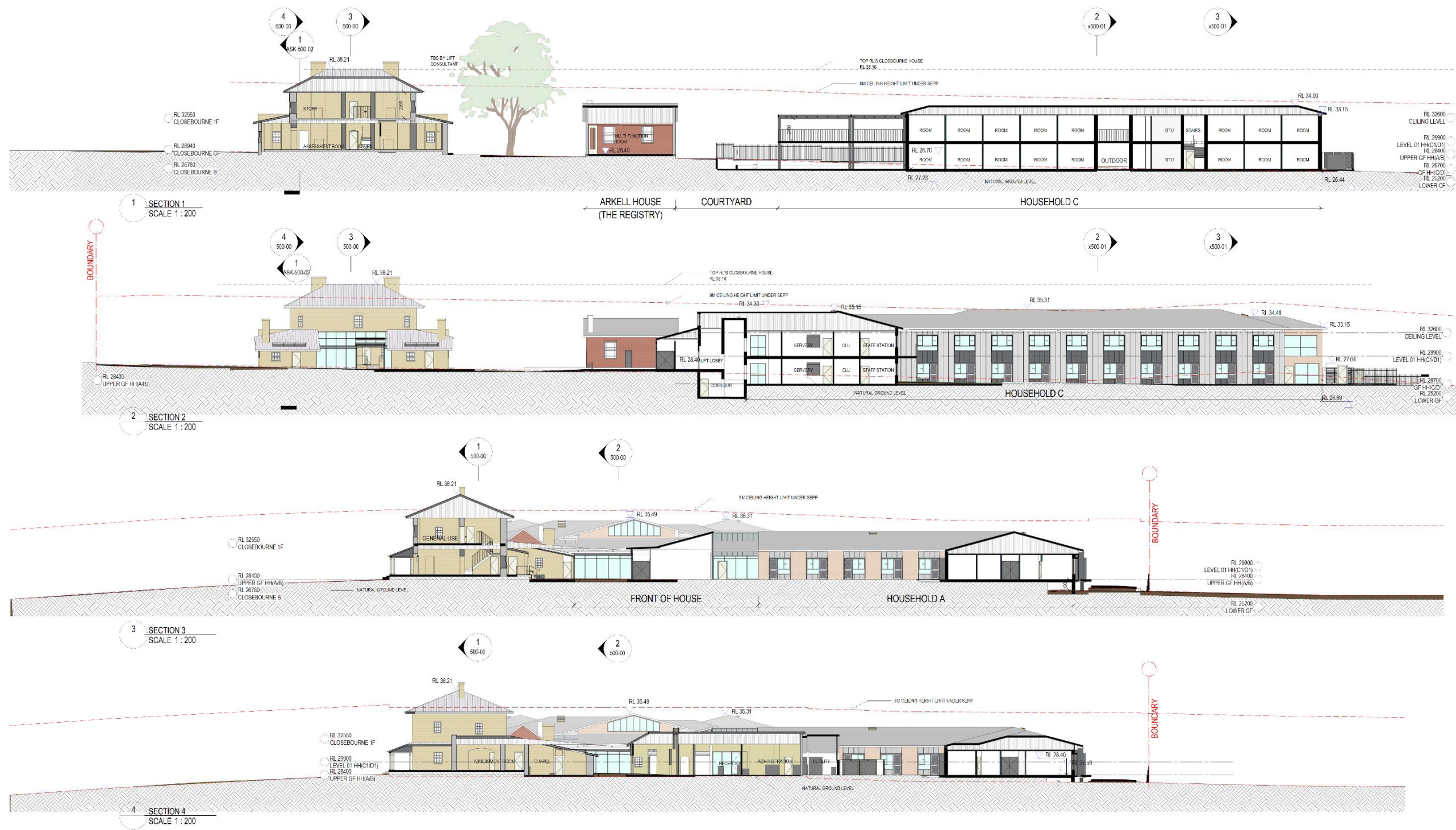
PROJECT No.
253824-MO-A-400-11

DISCIP. DRAWING No.
1

ISSUE
1

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Wahlab, Bay View South, WA 6000 Australia
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E syd@jacksonteece.com.au
Jackson Teece Construction, Trade Pty Ltd
Trading as Jackson Teece
1000 Sydney Hwy, Sydney
Architectural Architects, Damien Barker (Principal), John Goss (Principal), David (Hobbs) (Principal)

JACKSON TEECE



AMENDMENTS

NO.	DESCRIPTION	DATE
1	DEVELOPMENT APPLICATION	12/12/19
2	DEVELOPMENT APPLICATION	12/12/19
3	DEVELOPMENT APPLICATION	12/12/19

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DA

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SECTIONS - SHEET 1

DATE 06/02/16

PROJECT No. 253824-MO-A-500-00

SCALE @ A1 1:200

DISCIP. DRAWING No.

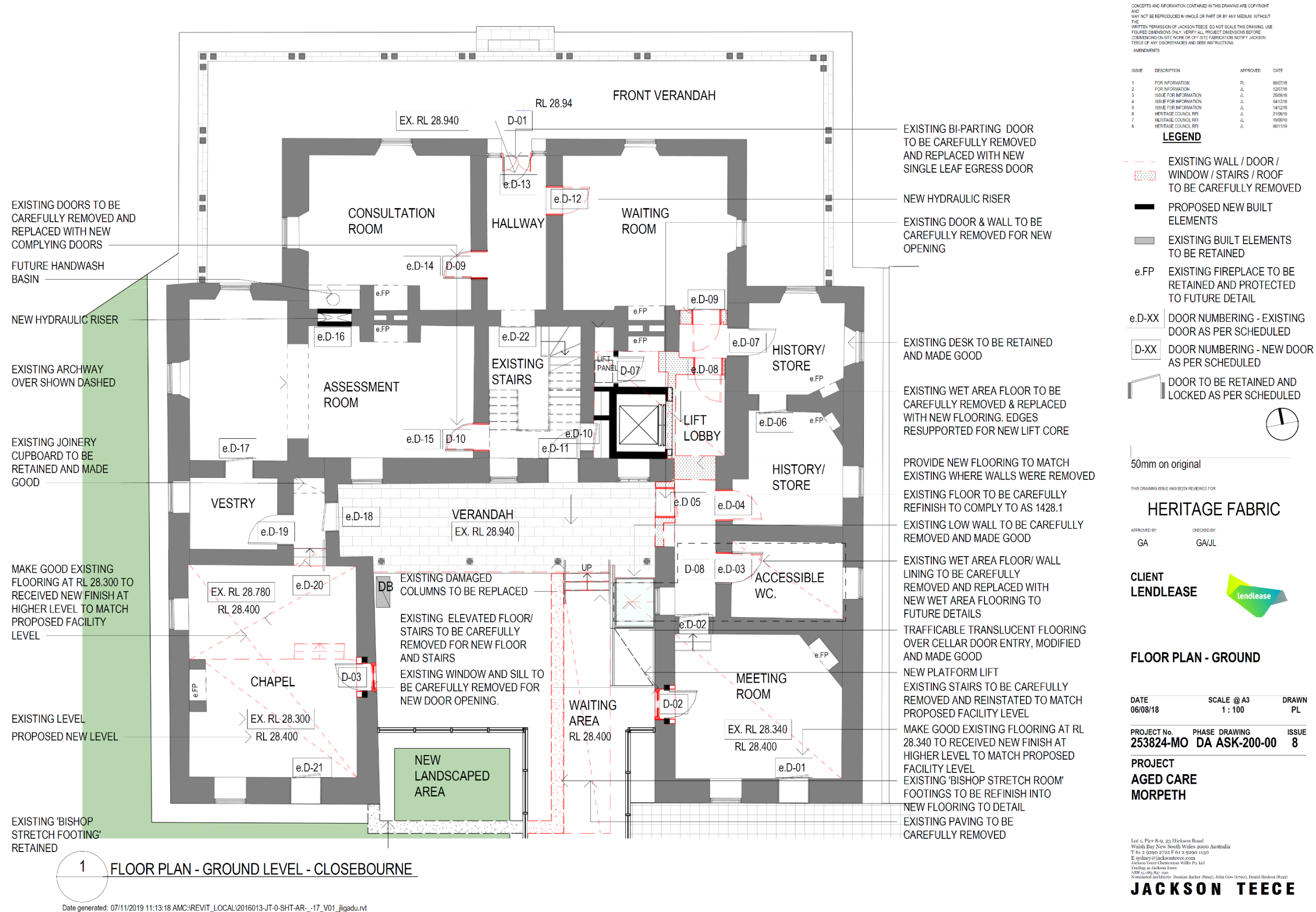
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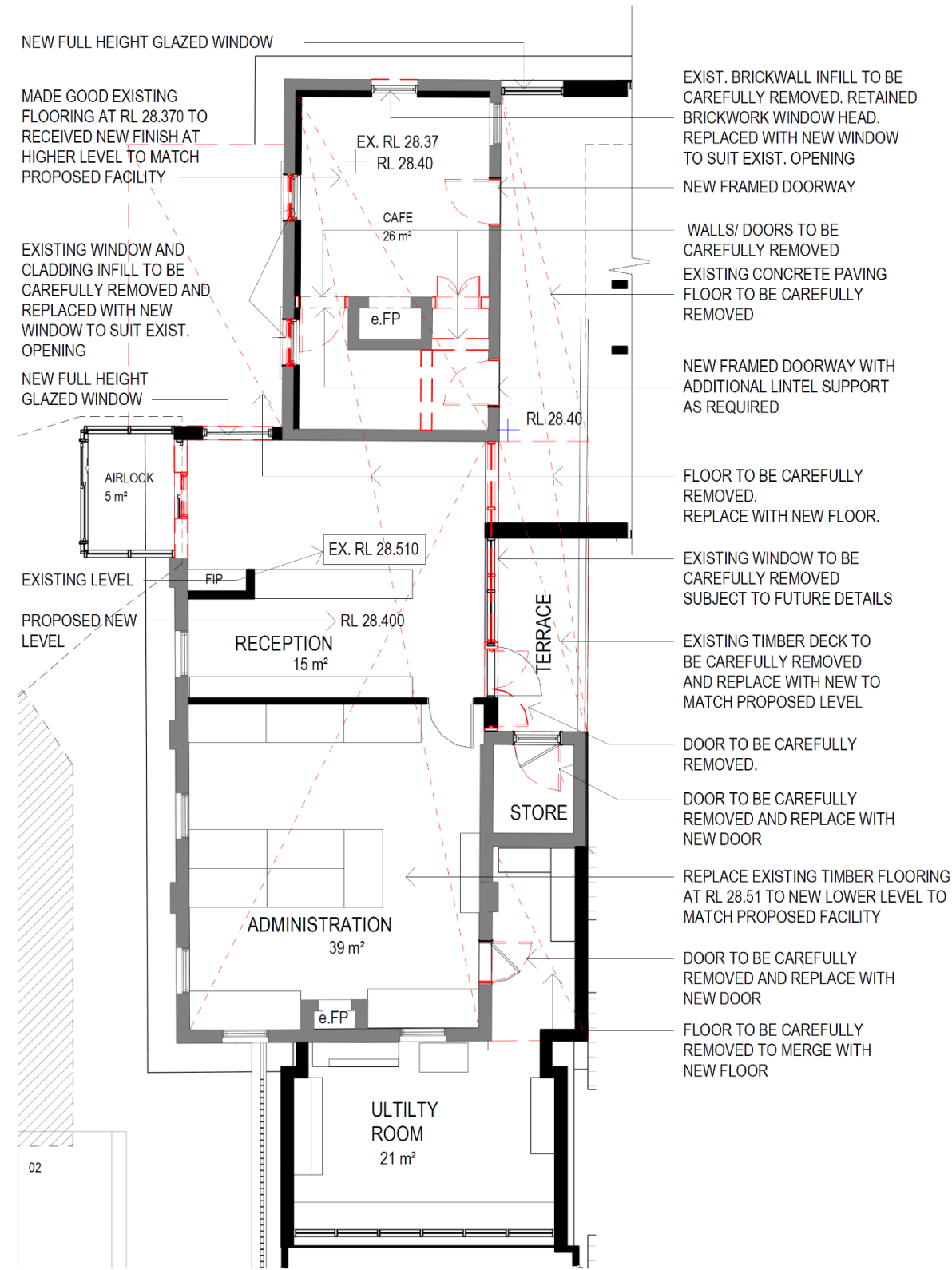
ISSUE 3

PROJECT AGED CARE MORPETH

Lot 1, Pier 8-9, 29 Hickson Road
Wahbi Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E info@jacksonteece.com
Jackson Teece Consultants Wollongong Pty Ltd
Trading as Jackson Teece
ABN 15 619 537 791
Head and Joint Venture: Jackson Teece (Pty) Ltd, Jackson Teece (Pty) Ltd

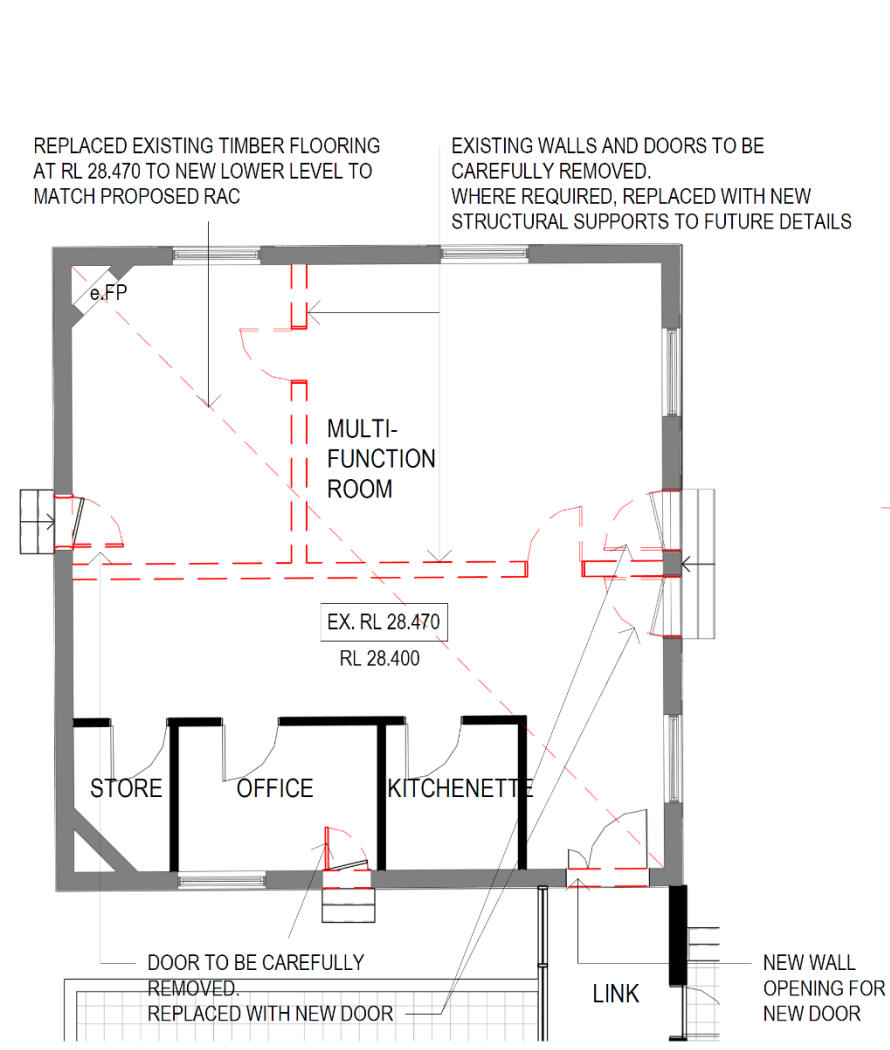
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1 FLOOR PLAN - LAUNDRY

Date generated: 23/09/2019 5:41:16 PM C:\REVIT_LOCAL\2016013-JT-0-SHT-AR_-17_V01_jligadu.rvt



- GENERAL NOTES:
1. ALL EXISTING INTERNAL LININGS INCLUDING RENDER TO BE REPLACED WITH NEW LINING TO FUTURE DETAILS
 2. ALL EXISTING WINDOWS MISSING/ POOR CONDITION ETC TO BE MADE GOOD AND/ OR REPLACED AS REQUIRED TO MATCH EXISTING TO FUTURE DETAILS
 3. ALL EXISTING EXTERNAL DOORS INCLUDING LINTELS TO BE REPLACED WITH NEW TO FUTURE DETAILS.
 4. PLEASE REFER TO STRUCTURAL REPORT REV 02 DATED 12.07.18 PREPARED BY WG&E FOR EXISTING DEFECTS TO BE REMEDIATED SUBJECT TO FUTURE DETAILS

2 FLOOR PLAN - ARKELL HOUSE

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ISSUE	DESCRIPTION	APPROVED	DATE
1	FOR INFORMATION	PL	06/07/18
2	ISSUE FOR INFORMATION	JL	25/09/18
3	ISSUE FOR INFORMATION	JL	04/12/18
4	ISSUE FOR INFORMATION	JL	14/12/18
5	HERITAGE COUNCIL RPT	JL	21/09/19
6	HERITAGE COUNCIL RPT	JL	18/09/19

- LEGEND**
- EXISTING WALL / DOOR / WINDOW / STAIRS / ROOF TO BE CAREFULLY REMOVED
 - PROPOSED NEW BUILT ELEMENTS
 - EXISTING BUILT ELEMENTS TO BE RETAINED
 - e.FP EXISTING FIREPLACE TO BE RETAINED AND PROTECTED TO FUTURE DETAIL



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HERITAGE FABRIC

APPROVED BY: GA CHECKED BY: GA/JL

CLIENT
LENDELEASE

FLOOR PLAN - GROUND

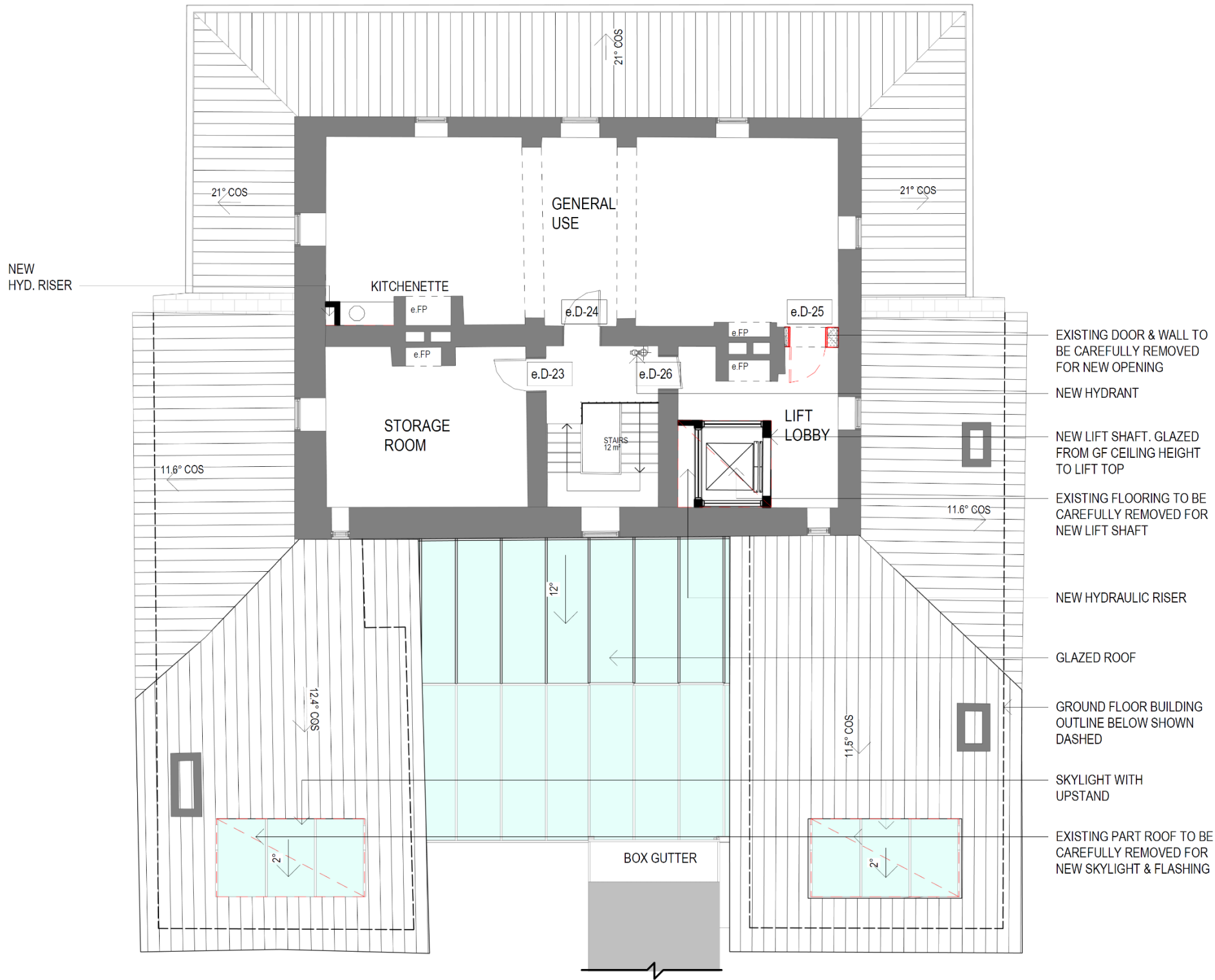
DATE	SCALE @ A3	DRAWN
06/08/18	1 : 100	PL

PROJECT No.	PHASE	DRAWING	ISSUE
253824-MO	DA	ASK-200-01	6

PROJECT
AGED CARE
MORPETH

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Walsh Bay New South Wales 2200 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
Jackson Teece Centurus WGB Pty Ltd
Trading as Jackson Teece
ABN 12 618 827 390
Nominated Architects: Damien Barker (B092), John Gore (B790), Daniel Haskins (B051)

JACKSON TEECE



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ISSUE	DESCRIPTION	APPROVED	DATE
1	FOR INFORMATION	PL	06/01/18
2	FOR INFORMATION	JL	06/01/18
3	ISSUE FOR INFORMATION	JL	25/05/18
4	ISSUE FOR INFORMATION	JL	04/12/18
5	ISSUE FOR INFORMATION	JL	14/12/18
6	HERITAGE COUNCIL RPT	JL	21/09/19
7	HERITAGE COUNCIL RPT	JL	19/09/19

LEGEND

- EXISTING WALL / DOOR / WINDOW / STAIRS / ROOF TO BE CAREFULLY REMOVED
- PROPOSED NEW BUILT ELEMENTS
- EXISTING BUILT ELEMENTS TO BE RETAINED
- e.FP EXISTING FIREPLACE TO BE RETAINED AND PROTECTED TO FUTURE DETAIL
- e.D-XX DOOR NUMBERING - EXISTING DOOR AS PER SCHEDULED
- D-XX DOOR NUMBERING - NEW DOOR AS PER SCHEDULED
- DOOR TO BE RETAINED AND LOCKED AS PER SCHEDULED



50mm on original

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APPROVED BY: GA
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FLOOR PLAN - FIRST

DATE: 06/08/18
SCALE @ A3: 1:100
DRAWN: PL

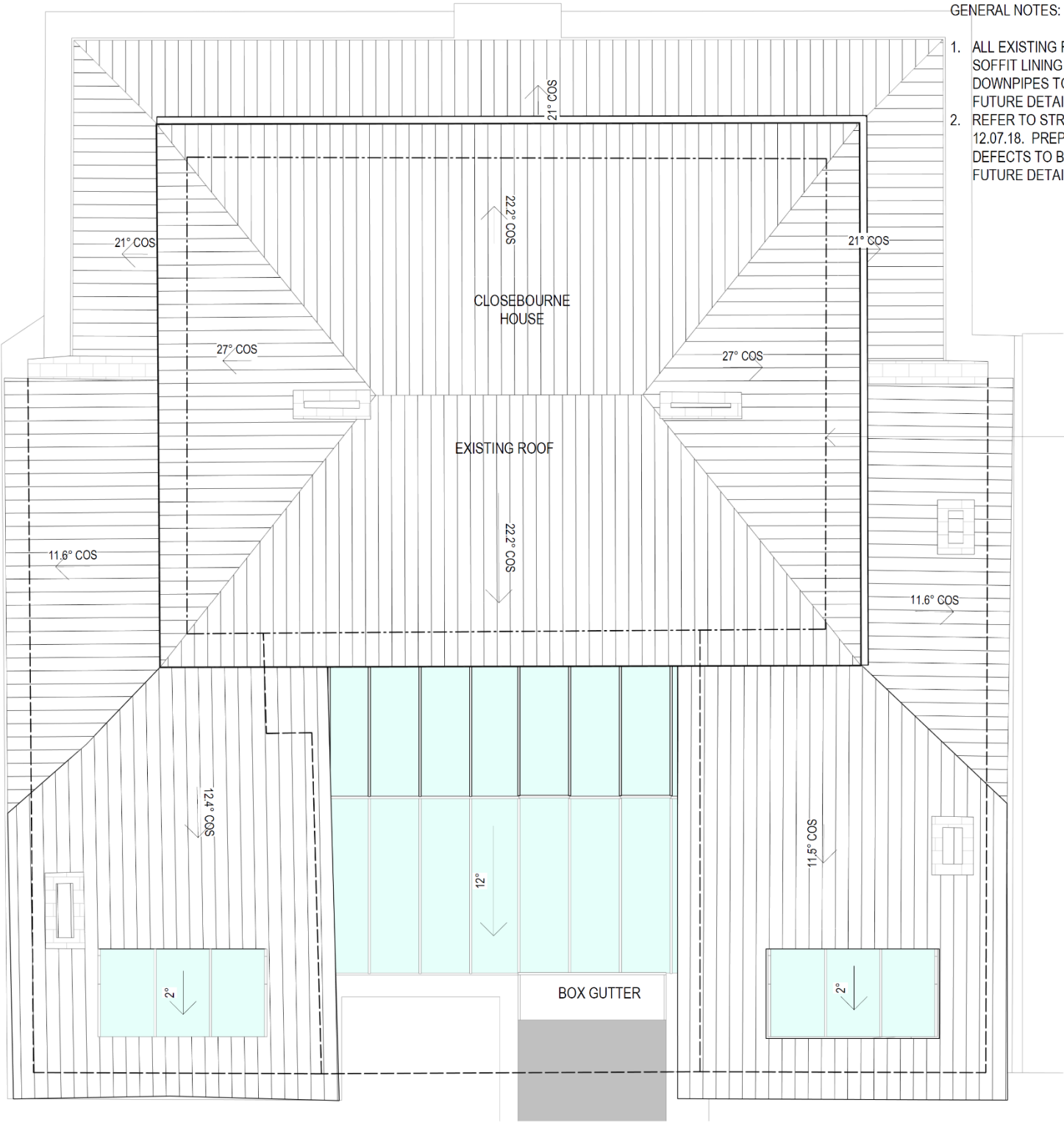
PROJECT No. 253824-MO
PHASE DA ASK-301-00
DRAWING ISSUE 7

PROJECT
AGED CARE
MORPETH

Lot 1, Pier 8-9, 23 Hickson Road
Wahbi Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E. sydney@jacksonteece.com
Jackson Teece Chesterman Wilks Pty Ltd
Trading as Jackson Teece
ABN 15 619 837 290
Nominated Architects: Damien Barber (R242), John Gow (6796), Daniel Hudson (R215)
JACKSON TEECE

1 FLOOR PLAN - LEVEL 1 - CLOSEBOURNE

Date generated: 23/09/2019 5:41:25 PM C:\REVIT_LOCAL\2016013-JT-0-SHT-AR--17_V01_jligadu.rvt



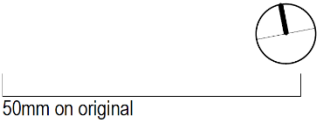
- GENERAL NOTES:
1. ALL EXISTING FASCIA BOARD, EAVES GUTTER, SOFFIT LINING, RAINHEAD GUTTER AND DOWNPIPES TO BE REPLACED SUBJECT TO FUTURE DETAILS
 2. REFER TO STRUCTURAL REPORT REV 02 DATED 12.07.18. PREPARED BY WG&E FOR EXISTING DEFECTS TO BE REMEDIATED SUBJECT TO FUTURE DETAILS

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ISSUE	DESCRIPTION	APPROVED	DATE
1	FOR INFORMATION	PL	06/08/18
2	FOR INFORMATION	JL	12/07/18
3	ISSUE FOR INFORMATION	JL	25/09/18
4	ISSUE FOR INFORMATION	JL	04/12/18
5	ISSUE FOR INFORMATION	JL	14/02/19
6	HERITAGE COUNCIL RFI	JL	21/08/19
7	HERITAGE COUNCIL RFI	JL	19/09/19

LEGEND

- EXISTING / ROOF TO BE CAREFULLY REMOVED
- EXISTING BUILDING ROOF SHEETING TO BE RETAINED
- PROPOSED NEW ROOF SHEETING



THIS DRAWING ISSUE HAS BEEN REVIEWED FOR:

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FLOOR PLAN - ROOF - SHEET 1

DATE	SCALE @ A3	DRAWN
06/08/18	As indicated	PL

PROJECT No.	PHASE	DRAWING	ISSUE
253824-MO	DA	ASK-302-00	7

PROJECT

AGED CARE

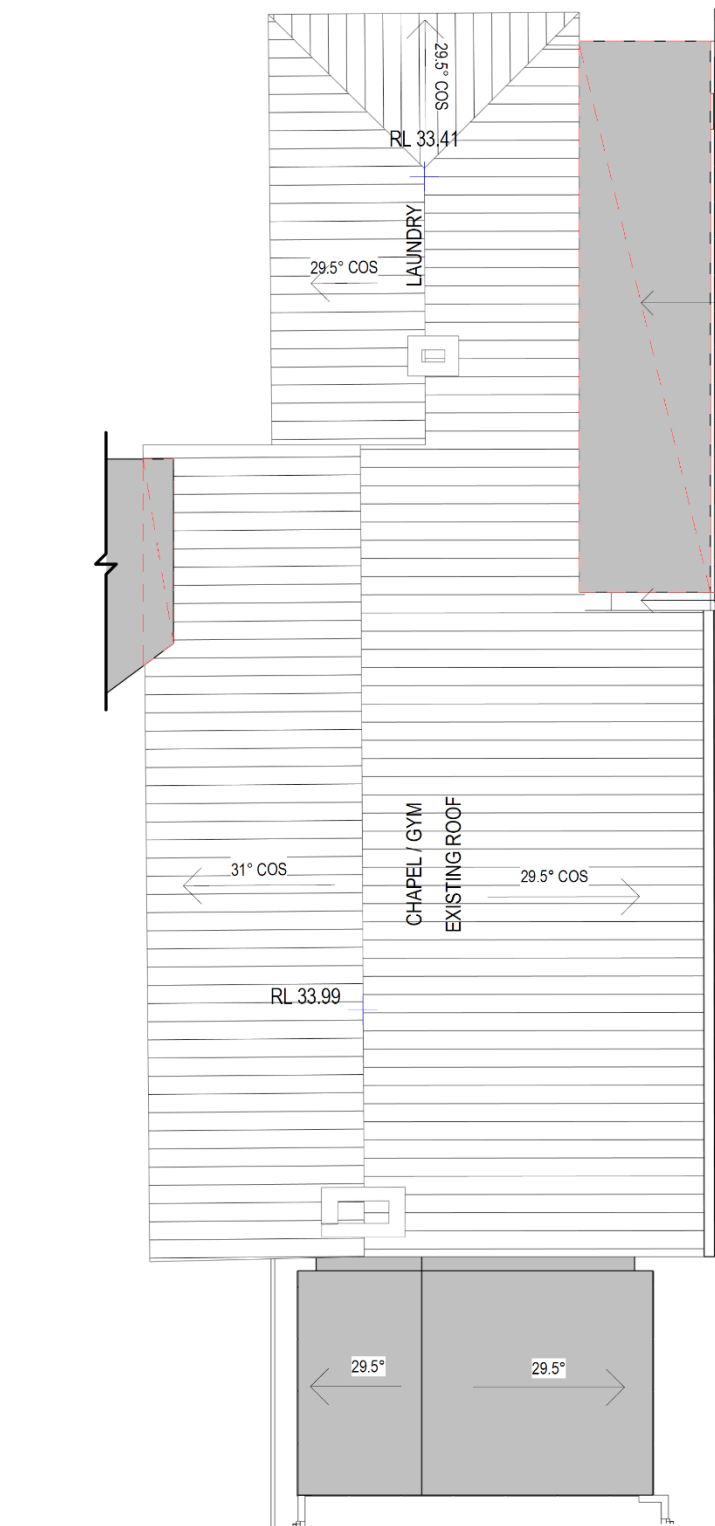
MORPETH

Lot 1, Pier 8-9, 23 Hickson Road
Wahib Bay New South Wales 2060 Australia
T 61 2 9290 2722 F 61 2 9290 1450
E sydney@jacksonteece.com
Jackson Teece Charleston Wilks Pty Ltd
Trading as Jackson Teece
ABN 61 081 807 266
Nominated Architects: Damien Barker (R202), John Cow (R202), Daniel Hudson (R202)

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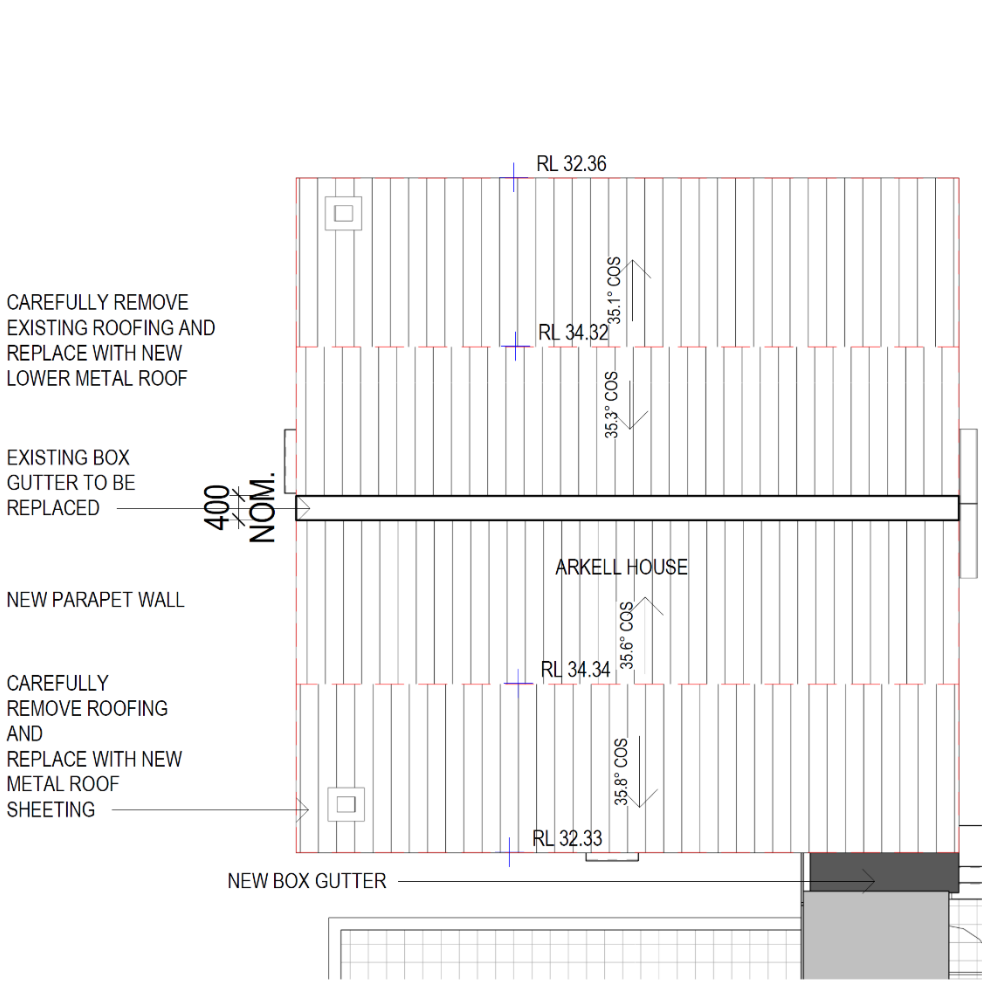
1 ROOF PLAN- CLOSEBOURNEHOUSE

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1 ROOF PLAN - LAUNDRY

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2 ROOF PLAN - ARKELL HOUSE

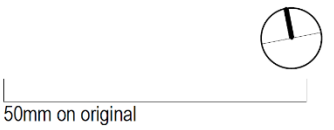
- GENERAL NOTES:
1. ALL EXISTING FASCIA BOARD, EAVES GUTTER, SOFFIT LINING , RAINHEAD GUTTER AND DOWNPIPES TO BE REPLACED SUBJECT TO FUTURE DETAILS
 2. REFER TO STRUCTURAL REPORT REV 02 DATED 12.07.18 PREPARED BY WG&E FOR EXISTING DEFECTS TO BE REMEDIATED SUBJECT TO FUTURE DETAILS

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ISSUE	DESCRIPTION	APPROVED	DATE
1	FOR INFORMATION	PL	06/07/18
2	ISSUE FOR INFORMATION	JL	25/09/18
3	ISSUE FOR INFORMATION	JL	14/12/18
4	HERITAGE COUNCIL REF	JL	21/08/19
5	HERITAGE COUNCIL REF	JL	19/09/19

LEGEND

- EXISTING / ROOF TO BE CAREFULLY REMOVED
- EXISTING BUILDING ROOF SHEETING TO BE RETAINED
- PROPOSED NEW ROOF SHEETING



THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

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FLOOR PLAN - ROOF - SHEET 2

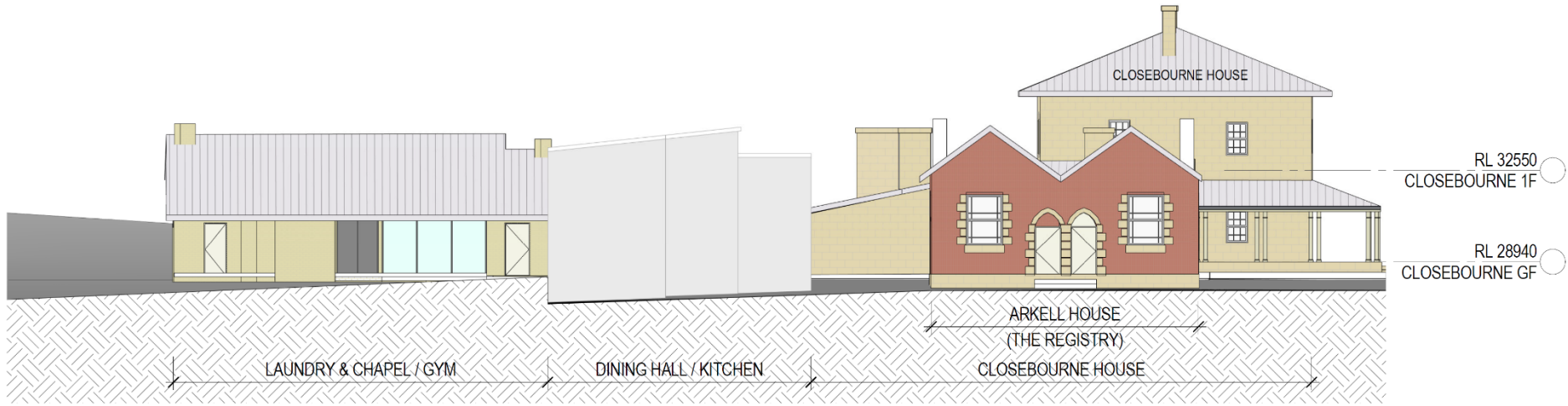
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06/08/18	As indicated	PL

PROJECT No.	PHASE	DRAWING	ISSUE
253824-MO	DA	ASK-302-01	5

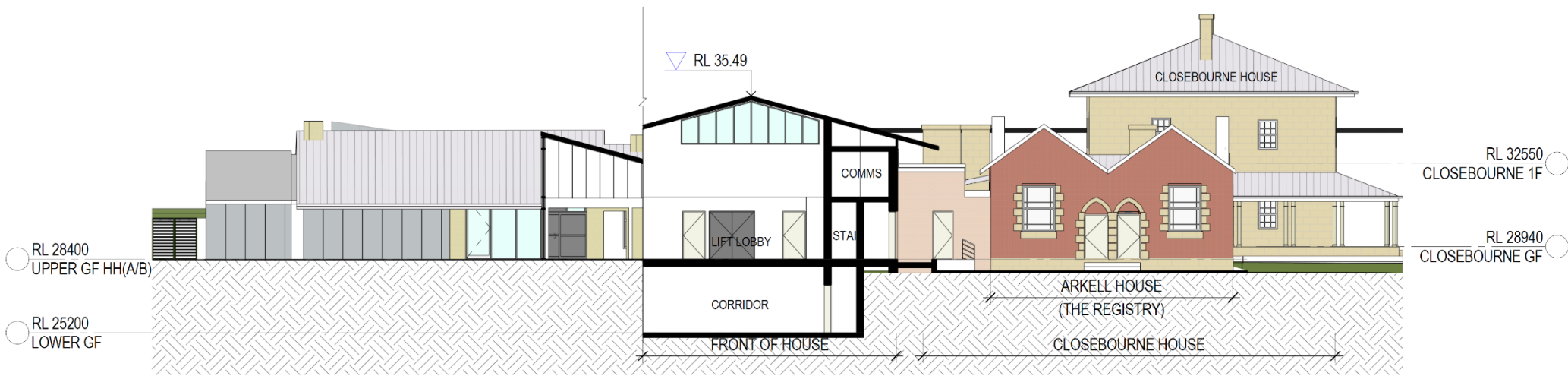
PROJECT
AGED CARE
MORPETH

Lot 1, Pier 9-9, 2/3 Hickson Road
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T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
Jackson Teece Chartered Surveyors Pty Ltd
Trading as Jackson Teece
ABN 15 681 872 200
Nominated Architect: Damien Barker (B0001), Julian Goss (60990), Daniel Hudson (60915)

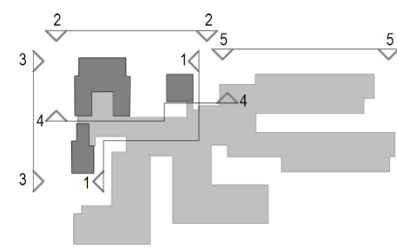
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1 ELEVATION 1 - EXISTING
SCALE 1 : 200



2 ELEVATION 1 - PROPOSED
SCALE 1 : 200



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ISSUE	DESCRIPTION	APPROVED	DATE
1	FOR INFORMATION	PL	05/01/18
2	FOR INFORMATION	JL	12/01/18
3	ISSUE FOR INFORMATION	JL	25/05/18
4	ISSUE FOR INFORMATION	JL	14/12/18
5	HERITAGE COUNCIL RPT	JL	21/08/19
6	HERITAGE COUNCIL RPT	JL	19/05/19

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ELEVATIONS – SHEET 1

DATE 06/08/18 SCALE @ A3 As indicated DRAWN Author

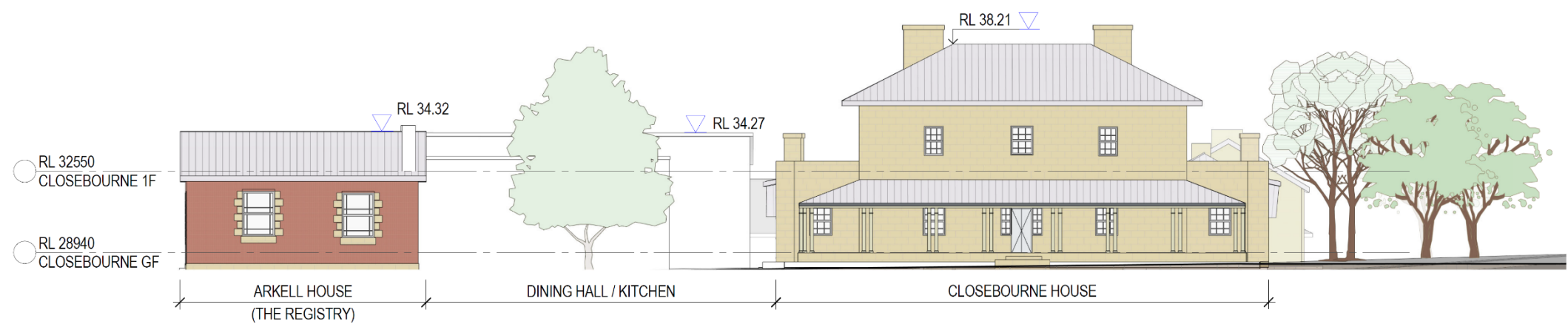
PROJECT No. 253824-MO PHASE DA ASK-400-00 ISSUE 6

PROJECT
AGED CARE
MORPETH



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Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E enquiries@jacksonteece.com
Jackson Teece Chartered Surveyors Pty Ltd
Trading as Jackson Teece
ABN 15 089 827 549
Sustainable Architecture: Damien Barber (Simp), John Cow (Simp), Daniel Hudson (Simp)

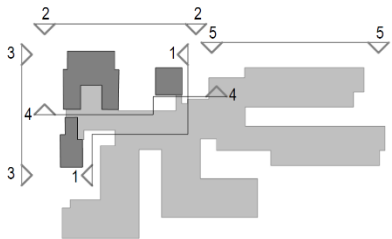
JACKSON TEECE



1 ELEVATION 2 - EXISTING
SCALE 1 : 200



2 ELEVATION 2 - PROPOSED
SCALE 1 : 200



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AMENDMENTS			
ISSUE	DESCRIPTION	APPROVED	DATE
1	FOR INFORMATION	PL	06/07/18
2	FOR INFORMATION	JL	12/07/18
3	ISSUE FOR INFORMATION	JL	25/09/18
4	ISSUE FOR INFORMATION	JL	14/10/18
5	HERITAGE COUNCIL RFI	JL	21/08/19
6	HERITAGE COUNCIL RFI	JL	18/09/19

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ELEVATIONS – SHEET 2

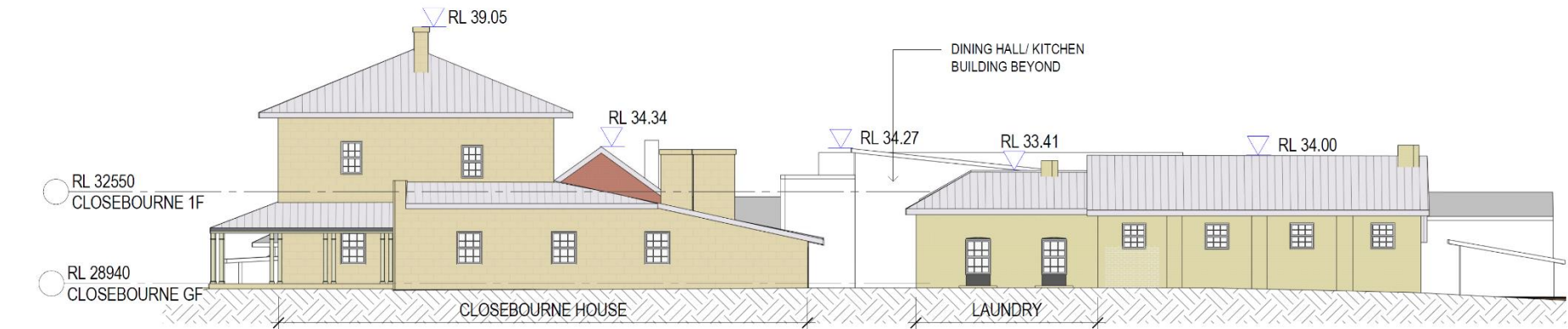
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DRAWN: Author

PROJECT No. 253824-MO
PHASE DA ASK-400-01
ISSUE 6

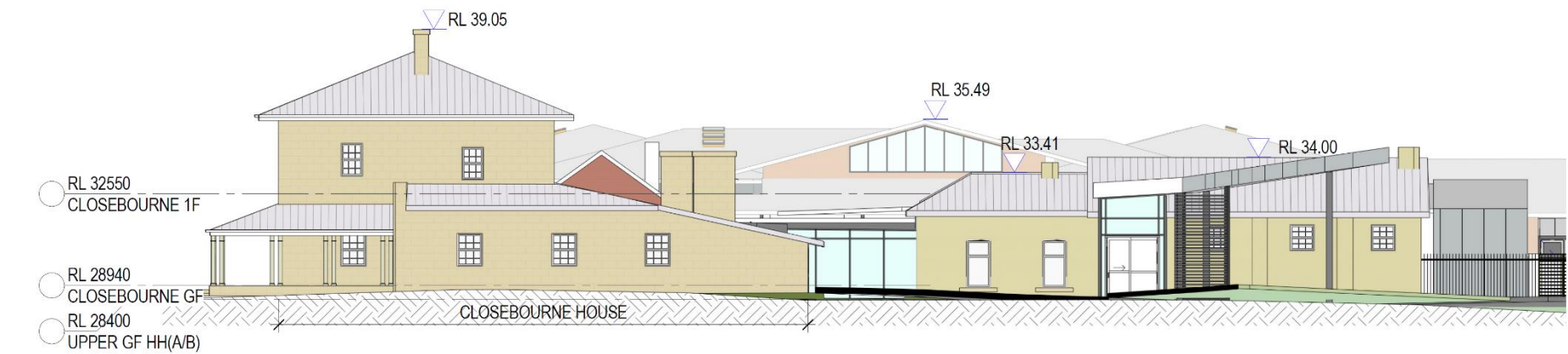
PROJECT
AGED CARE
MORPETH

Lot 1, Pier 8-9, 23 Hickson Road
Wahik Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1150
E sydney@jacksonteece.com
Jackson Tece Chartered Villa Pty Ltd
Trading as Jackson Tece
ABN 12 489 821 295
Nominated Architects: Damian Butler (8192), John Gow (6790), Daniel Hudson (8193)

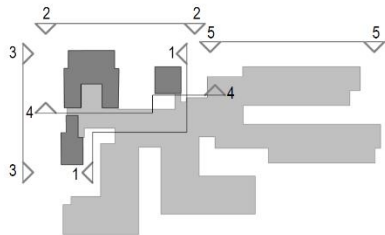
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1 ELEVATION - 3 -EXISTING



2 ELEVATION - 3 -PROPOSED



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ISSUE	DESCRIPTION	APPROVED	DATE
1	FOR INFORMATION	JL	12/07/18
2	ISSUE FOR INFORMATION	JL	22/08/18
3	ISSUE FOR INFORMATION	JL	14/12/18
4	HERITAGE COUNCIL RFI	JL	21/08/19
5	HERITAGE COUNCIL RFI	JL	19/09/19

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CHECKED BY: GA/JL

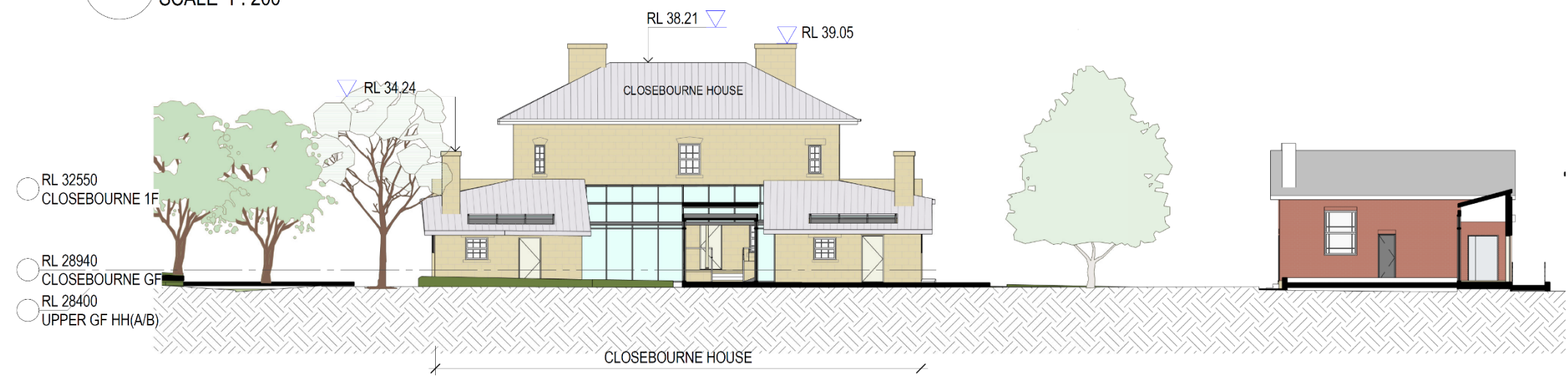
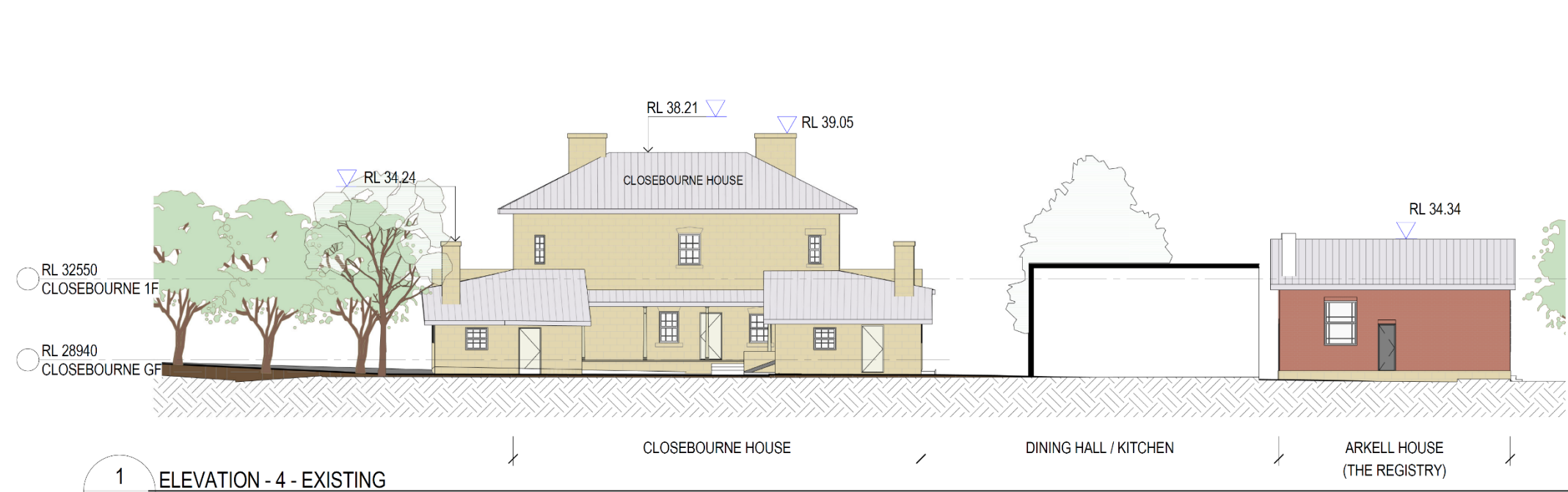
CLIENT
LENLEASE



ELEVATIONS – SHEET 3

DATE	SCALE @ A3	DRAWN	
06/08/18	As indicated	JL	
PROJECT No.	PHASE	DRAWING	ISSUE
253824-MO	DA	ASK-400-02	5
PROJECT AGED CARE MORPETH			

Let 1, Pier 8-9, 23 Hickson Road
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T 61 2 9290 2722 F 61 2 9290 1150
E enquiries@jacksonteece.com
Jackson Teece Chesterton Willis Pty Ltd
Trading as Jackson Teece
ABN 55 083 827 240
Dominated Architects: Damian Barber (Prac), John Goss (Prac), Daniel Hudson (Prac)
JACKSON TEECE



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APPROVED BY:

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CHECKED BY:

GA/JL

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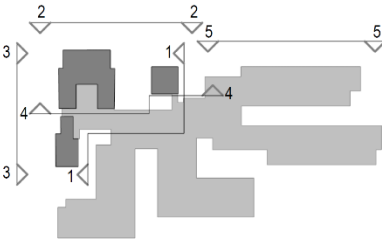


ELEVATIONS – SHEET 4

DATE 06/08/18 SCALE @ A3 As indicated DRAWN JL

PROJECT No. 253824-MO PHASE DA ASK-400-03 ISSUE 5

PROJECT
AGED CARE
MORPETH



Lot 1, Pier 8-9, 23 Hickson Road
Walsh Bay New South Wales 2000 Australia
T 61 2 9290 2722 F 61 2 9290 1130
E sydney@jacksonteece.com
Jackson Teece Chesterman Wills Pty Ltd
Trading as Jackson Teece
ABN 15 081 817 210
Sustainable Architecture: Damian Barker (R202), John Goss (R200), David Hudson (R205)

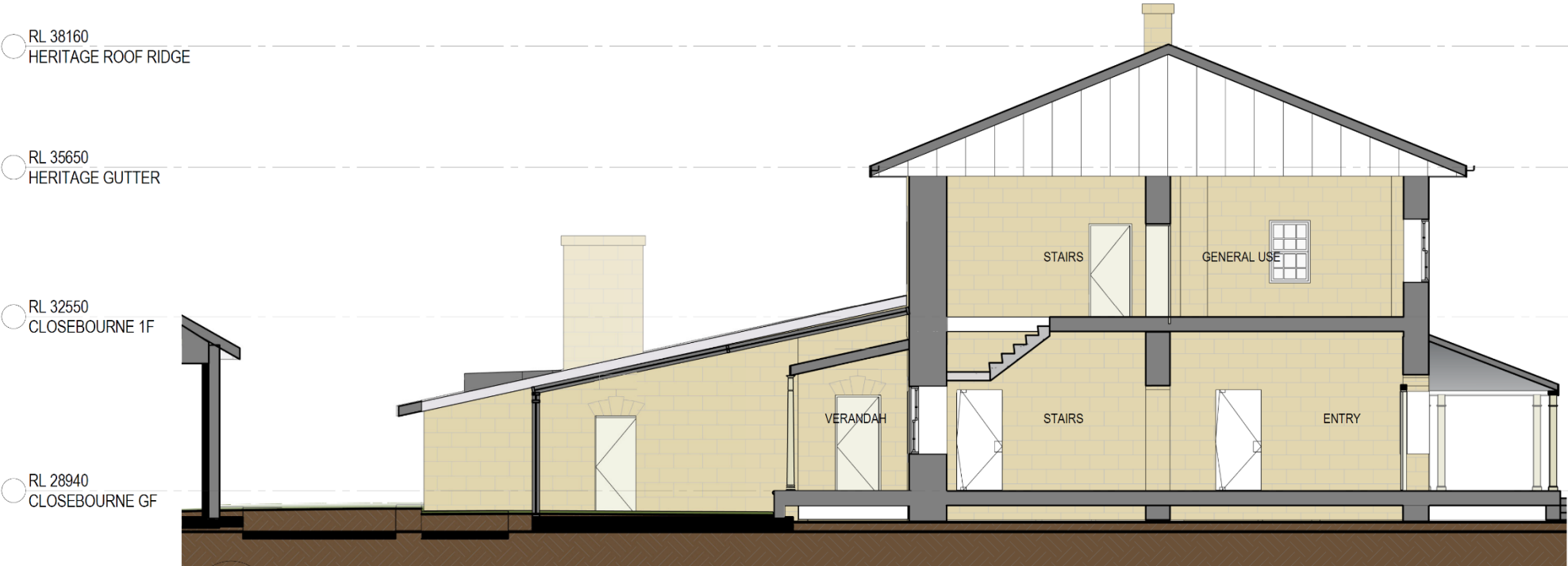
JACKSON TEECE



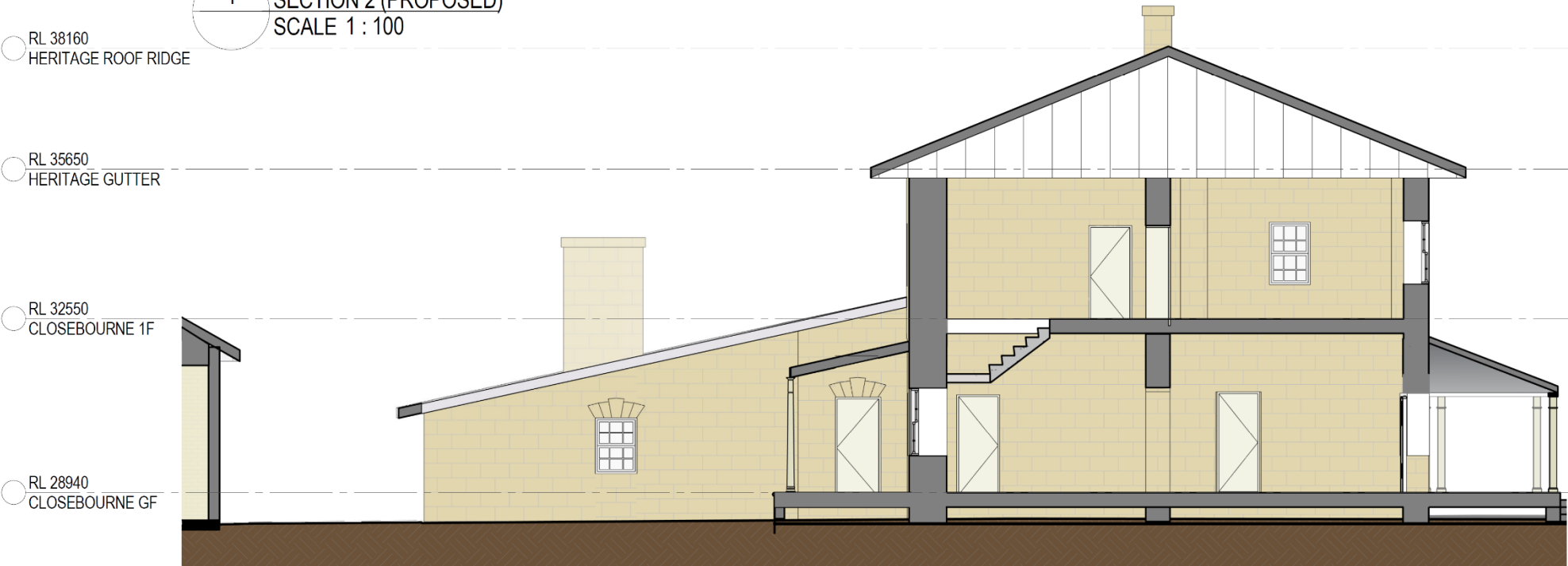
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ISSUE	DESCRIPTION	APPROVED	DATE
1	FOR INFORMATION	JL	12/07/18
2	ISSUE FOR INFORMATION	JL	25/07/18
3	ISSUE FOR INFORMATION	JL	14/12/18
4	HERITAGE COUNCIL RFI	JL	21/09/19
5	HERITAGE COUNCIL RFI	JL	19/09/19
6	HERITAGE COUNCIL RFI	JL	08/11/19



1 SECTION 2 (PROPOSED)
SCALE 1 : 100



2 SECTION 2 (EXISTING)
SCALE 1 : 100

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ISSUE	DESCRIPTION	APPROVED	DATE
1	FOR INFORMATION	JL	12/07/18
2	ISSUE FOR INFORMATION	JL	25/08/18
3	ISSUE FOR INFORMATION	JL	14/12/18
4	HERITAGE COUNCIL R1	JL	21/08/19
5	HERITAGE COUNCIL R1	JL	19/09/19
6	HERITAGE COUNCIL R1	JL	09/11/19

LEGEND

- PROPOSED NEW BUILT ELEMENTS
- EXISTING BUILT ELEMENTS TO BE RETAINED

50mm on original

THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

HERITAGE FABRIC

APPROVED BY: GA
CHECKED BY: GA/JL

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SECTIONS - SHEET 2

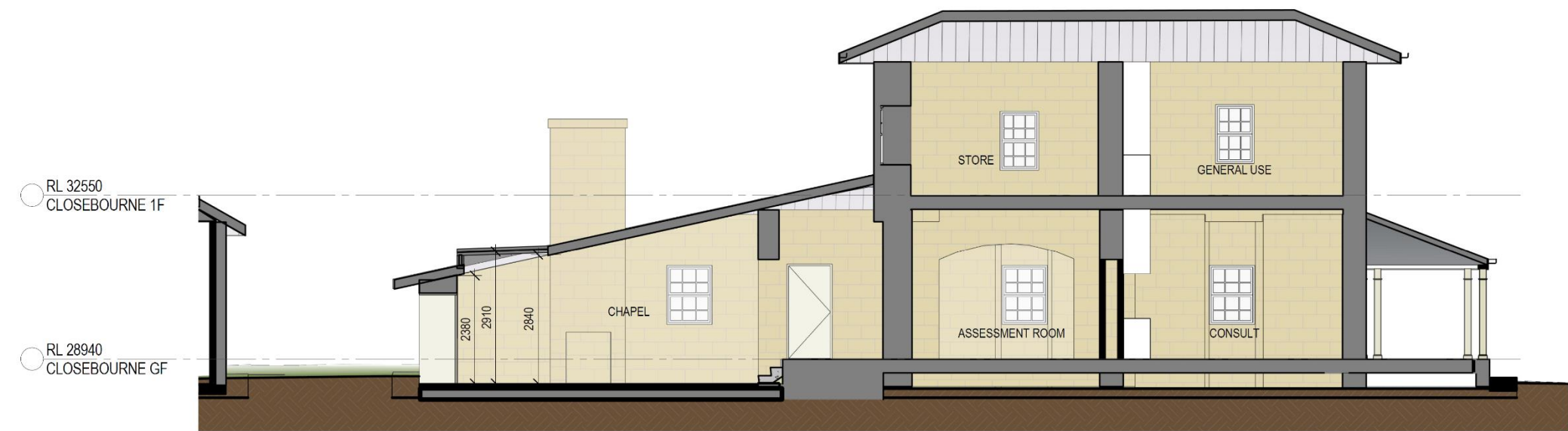
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SCALE @ A3: As indicated
DRAWN: JL

PROJECT No. 253824-MO
PHASE DA ASK-500-01
DRAWING ISSUE 6

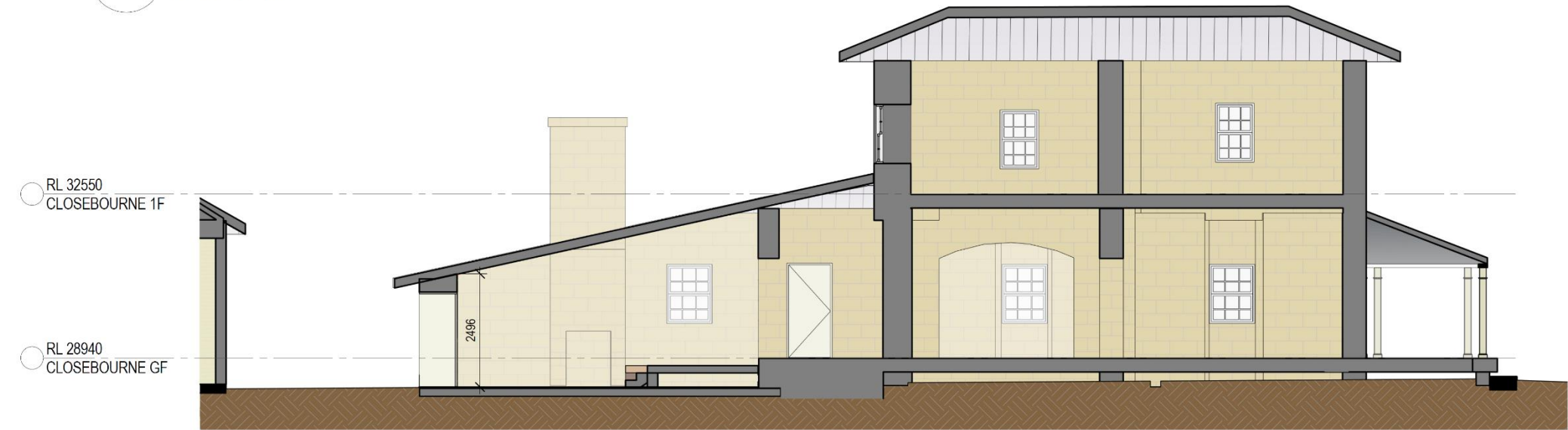
PROJECT
AGED CARE
MORPETH

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Sole members: Jackson Teece (2019), John Goss (2019), David Hutton (2019)

JACKSON TEECE



1 SECTION 3 (PROPOSED)
SCALE 1 : 100



2 SECTION 3 (EXISTING)
SCALE 1 : 100

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ISSUE	DESCRIPTION	APPROVED	DATE
1	FOR INFORMATION	JL	12/07/18
2	FOR INFORMATION	JL	25/09/18
3	FOR INFORMATION	JL	14/10/18
4	HERITAGE COUNCIL RPT	JL	21/09/19
5	HERITAGE COUNCIL RPT	JL	19/09/19
6	HERITAGE COUNCIL RPT	JL	09/11/19

LEGEND

- PROPOSED NEW BUILT ELEMENTS
- EXISTING BUILT ELEMENTS TO BE RETAINED

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HERITAGE FABRIC

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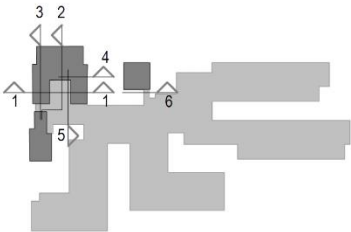
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SECTIONS - SHEET 3

DATE	SCALE @ A3	DRAWN
06/08/18	As indicated	JL
PROJECT No.	PHASE	DRAWING
253824-MO	DA	ASK-500-02
		ISSUE
		6

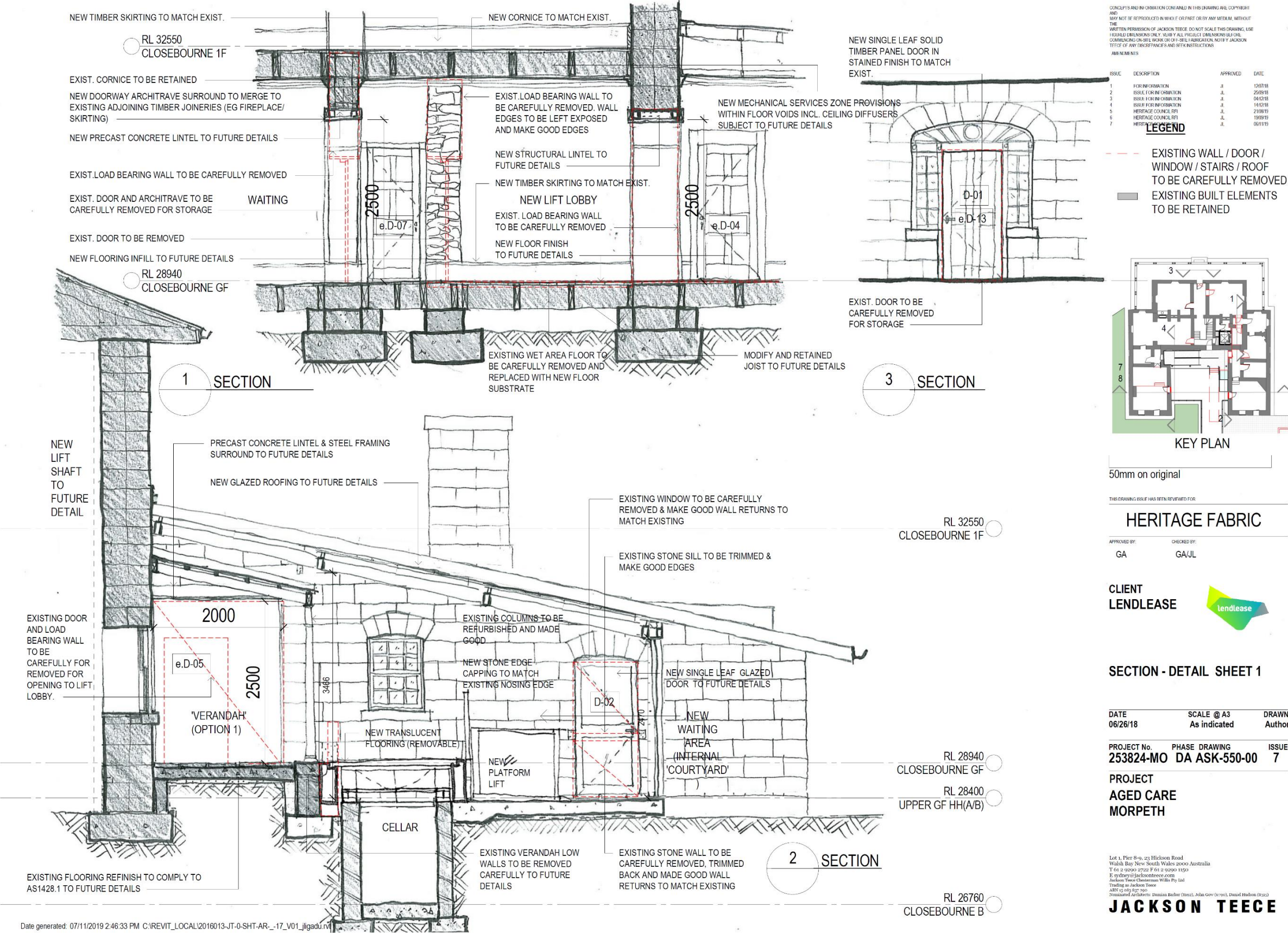
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AGED CARE
MORPETH

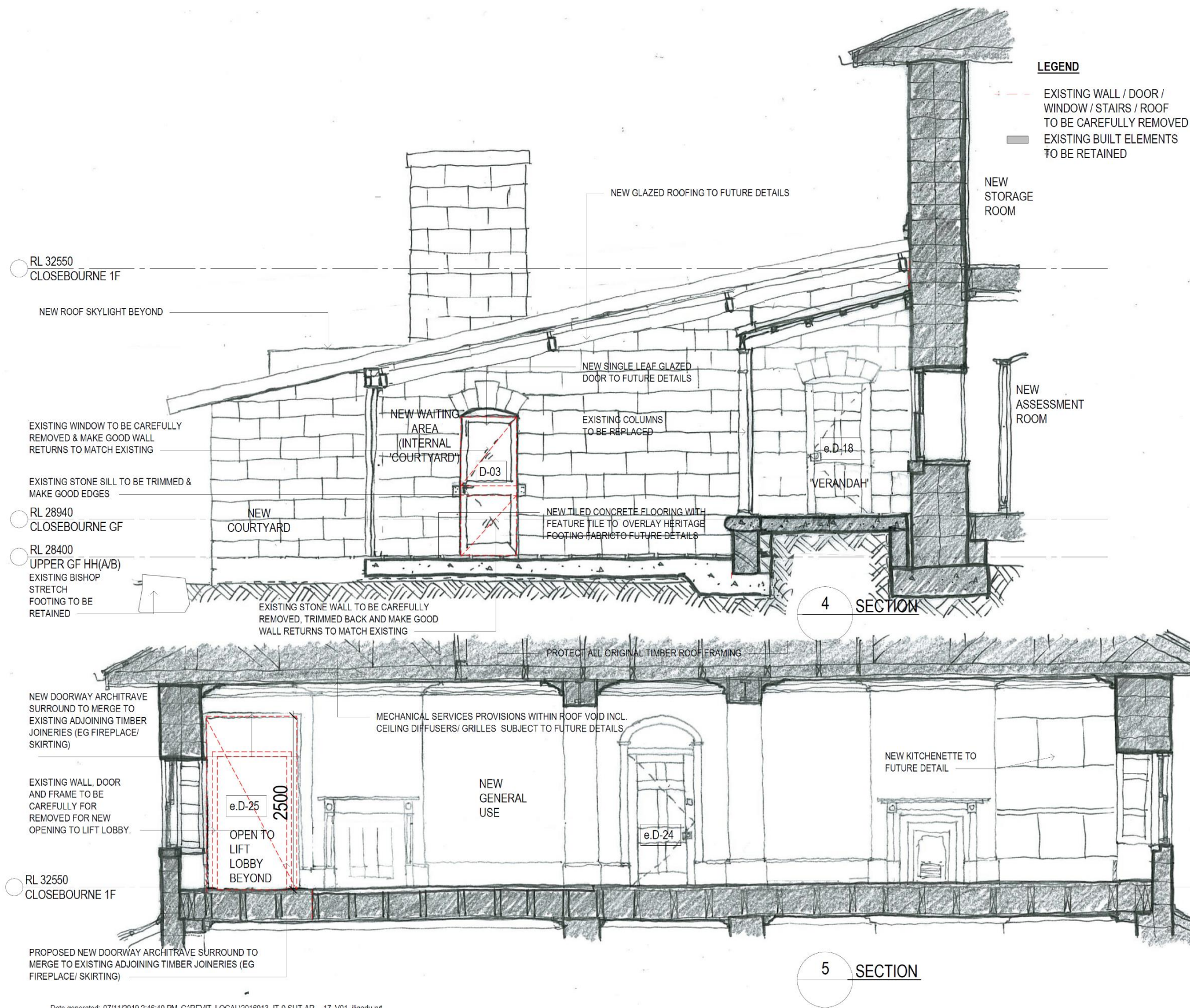


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Not a registered architect: Daniel Barber (8496), Adam Goss (8790), Daniel Hudson (8345)

JACKSON TEECE





EXISTING ROOFING TO BE REPLACED WITH NEW METAL ROOFING

NEW FLASHING TO CHIMNEY TO DETAIL
CLOSEBOURNE 1F

EXISTING WINDOW TO BE CAREFULLY REMOVED & MAKE GOOD WALL RETURNS TO MATCH EXIST. FIN.

EXISTING STONE LINTEL TO BE REPLACED WITH NEW STRUCTURAL LINTEL TO FUTURE DETAILS

EXISTING FACE BRICK FIREPLACE TO BE RETAINED

NEW TILED CONCRETE FLOORING WITH FEATURE TILE TO OVERLAY HERITAGE FOOTING FABRIC TO FUTURE DETAILS

RL 28940
CLOSEBOURNE GF

RL 28400
UPPER GF HH(A/B)

RL 32550
CLOSEBOURNE 1F

EXISTING WINDOW

EXISTING FIREPLACE

RL 28940
CLOSEBOURNE GF

RL 28400
UPPER GF HH(A/B)

FORMER SPLIT LEVEL 'FAMILY ROOM'

EXISTING SILL
EXISTING COURTYARD

e.D-02
FORMER 'BEDROOM'

NEW ROOF FRAMING TO FUTURE DETAILS
NEW FIXED GLAZING

NEW PLASTERBOARD CEILING

NEW SINGLE LEAF GLAZED DOOR TO FUTURE DETAILS

EXISTING WINDOWS & ARCHITRAVE TO BE CAREFULLY REMOVED FOR STORAGE
EXISTING TIMBER SKIRTING TO BE REINSTALL TO PROPOSED NEW LEVEL

EXISTING STONE WALL TO BE CAREFULLY REMOVED, TRIMMED BACK AND MAKE GOOD WALL RETURNS TO MATCH EXIST. FIN.

7 SECTION (PROPOSED)

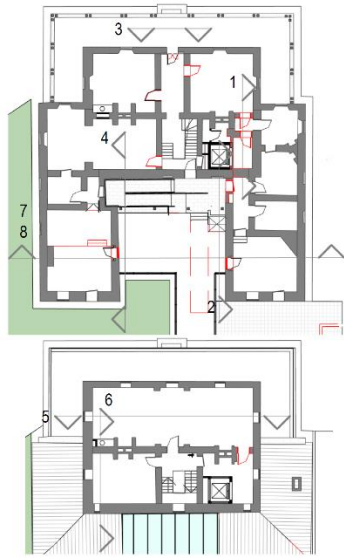
8 SECTION (EXISTING)

LEGEND

- EXISTING WALL / DOOR / WINDOW / STAIRS / ROOF TO BE CAREFULLY REMOVED
- EXISTING BUILT ELEMENTS TO BE RETAINED

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ISSUE	DESCRIPTION	APPROVED	DATE
1	FOR INFORMATION	JL	12/07/18
2	ISSUE FOR INFORMATION	JL	29/09/18
3	ISSUE FOR INFORMATION	JL	04/12/18
4	ISSUE FOR INFORMATION	JL	14/12/18
5	HERITAGE COUNCIL RPT	JL	21/08/19
6	HERITAGE COUNCIL RPT	JL	19/09/19



KEY PLAN

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SECTION - DETAIL - SHEET 3

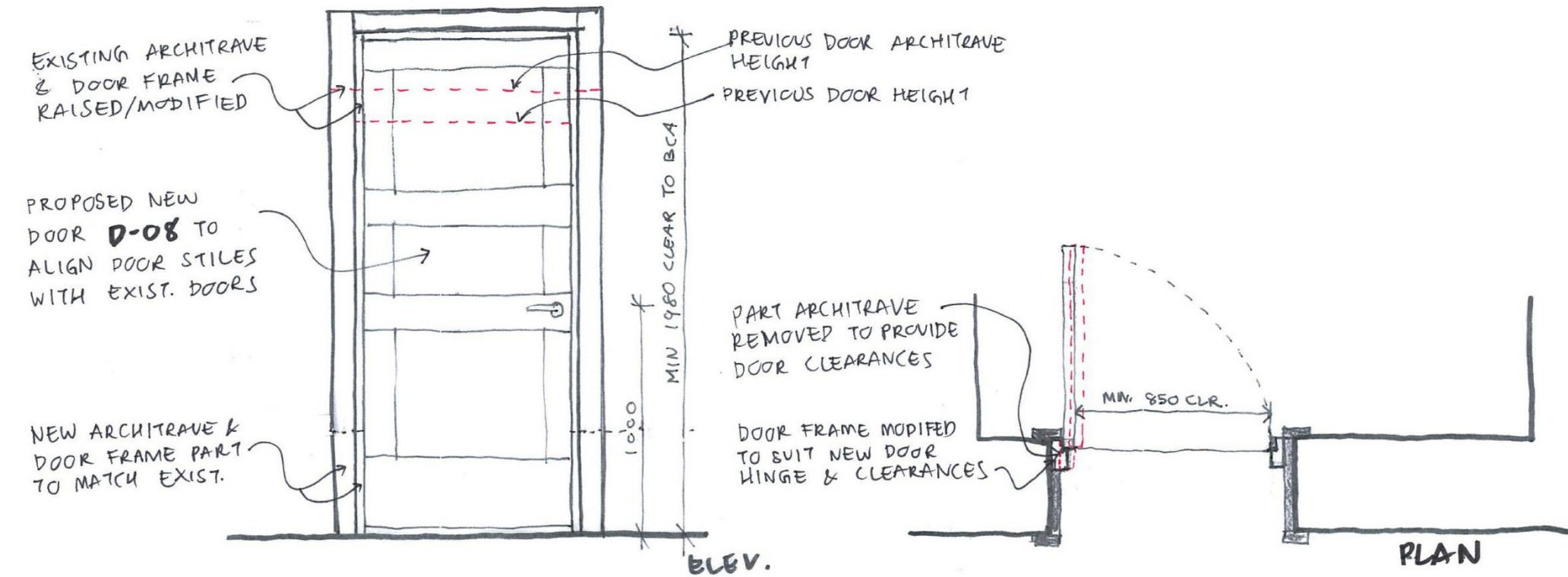
DATE 06/26/18 SCALE @ A3 As indicated DRAWN JL

PROJECT No. 253824-MO PHASE DA ASK-550-02 ISSUE 6

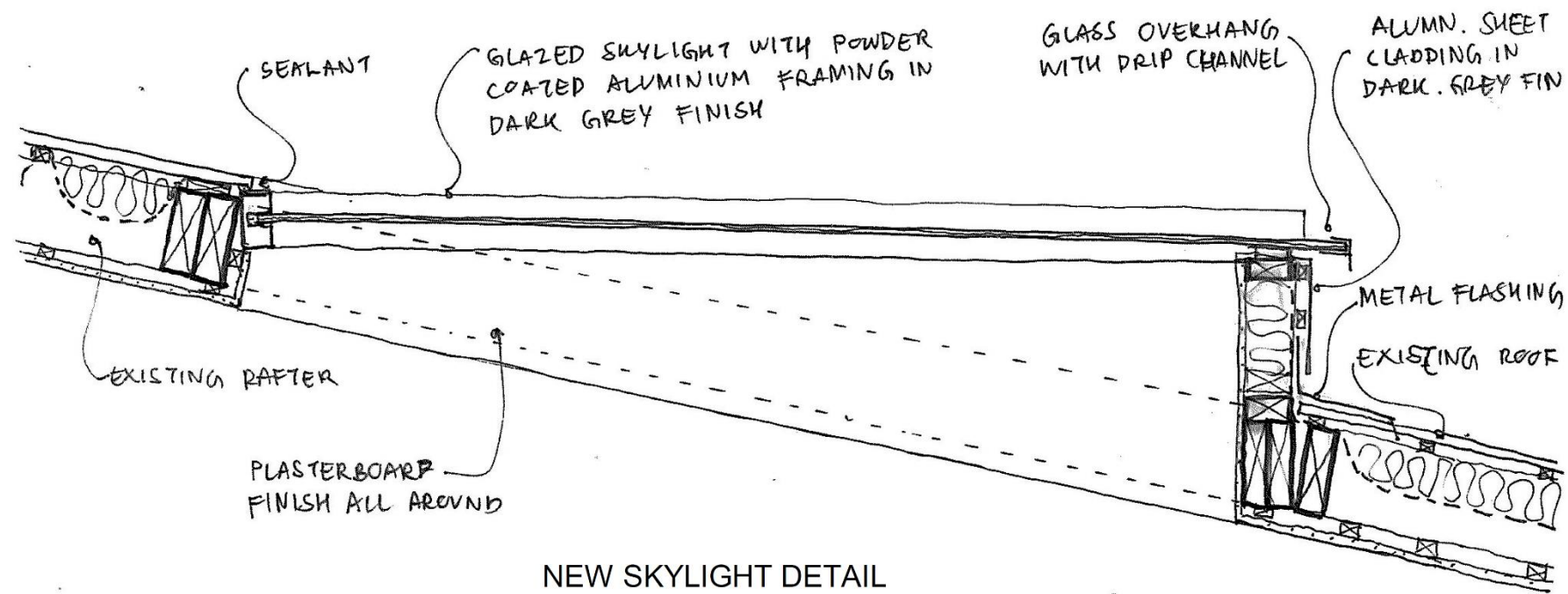
PROJECT
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Nominated Architects: Damian Barker (50923), John Goe (67960), David Hudson (8333)

JACKSON TEECE



e.DO3 ELEVATION AND PLAN DETAILS



NEW SKYLIGHT DETAIL

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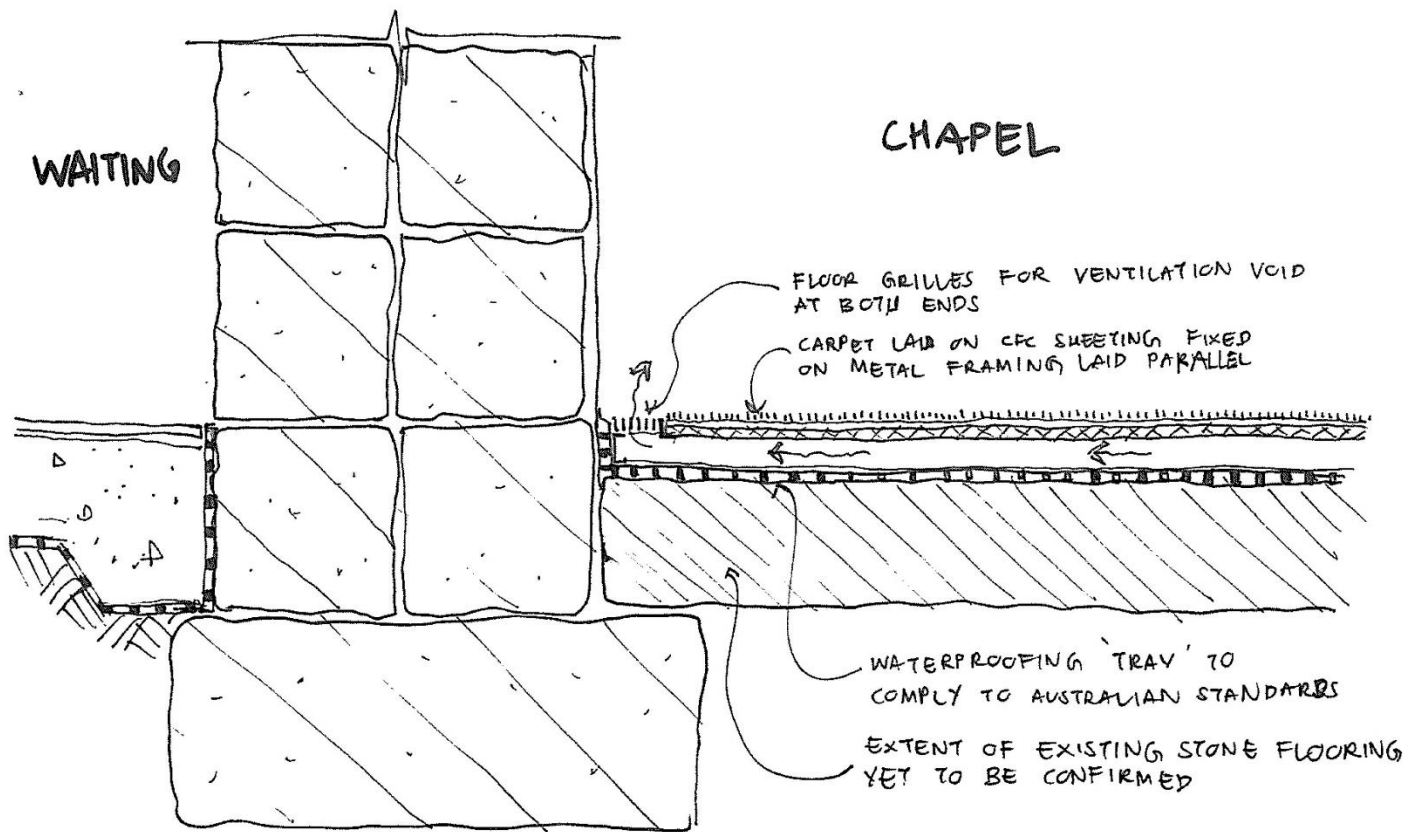
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DATE	SCALE @ A3	DRAWN
06/26/18		JL

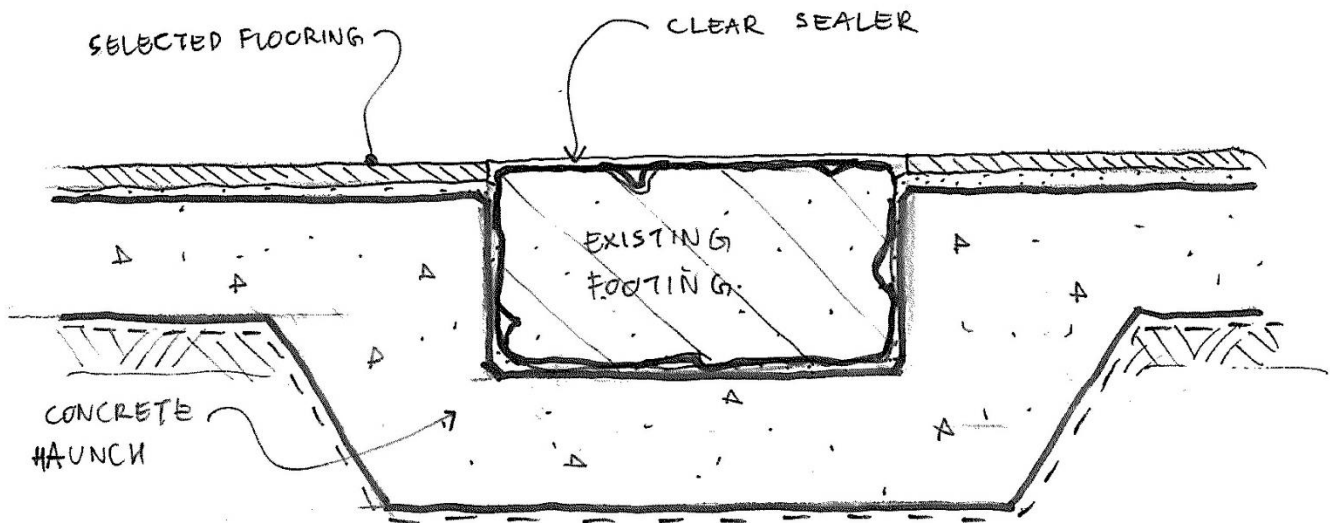
PROJECT No.	PHASE	DRAWING	ISSUE
253824-MO	DA	ASK-550-03	1

PROJECT
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MORPETH

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JACKSON TEECE



ELEVATED FLOOR DETAIL AT CHAPEL



BISHOP STRETCH FOOTING FLOOR DETAIL

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ISSUE	DESCRIPTION	APPROVED	DATE
1	HERITAGE COUNCIL REF	JL	05/11/19

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SECTION - DETAIL - SHEET 5

DATE 06/26/18 SCALE @ A3 1:10 DRAWN Author

PROJECT No. 253824-MO PHASE DA ASK-550-04 DRAWING ISSUE 1

PROJECT
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ABN 12 619 167 361
Solely owned Architects: Damian Bache (2012), Julian Gore (2000), Daniel Hudson (2015)
JACKSON TEECE

8.2 SHR00375 - MORPETH HOUSE, CLOSEBOURNE HOUSE, ADJOINING CHAPELS AND DIOCESAN REGISTRY GROUP

Name of item: Morpeth House, Closebourne House, Adjoining Chapels and Diocesan Registry Group

Other name/s: Morpeth House, Closebourne House, Adjoining Chapels and Diocesan Registry Group, Bishopscourt, Broughton Boys Grammar School

Type of item: Landscape

Group/Collection: Landscape - Cultural

Category: Historic Landscape

Location: Lat: -32.7284905361 Long: 151.6198120880

Primary address: Morpeth Road, Morpeth, NSW 2321

Parish: Maitland

County: Northumberland

Local govt. area: Maitland

Local Aboriginal Land Council: Mindaribba

Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	23		DP	1163382
LOT	1		DP	270740
LOT	2		DP	270740
LOT	3		DP	270740
LOT	4		DP	270740
LOT	5		DP	270740
LOT	6		DP	270740
LOT	1		DP	280039
LOT	10		DP	280039
LOT	11		DP	280039
LOT	12		DP	280039
LOT	13		DP	280039
LOT	14		DP	280039
LOT	15		DP	280039
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LOT	4		DP	280040

LOT	5		DP	280040
LOT	6		DP	280040
LOT	7		DP	280040
LOT	8		DP	280040
LOT	9		DP	280040
LOT	1		DP	583348
PART LOT	1		DP	841759
PART LOT	3		DP	841759

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
Morpeth Road	Morpeth	Maitland	Maitland	Northumberland	Primary Address
Tank Street	Morpeth	Maitland	Maitland	Northumberland	Alternate Address
Metford Road	Morpeth	Maitland			Alternate Address

Owner/s

Organisation Name	Owner Category	Date Ownership Updated
Malborough (Investments) Pty Ltd	Private	29 Mar 99

Statement of significance:

The Morpeth House and St John's College site retains in its context, setting, landscape, buildings, fabric and archaeology, tangible evidence of its central role in the establishment of European settlement in the Hunter Valley and in the founding and evolution of the Anglican Diocese of Newcastle, its ongoing role in the training of clergy as well as in education in the region.

This prominent site immediately adjacent to the first landing point by Europeans is highly likely to have an observation point or gathering ground for the Aboriginal people of the area, its green ridges being a prominent oasis in a heavily vegetated river floor plain.

EC Close chose this dominating site to establish his 'manor estate' of Closebourne and laid out his private township and port of Morpeth on the lower ridge adjacent. The location of Closebourne House (1829) and the later Morpeth House (1849-56) and their associated carefully-planned landscape continue to reflect his vision for this relationship as well as his personal status.

The use of Closebourne House as 'Bishopscourt', official residence of the first four bishops of Newcastle from 1849-1912, commencing with Bishop Tyrrell, played a central role in the establishment of the Anglican Church in the region. Each bishop has made a significant contribution to the landscape and structures on the site.

The relocation of St John's College from Armidale to the Morpeth House site in 1925 and its continued role in the training of Anglican clergy has been highly significant in the church. It is one of only two Anglican Theological Colleges in New South Wales and the only one in a rural context. Together with the continued use of the whole site for education and as a conference/retreat venue, the place has a unique identity both within the region as well as in NSW.

The links and associations between this site with its Arcadian landscape and the adjacent Morpeth township, both established by EC Close, have evolved and in many ways strengthened. The context, setting and fabric which tangibly express these links and associations survive with remarkable clarity and integrity.

The significance of this site cannot be separated from that of the township and former port of Morpeth as they were established as completely interdependent components of one man's vision. The continued role of each in the setting, character and definition of the other, provides a unique and tangible insight into the early European colonisation of the area.

The township of Morpeth is unique in the Hunter region and possibly also in New South Wales as the least altered 19th century 'company town' and retains its character and setting as a village in an open rural setting.

The principal buildings on the site by EC Close and St John's College are very fine and unusual examples of their period. They retain a significant amount of original fabric and high integrity. All retain their landscape, context and setting or in the case of Morpeth House, retain the potential for aspects of this significant setting to be restored.

The site retains in its archaeological resources, evidence of the early European establishment, use

and occupation of the area.

Conservation Management Plan
Morpeth House and St John's College Morpeth
Author: Design 5 - Architects Pty Ltd
Publisher: Dobler Consulting and the Anglican Diocese of Newcastle
Year: 2005
Page: 137

Date significance updated: 11 Nov 05

Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Construction years: 1829-1849

Physical description:

The Morpeth House and St John's College site is situated at the west end of the township of Morpeth, its open space juxtaposed with the regular grid subdivision and built structures of the town. The site overlooks Morpeth Road and the Hunter River to the north, and Tank Street, the southern edge of Morpeth and the river flood plain to the east. It occupies a prominent ridge which follows the river and which continues into the town. The highest point on this ridge is occupied by the Morpeth House group while the Closebourne House group is situated a short distance to the east on a slightly lower but more prominent section of the same ridge.

The character of the site is varied comprising open rural zones, water catchment areas, wooded zones, structured and unstructured landscaped areas and built up areas surrounding Closebourne House and Morpeth House.

For the purposes of this study, the site can be divided into a number of precincts each with definable characteristics, boundaries and relationships. This approach is useful in analysing a complex site in order to arrive at an understanding of individual parts or precincts and their relationship to each other and to the whole.

The site has been divided into eight precincts. The precincts can be described as follows:

PRECINCT A - MORPETH ROAD Paddock

General Description: Open Grassland and landscaped buffer between road and historic precincts of Closebourne House Group and Morpeth House Groups.

Relationship to other precincts: Open landscaped area as foreground/setting to historic complex (Precincts B&D) situated along ridge.

Defined by: Morpeth Road to north; Tank Street to east; Brush box avenue along ridge to southeast; Edges of Precincts B, C, D to south (as defined elsewhere); Tree lined entrance drive to Morpeth House Group to west.

Consists of: Single sweep of open landscaped area as seen from Morpeth Road.

Characteristics: Drops down to roadway verge emphasising significance of historic precincts along ridge above. No fences to Morpeth and Tank Streets. Curtilage between historic precincts and public roads.

PRECINCT B - CLOSEBOURNE HOUSE GROUP

General Description: Cluster of buildings in close proximity (range in age from 1827-1982).

Relationship to other precincts: Strong link to St James' Church to east. Views to south east across precincts E & F to rural landscape and cemetery beyond.

Defined by: Park rail fence to north; Oval to west; Tree lined avenue to east; Embankment along contour line to south.

Consists of following zones: Front and entry garden to north. Closebourne complex including spaces/courtyards between buildings. Open field to south.

Characteristics: Visual presence from Morpeth Road to north. Situated along ridge line.

PRECINCT C - OVAL AREA

General Description: Level open ground (unique on site which is sloping).

Relationship to other precincts: Separates Closebourne House Group and Morpeth Group (Precincts B & D). Embankment/west edge in view shadow from A, B, D & E.

Defined by: Embankment to north/north east/southeast; Tree belt to west/northwest; Road to south/southeast.

Consists of following zones: Open level area of oval itself. Buffer area within tree belt to west of oval.

Characteristics: Addresses Morpeth Road to north/northeast. Situated along ridge line. Open ground of oval not visible from east or north.

PRECINCT D - MORPETH HOUSE GROUP

General Description: Group buildings arranged around central space (range in age from 1849-1977).

Relationship to other precincts: Visual links/glimpses from within precinct across Precinct F, to rural landscape and cemetery to southeast.

Defined by: Driveway and vegetation to west/northwest; Shallow embankment or rural cartilage along Morpeth Road to north and view shadow from Closebourne entry drive; Tree belt and fence line at edge of ridge line to south; Fence line and oval planting to east.

Consists of following zones: Area containing original driveway to north (has since been deviated). Open landscaped area either side of east/west roadway. Central open space surrounded by buildings west of Morpeth House. Morpeth complex arranged around central open space and adjacent walled courtyards. Vice Principal's residence and associated landscaping. South east landscaped area.

Characteristics: As a result of extensive late 20th century screen planting and topography, does not have strong visual presence from Morpeth Road to north. Situated at highest part of the site along ridge line. Inward looking self contained. Broader views from precinct periphery on east/southeast.

PRECINCT E - CLOSEBOURNE HOUSE, TANK STREET Paddock

General Description: Open grassed foreground to Closebourne House Group on ridge above.

Relationship to other precincts: View corridor for Precincts B & C to rural landscape beyond.

Defined by: Tank Street to east; Closebourne House Group and Brush box avenue to north; Valley and soak to south; Open ground of oval precinct at high point to west.

Consists of following zones: Open area defined by contours and the valley form.

Characteristics: Maintains continuity between rural landscape to east and west of Tank Street and character of ridge based development. Lowest part of site subject to flooding protected within this precinct. Significant visual links to rural landscape and cemetery beyond along valley.

PRECINCT F - MORPETH HOUSE, TANK STREET Paddock

General Description: Open grassed ridge rising from Tank Street to Morpeth House Group.

Relationship to other precincts: Eastern part reads as part of open foreground to Closebourne House Group (Precinct B) and also as continuation of rural landscape along the edge of Morpeth township.

Defined by: Valley to north; Tank Street to east; Boundary to south; Planting and fence line to west.

Consists of following zones: Open area defined by contours sloping down to Tank Street.

Characteristics: Expansive views to and from flood plain area east of Tank Street. Views to and from cemetery. Upper areas not easily visible from Tank Street except from along north edge/valley.

PRECINCT G - WOODED BUFFER ZONE

General Description: Heavily planted area (within last 20 years) providing visual protection from adjacent development.

Relationship to other precincts: Wraps around southern and western edges of Morpeth House Group

(Precinct D).

Defined by: Tree belt to north; Roadway and edge of Morpeth House Group in an arc to northeast; Property boundaries to south and west; Continuation of line of north/south fence line to east.

Consists of following zones: Arm west of Morpeth House Group. Arm south of Morpeth House Group.

Characteristics: Eastern edge of south arm addresses open rural zone in foreground with views to flood plain beyond. Majority of precinct screened from rest of site and from Morpeth Road. Visual connection from Tank Street.

PRECINCT H - MORPETH ROAD WEST Paddock

General Description: Open landscaped area addressing Morpeth. Road with rural vistas to northwest.

Relationship to other precincts: Visual links to Morpeth House Group (Precinct D) to southeast.

Defined by: Morpeth Road to north; Morpeth House driveway to east and southeast; Tree belt to south; Site boundary to west.

Consists of following zones: Single area sloping down toward Morpeth Road to north.

Characteristics: Area is screened from all other precincts (apart from Morpeth House Group) by heavy planting. Well oriented sloping site.

SETTING

The setting of the place is diverse whilst at the same time reflecting the unique character of the Hunter Region which is dominated by the Hunter River and its flood plains. The historic complex of the site, comprising the Closebourne House Group and Morpeth House Group situated on the ridge, is oriented toward the river and rural landscape to the north.

The historic town of Morpeth provides a low scale urban setting to the east of the site in contrast to the rural setting to the north and southeast. There is also a strong connection between the site and St James Church and Rectory to the south west of the town and the cemetery to the south, both of which will be discussed elsewhere.

The site is bounded to the east and south east by an open rural landscape with floodplains beyond. This setting is punctuated by views of the cemetery in the distance. The openness of the rural landscape changes abruptly to the south where modern residential development extends along most of the southern and all of the western boundaries of the site.

RELATIONSHIP OF THE PLACE TO ITS SETTING

The open landscaped area to the north of the site (Precinct A) forms the setting for the historic Closebourne and Morpeth House complex situated on the ridge line above, overlooking the river and flood plain below. This cartilage serves to formalise the relationship between these historic complexes and the river, which was historically the principal form of access, supply and commerce for Morpeth. Access to the place today is still from the north along Morpeth Road which flanks the river.

The open landscaped area to the north east of the site along Tank Street (Precinct A) forms a rural edge, which contrasts with the low scale urban edge of the town of Morpeth adjacent. This serves to make a distinction between the site as a place of theological learning, and the town as a place of commerce. The strong connection between the site and St James Church as represented by the avenue of brush box trees (*Lophostemon confertus*) further emphasises this relationship.

In the 19th century, this contrast reinforced the relationship between the park-like estate setting of Close's mansion and the town ship of Morpeth which he planned and oversaw.

The open grassed area to the east and south east of the site extending from the ridge line and dropping down to Tank Street (Precincts E & F) establishes a continuity between the site and the rural landscape beyond. This is further emphasised by the small valley and soak at the eastern edge of the site which connects it to the flood plain beyond.

Perimeter planting along the south boundary screens the modern residential development to the south. Similarly dense planting in the west and south west areas of the site (Precinct G in particular) acts as a buffer to the suburban residential development to the west.

VIEWS TO AND FROM THE SITE

The site is most easily viewed from Morpeth Road to the north, Morpeth town to the northeast, Tank Street to the east and approaching roads from the southeast.

Principle views to the site can be summarised as follows:

- Views along Morpeth Road to the site: Sweeping view across open grassland and landscaped area as foreground to historic precincts. Grand setting for Closebourne House viewed clearly on the ridge. Potential glimpses of Morpeth House if 1970s brick residences removed. Memorial entry gates significant market for entry to site.
- Views from town of Morpeth (James Street) to the site: Sweeping view of open grassed hillside sloping down to Tank Street (Precincts E & F) flanked by residential development to the south and landscaped/wooded area to the north. Closebourne House and Morpeth House Groups obscured by trees.
- Views from Tank Street to the site: View of open grassed hillside and valley (Precincts E & F) with sweep of ridge line beyond. Glimpsed views of Morpeth House Group through trees with Kauri pine and Camphor Laurels as landmarks. Glimpsed view of south side of Closebourne House Group with Araucaria pines (Cook's pines (*A. columnaris*) and Bunya pines (*A. bidwillii*) as landmark.
- Views to the site from the Cemetery to Southeast: View of open grassed area to Tank Street and southeast boundaries. Glimpsed views of Closebourne House Group with water tower and Araucaria pines as landmarks. Brush box tree Avenue defines horizon. Mature trees around Morpeth House visible above Morpeth Manor development.

Principle views from the site are to the north, east and southeast and can be defined as follows:

- Views to river and agricultural land beyond: Sweeping views directly to and up (northwards) along the Hunter River from Closebourne House Group. Potential views to river from Morpeth House framed by entrance drive to west and oval planting to east if 1970s residences removed.
- Views to rural landscape to east and southeast: Key view southeast along gully from oval to rural landscape and flood plain beyond. Key view through site to east along south edge of oval (Precinct C) between Closebourne House Group and Morpeth House Group. Framed views from Closebourne House Group to rural landscape and cemetery to southeast. Framed views from Morpeth House Group to rural landscape and flood plain to east and southeast.
- Views to rural landscape to northwest: Glimpsed views from Morpeth House to northwest toward Morpeth Road and rural landscape beyond.

VIEWS TO AND FROM MORPETH HOUSE GROUP (PRECINCT D)

The Morpeth House group is not readily visible from outside the site and offers only glimpsed views from other precincts within the site despite its location on the ridge. Buildings and structures are arranged around a central space which is open to the north.

Views to and from, and within the precinct can be described as follows:

- Views to the north: Morpeth House was originally sited with views to the river to the north. These are currently obscured by Storrs and Davies Residences.
- Views to the east: Key view looking east along axis of roadway beside Storrs and Davies residences across gully to south edge of Morpeth township and rural landscape.
- Views to the southeast: Framed views through trees southeast of Morpeth House toward valley and cemetery beyond. South edge of Morpeth township also visible.
- Views to the south and southwest: Views obscured by dense tree planting.
- Views to the northwest: Glimpsed views through trees to rural landscape beyond. Glimpsed views to and from open landscaped area to northwest of Principle's Residence and Robinson House.
- Views within precinct: Views across central open area to and from principal building groups situated around perimeter. Strong visual connection between western group (Robinson House, Principle's Residence, Temporary Dining Hall), eastern group (Morpeth House, St John's Chapel, Library) and southern group (Burgmann House, ancillary structures).

VIEWS TO AND FROM CLOSEBOURNE HOUSE GROUP (PRECINCT B)

The Closebourne House group is highly visible from Morpeth Road to the north and is the most accessible and readily identified part of the site's historic precinct situated along the ridgeline. Buildings and structures are clustered around Closebourne House extending east along the southern edge of the tree lined avenue which forms a strong axial connection between the precinct and St James Church on the other side of Tank Street.

Views to and from, and within the precinct can be described as follows:

- Views to the north: Broad panoramic views from Closebourne House to the northeast, north and northwest across the landscaped area in the foreground (Precinct A) and Morpeth Road, to the river and rural landscape beyond.

- Views to the east: Glimpsed/framed views across to the low scale urban environment of Morpeth village.

Direct axial vista from driveway running east/west behind the Tank Street cottages along High Street opposite in Morpeth village. Connecting axial view east/west along the avenue of trees between Closebourne House Group and St James Church on the other side of Tank Street.

- Views to the south/southeast: Glimpsed views between buildings to the east/southeast to the rural landscape and flood plain beyond. Sweeping panoramic view along the southern edge of the precinct across the immediate gully and hillside to the south and extending to the cemetery, rural landscape and flood plains as the view opens out to the southeast and east. Key view east down gully to flood plain from edge of oval south of Bishop Tyrrell Lodge.

- Views to the west: Views to the west from Closebourne House are closed off by the tree lined driveway leading from Morpeth Road to the Morpeth House Group. Views to the west from the rear of the precinct are blocked by an embankment which forms the edge of the higher open oval area.

- Views within precinct: East west link views across the Dining Hall colonnade and rear of Closebourne House.

East west link views through the site across the front of Bishop Tyrrell Lodge and along the driveway immediately to the east. Connecting views from the western edge of the oval back to Closebourne House. Connecting view between Morpeth House and Closebourne House groups from southwest.

THE HISTORICAL LANDSCAPE

The following is an historical overview of the site's landscape development. It predominantly draws information from the site history prepared by Cynthia Hunter but it also takes into consideration, the results of an archaeological survey of the site undertaken by Wendy Thorp and further historical research and site investigations.

EARLY SETTLEMENT AND CLOSEBOURNE HOUSE

- Prior to the arrival of Europeans, the hilly areas were covered in forest with some areas more open than others.

- Land close to the river substantially cleared for grazing at time of early settlement but remnant forest trees remained on southern part of site for some time and gradually cleared toward the south.

- Major trees planted when Closebourne House was constructed in 1829 included the Moreton Bay figs (*Ficus macrophylla*) flanking both garden entrances and a single Cook's pine (*Araucaria columnaris*), and later the *Araucaria* pines in the 1840s.

- Kitchen garden and house paddocks established 1830s-1840s.

- Both Lieut Close and subsequent Bishops were interested in using landmark trees to identify important sites.

- From the time of Bishop Tyrrell's occupation of Closebourne (1849) until the diocesan base moved to Newcastle (1912), the gardens were further developed by the various Bishops who occupied the house. Bishops Tyrrell and Stanton were known as keen gardeners.

- Brushbox Avenue planted by Bishop Stanton c.1890s.

- During the time of St Albans Boys' Home (1922-1942) and Broughton boys' Home (1942-1959), tree-planting was not based on any themes and with little regard for earlier plantings. The first *Araucaria* was removed and sporting facilities were provided during this time.

- Aerial photograph from 1958 shows very sparse tree planting with majority of site with no trees.

- The landscape was further modified to accommodate the needs of the Diocesan Conference Centre (from c.1960).

- The most major change to the Closebourne House grounds occurred with the reworking of the front gardens, following a conservation management plan prepared by Tropman and Tropman (July 1994).

MORPETH HOUSE

- The sitting of Morpeth House is similar to Closebourne House with the exception that it is less dominating in the landscape but retains visual links back to the town and the river.

- When Lieut Close took up residence at Morpeth House, he commenced planting and establishment of gardens around the house, but nowhere near the scale of Closebourne House. Trees planted around this time included the Camphor Laurels and the Kauri Pine intended to be a landmark tree.

- During its use as St John's College, planting and landscape works were not given much consideration, except for small projects including the tennis courts, Calvary Garden and the small pin plantation.

- The most significant change was the removal in the late 1920s of the carriage loop and construction of tennis courts in front of Morpeth House.

- The area containing Morpeth House and the College buildings was fenced as a single space, its garden treated in an institutional manner.

- Dividing fence constructed between Morpeth House and Closebourne properties c.1849. Removed early 1980s.
- Tree planting established in 1960s around oval and along driveways.
- The dense native plantings (undertaken 1980s by the local community) running on both sides of Bishop Batty Drive, block openness intended for the front paddocks and now obscure the house from views both in and out.
- The 1990s native planting buffer along the south and west boundary obscure the view of neighbouring development from within the site.

FABRIC SURVEY

The following fabric survey assesses the extant built elements on the site. It is based on a preliminary site survey undertaken on 6 & 7 April 2004. Access was limited and not all interiors of buildings were inspected. Sufficient information was gathered to understand the general history, integrity and significance of each structure. Further detail studies will be required in order to understand the history and integrity of each component of the fabric as well as to prepare schedules for repair and conservation works.

Reference numbers given to buildings/items are based on those previously established in the Conservation Management Plan for the site, January 1999, prepared by EJE Town Planning. Buildings/items are numbered according to historical sequence not location, beginning with Closebourne House - the oldest building on the site, as No.1. Note that No.2 in that sequence was used for St James' Church which is outside the area of the present study but strongly associated with it.

MORPETH HOUSE GROUP - PRECINCT D

Building/Item: MORPETH HOUSE

Date of Construction/Brief History: 1849-1856: Building commenced 1849 as new home for Close family who vacated Closebourne House and moved into Morpeth House in 1856.

1869-1925: House and land leased as farm/residence.

1925: Purchased by St John's College Council.

Front garden altered and carriage loop removed in late 1920s when tennis courts constructed.

Large east room (New Testament Room) used as chapel until 1941 when St John's Chapel built.

Rooms used for teaching and offices 1925 to present.

Brief Description: Single storey Victorian Regency residence with north facing verandah to main house and east and west wings forming courtyard to rear. Evidence of a central underground water storage cistern in rear courtyard.

Walls: Sandstone walls.

Roof: Slate roof, each wing roofed separately.

Internal finishes: Timber floors; lime plastered walls; some original plastered ceilings but most replaced in metal sheeting; painted and polished cedar joinery; polished cedar and later marble chimney pieces. Further investigation needed.

Architectural features: Timber verandah columns with french doors opening onto verandah. Unusual french door cases with external architraves and panelled reveals.

Uses: Original use - Close family residence. Current use - Administration centre and teaching spaces for St John's College.

Relationship to Group: Earliest building in group. Arrival point for visitors to St John's College. Originally sited with views towards river with carriage circle in front.

Alterations to Building/Item: North verandah partially enclosed (now removed but shown in 1926 photograph). Significant alterations to east wing for library extension 1958. Demolition of south wing c.1960's. Further detailed investigation needed to establish extent of alterations to main house. North and west wings appear to retain their original configurations with some fabric altered.

Integrity/Condition: Further investigation needed to establish condition. Evidence of falling and rising damp. High degree of integrity.

Level of Significance:

1 - Exceptional significance.

Building/Item: ST JOHN'S CHAPEL

Date of Construction/Brief History: Constructed 1941 from recycled sandstone originally in Campbell and Company's Stores building, Morpeth which was constructed in the 1830's and demolished in 1939.

Brief Description: Simple rectangular stone building with hipped gable roof and curved vents. Chapel oriented along north/south axis.

Walls: Sandstone walls.

Roof: Asbestos cement shingles in diagonal pattern.

Internal finishes: Sandstone walls with cedar panelling behind pews, carpet on concrete floor, ceiling lined in masonite with timber battens and exposed timber purlins over timber trusses.

Architectural features: Raised organ and gallery above entry at southern end. Leadlight windows in timber frames throughout. Exposed timber trusses. Polished cedar church pews and matching wall panelling.

Uses: Original use - College Chapel. Current use - as above.

Relationship to Group: Adjacent to Morpeth House. Close connection with Garden of Calvary.

Alterations to Building/Item: No obvious alterations following construction.

Integrity/Condition: Good condition. Very high degree of integrity.

Level of Significance: 2-3 - High to moderate level of significance.

Building/Item: THE CALVARY GARDEN

Date of Construction/Brief History: Established in 1954 as a garden chapel adjoining St John's Chapel. Work progressed on stone walls of chapel over a number of years, carried out by college students under the direction of vice warden Dr Smythe. Constructed from recycled sandstone originally in the Illalaung Hotel, Morpeth, which was built in the early 1830's and demolished c.1953.

Brief Description: Rectangular walled garden with cross axial plan arrangement - principal axis running east west with chapel building at west end and altar at east end. Access to garden is via gates centred in north and south walls and doorway from chapel at western end. East wall has three vertical openings each side of altar.

Walls: Dry sandstone walling

Internal finishes: Garden contains stone altar and benches arranged around perimeter walls. Stepping stones mark out principal axes.

Architectural features: Large stone cross on altar originally from Book Depot or Diocesan Registry building with metal (bronze?) crucifix made by the late Sr Angela (who headed a community at Stroud). Decorative Iron gates in north and south walls.

Uses:

Original use - Garden chapel and place for meditation.

Current use - as above.

Relationship to Group: Extension of St John's Chapel.

Alterations to Building/Item: Height of south wall raised in 1967.

Integrity/Condition: Good condition. High degree of integrity.

Level of Significance: 2 - High level of significance.

Building/Item: LIBRARY

Date of Construction/Brief History: Construction 1957-1958 following partial demolition of east wing of Morpeth House. Designed by architect Ian Pender. Built as part of renovations and capital works program carried out mid to late 1950's.

Brief Description: The building is in the Post War American Colonial Style with small paned windows and a simple rectangular form.

Walls: West faade entry porch/gallery sandstone facing. North, south & east facades face brick with sandstone lintels over windows.

Roof: Entrance lobby - slate. Main Roof - terracotta tile.

Internal finishes: Main space: Walls - face brick. Floor - cork tile on concrete. Cornice/ceiling - covered plaster with acoustic tiles set flush. Timber frame casement windows with fanlights in polished finish/dark stain. Built in shelves around perimeter walls.

Architectural features: Aluminium awnings over windows to east and south facades. Stained glass window in entrance lobby originally brought from College in Armidale in 1926 and then placed in Temporary Dining Hall until 1980s. Buttresses to south faade for planned future extension.

Uses: Original use - College library. Current use - as above.

Relationship to Group: Close association with Morpeth House also forms part of group which includes St John's Chapel and the Calvary Garden.

Alterations to Building/Item: No obvious alterations. Further investigation needed.

Integrity/Condition: Evidence of early movement in east wall halted by insertion of steel tension rods. Excellent condition. Very high degree of integrity.

Level of Significance: 2 - High level of significance.

Building/Item: THE PRINCIPAL'S RESIDENCE (THE WARDENS' LODGE)

Date of Construction/Brief History: 1925-1926. Designed by architect Louis R Williams. Constructed as part of stage 1 works for new theological college.

Brief Description: Two storey Inter-War Old English residence.

Walls: Light coloured face brick walls with concrete lintels to windows.

Roof: Terracotta tile roof.

Internal finishes: Leadlight panel and sidelight to front doors. Painted joinery except for staircase in polished Queensland Maple. Panelled ceilings with splayed cornice and exposed concrete beams to ground floor. Painted plaster walls with rendered skirtings and timber picture rails. Fireplaces in face brick with painted timber mantel.

Architectural features: Two storey portico on western faade.

Uses: Original use - Warden's residence. Current use - St John's College Manager's residence.

Relationship to Group: Part of group including Kitchen Block, Temporary Dining Hall, Robinson House Block constructed as stage 1 of theological college.

Alterations to Building/Item: Very little alteration. Upgrading of upstairs bathrooms. Alterations to servants quarters at southern end of house.

Integrity/Condition: Exterior and interior in excellent condition. Very high degree of integrity (altered room at south end of house has low integrity)

Level of Significance: 1 - Exceptional significance.

Building/Item: ROBINSON HOUSE (HOUSE BLOCK)

Date of Construction/Brief History: 1925-1926. Designed by architect Louis R Williams. Constructed as part of stage 1 works for new theological college.

Brief Description: Two storey Inter-War Old English accommodation block.

Walls: Light coloured face brick.

Roof: Terracotta tile roof.

Floors: Concrete floors to first floor.

Internal finishes: Interior detailing of original building (where unaltered) similar to that of Principal's Residence. Alterations to interiors generally, especially at north end where new extension built. Further investigation needed.

Architectural features: Building altered when north end extended. Original building had central breakfront at main entry on east faade with open two storey verandahs on north side of entry has been completely altered obscuring original symmetry. Breakfront and symmetrical arrangement of west faade appears to be original. Building has decorative bracketed eaves.

Uses: Original use - Student accommodation. Current use - as above.

Relationship to Group: Part of group including Kitchen Block, Temporary Dining Hall, Warden's Lodge constructed as stage 1 of theological college.

Alterations to Building/Item: East faade altered when new extension at north end added in 1956. Two storey verandahs retained but enclosed south side of entry and demolished and rebuilt as part of new brick extension on north side of entry. Some interiors altered when new extension added and again recently. First floor exposed beam ceilings concealed/removed (?) behind plasterboard. Internal doors with glazed upper panels (same as Principal's Residence) removed and stored on site.

Integrity/Condition: Excellent condition. Medium degree of integrity due to 1956 and later alterations.

Level of Significance: 2 - High level of significance.

Building/Item: ROBINSON HOUSE EXTENSION

Date of Construction/Brief History: 1956 extension to House Block (renamed Robinson House when extensions completed). Designed by architect Ian Pender. Built as part of renovations and capital works program carried out mid to late 1950's.

Brief Description: Two storey post war accommodation block designed to match scale, materials and proportions of original House Block.

Walls: Light coloured face brick.

Roof: Terracotta tile roof.

Internal finishes: Interior detailing plainer than original house block. Plaster walls, painted timber skirting, timber frame casement windows. Further investigation needed. Timber framed floors to first floor.

Architectural features: Distinction between new and old most evident in west faade where fenestration of extension is different to original building - windows in banks of three in former and in banks of four in latter. Distinction between new and old blurred in east faade as original verandahs north of entry demolished and rebuilt in style of new extension.

Uses: Original use - Student accommodation, sick room and library/lecture/meeting room. Current use - Student accommodation.

Relationship to Group: Part of capital works program carried out mid to late 1950's which also included new library. Extension of 1925 House Block accommodation (Robinson House).

Alterations to Building/Item: Some internal alterations carried out. Further investigation needed.

Integrity/Condition: Excellent condition. Medium degree of integrity.

Level of Significance: 3 - Moderate level of significance.

Building/Item: TEMPORARY DINING HALL (& ACCOMMODATION BLOCK)

Date of Construction/Brief History: 1925-1926. Constructed as part of stage 1 works for new for new theological college.

Brief Description: Single storey Inter-War timber frame building with accommodation wing on south side.

Walls: Timber weatherboard on lower half of wall with asbestos cement sheet lining above.

Roof: Corrugated steel sheet with vented ridge over dining hall.

Internal finishes: Timber dado of vertical boards with battened masonite lining above in main dining halls. Timber frame double hung windows and glazed timber frame doors to north. Timber skirtings.

Architectural features: Exposed timber trusses with curved struts are a distinctive feature of the dining halls. Passive ventilation system consisting of latticed ceiling panels and vented ridge worthy of note. External brick fireplace and chimney to kitchen highly visible from a distance.

Uses: Original use - Dining hall with kitchen facilities and staff accommodation wing at rear. Current use - self catering conference accommodation.

Relationship to Group: Part of group including Kitchen Block, Warden's Lodge, Robinson House Block constructed as stage 1 of theological college.

Alterations to Building/Item: Lean to extension in south east corner between accommodation wing and dining hall (date unknown) is in very poor condition. Brick steps and pipe rail added at south end of accommodation wing.

Integrity/Condition: Dining Hall : Fair condition - extensive termite damage to areas of internal wall linings and some water damage to external weatherboards. Accommodation Wing : Poor condition - extensive damage to floors and floor framing probably due to termite attack.

Level of Significance: 2 - High level of significance.

Building/Item: BURGMANN HOUSE

Date of Construction/Brief History: Built in 1961 by W Smurthwaite and designed by architect IW Pender as student accommodation for the college.

Brief Description: Two storey late 20th century Stripped Classical style building. Simple rectangular form with gable ends and north facing two storey verandah full length of building.

Walls: Face brick

Roof: Terracotta tile roof.

Internal finishes: Floors - ground floor concrete, upper floor timber frame, with carpet finish. Walls - painted render. Ceiling - plasterboard with plaster cornice. Skirting - plain painted timber. Windows - aluminium with fly screens.

Main lobby has concrete stair with painted steel handrail and timber frame glazed doors.

Architectural features: Colonnaded two storey verandah along north faade with concrete columns/floors and painted steel handrails.

Uses: Original use - Student accommodation (for up to 24 students). Current use - As above.

Relationship to Group: Part of Morpeth House Group but stands alone. Provides well scaled visual enclosure to south side of open space. Service buildings to south closely associated with Burgmann House.

Alterations to Building/Item: Internal alterations carried out to form 6 units.

Integrity/Condition: Generally in good condition (eaves guttering and corroded aluminium windows need attention). High degree of integrity.

Level of Significance: 3 - Moderate significance.

Building/Item: PATHS

Original carriage loop: This is no longer visible but evidence for it, in the form of paving, edge and

gutter details and plantings, may survive beneath later elements. The exact location is not known.

Existing gravel entry path: This configuration and its edge details date from the 1920s. The path is intact and in good condition, however, it obscures the original 1850s entry configuration.

Narrow stone and brick path between Morpeth House and Robinson House: Path dates from 1920s and possibly uses material from earlier paving elsewhere. Good condition.

Narrow concrete path from St John's Chapel to Robinson House. Constructed c.1940s when chapel built. Good condition.

Building/Item: FENCES AND WALLS

Stone walling (low) south and east of chapel: Walling made of dressed stone fragments salvaged from buildings. The date of these walls are unknown but they appear to be part of landscaping works undertaken as part of the chapel construction in the 1940s. Walls are part of the extensive use of salvaged material on the site and reinforced the isolated rural character of the College.

Timber posts and fence remains around original camphor laurels: These fence elements are the only surviving remains of the original fence subdividing Close's 1850s property from Bishopscourt (Closebourne). Condition fair. They are of high significance.

Building/Item: TENNIS COURTS

Constructed 1920s as recreation facility for St John's College. Originally 2 courts. Poor condition. Western court now unfenced and ruined. Intrusive elements, as they obscure principal front and entry to Morpeth House.

CLOSEBOURNE HOUSE GROUP - PRINCINCT B

Building/Item: CLOSEBOURNE HOUSE (BISHOPSCOURT)

Date of Construction/Brief History:

c.1829 - Building completed when first occupied by Close family.
 c.1849-1879 - Bishop Tyrrell in residence. Known as 'Bishopscourt'.
 1891-1905 - Bishop Stanton in residence (some alterations carried out).
 c.1912 - Bishop Stretch Room constructed at rear of building.
 c.1922 - Conversion to St Alban's Boys Home (associated alterations).
 c.1925 - Construction of enclosed upper verandah to provide more accommodation for boys.
 1942-1959 - Newcastle Boys Grammar School moved into Closebourne buildings.
 c.1960 - First conference held in new conference centre located in Closebourne buildings.
 1980-1988 - Conservation works undertaken under direction of Geoffrey Danks (NSW Heritage Council) included: removal of enclosed upper verandah, reconstruction of original verandah, demolition of Bishop Stretch Room, opening up of cellar, internal conservation works.
 1993 - Further conservation works undertaken including restoration of rear verandah & stone repairs & alterations to east wing.

Brief Description: Two storey Colonial Georgian residence with north facing verandah to main house, and east and west wings forming courtyard to rear. Evidence of a water storage cistern/well in rear courtyard.

Walls: Sandstone walls.

Roof: Shingle roof to main house, corrugated steel roof to rear wings.

Internal finishes: Timber floors; plaster walls; some original plaster ceilings but most replaced; painted and polished cedar joinery some original elements missing; no original skirting; some original timber and later chimney pieces; late Victorian style stair. Further investigation needed.

Architectural features: Mouldings on original door panels are run in with rail, stiles and muntins. This is an 18th century technique and unusual in this period of building.

Uses:

Original use - Close family residence.

Current use - Administration for Conference centre and teaching spaces.

Relationship to Group: Earliest building in group and earliest extant building on site. Arrival point for

visitors to Conference Centre. Visually prominent when viewed from north, northeast to northwest across open landscaped area (Precinct A).

Alterations to Building/Item: Alterations associated with major changes of ownership and use as set out in brief history above. Front verandah considerably altered: original verandah with open parapet & timber posts demolished; new verandah with eaves and cast iron columns built (c. lat 1800's? shown in 1912 photo); enclosed upper storey verandah added (c.1925 shown in 1937 photo); two storey verandah demolished and reconstruction of original built with enclosed parapet (1980-1988). Some inconsistency in detailing between original verandah and reconstruction.

Integrity/Condition: Fair condition - further investigation needed. High degree of integrity.

Level of Significance: 1 - Exceptional significance.

Building/Item: CLOSEBOURNE LAUNDRY

Date of Construction/Brief History: Built in the late 1800's as a simple service building associated with Closebourne House adjacent. Evidence of early covered way connecting it with west wing of Closebourne House. Building was extended to south with construction of gymnasium (c.1930?) and eastern verandah (date unknown).

Brief Description: Single storey brick structure with stone sills.

Walls: Painted brick.

Roof: Corrugated steel.

Internal finishes: Interior not inspected.

Architectural features: Original 12 pane double hung windows and bead flush panelled door in east wall.

Uses: Original use - Service building. Current use - Single bedroom flat.

Relationship to Group: Close association with Closebourne House as service building. Defines western edge of garden at rear of Closebourne House.

Alterations to Building/Item: Doorway in north wall blocked up and covered way to west wing of Closebourne House demolished (date unknown). Gymnasium and verandah extension as set out in brief history above.

Integrity/Condition: Good condition (potential damp problems due to concrete slabs adjacent to walls). Low degree of integrity.

Level of Significance: 3 - Moderate significance.

Building/Item: CLOSEBOURNE CHAPEL (GYMNASIUM)

Date of Construction/Brief History: Built c.1930 as recreation room/gymnasium for boys when St Alban's Boys Home located in Closebourne House. Converted to Closebourne Chapel in 1983.

Brief Description: Single storey brick structure as extension to laundry building later modified to pen up to the verandah and garden to the east.

Walls: Painted brick.

Roof: Corrugated steel.

Internal finishes: Interior not inspected.

Architectural features: Eastern verandah as unifying element connecting Laundry Building, Chapel and garden.

Uses: Original use - Recreation room for boys. Current use - Closebourne Chapel.

Relationship to Group: Close association with Closebourne House. Defines western edge of open space at rear of Closebourne House. Direct connection to Nanette Lois Fowell Memorial Garden to

the east.

Alterations to Building/Item: Alterations undertaken when converted to a chapel in 1983 including opening up of east wall and installation of new glazed doors and windows to accommodate outdoor services.

Integrity/Condition: Good condition. Medium degree of integrity due to 1983 alteration.

Level of Significance: 3 - Moderate level of significance.

Building/Item: THE REGISTRY (CANON WILSON MEMORIAL BUILDING)

Date of Construction/Brief History: Constructed 1946 from recycled materials originally in the Book Depot Building located north of St James Church, Tank Street (near the Parish Hall), which was built in 1853 as a book depository, became the Diocese Registry and was demolished in 1946. Used as library and art room in 1948 when known as Canon Wilson Memorial Building.

Brief Description: Twin gable single storey brick building with decorative stone sills, window and door surrounds.

Walls: 1940s face brick with 1850s stone sills and reveals to openings.

Roof: Corrugated steel with east west box gutter.

Internal finishes: Bagged and painted brick walls; plain timber skirting; battened masonite ceiling with timber scotia; recycled 1850s timber frame casement windows; some recycled 1850s timber doors.

Architectural features: Reuse of recycled stone quoins around openings as decorative feature. Pointed arched doorways in east wall. Original building configuration altered when relocated.

Uses:

Original use - Library and art room.

Current use - Archival storage and meeting rooms?

Relationship to Group: Defines eastern edge of landscaped courtyard with Closebourne House at western edge and dining hall to south.

Alterations to Building/Item: Possible internal alterations.

Integrity/Condition: Fair condition. Low degree of integrity (recycled elements crudely incorporated e.g. stone lintels missing).

Level of Significance: 3 - Moderate level of significance.

Building/Item: DINING HALL/KITCHEN

Date of Construction/Brief History: Built 1955 as part of stage 1 of master plan prepared by Ian Pender for expansion of Newcastle Boys Grammar School. Intended as dual purpose space - Assembly Hall, Dining Hall and Kitchen Block.

Brief Description: Post War Ecclesiastical face brick building with north facing colonnade and service wing and enclosed yard at rear. Glazed doors and sidelights open onto colonnade.

Walls: Face brick with some weatherboard infill on eastern elevation.

Roof: Corrugated steel.

Internal finishes: Dining Hall - face brick walls; polished timber floor; plasterboard ceiling? Painted timber frame doors and windows; raised stage at eastern end. Kitchen area not inspected.

Architectural features: Colonnade at front of building with Shallow inverted 'V' arches in painted concrete or render and parapet above.

Uses:

Original use - Assembly/Dining Hall and Kitchen Block for Grammar School.

Current use - Assembly/Dining Hall and Kitchen Block for St John's College and conference.

Relationship to Group: Considered to be focal point for Grammar School and its community activities at time of construction. Located at southern end of landscaped courtyard between Closebourne House and Registry Building.

Alterations to Building/Item: No obvious alterations, further investigation needed.

Integrity/Condition: Good condition. High degree of integrity.

Level of Significance: 3 - Moderate level of significance.

Building/Item: BISHOP TYRRELL LODGE

Date of Construction/Brief History: Built in 1992 as part of comprehensive development plan for expansion of Conference Centre. Designed by Woodhouse and Danks as accommodation for people attending conferences.

Brief Description: Single storey late 20th century brick 'U' shaped building with timber framed verandah to north. Building emphasises horizontality and is set low in the landscape.

Walls: Light coloured face brick, some weatherboard cladding on south side.

Roof: Corrugated steel.

Internal finishes: Timber frame windows and doors. Interior not inspected.

Architectural features: Vaulted roof over entry porch centred in north facing verandah. Clerestory windows situated along ridge line.

Uses:

Original use - Accommodation for conference centre.

Current use - As above.

Relationship to Group: Defines southern edge of open landscaped space bordered by Closebourne House to the north, Dining Hall/Kitchen Block to the east and Closebourne Laundry/Chapel to the west.

Alterations to Building/Item: Non apparent. Interiors not inspected.

Integrity/Condition: Excellent condition. High integrity.

Level of Significance: 3 - Moderate level of significance.

Building/Item: ASSEMBLY HALL

Date of Construction/Brief History: Built in 1946 as an assembly hall for the Broughton (Newcastle) Boys Grammar School which moved into the Closebourne buildings 1942-1959.

Brief Description: Single storey timber frame weatherboard building on brick piers with wings at either side of gable at eastern end and enclosed north facing verandah.

Walls: Painted weatherboard.

Roof: Corrugated asbestos cement.

Internal finishes: Carpet on timber floor; butt jointed masonite wall linings with timber dado some plasterboard; battened masonite ceiling with exposed trusses; timber frame windows and doors with later aluminium windows north side. Fireplace sheeted over.

Architectural features: Exposed steel trusses over main space.

Uses:

Original use - Assembly hall.

Current use - Meeting hall and seminar rooms.

Relationship to Group: Separated from Closebourne House and associated buildings. Faces toward open landscaped area (Precinct A) to north. Part of group which also includes Cintra House, Toilet Block, Workshop, Belle Vue House and Tillimby House.

Alterations to Building/Item: Enclosed verandah along north facade added and wider door and sidelight installed in south wall (date unknown). Exposed duct air conditioning introduced with bulkhead at eastern end of hall. External ducting and plant for air conditioning at west end of hall intrusive element.

Integrity/Condition: Good condition. Medium integrity due to AC plant and north verandah extension.

Level of Significance: 3 - Moderate level of significance.

MORPETH HOUSE AND ST JOHN'S COLLEGE SITE - PRECINCTS A, E & H

Building/Item: BRUSH BOX TREE AVENUE (PRECINCT A) SANDSTONE STEPS

Date of Construction/Brief History: Avenue of Brushbox trees between Closebourne House and St James Church planted c.1891 under the direction of Bishop Stanton whilst in residence at Bishops court. Sandstone steps and retaining wall at end of tree lined avenue on Tank Street may be earlier c.1840 following construction of St James Church. Further investigation required.

Brief Description: Mature trees provide shaded walk between Closebourne House and St James Church and frame direct axial vista to and from entry to church. Sandstone steps and retaining wall at Tank Street give access and define edge of site.

Uses:

Original use - Pedestrian and visual connection between Closebourne House and St James Church.

Current use - As above.

Relationship to Group: Strong physical and symbolic connection between Closebourne House and St John's College site and St James Church.

Integrity/Condition: Brushbox Avenue - Good condition. Very high integrity. Stone steps & wall - Fair condition (some subsidence evident). High degree of integrity.

Level of Significance: Brushbox Avenue : 1 - Exceptional significance. Sandstone steps & wall: 2 - High significance.

Building/Item: THE WATER TOWER (PRECINCT E)

Date of Construction/Brief History: Erected between 1967 and 1975 in response to long standing problems with water pressure on the site and in Morpeth (?).

Brief Description: Painted steel tower in shape of inverted cone situated south of Brushbox Avenue of trees. Proximity to trees and dark colour reduce its visual impact within the site. Acts as landmark element when viewed from southern approaches to the site.

Uses:

Original use - Water storage tower.

Current use - As above.

Relationship to Group: Stands apart to east of Closebourne House Group adjacent to Brushbox Avenue of trees.

Level of Significance: 3 - Moderate level of significance.

Building/Item: MEMORIAL GATES (PRECINCT H)

Date of Construction/Brief History: Built 1962-1963 as a memorial to Bishop Batty and designed by IW Pender.

Brief Description: Sandstone gate piers and flanking stone walls at entrance to Morpeth House group from Morpeth Road.

Uses: Entrance gateway.

Relationship to Group: Gateway marking entry to the St John's College grounds.

Integrity/Condition: Fair condition. High degree of integrity.

Level of Significance: 3 - Moderate level of significance.

Building/Item: PATHS

Many of the paths to the north of Closebourne are in their original location, although those to the northeast no longer extend to Morpeth Road. Cut edge and gravel surface details may be original but this will require further research. Details should be checked against good copies of earlier images as well as archaeology. The main paths exited the fenced garden area between large Moreton Bay figs, which survive. Good condition.

Gravel paths around Closebourne, sides and rear may or may not be in original locations. Further research is required. Good condition.

Building/Item: FENCES

Timber rail fence around garden is a 1980s reconstruction of an earlier configuration. Good condition.

Building/Item: TRELLIS/PERGOLA

Pergola made from cast iron columns from 1890s Closebourne verandah. All columns survive and are important element which were removed in 1980s to reconstruct earlier verandah configuration. Columns now support a timber pergola structure adjacent to Closebourne. Sound condition but vulnerable to weather.

Conservation Management Plan

Morpeth House and St John's College Morpeth

Author: Design 5 - Architects Pty Ltd

Publisher: Dobler Consulting and the Anglican Diocese of Newcastle

Year: 2005

Page: 11-30 (Description, Context & Setting)

Page: 42-89 (Fabric Survey)

private housing estate

Aboriginal land, private farm estate, Bishop's home and Diocesan Administrative & Training Centre

History

ABORIGINAL - PRE AND POST EUROPEAN OCCUPATION

The following has been researched and written for this report by Len Roberts, Aboriginal consultant.

According to Horton (1994), the band that would be of interest to this area, would be the family groupings of the Wonnaruah, although early accounts mention the Gringai who it appears may have been a family grouping of the Wonnaruah. They probably had various base camps along tributaries of the Hunter River. The camps would have been near reliable watercourses. The pathways to other bands or to food, shelter or ceremonial resources were generally along creeks and associated watercourses or ridgelines. The Wonnaruah had extensive relationships with the Awabakal, Gringai, Darkinjung and Worimi.

The section of the Hunter River at Morpeth was called Coonanbarra. The landing place for the first European contact at Morpeth was immediately west of the subject site. The landing place would have been chosen as it was probably the landing place and access to the river by the Aboriginal people. The Hunter River was known as Coquon.

The site under study would have been ideally located for a camp, being close to the river, flood plains and swamps as food sources, but removed far enough to give some protection from mosquitoes, with commanding surveillance of surrounding areas.

EUROPEAN OCCUPATION-

Summary history of Morpeth House and St John's College, Morpeth

The information for this summary history is taken from the historical and archaeological reports prepared by Cynthia Hunter and Wendy Thorp respectively for the EJE Conservation management Plan, January 1999. Reference should be made to these reports, which are included unedited as Appendices C and E.

The place that now contains Morpeth House and St John's College Morpeth was part of a grant of 2600 acres given by Governor Lachlan Macquarie in about 1821 to Lieutenant Edward Close who had been appointed Engineer of Public Works in Newcastle.

The site was originally a single piece of land and was home to the Close family from 1821 to 1849. It was subdivided in 1849 to provide a home for the first Bishop of Newcastle, housed in Closebourne House which was later renamed Bishops Court. Morpeth House was built by the Close family as their own residence. Thereafter, the two houses and their grounds have had separate existences.

This summary history of the place since European occupation is therefore divided into three sections dealing with:

Early occupation by the Close family
Closebourne House
Morpeth House

Early occupation by the Close family:

Lieutenant Close came to NSW with the 48th Regiment of Foot in 1817. After three years of service, he resigned his commission and was appointed Engineer of Public Works to Newcastle by Governor Lachlan Macquarie. As a retired officer, he was entitled to a land grant and he received just over 2600 acres in 3 lots (1030, 1020 and later 560 acres). Part of this grant was at the end of the navigable section of the Hunter River, a grant that was later regretted by the Government of the day.

Close expended some effort and expense to clear the land which included the building of his first house. It has been suggested in the archaeological report (by Wendy Thorp) that this might still exist in the town of Morpeth on the south-western corner of Berkeley and Close Streets. The report states:

The first principal work was to reshape the environment to his particular needs and to do so he had the labour of the assigned convicts. The open grassy meadows which now characterise the area derive from this initial clearance and reflect Close's needs for agriculture and animal husbandry and, by example, the European need to introduce familiar staples to an alien landscape. The assigned labour also was used to quarry stone from the estate to be used in the main house.

Close commenced work during the early to mid 1820s on a second and more imposing two storeyed Georgian-style house. Located on a rise with commanding views of the river, his choice of this site is illustrative of his concerns and perceptions. At the most basic, it afforded protection from floods. At the same time it provided panoramic views of the river. The choice of the site, the way in which the land was cleared and a wide sweep of lawn formed before the house with landmark plants (such as towering fastigate Cook's pine tree, *Araucaria columnaris*: Stuart Read, pers.comm., 9/12/2016) to either side of the house and the broad semi-circular carriage drive (which had one entrance at or near the intersection of Tank Street and Morpeth Road and the other in its present location to the west along Morpeth Road) reflect Close's tastes, sophistication and conformity to the then highly fashionable arcadian aesthetic expressed at other contemporary estates such as Captain John Piper's Henrietta Villa at Darling Point, Sydney.

(It should be noted that the path for the drive shown on the 1838 plan must be regarded as broadly indicative only. The purpose of this plan was to show the village and the western end of the drive is far away from this. No evidence has been found to indicate the drive to be anywhere other than its present location).

The choice, either consciously or otherwise, was also a political one. It made a clear statement of the superiority of Close's position with respect to the ongoing conflict with the Government over his ownership of this strategic site. It established EC Close as the most important person in the district. Furthermore, the position of the house, in relation to the village that was surveyed next to the river and below the level of the house, is a clear statement of the social hierarchy which had Edward Close at the apex in a manner not dissimilar to a feudal fief.

In a similar vein, Close provided a number of civic amenities from his land grant, not least of which were the building of St James's Church, hall and rectory, land for the cemetery and a parish school house.

Close subdivided his land in the 1840s during a severe depression in the colony. In 1840, some 20 of the lots were put up for sale. In 1841, another 35 went under the hammer and another 9 in 1849. In 1849, he sold his house, Closebourne, to the new Anglican Bishop of Newcastle for the sum of 1,600 pounds.

CLOSEBOURNE HOUSE

Upon its purchase by Bishop William Tyrrell in 1849, Closebourne House became known as Bishops court, a common colonial name for the home of the Bishop.

Tyrrell was the first Anglican Bishop of Newcastle, consecrated in 1847 in England. On his arrival, he lived in St James's Rectory for two years until the Diocese bought Closebourne from Edward Close. There is no known record of alterations to the house during his tenure. He is known to have been a keen gardener and may have been responsible for the introduction of many fruit trees, flowers and other exotic garden flora.

The occupation of Closebourne as Bishops court and Diocesan administration of the Anglican Diocese of Newcastle was as follows:

1849-1879

Bishop William Tyrrell.

1880-1886

Bishop Josiah Pearson. Tenders were called for work at the house but the extent of these works is not known.

1887-1891

Diocesan administration by Canon Selwyn as Administrator of the Diocese during Bishop Pearson's illness and return to England. Pearson resigned his office in 1889 and died in England.

1891-1905

Bishop George Stanton. In preparation for his arrival, the house was re-roofed, floors repaired, painting and other works were carried out, suggesting that the place may have fallen into some disrepair. Bishop Stanton is credited with planting the avenue of brush box trees (*Lophostemon confertus*) from the house to St James Church.

1906-1912

Bishop John Stretch. He had a room built behind the house which was demolished in 1984 and the site is known as the 'Bishop Stretch Room'.

In 1912, the residence of the Bishops of Newcastle was moved to the city itself. There is no clear picture of what happened to the house for the next ten years.

During the First World War, the Diocese became active in the provision of schools and homes for children. The Children's Home Committee was established in 1918 under the direction of Bishop Reginald Stephen (Bishop 1919-1928). It was decided at some point to put Bishops court to use as a home for disadvantaged children and 3,370 pounds was spent in alterations. By 1922, 31 boys and 4-10 were living at Bishops court, which had been renamed St Alban's Boys' Home, under the charge of two Sisters of the Community of the Holy Name. As the years went by, demand for places climbed and in 1925 a contract was let to enclose the balcony to provide further accommodation. Other minor repairs were made and electricity was installed. Later in 1929, a large room was built as a recreation space or gymnasium.

The Second World War brought with it other concerns, among them that the city was not a safe place for children. The Boys and Girls Grammar Schools were moved out of the city. The Boys Grammar School was moved into Bishops court and named the Broughton Boys Grammar School. A new property was found in Murrurundi for the St Alban's Boys' Home.

The Broughton Boys Grammar School remained at Bishops court from 1942 until 1959. During this time many changes were made to the premises, including the provision of sports facilities - most noticeably the Oval, and also tennis courts which have been replaced by the swimming pool. In 1946, the Registry was built using materials from the Old Book Depot which had been built next to St James Church in the 19th century. Six classrooms and an Assembly Hall were also erected to the east of the Canon Wilson block, as well as a dining room extension. A large number of trees and shrubs were also planted at this time. Other new buildings included a new dormitory, hobbies shed and general storage used.

During the early 1950s, a full agricultural course was introduced into the curriculum. An aerial photograph from about 1950 shows a large ploughed field and other paddocks to the east and west of the house.

A new bicycle shed was added in 1952 and a domestic staff block, sick bay and garage were added a year later. A new dormitory opened in 1955 and the foundation stone for a new dining hall was laid.

However, as the 1950s wore on, expenses increased and it was decided in 1959 to close the school.

This gave the Diocese the opportunity to do something else and the Diocesan Conference Centre was opened here. The 1946 school hall was enlarged and three new buildings were erected on the site: Belle Vue House, Cintra House and Tillimby House (Wendy Thorp in her archaeological report states that Belle Vue may have come from another site; however, it is now known that it has been moved from the Bishop Tyrrell Lodge site). The two cottages on Tank Street were converted for overflow accommodation.

Landscaping was undertaken later to provide for the thousands of visitors who now came through the place each year. Trees and bushes were planted and picnic tables were placed along the roadside verge, and near the new pool on the site of the earlier tennis court.

The 1980s saw many changes to the site. A five-stage programme of works was planned to turn the centre into one of the foremost Christian communities in Australia. All the additions and secondary structures added to Closebourne, including the verandah enclosures and the Bishop Stretch Room, were removed. The house was re-roofed and the cellar was dug out - it had been filled with earth at some unknown point in time.

In 1982, Bishop Tyrrell Lodge was erected at the back of Closebourne House to provide accommodation for 52 people. At the same time, the former gymnasium was converted to a chapel and was dedicated in 1983. The garden next to it was created in 1990.

MORPETH HOUSE

When Edward Close sold Closebourne to Bishop Tyrrell in 1849, he moved back into his original house in town. Meanwhile, he started building his third home on the hill above Closebourne to the south-west. The house was a single storey stone-built residence and was originally set in about 100 acres which the family moved into in 1856. Wendy Thorp in her archaeological report describes the house thus:

Morpeth House was designed in a Regency style on a plan said to have been influenced by the experience of Edward Close in Spain. It was described as having a front which had a verandah across it on the northern elevation, two wings to the east and west and a detached kitchen and offices extending the entire width along the southern side. The land within the square enclosed by these wings was planted as a flower garden. It is likely that a formal drive was built from Morpeth Road, probably in the area of College Drive, to provide access to the new home. The form of the house is shown on a aerial photograph of about 1950 which clearly defines the four wings. The fourth, or southern service wing, appears to be L-shaped with the short foot at the eastern end. It also appears that the wing did not at that time extend across the full southern side of the quadrangle of Morpeth House.

Edward Close died in 1866, ten years after his wife who died in the year they moved into Morpeth House. The Close estate remained in the hands of Close's three sons. The eldest, Edward, lived there for a short time after which the house and grounds were let. At this point the link between Morpeth and Closebourne Houses were severed.

Occupation and ownership of the house were as follows:

1869 House and 101 acres let to MW Christian.

1874 House let to Benjamin Lee (Jnr) MLA.

1874 House put up for auction. It did not sell.

1878 House offered for auction again. The result is not known

1880s House now owned by John Eales. Thereafter, it was let to a variety of tenant.

1925 Purchased from the estate of John Eales as the site for St John's Theological College.

In the years prior to this purchase, much of the original Close Estate land was sold. Subdivision posters of the time display the extent of this land. Following the sales of the subdivided allotments, the present day boundary of the two properties of Closebourne and Morpeth Houses was formed.

St John's Theological College was formed to provide training for ordination for candidates from the Dioceses of Newcastle, Grafton, Armidale, Riverina, Goulburn and Bathurst. It was decided to site the college here because of its proximity to rail transport and possibly because Newcastle's plan was for the college to be built as three sets of double house blocks three-floors high with an administration block, all arranged around a quadrangle. This large and impressive plan would have caused the demolition of Morpeth House but as the scheme was not carried out, the house was saved and converted to college use providing a temporary chapel, library, lecture room, printing room and dormitory. The parts that were built of the grand 1925 scheme were Robinson House, Dining Room and the Principal's Residence.

The college was opened in 1926 on a much smaller scale than originally planned. A new chapel constructed of salvaged material from the town, was opened in 1941. During the Second World War, the theological college in Morpeth and the Newcastle Church of England Grammar School for Girls swapped premises in 1942 and 1943. The theological college resumed its Morpeth home in 1943.

A house on the western side of the site, immediately outside the present boundary, was used as a Vice Principal's residence until 1960 when a purpose-built structure was constructed north-east of Morpeth House.

Building work progressed in a piece-meal fashion. Accommodation for married men became necessary after the war; so a war-surplus prefabricated hut was purchased and erected in the quadrangle behind the house block and in 1946 moved behind the Burgmann Lodge. In 1949, trustees of church property of the Diocese purchased the Morpeth Hotel with the intention of converting it to flats to house teachers of the Broughton Boys Grammar School. The plan did not eventuate but some of the stone was used in 1954 to build Calvary Garden.

In 1955, the ownership of the college was taken over by the Diocese of Newcastle amid fears for the financial situation of the college. With this act, Morpeth and Closebourne Houses came under the same ownership again after a separation of 106 years. 112,000 pounds was spent on renovations and new building which included repairs to Morpeth House and the demolition of the south and parts of the east wing. Robinson House was extended in 1956, and in 1958 a library added to the east wing of Morpeth House. In 1960, a new house was built for the Vice Principal, and in the following year Burgmann House was erected as a new dormitory block. This enabled all 76 students to be accommodated on site.

Shortly after this, in 1963, memorial gates were erected to the drive entrance in memory of Francis Batty, seventh Bishop of Newcastle.

The last buildings to be erected on the Morpeth House site were two blocks of accommodation for married students in the Storrs and Davies buildings, erected between 1970 and 1977.

Apart from these projects the only other significant changes to the site appear to have been the planting of trees as screens along most of the college drive during the 1970s and 1980s.

St John's College has recently entered into a collaborative agreement with Charles Sturt University and is now the main focus for the newly-formed School of Theology. It continues its role as an Anglican theological college.

(Source, Design 5 Architects, Conservation Management Plan - Morpeth House and St John's College Morpeth, Dobler Consulting and the Anglican Diocese of Newcastle, 2005, 89-94).

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
2. Peopling- Peopling the continent	Aboriginal cultures and interactions with other cultures- Activities associated with maintaining, developing, experiencing and remembering Aboriginal cultural identities and practices, past and present.	Guringai Nation - welcoming visitors-
2. Peopling- Peopling the continent	Aboriginal cultures and interactions with other cultures- Activities associated with maintaining, developing, experiencing and remembering Aboriginal cultural identities and practices, past and present.	Wonnarua Nation - sites evidencing creation stories-
2. Peopling- Peopling the continent	Convict-Activities relating to incarceration, transport, reform, accommodation and working during the convict period in NSW (1788-1850) - does not include activities associated with the conviction of persons in NSW that are unrelated to the imperial 'convict system': use the theme of Law & Order for such activities	Demonstrating convicts' experiences and activities-
2. Peopling- Peopling the continent	Convict-Activities relating to incarceration, transport, reform, accommodation and working during the convict period in NSW (1788-1850) - does not include activities associated with the conviction of persons in NSW that are unrelated to the imperial 'convict system': use the theme of Law & Order for such activities	Creating a gentleman's estate-

2. Peopling- Peopling the continent	Convict-Activities relating to incarceration, transport, reform, accommodation and working during the convict period in NSW (1788-1850) - does not include activities associated with the conviction of persons in NSW that are unrelated to the imperial 'convict system': use the theme of Law & Order for such activities	Working on private assignment-
2. Peopling- Peopling the continent	Convict-Activities relating to incarceration, transport, reform, accommodation and working during the convict period in NSW (1788-1850) - does not include activities associated with the conviction of persons in NSW that are unrelated to the imperial 'convict system': use the theme of Law & Order for such activities	Working on private assignment-
3. Economy- Developing local, regional and national economies	Agriculture-Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Private farming-
3. Economy- Developing local, regional and national economies	Agriculture-Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Ancillary structures fencing-
3. Economy- Developing local, regional and national economies	Agriculture-Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Arboretums - collections of trees for ornament or forestry-
3. Economy- Developing local, regional and national economies	Agriculture-Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Farming by detainees and prisoners-
3. Economy- Developing local, regional and national economies	Agriculture-Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Clearing land for farming-
3. Economy- Developing local, regional and national economies	Agriculture-Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Improving agricultural production-
3. Economy- Developing local, regional and national economies	Agriculture-Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Attempting to transplant European farming practices to Australian environments-
3. Economy- Developing local, regional and national economies	Environment - cultural landscape-Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Significant Places How are significant places marked in the landscape by, or for, different groups-Monuments and Sites
3. Economy- Developing local, regional and national economies	Environment - cultural landscape-Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Developing local, regional and national economies-National Theme 3
3. Economy- Developing local, regional and national economies	Environment - cultural landscape-Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Landscapes and countryside of rural charm-

4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	1820s-1850s land grants-
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	avenue of trees-
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Selecting land for pastoral or agricultural purposes-
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Illustrates early ownership and occupancy of land within the Hunter Region-
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Townships-
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Early farming (Cattle grazing)-
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Naming places (toponymy)-
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Changing land uses - from rural to tourist-
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Expressing lines of early grant allotments-
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Sub-division of large estates-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Subdivision of rural estates-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Subdivision of rural estates-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	19th century suburban developments-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Developing the social life of a rural community-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Developing the social life of a rural community-
4. Settlement-Building	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	19th Century Infrastructure-

settlements, towns and cities		
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Developing ports-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	A Picturesque Residential District-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	A quiet Rural District-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Country Villa-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Cultural Social and religious life-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Creating landmark structures and places in regional settings-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Developing suburbia-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Country Estate-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Developing 'display villages' in new urban subdivisions-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Beautifying towns and villages-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Developing private towns-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Developing towns in response to topography-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Developing and operating manorial villages-
7. Governing-Governing	Defence-Activities associated with defending places from hostile takeover and occupation	Involvement with the Second World War-
8. Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Developing cultural institutions and ways of life-National Theme 8


8. Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Architectural styles and periods - Interwar Stripped Classical-
8. Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Building in response to climate - verandahs-
8. Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Architectural styles and periods - late 20th Century Sydney Regional-
8. Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Architectural styles and periods - Federation Arts and Crafts-
8. Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Adaptation of overseas design for local use-
8. Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Architectural styles and periods - colonial homestead-
8. Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Building and using prefabricated structures-
8. Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Architectural styles and periods - colonial Georgian-
8. Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Architectural styles and periods - Victorian bungalow-
8. Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Architectural styles and periods - Victorian (mid)-
8. Culture-Developing cultural institutions and ways of life	Religion-Activities associated with particular systems of faith and worship	Religious worship-

8. Culture-Developing cultural institutions and ways of life	Religion-Activities associated with particular systems of faith and worship	Adaptive new use-
8. Culture-Developing cultural institutions and ways of life	Religion-Activities associated with particular systems of faith and worship	Gentlemen's Villas-
8. Culture-Developing cultural institutions and ways of life	Religion-Activities associated with particular systems of faith and worship	Seminary-
8. Culture-Developing cultural institutions and ways of life	Religion-Activities associated with particular systems of faith and worship	religion (in the country)-
8. Culture-Developing cultural institutions and ways of life	Religion-Activities associated with particular systems of faith and worship	Church-
8. Culture-Developing cultural institutions and ways of life	Religion-Activities associated with particular systems of faith and worship	Providing training for clergy and laity-
8. Culture-Developing cultural institutions and ways of life	Religion-Activities associated with particular systems of faith and worship	Practising Anglicanism-
8. Culture-Developing cultural institutions and ways of life	Religion-Activities associated with particular systems of faith and worship	Providing halls and other community facilities-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Lt.Edward Close, founder of Morpeth-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Bishop William Tyrell, Anglican bishop of the Hunter Valley-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Governor Lachlan Macquarie, 1810-1821-

Assessment of significance

SHR Criteria a) [Historical significance]	Closebourne House and Morpeth House were both built and occupied by EC Close, the founder and builder of Morpeth - the first and most important early settlement in the Hunter region. Closebourne House, as Bishops Court from 1849 to 1912, was the first seat of the Anglican Diocese of Newcastle. (Conservation Management Plan, Design 5 - Architects Pty Ltd 2005)
SHR Criteria b) [Associative significance]	Associations with EC Close, Bishop Tyrell and the first four Bishops of Newcastle. (Conservation Management Plan, Design 5 - Architects Pty Ltd, 2005)
SHR Criteria c) [Aesthetic significance]	Unique surviving expression of the architectural and landscape ideal of the manorial estate commanding its domain, in this case the town and post of Morpeth. (Conservation Management Plan, Design 5 - Architects Pty Ltd, 2005)

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SHR Criteria d) [Social significance]	Closebourne House as Bishopscourt and later as an Anglican Conference Centre for the Diocese of Newcastle. Morpeth House/St John's College as the centre of Anglican theological training for rural NSW. (Conservation Management Plan, Design 5 - Architects Pty Ltd, 2005)
SHR Criteria e) [Research potential]	As an archaeological resource, potential to enhance existing understanding of the place and its use and occupation. (Conservation Management Plan, Design 5 - Architects Pty Ltd, 2005)
SHR Criteria f) [Rarity]	Unique relationship of Closebourne House to landscape setting and town of Morpeth. (Conservation Management Plan, Design 5 - Architects Pty Ltd Year, 2005) Page: 128
SHR Criteria g) [Representativeness]	Rare surviving expression of early 19th century mansion and landscaped setting characteristic of early, substantially intact town with intact manor house with intact additional layers of significant Anglican occupation. (Conservation Management Plan, Design 5 - Architects Pty Ltd Year, 2005)
Integrity/Intactness:	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance. Criteria (b), (c), (d) & (f): EXCEPTIONAL Rare or outstanding element directly contributing to an item's local or State significance. Criteria (e): MODERATE Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item. Conservation Management Plan Morpeth House and St John's College Morpeth Author: Design 5 - Architects Pty Ltd Publisher: Dobler Consulting and the Anglican Diocese of Newcastle Year: 2005 Page: 129
Assessment criteria:	Items are assessed against the  State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Procedures /Exemptions

Section of act	Description	Title	Comments	Action date
57(2)	Exemption to allow work	Heritage Act	Order Under Section 57(2) to exempt the following activities from Section 57(1): (1) The maintenance of any building or item on the site where maintenance means the continuous protective care of existing material; (2) Garden maintenance including cultivation, pruning and weed control, repair and maintenance of existing fences, gates and garden walls and tree surgery, but not extensive lopping; and (3) maintenance and repairs to existing roads.	Nov 4 1988
21(1)(b)	Conservation Plan submitted for endorsement	Morpeth House & St John's College Site CMP, prepared by Design 5 for Anglican Diocese of Newcastle, dated August 2005.	CMP endorsed by Heritage Council 5 October 2005 for a period of five years, expires 5 October 2010.	Oct 5 2005
57(2)	Exemption to allow work	Standard Exemptions	SCHEDULE OF STANDARD EXEMPTIONS HERITAGE ACT 1977 Notice of Order Under Section 57 (2) of the Heritage Act 1977	Sep 5 2008

			<p>I, the Minister for Planning, pursuant to subsection 57(2) of the Heritage Act 1977, on the recommendation of the Heritage Council of New South Wales, do by this Order:</p> <p>1. revoke the Schedule of Exemptions to subsection 57(1) of the Heritage Act made under subsection 57(2) and published in the Government Gazette on 22 February 2008; and</p> <p>2. grant standard exemptions from subsection 57(1) of the Heritage Act 1977, described in the Schedule attached.</p> <p>FRANK SARTOR Minister for Planning Sydney, 11 July 2008</p> <p>To view the schedule click on the Standard Exemptions for Works Requiring Heritage Council Approval link below.</p>	
39	Minister makes heritage agreement	Heritage Agreement signed by Minister relating to Seniors Living development		Mar 23 2010

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - State Heritage Register		00375	02 Apr 99	27	
Heritage Act - Icons Project Nomination for SHR listing			13 Jul 04		
Heritage Act - Permanent Conservation Order - former		00375	16 Aug 85	117	4324
Local Environmental Plan			03 Sep 93		
National Trust of Australia register	NTA (NSW) Country Register	3838	31 May 76		

References, internet links & images

Type	Author	Year	Title
Management Plan (HC endorsed)	Design 5 - Architects Pty Ltd	2005	Morpeth House & St John's College Morpeth : Conservation management plan
Written	Diocese of Newcastle Closebourne Anglican Conference Centre	1996	Report on the conservation of the Garden of Closebourne House Morpeth - stage 3
Written	EJE Town Planning	1999	Statement of Environmental Effects - St. John's Centre of Ministry, Morpeth Rd., Morpeth
Written	EJE Town Planning	1998	Conservation Management Plan and draft Development Control Plan, St John's Centre of Ministry, Morpeth
Written	H.O. Woodhouse and Danks Pty. Ltd.		Closebourne House: historical report and conservation plan
Written	Jackson Teece Chesterman Willis & Partners	1983	Report on the impacts of the Morpeth curtilage on development of Church lands at Morpeth, NSW